

CITY OF EAGLE LAKE
APRIL 15, 2019
PLANNING COMMISSION MEETING

Call to Order

- Meeting was called to order at 6:00 p.m. by Chairman Talle.
Present: Chairman Talle, Vice-Chairman Beckel, Commissioners Brandt, Rose, McCarty and Hughes.
Absent: Commissioner Norton.
Staff Present: City Administrator Bromeland and Administrative Clerk Grassman

Approval of Agenda

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

Approval of Minutes

- No quorum at March's meeting.

New Business

- Ringler/Baumgartner Four-Plex Project at 21570 598th Avenue
- Administrator Bromeland stated that attached with the memo that was sent out was a concept plan received from Richard Ringler, one of the developer's of the proposed four-plex project at 21570 598th Avenue. It was noted that once constructed the units would be leased. Administrator Bromeland explained that the next step in the process is for the minor subdivision process to be completed. The developers were invited to attend the meeting to discuss their project with the Planning Commission and obtain feedback before moving further along in the process. The minor subdivision process involves a public hearing and notice sent to property owners within 350' of the project. The parcel will be platted as part of the minor subdivision process. For purposes of providing background, Administrator Bromeland recapped that the property was annexed into City limits in 2018 and then re-zoned from an agricultural district to an R-2 district. It was noted that water will be available to this property as part of the watermain looping project in the works that is slated for late summer/early fall of 2019. No other issues were noted from a zoning perspective after staff completed an initial review of the concept design. A meeting will be held with the developers' surveyor the following day to review the minor subdivision application process and zoning code requirements.
- Planning Commission Perspective: Commissioner Rose brought up concern over overflow parking. Mr. Ringler stated that there proposed plan would have straight concrete parking area from the road up to the house/ four-plex building. This will allow two outside parking spaces, as well as a two stall garage for each unit. Commissioner Hughes stated her concern for the amount of hard surfaces with the concert parking areas as well as the concrete patio in back. Administrator Bromeland stated she would review drainage and green space area with Bolton and Menk and bring the information back to the Planning Commission.
- Commissioner McCarty asked about water that is available in the area. Administrator Bromeland stated with watermain looping project they will have water to this development this fall. Commissioner McCarty asked where the sewer would come from and if they would be tiling across 598th. Administrator Bromeland will get email of drawing for sewer layout and confirm where sewer is currently available.
- Review Front, Rear, or Side Yard Percentages allowed for Hard Surfaced Parking

- Administrator Bromeland shared that she was recently contacted by Scott Wendinger with Hiniker Homes concerning Eagle Lake zoning code language in Section 6.120 R-1 Family Residential District pertaining to driveway width allowed at curb, parking pads, and the percentage of front and side yards that can be hard-surfaced or used for driveways and/or unenclosed motor vehicle parking. Administrator Bromeland explained that Scott expressed concern with being able to construct new homes on remaining lots in the Prairie Run Addition due to code – specifically subdivision 9(B). Staff reminded the Planning Commission that there has previously been discussion at both the Planning Commission and City Council level as to whether changes are needed to the percentage that can be hard-surfaced or used for driveways and/or unenclosed motor vehicle parking. Staff asked that discussion continue this evening on the matter, especially since this issue could persist with ongoing new home construction in other areas in Eagle Lake.
- Chairman Talle stated with varying widths, how do we keep housing looking uniformly. For example, last year with 237 Oak Drive requesting a wider driveway. Chairman Talle in favor to change percentages allowed but does not want to have front yard all concrete.
- Administrator Bromeland stated a current resident is looking at a lot in the Prairie Run Addition and would like to have a concrete pad to park their camper on. Commissioner McCarty stated if you were to have a 34' wide driveway and a 12' camper pad not in any side-yard set back, parking surface would be inside front-yard setback. If you are out of the 8' side yard setback it would be feasible, but how would you get your camper back to the concrete pad.
- Chairman Talle asked if Hiniker Homes would be looking at the option of applying for a Variance. Administrator Bromeland stated that Hiniker Homes does not want to waste time and continue to run into issues when moving to their other sites/plots they have available. Administrator Bromeland stated if we could work with Hiniker Homes on a solution for percentages, with the possibility of future developments, as Hiniker has additional land within Eagle Lake.
- Commissioner Hughes stated possible drainage problem with camper and the additional concrete of flooding basements.
- Commissioners McCarty and Beckel both recommended moving house back on lot. Commissioner McCarty stated if the house was moved back 12', making a triangle outside of set back and given that it is a curved lot it can be in conforming use.
- Commissioner Hughes stated if they are not interested in a Variance request they may want to look at a lot that would be conforming to their needs.
- Shoreland Ordinance Discussion
 - Administrator Bromeland shared that staff was contacted by Brad Bass's team working on the proposed motorsports park project regarding shoreland setbacks and determining which entity's ordinance applied. Absent a shoreland ordinance in Eagle Lake, the parcels being considered for the motorsports park would fall under the jurisdiction of Blue Earth County's shoreland ordinance. Administrator Bromeland stated that it is her understanding that there are restrictions on uses and what can be constructed within 1,000 feet of the Ordinary High-Water Level (OHWL) for shoreland, which may be of a concern to the proposed project. If the City were to adopt a shoreland ordinance, the City's ordinance would apply and could be designed to be less restrictive. City staff is currently reviewing shoreland ordinances from other communities and will be in contact with the DNR shortly to discuss shoreland ordinance requirements.

- Commissioner Beckel asked how close they plan to come to the shoreland. Denny Terrell, a member of the audience, stated that the height from the shore to garage/townhomes, Mr. Bass is not planning to crown the lake or shoreland.
- Commissioner McCarty asked if it was 1,000 feet from homes or the road way. With industrial use from Blue County Township. Look into what the DNR would recommend or state as the minimum distance. If the motorsports complete was zones as Heavy Industrial you may be able to get closer to the shoreland.
- Commissioner McCarty recommended having Mr. Bass complete an Environment Assessment Worksheet (EAW). This will look at impacts and local government, cultural, traffic, noise control, and pollution effects. Should be considered a part of the projects process. This will define how they are dealing with potential issues and gives valuable information that is open and transparent for residents to see regarding the project. Resolves questions about how things may be affected.
- Commissioner Hughes brought up concern about the noise to current housing near proposed project site. Currently there are two motorsports locations in Fairmont and Brainerd Minnesota.
- Discussion took place on how the land, once annexed, would be classified for zoning purposes.
- 2019 Building Permit Activity (March)
- March and April building permit activity will be reviewed at May's meeting.
- Next Regular **Planning Commission** Meeting – May 20, 2019 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, McCarty and Brandt voting in favor.
- Meeting adjourned at 6:22 p.m.

Brittany Grassman, Administrative Clerk

Trent Talle, Chairman