

WATERVILLE PLANNING AND ZONING COMMISSION
PUBLIC HEARING
June 28, 2016, 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 June 28, 2016.

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

Absent: Randy Mediger

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, except Randy Mediger. Also present City Administrator Teresa Hill and Jason Moran City Attorney.

2. Minute Approval – April 26, 2016 and May 10, 2016. Motion by Fallon, seconded by Smith to approve the minutes of April 26, 2016 and May 10, 2016. Unanimous vote. Motion carried.

Chairperson Jacobson advised that we need to change our meeting plan tonight to just the Conditional Use Permit. Items 4. Comprehensive Plan Land Use and 5. Accessory Structure Ordinance Review be postponed until our next meeting. Motion by Smith, seconded by Hennan that we change the order and postpone items 4 and 5 until the next regular meeting. Unanimous vote. Motion carried.

3. Conditional Use Permit – Arnold Krautkremer. Arnold Krautkremer, 704 Reed Street South, Waterville MN applied for a Conditional Use Permit to allow for outside storage of inventory. The property is currently zoned Limited Industry and is described as follows: Parcel ID #: 24.470.0090, Brown & Hall Plat. Sec 27, 4.75 acres South one-half of Lot M 4.75 acres. Mr. Arnold Krautkremer was present at the public hearing. Mr. Moran said what has brought this issue to the forefront is that there were some complaints with regard to Mr. Krautkremer's property that there were extensive nuisances taking place at the property. That matter was processed through Court. As a part of the Court process it was determined that not only was the property a nuisance status but it was also non-compliant with the zoning ordinance. The zoning ordinance allows certain uses in this particular property. It does not allow, unless you get a conditional use permit, the outside storage. By outside storage he means the trailers and semi-trailers that have a lot of equipment in them. It also does not allow for the disused snow mobiles and the other items of property that Mr. Krautkremer has parked and placed outside of his property. The other issue is he does have property on some other people's property. As part of the Court action Mr. Krautkremer was supposed to apply for a conditional use permit so he could bring his property into legal compliance. Your options here tonight are either to deny the request for the conditional use permit, approve the request for the conditional use permit with conditions meaning what he can and cannot have on his property and number three take more time and study the issue. Under Minnesota Statutes P & Z has 60 days to make a decision with regard to his conditional use application. He applied for it on June 10, 2016 so you have 60 days in which to make a recommendation. The Council has 60 days to make a determination on that. Mr. Moran said to be quite blunt with everything we have going out at Mr. Krautkremer's property to consider the kind of conditions that we need on the property you are probably looking at in excess of 60 days to make a determination. Mr. Moran said the property has a lot of non-conformities on it. There are a lot of disused snowmobiles, boats and trailers, semi-trailers loaded full of parts and equipment and disused material. Mr. Moran said the commissioners can set some limitations on the use of the property such as the number of boats that can be allowed on the property, the number of trailers you would allow on the property, the number of

snowmobiles you would allow on the property. That number would be a reasonable number. The semi-trailers he thinks are really a problem both from an environmental standpoint and from a blight public nuisance standpoint. There have been a number of complaints with regard to the semi-trailers. The semi-trailers are unsightly and simply not allowed. Mr. Krautkremer said that he plans to liquidate within the next two years. He lives on what he sells and that is his 401K. Discussion held with Mr. Krautkremer on how to bring the property into compliance. Mr. Moran suggested that they allow a certain number of boats outside and that the boats must be finished in all respects, it cannot be a junk boat. The boats would have to be sellable. Another condition would be a certain number of boat trailers along with the boats and they would have to be licensed and fully finished meaning no flat tires. Limit the number of snowmobiles such as five fully finished snowmobiles parked and neatly arranged. Some Cities would require them to be on a pad and not on the grass so that grass grows up around them. No semi-trailers, no pods, no mobile homes for storage. We would allow a couple of storage containers but those storage containers would then have to match with the same color siding as the other building. If he wants to put his broken down snowmobiles, lawnmowers and other boats and other trailers in that enclosure he could certainly put them in that. Mr. Fallon questioned how the person on Madison Lake stores boats, there are over 100 boats. Mr. Smith said that would be up to the County. Ms. Hill said each City has its own ordinance and regulations that they want to see within their town. There are certain things that are statutorily. Mr. Smith questioned if a fenced in area would work for storage. Mr. Moran said if you could have some sort of screen from the highway he could do that. Ms. Hill said he could have a display area and have so many square feet of his front yard on an improved surface for display and all other materials must be in a fenced in area. You could dictate where that could be placed and the size of that also. Mr. Krautkremer said he does not plan on being around forever, he cannot afford to do all that stuff. He is trying to liquidate. Mr. Moran said that Mr. Krautkremer agreed that he would apply for a conditional use permit. The Planning and Zoning Commission has 60 days to make a recommendation to the Council and technically the Council has 60 days from the date of his application to issue a conditional use permit with conditions or to deny it. Mr. Moran said that can be extended to give everybody some time to think of what they would like to do. That would give Mr. Krautkremer some time to come up with a plan to present to the Zoning Commissioners. Mr. Moran asked Mr. Krautkremer if he wants to extend the time line. Mr. Krautkremer said it would give him some time to get rid of some stuff. Mr. Smith said before he would like to see an extension he would like to see a definitive plan with some dates such as such and such a date I am going to have "x" amount gone. He would like to see a hard plan. Mr. Smith said just issuing a conditional use for outdoor storage if we don't see that happening and we don't have that definitive plan it could go on indefinitely. Mr. Smith suggested that this be tabled and ask Mr. Krautkremer to come back with a definitive plan at our next meeting. Ms. Hill suggested posting the next July meeting as an on-site visit and reconvene at the Council Chambers. Mr. Smith requested that Mr. Krautkremer have some type of a plan for the Commissioners to review. Ms. Hill requested that Mr. Krautkremer sign an agreement that he is in agreement to an extension of the time line for the conditional use. Mr. Moran wrote up an agreement and Mr. Krautkremer signed it agreeing to the extension of time on the conditional use permit to November 9, 2016. Motion by Fallon, seconded by Smith to change the July 26th meeting to July 27th at 5:00 p.m. at Arnie's Repair. Unanimous vote. Motion carried.

4. Adjourn. Motion by Smith, seconded by Hennan to adjourn. Unanimous vote. Meeting adjourned 7:40 p.m.

Donald Jacobsen, Chairperson

Teresa Hill, Administrator/Clerk