



Watertown Planning Commission Minutes

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

8/31/2023 - Minutes

1. Call To Order & Roll Call:

Commission Chair Kasheimer called the Watertown Planning Commission meeting to order at 6:31 p.m. on August 31, 2023, in the council chambers of City Hall.

Commission Members Present: Donald Hendricks, Jennifer O'Connell, Jim Kasheimer, Dan Schuette, Elizabeth Schultze and Ali Parsons-Towle.

Commission Members Absent: Jim Sandquist and James Rivord

Staff Present: City Administrator Jake Foster, Administrative Services and City Planner Mark Kaltsas

Others Present: Amy Mandt 303 Mondarda Way, James Foley Prairie Some Dr., Nancy Burns 1002 Trebbiano Ln. N, Thomas Burns 1002 Trebbiano Ln. N, Brad Kipp 1053 Trebbiano Ln. N, Rob Hanson 809 Madison St. SE, Mark Ploen 2910 Hwy 25, Connor Ploen 2910 Hwy 25, Joan Nesvold 3995 Quaas Ave., Rollie Radtke 2910 Hwy 25, Jamie Cacka 2910 Hwy 25, Santosh Duncan 679 Sienna Dr., Tonya Lupino 679 Sienna Dr., Scott Chapman 1035 Trebbiano Ln. N., Diane Chapman 1035 Trebbiano Ln. N., Brian Fritz 1945 Iris Dr., Tessa Fritz 1945 Iris Dr., Donna Kipp 1053 Trebbiano Ln. N., Russ Lalim 1023 Trebbiano Ln. N., Angela Lalim 1023 Trebbiano Ln. N., Mary Sloneker 1047 Trebbiano Ln. N., Dave Sloneker 1047 Trebbiano Ln. N., Brian Hause 675 Sienna Dr., Patty Hause 675 Sienna Dr., Mark Stutsman 912 Dutchmans Way,

2. Adopt Agenda:

PARSONS-TOWLE MOVED TO ADOPT THE AGENDA AS PRESENTED. O'CONNELL SECONDED. MOTION PASSED 5-0.

3. New Business

3.A. MUBRLI Subzone Amendment

City Planning Consultant Mark Kaltsas introduced the agenda item to consider the subzone classification of a property located in the City's industrial park. The applicant requested to utilize the subject property for a use that is not permitted in its current subzone -595 Industrial Blvd. The applicant also owns the adjacent property, but would like to use the subject property to build mini storage units. The applicant would intend to combine both parcels to develop the mini storage concept along with an office building. Mr. Kaltsas added that this mixed-use district has been designed to be flexible, but the smaller properties closer to Highway 25 were intended to use for more retail or customer-centered uses. Commissioner Parsons-Towle asked if adjusting this boundary would set any precedence, to which Mr. Kaltsas did not have concerns from a precedence standpoint as the district was designed to be flexible, and could be considered on a case-by-case basis. However, the uses permitted for Subzone C are significantly "heavier" uses. He added that the location as size of the parcel relates better to Subzone B as it is currently classified.

Chairperson Jim Kasheimer closed the planning commission meeting and opened the public hearing at 6:48 PM. The applicant, Andy Schmidt addressed the Planning Commission and stated his buildings will be higher end architecture and finishes. His main hopes to re-zone the property is to ensure he has enough area to expand his business if needed. Mr. Schmidt provided detail on the building materials he would use for the construction of his buildings upon the request of the Commission. Commissioner O'Connell asked what the parking requirements would be, to which Mr. Schmidt anticipated two to three parking spots would be needed for him and his staff.

The current owner of the property owner, Rob Berg, spoke and said that the only parcels that have sold have been the parcels that are in Subzone C and he doesn't anticipate additional interest in retail or customer-facing businesses to purchase these lots. Mr. Berg has owned the industrial park properties for 14 years as he stated.

Chairperson Kasheimer closed the public hearing and re-opened the Planning Commission at 7:01 PM.

PARSONS-TOWLE MOVED TO RECOMMEND TO THE CITY COUNCIL THE REZONING OF THE SUBJECT PARCEL FROM SUBZONE B TO SUBZONE C. O'CONNELL SECONDED. MOTION PASSED 5-0.

3.B. 2910 Highway 25 Site Plan And Variance

Mr. Kaltsas introduced the agenda item relating to the 2910 Highway 25 Site Plan and Variance applications stating the applicant intends to construct two accessory structures and an exception for the exterior building materials finishing requirements. Kaltsas noted that there is a future right-of-way that would be required to be dedicated to the City once the extension of Speckle Ln. is to be extended.

