

PLANNING AND ZONING COMMISSION

March 18, 2024 6:00 P.M.

There was a meeting of the Waterville Planning and Zoning Commission held in the Council Chambers at 6:00 p.m. on Monday, March 18, 2024.

Present: Rick Gregor, Brad Ferch, Phil Langerud, Bernie Akemann and Chairperson Howard Mack

Also Present: Administrator/Clerk Teresa Hill

Call to Order

Chair Howard Mack called the meeting to order at 6:00 p.m.

Approval of Minutes

Motion by Ferch, Seconded by Gregor to approve the November 20, 2023 and February 12, 2024 Minutes. All approved. Motion Carried 5-0.

New Business

Because Mr. Solyntjes was not yet present at the meeting, Chairperson Mack chose to start with Section B.

B. Meeting dates and times. Discussion ensued regarding changing the meeting dates and times for the summer months. It was mentioned that in the past, the summer meetings were changed to Tuesdays. It was also discussed that a later meeting time would be better for everyone to attend. There was a motion by Ferch to change the meeting times for April to September (through August) for the third Tuesday of the month at 7:00 p.m. Seconded by Akemann. All in favor, motion carried 5-0.

C. Selection of Chair and Vice-Chair. Mack asked if anyone wanted to take his spot as Chair. Motion was made by Ferch to have Mack continue to be the Chair and Gregor to be the Vice-Chair. Gregor seconded; motion carried 5-0

Commission Discussion

Hill discussed, at the last meeting, the Flood Plain Ordinance was reviewed. Part of the ordinance had been decided to be removed but Hill said the warning system that was removed was actually mandatory so it had to be added back in. Langerud questioned if both sections, 6.2 and 5.25, were to be added back in. Hill said only 6.2 was mentioned so that is the only section to be added back in.

A. Conditional Use Request – Ronald Solyntjes

Hill requested Treasurer Jorgensen to call Mr. Solyntjes to see if he was expected at the meeting.

Discussion was held to deny the conditional use request due to Mr. Solyntjes not being present and then we will revisit the request. Because it is a conditional use permit, there are only so many days to act on it. Mack spoke regarding the ordinance is very clear that accessory structures are not allowed without a permanent dwelling first or planned in the near future. Gregor agreed with the ordinance. Because Mr. Solyntjes has no plans to build a house on the property, the commission agrees that the request should be denied. Motion by Mack to deny the Conditional Use Request on the grounds of no permanent structure but the 90-day waiting period for Mr. Solyntjes to re-apply will be waived. Seconded by Ferch. Motion carried 5-0.

Other discussion – Hill said attorney Moran is working on THC ordinances that will most likely be discussed at the next meeting.

Adjourn

Motion by Gregor, Seconded by Ferch to adjourn the meeting. All approved. Motion carried 5-0. Meeting adjourned at 6:17 p.m.

Howard Mack, Chairperson

Teresa Hill, Administrator-Clerk