

CITY OF EAGLE LAKE
April 19, 2021
PLANNING COMMISSION MEETING

Call to Order

- Meeting was called to order at 6:01 p.m. by Chairman Talle.
Present: Chairman Talle, Commissioners Beckel, Hughes, Rose, and McCarty.
Absent: Commissioners Scheurer, Norton, and Miller.
Staff Present: City Administrator Bromeland and Administrative Clerk Mandy Auringer.
Others in Attendance: Rosie Brunmeier, Scott Wangen, and Mark Fromm.

Approval of Agenda

- There were no additions to the agenda.

Approval of Minutes

- Commissioner McCarty moved and seconded by Commissioner Rose to approve the Planning Commission meeting minutes from March 15, 2021. A roll call vote was taken, all voted in favor. Motion carried.

New Business

1. **Conditional Use Permit Application:** Administrator Bomeland gave an overview of a conditional use permit application that was received from Mark Fromm for the building he owns at 112 Parkway Avenue which is the former Uncle Albert's Café. Mr. Fromm has a buyer interested in converting the restaurant area into four apartments. Per a review of Section 6.173 of the Zoning Code, the Parkway Avenue District will accommodate residential uses via a conditional use permit when located above or behind commercial development. The proposed use of 112 Parkway Avenue does not involve a commercial component. Mr. Fromm was invited to attend the meeting to discuss his proposed use of the property with you to determine if there is any interest in entertaining the notion of a conditional use permit for residential housing only for the property. The intent of the district, which was established in March 2016, is described in Section 6.173, subdivision 1. There are currently some properties along Parkway Avenue that are solely used for residential but appear to have been in existence prior to March 2016 when the Parkway Avenue District regulations were adopted. The Parkway Avenue District runs from 598th Avenue to Agency Street.
- Chairman Talle asked the applicant, Mark Fromm, if he had any additional information he would like to share. Mr. Fromm stated that his property has been for sale since before they closed the restaurant and has been vacant for more than a year. They have had a few people look at the

property but have not had anyone actively interested. He stated they were looking into converting it into apartments themselves but now are looking at selling to Scott Wangen to convert into 4 apartments.

- Commissioner McCarty asked if the house on the property would be removed. Mr. Wangen said it will remain. Commissioner McCarty also was concerned about there being enough parking and the growth of future potential businesses surrounding the proposed residential property. Mr. Wangen stated they would have plenty of parking on the street and he was not concerned with potential businesses building next to him. Commissioner McCarty asked how many floors and if there would be any structural changes to size and or additions. Mr. Wangen stated there would be 3 main floor apartments with one possibly being handicapped accessible and one in the basement. The only structural changes would be adding egress windows. Commissioner Rose asked if the roof line would stay the same. Mr. Wangen stated that it would stay the same.
- The other residential properties were brought to the attention of the commission by Mr. Fromm. Administrator Bomeland stated that those properties were all in existence as residential before the Council adopted the regulations for the Parkway Avenue District in 2016.
- Commissioner Talle asked if this was more of a variance request than a conditional use permit. Commissioner McCarty stated he believed it should be a variance since there is no commercial component.
- Commissioner McCarty stated concerns with the possibility of not being able to meet all the zoning conformities within the Parkway Avenue District. He stated that being there are 4 parcels to this property, they may want to look into the possibility of combining the parcels in order to meet some of the zoning setback conformities.
- Chairman Talle asked if they could set the Public Hearing for the next Planning Commission meeting and look into the other items before the next meeting. Commissioner Beckel stated he would like city staff to contact the city attorney and get their input. He stated he would like a lot more information and does not think we should move ahead with scheduling a public hearing.
- Commissioner Beckel made a motion to set a Public Hearing while city staff investigates whether this application requires a Conditional Use Permit or a variance, meeting zoning conformities within the Parkway District, the possibility of combining the 4 parcels, and contacting the city attorney. Commissioner Rose seconded the motion. A roll call vote was taken with Chairman Talle, Commissioners Beckel, Hughes, Rose, and McCarty voting in favor. Motion carried.

Other

2. Building and Zoning Permit Activity. Permit activity was presented for the months of March and April.
 - The next regular scheduled Planning Commission meeting is May 17, 2021 at 6:00 p.m. in City Hall Council Chambers, 705 Parkway Avenue.

Adjournment

- Commissioner Rose moved to adjourn, seconded by Commissioner Beckel. A roll call vote was taken with Chairman Talle and Commissioners Beckel, Hughes, Rose, and McCarty voting in favor. Meeting adjourned at 6:42 p.m.

Trent Talle, Chairman

Mandy Auringer, Administrative Clerk