

**CITY OF EAGLE LAKE**  
**February 22, 2021**  
**PLANNING COMMISSION MEETING**

**Call to Order**

- Meeting was called to order at 6:00 p.m. by Chairman Talle.  
Present: Chairman Talle, Commissioners Beckel, Rose, and Hughes (virtually).  
Absent: Commissioners Norton, Scheurer, Miller, and McCarty.  
Staff Present: City Administrator Bromeland and Administrative Clerk Mandy Auringer.

**Approval of Agenda**

- Commissioner Rose moved and seconded by Commissioner Beckel, to approve the agenda.  
Motion carried.

**New Business**

1. Review of Proposed Use for New Business in a B-1 District: Angela J. DeMartini, owner of Bella's House of Doodles (Parcel ID# R120912476005)
  - Administrator Bromeland gave a summary of the new business that would like to move into Eagle Lake. Angela DeMartini, owner of Bella's House of Doodles, would like to locate her business here in Eagle Lake. The business would encompass designer Doodles, puppy training classes, grooming services, doggie daycare with boarding facilities, a show room filled with dog related products, and an on-staff veterinarian or vet technician with sleeping quarters. The reason for bringing this before the Planning Commission is to see if they will need to get a Conditional Use Permit (CUP). In City Code it only covers veterinarians. Included in a CUP are conditions such as sound proofing walls, weekly pick-up of fecal waste from site, odor proof containers, limit of 10 dogs per accessory building, ongoing fence repair and maintenance, rodent proof food containers, ventilation system installed in outdoor kennel, and unplanned inspections. There could be the possibility of a noise concern by nearby residents. The action that is needed is for the Planning Commission to review the proposed use and B-1 zoning regulations to determine if the proposed use will require a CUP and whether sleeping quarters can be allowed.
  - Angela DeMartini explained her business plan of breeding doodles, grooming, boarding, and doggie daycare. She explained it as a small version of the PAW in Mankato. She would like to have a retail area for clothing, dog food, and dog paraphernalia. The sleeping quarters would only be used when the dogs are having their puppies. Her husband, Rick, will be doing all the design work. Rick DeMartini explained the building layout. They would like to erect a 40'x 60' building with 2x4 walls with spray foam insulation in order to soundproof the building. There will be inside, and outside kennels separated by an overhead door similar to the yard at C & S Supply. The dogs will always be attended with staff to prevent noise. The dogs will not be there all the time. The dogs will live at "guardian" homes with families. They will be brought to the facility to be bred and then returned to their guardian home. They will come back to the facility a week before they give birth to acclimate them to the location. They will remain with the puppies for 7 weeks until they are weened. Around the time of the birthing would be the only time the sleeping quarters would be used. Their current building plans are all up to code for the sleeping quarters.

They will have a vacuum system for grass clippings and fecal waste, which will be removed and taken to the dump. They will be installing a ventilation system and forced air. They will be erecting a 6-foot fence to keep the noise levels down. They will enter their location through an easement through BorgsHomes' property.

- Chairman Talle asked if they would need future variances due to setbacks. Mr. DeMartini said they do not have plans that they would need any variances as everything would be inside their fenced in run yard. Chairman Talle asked if the run yard would be used for long periods of time. Mr. DeMartini stated the run yard would be used for times when they need to clean and sterilize the kennels.
- Commissioner Rose asked if the plan was only for one building. Mr. DeMartini confirmed it will only be one building.
- Commissioner Hughes asked if they were going to be putting in trees to screen from the highway. Mr. DeMartini stated they will have a 6-foot privacy fence to screen the dogs from the highway and surrounding properties. They would be willing to put in trees, but they prefer not to due to ticks.
- Chairman Talle asked about the number of dogs there at any given time. Mrs. DeMartini stated they have plans for 8 kennels, up to 5 litters. Mr. DeMartini clarified if they do doggie daycare, they could have the potential for up to 30 dogs, but they would all go home at the end of the day. Chairman Talle asked about the possibility of overnights if they chose to do boarding. Mrs. DeMartini explained that is not her vision for her business. Her vision is to breed doodles, daytime doggie daycare, grooming, and dog training. She stated she does have a license for boarding and if she sees a need for overnight boarding, she may consider it.
- Commissioner Beckel asked about the dog training she would like to offer and whether the puppies will remain overnight for the training. Mrs. DeMartini explained it would be an 8-week puppy training, but also training for older dogs as well. The only puppies that would remain at the facility overnight would be her puppies that she bred.
- Administrator Bromeland stated that the only thing in permitted uses is for a veterinarian, which needs to be in a completely enclosed structure. Commissioner Beckel felt like we may be skirting the code if they do not apply for a CUP. Commissioner Hughes agreed with the need for a CUP. She believes this is the right area of this type of business. Chairman Talle stated they should look at the CUP due to a few uniqueness's to the business. Commissioner Beckel would like to see the next logical step to be modifying code with more details. He also agreed it is the right location for the business.
- Mr. DeMartini said the only property that will really be affected is BorgsHomes. Scott Borgmeier, owner of BorgsHomes was in attendance and stated he has no problem with Bella's House of Doodles moving next door.
- Commissioner Beckel moved to schedule a public hearing for a Conditional Use Permit for Bella's House of Doodles, seconded by Commissioner Rose. A vote was taken with Chairman Talle, Commissioners Rose, Beckel, and Hughes voting in favor. Motion carried.

