



Watertown Planning Commission Minutes

Donald Hendricks
Elizabeth Schulze
Jennifer O'Connell
James Rivord
Jim Sandquist
Jim Kasheimer
Ali Parsons-Towle
Mike Walters

3/2/2023 - Minutes

1. Call To Order & Roll Call:

Commission Chair Kasheimer called the Watertown Planning Commission meeting to order at 5:02 p.m. on March 2, 2023, in the council chambers of City Hall.

Commission Members Present: Donald Hendricks, Jennifer O'Connell, James Rivord, and Jim Kasheimer.

Commission Members Absent: Dan Schuette, Elizabeth Schultze, Jim Sandquist, and Ali Parsons.

Staff Present: City Administrator Jake Foster, and City Planner Mark Kaltsas.

Others Present: Jeff Muonio, Elk Development, and Ryland Rosenlund, Axys Construction

2. Adopt Agenda:

O'CONNELL MOVED TO ADOPT THE AGENDA AS PRESENTED. HENDRICKS SECONDED. MOTION PASSED 4-0.

3. New Business

3.A. 3A - Minutes - January 26, 2023

Commission Rivord pointed out one error in the spelling of his last time in the minutes from January 26, 2023.

HENDRICKS MOVED TO ADOPT THE JANUARY 26, 2022 MEETING MINUTES WITH THE CHANGE AS INDICATED. RIVORD SECONDED. MOTION PASSED 4-0.

3.B. 3B - Spring Mill Sketch Plat Review

City Planner Mark Kaltsas introduced the Spring Mill Sketch Plat Review agenda item. He stated that the feedback staff is looking for is simply whether or not the subject concept is something the Planning Commission would entertain, and if the associated planning actions would be worth pursuing for the applicant and City staff.

Kaltsas provided detail on the concept that was submitted stating that the development was a former detached residential development zoned as a Planned Urban Development (PUD). The applicant is now considering a multi-family development consisting of eight (8) buildings of twelve (12) units. Kaltsas showed the overview of the site plan, and photos of what the finished product is to look like.

Commissioner Rivord commented that he liked the layout in that it comprised smaller buildings, rather than one or two large buildings and that he liked the product overall. He also asked where there weren't sidewalks shown on both sides of the property (off of CSAH 24, and Paul Ave.)

The developer, Jeff Muonio stated that this was a conscious decision made so pedestrians would be less likely to cross the road in dangerous areas.

Commissioner Hendricks suggested the developer consider putting a roadway around each of the units placing them closer together. There was general discussion regarding this idea.

Commissioners and the developer had additional general discussions regarding the concept, including snow removal/snow storage, potential park location. and stormwater management. Overall, the Planning Commission members were favorable of the project and concept plan.

4. Staff Updates:

5. Adjournment:

RIVORD MOVED TO CLOSE THE PLANNING COMMISSION MEETING AT 6:05 PM. HENDRICK SECONDED. MOTION PASSED 4-0.

6. Public Hearing:

309 Lewis Avenue South; P.O. Box 279, Watertown, MN 55388