

Approved:8/28/2024

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## PLANNING COMMISSION PUBLIC HEARING/MEETING

Village of Pepin Municipal Building

Monday July 8, 2024, at 6:00 pm

### MINUTES

1. **Call meeting to order.** - Randy called the meeting to order at 6 pm.
2. **Roll call** - Members present included Randy Kallstrom, Mike Michaud, Kevin Sandwick, Pat Sandstrom, Tom Latane, Dan Fedie, Jeff Heit.
3. **Approval of Meeting Minutes** - Minutes from 07.02.2024. Meeting minutes were not available.
4. **Public Hearings:**
  - a) **Conditional Use Permit regarding a license to operate a Short-Term Rental at 310 2nd St., a Residential parcel. The application is submitted by Janice Buntz of Pepin, WI.**
  - b) **Conditional Use Permit regarding a license to operate a Short-Term Rental at 203 Main St., a Residential parcel. The application is submitted by Janice Buntz of Pepin, WI.**

Discussions were combined for these two applications that are owned by the same person.

Jeff Heit reported that from a zoning perspective the only issue he has to report is that there is a parking issue here. There is no off street parking on this lot since the former garage driveway has been turned into patio. Jan Buntz indicated that there is parking available on the other lot at the Carriage house. There they have a four car garage and two off street parking spaces as well. She indicated that both locations would be operated as one business. She stated that there is plenty of on street parking on Main Street since there are no other houses on that whole block. A neighbor at 311 2<sup>nd</sup> St stated that there never is a parking problem on that block.

Mike Michaud stated that the non-conforming zoning issue at 203 Main St was created when the previous tuck under garage was eliminated and a living

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space was created in the basement, and the driveway to the former garage was turned into patio space. Another neighbor stated that he was happy that the renovation took place because the former condition of the house was a mess. Jeff Heit expressed concerns that the elimination of the parking space et a bad precedent.

Jan Buntz stated that you should look at the individual situation here as the two properties will be operated as one business. Mike Michaud stated that we have other short term rentals where the off street parking isn't enough and some on street parking is tolerated. The First Street area is an example. The question here is how much on street parking is going to be tolerated in this circumstance. Can the existing parking situation support the proposed business. Otherwise, all the requirements needed to issue a license have been met.

There was discussion of the history of trying to get a Village license at 203 Main St. Mike Michaud pointed out that the state has issued one Tourist Rooming House License covering both properties as they have a guidance document that allows this if the properties are under the same ownership. Previously 203 Main St was owned by an LLC, now they are both owned by Jan personally.

5. **Discussion/Action on Short Term Rental Conditional Use Permits for 310 2<sup>nd</sup> St and 203 Main St.**- Mike Michaud made a motion that we grant the Short Term Rental license Conditional Use Permit to operate a Short Term Rental business at 203 main St., and in the Carriage House at 310 Second St., with the requirement for parking of guests at 203 Main St. be required to take advantage of any off street parking that is available, with the excess be required to park on the east side of Main St., that there be one license issued for both properties since they are under common ownership, and this Conditional Use Permit would expire when the property is sold or the STR permit expires. Pat Sandstrom seconded the motion. Motion passes 6-1 with Dan Fedie voting no.
6. **Set next meeting date** - To be determined.
7. **Adjourn** – Pat Sandstrom made a motion to adjourn, seconded by Jeff Heit. Motion passes.

Mike Michaud