

**OFFICIAL PROCEEDINGS
PLAN COMMISSION
CITY OF WATERTOWN, SD**

May 23rd, 2019

Members Present: Oletzke, Hanson, Dargatz-Johnson, Culhane, Kays, Ford, Stein, Brink

Absent: Dahle

Also Present: Pete Boyle, Brandi Hanten, Heath VonEye, Ken Bucholz, Matt Roby, Jill Steiner,
Mayor Sarah Caron, Mark Meier, Chip Premus

Invitation for Public Comment Participants Submittal:

None.

Approval of Agenda:

Motion to approve was made by Ford, seconded by Brink. Motion carried unanimously

Approval of Minutes from the May 9th, 2019 meeting

Motion to approve the minutes was made by Dargatz-Johnson and seconded by Hanson. Motion carried unanimously.

Resolution No. 2019-08 to Amend the District Zoning Map of the City of Watertown, SD, for Property Generally Located North of the Sailboat Landing on Lake Kampeska and Legally described as a Lots 21-27 Block 2 of Lakeridge Addition from R-1 Single Family Residential District to C-3 Highway Commercial District, Subject to all Planning Requirements.

The owner of the legally described property above, Roger Dahle, is petitioning to rezone his property that is currently zoned R-1 Single Family Residential District to C-3 Highway Commercial District since it is adjacent to Highway 20. Hanten explained that the existing zoning of the property along with all adjacent properties is currently R-1 Single Family Residential District. The property has sufficient area requirement to be zoned as they are proposing, C-3 Highway Commercial District. Staff recommends, if recommended to City Council, that a replat be a condition of the rezone as the existing platted lots will not individually meet the C-3 lot size requirement. Stein asked if staff found it unusual that the applicant is petitioning to rezone to C-3 when it would directly abut the R-1 zoning district, Hanten answered that it is to a certain extent although the Plan Commission has agreed that the lake is its own "animal" and that you'll notice that any commercial property on the lake is directly adjacent to R-1 zoning districts.

Calvin Industrial Park First Addition Plat

New Business

None.

Old Business

Specific Office Use Definition Draft Ordinance Amendment

Hanten explained that previously when the sign code was amended the Plan Commission and Council prohibited feather signs. Hanten thought that perhaps as a compromise, since the city allowed the inflatable man through negotiations, to allow them through a sign permit. Hanten asked if the Plan Commission was open to the idea that this wouldn't necessarily be restricted to industrial zones but should be opened up to all non-residential zones. Dahle asked if they could be regulated as temporary signs, Hanten thought that was problematic. Ken Bucholz, Building Official, added that if they are temporary they usually end up being permanent and they are typically forgotten about. Bucholz would like it to be permitted the same as the inflatables for administering the ordinance consistently. Matt Roby, City Attorney, brought up a situation the city was involved in with a church utilizing feather signs with a "Welcome" message which didn't convey a commercial message so Roby interpreted the ordinance that we could not order the sign be taken down. Hanten added that by content neutrality we shouldn't have to read the sign to know if it is permissible but should only regulate by time, place, and manner. Roby added that we could regulate feather flags that display a commercial message under the current paradigm. Dahle said that if we wanted to, we could open it up to be permitted at certain times of the year for a set amount of time. Dargatz-Johnson mentioned that this could create confusion, as realtors would love feather signs during their open houses and that if we would make this change, we would need some public education on where these flags can be utilized. Dahle directed staff to move forward with modeling the allowance of feather flags similar to how inflatable signs are currently regulated.

Executive Session

None.

Motion to Adjourn

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Motion to adjourn was made by Culhane and seconded by Hanson. Motion carried unanimously.



Mark Stein, Vice Chairman
Watertown Plan Commission