

WATERVILLE PLANNING AND ZONING COMMISSION

PUBLIC HEARING

April 26, 2016, 7:30 p.m.

There was a meeting of the Waterville Planning and Zoning Commission held in Council Chambers at 7:30 p.m. on April 26, 2016.

Present: James Hennan, Randy Mediger, Tim Smith, James Fallon and Chairperson Don Jacobsen

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 that all Planning and Zoning members were present. Also present City Administrator Teresa Hill and Jason Moran City Attorney.

2. Minute Approval – March 30, 2016. Motion by Mediger, seconded by Smith to approve the minutes of March 20, 2016. Unanimous vote. Motion carried.

3. Zoning Classification, Conditional Use and Variance Request – Brian Wheelock. Brian Wheelock, 315 Hoosac Street East, Waterville applied for: 1. Zoning classification change from an R-1 (single family residential) to Limited Industry; 2. Conditional use permit request to allow for the construction of a 40' x 80' pole shed to operate a cabinet building and finishing business in a single family residential or limited industry district; and 3. A side wall height variance of 2' to allow for a 12' sidewall height in a single family residential district. The property is currently zoned single family residential and is described as follows: Parcel ID #24.026.5300, Address: 841 Sakatah Cemetery Lane. Legal: Sect-26 Twp-109 Range-023 2.40 AC THAT PART OF SW 1/4 OF SE 1/4 BEG 196.29 FT N OF S 1/4 COR OF SEC 26, TH NE 194.45 FT, NE 266.60FT TO C.L.OF TOWN RD, TH NW ON C.L. 273 FT TO S'LY R.O.W. OF T.H.#60, TH W'LY ON R.O.W. 128 FT, S 474FT TO BEG. Ms. Hill said Mr. Wheelock would like to construct a cabinetry business. He has a couple of options. It is currently zoned residential single family. In order for him to do that in a residential single family zoning he would need a conditional use request which would be the minimum. Also in a single family residential there is only a 10 ft. sidewall height so he would need a 12 ft sidewall. In looking at the comprehensive plan land use for the future that area was intended for commercial. Therefore he has an option requesting either a zone change in which he would still have to have a conditional use with the limited industry. Also the question of the pole shed construction if it is a single family residential zoning and remains that then that is not cohesive with the surroundings. Pole sheds are not allowable in residential zoning. Ms. Hill said depending on which way the P & Z looks at possibly granting would determine the factors that you would be acting on. Mr. Wheelock is proposing two separate ways either a zone change or just a regular conditional use in a residential area. A conditional use you can put conditions on them. Mr. Smith asked if there are other properties within the section that Mr. Wheelock intends to build. Ms. Hill said there are two other properties within that area. Ms. Hill said the future use is commercial and if we would annex other areas they would come in as commercial vs. residential. Chairperson Jacobson discussed pole buildings are identical to a house. Discussion regarding the construction of pole buildings. Mr. Wheelock said the pole shed would be 40' x 80' with steel vertical siding, it will have 12 foot ceilings. He would be parallel with Highway 60. There would not be a traffic impact. It would be for the production of cabinets and finishing. Normal business hours would be from 8:00 to 5:00. He may work 7:00 to 7:00 but it will be insulated and sound would not be an issue. Stephen Mihalik, 802 North Shore Drive, asked how many people Mr. Wheelock would employ. Mr. Wheelock said it would just be him at first and hopefully in the future maybe 2 other people. Ms.

Hill had no letters of concern submitted. Mr. Pittman, Sakatah Cemetery Lane, asked if there were zoning changes what impact that would have on his property. Ms. Hill said as long as his property remains R2 zoning it will not impact his property. If he were going to do something different with his property that is how it would change. Mr. Mihalik asked what positive impact his business would have on the rest of the City. Mr. Wheelock said you would gain two employees, he would do business with the lumber yard, and for service of homeowners in Waterville. Discussion regarding the cabinetry business that Mr. Wheelock would have. Mr. Wheelock would need the 12 foot high side walls for clearance in the duct work and clearance of the plywood. Traffic would be very minimal. Mr. Wheelock has not decided on signage for his business. Discussion regarding the possibility of water and sewer being ran to that area. Motion by Mediger, seconded by Fallon to recommend to the Waterville City Council that the property be allowed to be classified as Limited Industry and also a conditional use permit be allowed for the construction of a 40' x 80' pole shed to operate a cabinet building and finishing business to Mr. Brian Wheelock. Unanimous vote. Motion carried.

