

PLANNING AND ZONING COMMISSION

June 20, 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 June 20, 2022.

Present: Brad Ferch, Richard Gregor and Chairperson Howard Mack

Absent: Phillip Langerud and Dan Guarrero

Also Present: Melinda Grant Deputy Clerk and Administrator/Clerk Teresa Hill (via Phone)

Call to Order

Chairperson Mack called the meeting to order at 7:00 p.m. noting Brad Ferch, Rick Gregor and Chip Mack Present and Teresa via phone.

Approval of Minutes

Motion by Ferch, Seconded by Gregor to approve the April 26, 2022 and May 16, 2022 Minutes. Motion carried 3-0.

Public Hearings/Requests

Split of Property Request-Julie Sellers. Administrator Hill informed the Commission that Sellers did submit a survey and the request does meet all zoning requirements. There were no comments from the Public. Commissioner Ferch inquired about the driveway access. Administrator Hill advised that if the owners continue to share the drive way, they would need to have an easement recorded so both properties could access the driveway. Chairperson Mack inquired if they were planning on selling the lot, or if it was for another person. Administrator Hill commented that they plan on building on the new parcel and selling the other structure. *Motion by Gregor, Seconded by Ferch to grant the split request. Motion Carried 3-0.*

Old Business

Water Orientated Structure Language Revision. Administrator Hill provided the updated language revisions as discussed in the prior work session. The changes included a maximum square footage for a water orientated structure of 450 square feet, no change in the maximum width, Maximum height change to 12 feet and sidewall height of 10 ft. Discussion was held on whether the requirement for any structure over 450 square feet requires a Conditional Use Permit should be left in or removed. If removed, the maximum of 450 square feet would be allowed and nothing larger. Commission recommended striking the language and leaving it at 450 square feet. Commissioner Mack commented that they also eliminated the roof being used as a deck. He felt that made sense. *Motion by Gregor, Seconded by Ferch to remove the Conditional Use Permit language and approve all the revisions made. Motion Carried 3-0*

Ordinance Revision for Self-Storage Units Revision. Administrator Hill provided the updated language revision as discussed in the prior work session to allow for self-storage units to be allowed in the Limited Industry Zoning District as a permitted use. *Motion by Ferch, seconded by Gregor to approve the Ordinance revision for the addition of Self-Storage Units to the limited Industry Zoning District. Motion Carried 3-0.*

Fuel Tank Storage Ordinance. Administrator Hill provided an updated language for revisions on the fuel tank storage as discussed in the prior work session. The provision would allow for fuel tank storage not to exceed 1,000 gallons and must meet all setback and the fire Marshall's recommendation on setbacks between storage tanks and structure setbacks. The new language was included in the general provisions section so it would be governed by all Zoning Districts. *Motion by Gregor, Seconded by Ferch to approve the Ordinance provisions to limit fuel tank storage to a maximum of 1,000 gallons and follow all the setbacks. Motion Carried 3-0.*

Commission Discussion

Commissioner Ferch requested that the meeting be moved to Tuesday nights for the summer months and go back to Mondays in the Fall. Meeting for July and August would be held on Tuesdays and Mondays from September on. *Motion by Ferch, Seconded by Gregor to move the monthly meeting for July and August to Tuesday night at 7 o'clock. Motion Carried 3-0.*

Adjourn

Motion by Ferch, Seconded by Gregor to adjourn. Motion carried 3-0. Meeting adjourned at 7:12 p.m.

Howard Mack Chairperson

Teresa Hill, Administrator-Clerk