



Watertown Planning Commission Minutes

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

10/22/2020 - 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, October 22, 2020. 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 & Deputy Clerk-Treasurer Christine Dammann. Others present were community members: Ben & Rhonda Bunn & Adrie Stewart.

2. Adopt Agenda:

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

3. New Business

3.A. Approve July 23rd Meeting Minutes

PARSON-TOWLE MOVED AND HENDRICKS SECONDED A MOTION TO ADOPT THE JUNE 23, 2020 MINUTES AS PROVIDED; MOTION CARRIED 7-0.

3.B. Interim Use Permit - 605 Lewis Avenue N

Kaltsas gave an overview of the agenda item stating that the City has received an application to consider an interim use permit to allow sales of automobiles and equipment on the subject property and associated with the existing automobile and equipment repair business. The applicant currently operates an automobile and equipment repair business in the existing building located in the northwest corner of the site. The property is currently zoned I-1 Light Industrial. The use of the property for automobile sales predates the current City ordinance. The City has the ability to consider granting an interim use permit for uses that have a definitive end date. In this instance, the applicant would like to try selling vehicles for a period of one (1) year with the ability to extend the IUP in the future based on the initial success.

Kaltsas also advised that the site is currently being used for a similar usage but any signage for the new business would have to adhere to the City's signage ordinance.

3.B.i. Public Hearing:

Chairman Rivord opened the Public Hearing at 6:43 p.m.; there being no members of the community wishing to address the Commission, Chairman Rivord Closed the Public Hearing at 6:44 p.m..

Discussion took place among Commission members.

Rivord questioned Kaltsas if screening would be deemed necessary on this new property, stating that there is quite a bit of boat storage currently at the business. Kaltsas advised that use on this property has not changed so unlike previous recently heard requests, screening would not be required.

Kasheimer also noted that there seems to be an overage of boats being stored; Fineran advised that he would look into the storage but that is separate from this application of the Interim Use Permit.

Schulze raised a question about the gravel parking lot, wondering if the City could ask the business to install hard surfaces so that the oil, gas and similar substances from the business does not effect storm water. She would like that considered in the motion made forth tonight.

HENDRICKS MOVED A MOTION TO RECOMMEND TO THE CITY COUNCIL TO APPROVE THE INTERIM USE PERMIT WITH CONDITIONS STATED IN THE CITY STAFF CONDITIONS; THE PERMIT WOULD RUN UNTIL DECEMBER 31, 2021.

SCHULZE MOVED A MOTION TO RECOMMEND TO THE CITY COUNCIL TO APPROVE THE INTERIM USE PERMIT AS STATED IN ORIGINAL MOTION BUT TO INCLUDE THAT EXTRA GRAVEL BE ADDED TO THE LOT TO IMPROVE ON GRADING AND STORM WATER DRAINAGE.

O'CONNELL SECONDED THE AMENDMENT TO THE ORIGINAL MOTION; MOTION CARRIED 7-0.

KASHEIMER SECONDED ORIGINAL MOTION AS AMENDED; MOTION CARRIED 7-0.

The Interim Permit will go before the City Council at their Tuesday, October 27, 2020 meeting.

4. Staff Updates:

Fineran advised that The Dollar General has been working on modifying their proposal to bring before the City Council and he anticipates them bringing it to the November Council meeting with no variances; the plan would be fully compliant with City Code.

Our next Planning Commission meeting will be on Thursday, December 17.

5. Adjournment:

There being no further business;

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

The Planning Commission meeting was adjourned at 7:43 p.m.

Chairman; James Rivord

City Administrator; Shane Fineran

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