

WABASHA PLANNING COMMISSION

June 11, 2024 6:00 PM

Join us via zoom:

<https://us02web.zoom.us/j/84713043561>

Commissioner Burke will be joining via zoom from 607 Beryl Street, Redondo Beach, CA 90277

MEETING AGENDA

- 1) Call to Order
- 2) Approval of Minutes- May 14, 2024
- 3) Changes or Additions to Agenda
- 4) Public Comment
- 5) Public Hearings
 - a) CUP - 380 Skyline Dr Accessory Garage with Water and Sewer
 - b) Rezone - 1600 5th Grant Blvd from R1 to Industrial
 - c) Miscellaneous Zoning Ordinance Updates
- 6) Old Business
- 7) New Business
- 8) Board of Adjustment Business
- 9) Other Business
- 10) Next Regular Meeting Date - July 9th, 2024
- 11) Adjourn

Planning Commission

2)

Meeting Date: 06/11/2024

SUBJECT: Approval of Minutes- May 14, 2024

DEPARTMENT: Administration

TITLE:

Approval of Minutes- May 14, 2024

PURPOSE:

Attachments

Minutes

DRAFT

WABASHA PLANNING COMMISSION

May 14, 2024 6:00 PM

MEETING MINUTES

Commission Members:

Tim Wallerich, Chair
Scott Durand
Ozzie Goodman
Richard Heffner

Sara Carrels
Sharon Burke
Jeff Sulla

Present: Scott Durand; Sharon Burke; Jeff Sulla; Richard Heffner; Ozzie Goodman

Absent: Chair Tim Wallerich; Sara Carrels

Also Present: Kristi Trisko, Contracted City Planner; Wendy Busch, City Clerk

- 1) Call to Order
The meeting was called to order by Commissioner Goodman at 6:01 p.m.
- 2) Approval of Minutes
 - a) Planning Commission Minutes 4-9-24
Commissioner Burke requested a clarification to Page 5. She stated that she had suggested inviting Commissioner Durand to join a committee that will be reviewing the exterior architectural design plans.

Motion made by Jeff Sulla, seconded by Scott Durand to approve the meeting minutes, as amended.

Vote: 5 - 0 Adopted - Unanimously

Other: Chair Tim Wallerich (ABSENT)
Sara Carrels (ABSENT)

- 3) Changes or Additions to Agenda
There were no changes or additions to the agenda.
- 4) Public Comment
There was no public comment. The public comment period was closed at 6:05 p.m.
- 5) Public Hearings
There were no public hearings.
- 6) Old Business
There was no old business.
- 7) New Business
 - a) Miscellaneous Subdivision and Zoning Ordinance Updates
City Planner Trisko requested clarity relating to ordinance language relating to detached accessory buildings, stating that there have been several requests to add restrooms in garages. She reviewed concerns about allowing this and summarized discussions with City staff.

City Planner Trisko reviewed options for Planning Commission action:

- 1) Make no changes to the current language, allowing guest cottages with a Conditional Use Permit.
- 2) Revise the ordinance language to allow restroom facilities in accessory buildings, with restrictions.

Commissioners discussed the pros and cons of allowing restrooms to be added to accessory buildings. Commissioner Heffner commented regarding a structure that was constructed differently from the one that was proposed. City Planner Trisko and City Clerk Busch discussed the CUP approval process. The challenges of regulating short-term rental housing uses were discussed. City Clerk Busch discussed the benefits of accessory dwelling units.

Commissioners expressed agreement with the current CUP process for all requests, evaluating each request as if the structure could be used as a residential unit, including looking at parking, access, utilities, and other considerations. City Clerk Busch commented regarding legal considerations. City Planner Trisko discussed how other communities regulate these types of uses and stated that she will compile a checklist and conditions of approval. She recommended requiring that the accessory structure be owned by the primary property owner, to prevent lot splitting. She also suggested requiring a new CUP if any major modifications are made. The differences between a CUP and an IUP were discussed. Utilities were discussed. City Planner Trisko discussed upcoming requests and stated that she will present checklist items during a future meeting.

City Planner Trisko reviewed a request for a professional daycare center in a Highway Commercial zoning district. She reviewed recommendations for daycare uses, noting that State licensing is required. Commissioners expressed agreement with the recommendations, and City Planner Trisko stated that a public hearing will be scheduled.

Commissioner Burke commented that there is a State moratorium on supervised living facilities, referencing MN Statutes 245d. City Planner Trisko indicated that she will research this definition and suggested a language revision referencing State licensing.

City Planner Trisko discussed retail uses in Industrial zoning districts and referenced the current use chart. She recommended language revisions in this regard, and Commissioners expressed agreement with the suggestions.

City Planner Trisko commented that accessory apartments and guest cottages are not currently allowed in the Downtown zoning district (TDZ). She discussed options and recommended allowing these types of uses with a CUP. City Clerk Busch provided current examples. City Planning Trisko discussed current trends in terms of allowing residents to live where they work.

- 8) Board of Adjustment Business
There was no Board of Adjustment business.
- 9) Other Business
- 10) Next Regular Meeting Date - June 11, 2024
- 11) Adjourn

Motion made by Richard Heffner, seconded by Scott Durand to adjourn the meeting. The meeting adjourned at 6:53 p.m.

Vote: 5 - 0 Adopted - Unanimously

Other: Chair Tim Wallerich (ABSENT)
Sara Carrels (ABSENT)

Respectfully submitted by: _____
Wendy Busch, City Clerk

Adopted Date

Planning Commission

5) a)

Meeting Date: 06/11/2024

SUBJECT: CUP - 380 Skyline Dr Accessory Garage with Water and Sewer

DEPARTMENT: Administration

TITLE:

CUP - 380 Skyline Dr Accessory Garage with Water and Sewer

PURPOSE:

Please see the attached application and staff report provided by City Planner Kristi Trisko.

Attachments

Application

Staff Memo

Commercial Fee: \$300
Residential Fee: \$250

City of Wabasha

APPLICATION FOR LAND DEVELOPMENT ACTIVITY

☐ Concept PUD ☐ Preliminary PUD ☐ Final PUD
☐ Preliminary Plat ☐ Final Plat ☐ Lawrence Boulevard Shore Improvement
☐ Site Plan Review ☐ Request for Zoning Amendment (map or text)
☐ Variance/Appeal ☒ CUP/IUP ☐ Other _____

Steve and Erin Fairchild

(507) 250-0420

Applicant's Name
380 Skyline Drive

Phone
stevefairchild1@gmail.com

Mailing Address
N/A

e-mail address

Property Owner's Name (if different)

Property Owner's Mailing Address (if different)

Provide also contact information of Architects, Engineers, Contractors and/or other development professionals on separate page (s) along with a notation of their pertinent licenses

Description of Property: Parcel ID # (PIN) R27.01061.00 Current Zoning R-1 Proposed Zoning Same

Name of Development: Coffee Mill Point = Sec 5, Twp 110, Range 010, Lot 1 Block 1

Street Address: 380 Skyline Dr.

Total Acreage: 5.27

Acreage To Be Developed: _____

Type of Water Supply: public

Sewage Disposal: public

Proposed Activity (include number/size of lots and/or buildings, type of use, public improvements proposed or need/hardship for Variance):

To construct a accessory garage with water and sewer.

(provide attached pages as needed)

Describe Any Development Constraints (wetlands, shoreland, floodplain, existing structures/uses, etc.):

N/A

(provide attached pages as needed)

Any consultation fees charged for the review of this permit (Engineering, Legal or similar outside professionals) shall be the responsibility of the applicant and will be forwarded by the City to the applicant for payment. The City reserves the right to hold any and all final approvals or authorizations for proceeding on activities related to this application until such payments are made in full to the City of Wabasha.

Signatures: Steve Fairchild
Applicant

[Signature]
Property Owner

5.9.24
Date

Office Use

Date Received: 5/9/24 Planner Initials: _____ Fee Paid: (amount) 250.00 (date) 5/9/24

Public Hearing Scheduled _____ Hearing Advertised _____ Notice Sent to Adjacent _____
(date) (date) (date)

Review By: Planning Commission _____ Board of Adjustment _____ City Council _____

City of Wabasha

Conditional Use & Interim Use Permit Checklist



Name of Applicant Steve Fairchild

Address of Applicant: 380 Skyline Drive

Intended Use: Guest Cottage/Accessory Apartment - need water & sewer in new garage

Zoning District: R-1 Shoreland District: N/A Floodplain: N/A

Bluff Impact Zone - building to be placed near the home, outside of Zone.

Key Dates:

<u>5/8/24</u>	Pre-Application Meeting	Steve, please sign the app and pay the \$250 fee and we are good to get this started.
<u>5/9/24</u>	Submittal Date -30 days (typ.) prior to Planning & Zoning Hearing (See Wabasha Planning Commission Deadlines for Submission)	
<u>4/28/24</u>	Neighborhood & Newspaper Notification (At least 10 days prior to meeting)	
<u>6/11/24</u>	Planning & Zoning Meeting Date	
<u> </u>	Date Approved or Denied	

Checklist for the Submittal package:

5.8.24 = spoke to Pat Mueller - issues

- ☒ Signed and dated application form
- ☒ A building and/or site plan showing; property lines, existing and future buildings, setbacks, adjacent roads, driveways and access points, lighting, signage, water bodies, wetlands, easements, and landscaping, and all other applicable site plan elements to describe the intended use
(See attached sheet for a detailed outline of these requirements)
- ☒ Legal description of the property
- ☒ A letter addressing the following information; description of the use/activity operation information, hours/days of business, number of employees, daily truck traffic and routes – if applicable
- ☒ Filing fee (~~\$200~~ ^{\$250} for Residential, ~~\$250~~ ^{\$300} for Commercial)

Plans submitted for building permit will be good.

POST FRAMED CONSTRUCTION

ROOF COVERING
ASPHALT OR STEEL
(CIRCLE ONE)

4
12 ROOF PITCH

PERLIN SIZE 2x4 2'0.C.
AND SPACING

GIRT SIZE 2x6 28'0.C.
AND SPACING

FILL IN ALL LINES
THAT APPLY TO YOUR
BUILDING

TRUSSES OF
SIZE & SPACING
(CIRCLE ONE) 40'4'0.C.

HEADER SIZE 2x12 SVP.

