

## PLANNING AND ZONING COMMISSION

**September 25, 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 September 25, 2024.

Present: Chairperson Howard Mack, Commissioners: Rick Gregor and Brad Ferch (Phil Langerud arrived at 6:38 pm)

Absent: Commissioner Bernie Akemann

Also Present: Administrator/Clerk Teresa Hill, homeowner Sarah Smith and property owner David Poehler.

### **Call to Order**

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

### **Approval of Minutes**

Motion by Ferch, Seconded by Gregor to approve the meeting minutes from August 20, 2024. Motion Carried 3-0.

### **Variance Request for Tim and Sarah Smith**

(Tim Smith joined the meeting via zoom). The Smith's are elevating their home and would like to add a 10' x 10' addition off the west side for furnace, washer, dryer, water heater, and water softener. Their current home has those utilities in the bedroom closets. Their variance is requesting an additional 3.9% impervious surface allowance on their property for the addition. The ordinance allows 25% impervious surface, this variance would allow 29%. They have to raise the house due to the fact that they had more than 50% damage from the floor. **Motion by Ferch, Seconded by Gregor** to accept the variance request of Tim and Sarah Smith for adding on an addition and allowing for 4% more impervious surface area on their property. Motion carried 3-0.

### **Zoning Request Change and Split of Property for David Poehler**

The zoning request change is only for two parcels, not three as originally thought. The property is zoned B2 and is being requested to change it to R2. Administrator Hill stated that city attorney, Jason Moran, said it is continuous enough with the other R2 that it would be allowable. Parcel 2 needs to be a minimum of 75 feet in width and it's currently at 66 feet. 9 feet would be taken from Parcel 1. (Commissioner Langerud joined the meeting at 6:38 pm). Langerud questioned the dimensions of the parcels on the zoning permit. Hill explained it will be changed to match the minimum dimensions as required in the ordinance. **Motion by Ferch, Seconded by Gregor** to approve the zoning request change from B2 to R2. Motion carried 4-0. **Motion by Langerud, Seconded by Ferch** to allow the lot to be split as long as it meets the requirements. Parcel 1 is 90' x 132' and parcel 2 will be 75' wide. Motion carried 4-0.

### **Commission Discussion**

There was no additional commission discussion.

### **Adjourn**

**Motion by Gregor, Seconded by Ferch** to Adjourn. Motion Carried 4-0. Meeting adjourned at 6:47 p.m.

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Howard Mack, Chairperson

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Teresa Hill, Administrator-Clerk.