

PLANNING AND ZONING COMMISSION

August 18, 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 August 18, 2025.

Present: Commissioners Bernie Akemann, Phil Langerud, Brad Ferch and Richard Gregor

Absent: Chairperson Howard Mack

Also Present: Administrator/Clerk Teresa Hill

Call to Order

Commissioner Gregor 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 July 24, 2025.

Motion Carried 4-0.

Variance Request – Mary Jane Patchin

A request is being made for an Ordinary high water setback variance of 18 feet 8 inches to allow for a 56 foot 4 inch Ordinary high water set back to construct an 8' x 20' screen porch. Zoning allows for a 75 foot Ordinary high water set back. Hill mentioned that she had no written correspondence from any of the neighbors. Everything falls within the setbacks except for the shoreline. It is further back than the impact zone which is at 37 feet. The cabin floor is already at 1006.2 feet, which is above flood level so the porch will be constructed at the same height of the main structure. Gregor opened the floor for comment. Hill brought up the fact that a retaining wall is not considered a wall, it's considered landscaping as far as shoreland is concerned. Langerud said the variance request is for a setback from 75 feet to 56 feet but the cabin is already within the 75 foot setback before the construction of the addition. Akemann mentioned he drove to the area and most of the homes in that area are already closer than 75 feet from the shoreline. Those were constructed before the ordinance went into effect. **Motion by Langerud, seconded by Ferch**, to approve the variance as requested. **Motion carried 4-0.**

Commission Discussion

The DNR was here to go through Scott's Campground. The entrance could be used going through the existing campground and it would only need to be brought up in just a couple places. Hill wanted to mention that starting in October, the Planning and Zoning meetings will be held at the Village. The commissioners had some questions regarding the use of space at the Village. Hill gave a quick rundown regarding what is planned so far for uses at the Village once we get moved over there. Ferch had a question regarding Classic's bar and if there have been any updates since the last meeting. Hill informed them that they did turn in an updated zoning permit. They have modified their setbacks so they don't have to apply for a variance. They also told Hill that they did not take away any parking with the fence. That area was not used for parking to begin with.

Adjourn

Motion by Akemann, Seconded by Ferch to Adjourn. **Motion Carried 4-0.** Meeting adjourned at 6:52 p.m.

Howard Mack, Chairperson

Teresa Hill, Administrator-Clerk.