

**CITY OF EAGLE LAKE**  
**APRIL 16, 2018**  
**PLANNING COMMISSION MEETING**

**Call to Order**

- Meeting was called to order at 6:08 by Vice Chairman Beckel.  
Present: Vice-Chairman Beckel, Commissioners Brandt, Hughes, and McCarty.  
Absent: Commissioners Rose, Norton and Chairman Talle.  
Staff Present: City Administrator Bromeland and Administrative Clerk Grassman

**Approval of Agenda**

- Vice Chairman Beckel moved to approve the agenda as written and Commissioner McCarty seconded. Motion carried with Vice-Chairman Beckel, Commissioners Brandt, Hughes, and McCarty voting in favor.

**New Business**

- Review and Discuss Application for Variance: 424 South Agency Street
  - Administrator Bromeland stated that Al Johnson had stopped by City Hall in March to discuss his plans to construct a deck and stairs of the side of his house facing Blace Avenue. Based on the language in the ordinance, it appears that Mr. Johnson would need to demonstrate undue hardship and seek a variance to be able to construct a deck and stairs off the side of his property since what he is proposing to do would project more than 3 feet into the required side yard.
  - Al Johnson was recommended by the commissioners to verify his property line, to have a sound foundation and structure for deck that is to code, and to make sure easement and utilities would not be affected by build of the deck with stairs on the side he plans to build facing Blace Avenue.
  - Once the proper information is obtained the Planning Commission members can then determine if a variance would be required. A formal application would then need to be submitted, followed by a formal public hearing.
- Review and Discuss Driveway Width at Curb Requirements
  - Administrator Bromeland explained that a question was recently received from a property owner who constructed a new home on Oak Drive about driveway width requirements at the curb. Eagle Lake City Code states that the maximum width of a driveway allowed at the curb is 24'. After doing some measurements of driveways in the Eagle Heights subdivision as well as other newer areas in town, City staff discovered that a number of driveways are in excess of 24' at the curb. Per the City Administrators inquiry to Owen Todd, engineer with Bolton and Menk, he indicated that for state aid projects, the maximum residential drive is 24' and the commercial is 32' wide, with the rules coming from MnDOT and for access management concerns.
  - Motion by Commissioner McCarty, seconded by Commissioner Hughes, to schedule a public hearing for the May 21<sup>st</sup> meeting to cleanup ordinance language in subdivision 9 of section 6.120 to allow more flexibility for hard surfaced parking areas up to 35% and taking into consideration changing the maximum driveway width at curb from 24' to 30'.
- Other: Future Potential Re-Zoning Request
  - Administrator Bromeland stated that Richard Ringler and Devon Baumgartner, owners of the property at 21570 598<sup>th</sup> Avenue, have expressed an interest in constructing 2-fourplexes on the property due to space constraints and insufficient room to construct 4-duplexes as initially contemplated. This means that once annexed into City limits that they could seek a re-zoning classification of R-3 Limited Multiple Family Residential District. At this time Mankato Township needs to approve this Re-zoning request and this item does not need action at this time.
- Other Business:
  - Commissioner Hughes mentioned that the Eagle's Edge Townhome's complex on Linda Path do not have any exterior lights on their building or on the streets within the complex.
  - Would recommend looking into the site plan to see if there were originally lights on exterior and to do a follow-up on this topic for next meeting. Also to look into and mandates stating there needs to be lights for the townhome's complex itself.

- Next Regular **Planning Commission** Meeting – May 21, 2018 at 6:00 pm in City Hall Council Chambers, 705 Parkway Avenue.

**Adjournment**

- Commissioner Brandt moved to adjourn and Commissioner Hughes seconded. Motion carried with Vice-Chairman Beckel, Commissioners Brandt, Hughes, and McCarty voting in favor.
- Meeting adjourned at 6:50 pm.

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**Brittany Grassman, Administrative Clerk**

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**Ray Beckel, Vice-Chairman**