INSULATION R VALUE
IF INSULATED

R 19 Batt-Insul

INTERIOR WALL FINISH
29 GA. Steel Panel WALL HEIGHT
16'

EXTERIOR WALL
FINISH
29 GA. Steel Panel
COLUMN SIZE 3ply 2x6
AND SPACING

FOOTING DEPTH
42" MINIMUM
BELOW FINISHED
GRADE

COLUMNS SHALL
BE TREATED TO
500 MINIMUM

CONCRETE FOOTING SIZE
6"x20"

BUILDING FLOOR PLAN

48'

DIMENSION

DIMENSION

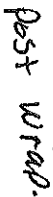
40'

DRAW IN ALL WINDOW AND DOOR LOCATIONS
WITH SIZES AND HEADER SIZES
SHOW DIRECTION OF RAFTERS OR TRUSSES

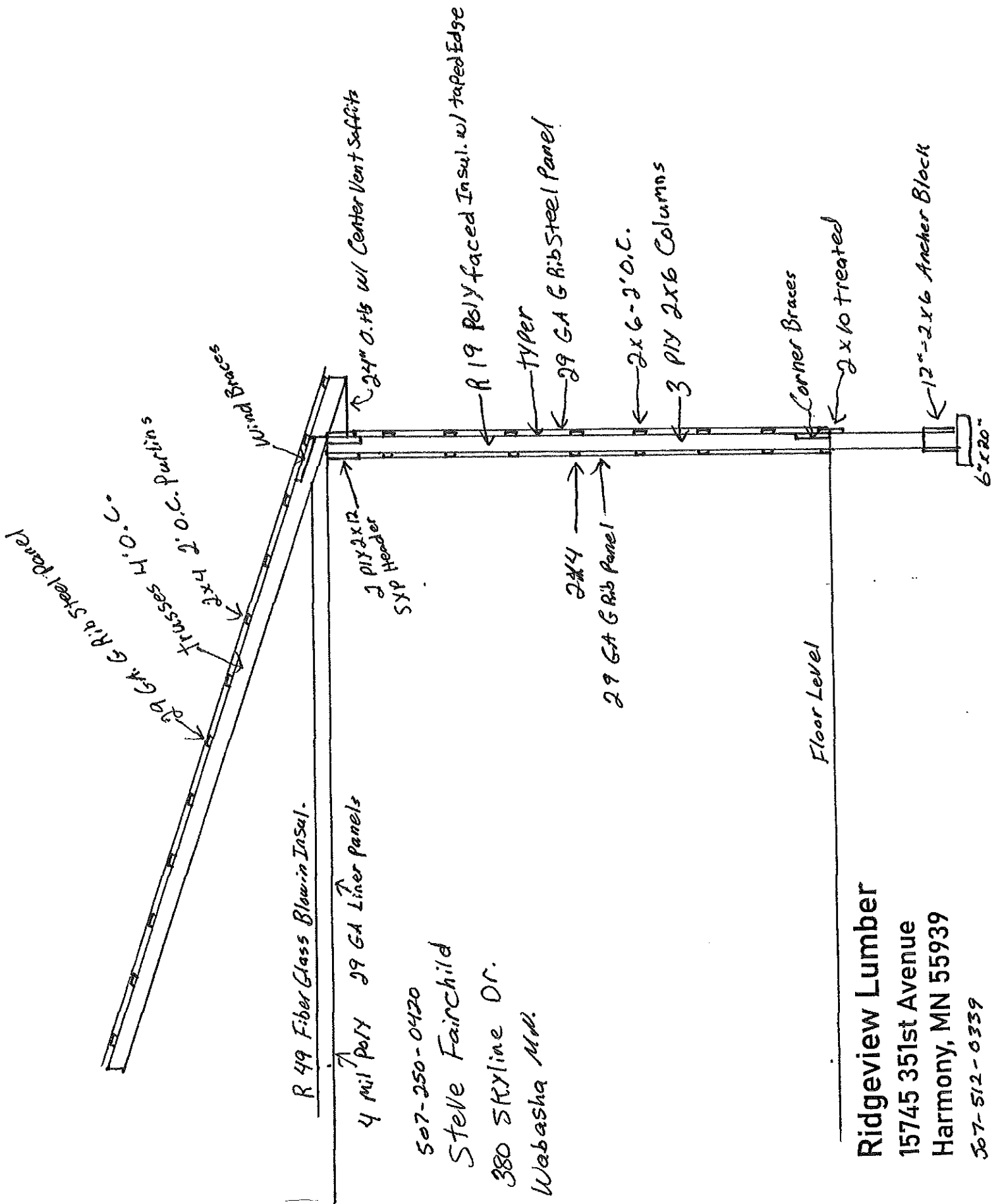
SEE BACK FOR SAMPLE DRAWING

507-512-0339

507-250-0420



WainScoting only on this End



Ridgeview Lumber
 15745 351st Avenue
 Harmony, MN 55939
 507-512-0339

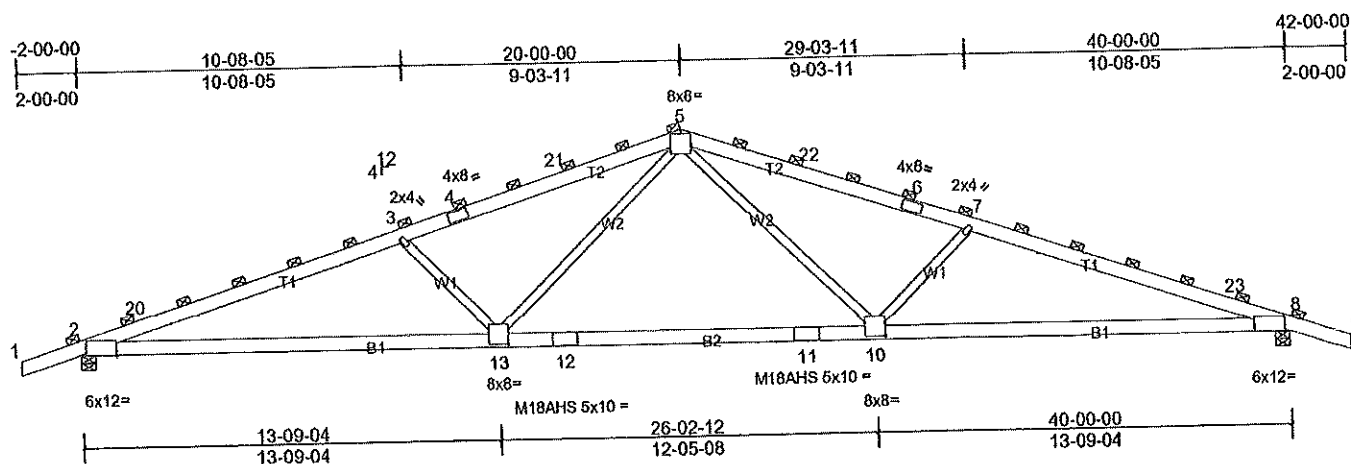
Job 580818 QROOF	Truss 001	Truss Type COMMON	Qty 11	Ply 1	580818 QROOF Ridge View Lbr
Job Reference (optional)					

Lillfin Truss Company, Winsted, MN, swd

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Page: 1

ID:OzOpkzWbcAjhs3X8gqSKh3ZKqst-75_yn3XLHUm_OkoEyOxVyHOAE_D90CVVYtJcTzKqpk



Scale = 1:73.8

Plate Offsets (X, Y): {10:4-00,4-04}, {13:4-00,4-04}

Loading	(psf)	Spacing	4-00-00	CSI	DEFL	In	(loc)	I/defl	L/d	PLATES	GRIP
TCLL (roof)	35.0	Plate Grip DOL	1.15	TC	Ver(L)	-0.52	10-19	>925	240	MT20	244/190
TCDL	5.0	Lumber DOL	1.15	BC	Ver(CT)	-0.73	10-19	>655	180	M18AHS	142/136
BCLL	0.0	Rep Stress Incr	NO	WB	Horz(CT)	0.19	8	n/a	n/a		
BCDL	5.0	Code	IRC2018/TPI2014	Matrix-MSH						Weight: 233 lb	FT = 20%

LUMBER
 TOP CHORD 2x6 SP 2700F 2.2E
 BOT CHORD 2x6 SP 2700F 2.2E *Except* B2:2x6 SPF 1650F 1.5E
 WEBS 2x4 DF-N No.1/No.2 or 2x4 SPF No.2

REACTIONS (size) 2=5-08, (min. 3-04), 8=5-08, (min. 3-04)
 Max Horiz 2=199 (LC 10)
 Max Uplift 2=904 (LC 12), 8=904 (LC 12)
 Max Grav 2=3920 (LC 1), 8=3920 (LC 1)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-20=-8735/2635, 3-20=-8723/2670, 3-4=-7568/2343, 4-21=-7302/2361, 5-21=-7291/2376, 5-22=-7291/2376,
 6-22=-7302/2361, 6-7=-7568/2343, 7-23=-8723/2670, 8-23=-8735/2635
 BOT CHORD 2-13=-2312/8143, 12-13=-1369/5408, 11-12=-1369/5408, 10-11=-1369/5408, 8-10=-2339/8143
 WEBS 5-13=-624/2311, 5-10=-624/2311, 3-13=-1858/805, 7-10=-1858/805

NOTES (9-11)

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=3.0psf; BCDL=3.0psf; h=23ft; B=45ft; L=40ft; eave=5ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) 2-0-0 to 2-0-0, Interior (1) 2-0-0 to 20-0-0, Exterior(2R) 20-0-0 to 24-0-0, Interior (1) 24-0-0 to 42-0-0 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- All plates are MT20 plates unless otherwise indicated.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 904 lb uplift at joint 2 and 904 lb uplift at joint 8.
- This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
- Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
- This truss must not be exposed to environments that are corrosive or greater than 19 percent moisture, and moisture of lumber not to exceed 19 percent
- It is the responsibility of the engineer of record to determine the suitability of this component for this project per ANSI/TPI 1, Section 2.
- For Piggyback conditions, see Piggyback truss connection detail for base to cap truss connections.

LOAD CASE(S) Standard

BRACING
 TOP CHORD 2-0-0 oc purlins (2-9-3 max.).
 BOT CHORD Rigid ceiling directly applied or 7-0-10 oc bracing.

