

**CITY OF EAGLE LAKE**  
**April 18, 2022**  
**PLANNING COMMISSION MEETING**

**CALL TO ORDER**

- Meeting was called to order at 6:00 p.m. by Chair Talle.  
Present: Commissioners Beckel, Hughes, McCarty, Miller, and Chair Talle.  
Absent: Chairman Commissioner Rose.  
Staff Present: City Administrator Jennifer Bromeland and Deputy Clerk Kerry Rausch.

**APPROVAL OF AGENDA**

- Commissioner Beckel moved, seconded by Commissioner Hughes to approve the agenda. The motion carried with Commissioners Beckel, Hughes, McCarty, Miller, and Chair Talle voting in favor.

**APPROVAL OF MINUTES**

- Commissioner Beckel moved, seconded by Commissioner Hughes, to approve the Planning Commission meeting minutes from March 21, 2022. The motion carried with Commissioners Beckel, Hughes, McCarty, Miller, and Chair Talle voting in favor.

**NEW BUISNESS**

1. Parcel R43.09.12.400.006 and Future Rezoning
  - Administrator Bromeland explained that water and sewer will be extended in 2022 to the properties at 800 and 804 Parkway Avenue. City staff was directed to reach out to the two properties located outside of City limits that are just west of 800 and 804 Parkway Avenue and ask if there is an interest in connecting to City water and sewer. Only one response was received, and it was from the owner of parcel R43.09.12.400.006. A meeting was held with the property owner, public works staff, and Bolton and Menk to discuss the process involved with connecting to City sewer and water. Following that meeting, a request for annexation was received. Th request for annexation was presented to the City Council for their review. City staff was directed to move the annexation process forward. Since that time, the property owner has contacted City staff seeking an assurance that they will be able to rezone their property once annexed and be able to rent out their property as a duplex. 800 parkway Avenue is currently zoned commercial while 804 Parkway Avenue is zoned R-1. The Barnes family paid the City’s Building Inspector, Dan Murphy, directly to complete an inspection on the property, even though it is located outside of City limits, to determine if modifications could be made to convert the single-family dwelling to a duplex for rental purposes. Mr. Murphy reported that the structure may have been initially constructed as a single-family home but at some point, it was converted into a duplex and can be used as such with some modifications. Dwellings, one and two family, and attached one family, are a permitted use in an R-2 – 1 & 2 Family Residential District. To receive City utilities, the property will need to be annexed and then rezoned.

- Marlene Barnes, owner of said parcel, stated there are difficulties in putting the utilities where proposed due to a shed's current location, the location of the existing deck and the location of their neighbor's fence. Mrs. Barnes also stated that the house is laid out as a duplex and that she would like to be able to rent it as such once annexed into City limits.
- Planning Commission discussion included hydrant location for fire suppression purposes, the City's Land Use Plan shows future plans for the Barnes parcel and the one to the west as commercial use.
- Commissioner McCarty expressed concerns relating to flow issues and stated that his opinion is that grinder pumps will require a lot of city maintenance and that the presented design plans are not the best. He also stated that with such little amount of flow, there could be a solids problem and there are a lot of challenges with this utilities extension. He also stated the City's Land Use Plan is there to help guide the City.
- Administrator Bromeland stated the City's engineer presented the proposed plans to the City Council and that she will take the Planning Commission's concerns to the engineer and City Council.
- Marlene Barnes indicated that she may be interested in leaving this parcel as is. Administrator Bromeland stated she would follow up with Mrs. Barnes the next day.

