

WATERVILLE PLANNING AND ZONING COMMISSION  
PUBLIC HEARING  
September 22, 2015, 7:00 p.m.

There was a meeting of the Waterville Planning and Zoning Commission held in Council Chambers at 7:00 p.m. on September 22, 2015.

Present: James Hennan, James Fallon and Chairperson Don Jacobsen

Absent: Randy Mediger

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 except Mediger. Also present City Administrator Teresa Hill.

**2. Minute Approval – May 26, 2015.** Motion by Fallon, seconded by Hennan to approve the minutes of May 26, 2015. Unanimous vote. Motion carried.

**3. Variance Request – Gary and Sandra Myers.** Mr. and Mrs. Myers were present at the Public Hearing. Gary and Sandra Myers, 2231 Goodview Road, Winona MN 55987 applied for a variance permit for (1) a rear yard setback variance of 15 allowing for a 10 ft. rear yard setback (2) impervious surface variance of 2,675.75 sq. ft. to allow for 19,518 sq. ft of impervious surface; and (3) flood fill extension regulation variance of 5 ft. allowing for 10 ft. flood fringe fill extension along the East and West sides of the proposed garage to construct a 34'x34' garage. Current zoning allows for a 25 ft rear yard setback, impervious surface no greater than 25% of the lot size and flood fringe fill must extend 15 ft. from the structure into the yard. The existing property is currently zoned R2-Medium Density Residential, Shoreland and Flood Plain. The Parcel ID is 24.495.0417; Address: 417 Lind Street; Legal Description: CIC #27 Tetonka Estates Unit 417 & Limited Common area of 1/5 interest in Common Area. Ms. Hill received one e-mail of support for the variances requested. Motion by Fallon, seconded by Hennan to recommend that the City Council approve the three variances requested by Gary and Sandra Myers. Unanimous vote. Motion carried.

**4. Variance Request – Leora DeBoer.** Erik Warner was present at the public hearing on behalf of Leora DeBoer. Leora DeBoer, 924 E. Palm Avenue, Burbank, CA applied for the following variances: (1) a front yard setback variance of 20 ft. allowing for a 10 ft. front yard setback; (2) an ordinary high water setback variance of 6 ft. allowing for a 69 ft. ordinary high water set back to remove existing home and construct a new home with attached garage. Current zoning allows for a 30 ft. front yard setback and a 75 ft. ordinary high water setback. The existing property is currently zoned R2-Medium Density Residential, Shoreland and Flood Plain as follows: Parcel ID #: 24.600.0280; Address: 825 Reed Street North; Legal Description: Outlots – Snows Addn that part of Outlot 1 Comm at SW Cor of Lot 1, Block 3, Snows Addn, Th W 120 Ft, N 225 Ft, W 97.1 Ft, NW 168.4 ft to beg th NW 75 ft, W 33 ft, N 19 Ft, SW 100.5 Ft to shoreline Th Se'ly along shoreline to a point then NE 114 to Beg. Administrator/Clerk Hill did not receive any comments regarding the variances requested. Ms. Hill said it should be noted that the property is on a bluff and the setbacks from the ordinary high water mark and the setbacks from the street allow for structural integrity. Motion by Hennan, seconded by Fallon to

recommend to the City Council that they grant the two variances requested by Leora DeBoer. Unanimous vote. Motion carried.

**5. Commission Discussion.** Ms. Hill advised that there will be a public hearing on Rental Inspection Policy on October 1<sup>st</sup>, 2015 at 6:00 p.m. and a State Building Code Public Hearing on November 5, 2015 at 6:00 p.m. She will post these public hearings as meetings for the Planning and Zoning Commission also and requested that they be in attendance for the public hearings.

**6. Adjourn.** Motion by Fallon, seconded by Hennan to adjourn. Unanimous vote. Meeting adjourned 7:10 p.m.

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Donald Jacobsen, Chairperson

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Teresa Hill, Administrator/Clerk