

PLANNING AND ZONING COMMISSION

April 16, 2024 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 16, 2024.

Present: Chairperson Howard Mack, Commissioners: Brad Ferch, Phillip Langerud, Rick Gregor, and Bernard Akemann

Absent: None

Also Present: Administrator/Clerk Teresa Hill and City Attorney Jason Moran.

Call to Order

Chairperson Howard Mack called the meeting to order at 7:00 p.m.

Approval of Minutes

Motion by Ferch, Seconded by Akemann to approve the meeting minutes from March 18, 2024. Motion Carried 5-0.

New Business

Conditional Use Request-Ronald Solyntjes. Ronald Solyntjes owner of parcel ID 24.022.5900 was present at the meeting. Ronald Solyntjes, 7448 Hidden Valley Trl. S., Cottage Grove, MN for a Conditional Use to allow for construction of a 40 ft. x 24 ft. garage on a parcel of land without a primary structure. Zoning Code allows for Accessory structure on a parcel of land with a primary structure. Property description as follows: Parcel ID: 24.022.5900. Legal Description: Sect-22 Twp-109 Range-023 .59 AC ABANDONED RR R/W IN SE ¼. The meeting was opened for public comment. Mr. Solyntjes address the Commission on his request. Mr. Solyntjes informed the commission about his history of property ownership and building projects that demonstrate long history of investments he has made along Reed Street. He conveyed that his proposal to build a 24' X40' structure would only occupy 4% of the parcel that is 100' wide by 240' long. He conveyed that the association of the family property across the street and the size of the garage relative to this large parcel are 2 reasons why he is asking for the commission approval to build this garage. Another reason would be due to the elevation and earth berms that have been built it is a private spot. It would not be seen off the highway and secluded from other residences, people traveling on the street so it would not be an eyesore or interfere with anyone else's quiet and enjoyment of their property. The garage placement would not deter from future development of the parcel or the building of a home on the adjacent structure on Reed Street. Mr. Solyntjes had no timeline of when he planned to place a home on the parcel or the adjacent parcel. He did comment that the structure would increase the value and generate an increase in property taxes while they enjoy the property. Commissioner Akemann questioned if the driveway access was approved by the State or County? Mr. Solyntjes had conversations with the State and it is a drive way now but there are some plans to modify Hwy 13 and at that time they will ask him to have that drive way with a culvert abandoned or eliminated. Mr. Solyntjes said he would object to that. He commented that it is a driveway now and it will remain. Mr. Akemann and Mr. Moran advised that the driveway should be recognized by MNDOT in writing. Mr. Solyntjes did have a backup plan to get access off the Reed Street lot. Attorney Moran informed Mr. Solyntjes that as the attorney, he needs to look out for the future and the city does have a requirement that undeveloped land like this needs to have a primary structure before any accessory structure or garage could be built. The issue is that there is no primary

structure and it does not lend its' self as a condition use permit. More importantly what happens a year from now when someone else has a parcel and they want to put a garage on it and we say no. Commissioner Mack commented that he has other issues that they have denied at least 3 since he has been on the board under the rules. They have had people say that they were going to build in 5 years and they were denied. Mr. Solyntjes commented that this is why he is presenting information as to why this is different; the parcel size plus the other contiguous parcel. Moran commented that we want to maximize long term use. This property lends its self to development. We want to maximize tax capacity and there is a need for housing in Waterville. There are reasons for the primary rule and it is not just Waterville that has that. Mr. Solyntjes commented we want to encourage development because it is the best tax base use. He has done that as shown on the maps with his developments. If the lots were combined it would not fit the goal. Mack informed Mr. Solyntjes that it would fit the rule and could be broken back off in the future to build another home. Mr. Solyntjes added that he would have a local builder and purchase materials local. His request is consistent with the purpose of the idea of having a secondary structure associated with a primary. It does encourage the development of primary structures. There will not be a primary structure built this summer, but that property will be adding value and being used much more quickly than that and could lead to something bigger. Question was asked if a primary could be put on it now. Mr. Solyntjes was previously planning on combining the 2 lots and building about a \$500,000 structure on it. He is just not ready to do that right now. This would be a step toward that. He added that lake lots are narrow and there is not room to store a boat, riding lawn mower, fishing boat and a canoe. It gets hard to find a spot to do that and this garage would alleviate that. It is all part of the vision he has for the development of the property and long-term use. Mr. Solyntjes point out that the City allowed a barn type building across from his driveway in the past and this would be nothing like that. He knows that it has been done in the past. Commissioner Akeman asked what time frame would he want to build a home. Mr. Solyntjes does not have an exact plan for that yet. Mr. Solyntjes pointed out that he purchased the 2 parcels in 2005 and 2008 for a family type compound and has added over 100 trees and had a plan to build 1-2 home and consistent with development of the property. **Motion by Ferch, Seconded by Gregor to deny the Conditional Use request on the rule of the Ordinance. Motion carried 5-0.**

Commission Discussion.

Discussion was held on the length of time a building permit was good for. And could the proposed building be turned into a shouse? Administrator Hill advised that there is nothing in the Ordinance that says it cannot be that she was aware of.

Adjourn

Motion by Gregor, Seconded by Akemann to Adjourn. Motion Carried 5-0. Meeting adjourned at 7:32 p.m.

Howard Mack, Chairperson

Teresa Hill, Administrator-Clerk.

