

**PLANNING AND ZONING COMMISSION
WORKSESSION**

May 16, 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 May 16, 2022.

Present: Brad Ferch, Phillip Langerud and Dan Guarrero

Absent: Richard Gregor and Howard Mack

Also Present: Administrator/Clerk Teresa Hill

Call to Order

Acting Chairperson Brad Ferch called the meeting to order noting members present: Phil Langerud, and Dan Guarrero and he would be the acting Chairperson; absent Rick Gregor and Chip Mack.

Work Session

Water Orientated Structure Language Revision. Administrator Hill recapped information from the previous meeting to allow for size restriction changes for pontoon storage. The current zoning size limit is 400 square feet with an overall height limit of 10 feet and a sidewall height of 8 feet. Tim Smith submitted information on suggested dimensions of 450 square feet, 10 feet to 12 feet side walls with a roofline pitch to match nearby buildings to accommodate a mid-size pontoon. Commissioners reviewed the current Accessory Structure Ordinance. Commissioner Langerud's research found that pontoon length will vary from 18 feet to 30 feet in length. He commented that there would need to be an allowance of an additional 2-3 feet for the motor and 4-5 feet for the trailer tongue for a total of about 40 ft. for length. The discussion was held on sidewall height and width. It was suggested that a limit of 450 square feet, a maximum of 20 ft. in width, and the applicant determining if they would need the full 20 feet. Commissioner Langerud commented that 10 feet would be needed for height. Commissioner Gurrero brought into discussion obstruction of views if the height is too high. Commissioner Langerud suggested a minimum of 12 feet in height. Further discussion was held on obstructing views and overall natural appearance and aesthetics. The discussion was held between allowing a 12-foot or 14-foot overall height. Commissioner consensus was to allow water-orientated structures used solely for watercraft storage and /or storage of related boating and water-oriented sporting equipment to be a maximum of 450 square feet, the maximum sidewall height of 10 feet, the maximum width of 20 feet, and maximum overall height of 12 feet as a permitted use. Anything larger would still require a conditional use permit.

Ordinance Revision for Self-Storage Units. Administrator Hill advised the Commissioners that Self-Storage Units are currently not allowed in any zoning district as a permitted use. The discussion was held on allowing storage units in a limited Industrial zoning district. The city currently has 2 self-storage unit facilities: one on Reed Street in and Limited Industry district and one on Highway 13 in a zoning district slated to be changed to the limited industry with the future land use plan. The consensus of the Commission was to allow self-storage units as a permitted use in a limited industry unit.

Ordinance Provision Request to limit Fuel tank Storage. Administrator Hill furnished the Commissioners supplemental information on fuel tank storage from the MN State Fire Marshal Division on LP gas container storage and container separation along with an NPGA update for residential propane tank regulations. Commissioners expressed safety concerns over the quantity and placement of fuel storage tanks. Currently, there is a resident who has two propane tanks both with a storage capacity of 1,000 gallons each. This would cause an issue with home financing and neighbor safety. The issue was the amount of storage for home financing. HUD will only finance if storage is under 1,000 gallons. Fire Hazard was also discussed. Commission consensus was to limit fuel tank storage to a maximum of 1,000

gallons and to include the ordinance change as part of the general regulations so it would be governed in all zoning districts.

Adjourn

Motion by Ferch, Seconded by Guarrero to adjourn. Motion carried 3-0. Meeting adjourned at 8:25 p.m.

Bradley Ferch, Acting Chairperson

Teresa Hill, Administrator-Clerk