## 2. Review of R-1 Zoning Regulations and Concrete Patio/Walkway: 525 Linda Drive

- Administrator Bromeland gave a brief description of a resident who would like to install a patio behind their garage and a walkway on the side of their garage. The walkway is only 4 feet off the property line, while the patio is directly behind the garage and comes off the back of the garage but is only 7 feet off the property line.
- Chairman Talle stated that impervious surfaces are not covered in code with side yard coverage and was concerned of drainage issues into the neighbor's yard. Commissioner Hughes and Rose stated that it looked like both homes already have downspouts for proper drainage.
- Administrator Bromeland stated the neighbor has the exact same type of walkway on the side of their home. Our code is very similar to Mankato's code and after looking into it with Mankato, they would allow the walkway.
- Commissioner Hughes asked if the walkway goes past the garage. Commissioner Rose responded that it looks like the patio comes straight off the back of the garage and the walkway extends a little past the garage. This would conform to the continuation of an existing building line.
- Administrator Bromeland would look into an agreement between the neighbors with no formal action needed.

## 3. Possible Future Annexation Request for Parcel in Mankato Township and Future Rezoning Process If Annexed: Cullen Kobayashi and Michelle Simms with US Solar Corporation

- Administrator Bromeland shared that she has been corresponding with US Solar Corporation about parcel R430913100012, which is currently located in Mankato Township and identified as a property that may be annexed into the City of Eagle Lake as per an orderly annexation agreement between Mankato and Mankato Township. It was noted that the City Council will be the body to make the final decision on annexation but that it was appropriate to discuss future zoning of this parcel if annexed in accordance with the City's land use plan which identifies this parcel as potentially being light industrial.
- Cullen Kobayashi with US Solar Corporation is the project developer and is proposing a small 1 megawatt solar garden on a property currently owned by Jason and Lori Pietsch. When Mr. Kobayashi contacted Mankato Township to obtain a permit, he was directed to contact the City of Eagle Lake since there is an annexation agreement. He stated that they would get a conditional use permit with Mankato Township and follow all the zoning regulations of Blue Earth County. He would like to know if the parcel will be annexed in the future.
- Commissioner Beckel asked if the road is the line to extend the City of Eagle Lake to? He stated that he thought the solar garden would be a good buffer between Mankato and Eagle Lake. Chairman Talle agreed that it would be a good buffer and a good use for that property.
- Administrator Bromeland asked what the total cost of the project would be. Mr. Kobayashi stated that when it is all up and running the total cost without the land would be \$1.5 million.
- Commissioner Beckel inquired if they would buy the whole 20 acres, but only develop 10 acres

with the setbacks. Mr. Kobayashi confirmed that they would buy all 20 acres, but with all the setbacks they would only be able to construct one project on the northern side of the parcel. They would look into perhaps adding more in the future but was unsure with the 750-foot setback from residential land if there would be enough space.

- Administrator Bromeland asked about the timeline of the project. Mr. Kobayashi stated the construction would take 3 months, after which they would take a few months for a series of tests with Xcel Energy. If the project is started this summer it should be up and running by the end of the year.

#### 4. Monthly Building and Zoning Permit

- Permit activity for January was presented.

#### **Adjournment**

- Commissioner Rose moved to adjourn, seconded by Commissioner Beckel. A roll call vote was taken with Chairman Talle and Commissioners Beckel, Rose, and Hughes voting in favor. Meeting adjourned at 6:56 p.m.

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**Trent Talle, Chairman**

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**Mandy Auringer, Administrative Clerk**