

CITY OF EAGLE LAKE
January 24, 2022
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, and Miller.
Absent: Commissioners Norton, Rose, McCarty, and Scheurer.
Staff Present: City Administrator Bromeland and Administrative Clerk Mandy Auringer.

Approval of Agenda

- Commissioner Beckel moved, seconded by Commissioner Miller to approve the agenda. A roll call was taken with all in favor. Motion carried.

Approval of Minutes

- Commissioner Miller moved, seconded by Commissioner Beckel to approve the Planning Commission meeting minutes from December 20, 2021. A roll call vote was taken with all in favor. Motion carried.

New Business

1. Chapter 6 Review:

- Administrator Bromeland gave a recap of the discussion and the suggested changes from the December meeting.
- Discussion continued amongst the members of possible changes needed.
- Commissioner Hughes asked about defining who is the Board of Adjustment and Appeals in section 6.040 subd. 2 Q.
- Chairman Talle asked about a property that is spot zoned and if can revert back to the zone that the surrounding properties are in and his concern of what type of structure can be built there. Administrator Bromeland stated until it is rezoned, they will be allowed to build what is allowed in their current zone.
- Administrator Bromeland stated she will review items marked as needing further review and research proposed language changes and bring back at an upcoming meeting. Discussion took place about the need to compile all proposed changes into one document to send to the Planning

Commission for a comprehensive review. It was noted that the review process could span several months.

Other

- **Building and Zoning Permit Activity:** Permit activity was presented for the months of December and January.
- **Update of parcel R391019251008:** A Special City Council meeting had been set for Wednesday, January 19th at 6:00 p.m. at which time a public hearing would have been held to consider the petition for annexation. The prospective developer withdrew his purchase agreement for the parcel due to plans to utilize a 1031 exchange for the purchase and the inability to obtain necessary approvals in the time frame needed. The public hearing was cancelled and the petition for annexation was withdrawn.
- Chairman Talle suggested for the next budget cycle, hiring a professional to revise the land use map to reflect what the City's view for the future is. Administrator Bromeland suggested reviewing and updating the comprehensive plan as well since it was last updated in 1991. It was noted that the land use plan document was adopted in 2006.
- **107 598th Ave. CUP:** The owners appeared before the Council and were given a timeframe with which to bring their project to completion and supply a revised business plan. The City Council anticipates holding a public hearing this spring to consider amending the CUP to reflect the revised business plan and operations. This will not need to come before the Planning Commission.
- **Property Addressing in New Subdivisions and Corner Lots:** A contractor recently asked about the possibility of changing the address of an undeveloped corner lot in phase II of Eagle heights Subdivision. Per a review of the plat map and address map, the parcel in question was assigned one address with the front facing Falcon Run. The concern is not having enough front and rear yard setbacks, especially if there will be a deck added in the future. Administrator Bromeland suggested when going through the platting process, if the possibility of address change is not brought up at that time, the property will remain with the address it is originally given.
- **Prospective Housing Developments and Future Zoning Considerations:** Troy Schrom is looking at developing the Foley property with single family and multifamily housing. The question was raised on how to zone this property, with each block being zoned different or zoning the whole development as one zone. Chairman Talle suggested making a new zone that city code does not cover. Administrator Bromeland suggested bringing in a zoning consultant to ensure that each part of the mixed use development is zoned properly and noted that there is no similar development in Eagle Lake to use as a reference.
- The next regular scheduled Planning Commission meeting is February 28, 2022, at 6:00 p.m. in City Hall Council Chambers, 705 Parkway Avenue.

Adjournment

- Commissioner Beckel moved, seconded by Commissioner Hughes to adjourn. A roll call vote was taken with all voting in favor. Meeting adjourned at 6:45 p.m.

Trent Talle, Chairman

Mandy Auringer, Administrative Clerk

UNOFFICIAL MINUTES