

CITY OF EAGLE LAKE
May 16, 2022
PLANNING COMMISSION MEETING

Call to Order

- Meeting was called to order at 6:01 p.m. by Chairman Talle.
Present: Chairman Talle, Commissioners Hughes, Rose, McCarty, and Miller.
Absent: Commissioner Beckel
Staff Present: City Administrator Bromeland and Administrative Clerk Mandy Auringer.
Others Present: John Schulte and Mike Humpal.

Approval of Agenda

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

Approval of Minutes

- Commissioner Rose moved, seconded by Commissioner Miller to approve the Planning Commission meeting minutes from April 18, 2022. A roll call vote was taken with all in favor. Motion carried.

New Business

1. Fox Meadows Development.

- John Schulte, an engineer with Jones Haugh and Smith Inc. spoke on behalf of Troy Schrom. A meeting was recently held with Troy, his engineer, the City's engineer, public works rep, Administrator Bromeland, and Mike Humpal with SCSC to review the proposed concept plan, utilities and infrastructure, and zoning. Mr. Schulte stated that there were a few changes to the plans after that meeting that included sidewalks, sewer size, road realignment, hydrants, and lights. He gave a brief update on where the project was at. There will be 228 units across the full 80 acres. The western half will be high density, multifamily and single family. The multifamily will be rentals and the single family will be sold to homeowners. In phase 1, the water looping, sewer extension, and storm water will be completed.
- Commissioner McCarty asked about if there would be paved temporary turnarounds at the end of all the uncompleted streets. Mr. Schulte replied that they use gravel instead of bituminous.
- Administrator Bromeland stated that the Planning Commission feels strongly about the Thomas to Maple Lane connectivity and that that should be completed in phase 1.
- Commissioner Rose asked about the timeline for phase 1 and phase 2. Mr. Schulte stated phase 1 would take between 2-3 years.

2. Application received for Planning Commission Vacancy.

- An application was received from Lisa Norton for the vacant Planning Commission seat. Administrator Bromeland gave an overview of her application. She has had experience on the Lent Township Planning and Zoning and as Supervisor of Lent Township.
- Chairman Talle stated that he believes she would be a good fit if she is willing, able, and has good attendance.
- Commissioner Rose moved, seconded by Commissioner Hughes to recommend to the Council to appoint Lisa Norton to the Planning Commission. A roll call was taken with all in favor. Motion carried.

3. Development Plans for 404 S. Agency Street.

- Justin Bauer attended the February 28, 2022 Planning Commission meeting to give an overview of his proposed development plans for 404 S. Agency Street – the construction of three duplexes. The duplexes would be one level, patio style, and rental property. Discussion took place at that time about the current parcel being zoned B-1 and the need for the parcel to be rezoned for residential use. No formal applications for rezoning, platting, etc. have been submitted by the developer.
- Administrator Bromeland stated that the city should be concerned with this parcel currently zoned as B1 since it is in a residential area. The parcel should be rezoned before any variances.
- Commissioner McCarty stated he believes that Mr. Bauer can make his project conforming to setbacks by changing the plans to two duplexes instead of three. He stated he would like to know the reasons why Mr. Bauer feels he absolutely needs a variance. Commissioner Miller agreed with Commissioner McCarty that 2 units was too many for this parcel. Commissioner Hughes asked if there was a way to make the duplexes smaller to fit them within the setback requirements.
- Mr. Humpal, with SCSC, suggested looking to see if other properties similar to this project required variances for setbacks.
- Commissioner McCarty asked if this project fits into the character of the neighborhood. Commissioner Miller stated he looked at a view from above and it looks like it would fit in with the character of the rest of the neighborhood.

Other

1. Building and Zoning Permit Activity: Permit activity was presented for the months of April and May.
2. Chapter 6 City Code Update and Next Steps.
 - Administrator Bromeland shared with the Planning Commission a few items in city code that has caused some issues for city staff. A few of the items in code are the pictures of corrugated metal for roofing and siding in residential, the need to clearly define what each yard definition is, and

where an accessory structure can be located. Administrative Clerk Mandy Auringer stated that code in R1- R4 reads that you cannot place an accessory structure in the required side yard, which is the 8-foot setback, and the required front yard, which is the 25–30-foot setback, and in Standard of General Applicability it reads an accessory structure is prohibited from the side yard or front yard. City staff would like clarity if an accessory structure is allowed in the front or side yards by either adding “required” in Standard of General Applicability or removing it from the R1-R4 sections.

- Chairman Talle stated that this was talked about a while ago and it should read “required” yards in both R1-R4 and Standard of General Applicability. Commissioner Miller and Commissioner McCarty agreed that the word “required” should be stated as putting an accessory structure in your side yard, but not within the 8-foot setback, makes more sense.
- Chairman Talle stated that staff should put a note that it was discussed at the May 16, 2022 meeting that the word “required” should be in both areas of code.
- The next regular scheduled Planning Commission meeting is June 20, 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 6:49 p.m.

Trent Talle, Chairman

Mandy Auringer, Administrative Clerk