

## PLANNING AND ZONING COMMISSION SPECIAL MEETING

**August 26, 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 26, 2025.

Present: Chairperson Howard Mack, Commissioners Phil Langerud, Brad Ferch and Richard Gregor

Absent: Commissioner Bernie Akemann

Also Present: Administrator/Clerk Teresa Hill, Jeff Lafrance, Tex Anderson and Jamie Fessel

### **Call to Order**

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

### **Conditional Use Permit – Scott's Campground**

Hill met with DNR on site, they went through the plan and had a question about the access that could not be expanded because it could still flood. The question that was asked back was, if the lots are elevated, how can it be flooded? Their response was that the access road needed to be above. After meeting at the campground, it was determined that the access road could be off of the southeast corner of the new construction. It would then hook into the road that goes through Scott's Campground and then comes out onto Main Street. There are a couple spots there that are a little low so they would need to have that road at the 1005.1. It was discussed that the southeast lot would not have any permanent structures that would obstruct evacuation plans. They brought up the drainage that had already been addressed earlier. Other than that, everything was approved by them. Ferch wanted to know where the main access was going to be. Hill said it would be through Phil Mart. It now would fit all their requirements and it would also qualify for the exclusion of the new expansion not being flood prone. If you were to entertain passing this through to the city council, you would want to stipulate these conditions within your document. Langerud questioned having 1006.2 on the north driveway, not 106. Hill said it is 1006.2 but that would be 1005.1 and then they classify the wheels of the trailer as an additional foot. The actual ground elevation is 1005.1. Langerud also questioned the southeast corner and why no permanent structure there? It is so in case of evacuation, the trailers can make it through there and not have to worry about a permanent structure blocking the exit. Tex Anderson mentioned they stayed back about 10 or 12 feet before they started the sites. If they move that towards fourth street, it would give more access room on the east end between the existing and the new. Mack said there should be plenty of room if they do that. Anderson thinks that maybe it should be worded that for a permanent structure, they have to leave so many feet. He figures that would be a better clarification. Hill agreed. Anderson figured they would need 12 to 14 feet to pull trailers through. Langerud questioned if there would be enough room to pull firetrucks through there? They all agreed it would be enough room. **Motion by** Ferch, **Seconded by** Gregor to make a recommendation to City Council to approve the conditional use permit to Scott's Campground expansion fill for the regulatory flood elevation with the additional conditions of having an evacuation plan, the southeast driveway elevation has to be 1005.1 feet and there has to be a 12 foot access on the driveway also and make drainage improvements on the southside of the property. **Motion Carried 4-0.**

### **Adjourn**

**Motion by** Mack, **Seconded by** Ferch to Adjourn. **Motion Carried 4-0.** Meeting adjourned at 6:43 p.m.

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Howard Mack, Chairperson

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Teresa Hill, Administrator-Clerk.