

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

**Call to Order**

- Meeting was called to order at 6:01 p.m. by Chairman Talle.  
Present: Chairman Talle, Commissioners Rose, McCarty, and Beckel.  
Absent: Commissioners Hughes, Miller, and Norton  
Staff Present: City Administrator Bromeland and Administrative Clerk Mandy Auringer.  
Others Present: Angela and Rick DeMartini.

**Approval of Agenda**

- Chairman Talle made an addition to the agenda: Budget Request Planning
- Commissioner Rose moved, seconded by Commissioner McCarty to approve the agenda. A roll call was taken with all in favor. Motion carried.

**Approval of Minutes**

- Commissioner McCarty moved, seconded by Commissioner Rose to approve the Planning Commission meeting minutes from May 16, 2022. A roll call vote was taken with all in favor. Motion carried.

**New Business**

1. Welcome New Planning Commission Member: Lisa Norton
  - Commissioner Norton was unable to attend due to a personal emergency.
2. Chapter 6 review
  - A permit question that came up was if vinyl lettering/signage on an overhead door was allowed by code. Commissioner McCarty stated that if it conforms to color and size in code that it should be allowed. Administrator Bromeland stated the size requirement would be 75 square feet or under. Rick DeMartini stated that the vinyl sign would be 6x12 which equals 72 square feet.
  - Administrator Bromeland shared that the City's legal counsel advises a review of Chapter 6 as there are several areas where wording is not consistent and contradictory or not applicable. One example that City staff have noticed is in the R1 accessory building section which pertains to the height of the structure and the difference from one page to another. Administrator Bromeland stated that building materials should be looked at and updated as well.
  - Chairman Talle asked if during budget planning if some funds can be used to reach out and get help with the review of Chapter 6.

- Administrator Bromeland stated that she had hoped to obtain code update assistance through the agreement with MVCOG. She also stated that the City Attorney would be able to review and revise Chapter 6 if there is an interest, which Commissioner Rose thought it would be a good.
3. Application for Variance for 104 Creekside Drive.
- An application was received from 104 Creekside Drive for a variance to encroach two feet into the required eight-foot side yard setback. When contemplating whether to grant a variance, the Planning Commission must apply the legal standard of practical difficulties to the facts presented by the applicant. “Practical Difficulties” is a three-factor test including reasonableness, uniqueness, and essential character.
  - Administrator Bromeland stated that she reached out to the resident to see if they wanted to forego the variance process and reduce the width size from 12 feet to 10 feet. The resident wanted to go ahead with the variance process.
  - Commissioner McCarty stated that the application was lacking information and was incomplete. He stated that there is no information with what this addition was going to be used for. Administrator Bromeland stated that the applicant said it was going to be used to park a work van. Commissioner McCarty stated that a standard parking spot was 9 feet wide and therefore he does not see any practical difficulties. He believes if he reduced the width by 2 feet to meet city code, 10 feet would be sufficient for parking.
  - Chairman Talle stated that all the other homes in that area have 3 car garages while this one only has a two-car garage. Commissioner McCarty stated that the resident can make it work by conforming to city code. There are no strange lot lines and no practical difficulties. Commissioners Beckel and McCarty stated that the application is incomplete and will need the resident to resubmit a completed variance application.
4. Fox Meadow Housing Development and Upcoming Zoning and Platting Process.
- Administrator Bromeland gave an update for the Fox Meadow development. Schrom Construction recently submitted an Environmental Assessment Worksheet (EAW) to the City Council at their July 11<sup>th</sup> meeting. The City Council deemed the EAW to be a complete submittal. Next, the EAW will be published in the Environmental Quality Board Monitor and a 30-day public comment period begins. Zoning and platting cannot commence until the EAW process has been completed. Administrator Bromeland stated there have been a few delays with the project, but none of the delays were due to the city. The developer is requesting that the preliminary plat and final plat be approved at the same meeting. Administrator Bromeland advised that these are listed as separate phases in code with a public hearing at each phase for preliminary and final plat and that typically these are separate when dealing with infrastructure and a large development.
  - Chairman Talle stated he does not think it would be a good decision to combine the preliminary and final platting. Commissioner McCarty agreed that they would need to be separate to allow any changes or modifications to ensure that storm ponds and such were adequately sized.

5. Blue Earth County Urban Infringe Overlay District (UFD) Draft Ordinance. Administrator Bromeland stated that the purpose of the UFD is to prevent encroachment of nonfarm uses into agricultural lands, and to allow for the orderly conversion of agricultural lands to urban type uses which are serviced by municipal water and sewer systems. It was explained that Blue Earth County was looking for feedback on a draft UFD ordinance update.
  - Commissioner McCarty asked if Eagle Lake has an orderly annexation agreement with Mankato. Administrator Bromeland stated that as of right now we do not. Commissioner McCarty said it would be beneficial to ensure public safety and properly built sanitary sewer and water.

### **Other**

1. Building and Zoning Permit Activity. Permit activity was presented for the months of May, June, and July. Chairman Talle inquired about the watermain extension across 598<sup>th</sup> to the Ragan properties. Administrator Bromeland stated the City Council received bids and are waiting on the signed agreement with the Ragan's.
2. Motorsports Park Project. Administrator Bromeland gave an update on the Motorsports Park project. A supplemental EAW was presented to the Council at their Special Council Meeting on June 28<sup>th</sup>. The City Council deemed the supplemental EAW incomplete. The developer will need to resubmit with additional information addressing items noted as lacking sufficient information.
3. Budget Request. The Planning Commission made a request for the City to set aside funding in the 2023 budget to update the Land Use Plan (2006) and the Comprehensive Plan (1991). It was noted that MVOCG was asked to assist with a Chapter 6 code update and that they've offered to help track changes, but the Planning Commission noted that they are volunteers and would like to see a consultant or intern work on a code update.
  - The next regular scheduled Planning Commission meeting is August 15, 2022, at 6:00 p.m. in City Hall Council Chambers, 705 Parkway Avenue.

### **Adjournment**

- Commissioner Rose moved, seconded by Commissioner Beckel to adjourn. A roll call vote was taken with all voting in favor. Meeting adjourned at 6:35 p.m.

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**Trent Talle, Chairman**

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**Mandy Auringer, Administrative Clerk**