4. Comprehensive Plan Land Use. Chairperson Jacobson invited Mayor Mihalik to come to the public hearing to give P & Z a briefing on his expectations of the P & Z on the long range plan. Mayor Mihalik said the City has never been in such a great position for growth. The EDA has asked what they can do to start promote the City, what needs to be done to get with developers and with banks and organizations that are looking to expand. It all starts with are we all unified as a City, the City Council, Planning and Zoning and the EDA, all three of which were included in the comprehensive plan discussions. The land use survey which was done in 2004 and has been out there for some time. Some of it has been enacted on and some of it hasn't. It has also been many years since the City has taken a look at the zoning. Is the zoning that we have today positioned for growth? Is it in conjunction with what the comprehensive plan has? If people are asking for places to shop, places to work, they are looking for more homes that are rental properties, or single family dwellings. Where can our growth come from? As the EDA wants to proceed forward and start to work with developers and builders and start working with companies that want to move into the City they are going to ask some pretty basic questions and it is going to start off with are you unified. Is everybody on board? What is your zoning? Where do we have properties that are shovel ready? What can be shovel ready? What needs to be shovel ready? Where are hook-ups for City water and sewer? Where are they available? If we are going to say we need a housing development or an apartment complex here or there or industry or commercial in other areas, what needs to be done. It starts with Planning & Zoning saying yes we are going to endorse this is the zoning that we feel the City needs for that growth. What is it that the Planning and Zoning sees with the land use and sees with the zoning to support the growth and long term plan that was developed in 2014. Once the Planning and Zoning has gone through that exercise, reviewing the comprehensive plan, the land use and the current zoning, let City Council take a look at that and the City Council would unify and say yes we agree with what Planning and Zoning has come up with. This is the place for growth. Now that we have the infrastructure that will be completed next year. Then the EDA can do what the EDA is commissioned to do and that is to build economic growth of the City, that includes everything from promoting the City to promoting land use, promoting commercial business, promoting developers, but it has to start here with the Planning and Zoning. Mr. Mediger said our role historically has been to react to things as they come up. We give out conditional use permits, we give out variances, it has never been where we have been the driving force. Mayor Mihalik said the old adage to have a plan and stick to it means a lot. Mr. Mediger said we have all been involved in the Comprehensive Plan. Mayor Mihalik said the long term goal is going to go on for generations but it starts today. It starts with the Zoning, it starts with the land use, it starts with understanding where are we going to go, that is what he implores the P & Z to do. Mayor Mihalik requested that the P & Z have the comprehensive plan on their agenda every meeting and discuss what can be done for the growth of the City. Council is requesting the zoning classifications be presented to

them by June 1st, 2016. Ms. Grobe said if we don't have infrastructure out there how can you really classify it as an industrial area if there is nothing there that they can put an industry in. Ms. Hill said you can classify it as a future use of the property. It is just what its intended use is going to be. If you are going to rezone that property right now there are areas that you can rezone. Most of the areas that you are looking at for future development really are not in our City limits. They are outside of City limits. There are possibly a few areas in the City limits that maybe don't fit the scale. So they will be looking at that and future use. What do you see ten years from now if you have the infrastructure in place? A lot of times the infrastructures comes with the industry too. Ms. Hill said provided a map of the zoning map that was previously adopted in 2004. Ms. Hill said when you annex in property it automatically becomes residential zoning unless otherwise dictated. If you were looking at the Highway and you were looking at it as future commercial use or future industrial use when it is annexed you would annex it in with that distinction and not a residential. A work session of the Planning and Zoning is scheduled for May 10, 2016 from 10:00 a.m. to 12:00 p.m. for the purpose of discussing the City zoning.

5. Accessory Structure Ordinance Review. Mr. Moran said the ordinance that is before P & Z regarding accessory structures is very similar to what Madison Lake has enacted with regard to accessory structures. Mr. Moran said a lot of cities have had issues with accessory structures where they are placed, how many can you have on your property, what kind of setbacks are required. What the ordinance does is it clears up those specific issues. It eliminates the possibility of someone claiming a fish house as an accessory structure. Mr. Moran said the proposed accessory structure ordinance is for Planning and Zoning's review and considering adoption. It deals with both attached accessory structures and detached accessory structures. Discussion regarding carport structures, grandfathering in and regulating the ordinance. Ms. Hill asked that the P & Z review the accessory structure ordinance. Ms. Hill requested Mr. Moran to draft something that would address the carport structures. Discussion regarding small storage units.

6. Adjourn. Motion by Mediger, seconded by Fallon to adjourn. Unanimous vote. Meeting adjourned 8:35 p.m.

Donald Jacobsen, Chairperson

Teresa Hill, Administrator/Clerk