

PLANNING AND ZONING COMMISSION

July 21, 2025

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 July 21, 2025.

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

Absent: Richard Gregor

Also Present: Administrator/Clerk Teresa Hill

Call to Order

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

Approval of Minutes

Motion by Akemann, Seconded by Ferch to approve the meeting minutes from May 19, 2025.
Motion Carried 4-0.

Conditional Use Request – Scott's Campground

Hill had provided a copy of the application with the layout including the addition of some campsites along with a letter explaining how much grading and filling will be going on. The CUP (Conditional Use Permit) is needed because they are going to expand the size of the campground. Hill also provided an email from Ceil Strauss, MN DNR, in response to this permit. The email had stated that they would recommend the permit not be approved because it cannot be in a flood prone area. Hill replied to the state letting her know that Scott's Campground is planning on putting fill in to make it so it is not prone to flooding in the future. The state's main concern is the access road that could possibly still be impacted by flooding. Strauss stated if the council does approve the permit, she would work with the city to make sure the flood regulations are upheld. The email stated that there is about 150 feet of the road that is at an elevation between 1004 feet and 1005 feet. Jamie Fessel spoke on behalf of Scott's Campground. He will be doing the work of the CUP. Where the sites are now at 1005 feet, if it's raised another foot, it would be running right into Dr. Struve's dentist office. Betty Deno, Waterville, asked where the access road was. It's on 4th Street, Hill replied. The paperwork stated a fill elevation of 1006.2 but the actual flood elevation is 1005.2. At the 1006.2, they would be adding two feet of free board instead of the required one foot. The access road into the campground is under 1004 feet. Mack suggested putting in a ditch or waterway for the water to run into the street and not into Struve's property. Tex Anderson, Waterville, thinks putting in a waterway may be an issue because there is only 12 feet from Struve's building to the property line. Struve and Renken have an understanding that Struve can use the access road to access his property. Tex Anderson said they would be putting in tile so the water can drain towards the lake, as long as the lake isn't too high. Tara McGraw, Waterville, wants to know if the tile is going to stop the water from backing up into her yard if the water gets a little high? Jamie Fessel said if we get a lot of rain, it may sit for a day or two but then the tile would take the water away. Hill said the question about the access road is if the sites should have to be evacuated, how are they going to get the campers out? Jeff LaFrance, Waterville, has put shut-offs on all sewers. He said sometimes it's worse when people try to pull their campers out during a flood. But with the sewers shut-off, there is no worry about sewer lines being pulled out so campers could stay put. Strauss is wondering about how recent our campground evacuation plans are. They are gearing towards public safety and getting earlier warnings out so campers can move out if needed. Mack suggested we move to table this discussion until the elevations can be shot for the access road. Hill will reach out to Ceil Strauss and make sure that all of her concerns are worked out and that we all understand where she is coming from with the overall plan. Langerud wanted to know if the access road can run between the lots and forget about building up on the north or south border? The road would still need to be raised regardless.

Motion by Mack, seconded by Ferch, to table this discussion until we can get more information from the DNR, Jamie Fessel, and Tex Anderson. **Motion carried 4-0.** Hill wanted to know if the commission is willing to meet before the next scheduled meeting in a week or two to get this moving along? The commissioners all agreed they would be willing to meet sooner than August 18th. Tex Anderson wanted to know if they took care of the concerns from the neighbors of the

campground regarding the water? Betty Deno said yes, and Tara McGraw said yes as long as it doesn't make her water problem worse.

Commission Discussion

Mack had a question regarding Classics Bar putting up a fence and whether they had applied for a permit for it. Hill stated it was an after-the-fact affect. They just turned their paperwork in last week. Hill just saw the permit today so she does not know if they meet the requirements yet. Mack's concern is whether they have enough off-street parking for their tenants after taking up all that space by putting up a patio and fence. Mack wants to know what ordinances we have regarding rental property owners providing off-street parking for their tenants. Do we have any set rules as to how many parking spaces a rental property owner should provide for each tenant? Hill said they have a spare lot across the street from the bar. If they make that into a parking lot, they would have sufficient parking for their tenants.

Adjourn

Motion by Ferch, **Seconded by** Akemann to Adjourn. **Motion Carried 4-0.** Meeting adjourned at 7:10 p.m.

Howard Mack, Chairperson

Teresa Hill, Administrator-Clerk.