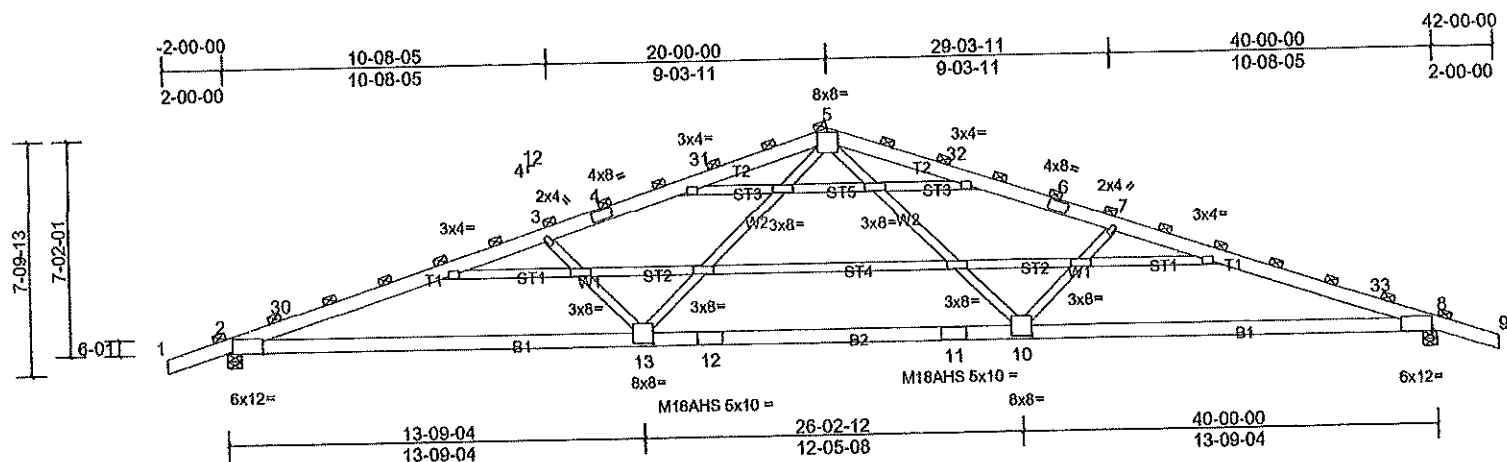
Job	Truss	Truss Type	Qty	Ply	580818 QROOF Ridge View Lbr
580818 QROOF	002	COMMON	2	1	Job Reference (optional)

Littlin Truss Company, Winsted, MN, swd

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Page: 1

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Scale = 1:73.8

Plate Offsets (X, Y): [10'-4"-00, 4'-04], [13'-4"-00, 4'-04]

Loading	(psf)	Spacing	4'-00"-00	CSI	DEFL	In	(loc)	I/defl	L/d	PLATES	GRIP
TCLL (roof)	35.0	Plate Grip DOL	1.15	TC	0.79	-0.52	10-29	>925	240	MT20	244/190
TCDL	5.0	Lumber DOL	1.15	BC	0.70	-0.73	10-29	>655	180	M18AHS	142/136
BCLL	0.0	Rep Stress Incr	NO	WB	0.91	0.19	8	n/a	n/a		
BCDL	5.0	Code	IRC2018/TPI2014	Matrix-MSH						Weight: 280 lb	FT = 20%

LUMBER

TOP CHORD 2x6 SP 2700F 2.2E
 BOT CHORD 2x6 SP 2700F 2.2E *Except* B2:2x6 SPF 1650F 1.5E
 WEBS 2x4 DF-N No.1/No.2 or 2x4 SPF No.2
 OTHERS 2x4 DF-N No.1/No.2 or 2x4 SPF No.2

BRACING

TOP CHORD 2'-0" oc purlins (2'-9" max.).
 BOT CHORD Rigid ceiling directly applied or 7'-0" to 10' oc bracing.

REACTIONS (size) 2=5'-08, (min. 3'-04), 8=5'-08, (min. 3'-04)

Max Horiz 2=199 (LC 10)
 Max Uplift 2=904 (LC 12), 8=904 (LC 12)
 Max Grav 2=3920 (LC 1), 8=3920 (LC 1)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-30=8735/2635, 3-30=8723/2670, 3-4=7568/2343, 4-31=7302/2361, 5-31=7291/2376, 5-32=7291/2376,
 6-32=7302/2361, 6-7=7568/2343, 7-33=8723/2670, 8-33=8735/2635
 BOT CHORD 2-13=2312/8143, 12-13=1369/5408, 11-12=1369/5408, 10-11=1369/5408, 8-10=2339/8143
 WEBS 6-13=624/2311, 5-10=624/2311, 3-13=1858/805, 7-10=1858/805

NOTES (11-13)

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=3.0psf; BCDL=3.0psf; h=23ft; B=45ft; L=40ft; eave=5ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) -2'-0" to 2'-0", Interior (1) 2'-0" to 20'-0", Exterior(2R) 20'-0" to 24'-0", Interior (1) 24'-0" to 42'-0" zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- All plates are MT20 plates unless otherwise indicated.
- Horizontal gable studs spaced at 2'-0" oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 904 lb uplift at joint 2 and 904 lb uplift at joint 8.
- This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
- Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
- This truss must not be exposed to environments that are corrosive or greater than 19 percent moisture, and moisture of lumber not to exceed 19 percent
- It is the responsibility of the engineer of record to determine the suitability of this component for this project per ANSI/TPI 1, Section 2.
- For Piggyback conditions, see Piggyback truss connection detail for base to cap truss connections.

LOAD CASE(S) Standard

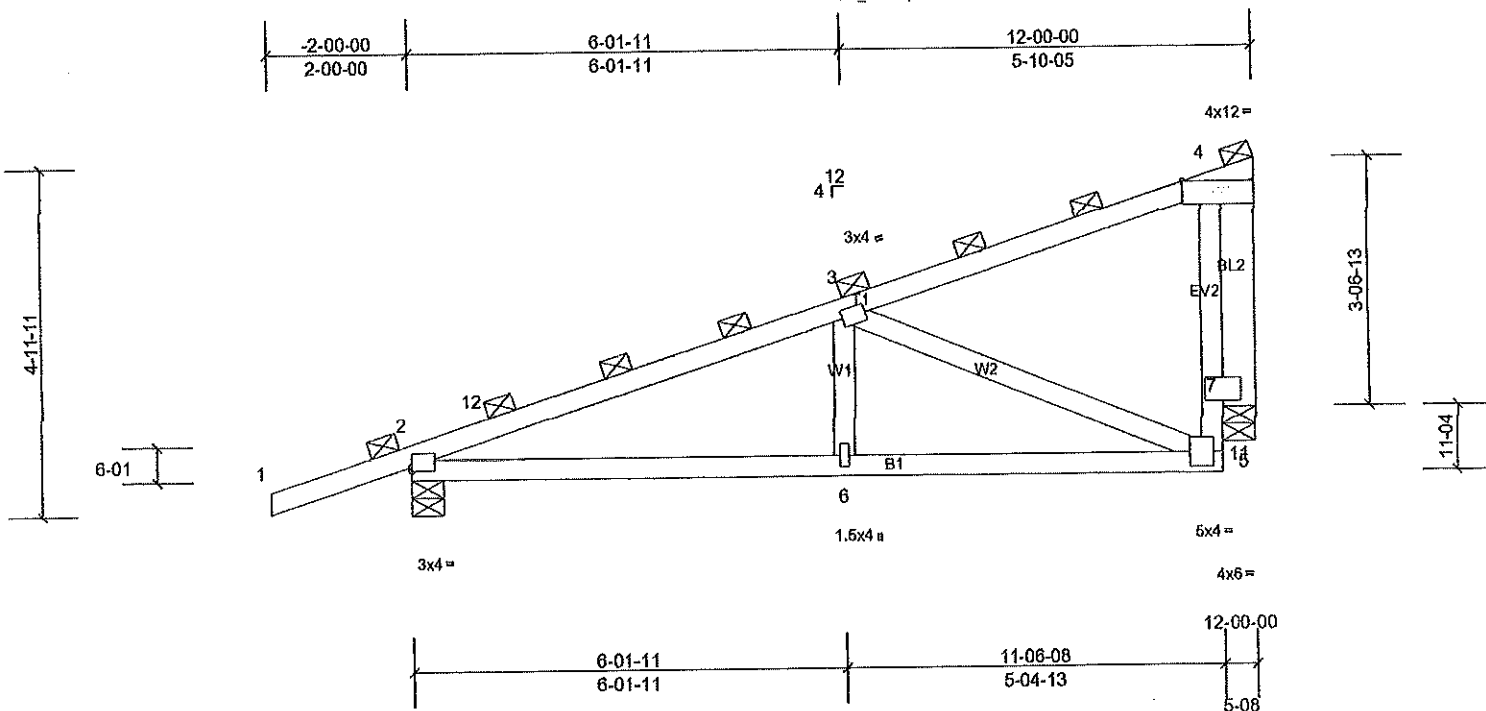
Job	Truss	Truss Type	Qty	Ply	580818 QROOF Ridge View Lbr
580818 QROOF	003	MONO TRUSS	11	1	Job Reference (optional)

Littlin Truss Company, Winsted, MN, swd

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Page: 1

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Scale = 1:31.7

Plate Offsets (X, Y): [2:Edge,0-11], [4:6-08,Edge]

Loading	(psf)	Spacing	4-00-00	CSI	DEFL	In	(loc)	I/delt	L/d	PLATES	GRIP
TCLL (roof)	35.0	Plate Grip DOL	1.15	TC	0.94	Vert(LL)	-0.06	6-10	>999	240	220/195
TCDL	5.0	Lumber DOL	1.15	BC	0.48	Vert(CT)	-0.08	6-10	>999	180	
BCLL	0.0	Rep Stress Incr	NO	WB	0.84	Horz(CT)	0.03	11	n/a	n/a	
BCDL	5.0	Code	IRC2018/TPI2014	Matrix-MSH							
										Weight: 56 lb	FT = 20%

LUMBER

TOP CHORD 2x4 DF No.2 or 2x4 DF-N No.1/No.2
 BOT CHORD 2x4 DF No.2 or 2x4 DF-N No.1/No.2
 WEBS 2x4 DF-N No.1/No.2 or 2x4 SPF No.2
 OTHERS 2x6 SPF 1650F 1.5E

BRACING

TOP CHORD 2-0-0 oc purlins (3-11-11 max.), except end verticals.
 ROT CHORD Rigid ceiling directly applied or 7-7-2 oc bracing.

