

PLANNING AND ZONING COMMISSION

November 20, 2023 6:30 P.M.

There was a meeting of the Waterville Planning and Zoning Commission held in the Council Chambers at 6:30 p.m. on Monday, November 20, 2023.

Present: Rick Gregor, Brad Ferch, Phil Langerud, Sue Mariska and Chairperson Howard Mack

Also Present: Administrator/Clerk Teresa Hill, Land Owners Tim and Ted Nytes.

Call to Order

Chair Howard Mack called the meeting to order at 6:30 p.m.

Approval of Minutes

Motion by Gregor, Seconded by Ferch to approve the September 18, 2023 Minutes. All approved. Motion Carried 5-0.

New Business

A. Conditional Use Request by Nytes Properties. Request of Nytes Properties, 32855 Ford Road, Henderson, MN for a Conditional Use to allow for construction of two (2) 4-plexes on a single parcel of land. Zoning code allows for multi-family dwellings with 4 units or less. Property description as follows:

Parcel ID #: 24.510.0990
Block-013 N 22 FT

Legal description: CITY OF WATERVILLE lot-008

A conditional use is needed because they want to construct more than four units on one parcel. However, they would split the property into two parcels if needed.

Discussion from the commission included questioning which way the buildings will face on the property. Both Tim and Ted Nytes approached the commission to explain the diagram and to show them which sides of the property faced which streets. Langerud asked how many parking spots will be available to the tenants. Nytes referred to the diagram showing there are 22 parking spots for 8 units.

Commissioner Mack asked if there were any questions. Brady Fisher, representing the Chamber of Commerce, came forward and thinks that plot of land should be used for commercial property. Administrator Hill said no one is coming forward wanting space for a commercial business. There are other empty lots in town not being built on. Commissioner Mack stated that Waterville is in need of rental space right now.

Langerud questioned the time frame for the buildings being built. Tim Nytes expects to start in the Spring for at least one of the buildings.

Motion by Ferch to recommend to the city council to approve the Conditional Use Permit to Nytes Properties to allow for construction of two (2) 4-plexes on a single parcel of land. Seconded by Mariska. All approved. Motion carried 5-0.

B. January and February Meeting Dates. Due to the regularly scheduled meetings land on holidays in January and February, alternative dates need to be discussed. With much discussion, it was decided the January P&Z Meeting will be on Thursday, January 18th at 6:30 pm. The February date will be discussed at the January meeting. Motion by Ferch to change January 2024 meeting to Thursday, January 18th at 6:30 pm and

discuss February's meeting time at the January meeting. Seconded by Gregor. All in favor, motion approved 5-0.

Commission Discussion

Administrator Hill mentioned the comprehensive plan will need to be discussed in upcoming future meetings. Also, the distribution of marijuana and where they should be zoned.

Adjourn

Motion by Ferch, Seconded by Gregor to adjourn the meeting. All approved. Motion carried 5-0. Meeting adjourned at 6:51 p.m.

Howard Mack, Chairperson

Teresa Hill, Administrator-Clerk