

PLANNING AND ZONING COMMISSION

May 21, 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 May 21, 2024.

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

Absent: Rick Gregor

Also Present: Administrator/Clerk Teresa Hill

Call to Order

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

Approval of Minutes

Motion by Akemann, Seconded by Langerud to approve the meeting minutes from April 16, 2024. Motion Carried 4-0.

New Business

Variance Request-Waterville Township. Alan Gehrke was present as the representative of Waterville Township of parcel ID 24.999.0207. The Waterville Township property, located at 419 Third Street South for a Variance to allow for an extended roof overhang to match existing entry. Property description as follows: Parcel ID: 24.999.0207. Legal Description: P&P Addn Block – 035 .31 AC N. 124 ft. of S. 129 ft. The meeting was opened for public comment. Administrator Hill mentioned this was originally brought before the city council as a possible street vacation due to the existing encroachment. At the city council meeting, Attorney Jason Moran advised to have an easement along with a variance request. If the planning and zoning recommends the variance, the city will follow that with the easement request. The easement would stay in place until the structure was destroyed or taken down. Then any rebuilding would need to be done within the proper setbacks. City council felt it would be better to do an easement rather than vacating that portion. Gehrke said a memorial was given to the township building from the AA group that uses the building. It's a bench in memory of Roger Becker. The bench will be placed under the new overhang to prevent it from deteriorating due to rain and snow. Years ago when the entrance was built, it was a regular building permit that was applied for. At that time, it was not clear where the property line was so the entrance overhang was built slightly beyond the actual property line. The proposed overhang will not extend any further than the existing entrance. There is six feet from the entry to the curb now. Five posts will be installed six feet from the curb to hold the new overhang. **Motion by Akemann, Seconded by Ferch to recommend accepting the variance request of Waterville Township. Motion carried 4-0.**

Commission Discussion.

Langerud mentioned a home south and across the street of the Village that has been remodeling for the last year. He was concerned about the house and garage having the same width of vinyl siding. Hill said the width of the vinyl siding on the two structures does not need to be exactly the same. They just need to look similar in appearance and

material. As long as they both have vinyl siding and have matching colors is all that matters.

Adjourn

Motion by Ferch, Seconded by Akemann to Adjourn. Motion Carried 4-0. Meeting adjourned at 7:13 p.m.

Howard Mack, Chairperson

Teresa Hill, Administrator-Clerk.