REACTIONS (size) 2=5-08, (min. 1-08), 11=5-08, (min. 1-08)

Max Horiz 2=255 (LC 12)
 Max Uplift 2=355 (LC 12), 11=230 (LC 12)
 Max Grav 2=1405 (LC 1), 11=966 (LC 1)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

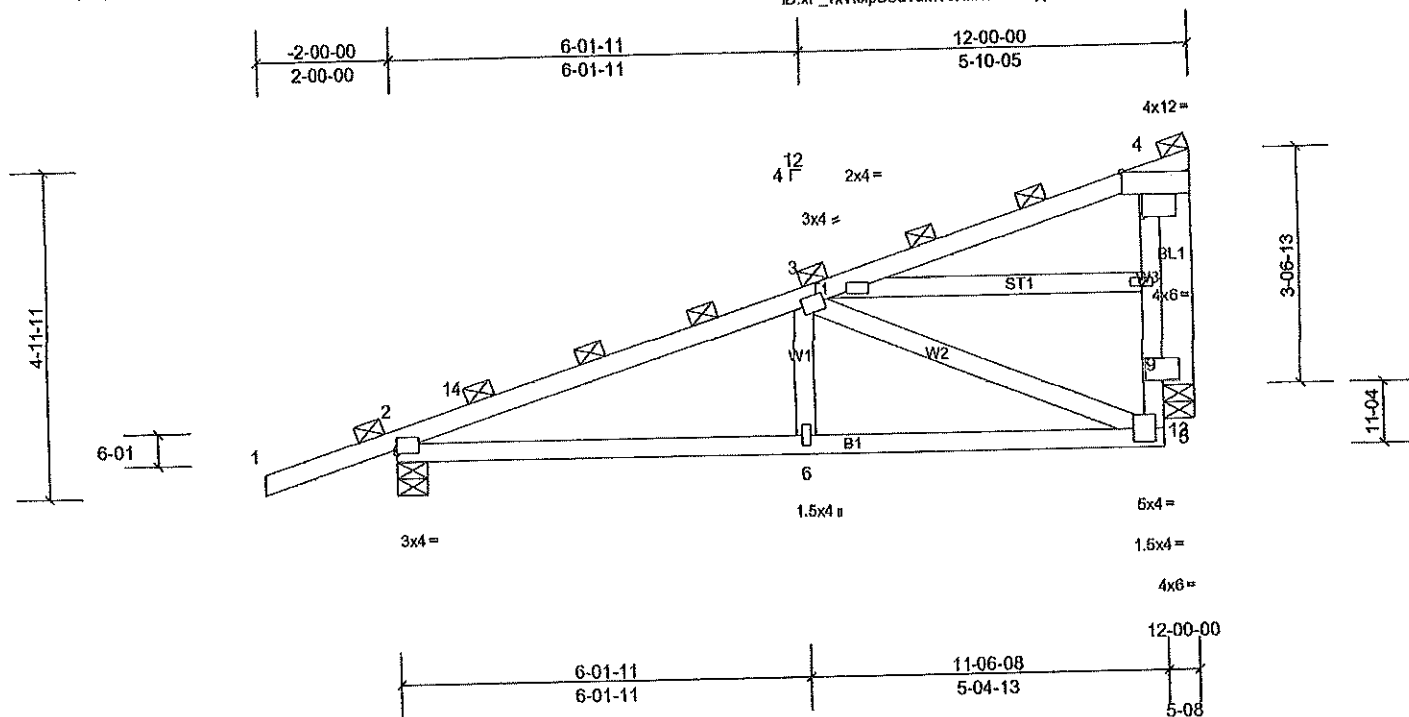
TOP CHORD 2-12=1746/407, 3-12=1599/427, 3-4=303/7, 5-11=227/647, 4-11=227/647
 BOT CHORD 2-6=675/1517, 5-6=675/1517
 WEBS 3-6=0/367, 3-5=1492/629, 4-11=978/405

NOTES (8-10)

- 1) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=3.0psf; BCDL=3.0psf; h=23ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) -2-0-0 to 1-0-0, Interior (1) 1-0-0 to 11-4-12 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 2) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- 3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 4) Bearing at joint(s) 11 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
- 5) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 355 lb uplift at joint 2 and 230 lb uplift at joint 11.
- 6) This truss is designed in accordance with the 2018 International Residential Code sections R602.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
- 7) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
- 8) This truss must not be exposed to environments that are corrosive or greater than 19 percent moisture, and moisture of lumber not to exceed 19 percent
- 9) It is the responsibility of the engineer of record to determine the suitability of this component for this project per ANSI/TPI 1, Section 2.
- 10) For Plaggyback conditions, see Plaggyback truss connection detail for base to cap truss connections.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	580818 QROOF Ridge View Lbr
580818 QROOF	004	MONO TRUSS	2	1	Job Reference (optional)
Run: 8.73 S Jan 4 2024 Print: 8.730 S Jan 4 2024 Mitek Industries, Inc. Wed May 01 14:57:04 Page: 1					
Littlin Truss Company, Winsted, MN, swd ID: xP_2xVxpCSLTamY5Xm0HMzKqgm-UIYK7PYz1our7INRW6SkVWwJJeNxuUaf8CCH9vzKqpl					



Scale = 1:33.6

Plate Offsets (X, Y): [2:Edge,0-11], [4:6-08,Edge], [7:0-08,11-13]

Loading	(psf)	Spacing	4-00-00	CSI		DEFL	In	(loc)	I/defl	L/d	PLATES	GRIP
TCLL (roof)	35.0	Plate Grip DOL	1.15	TC	0.84	Veri(LL)	-0.06	6-12	>999	240	MT20	220/195
TCDL	5.0	Lumber DOL	1.15	BC	0.48	Veri(CT)	-0.08	6-12	>999	180		
BCLL	0.0	Rep Stress Incr	NO	WB	0.84	Horz(CT)	0.03	13	n/a	n/a		
BCDL	5.0	Code	IRC2018/TPI2014	Matrix-MSH							Weight: 63 lb	FT = 20%

LUMBER

TOP CHORD	2x4 DF No.2 or 2x4 DF-N No.1/No.2
BOT CHORD	2x4 DF No.2 or 2x4 DF-N No.1/No.2
WEBS	2x4 DF-N No.1/No.2 or 2x4 SPF No.2
OTHERS	2x6 SPF 1650F 1.5E *Except* ST1:2x4 DF-N No.1/No.2 or 2x4 SPF No.2

BRACING

TOP CHORD	2-0-0 oc purlins (3-11-11 max.), except end verticals.
BOT CHORD	Rigid ceiling directly applied or 7-7-2 oc bracing.

REACTIONS (size) 2=5-08, (min. 1-08), 13=5-08, (min. 1-08)
 Max Horiz 2=255 (LC 12)
 Max Uplift 2=355 (LC 12), 13=230 (LC 12)
 Max Grav 2=1405 (LC 1), 13=966 (LC 1)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-14=-1746/407, 3-14=-1699/427, 3-4=-303/7, 5-13=-227/647, 4-13=-227/647
 BOT CHORD 2-6=-675/1517, 5-6=-675/1517
 WEBS 3-6=0/367, 3-5=-1492/629, 4-13=-978/405

NOTES (10-12)

- Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=3.0psf; BCDL=3.0psf; h=23ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) -2-0-0 to 1-0-0, Interior (1) 1-0-0 to 11-4-12 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- Horizontal gable studs spaced at 2-0-0 oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- Bearing at joint(s) 13 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 355 lb uplift at joint 2 and 230 lb uplift at joint 13.
- This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
- Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
- This truss must not be exposed to environments that are corrosive or greater than 19 percent moisture, and moisture of lumber not to exceed 19 percent
- It is the responsibility of the engineer of record to determine the suitability of this component for this project per ANSI/TPI 1, Section 2.
- For Piggyback conditions, see Piggyback truss connection detail for base to cap truss connections.

LOAD CASE(S) Standard



MEMORANDUM

Date: May 29, 2024

To: Wabasha Planning Commission

From: Kristi Trisko, AICP, PMP
Wabasha Consultant Planner

Subject: Steven and Erin Fairchild Guest Cottage CUP – 380 Skyline Drive

Owner/Applicant: Steven and Erin Fairchild
Location: 380 Skyline Drive, Lot 7 Coffee Mill
Point Subdivision

Staff Report

Zone: R1 (Low Density Residential)
Land Use: Low Density Residential
Accessory Setbacks:
Front: Behind principal building
Side/Rear: 3 Feet

Details of the request:

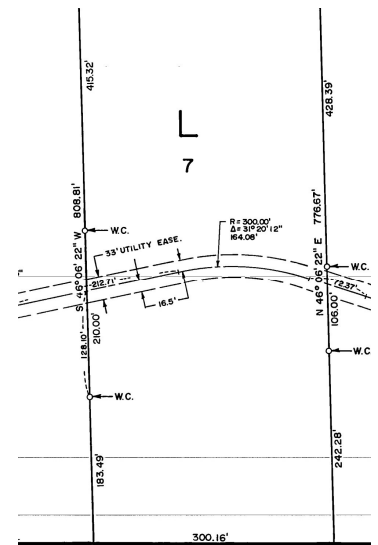
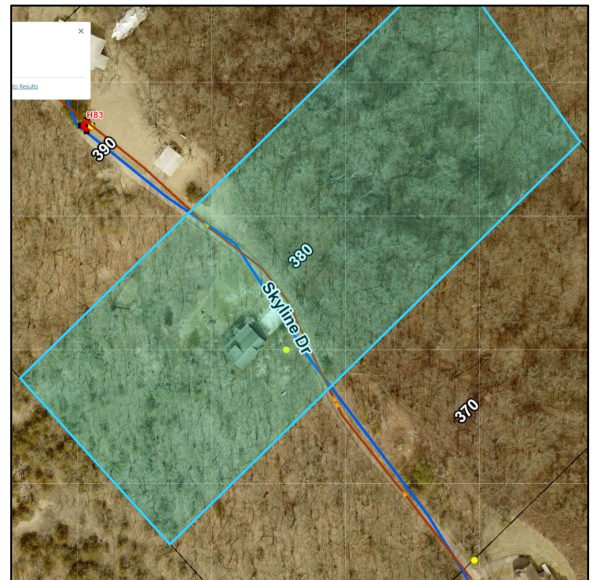
The owners would like to construct a detached guest cottage/garage along the south side of their home for additional garage and storage space with a restroom. Placing water and sanitary services into a detached building changes the use from a garage to a guest cottage and requires a conditional use permit.

