

CITY OF EAGLE LAKE
SEPTEMBER 17, 2018
PLANNING COMMISSION MEETING

Call to Order

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

Approval of Agenda

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

Approval of Minutes

- Commissioner Rose moved, seconded by Vice-Chairman Beckel, to review and approve the Planning Commission meeting minutes from July 16, 2018. Motion carried with Chairman Talle, Commissioner Rose and Hughes voting in favor.

New Business

- Review and Consider Manufactured Home Request and R-1 Code Requirements
 - Administrator Bromeland stated that after visiting with the city attorney, the building inspector, and the Minnesota Department of Labor and Industry, it appears that the manufactured home as proposed by Steve and Janice Reigert would be allowed in an R-1 district. Bromeland went on to explain that the MN State Building Code allows for alternate designs and foundations, and that what is being proposed is allowed by MN State Building Code since a loading bearing perimeter cannot be required as is currently stated in the city's code. Discussion then ensued.
 - Dan Murphy, City Building Official stated since 2009 code requirements for manufactured homes has not changed much. For the last ten to twelve years anchoring and soil requirements have stayed the same in regards to having a solid foundation for a manufactured home that will not shift. Typically bolting for the hitch when moving a manufactured home will be taken away will installer.
 - Steve Riegert stated their plan is to pour a concrete slab and the manufactured home will sit split on the concrete base, anchored to the slab with posts. They want it to appear to be sitting on a basement structure to give it the appearance of a home structure vs. the metal skirting that is seen on manufactured homes.
 - Commissioner Hughes asked if the slab for the structure would go below the frost line. Mr. Riegert stated no, with MN building code they require 6" gravel and 6" concrete. Mr. Riegert stated they plan to have 12" concrete on the sides to make the manufactured home more stable. The pillars and tie down's will be attached to the concrete, they would not go below frost line.
 - Mr. Riegert proceeded to give the Commission an updated site plan of the manufactured home along with garage addition and storage building. Commissioner Brandt brought up possible variance for addition to the garage with the proposed addition being in the side yard. Recommendation from Planning Commission to move up house so that building would be within code. The Riegert's stated that they would lose some of their existing driveway as well as some trees. Mr. Riegert stated he would look into revising plan to be within code. No further questions regarding request.
- Review July and August 2018 Building Permit Activity
 - Administrator Bromeland distributed a summary of building and zoning permit activity for July and August 2018. No action is required at this time as it was distributed for informational purposes.
- Next Regular **Planning Commission** Meeting – October 15, 2018 at 6:00 pm in City Hall Council Chambers, 705 Parkway Avenue.

Adjournment

- Commissioner Rose moved to adjourn and Vice-Chairman Beckel seconded. Motion carried with Chairman Talle, Commissioners Hughes and Brandt voting in favor.
- Meeting adjourned at 6:22 p.m.

Brittany Grassman, Administrative Clerk

Trent Talle, Chairman

UNOFFICIAL MINUTES