The applicants had no issues with dedicating the future right-of-way. Kaltsas stated that the applicants intend to use the accessory buildings for private storage (not available for public use/rental).

He added that staff has evaluated the proposal from engineering/stormwater, fire safety, and planning and zoning perspectives. Furthermore, it was discussed that the Strukuroc stucco textured metal wall paneling would be the material requested to be used per their variance request. This is the same material that was discussed and generally supported at the previous Planning Commission meeting.

Chairperson Kasheimer closed the Planning Commission meeting at 7:19 and opened the public hearing.

No comments were made.

Chairperson Kasheimer closed the public hearing and re-opened the Planning Commission meeting at 7:20.

HENDRICKS MOVED TO RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF THE REQUEST AS PRESENTED WITH THE CONSIDERATION TO MAKE THE STRUKTUROC PANELING AS A WAINSCOTTING TO MAKE IT UNIFORM ON ALL SIDES AND FACING THE FUTURE RIGHT-OF-WAY. SCHULTZE SECONDED. MOTION PASSED 5-0.

3.C. Cove At River Ridge Preliminary Plat

Mr. Kaltsas provided background information on the preliminary plat application as it was discussed at the June 8th, 2023 Planning Commission meeting. He added that the sketch plat review was held several years ago under different ownership, and that the initially submitted plans were identical and another sketch plat review was not needed. Kaltsas stated that the developer reduced the lots from 83 to 77 per comments from staff and the Planning Commission. He further identified how the applicant had addressed other comments made by staff and the Planning Commission as noted in the staff report. Mr. Kaltsas added that the property owners, Nesvold Farms, donated over 6 acres as part of the 90-acre open space wetland trails preservation which represents about 16% of the parcel in its previous entirety.

At the request of the Commissioners the developer Bob Machacek stood to answer questions. Commissioner Hendricks asked what the approximate cost is to remove a tree to which Machacek said it would cost approximately \$500 to remove a tree and \$525-\$700 to replace the tree. Hendricks stated that using this math, a considerable savings could be realized. Machacek replied that he did not believe the tree preservation would equate to the loss of revenue by removing lots in this manner. He further stated that he tried to address the comments from the public and the Planning Commission when he updated the proposal.

John Molinaro, Engineer for the project with Pioneer Engineering, addressed general engineering questions related to the larger size of some lots.

The property owner, Tim Nesvold, spoke per the request of the developer to provide detail on the 6.3 acres of land that was donated to the Wetlands of Watertown Trails. Mr. Nesvold also stated that he and his family are dedicated to saving and planting trees. He further said he and his family have planted approximately 40,000 in within a few miles of the site. Nesvold said his family has owned the property for 10 years with the intention of it being developed under low density zoning, and he would have sold the property to the adjacent property owners had they expressed interest prior to the developer.

Commissioners O'Connell and Parsons-Towle stated that they appreciated the work the developer has done to address the issues raised specifically relating to the trees and that those issues have been satisfactorily resolved.

Commissioner Schultze asked if the trees would be spot removal of the trees. Mr. Kaltsas said that the trees would largely be preserved in mass and to keep a "canopy." He added that any trees that are diseased, dead, or dangerous the City would require to have the developer removed. Schultze asked the developer and staff to clarify what types of homes would be built in this development. Mr. Kaltsas said that under the PUD process the City could stipulate building materials and have additional input on design standards. He added that the City would not have that ability if the applicant were to resubmit a project that meets the low-density housing development requirements.

Chairperson Kasheimer asked how the overall density of the development is calculated and if areas were removed from the calculation. Mr. Kaltsas stated that wetlands, outlots, and storm water areas are removed from the calculation, but that the city roadways cannot be removed. He also if the trees between the Trebbanio Ln. N properties and the new development could remain to create an adequate buffer along with the landscaping/replanting efforts. The developer and engineer were open to that suggestion, and other alternatives for creating adequate buffers.

O'CONNEL MOVED TO RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF THE PUD AND PRELIMINARY PLAT WITH CONSIDERATION FOR ADDITIONAL TREE PRESERVATION

BETWEEN TUSCANY VILLAGE AND THE PROPOSED LOTS TO THE NORTH AND TO EVALUATE THE COST BENEFIT OF ADDITIONAL TREE PRESERVATION THROUGHOUT THE PARCEL. SCHULTZE SECONDED. MOTION PASSED 5-0.

4. Staff Updates:

No staff updates were provided.

5. Adjournment:

HENDRICKS MOVED TO ADJOURN THE MEETING AT 8:30. PARSONS-TOWLE SECONDED. MOTION PASSED 5-0.

6. Public Hearing:

309 Lewis Avenue South; P.O. Box 279, Watertown, MN 55388