



Watertown Planning Commission Minutes

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

4/22/2021 - Minutes

1. Call To Order & Roll Call:

Vice Chairman Ali Parsons-Towle called the Watertown Planning Commission meeting to order at 6:30 p.m. on Thursday, April 22, 2021. Commission Members present: Ali Parsons-Towle, Donald Hendricks, Jennifer O'Connell, Jim Sandquist, Jim Kasheimer, Elizabeth Schulze; absent: Chairman James Rivord, Councilman Dan Schuette. City Staff present: City Administrator Shane Fineran, Planning Consultant Mark Kaltsas, Deputy Clerk-Treasurer Christine Dammann & Scott Dornfeld Building Official. Others present were community members: Jason & Bevin Murdock; 880 Angel Ave. SW and Steve Homola/Stonwerk.

2. Adopt Agenda:

O'CONNELL MOVED AND SCHULZE SECONDED TO ADOPT THE AGENDA AS PRESENTED; MOTION CARRIED 6-0.

3. New Business

3.A. Approve February 25, 2021 Planning Commission Minutes

HENDRICKS MOVED AND KASHEIMER SECONDED A MOTION TO ADOPT THE FEBRUARY 25, 2021 MINUTES AS PROVIDED; MOTION CARRIED 6-0.

3.B. 716 Industrial Blvd - Conditional Use Permit Amendment

Mark Kaltsas advised that Stonwerk requested that the City consider an amendment to the Conditional Use Permit to expand outdoor storage on the subject property at 716 Industrial Blvd (PID No. 854630010), Watertown, MN. As per Kaltsas' agenda supplement, the applicant approached the City about the possibility of expanding the outdoor storage area that was approved as a part of the site plan review for the initial building in 2020. Outdoor storage for this property was approved by a conditional use permit. The initial area approved for outdoor storage was located to the rear of the proposed building and was comprised of an approximate area of 2,925 SF. The area was proposed to be surfaced with concrete pavement and screened by an 8' tall board on board fence. The applicant is requesting that the City consider allowing an expansion to the outdoor storage area. The proposed new area is approximately 17,750 SF in size (an increase of ~15,000 SF). The new area is proposed to be surfaced

using concrete pavement and screened using the same 8' tall board on board fence. In order to accommodate the expanded area, the applicant is proposing to install the planned future second ingress/egress drive that connects to Industrial Blvd. in the northwest corner of the site. This access, combined with the proposed expanded outdoor storage area would provide better site circulation and full vehicular access to the storage area.

Vice Chairman Parsons-Towle closed the regular meeting and opened the Public Hearing at 6:55 p.m..

The City received no written communication prior to this Open House and no member of the Public came to voice concerns.

Vice Chairman Parsons-Towle closed the Public Hearing at 6:56 p.m..

Discussion took place among Commission members. Schulze asked what the additional storage they are requesting will be used for? Mr. Homola advised that it would be used for trailers, pallets, equipment and storage and that the fence they are constructing will be a good screen. The space will be used for storage no retail. Mr. Homola advised that they are rapidly growing and need more storage than they originally determined. Schulze also questioned if every business has this much impervious surface; can we accommodate that? Kaltsas advised that the City has ponding in place for each business to have 75% this type of surface.

HENDRICKS MOVED A MOTION TO RECOMMEND TO THE CITY COUNCIL TO APPROVE THE CONDITIONAL USE PERMIT AMENDMENT FOR 716 INDUSTRIAL BOULEVARD. THE APPROVAL WOULD INCLUDE ALL THE RECOMMENDATIONS OUTLINED IN THE STAFF REPORT, SCHULZE SECONDED THE MOTION; MOTION CARRIED 5-1; PARSONS-TOWLE, SCHULZE, KASHEIMER, HENDRICKS AND SANDQUIST VOTING YAY AND O'CONNELL VOTING NAY.

3.C. 880 Angel Ave. SW - Garage Variance

Schulze removed herself from the dais to sit with the applicant and refrained from all Council discussion and voting on this matter as she is the designer for this project.

As per Kaltsas' agenda review: Jason and Bevin Murdock (Applicant/Owner) request that the City consider a variance for an addition to an accessory structure that exceeds the allowable structure height, garage door height and front yard setback on the subject property located at 880 Angel Ave. SW. Details are set forth in the agenda packet.

Vice Chairman Parsons-Towle closed the regular meeting and opened the Public Hearing at 7:26 p.m..

It was stated that the City did receive one email regarding this Open House prior to the meeting. Denise Kaduk, resident at 881 Angel Avenue SW, emailed that she had no objections to the addition and felt it would hide more of the storage building on a neighboring property. No other members of the public were present to speak.

Elizabeth Schulze spoke on behalf of the property owner. Schulze noted that all finishes will match the house and that the garage will sit at quite an incline on the lot.

Vice Chairman Parsons-Towle closed the Public Hearing at 7:28 p.m..

Discussion took place among Commission members. Sandquist noted that he took the time to drive by the property in question and felt that the variance will be an enhancement to the property and sees no issue with the request.

KASHEIMER MOVED A MOTION TO RECOMMEND TO THE CITY COUNCIL TO APPROVE THE

PROPOSED VARIANCE REQUEST SET FORTH IN THE AGENDA WITH ALL THE RECOMMENDATIONS OUTLINED IN THE STAFF REPORT, SANDQUIST SECONDED THE MOTION; MOTION CARRIED 5-0. PARSONS-TOWLE, SANDQUIST, KASHEIMER, HENDRICKS AND O'CONNELL VOTING YAY; SCHULZE ABSTAINED FROM VOTE.

4. Staff Updates:

Fineran gave an overview of current City projects stating that Riverridge had no updates at this time, Forrest Hills 10th Addition will begin shortly and will be dropping off park fees within the next few weeks, there was no update on the auto-plex yet and that the City has given Crius Corp a deadline to complete the items needed to have compliance or the City will be instituting the revocation process.

Our next Planning Commission meeting will be on Thursday, May 27, 2021.

5. Adjournment:

There being no further business;

SCHULZE MOVED AND SANDQUIST SECONDED A MOTION TO ADJOURN; MOTION CARRIED 6-0.

The Planning Commission meeting was adjourned at 7:45 p.m.

Vice Chairman; Ali Parsons-Towle

City Administrator; Shane Fineran

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