Square footage breakdown for the garage space is below:

- 1st Floor: 1,920 sq. ft. (garage, storage, restroom)
- 2nd Floor: 576 sq. ft. (storage) mezzanine for storage
- Height: 16' walls – less than 35' in total height.

Access: The owners will access their garage from Skyline Drive with an additional approach to the shed, not determined whether hard surface or not. As the parcel is not at an intersection, a sight visibility triangle will not be needed for this building.

Utility Extension Summary: Pat Mueller, City Utilities, reviewed the CUP application as it is proposed to extend water and sewer services from owners' home to the detached garage. He is working with the owners and has no



concerns with the private extension of utilities from their home to the garage. Pat would like to see oil trap separate in detached garages, if possible, for all future projects. However, as I spoke with the owner, there is no storm sewer within Skyline Drive and the street does not include curb or catch basins. The garage would drain into the yard. The owner is only intending to use this garage to wash vehicles as he works in a truck center where all mechanical work that would involve oils and other materials would be completed. In my opinion, an oil trap separator is not necessary for this location.

Tony Johnson, Public Works Director, reviewed the CUP application and had no concerns with the application.

Emergency Agencies: Wabasha Fire, Ambulance and Police, had no concerns with the application.

Surrounding Property Uses and Zoning: The surrounding property uses to the north and south of 380 Skyline Drive is residential and are also zoned R1 (Low Density Residential). A detached garage is consistent with the zoning and character for this neighborhood as the home just north of this lot also has a detached garage.

Neighborhood Notification: All property owners within 350 feet of this property were notified within ten days of the public hearing and published in the paper on Tuesday, May 28, 2024, stating that a public hearing would be held on June 11, 2024, for this conditional use permit request.

Recommended Conditions:

1. Change in the square feet or setbacks of the building from the submitted CUP/IUP building will require a modification to the CUP.
2. Ownership for the home and guest cottage must be the same or a modification to the CUP is required.

PLANNING COMMISSION ACTION:

Below are sample resolutions for both approval and denial which may be used by the Planning Commission in their decision.

Sample resolution for approval

Resolution _____
CUP for a Guest Cottage

WHEREAS, the property addressed 380 Skyline Drive is zoned R-1 which allows a guest cottage as a conditional use; and

WHEREAS, the proposed property has a land use designation of Low Density Residential; and

WHEREAS, the use will not alter the character of the neighborhood where the neighbor to the north also has a detached garage and all the lots in Coffee Mill Point are between 3-5 acres in size, allowing for additional garages between homes while still maintaining distance between them; and

WHEREAS, The Planning Commission provides the following findings:

1. Allowing a guest cottage use will not be detrimental to or endanger the public health, safety, comfort or general welfare of the city;
2. The proposed guest cottage will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. The establishment of a guest cottage will not impede the normal and orderly development or use of the surrounding property for uses permitted in the district;
4. There is adequate public utilities for allowed use, and access to Skyline Drive for the proposed use;
5. Adequate ingress and egress will not increase traffic congestion on Skyline Drive;
6. The proposed guest cottage use and location conforms to the applicable regulations of the district in which it is located;
7. Placing the guest cottage at the proposed setbacks allows for a minimum of 10 feet of space between their home and a minimum of 20 feet from the Skyline Drive R.O.W.;
8. The proposed building will not require substantial filling and grading;
9. Use does not obstruct scenic views from public rights-of-way or existing residential uses;
10. The owners' lot, 380 Skyline Drive, is adequately sized for the proposed building, meeting all the minimum setback requirements for an accessory building in the Wabasha Zoning District, R-1.
11. The proposed use is consistent with the City's comprehensive land use plan.

NOW THEREFORE, IT IS HEREBY RESOLVED, the Planning Commission approves the Conditional Use Permit for a guest cottage at 380 Skyline Drive

Sample resolution for denial

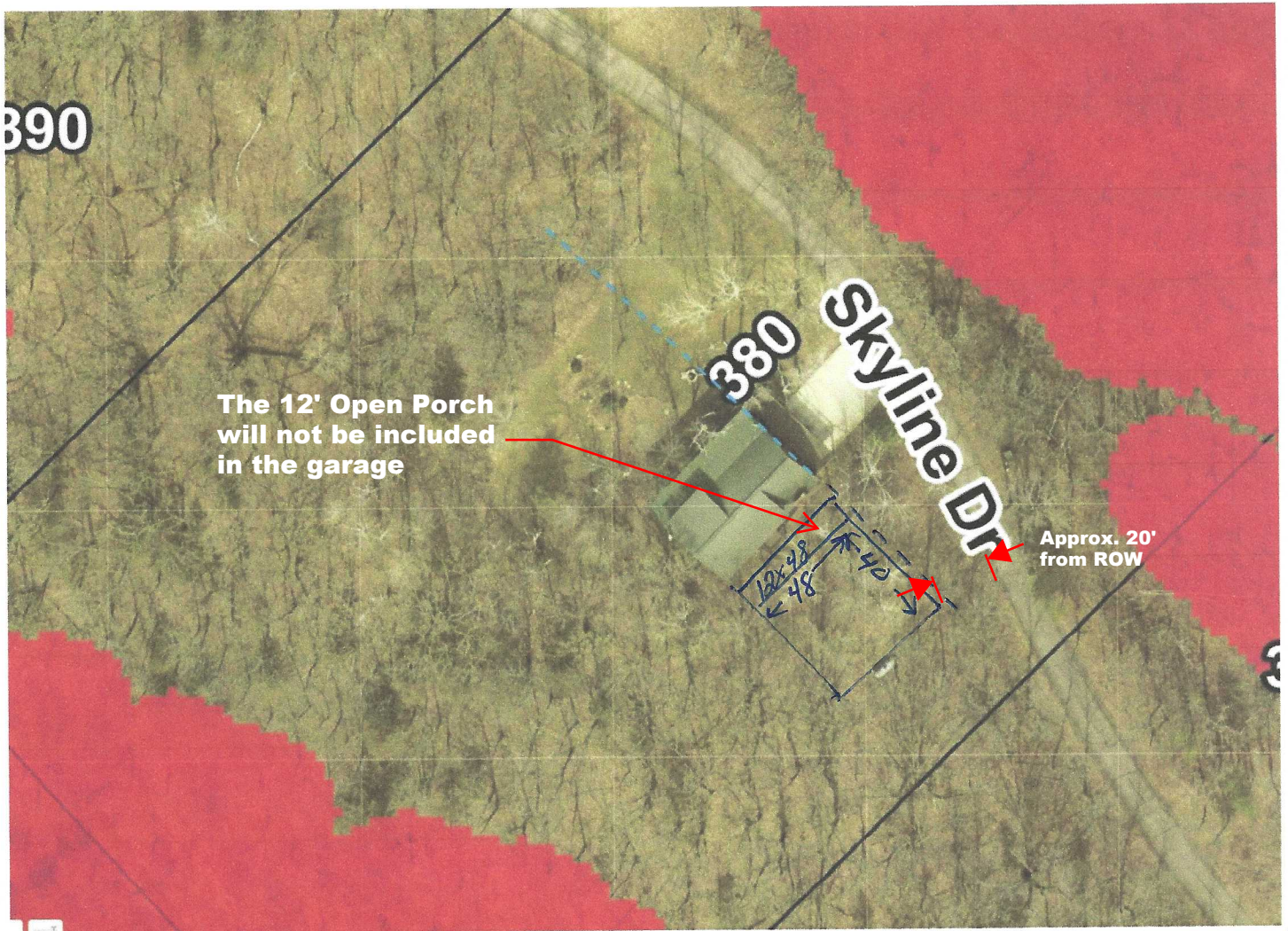
Resolution _____
CUP for a Guest Cottage

WHEREAS, the property addressed 380 Skyline Drive is zoned Low Density Residential (R-1);
and

WHEREAS, a Conditional Use Permit is required for a Guest Cottage; and

WHEREAS, The Planning Commission provides the following findings: [insert findings as deemed appropriate]

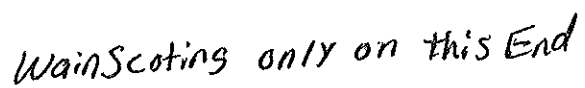
NOW THEREFORE, IT IS HEREBY RESOLBED, the Planning Commission denies the Conditional Use Permit for a guest cottage as requested by the applicants Steven and Erin Fairchild located at 380 Skyline Drive.



380 Skyline Drive CUP – Site Plan

*Distance between house and shed
10 - 15 ft.*

507-250-0420
Steve Fairchild
380 Skyline Dr.
Wabasha MN





BUILDING PERMIT/APPLICATION

CITY OF WABASHA, 651-565-4568

Permit # 24824027

-----APPLICANT COMPLETE INFORMATION BELOW-----

Project Address: 380 Skyline Dr. PID # R27. 01061.00
Legal Description: LOT 7 BLOCK 1 - Coffee Mill Point () See Attached
Property Owner: Steve Fairchild Phone: 507-250-0420 (Cell) "
Address: 380 Skyline Drive City: Wabasha Zip: 55981
General Contractor: _____ License #: _____ Phone: _____ () Cell
Plumbing Contractor: _____ License #: _____ Phone: _____ () Cell
Mechanical Contractor: _____ License #: _____ Phone: _____ () Cell
Proposed Use [(✓) One]: () Dwelling, () Garage, () Deck, () Addition, () Porch, (X) Pole Building,
() Finish Basement, () Reactivation of Permit # _____, () Business/Commercial, () Other _____,
() Plumbing: () Residential, () Business/Commercial, () Other _____,
() Mechanical: () Furnace, () Water Heater, () Fireplace, () Business/Commercial, () Other _____,
() New Gas Service/Reconnect Gas Service (Meter)

Description of Project: _____ Project Dimensions: 42x48
Square Footage: 1920 / 576, Lot Size/Dimensions: _____ (See attached Site Plan),
Use and Occupancy Type: Storage Type of Construction: Pole Shed
City Water: [(✓)] (Yes) () (No), City Sewer: [(✓)] (Yes) () (No),
Proposed Setbacks: Front 26ft Side (L) 33ft Side (R) 200ft Rear 240ft Street Side _____
Road Right of Way (State/County) County Rd #: _____ State Hwy #: _____

