

# PLANNING AND ZONING COMMISSION

**October 21, 2024 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 October 21, 2024.

Present: Chairperson Howard Mack, Commissioners Brad Ferch and Bernie Akemann

Absent: Commissioners Rick Gregor and Phil Langerud

Also Present: Administrator/Clerk Teresa Hill, business owners Dana and Kathy Schnepf

## **Call to Order**

Chairperson Howard Mack called the meeting to order at 6:31 p.m.

## **Approval of Minutes**

Motion by Ferch, Seconded by Akemann to approve the meeting minutes from September 25, 2024. Motion Carried 3-0.

## **Conditional Use Permit Request for Dana and Kathy Schnepf**

The Schnepf's are requesting a conditional use permit to construct a 50 ft. x 150 ft. public storage facility expanding on a legal non-conforming use. The property is currently zoned Agricultural Holding and is described as follows: Parcel ID #: 24.022.1150, Address: 1400 State Hwy 13 North. Sect-22 Twp-109 Range-023 .38 AC THAT PART OF NW1/4 BEG 1333.40 FT S & 227.96 FT E OF NW COR OF SEC 22, TH E 67.78 FT, SE 1.33 FT, SW 90.94 FT TO E'LY R/W OF TH #13, TH NW'LY ALONG R/W 233.87 FT TO PT OF BEG.

Administrator Hill said MN DOT was collecting information regarding the project but did not support or object to it. No one else came forward. Because it is zoned Ag, they need a conditional use permit because the property cannot be rezoned. The approval is for just the one building. If they want more in the future, they will need to repeat this process. **Motion by Ferch, Seconded by Akemann** to approve the conditional use permit to construct a 50 ft. x 150 ft. storage building. Motion carried 3-0. The next step is to present it to the City Council at the next meeting on Thursday, November 7<sup>th</sup>. The Schnepf's said there is very little traffic in and out of the area, especially in the evenings.

Administrator Hill wanted to inform the Commission that she may need to schedule a special meeting in the next couple weeks. Per the state, the houses that are being elevated will need to apply for a conditional use permit. There are roughly 18 households that have to mitigate. The homes with insurance seem to be elevating. The ones who didn't have insurance or are looking for a buy out are in a holding pattern right now. One house has been demolished and is being rebuilt. Homes that are elevating with fill do not need a conditional use permit. But those who are elevating their crawl spaces DO need a conditional use permit. The majority of the homes being elevated are expanding their crawl spaces.

## **Commission Discussion**

There was no additional commission discussion.

## **Adjourn**

**Motion by Ferch, Seconded by Akemann** to Adjourn. Motion Carried 3-0. Meeting adjourned at 6:39 p.m.

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Howard Mack, Chairperson

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Teresa Hill, Administrator-Clerk.