



**WATERTOWN PLANNING COMMISSION
REGULAR MEETING MINUTES**

Thursday, August 13, 2009 at 7:30 p.m.
Watertown City Hall, 309 Lewis Avenue South
City Council Chambers

Members Present: Chair, James Rivord; Vice Chair, Andrew Gillett; Commissioners, Donald Hendricks, John Lundregan, Jim Sandquist, and Rob Wilkening; City Council Liaison, Jodi Martinez

Members Absent: Planning Commissioner, Chuck Salden; Watertown Township Representative, Neil Johnson

Staff: Assistant Planner, Karyn Islam; Senior Planner, Crystal Foust; City Engineer, David Martini

Others Present: Resident, Ulrich Nielsen

1. CALL TO ORDER

Chair Rivord called the meeting to order at 7:31 p.m.

2. ADOPTION OF AGENDA

GILLETT MOVED, SECONDED BY HENDRICKS, TO APPROVE THE AGENDA AS AMENDED. ALL AYES, MOTION CARRIED.

3. APPROVAL OF MINUTES

A. June 11, 2009

A change was made to the June 11, 2009 minutes involving the correction of the spelling of Commissioner Gillett's last name.

WILKENING MOVED, SECONDED BY LUNDREGAN, TO APPROVE THE JUNE 11, 2009 MINUTES. ALL AYES, MOTION CARRIED.

4. OLD/NEW BUSINESS

A. Traffic Calming Presentation by Dave Martini, City Engineer

HEART OF THE LUCE LINE TRAIL

Even though growth has slowed in recent times, communities are still under continual pressure to incorporate traffic control measures into their overall transportation system. Common requests include:

- New stop signs
- Reduce speed limits
- Painted crosswalks
- Signs and flashing lights at crosswalks
- Reduced street width
- Roundabouts

In the Parks Chapter of the Comprehensive Plan, there are several goals that outline policies to achieve a walkable community and develop pedestrian linkage system. Staff would suggest that after the presentation that the Planning Commission strongly consider developing a traffic calming program and policy or ordinance that incorporate traffic calming measures and the process to handle common requests.

Dave Martini, the City Engineer presented on the policies, laws, and regulations governing speed and traffic control, warrants for stop signs, traffic signal warrants, speed reduction toolbox, and information on roundabouts. A Traffic Calming Program and Policy from Waconia was also handed out. Commissioners had questions related to the 429 process that was mentioned in the procedure for installing traffic calming devices. Mr. Martini answered stating that in order to assess a particular property, there would have to be some benefit shown to that particular property by adding the device in order for the City to assess the property.

Planning Commission discussed incorporating these techniques either in a policy or an ordinance to prepare for current and future requests for traffic calming and speed reduction techniques. Staff will be preparing a policy or ordinance regarding traffic calming techniques.

B. Ordinance: Small Wind Energy Conversion Systems

Islam introduced a draft reading of the Small Wind Energy Conversion Systems (SWECS) ordinance. The Planning Commission asked staff to begin drafting the ordinance during its May, 2009 regular meeting. The Commission discussed some key points of the ordinance, such as where SWECS could be permitted. The draft ordinance permits SWECS to be located in Commercial and Industrial districts, excluding the Central Business District, and in Agriculture districts. Islam stated that permitting SWECS in Agricultural districts may not be a good fit in Watertown because Agricultural districts are meant to function as a transition from township into the City limits. SWECS are not permitted in Residential districts primarily due to lack of required space.

Islam explained that a SWECS would require a Conditional Use Permit. She also stated that the parcel on which a SWECS is located must be at least 10 acres in size, and the maximum height for a SWECS is 250 feet. Other requirements include a minimum setback from the property line of one foot for every one foot of height of the tower.

It was discussed that the 30-foot clearance over buildings and trees located within 200 feet of the tower seemed excessive, particularly with the requirement to maintain a 200-foot buffer from any nearby buildings or trees. The Commissioners suggested contacting a wind turbine manufacturer to obtain more information on setback and clearance requirements.

Islam stated that if the Planning Commission would like to consider allowing wind turbines in Residential districts, a subsequent discussion must ensue regarding the establishment of Estate Residential or Rural Estate lots in future.

The Planning Commission suggested various changes throughout the draft ordinance and those changes were noted by staff.

Islam stated that a second draft will be presented to the Planning Commission during the September, 2009 regular meeting.

NO MOTION IS NECESSARY FOR THIS ITEM.

C. Rezoning of Property: Watertown Community Park

The property was rezoned PUD-W (Planning Unit Development-Woodfield) in 2007 when there was a preliminary plat proposal for residential houses. The plat was called Woodfield. The developer decided not to proceed with the development and the plat expired. The property was then sold to another party. The City acquired the property for a community park at the end of 2008 through a donation agreement with the new owner. The entire community park is 40 acres with 10 acres not being annexed into the City yet. There is not an urgent need to annex the remaining 10 acres; however staff is recommending that we proceed with rezoning the community park property that is annexed into the City at this time. When the remaining 10 acres is annexed into the City, the property can be rezoned at that time. The rezoning proposed is consistent with the intent of the Comprehensive Plan for the subject property.

The Chair opened the public hearing at 9:45pm. With no one commenting, the public hearing was closed.

D. Ordinance: Ch 52 Design Standards Text Amendment – Metal Roofs

Islam presented a draft ordinance for a text amendment that would permit the use of metal as a roofing material on homes and townhouses in residential districts. She stated that City staff has looked into various types of metal roofing products, and has found that in most cases, steel roofs for residential buildings are made to look quite similar to traditional asphalt shingles. Staff also spoke with a Building Code Inspector from MN Spect, the City's building code inspection company and the Building Code Inspector from Delano to get more information. The City of Delano updated its Code to include provisions for the types of metal roofs that are allowed in the City, particularly in Residential Zoning Districts.

Islam explained that staff is not opposed to the use of metal for roofs on homes in Watertown, considering the economical and environmental benefits. She indicated the importance of ensuring that the roofs will look similar to traditional asphalt shingles, shakes or tile roofs. Staff has drafted a text amendment to the existing Code Section 52-213 Design Standards which allows for metal roofing material, but which makes effort to ensure that fasteners and seams are not exposed and that the look of the roof will emulate that of a traditional roof. Islam noted that much of the text of the ordinance is modeled after Delano's ordinance, and some text has been added regarding the appearance of the metal shingles.

The Planning Commission had concerns regarding the noise of the metal roofs during rain and/or storm events, as well as concerns about their longevity. It was questioned whether or not they would eventually peel away and become aesthetically displeasing.

Islam stated that she would contact a manufacturer and research further into these questions.

THIS ITEM WAS TABLED UNTIL THE NEXT MEETING.

6. COMMISSIONERS REPORT

NONE

7. STAFF REPORT

NONE

8. ADJOURN

WILKENING MOVED, SECONDED BY SANDQUIST, TO ADJOURN THE PLANNING COMMISSION MEETING AT 10:09 PM. ALL AYES, MOTION CARRIED.

Respectfully submitted,

James Rivord
Chair

Karyn Islam
Assistant Planner