



Watertown Planning Commission Minutes

Donald Hendricks
Elizabeth Schulze
Jennifer O'Connell
James Rivord
Jim Sandquist
Jim Kasheimer
Ali Parsons-Towle
Dan Schuette-Council Liaison

2/25/2021 - 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, February 25, 2021. Commission Members present via Zoom: Donald Hendricks, Jennifer O'Connell, Jim Sandquist, Jim Kasheimer, Elizabeth Schulze, and Chairman James Rivord; absent: Ali Parsons Towle. City Staff present: City Administrator Shane Fineran, Councilman Dan Schuette, Planning Consultant Mark Kaltsas, Deputy Clerk-Treasurer Christine Dammann & Scott Dornfeld Building Official. Others present were community members: Art Plante, Cara Otto, Deb Wasser, Don Moldenhauer, Julie Anderson, Paul Nesvold, Paul Otto, Rob Berg and Tim Nesvold.

Shane Fineran read a statement regarding conducting the meeting via Zoom: Please note that, pursuant to the authority provided by Minn. Stat. Sec. 13D.021, subd. 1(1), the City Administrator and the City Attorney have determined that in-person meetings of the Planning Commission are not practical or prudent due to the COVID-19 public health pandemic and the declared national, state, and local emergencies. Further, the City Administrator and the City Attorney have determined that it is not feasible nor practical or prudent due to the health pandemic to have members of the public, city staff, or members of the Planning Commission in attendance at the regular meeting location. Meetings of the Commission will be conducted by electronic or telephonic means. Under Minn. Stat. Sec. 13D.021, subd. 3, to the extent practical and possible, the Planning Commission will allow individuals to monitor the meeting electronically as provided below:

Meeting Link: : https://us02web.zoom.us/webinar/register/WN_6lvlum1NRcCSrjrjaQPxgQ

Meeting ID: 825 1183 2488

2. Adopt Agenda:

HENDRICKS MOVED AND KASHEIMER SECONDED TO ADOPT THE AGENDA AS PRESENTED; ROLL CALL VOTE; MOTION CARRIED 6-0.

3. New Business

3.A. Approve January 28th, 2021 Meeting Minutes

SANDQUIST MOVED AND HENDRICKS SECONDED A MOTION TO ADOPT THE JANUARY 28, 2021 MINUTES AS PROVIDED; ROLL CALL VOTE; MOTION CARRIED 6-0.

3.B. River Ridge Sketch Plan Review

Mark Kaltsas advised that John Arthur Homes LLC (Applicant) and Nesvold Farms, LLC request that the City consider the following actions for the property located on the east side of CSAH 11 between the Tuscany Village and Sugarbush subdivision the City of Watertown:

a. Sketch Plan Review for a new residential subdivision to be known as River Ridge.

The subject property is located on the east side of CSAH 11 between the Tuscany Village and Sugarbush subdivisions. The property surrounds the Lutheran Elementary School and is comprised of pasture, wetlands and wooded areas. There are no structures currently located on the property.

Kaltsas advised that there should be no motion or vote, this is strictly for review at this time. There are a total of 84 lots in this proposed development. City Staff has reviewed the submitted development plans and have several areas that will require further review; these items are set forth in Kaltsas' overview in tonight's meeting packet. Kaltsas also advised that the Developer is still in negotiations with the Lutheran School in the area to try to devise better point of entry into the proposed development.

Discussion took place among Commission members. Rivord mentioned he would like to see a clear division between the proposed development and the existing soccer fields that are near the property. Kasheimer would like to see as many trees remain as possible, or trees replanted if removed. Kasheimer would also like a division and/or border between the proposed development and the Lutheran School.

Hendricks felt that there defiantly needs to be some sort of connection road or trail access between the proposed North & South development. Schulze agreed stating that she felt the current number of exists out of the development is not sufficient, especially in emergency situations.

Art Plante from Jon Arthor Homes addressed the Commission. Plante stated that they would like to go the route of less townhomes and more single family small dwellings. He also stated that the developers have concerns over adding a road and/or access between the North and South proposed developments; believing that it will incur too much cost to the developer that will have to be passed down and they would like skip it as to remain in a competitive price point.

Tim Nesvold; family spokesman for the land owners wanted it noted that the family has previously donated land to the City for part of a current trail system. Nesvold echoed the cost that would be incurred by putting a road/trail access between the developments would be too costly and feels not feasible.

The discussion was tabled; further discussion will take place at a later date.

3.C. Workshops Of Watertown Site Plan & Public Hearing

As per Kaltsas' agenda review: Berg Companies, LLC (Applicant) and Rice Lake Development III, LLC (Owner) request that the City consider the following action for the property located within the Watertown Industrial Park and further identified as (PID No. 854610090):

a. Site Plan Review for the proposed development of the Workshops of Watertown which would allow the development of Auto Condos and commercial/industrial uses on the property identified as (PID No. 854610090).

The subject property is located within the City's Business/Industrial Park. The subject property is located along Industrial Blvd. and backs up to CSAH 122. The property is currently vacant with no

structures or improvements.

The applicant approached the City about the possibility of developing a new project within the City's existing business/industrial park located on TH 25 and CSAH 122. Berg Companies was involved in the original development of the business business/industrial park and is now interested in developing "auto condos" that would serve as both private garages and commercial space. The proposed development would be located within the area currently designated as Subzone C. It is anticipated that in order to accommodate the type of use requested, the City would rezone this area in accordance with the recently adopted Mixed-use Business, Residential, Light Industrial zoning ordinance (MU-BRLI). This ordinance would be amended to include the provisions relating to the proposed auto condo use. As a part of the proposed development, the applicant is proposing to phase the development and has provided a detailed plan for phase 1 of the development and a ghost plan for potential future phases. The applicant has noted that they would like to understand demand for the units prior to developing the entire area.

