

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

June 7th, 2018

Members Present: Stein, Culhane, Hanson, Olson, Dargatz-Johnson
Absent: Dahle, Kays
Also Present: Mayor Sarah Caron, Jill Steiner, Pete Boyle, Brandi Hanten, Colin Paulsen, Ken Bucholz, Mark Meier, Chip Premus

Invitation for Public Comment Participants Submittal:

No participants.

Approval of Agenda:

Motion by Dargatz-Johnson and seconded by Olson to approve the agenda.

Approval of Minutes from the May 24th, 2018 meeting.

Stein recommended a motion to approve the minutes after amending the June 24th, 2018 date to be changed to June 21st, 2018. Motion was made by Olson and seconded by Hanson to approve the agenda.

Rezoning of a Lots 15 thru 18, Block 2 of Valley View First Addition from R-1 Single Family Residential District to R-2 Single Family Attached Residential District Brandi Hanten, Urban Planner, explained the background. The petitioner, Jamie Andrews, Acting Agent for J&J Land Sales, LLC, submitted a rezoning request from the existing R-1 Single Family District to R-2 Single Family Attached Residential District. The lots are compliant and would create a good transition zone between the abutting R-1 and R-3 Multi-Family Residential District along 2nd Street NW. Stein agreed the transition zoning this rezoning would create was preferable. Dargatz-Johnson made a motion to approve Resolution 2018-21, seconded by Olson. Motion carried unanimously.

Draft Resolution amending Title 21 by adding Chapter 21.15 R-1A Single Family Residential District

Hanten gave the background for the proposed ordinance amendment. Hanten had questions on ordinance details and wanted feedback from the public and Plan Commission before the amendment was brought forth for action. The questions included: Should twenty (20) feet of contiguous curb frontage be required? Should driveway curb cuts be limited? Should one side yard setback be required to be at least 9'? Is 55% maximum lot coverage appropriate? After thorough discussion and input and explanation from Mayor Caron, the consensus was that there should be a 12' driveway width unless there is 20' of continuous curb frontage to allow for on street parking for the public in the public right of way; 6' side yard setbacks on both sides if improved secondary access is available, otherwise one side yard will be required to be 9' to allow for access for the rear yard; the maximum overall height should be limited to 2 stories and that corner lots would have a 6,900 SF minimum lot area to accommodate buildable area that is limited by having two front yard setbacks opposed to one.

Open Public Comment

None.

New Business:

Hanten informed everyone that they are invited to partake in the community workshop regarding the Kampeska Master Plan that was to be held at the Watertown Event Center on Friday, June 8th, 2018 at 6:30 and that the Trail Plan was being unveiled prior at 6:00pm.

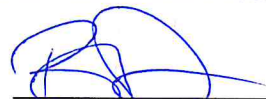
Old Business:

None.

Executive Session:

Not held

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



Mark Stein, Vice Chairman
Watertown Plan Commission