



Watertown Planning Commission Minutes

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

8/26/2021 - Minutes

1. Call To Order & Roll Call:

Commission Member Donald Hendricks called the Watertown Planning Commission meeting to order at 6:33 p.m. on Thursday, August 26, 2021. Commission Members present: Donald Hendricks, Jennifer O'Connell, Jim Kasheimer and Elizabeth Schulze; not present: Chairman James Rivord, Ali Parsons-Towle and Jim Sandquist. City Staff present: Councilman Dan Schuette, Planning Consultant Mark Kaltsas, Deputy Clerk-Treasurer Christine Dammann & Scott Dornfeld Building Official. Others present were community member Jeff Muonio.

2. Adopt Agenda:

O'CONNELL MOVED AND SCHULZE SECONDED TO ADOPT THE AGENDA AS PRESENTED; MOTION CARRIED 4-0.

3. New Business

3.A. Public Hearing:

Mark Kaltsas did an overview of the proposed preliminary plat noting areas of interest within tonight's meeting packet. Kaltsas advised that the City has been working with the applicant to revise the plans and address issues that were identified by staff and confirmed by the Planning Commission at the last meeting.

The following issues were discussed, and additional information is being provided as follows:

- Buffers and berming along CSAH 24 and Paul Avenues: there are several factors that are complicating

the ability for this property to realize the requisite buffer and berming requirements of the City. Carver County is taking 17 feet of right of way for the CSAH 24 road improvements that are planned to commence in 2022. The taking of this additional land adds an additional level of constraint to an already narrow site. The City has been discussing this development with Carver County and has asked if an urban (curb and gutter) section could be installed by the County along this portion of CSAH 24. An urban section would eliminate the need for a typical ditch which in turn would provide a significant change in the potential height of the berm that could be realized (see below).

- The second issue relating to the buffers and berming is the existing elevation of the property in relation to the existing height of CSAH 24. The road sits above the adjacent property. This condition makes it more challenging to construct a berm that adequately buffers the adjacent rear yards. he and Muonio have been meeting about the larger berm and yesterday received an update from Carver County Kaltsas would like direction from the Commission on the proposed plan. Kaltsas also noted that the applicant has not provided an updated or revised landscape plan with this submittal. The City reviewed the previous landscape plan and noted that the plan does not meet the requirements of the City's landscape ordinance relating to buffering but the applicant does plan to update the landscape plan once the berm is figured out with Carver County.

Kaltsas also advised that he divided the property into A, B & C sections and inserted grid lines so that the lot grading would be able to be easily identified.

Schulze questioned if the height of the rooflines would be below highway level; Kaltsas advised the highway would be looking into the second level of the homes. Schulze also asked if there would be turn lane into the development off of Paul Avenue; Kaltsas advised that there would not be. Schulze noted that she feels the safety issue of the berm has been addressed in the newly submitted plan.

Hendricks questioned the demographic appeal of the; what market are they trying to hit. Muonio advised that they are marketing single-family first homes.

Commission member Hendricks closed the regular meeting and opened the Public Hearing at 7:06 p.m..

The City received no written communication prior to this Public Hearing and no members of the Public voiced concerns. Jeff Muonio addressed members of the Commission and wanted to note that the curb and gutter would be sent to the County for approval along with the berm.

Commission member Hendricks closed the Public Hearing at 7:16 p.m.

- 3.B. Rezoning Of The Property From A-Agriculture To Planned Unit Development - PUD In Accordance With The City's Comprehensive Land Use Plan And Subject To Annexation Of The Property.
- 3.C. Preliminary Plat To Consider The Subdivision Of Property Into 21 Single-Family Lots.

Discussion took place among Commission members. Hendricks would like to see sidewalks on both sides of the street; Schulze noted that se agrees and that it would be consistent.

SCHULZE MOVED A MOTION TO RECOMMEND TO THE CITY COUNCIL TO APPROVE THE ANNEXATION OF THE PROPOSED DEVELOPMENT AND TO APPROVE THE PRELIMINARY PLAT WITH ALL THE GUIDELINES SET FORTH IN TONIGHT'S PACKET; ADDING THE ADDITIONAL STIPULATION OF CONCRETE SIDEWALKS NEEDING TO BE ADDED TO BOTH THE NORTH AND SOUTH SIDES OF THE STREET WITHIN THE DEVELOPMENT. O'CONNELL SECONDED THE MOTION; MOTION CARRIED 4-0.

4. Staff Updates:

Kaltsas advised the fence variance from the last Planning Commission meeting did pass at Council level at their last meeting.

Our next Planning Commission meeting will be on Thursday, September 30, 2021.

5. Adjournment:

There being no further business;

SCHULZE MOVED AND KASHEIMER SECONDED A MOTION TO ADJOURN; MOTION CARRIED 4-0.

The Planning Commission meeting was adjourned at 7:48 p.m

Commission Member; Donald Hendricks

Deputy Clerk-Treasurer; Christine Dammann

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