The concept of "auto condos" is not unique to the proposed development. This product is currently being developed in many parts of the country and locally in the City of Medina. Auto condos allow individual owners to purchase a garage space for personal storage (see example photos below). These garage condos can be finished with a loft space, bathroom and shower. A buyer would also have the option to purchase multiple units that can be configured to allow a back-to-back or side-by-side unit. Many buyers customize these units far beyond standard finishes. These units are typically used as storage, a show place for the items stored (automobiles, boats, motorcycles, etc.) and for working on those items stored.

Kaltsas would like to amend the subzone from a B to a C to accommodate this type of storage unit; which will also provide flexibility for various other uses.

Chairman Rivord closed the regular meeting and opened the Public Hearing at 8:17 p.m..

Members of the public came forth stating that they were in favor of this change. However, the City also received a letter addressed to the Commission from Gerald Baird stating that he was in favor of the project but had concerns about truck traffic and toxic fumes.

Chairman Rivord Closed the Public Hearing at 8:20 p.m..

Discussion took place among Commission members. Rivord stated that he was in favor of these types of auto storage structures. Kasheimer was also in favor providing that the structures are high quality builds. Hendricks has seen similar structures in other towns and believes that they will attract other small businesses such as Auto Parts Stores. Schulze likes the concept but does not want drainage and landscaping to be overlooked in the process. O'Connell stated that she liked overall but had concerns about people residing in these units. Sandquist liked that this would open up possibilities for smaller businesses.

HENDRICKS MOVED A MOTION TO RECOMMEND TO THE CITY COUNCIL TO APPROVE THE SITE PLAN AS SUBMITTED WITH ALL THE RECOMMENDATIONS OUTLINED IN THE STAFF REPORT, SCHULZE SECONDED THE MOTION; ROLL CALL VOTE; MOTION CARRIED 6-0.

3.D. MU-BRLI Text Amendment, Rezoning, And Public Hearing

Kaltsas brought forth a proposed text amendment to the City of Watertown Ordinances as follows:

a. Chapter 62 Zoning, Article IV, Districts, Division 9. - MIXED USE BUSINESS RESIDENTIAL, LIGHT INDUSTRIAL (MU-BRLI): consideration to amend the ordinance to include standards for Auto Condos in Subzone C.

Rezoning of all property platted as the Watertown Industrial Park, Watertown Industrial Park Second Addition and Watertown Industrial Park Third Addition from Planned Unit Development – Business Park

(PUD – BP) to Mixed Use – Business, Residential, Light Industrial (MU-BRLI). The rezoning of this property is consistent with the City's recently adopted 2040 Comprehensive Plan.

An amendment to the subzone boundaries to move the following properties from Subzone B to Subzone C (PID No.s 854610010 and 854610020)

The City has been working with the developer of the business/industrial park regarding the potential to develop a portion of the area designated as Subzone C into "Auto Condos". As a part of this discussion, it was noted that this area has been re-guided by the recently adopted 2040 Comprehensive Plan and the adopted MU-BRLI (Mixed-use Business, Residential, Light Industrial) ordinance.

The City has discussed that the MU-BRLI ordinance was developed to provide flexibility for a multitude of uses and in concert with new architectural standards provided for in the design manual. The City believes that this is a good time to consider deploying this ordinance across the existing business/industrial park property. In order for the ordinance to be implemented, this area would have to be rezoned from PUD-BP (Planned Unit Development – Business Park) to MU-BRLI (Mixed-use Business, Residential, Light Industrial). The rezoning of this property would not impact any of the existing properties and would provide more flexibility within this area for future development. It would also start the process of establishing a unifying standard for the entire area guided by the Comprehensive Plan for mixed use (see below).

In addition to the rezoning of the property, the City has prepared a draft ordinance amendment to include Auto Condos as a permitted use within Subzone C of the mixed-use area (see attached map). The amendment would consider adding language to the ordinance which would allow Auto Condos and provide specific provisions specifically pertaining to their use. The City reviewed several other ordinances prior to drafting language specific to the Watertown MU-BRLI ordinance.

Chairman Rivord closed the regular meeting and opened the Public Hearing at 8:40 p.m..

Don Moldenhauer addressed the Commission and wanted to know if his property would be included in this re-zone. Kaltsas advised that his property would remain agricultural. There were no further public comments.

Chairman Rivord closed the Public Hearing at 8:44 p.m..

Discussion took place among Commission members. O'Connell wanted it noted in the minutes that the Moldenhauer property & Taylor Meats will not be affected by this Zone change.

SANDQUIST MOVED A MOTION TO RECOMMEND TO THE CITY COUNCIL TO APPROVE THE AMENDMENT AND RE_ZONING SET FORTH IN THE AGENDA WITH ALL THE RECOMMENDATIONS OUTLINED IN THE STAFF REPORT, SCHULZE SECONDED THE MOTION; ROLL CALL VOTE; MOTION CARRIED 6-0.

4. Staff Updates:

Fineran advised that in recent City Council meetings, the Council has approved the Forest Hills 10th Addition final plat, approved the Riverpointe Plat but are waiting on a HOA agreement between the additions but the Council denied Dollar General. HWY 25 construction is right around the corner, there will be an Open House next week.

Our next Planning Commission meeting will be on Thursday, March 25, 2021.

5. Adjournment:

There being no further business;

KASHEIMER MOVED AND HENDRICKS SECONDED A MOTION TO ADJOURN; ROLL CALL VOTE:
MOTION CARRIED 6-0.

The Planning Commission meeting was adjourned at 8:58 p.m.

Chairman; James Rivord

City Administrator; Shane Fineran

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