

**CITY OF EAGLE LAKE**  
**JUNE 28, 2018**  
**SPECIAL PLANNING COMMISSION MEETING**

**Call to Order**

- Meeting was called to order at 6:01 p.m. by Vice Chairman Beckel.  
Present: Vice-Chairman Beckel, Commissioners Brandt, Hughes, Rose, Norton, and McCarty.  
Absent: Chairman Talle.  
Staff Present: City Administrator Bromeland and Administrative Clerk Grassman

**Approval of Agenda**

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

**Approval of Minutes**

- Commissioner Norton moved, seconded by Commissioner Hughes, to review and approve the Planning Commission meeting minutes from May 21, 2018. Motion carried with Vice-Chairman Beckel, and Commissioners Rose, Brandt, and McCarty voting in favor.

**New Business**

- Letter from City Attorney Regarding Review of Variance Procedure
  - Administrator Bromeland provided letter from City Attorney regarding review of Variance Procedure, for informational purposes.
- Review of Re-Zoning Request for 21570 598<sup>th</sup> Avenue
  - 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 once annexed in, automatically classified A-1, but would need to be re-zoned R-3 to be able to construct two-fourplexes.
  - Motion by Commissioner Hughes, seconded by Commissioner Norton, to schedule a public hearing for the July 16th meeting for the Re-Zoning request for 21570 598<sup>th</sup> Avenue into an R-3 Limited Multiple Family Residential District. Motion carried with Vice-Chairman Beckel, and Commissioners Rose, Brandt, and McCarty voting in favor.
- Follow-Up Regarding the City Council's Recommendation to Table Action on Recent Proposed Zoning Code Amendments (Driveway Width at Curb and Maximum Percentage of Front Yard that can be Hard Surfaced)
  - Administrator Bromeland stated that City Council does not appear to have any opposition to increasing the driveway width at curb to 30', but there was concern with the proposed zoning code language which would eliminate the maximum 40-foot-wide driveway language from front property line to garage to be hard-surfaced.
  - Motion by Commissioner McCarty, seconded by Commissioner Brandt to still change maximum width allowed from 24' to 30' at curb and all other City Code requirements remain as is. Any exceptions will still need to go through with a Variance request. Motion carried with Vice-Chairman Beckel, and Commissioners Hughes, Rose, and Norton voting in favor.
- Review of Application for Variance for 429 Thomas Drive
  - Administrator Bromeland stated after last meetings discussion to place about whether a variance is appropriate or if the ordinance should be amended. After review a number of properties have garages that have widths more than 24'. Discussion should ensue as to proposed language modification. If there is an interest in amending the ordinance to allow garages in excess of 24' in width so long as all setbacks are met, then a public hearing should be set.
  - Motion by Commissioner McCarty, seconded by Commissioner Rose that no action is needed as City Code states that the required side yard setback may be reduced to three (3) feet for the purpose of constructing an addition to the attached private garage. Conesus by Commission that setbacks are already met at the property of 429 Thomas Drive. Motion carried with Vice-Chairman Beckel, and Commissioners Brandt, Hughes, and Norton.
- Review May 2018 Building Permit Activity

- Administrator Bromeland distributed a summary of building and zoning permit activity for May 2018 for informational purposes. No action is required at this time.
- Next Regular **Planning Commission** Meeting – July 16, 2018 at 6:00 pm in City Hall Council Chambers, 705 Parkway Avenue.

**Adjournment**

- Commissioner McCarty moved to adjourn and Commissioner Brandt seconded. Motion carried with Vice-Chairman Beckel, Commissioners Rose, Norton, Hughes, and McCarty voting in favor.
- Meeting adjourned at 6:31 p.m.

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**Brittany Grassman, Administrative Clerk**

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**Ray Beckel, Vice-Chairman**