



# Watertown Planning Commission Minutes

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

4/30/2020 - Minutes

1. Call To Order & Roll Call:

Chairman Jim Rivord called the Watertown Planning Commission meeting to order at 6:33 p.m. on Thursday, April 30, 2020, in the Council Chambers of City Hall. Commission Members present: Donald Hendricks, Jennifer O'Connell, Jim Sandquist, Jim Kasheimer, Elizabeth Schulze, Ali Parsons Towle and Chairman James Rivord. City Staff present: City Administrator Shane Fineran, Councilman Mike Walters, Planning Consultant Mark Kaltsas, Building Official Scott Dornfeld and Deputy Clerk-Treasurer Christine Dammann. Others present were community members: Pat & Richard Van De Creek.

2. Adopt Agenda:

SCHULZE MOVED AND PARSONS-TOWLE SECONDED A MOTION TO ADOPT THE AGENDA AS PROVIDED; MOTION CARRIED 7-0.

3. New Business

3.I. Approve February 27, 2020 Planning Commission Meeting Minutes

HENDRICKS MOVED AND KASHEIMER SECONDED A MOTION TO APPROVE THE February 27, 2020 MINUTES AS PROVIDED; MOTION CARRIED 7-0.

3.II. 112 Jefferson Ave NW Variance Request

Mark Kaltsas gave an overview of the variance request. The City identified a violation of the City's zoning ordinance in 2019 relating to the fences constructed on the property that were not in compliance with applicable standards due to location, height and materials. The property owner recently installed a portion of new fence without requisite permits. The property owner appealed the notice of violation which was ultimately denied by the City Council. The property owner has now made application to the City seeking a variance to allow a fence that is located closer to the alley right of way than permitted and taller in the front yard than permitted.

The property is located at the intersection of Jefferson Ave. and Carter Street. The property backs up to the self-service car wash on Jefferson Ave. The self-service car wash is zoned C-1 Commercial. There is an existing six-foot-tall wooden fence that is located along the alley and south property line. The applicant would like the City to grant a variance allowing the existing fence located along the alley to be replaced and the newly installed fence along the south property line to remain. A small portion of the fence located along the south property line (in the SE corner of the property) would need to be relocated to be wholly on the applicant's property.

Richard and Patricia Van De Creek, (Applicants/Owners) request that the City consider the following action for the property located at 112 Jefferson Ave. NW (PID No. 850500200), Watertown, MN:

Variance – to allow a six-foot high fence in the front yard of the subject property and a six-foot high fence within the requisite 10-foot setback from the alley. The proposed front yard fence exceeds the height limits for fences in the front yard as established by City Code § 62479(a)(5)(b). The proposed fence along the alley exceeds the height limits for fences along an alley and is required to be setback a minimum of 10 feet as established by City Code § 62479(a)(5)(b).

### 3.II.i. Public Hearing

The Public Hearing opened at 6:50 p.m.; Pat Van De Creek wanted to note that part of the back fence that is being discussed has been there for over 40 years, the Van De Creek's did not have any information to provide other than that in the agenda packet.

There being no further discussion from the public, Chairman James Rivord closed the public meeting at 6:55 p.m.

Discussion took place among Commission members.

KASHEIMER MOVED AND HENDRICKS SECONDED A MOTION TO RECOMMEND TO THE CITY COUNCIL TO APPROVE THE VARIANCE REQUEST AS PRESENTED WITH ALL CONDITIONS SET FORTH IN AGENDA MATERIAL. O'CONNELL ABSTAINED; CARRIED 6-0.

This will be presented to the City Council at the May 12, 2020 meeting.

### 4. Staff Updates:

Fineran gave a brief overview of things going on currently in the City. The Stonewerks permit is out & the Hecksel permit will be out shortly. Carver County grants are through and we secured \$100,000.00. South Fork BBQ will be opening soon. The MN DOT HWY 25 project has been moved to 2021.

### 5. Adjournment:

There being no further business,

SCHULZE MOVED AND SANDQUIST SECONDED A MOTION TO ADJOURN; MOTION CARRIED 7-0.

The Planning Commission meeting was adjourned at 7:13 p.m.

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Chairman; James Rivord

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City Administrator; Shane Fineran