

WATERVILLE PLANNING AND ZONING COMMISSION
PUBLIC HEARING
December 18, 2017, 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 December 18, 2017.

Present, Howard Mack, Richard Gregor, Bradley Ferch, and James Hennan

Absent: Chairperson Don Jacobsen

Also Present: Administrator/Clerk Teresa Hill

Also Absent: None

1. Call to Order. Ms. Hill called the meeting of the Planning and Zoning Commission to order noting that all Commissioners are present with the exception of Chairperson Donald Jacobsen. The first order of business is electing a Chairperson for the meeting. Mr. Howard Mack volunteered to be the acting Chairperson. Motion by Gregor, seconded by Ferch that Howard Mack be the Chairperson. Unanimous vote. Motion carried. Also present City Administrator Teresa Hill.

2. Minute Approval – November 30, 2017. Motion by Ferch, seconded by Gregor to approve the minutes of November 30, 2017. Unanimous vote. Motion carried.

3. New Business

A. Conditional Use Request – Debra Risch. Ms. Hill said Ms. Risch contacted both the DNR and the City along with her contractor to look at some erosion that was happening on their property, most of which was caused by the floods in 2014 and 2016. If you get a lot of erosion on your property you have the right to be able to fix riparian rights for one year after the event. This has fallen past that one year of event but they are having some difficulties along the channel/ditch in which their erosion is continuing and jeopardizing the structure that is there. Todd Piepho and Teresa met on site and determined that the portion that could be done would be just along the ditch area. The DNR permit would not allow for the repairs to happen lake side of that. This has been reviewed by DNR and they have given their consent to it. The reason why they are in front of P & Z is because this is also in a flood fringe area and you can only bring in so much fill in a flood fringe area in order to improve your property. Debra Risch was present at the public hearing. Ms. Risch said she wishes to restore the land the way it was. She believes the water itself is running higher than it used to. She will not do anything with the water flow. Mr. Gregor said just trying to prevent erosion from taking place in the future. Ms. Risch said across the road it use to be heavily with trees and a lot of undergrowth and now a lot of that is gone she believes the water is running faster down the creek than what it used to and that may be part of the erosion. The erosion is pulling the dirt from underneath the concrete foundation of her garage. She is trying to restore the property enough so that the house and garage are not in danger of collapsing into the creek. Mr. Tim Smith discussed the water issues of the ditch and the area by Ms. Risch house and garage. Discussion on what the contractor plans on doing. Ms. Hill has not received any correspondence regarding the conditional use request. Motion by Gregor, seconded by Ferch to recommend to the Council that the Conditional Use Permit be granted to Debra Risch. Unanimous vote. Motion carried.

4. Unfinished Business

A. Exterior Storage Ordinance. Ms. Hill said Mr. Moran brought this forward to P & Z Commissioners to look at at the last meeting. The Commissioners wanted to have some additional time to look at the restrictions that are being placed. Discussion regarding the proposed exterior storage ordinance. Mr. Mack believes that there are ordinances in place that should take care of the exterior storage. All Commissioners discussed their opinion regarding the exterior storage ordinance. Motion by Gregor, seconded by Ferch to table the exterior storage ordinance until January 2018. Unanimous vote. Motion carried.

5. Adjourn. Motion by Ferch, seconded by Gregor to adjourn. Unanimous vote. Meeting adjourned 7:25 p.m.

Howard Mack, Acting Chairperson

Teresa Hill, Administrator/Clerk