

**CITY OF EAGLE LAKE**  
**February 9, 2017**  
**PLANNING COMMISSION MEETING**

**Call to Order**

- Meeting was called to order at 6:03 by Chairman Talle.  
Present: Chairman Talle, Commissioners Beckel, Hughes, McCarty, and Rose.  
Absent: Commissioners Brandt and Norton.  
Staff Present: Administrative Intern, Jacob Cote and Administrative Clerk, Marian Mallory

**Approval of Agenda**

- Commissioner McCarty moved to approve the agenda as written and Commissioner Hughes seconded. Motion carried with Chairman Talle, Commissioners Beckel, Hughes, McCarty, and Rose voting in favor.

**Approval of Minutes**

- Commissioner McCarty moved to approve the Planning Commission meeting minutes of November 21, 2016 as written and Commissioner Rose seconded. Motion carried with Chairman Talle, Commissioners Beckel, Hughes, McCarty, and Rose voting in favor.

**New Business**

1. Request of St. Peter Counseling Center to rezone a parcel of land from Agricultural to B-2, General Business and to require a conditional use permit to allow counseling and offices in the district. (21441 Marble Road) current Eagle Lake Church of Christ.
  - The St. Peter Counseling Center is requesting to rezone the property located at 21441 Marble Road (currently the Eagle Lake Church of Christ) from Agricultural to B-2, General Business as well as requesting a conditional use permit to allow counseling and offices at this location. Gene Taylor, Hoffman Center executive director, was present.
  - Mr. Taylor indicated that this would be a new program, not the Hoffman Center moving to the site and that the center would be dealing with an entirely different type of client than those served at the Hoffman Center. Programming would be based on the needs of the surrounding area, serving youth in the 12 – 17 year age range, both male and female. The space would be split between offices and offering day services as well as approximately 16 inpatient beds – the facility would be staffed 24 hours per day. The facility would possibly employ play therapists, family therapists, etc. depending on the services needed.
  - When asked about the type of issues the youth might be dealing with, Mr. Taylor indicated that some of the possibilities might be anger issues, short term housing for runaways, youth removed from a home in need of a safe place, youth in need of court ordered assessments – again, based on the need of the surrounding area.
  - Regarding the existing building and location, the property would need to be annexed. Concerns were raised as to whether or not existing sewer system would be adequate. Adam Steinke, representative for the Hoffman Center, indicated that they felt the existing sewer and water system in place would be adequate and wouldn't require city services to be extended out to the property.
  - Public hearing opened at 6:17 pm.
  - Citizens from Eagle Lake as well as the community to the north of the facility were present. Concerns expressed included: safety of the children in the community north of the property; the possibility of clients being sex offenders; that there would be an added cost burden on the local school system; that there is not an adequate business plan in

place for the exact services that will be offered; that although it was recognized that a need exists in the community and surrounding area, the exact nature of the facility use has not been well thought out and presented.

- Public hearing closed at 6:53 pm.
- Concern was expressed by the Commissioners that this project might not be an appropriate use for this particular property, that it might be in the best interest of the community that another location be found within city limits in an existing B-2 zoned area. It was suggested that Mr. Taylor might want to consider withdrawing his application until such time as there was more specific details on the exact nature of the services that would be offered at the facility. Application was not withdrawn.
- Motion was made by Commissioner McCarty to recommend denial of the application and was seconded by Commissioner Rose. Motion carried with Chairman Talle, Commissioners Beckel, Hughes, McCarty, and Rose voting in favor.
- The matter will go before City Council on Monday, February 13, 2017 at 6:00 pm

2. Request of the City of Eagle Lake to further define the allowable height of an accessory building.

- Administrative Intern, Jacob Cote provided brief background information indicating that it's possible to construct an accessory building within current city code that could be disproportionately tall. He explained that there are several options but the staff recommendation would be to amend city to allow for shed construction with height limitations based on the footprint area of the shed. It was further clarified that a detached garage would not be considered a shed and would, therefore, not be impacted by a code change.
- Public hearing opened at 7:13 pm
- Jesse Bomstad, 160 Creekside Ct asked if this would apply to commercial properties as well. Mr. Cote indicated that this would only impact residential properties.
- Public hearing closed at 7:16 pm.
- There was no further discussion or actions taken at this time.

**Announcements**

- Next Regular **Planning Commission** Meeting – February 27, 2017 at 6:00 pm in City Hall Council Chambers, 705 Parkway Avenue

**Adjournment**

- Commissioner McCarty moved to adjourn and Commissioner Beckel seconded. Motion carried with Chairman Talle, Commissioners Beckel, Hughes, McCarty, and Rose voting in favor.
- Meeting adjourned at 7:17 pm.

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**Marian Mallory, Administrative Clerk**

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**Trent Talle, Chairman**