



Watertown Planning Commission Minutes

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

5/28/2020 - Minutes

1. Call To Order & Roll Call:

Chairman Jim Rivord called the Watertown Planning Commission meeting to order at 6:32 p.m. on Thursday, May 28, 2020. Commission Members present via Zoom: 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, Deputy Clerk-Treasurer Christine Dammann & City Clerk Lynn Tschudi. Others present were community members: Randy Masica, Don Moldenhauer, Mark Eliot; Owner of Crius Corp & Paul Otto; Engineer with Otto & Associates.

Shane Fineran read a statement regarding conducting the meeting via Zoom:

- Pursuant to Minn. Stat. 15.99, the City has 60 days to make a decision on a zoning application (such as a Conditional Use Permit), after receipt of a complete application.

- If the City doesn't make a decision within 60 days, it is deemed approved.

- In order to comply with Minn. Stat. 15.99, the City provides notice on its website, as to when application must be received by and the expected Planning Commission and City Council meeting.

- As noted on our website, applicants expect that if an application is received by May 7, 2020, it will be reviewed by the Planning Commission on May 28, 2020, and heard by the City Council on June 9, 2020.

 - Crius Corp. filed its application for a CUP on May 4th.

- The existence of the state and local emergencies does not alter the City's responsibility to comply with Minn. Stat. 15.99

- Minn. Stat. 13D.021 provides the ability to have telephone meetings, including public hearings in front of the Planning Commission.

- The City has provided all statutorily required notice of tonight's public hearing.

•The applicant will have an opportunity to participate via telephone. The public will have had an opportunity to participate and speak during the public hearing pursuant to call-in information provided to the public on the public hearing notice.

2. Adopt Agenda:

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

3. New Business

3.A. Approve Planning Commission Meeting Minutes Of April 30, 3030

PARSONS-TOWLE MOVED AND KASHEIMER SECONDED A MOTION TO ADOPT THE APRIL, 30, 2020 MINUTES AS PROVIDED; MOTION CARRIED 7-0.

3.B. Conditional Use Permit - 676 Industrial Blvd

Mark Kaltsas gave an overview of the Crius Construction;located at: 676 Industrial Boulevard, a conditional use permit to allow outdoor storage for a property zoned PUD BP – Business Park. The applicant previously sought City approval to amend the existing conditional use permit to allow an expansion of the outdoor storage area that was permitted on the property. At the time of the previous application, the applicant was using the property and was in violation of the existing conditional use permit. The City ultimately reviewed and denied an application to amend the existing CUP and later revoked the CUP. The City Council gave the applicant direction relating to cleaning up the site and bringing it into compliance with all other applicable standards. The applicant has complied with the request to clean up the site and is now seeking a new conditional use permit to allow outdoor storage on the property.

3.B.i. Public Hearing:

Chairman Rivord opened the Public Hearing at 6:58 p.m.; a letter from James Baird & Don Moldenhauer, Watertown residents, were presented to the Commission. Don Moldenhauer also addressed the Commission and property owner, Mark Eliot, with additional questions and concerns that he had.

Paul Otto, an Engineer with Otto & Associates spoke on behalf of Cris Corp and stated that the parking of semi's that was originally requested on the application would now be housed in side the building.

Mark Eliot, owner of Crius Corp states that all materials used by the plant are environmentally friendly and stated that he would provide the City with Material Safety Data Sheets on all materials used.

There being no further discussion from the public, Chairman James Rivord closed the public meeting at 7:11 p.m.

Discussion took place among Commission members.

RIVORD MOVED AND SCHULZE SECONDED A MOTION TO RECOMMEND TO THE CITY COUNCIL TO APPROVE THE CONDITIONAL USE REQUEST AS PRESENTED WITH ALL STAFF RECOMMENDED CONDITIONS SET FORTH IN AGENDA MATERIAL PACKET & AN ADDITIONAL TWO CONDITIONS BEING:1. CRIUS CORP CHANGE THE ADDITIONAL MECHANISM SCREENING FOR THE BACK STORAGE TANK OR PURCHASE A SMALLER TANK. 2. THE APPLICANT MUST HAVE 8 PARKING SPOTS, 1 HANDICAP SPOT AND MOVE THE 4 STAFF PARKING SPOTS INTO THE STORAGE AREA.

RIVORD, KASHEIMER, PARSONS-TOWLE, HENDRICKS & SCHULZE VOTING YES;
O'CONNELL & SANDQUIST VOTING NO; MOTION CARRIED 5-2.

This will be presented to the City Council at the June 9th, 2020 meeting providing that Mark Eliot provides his material data to the City before the meeting deadline, otherwise this will be moved to a later meeting date.

4. Staff Updates:

Fineran informed the Commission that both StonWerks & Hecksel Machinery were underway in their projects. We will be holding a June Commission meeting to go over a Site Plan submitted by Dollar General. Building permits continue to be happening at a extreme rate.

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 8:02 p.m.

Chairman; James Rivord

City Administrator; Shane Fineran

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