

PLANNING AND ZONING COMMISSION

August 20, 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 August 20, 2024.

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

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

Call to Order

Chairperson Howard Mack called the meeting to order at 7:02 p.m.

Approval of Minutes

Motion by Akemann, Seconded by Langerud to approve the meeting minutes from July 16, 2024. Motion Carried 5-0.

Commission Discussion

Chairperson Mack requested to start the meeting with Commission Discussion so Grant Pope doesn't have to sit through the entire meeting to discuss his development. Grant Pope, 219 Hazen Street, distributed some handouts to show the choices of apartment buildings and parking lots he is wanting to build. He wants to develop up to 26 units with no more than 7 units per acre. Bolton & Menk helped him with the conceptual layouts. For the first option, he is hoping for 75 parking stalls with at least 2 spots per apartment. The second option is the most elaborate with most apartments having garage stalls. The final option will have up to 12 garage stalls. It would be easier to plow and maintain. All options will have quite a bit of lake views and garage stalls would be a plus for renters. He is hoping to phase in the project rather than building all at once. Start with a 6 unit building with two stories and separate entrances. If that is successfully rented without much turnover, then he will proceed with building the other rental units. Water and sewer is already on the property. He would get a conditional use permit for the entire project and work on it as he can. He has already contacted the state and he is allowed one entrance onto the property from the highway. Commissioner Akemann suggested having 2 bedroom/1 bathroom or 2 bedroom/2 bathroom apartments over 3 bedrooms. The more people staying in an apartment, the more upkeep and the more cleaning and repairing after they move out. Akemann has had a lot of experience in rental properties.

Special Meetings for Flood Damaged Homes

Administrator Hill wants to accommodate those who want to build from the floods and is requesting that the committee be willing to hold special meetings to keep within the two weeks so they can start building sooner rather than waiting for the next scheduled meeting. There are not a lot of requests to add on. Most are rebuilding on the same footprint, which is OK. The commission all agreed they would be willing to have special meetings to accommodate residents who are eager to rebuild because of flood damage.

THC Proposed Zoning Ordinances Review

Moran mentioned the state is still not issuing licenses to retailers. The city has no power over licensing, it is all decided by the state. We have to allow for at least one high potency dispensary, but if more interest arises in the future, we can change the cap. High potency is limited to only the industrial district in Waterville. The hours of operation will be decided by the city council, not the planning and zoning commission. The commission would like to see the sale hours go along with the alcohol sale hours. The only thing the city has control over is where it can be sold and how many licenses we will allow. The commission agreed to raise the number of low potency licenses from 6 to 10. It was suggested to have the sales mirror the off sale liquor hours. Moran will add that to the ordinance. The high potency cap will stay at one. Motion by Akemann, Seconded by Ferch to approve the THC Proposed Zoning Ordinance changes. Motion carried 5-0.

Commission Discussion (part 2)

Just a reminder that in September, the planning and zoning meetings go back to regular hours. It will be on the third Monday of the month at 6:30 p.m.

Adjourn

Motion by Akemann, Seconded by Ferch to Adjourn. Motion Carried 5-0. Meeting adjourned at 8:03 p.m.

Howard Mack, Chairperson

Teresa Hill, Administrator-Clerk.