

Planning Commission Meeting

Minutes

May 10, 2021, 4:30 p.m.
Electronic Via Zoom
207 Lafayette Street
Winona, MN 55987



Members Present: Commissioner Brian Buelow, Commissioner LaVerne Olson, Commissioner Ed Hahn, Commissioner Daniel Hall, Commissioner Dale Boettcher, Commissioner Todd Paddock, Commissioner Peter Shortridge

Members Absent: Commissioner Amy Jo Marks, Commissioner Brad Ballard

Staff Present: City Planner Carlos Espinosa, Assistant City Planner Luke Sims

1. Call to Order

The meeting was called to order at 4:31 pm by Chairman Brian Buelow.

2. Approval of Minutes - April 26, 2021

The minutes from the Planning Commission meetings of April 26, 2021 were reviewed.

Moved by Commissioner Hahn

Seconded by Commissioner Boettcher

To approve the minutes.

Motion Carried Unanimously

3. Postponed Item - Echostone Final Plat

Commissioner Shortridge joined the meeting at 4:32 pm.

Mr. Espinosa informed the Commission that City staff met with the City Attorney and included a recommendation that the plat approval include language that all private easements be honored. While the easements would not be shown on the

plat, the note would still show that the plat is subject to all easements and subscriptions of record.

Commissioner Olson joined the meeting at 4:33 pm.

Mr. Espinosa repeated the overview of review with the City Attorney. Commissioner Olson said that was okay so long as the easements would be honored.

Commissioner Hall said it appears to him that the concern from the last meeting has been resolved and there is no reason to not move forward. Chairman Buelow agreed.

Commissioner Paddock said he didn't see the need before but thanked Commissioner Olson for insisting that the two week delay occur to address the concerns with the language included by the City Attorney.

Moved by Commissioner Paddock
Seconded by Commissioner Shortridge

Motion Carried Unanimously

4. Other Business

Mr. Espinosa brought up prior concerns related to "Calling the Question" which requires a motion, seconds, and 2/3 vote for approval.

Commissioner Hahn asked City staff if the jail project would come before the Planning Commission or if it was outside the Planning Commission's purview. Mr. Espinosa responded that no site plan has been received yet but there was a public hearing before the Board of Adjustment for a variance to three standards, which were approved with the requirement that a minimum transparency of 40% on the north and south sides were approved. When the site plan comes forward, the Commission would have to request review or another member of the public.

Commissioner Shortridge mentioned that variances by the Board of Adjustment are sometimes overly broad, limiting the impact of the design standards. He asked City staff if parking ramps also have design standards apply. Mr. Espinosa responded that the design standards to apply and clear space is consistent with the transparency standards on sides of the parking structure. Commissioner Shortridge asked if materials standards also applied. Mr. Espinosa responded this was correct. Commissioner Shortridge asked if there were construction standards related to solar, flat levels for re-use

or other considerations. Mr. Espinosa responded that those standards were not on the books.

5. Adjournment

The Commission voted in favor of adjournment at 4:42 pm.

Moved by Commissioner Olson

Seconded by Commissioner Boettcher



Luke Sims

Assistant City Planner

Motion Carried Unanimously