

**CITY OF EAGLE LAKE**  
**March 21, 2022**  
**PLANNING COMMISSION MEETING**

**Call to Order**

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

**Approval of Agenda**

- One item was added to the agenda. The resignation from Planning Commission member Joshua Norton.
- Commissioner Rose moved, seconded by Commissioner Hughes to approve the agenda. A roll call vote was taken with all in favor. Motion carried.

**Approval of Minutes**

- Commissioner Miller moved, seconded by Commissioner Rose to approve the Planning Commission meeting minutes from February 28, 2022. A roll call vote was taken with all in favor. Motion carried.

**New Business**

**1. Resolution Recommending Approval of Modification of Municipal Development District No. 3, Adoption of Modified Development Program, Establishment of TIF District No. 3-2, and Adoption of Modified Development Program and TIF Plan.**

- Administrator Bromeland gave the Planning Commission background for a TIF plan drafted by Shannon Sweeney with David Drown Associates. The findings consisted of whether the proposed development is generally consistent with the City's development plan and zoning ordinances, will the project serve to complement the City's plans for the creation of development opportunities in the City, and will the project serve to promote the City's development objectives. The boundary of Development District No. 3 is being modified to include parcel number R-121018400013. In establishing the TIF District, the City will need to find that the TIF District qualifies as a housing district, the proposed development will not reasonably be expected to occur without the use of TIF, the TIF Plan conforms to the general plan for development/redevelopment of the City as a whole, and the TIF Plan affords maximum opportunity for the development of the project area by private enterprise. The project developer has indicated that TIF assistance is necessary to control

certain development costs such that unit rents can be maintained at affordable levels. The developer is intending to construct rental housing units and will assist in meeting the demand for market rate and affordable rental housing. The first phase was originally intended to include 56 units but will now include 64 units and the second phase was originally intended to include 48 units but will now include 40 units. The total number of units will remain the same, but the units in each phase will change.

- Commissioner Rose asked if there would be single family homes. Administrator Bromeland stated there are single family homes included on the preliminary concept plan provided by the developer, which will be owner occupied and slab on grade twin homes. This development will be in an association which includes maintenance. It was noted that TIF is being sought for the 8-plex units. It was noted on the concept plan that the developer is proposing 16 single family homes in an association and a possible 76 detached single-family dwellings within the development. In total, the developer is proposing a possible 225 housing units in the development.
- Commissioners Beckel and Miller asked about the zoning. Administrator Bromeland stated the parcel is currently A1. It was noted that there could be different zoning classifications within the development for different types of housing such as single family and multiple family and that careful consideration should be given to zoning classification to ensure that there are areas zoned specifically for single family housing.
- Commissioner Miller stated he believes that this proposed project meets all 3 points, it is generally consistent with the City's development plan and zoning ordinance, the project will serve to complement the City's plans for creation of development opportunities in the City, and it will serve to promote the City's development objectives. Administrator Bromeland added that this project would help finish the water looping project.
- Commissioner Rose moved, seconded by Commissioner Hughes, to approve the attached resolution for TIF district modifications with findings. A roll call vote was taken with all voting in favor. Motion carried.

## 2. Resignation from Planning Commission Members Katherine Scheurer and Joshua Norton.

- Notice of resignations were received from Planning Commission members Katherine Scheurer and Joshua Norton.
- Commissioner Miller moved, seconded by Commissioner Rose, to accept the resignations of Planning Commission members Katherine Scheuer and Joshua Norton. A roll call vote was taken with all voting in favor. Motion carried.

## 3. Discuss Filling Vacancy and Review of Current Roster of Members.

- Following the April 4<sup>th</sup> City Council meeting in which a resolution will be included accepting the resignation of Katherine Scheurer and Joshua Norton, an announcement can be made advertising the vacancy. At the present time, the Planning Commission consists of 7 members and 1 alternate.
- Commissioner Hughes asked what are ways we can find new members. Commissioner Miller stated he thought it might be a good idea to invite people to see what the Planning Commission

does and how it runs. Commissioner Beckel asked if it could be announced at the next City Council meeting. Administrator Bromeland stated that it will be announced at the next City Council meeting and will also be placed in the up-and-coming newsletter. She also asked the Planning Commission to reach out to people they think might be interested.

### **Other**

1. **Building and Zoning Permit Activity:** Permit activity was presented for the months of February and March.
2. **Chapter 6 City Code Update and Land Use Plan and Map Update.**
  - Jessica Steinke, Program Director with Minnesota Valley Council of Governments (MVOCG), will be at the April 18<sup>th</sup> meeting to talk about assisting the Planning Commission with a code review and update. Discussion should also take place about utilizing MVOCG to complete a land use plan and map update. The City is a member of MVOCG. The current land use plan was adopted in 2006 and in need of being updated. The land use map has been updated more recently but should also be updated to accurately reflect future types of growth desired.
3. **Motorsports Park Project and Supplemental EAW.**
  - At this time, a supplemental EAW has been received. City staff was directed by the City Council to obtain proposals for a possible 3<sup>rd</sup> party review. All of the proposals have been received and will be presented to the City Council at the April 4<sup>th</sup> meeting.
  - The next regular scheduled Planning Commission meeting is April 18, 2022, at 6:00 p.m. in City Hall Council Chambers, 705 Parkway Avenue.

### **Adjournment**

- Commissioner Rose moved, seconded by Commissioner Miller to adjourn. A roll call vote was taken with all voting in favor. Meeting adjourned at 6:42 p.m.

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**Trent Talle, Chairman**

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**Mandy Auringer, Administrative Clerk**