

WATERVILLE PLANNING AND ZONING COMMISSION  
PUBLIC HEARING  
March 20, 2017, 7:00 p.m.

There was a meeting of the Waterville Planning and Zoning Commission held at Council Chambers at 7:00 p.m. on March 20, 2017.

Present: James Hennan, Richard Gregor, Howard Mack, Bradley Ferch and Chairperson Don Jacobsen

Absent: None

Also Present: Administrator/Clerk Teresa Hill

Also Absent: None

**1. Call to Order.** Chairperson Jacobsen called the meeting to order noting that all Planning and Zoning members were present. Also present City Administrator Teresa Hill.

**2. Minute Approval – February 28, 2017.** Motion by Mack, seconded by Ferch to approve the minutes of February 28, 2017. Unanimous vote. Motion carried.

**3. New Business**

**A. Variance Request – Louise Warner.** Louise Warner was present at the public hearing. Ms. Warner of 315 3rd Street South, Waterville MN requested (1) a side yard setback variance of 1.33 ft. to allow for a 15' side yard setback abutting a street and; (2) an impervious surface variance of 2,137.5 square feet allowing for 4,533 sq. feet of impervious surface. The Waterville City Ordinance allows for: 1. A side yard (street) setback of the average adjacent structure setbacks, that being 16.33 feet and; 2. Impervious surface of 25% that being 2,395.5 square feet. The existing property is currently zoned R-2 (Residential Medium Density) Shoreland and Flood Fringe and is described as follows: Parcel ID 24.620.0390, address 315 Third Street South, Waterville MN, Legal Description: P P & H Addition, Block 31 West 99 ft of Lot 3 and West 50 feet of Lot 6. Ms. Hill did not receive any letters in regard to the variance request. Ms. Hill said that she did speak with the DNR and they did not have any comments at this time. Ms. Warner said after they were looking at the design she would like to simply it to come even in line with the garages. Ms. Warner also said there will be an attached carport. Not like the original request of an entry way of 10x12. Later she would like to enclose the carport. She was not sure if she would need another building permit to enclose it. Ms. Hill said that she can enclose it and that would not be an issue as long as she is not changing the pitch overhang or setback dimensions. Discussion on the changes that Ms. Warner wanted to make to the original design. The impervious surface would have to be increased with the new design. Ms. Warner could replace the driveway with pavers and leave the original request regarding impervious surface as it was proposed. Discussion held regarding the impervious surface. Motion by Mack, seconded by Ferch to recommend to the Council that they approve the variance requested for a side yard setback variance of 1.33 ft to allow for a 15' side yard setback abutting a street and to approve the impervious surface variance of 2,137.5 feet allowing for 4,533 square feet of impervious surface to Louise Warner. Unanimous vote. Motion carried.

**4. Adjourn.** Motion by Hennan, seconded by Gregor to adjourn. Unanimous vote. Meeting adjourned 7:25 p.m.

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Donald Jacobsen, Chairperson

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Teresa Hill, Administrator/Clerk