Is property in the floodplain? No X Yes* _____ *If YES, then 100 year regulatory Flood Protection Elevation must be determined and as-built elevations must be certified prior to the issuance of CO (Certificate of Occupancy).
All new homes and Commercial Structures are required to pay a Water Access Charge (WAC) of \$100, Sewer Access Charge (SAC) of \$600 at the time of issuance of the building permit.
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work has commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Name [please print]: Steve Fairchild Address: 380 Skyline Dr.
City: Wabasha Zip: 55981 Phone: 507-250-0420
Signature: Steve Fairchild Date: 5/1/24

CITY USE ONLY-----

Zoning District: R1 Floodplain NA Shoreland NA REPE: NA (Base Flood elev.)
Minimum Setbacks: Front Behind Principal Side (L) 3 Side (R) 3 Rear 3 Street Side _____
Mississippi Pool #4: N/A Brewery Creek: N/A Floodplain Only; lowest adjacent Grade: NA ft. sea level

ZONING APPROVED BY: R. Springer Date: 5/1/24

BUILDING APPROVED BY: _____ Date: _____

-----FEES-----

Valuation: _____
Building Permit: _____ Plan Review: _____ State Surcharge: _____
Plumbing Permit: _____ Plan Review: _____ State Surcharge: _____
Mechanical Permit: _____ Plan Review: _____ State Surcharge: _____
Subtotals of Fees: _____ Subtotal: _____ Subtotal: _____
New Homes and Commercial Structures Only: WAC: \$100 SAC: \$600 Other: _____

TOTAL DUE: _____ Total WAC & SAC Due: _____

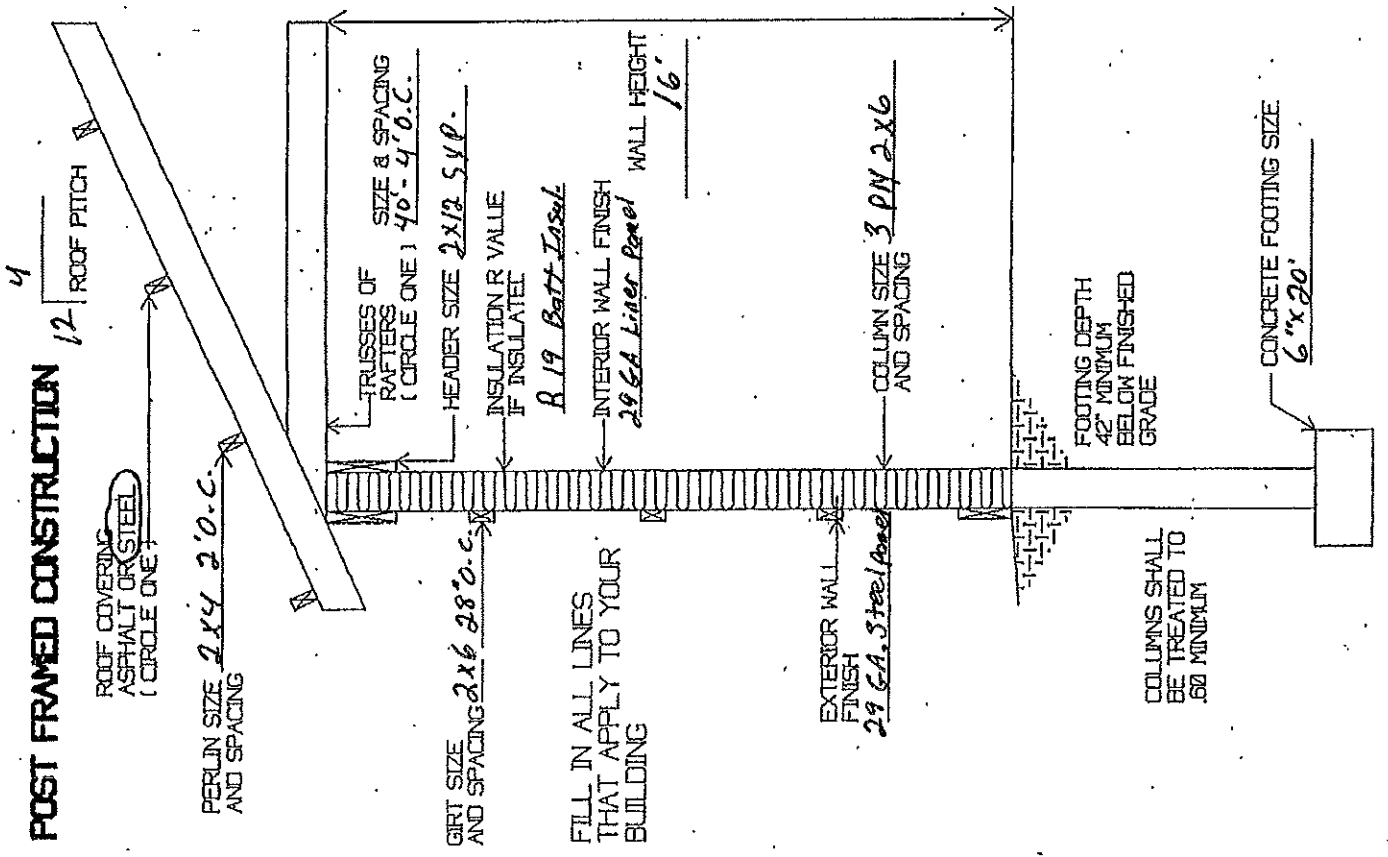
Paid: ()
Date Issued: _____
Issued By: _____

Call CMS for Inspections at.

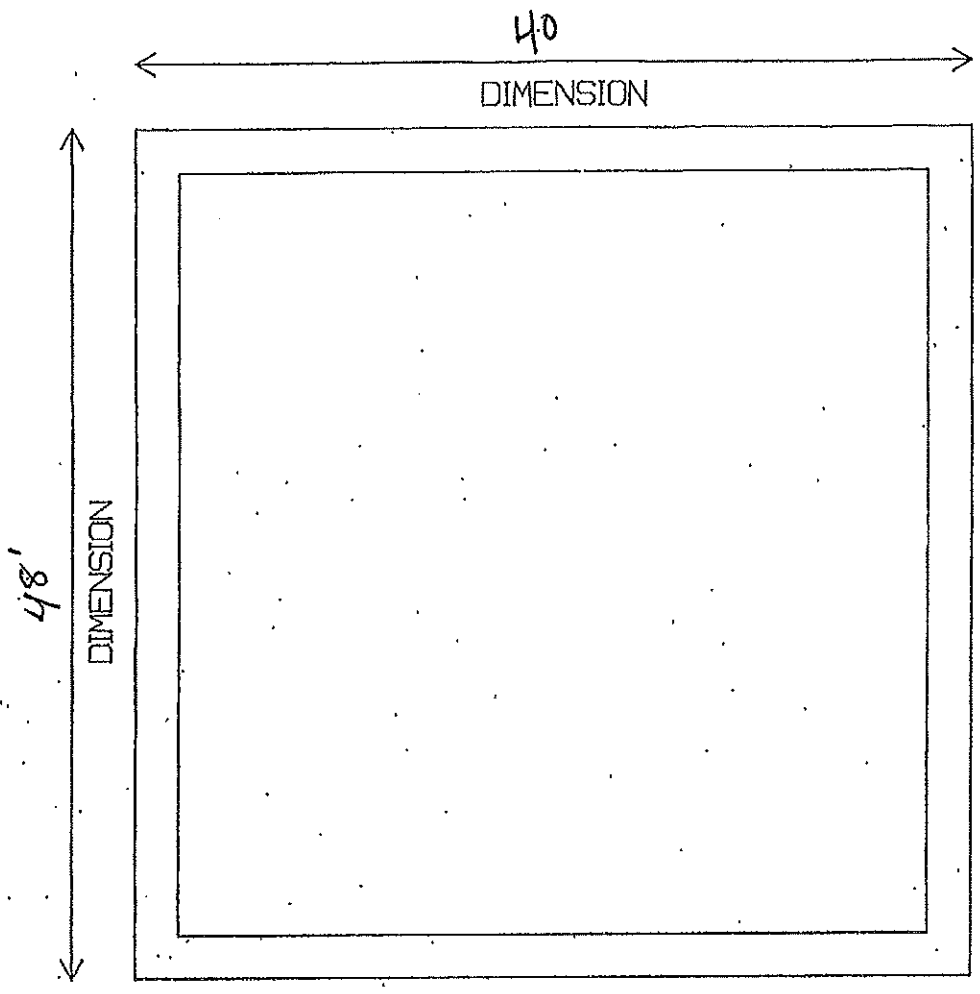
Revised 8/1/11, 01/01/12

5/24/24 * pd \$150⁰⁰ initial plan review application fee

Stevefairchild1@gmail.com



BUILDING FLOOR PLAN



DRAW IN ALL WINDOW AND DOOR LOCATIONS WITH SIZES AND HEADER SIZES SHOW DIRECTION OF RAFTERS OR TRUSSES SEE BACK FOR SAMPLE DRAWING

POST FRAMED CONSTRUCTION

ROOF COVERING
ASPHALT OR STEEL
(CIRCLE ONE)

12 ROOF PITCH

4

PERLIN SIZE 2x4 2'0.C.
AND SPACING

GIRT SIZE 2x6 28'0.C.
AND SPACING

FILL IN ALL LINES
THAT APPLY TO YOUR
BUILDING

EXTERIOR WALL
FINISH
29 GA. Steel Panel

TRUSSES OF
SIZE & SPACING
RAFTERS
(CIRCLE ONE) 40' 4'0.C.

HEADER SIZE 2x12 5x0.

INSULATION R VALUE
IF INSULATED

R 19 Batt Insul

INTERIOR WALL FINISH

29 GA. Liner Panel WALL HEIGHT
16'

COLUMN SIZE 3 IN 2x6
AND SPACING

FOOTING DEPTH
42" MINIMUM
BELOW FINISHED
GRADE

COLUMNS SHALL
BE TREATED TO
60 MINIMUM

CONCRETE FOOTING SIZE
6"x20"

BUILDING FLOOR PLAN

48'

DIMENSION

40

DIMENSION

DRAW IN ALL WINDOW AND DOOR LOCATIONS
WITH SIZES AND HEADER SIZES
SHOW DIRECTION OF RAFTERS OR TRUSSES
SEE BACK FOR SAMPLE DRAWING

Planning Commission

5) b)

Meeting Date: 06/11/2024

SUBJECT: Rezone - 1600 5th Grant Blvd from R1 to Industrial

DEPARTMENT: Administration

TITLE:

Rezone - 1600 5th Grant Blvd from R1 to Industrial

PURPOSE:

Please see the attached staff report and application for rezone.

