

WATERVILLE PLANNING AND ZONING COMMISSION
PUBLIC HEARING
October 25, 2016, 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 October 25, 2016.

Present: James Hennan, Tim Smith, and Chairperson Don Jacobsen

Absent: James Fallon

Also Present: Administrator/Clerk Teresa Hill and Jason Moran, City Attorney

Also Absent: None

1. Call to Order. Chairperson Jacobsen called the meeting to order at noting that all Planning and Zoning members were present, except James Fallon. Also present City Administrator Teresa Hill and Jason Moran City Attorney.

2. Minute Approval – August 30, 2016. Motion by Smith, seconded by Hennan to approve the minutes of August 30, 2016. Unanimous vote. Motion carried.

3. Unfinished Business:

A. Conditional Use Permit – Arnold Krautkremer. Mr. Jacobson read the motion made by Planning and Zoning at the August 30, 2016 Planning and Zoning meeting. Mr. Krautkremer said that he cannot afford to kill grass and haul in semi loads of gravel to put the stuff on. Mr. Krautkremer said he gets lots of boats and snowmobiles to sell as is and he is not going to fix them. This is his livelihood. He did get rid of some semis and a truck and he is working on it as he can, but you can only do so much when you've been there for 25 or 30 years. City Attorney Jason Moran said the Planning and Zoning Commissioners has to take these conditions and decide what they can live with and what is their goal in regard to that property. Is their goal to eliminate the blight, is your goal to give Mr. Krautkremer some flexibility to repair some boats, repair some snowmobiles. Do you want them inside or outside? What do you need as a bare minimum to accomplish that goal? Planning and Zoning discussion with Mr. Krautkremer regarding the goals for the conditional use permit. The following are the conditions that will be attached to the conditional use permit of Arnold Krautkremer:

1. That 10 boats may be stored outside. That the boats must be parked on an impervious surface such as gravel, concrete, or bituminous. That the boats shall be placed in the front (south-side of the property) on the owner's property and not placed in any setback areas. That any boats parked outside must be arranged in a consecutively parked manner (directly next to each other) in a neat and orderly line. That any pontoons may be stored on foam blocks on an impervious surface. That all boats stored outside must be fully complete, fully operable, mechanically fully water ready, and ready for immediate sale. That all boats must be on a trailer which is fully operable and in good condition, except that pontoons may be stored on form blocks instead of a trailer.
2. That 10 additional utility, boat, or snowmobile trailers, above and beyond those boat trailers allowed under Condition 1 above, may be stored outside. That these trailers must be parked on an impervious surface such as gravel, concrete, or bituminous. That these trailers shall be placed in the front (south-side of the property) on the owner's property

and not placed in any setback areas. That any trailers parked outside must be arranged in a consecutively parked manner (directly next to each other) in a neat and orderly line. That all trailers stored outside must be fully complete, fully operable, mechanically fully road ready, and ready for immediate sale.

3. That 15 snowmobiles may be stored outside. That the snowmobiles must be parked on an impervious surface such as gravel, concrete, or bituminous. That the snowmobiles shall be placed in the front (south-side of the property) on the owner's property and not placed in any setback areas. That any snowmobiles parked outside must be arranged in a consecutively parked manner (directly next to each other) in a neat and orderly line. That all snowmobiles stored outside must be fully complete, fully operable, fully mechanically operable, and ready for immediate sale.
4. That three exterior storage structures shall be allowed. That the structures shall, taken together, consist of no more than 1800 square feet of storage space and shall be no larger than 60 feet long by 30 feet wide. That they shall be placed in compliance with the City of Waterville's Ordinance Setback Requirements, and that they shall additionally be of the same color as the existing primary structure. That any storage structures shall be structurally sound.
5. That there shall be no additional exterior storage of any boats, trailers, motors, snowmobiles, parts, equipment, machinery, pods, semi-trailers, or any other items or articles of property whatsoever. Likewise, there shall be no additional exterior storage structures in excess of that specially provided for herein.
6. That all excess exterior machinery, parts, snowmobiles, boats, boat trailers, tin, wood, iron, metal, semi-trailers, storage containers, motor vehicles, lawn mowers, recreational vehicles, tractors, and other property currently on site shall be removed by May 1, 2017.

Motion by Smith, seconded by Hennan to recommend to the Council that the Conditional Use Permit be granted and refer to the findings of fact as provided to us with the exception of the additional language that Mr. Moran has provided for us to be considered for this Conditional Use Permit. Unanimous vote. Motion carried.

B. Accessory Structure Ordinance Revisions. Ms. Hill said this is to revisit the accessory structures. We had discussed comparisons to the existing ordinance as far as square footage on the side versus the 30%. We also talked about carport language also. Mr. Moran is working on the carport language as part of the accessory structure ordinance or as a standalone ordinance. Ms. Hill said she has questions regarding the detached Accessory structures 150.23(B) in this ordinance it says an accessory structure is a maximum of 120 sq. ft. In definitions of our ordinance a shed is 200 sq. ft. so should we keep that consistent with the 200 sq. ft or do we change the shed language to the 120 sq. ft. to make them match. Mr. Moran suggested going to 200 sq. ft. to keep it consistent. Ms. Hill said our current ordinance has exclusions if you have a lot that is 10,000 sq. ft. or less it can be placed within 5 feet of the property versus 10 feet. Accessory structures can occupy no more than 30% of the rear or side yard. Discussion regarding revisions to the proposed Accessory Structure ordinance. The carport language will be included in the accessory structure ordinance. Discussion regarding

carports. Mr. Moran said that we should attack the blight issue of a tarp temporary structure. This would eliminate the canvas or tarp carports. Motion by Smith, seconded by Hennan that we table this pending further research from Mr. Moran and he can get back to the Planning and Zoning at the next meeting. Unanimous vote. Motion carried.

4. Adjourn. Motion by Smith, seconded by Jacobson to adjourn. Unanimous vote. Meeting adjourned 8:36 p.m.

Donald Jacobsen, Chairperson

Teresa Hill, Administrator/Clerk