



Watertown Planning Commission Minutes

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

9/30/2021 - Minutes

1. Call To Order & Roll Call:

Chairman Jim Rivord called the Watertown Planning Commission meeting to order at 6:30 p.m. on Thursday, September 30, 2021. Commission Members present: Donald Hendricks, Jennifer O'Connell, Jim Sandquist, Jim Kasheimer, Elizabeth Schulze, and Chairman James Rivord; absent: Ali Parsons Towle. City Staff present: Councilman Dan Schuette & Planning Consultant Mark Kaltsas. Others present were community members: Delmer Jensen, May Debner, Roger Roy, Michael Debner, Deb Christenson, Angela Eliason, Jamie Isakson, Erik Eliason, Scott Isakson & Julie Hertzog.

2. Adopt Agenda:

**HENDRICKS MOVED AND KASHEMEIER SECONDED TO ADOPT THE AGENDA AS PRESENTED;
MOTION CARRIED 6-0**

3. New Business

3.A. Planning Minutes 8.12.2021 & 8.26.2021

**SANDQUIST MOVED AND HENDRICKS SECONDED TO ADOPT THE AUGUST 12, 2021 and
AUGUST 26, 2021 MINUTES AS PRESENTED; MOTION CARRIED 6-0**

3.B. 2855 Newton Ave SE Rezoning & Subdiviion To Split Into Two Parcels

Mark Kaltsas did an overview of the proposed Rezoning and Subdivision of 2855 Newton Avenue SE.

Roger Roy, (Applicant) and May Debner (Owner) request that the City consider the following actions for the property located at 2855 Newton Ave SE (PID No. 850503670), Watertown, MN. Rezoning of the property from A-Agriculture to R-1 Low Density Residential in accordance with the City's Comprehensive Land Use Plan and subject to annexation of the property. Subdivision to allow the property to be split into two parcels.

The property is located along the east side of Newton Ave. SE directly east and across the river from the City's Kings Highland Playground/Park. The property is not currently located within the municipal boundary of the City but is part of the City's orderly annexation area. As a result of this parcel being a part of the original 1976 Orderly Annexation Agreement, the City controls all planning and zoning over the subject parcel. Properties that are not within the municipal boundary but under the control of the City' planning and zoning are zoned A-1 Agriculture/Open Space by default. The property is currently guided by the comprehensive plan as Low Density Residential.

Staff is seeking a recommendation from the Planning Commission for the requested annexation, rezoning and subdivision. Please note the packet's Property Annexation and Subdivision Processes required in Watertown.

Chairman Rivord closed the regular meeting and opened the Public Hearing at 6:42 p.m..

Many members of the public came forth. Most neighbors adjacent to the property opposed the division of the lot, the possibility of less wildlife and removal of any trees; also stating that the wetland area should be considered.

Roger Roy spoke on his own behalf stating that the wetlands would be preserved and he would like to sell the split off portion to one owner if possible.

Chairman Rivord Closed the Public Hearing at 6:55 p.m..

Discussion took place among Commission Members. Chairman Rivord advised the public attending the meeting that the Planning Commission enforces ordinances and zoning law and has no say on what people can do with their private properties as long as they meet zoning code. The owner of the property has the right to do what they want with the property. Also stating that the Planning Commission is a recommendation body, the City Council is the body which is the decision maker.

HENDRICKS MOVED A MOTION TO RECOMMEND TO THE CITY COUNCIL TO APPROVE THE REZONING OF THE PROPERTY FROM AGRICUTURAL TO LOW DENSITY RESIDENTIAL AND TO ANNEX THE PROPERTY. THE COMMISSION WOULD ALSO RECCOMMEND THE SUBDIVISION OF THE PROPERTY INTO TWO PARCELS; SUBJECT TO ALL STAFF RECOMMENDATIONS SET FORTH IN TONIGHT'S PACKET. KASHEIMER SECONDED THE MOTION; MOTION CARRIED 6-0.

This item will be presented to Council at the October 12, 2021 Council Meeting.

4. Staff Updates:

Our next Planning Commission meeting will be in November, 2021.

5. Adjournment:

There being no further business;

O'CONNELL MOVED AND HENDRICKS SECONDED A MOTION TO ADJOURN; MOTION CARRIED 6-0.

The Planning Commission meeting was adjourned at 7:28 p.m..

Chairman; Jim Rivord

Deputy Clerk-Treasurer; Christine Dammann

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