Attachments

Application

Staff Report

City of Wabasha
APPLICATION FOR LAND DEVELOPMENT ACTIVITY

Z:\users\Planning and Zoning\Applications\General Land Development APPLICATION.doc



Zoning Amendment Checklist

Name of Applicant Kohner Sand & Gravel Company
Address of Applicant: 1600 5th Grant Blvd. West
Intended Use: Wabasha Barge Terminal
Zoning District: RC-R1 to Ind. Shoreland District: S1 & S2 Floodplain: Floodway
100-Year Flood

Key Dates:

5/14/24 Submittal Date -30 days (typ.) prior to Planning & Zoning Hearing
(See Wabasha Planning Commission Deadlines for Submission)
5/28/24 Neighborhood & Newspaper Notification (At least 10 days prior to meeting)
6/11/24 Planning Commission Public Hearing Meeting Date
7/2/24 City Council Meeting Date

Checklist for the Submittal package:

- ☐ Signed and dated application form for a Zoning Amendment
- ☒ A building and/or site plan showing property lines, existing and future buildings, setbacks, adjacent roads and all other applicable site plan elements to describe the intended use.
- ☒ Legal description of the property
- ☒ A narrative addressing what the text or map rezone request is intended for.
- ☐ Filing fee (\$350) One-time fee



Real People. Real Solutions.

MEMORANDUM

Date: May 29, 2024

To: Wabasha Planning Commission

From: Kristi Trisko, AICP, PMP
Wabasha Consultant Planner

Subject: Carrels Properties – Rezone from RC and R1 to Industrial

Owner/Applicant: Kohner Sand and Gravel Company
Developer: City of Wabasha
Location: 1501 and 1600 5th Grant Boulevard West

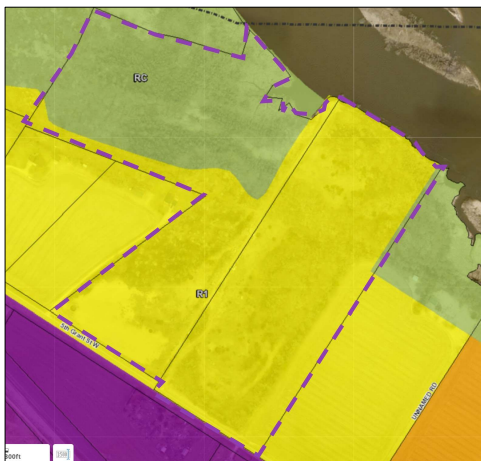
Rezone Amendment: Kohner Sand and Gravel and the City of Wabasha have requested a zone change from R1 (Low Density Residential) and RC (Residential Conservancy) to Industrial on their two parcels located on 1501 and 1600 5th Grant Boulevard West, PIN # R27.00004.00 and R27.00005.03. The parcels contain 26.75 Acres.

Current Zoning: R1 (Low Density Res.) and RC (Res. Conservancy)

Land Use Designation: Industrial



Zoning Exhibit



Land Use Exhibit



Legal Descriptions:

Parcel ID: R27.00004.00

Address: 1501 5TH GRANT BLVD W

Deeded Acres: 13.60

Description: Sect-30 Twp-111 Range-010 13.60 AC EX HWY ESMT, OUT LOTS 4 & 5

Parcel ID: R27.00005.03

Address: 1600 5TH GRANT BLVD W

Deeded Acres: 13.15

Description: Sect-30 Twp-111 Range-010 13.15 AC EX SWLY 12.85 AC, OUT LOT 6

Total Acres: 26.75

Surrounding Land Use: The Project Site is bounded by the Mississippi River to the north and agricultural land to the east and west. 5th Grant Boulevard West (Wabasha County Road 59), which borders the Project Site to the south, provides connection to downtown Wabasha and U.S. Highway 61.

Current Land Use: The two parcels comprised of vacant woodland and appear to have been used for the dumping or storage of scrap metal, construction material, and various vehicle parts. According to historic aerial imagery—which is available for limited years from 1939 to the present—gravel mining occurred on the Project Site, beginning in earnest in 1949 and continuing into the early 1970s. By 2010, gravel mining had ended, and successional trees have reclaimed the filled gravel pits.



Project Description/ Rezone for Rezone: The City of Wabasha, in cooperation with the Wabasha Port Authority, is proposing to construct a commercial port facility (“Wabasha Barge Facility”) at Upper Mississippi River mile 760 in Wabasha, Minnesota. The project site is located on tax parcels R27.00004.00 and R27.00005.03 within the City of Wabasha, Wabasha County, Minnesota (Section 30, Township 111N, Range 010W). These parcels are presently privately owned, and the city anticipates purchasing the requisite area to house the facility from a willing seller prior to construction activities.

The 26.8-acre site (“Study Area,” “Project Site” and rezone requested area) would house the Wabasha Barge Facility on approximately 8.2 and would facilitate the transfer of materials, including dredge material and other commodities, from river barges to trucks for transport to off-site facilities. The City of Wabasha would own the barge facility site and contract out the port operations and transportation of materials. The city does not currently anticipate expanding the project beyond the proposed 8.2 acres, although that decision will be revisited at a future time if warranted.

Shoreland Overlay Zone: The parcels are also located in the S-1 and S-2 Shoreland Overlay Zones. Shoreland Overlay Zoning Ordinances typically contain a variety of provisions that guide land development and activity in shorelands with the goal of protecting surface water quality, near-shore habitat, and shoreland aesthetics. S-1 and S-2 Shoreland Overlay Zones are intended to provide standards for shoreland areas within the city that are primarily undeveloped. The proposed development will comply with all the standards within the Shoreland Overlay Zone.

Floodway: The parcels are located within the FEMA 100-Year floodplain.

Neighborhood Notification: All property owners within 350 feet of this property were notified within ten days of the public hearing and published in the paper on Tuesday, May 28, 2024, stating that a public hearing would be held on June 11, 2024, for this conditional use permit request.

Rezone Analysis:

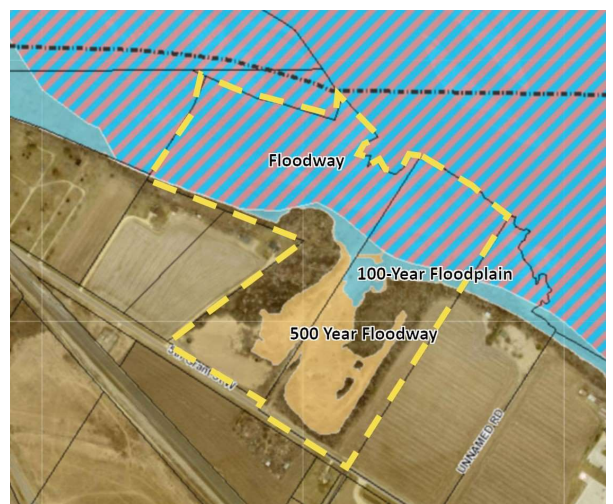
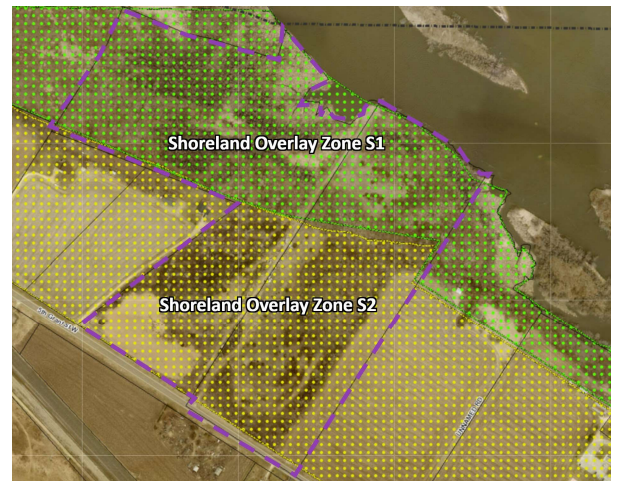
The proposed development of a barge port facility for these two parcels is consistent with the current Wabasha Comprehensive Plan (2016-2035), last amended July 6, 2021. The Comprehensive Plan designates the future land use of the project site as “Industrial” and discusses Wabasha’s unique location and opportunity for development of a river port facility that would be used for commercial purposes.

Of the 26.8- acre Study Area, approximately 8.2 acres would be used and developed for the proposed project, leaving the remaining area in its current undeveloped state.

The preferred project site is zoned RC (Residential Conservancy) and R1 (Low Density Residential). A public hearing to rezone these parcels is scheduled for June 11, 2024, with a final review by City Council scheduled for July 2, 2024. Prior to the construction of the barge terminal, a Major Traffic Generator CUP (conditional use permit) will be necessary for the expected heavy truck traffic that will be generated by the use.

The properties are within a Shoreland Overlay Zone of S-1 adjacent to the Mississippi River and S-2 throughout the rest of the project area. The proposed development will comply with all the standards within the Shoreland Overlay Zone.

The two parcels are also within the Floodway and 100-year floodplain. To develop the site as proposed, the City will dredge a portion of the Mississippi River for barge traffic to access this barge facility. A portion of that material, once dewatered would be used as fill to elevate the proposed project’s access road and facilities out of the 100-year floodplain.



Since the City's top priority is ensuring the safety of Wabasha residents, to utilize the Carrels properties allows for the truck transport of dredged material directly to County and MnDOT highway truck routes, avoiding significant truck traffic through residential areas of the city, and minimizing the safety concerns of Wabasha residents with zero impacts to surrounding residential uses and no residential uses along the truck route.

It is staff's opinion that this property, located adjacent to 5th Grant Boulevard (County Road 59) a designated truck route and near Highway 61, and across the street from the major industrial properties within the City of Wabasha makes this land use compatible with the current zoning pattern and uses and conforms to the approved Land Use Plan amended in 2021 as continued industrial land uses.

Utility and Street Commission Comments: Pat Mueller, Utility Commission and Tony Johnson, Street Commission have no comments or concerns with this application.

Emergency Agencies Comments: Wabasha Fire, Ambulance and Police, have no concerns with the application.

City Engineering Comments: Brian Malm has no concerns with the application.