2. Parcel R12.10.18.130.001 and Lot Split Request

- Administrator Bromeland explained that an administrative lot split request was received for parcel R12.10.18.130.001. A simple lot division can occur if all setbacks, width, and square footage and requirements of Chapter 5 are met. The total square footage of this parcel is 17,870 square feet. Per code, each lot shall contain an area of not less than 10,000 square feet. Scott Wangen, owner of the former Uncle Alberts building, is present. The parcel proposed to be split is currently owned by Allied Overhead Door of Mankato. It was also explained that discussion should include plans for the parcel, whether new buildings would be constructed and used, and options available. In 2021 when a conditional use permit was being considered for the former Uncle Alberts parcel discussion included that platting and combining of parcels in this area may be needed to meet setbacks and lot size requirements.
- Administrator Bromeland also explained there is a lost parcels in this area and that Blue Earth County has a legal process which can be followed to help identify owner of the parcel.
- Mr. Scott Wangen stated that Brian and Anna Fasnacht, owners of Allied Overhead Doors, purchased the mini storage parcel and old Allied Overhead Doors parcel from Mark Fromm. Mr. Wangen has discussed with Mr. and Mrs. Fasnacht the possibility of doing a lot split of parcel R12.103.18.130.001 in which Mr. Wangen would purchase the west end which includes the mini storage. He would potentially add an office building to the storage units and would want water and sewer utilities service at some point. His goal is to purchase the mini storage lot and combine that with his other lots, creating one or two parcels in total. The concern is the lost parcel and that the parcel to be split does not connect to his existing parcels. He would like to add parcel ending in .011 (lost parcel) to mini storage to bring it to the 10,000 square foot requirement.

- Planning Commission discussion included what the cost of extending utilities would be and that utilities could cross a lot with no owner. It was also discussed that the two outlots that the City owns are unusable lots for the City and consideration should be given if these lots should be turned over to the adjacent property owners. It was also discussed that the front of the building would need to be identified.
- Michael McCarty recommended that Mr. Wangen contact Janel with Bolton and Menk to assist him in determining the next best steps and to assist with title research and stated Bolton and Menk have the history with the Parkway Corridor plat. A title attorney can help research parcel ownership.

## **OTHER**

### 1. Monthly Building and Zoning Permit Activity

- Administrator Bromeland stated that five building permits for new home construction have been pulled this year, all of which are located in the Eagle Ridge Phase II development owned by KJ Walk.

### 2. Chapter 6 Zoning Code Review and Update Process

- Administrator Bromeland stated that Jessica Steinke, Program Director with Minnesota Valley Council of Governments (MVCOG) is present to discuss the process for completing a code review and update and ways that MVCOG may be able to assist with the process. The City has an agreement with MVCOG, and therefore there would be no additional charge for this service.
- Administrator Bromeland stated that it may be helpful to start by submitting notes from meetings and that each Commission member review and submit suggested code changes.
- Ms. Steinke stated the Commission may want to begin with looking at the top three items, such as variances, to help determine what items to address first for code changes. The MVCOG could look at cities such as Mankato, North Mankato, and St. Peter to see how their code reads on specific topics.
- Michael McCarty stated he feels it may be beneficial to look at the City of Mankato's code for ideas of how to revise Eagle Lake's code and that Eagle Lake could modify Mankato's code to fit Eagle Lake's needs.

### 3. Motorsports Park Project and Supplemental EAW

- Administrator Bromeland explained that a supplemental EAW has been received. Proposals for a 3<sup>rd</sup> party reviews have been obtained. The City Council tabled taking any action on the matter at their last meeting. It is anticipated that the developer will attend an upcoming meeting to talk about his plans with the City Council and to answer any questions.

### 4. Fox Meadows Development and Concept Plan Review Phase

- For informational purposes Administrator Bromeland stated a concept plan has been received from the developer, Troy Schrom, for Fox Meadows. City staff has completed an internal concept plan review and will be meeting with the developer and his team in a couple of weeks. City staff has obtained approval from the City Council to contract with Mike Humpal with South Central Service Cooperative (SCSC) on an as needed basis to assist staff with the zoning review to ensure

that controls for zoning are in place for multifamily and single family proposed within the development. Included in the proposed development are 104 8-plex structures, 24 twin home structures, 17 single family structures in community, and 83 detached single family home structures. A developer's agreement is also in progress. TIF was approved for phase I at the April 4<sup>th</sup> City Council meeting.

- Administrator Bromeland stated she has been in contact the school about this development as a question was asked about capacity at the school.

**ADJOURNMNT**

- Commissioner McCarty moved, seconded by Commissioner Miller to adjourn the meeting at 7:12 p.m. The motion carried with Commissioners Beckel, Hughes, McCarty, Miller, and Chair Talle voting in favor.

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**Trent Talle, Chairman**

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**Kerry Rausch, Deputy Clerk**