

PLANNING AND ZONING COMMISSION

April 26, 2022, 7:00 p.m.

There was a meeting of the Waterville Planning and Zoning Commission held in the Council Chambers at 7:00 p.m. on April 26, 2022

Present: Howard Mack, Brad Ferch, Phillip Langerud, and Dan Guarrero

Absent: Richard Gregor

Also Present: Administrator/Clerk Teresa Hill

Call to Order

Chairperson Mack called the meeting to order noting that all members were present except Richard Gregor.

Approval of Minutes: March 21, 2022

Motion by Ferch, Seconded by Langerud to approve the March 21, 2022 minutes. Motion carried 4-0.

Public Hearings

Conditional Use Request- Karl Schumacher (Continuation of 3.21.22 Hearing). Administrator Hill presented the Commission with the Zoning regulations governing gray water. If the water contains pollutants, it must be disposed of in a septic system. The research was also conducted if the animal waste could be applied to the land. Animal waste contains bacteria or the possibility of containing bacteria so it can only be applied if not in an area such as a garden. If composting regulation would vary depending on what the application could be. The MPCA will be sending additional information on kenneling, steam /pressure cleaning the kennels, and how the water would need to be treated. Commissioner Guarrero questions who polices the clean-up to make sure it is done properly? Administrator Hill said the PCA and the Department of Health would have regulations on this. Chairperson Mack inquired of Mr. Schumacher if there were any licenses or inspections needed to run a dog kennel? Mr. Schumacher answered the question as No. Chairperson Mack had a few long-range concerns. The location is a residential district with new houses going in and putting a dog kennel in the middle of that. Having a dog kennel what it is would damper on future construction. Commissioner Langerud added that he had spoken of the marketability of the lots to be developed at the last meeting. Commissioner Mack commented that if it was zoned commercial/residential instead of just residential that is an issue. Chip Beadell a representative of twin lakes development advised the commission that there is a water drainage easement that runs through the area of the proposed kennel location. Commissioner Guarrero questioned Mr. Schumacher if he had another alternative site? Mr. Schumacher did not have another site at this time. Commissioner Guarrero commented that if it gets out of control it is a tough area. **Motion by Ferch, Seconded by Mack to deny the conditional use request for the Schumachers. Motion carried 4-0.**

Conditional Use Request-Henry Van Houdt. Henry Van Houdt applied for a Conditional Use to allow for the expansion of a conditional use to the construction of a 60'x40' workshop/storage facility. City Zoning Code allows for a 1200 square foot garage/accessory in an R1 Zoning District that is similar in appearance to the primary structure it also allows for expansion of a nonconforming conditional use by the granting of an additional conditional use permit. On the property as described as follows: Parcel ID: 24.603.0020. Legal Description: OUTLOT 3 & 4 SNOWS ADDN 3.24 AC PART OF OUTLOTS & OF SE 1/4 OF SE 1/4 OF SEC 22, BEG 660 FT W & 853.18FT N OF SE COR OF SEC, TH N TO S LINE OF HWY#13, TH SW'LY ALONG SW R/W TO TH#13 TO INT WITH N LINE OF OL3, TH E 172.87 FT, SW 93.1 FT, SW 121 FT, NW 102.32 FT, NW 108 FT, W 59.08 FT TO BEG. Administrator Hill advised the Commission that the State Highway Department did make contact and questioned what the use of the building would be. They were mainly looking to see if he would be increasing the traffic flow and if the building would not be located on the Right of Way. No further response was taken after the permit and information were supplied to them. Commissioner Guarrero questioned Mr. Van Houdt on the shop use in the building. Mr. Van Houdt said it would be bowling alley stuff and some personal. Mr. Van Houdt commented that the new shed would replace the existing 2 storage sheds. **Motion by Guarrero, Seconded by Ferch to accept Henry's request to build a shed on the property. Motion Carried 4-0.**

Old Business

Setting Work session dates for: 1. Water Orientated Structure Language Revision. 2. Ordinance Revision for Self-Storage Units. 3. Ordinance Provision Request to Limit Fuel Tank Storage. **Motion by Mack, Seconded by Ferch to set the work session for the May 16, regular Planning and Zoning meeting for Water orientated Structure language revision, Ordinance Revision for Self-storage Units, and Ordinance Provision for Fuel tank storage. Motion Carried 4-0.**

Adjourn

Motion by Langerud, Seconded by Ferch to adjourn. Motion Carried 4-0. Meeting adjourned at 7:21 p.m.

Howard Mack, Chairperson

Teresa Hill, Administrator-Clerk