Lucas Youngsma, MnDNR Comments: TBD

Hearings and Neighborhood Notices:

Amending the Ordinance: Amendments to the Zoning Ordinance (text or map) may be initiated by the City Council, the Planning Commission, or by an affected property owner for the purpose of carrying out the policies and goals of the Comprehensive Plan and promoting the public health, safety, morals, and general welfare of the community." (305.04 Subd. 7). While the Planning Commission holds the public hearing, City Council adopts all ordinances (and modifications to existing ordinances). All ordinances must be heard by City Council at least two times (City Charter Section 4.05). The City Council's introduction to these changes will occur at their July 1, 2024, meeting if recommended by the Planning Commission. The final approval may occur at the August 6, 2024 meeting. Staff suggests that the Planning Commission consider findings of fact to support or deny the proposed changes in their recommendation to City Council. The following contains draft language for such a purpose.

PLANNING COMMISSION ACTION: Below are sample resolutions for both approval and denial which may be used by the Planning Commission in their decision.

Sample Motions to Recommend Requested Changes

Whereas, the 2021 Land Use Plan calls for industrial uses in this area and the requested Industrial zone is compatible with this land use; and

Whereas, 5th Grant Boulevard North/ County Road 59 is a designated truck route and the intended barge terminal use would utilize this roadway as their haul route and not disturb any adjacent residential homes within 100 feet of the roadway and;

Whereas, the surrounding existing industrial uses and zoning to south and east are compatible with the requested Industrial zone, and;

Whereas, the request to allow for a barge terminal use for this property is consistent with the goals and policies of the Comprehensive Plan; and

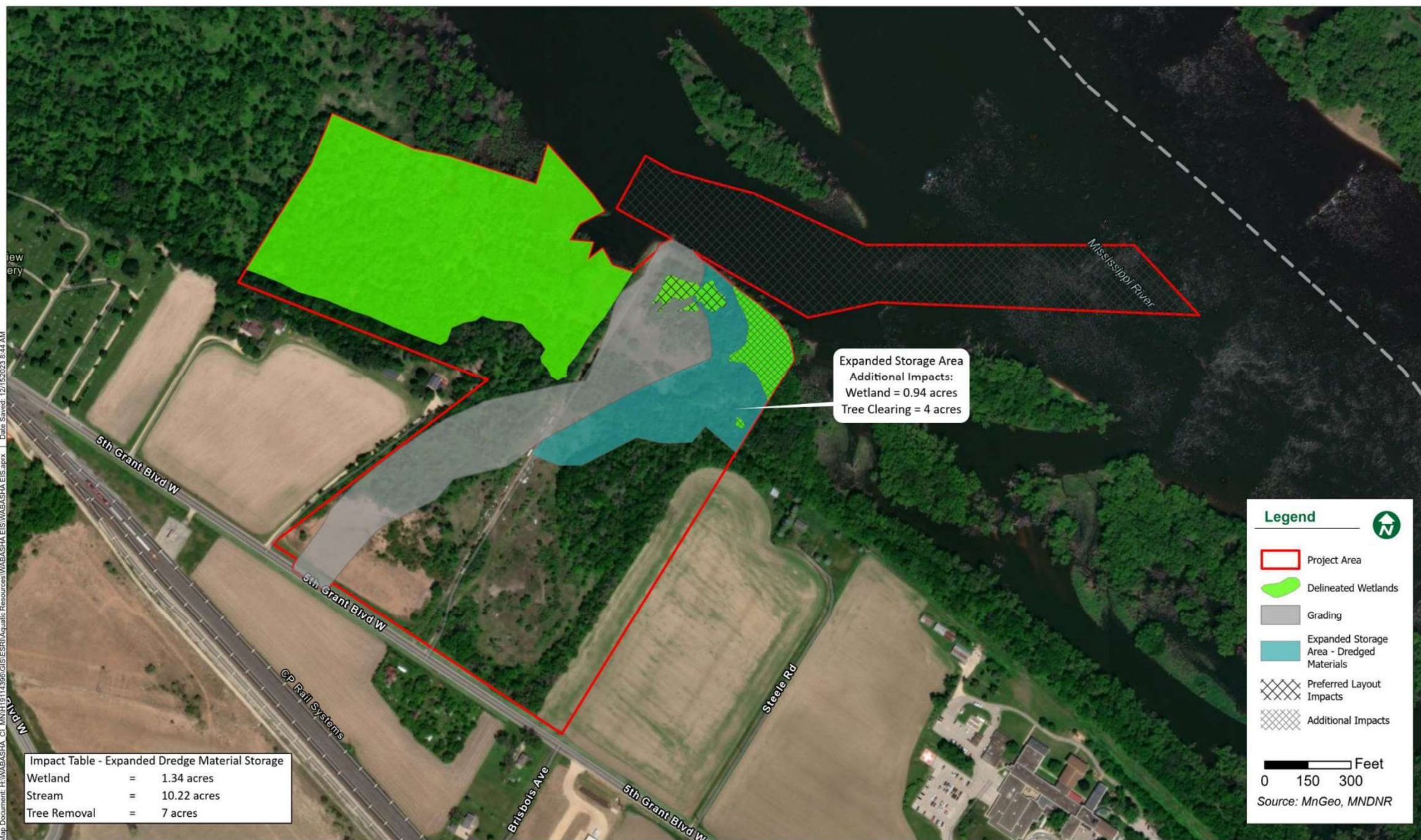
NOW THEREFORE, The Planning Commission recommends to the City Council the amendment to Section 305 of City Code, rezoning Parcels R27.00004.00 and R27.00005.03 from R-1 and RC to Industrial.

Sample Motions for Denial

WHEREAS, the properties of 1501 and 1600 5th Grant Boulevard are zoned R-1 (Low Density Residential) and RC (Residential Conservancy); and have submitted a request for Industrial; and

WHEREAS, the Planning Commission provides the following findings: {insert findings as deemed appropriate}

NOW THEREFORE, IT IS HEREBY RESOLBED, the Planning Commission recommends denial of the Industrial Rezoning by the applicant Kohner Sand at 1501 and 1600 5th Grant Boulevard West.



Planning Commission

5) c)

Meeting Date: 06/11/2024

SUBJECT: Miscellaneous Zoning Ordinance Updates

DEPARTMENT: Administration

TITLE:

Miscellaneous Zoning Ordinance Updates

PURPOSE:

Please see attached staff memo for proposed zoning ordinance changes.

Attachments

Staff Memo



MEMORANDUM

Date: May 23, 2024

To: Wabasha Planning Commission

From: Kristi Trisko, AICP, PMP
Wabasha Consultant Planner

Subject: Recommended Changes to Section 162.060 USE CHART

§ 162.060 USE CHART. Recommended changes are underlined.

It was recommended by staff and the Planning Commission on May 14, 2024 that the following items be amended in Section 162.060 Use Chart and 162.061 Definitions.

Use	Zones								
	RC	RRLA	RRGT	R-I	R-2	TDC	GC	HC	I
RESIDENTIAL USES									
Accessory apartment	I	P	I	I	I	<u>C</u>			
Guest cottage	C	P	C	C	C	<u>C</u>			
RETAIL USES									
Commercial retail up to 1,500 s.f.					C	P	P	P	<u>P</u>
Commercial retail >than 1,500 s.f.						P	P	P	<u>P</u>
INSTITUTIONAL USES									
Family day care	<u>P</u>	<u>P</u>	<u>P</u>	P	P				
Group day care					P	C	P	<u>P</u>	

§ 162.061 USE DEFINITIONS.

Supervised living facility. A facility in which there is provided supervision, lodging, meals and in accordance with provisions of rules of the Department of Human Services and as defined by State Statue, counseling and developmental habilitative or rehabilitative services to five or more persons who are developmentally disabled, chemically dependent, adult mentally ill, or physically disabled.

Accessory Apartments and Guest Cottage Uses: Accessory Apartments and Guest Cottage should be conditionally allowed in the TDC Zone as we have several properties in the TDC zone where the owners and renter live on the lot so this change would bring these uses into conformity, this is a compatible use within the TDC District, and mixed commercial and residential uses should be allowed in this zoning district.

Commercial uses in the Industrial Zone: Commercial retail uses both over and under 1,500 square feet should be an allowed in the Industrial Zone, because we also allow professional office which is a similar scale to retail uses, we have several retail uses within this zone so we would bring these uses into conformity, and commercial retail is a compatible use for the Industrial zone located adjacent to larger roads and typically considered a more intense use.

Day Care: A Group Daycare or professional daycare is a compatible use within the Highway Commercial Zone as most HC zoned parcels are visible from Highway 61 and accessible by an arterial or collector roadway making them easier to locate and use as parents drop off and pick up their children daily, the use fits the intensity typically found in the HC zone, and is compatible with the other allowed and conditional uses within the HC zone. Family Day Care, or in-home daycare with less than ten children are also recommended as a permitted use for the RC, RRLA, and RRG T residential zones as in-home daycare should be an allowed use in all low-density residential neighborhoods. Both of these uses are regulated and licensed by the State of Minnesota.

Supervised Living Facility – The Planning Commission asked that I look up the State’s definition for this use to make sure that the number of people who can be part of this type of use has not changed. I have updated this use to follow the State Statute’s definition adding the phrase, “as defined by State Statue” so we don’t have to change it again.

Minnesota Administrative Rules: 4665.0100 DEFINITIONS.

"Supervised living facility" means a facility in which there is provided supervision, lodging, meals and in accordance with provisions of rules of the Department of Human Services, counseling and developmental habilitative or rehabilitative services to five or more persons who are developmentally disabled, chemically dependent, adult mentally ill, or physically disabled.

Meeting Notification: A brief summary of these ordinance changes was published in the paper on Tuesday, May 28, 2024, stating that a public hearing would be held on June 11, 2024.

Planning Commission Action: After the hearing, if the Planning Commissioners believe that the amended ordinances are ready for final review, I recommend that the Commissioners forward the revised Use Chart to City Council for their consideration.

CUP/IUP Checklist items: Per comments received from May’s Planning Commission Meeting, I have added the following **INTERNAL** checklist items as part of my review and recommended conditions for each CUP/IUP that is submitted.

1. Change in the square feet or setbacks of the building from the submitted CUP/IUP building will require a modification to the CUP/IUP.
2. Ownership must stay the same in guest cottages and accessory apartments, or a modification to the CUP is required.
3. A catch basin must be installed for all detached garages to manage oil and grease spills prior to entering the street.