

WATERVILLE PLANNING AND ZONING COMMISSION
PUBLIC HEARING
February 26, 2018, 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 February 26, 2018.

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

Absent: None

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 noting all P & Z Commissioners were present. Also present Teresa Hill Administrator/Clerk and Jason Moran City Attorney.

2. Minute Approval – December 18, 2017. Motion by Ferch, seconded by Mack to approve the minutes of December 18, 2017. Unanimous vote. Motion carried.

3. New Business

A. Variance Request – Walter Swanson. Robin and Walter Swanson were present at the public hearing. Mr. and Mrs. Swanson requested a variance for a rear yard setback of 17 feet allowing for a rear yard setback of 8 feet to construct a home addition. Current zoning allows for a setback of 25 feet from the rear of the property line. The property is zoned R-2 medium density residential and described as Parcel ID 24.740.1170, address: 128 Buchannon Street South, Legal Description: West Waterville, Block 27 East 105 feet of Lot 9 and E 105 feet of S ½ of Lot 8. There were no written or public comments. Motion by Mack, seconded by Gregor to recommend to the Council that they approve the variance for the setback request. Unanimous vote. Motion carried.

B. Split of Property Request – William and Joyce Oliver, David and Barbara Arnold. William and Joyce Oliver and David and Barb Arnold requested a split of property located at 608 Tetonka View Drive. The property would be split ½ each. Ms. Oliver was present at the public hearing. Ms. Oliver said that the split of property would be combined with their existing lots. Ms. Oliver said this would increase their lot size and their value. Ms. Hill said if P & Z is going to consider granting the request they would have to do their own survey to come up with the legal description. There should also be a stipulation that the existing part of the lot needs to be incorporated in their existing parcel as it would not be a buildable lot. Motion by Gregor, seconded by Ferch to recommend to the Council that they grant the split of property with both parties doing their survey to get the legal description combining the split lot with their existing parcel. Unanimous vote. Motion carried.

C. City Shoreland Ordinance Review and New DNR Shoreland Ordinance. Mr. Moran said the DNR has recommended that cities consider updating their Shoreland Management Ordinance. The City currently has one in place right now. The new model shoreland ordinance is being circulated by the DNR because over time the old ordinance that we

have had in place has some wiggle room in it and various homeowners throughout the state have found those loopholes and it is posing some problems. The new ordinance cleans some of those loopholes up. In addition it expands on some of the language that is currently in place and gives greater definition to it. It is supposed to make it easier for Ms. Hill to regulate. Mr. Moran said it also provides diagrams and maps that helps explain some of the language that sometimes can be very difficult to explain to citizens. Mr. Moran suggested that the P & Z Commissioners take a look at the new model ordinance and the old ordinance and decide if this is something that you want to consider updating. Mr. Moran said the new ordinance is easier to explain and with the diagrams are easier to implement. Ms. Hill said that the City currently does not have anything on feed lots. Mr. Gregor asked what loopholes they are using. Mr. Moran said impervious surface is always challenging to implement. This would clarify a lot of that. Ms. Hill said if you want to do a patio you would be required to get a permit. Ms. Hill suggested that this should be followed throughout the zoning ordinance. Mr. Moran said P & Z could take a couple of months to review the ordinances. Ms. Hill suggested that we have MNCOG prepare a memo comparing and contrasting the two ordinances. Motion by Mack, seconded by Ferch directing Ms. Hill to forward the DNR model ordinance and our existing ordinance to MNCOG to do an analysis of the old ordinance to the new ordinance. Unanimous vote. Motion carried.

D. City Shoreland Ordinance Review and New DNR Shoreland Ordinance.

4. Unfinished Business

A. Exterior Storage Ordinance. Mr. Moran said his recommendation to P & Z Commissioners regarding the exterior storage ordinance is to get through this next year and see how things go. We do have nuisance ordinances in place and there were issues last year but there were not a ton of issues with regard to exterior storage. P & Z has an example of what Le Center is considering doing. Discussion regarding the proposed exterior storage ordinance. Mr. Gregor said in a one block radius of his house there are 16 vehicles. They are licensed but have not moved and are a nuisance. Mr. Moran said the way our ordinance is written if they are licensed and have current tabs there is not anything we can do about it. Ms. Hill said that in the spring the Police Department kicks up on nuisance property inspections. Ms. Hill suggested that the Police Department give us an idea of how many licensed and unlicensed vehicles there are and what their thoughts are on the exterior storage. Motion by Mack, seconded by Ferch to table the exterior storage ordinance until May until we get a report from the Police Department when the spring nuisance property inspections take place. Unanimous vote. Motion carried.

5. Adjourn. Motion by Ferch, seconded by Mack to adjourn. Unanimous vote. Meeting adjourned 7:35 p.m.

Donald Jacobson, Chairperson

Teresa Hill, Administrator/Clerk