

**CITY OF EAGLE LAKE**  
**MAY 20, 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, McCarty and Hughes.  
Absent: Commissioners Rose 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, Hughes and McCarty voting in favor.

**Approval of Minutes**

- Vice-Chairman Beckel moved, seconded by Commissioner Brandt, to review and approve the Planning Commission meeting minutes from April 15, 2019. Motion carried with Chairman Talle, Commissioners Hughes and McCarty voting in favor.

**New Business**

- Application for Variance: 417 Linda Drive
  - Administrator Bromeland stated that Brady Schloesser is looking at demolishing his existing garage and then constructing a new garage with a larger footprint. Prior to Mr. Schloesser owning the property, the garage was initially a cart port and then converted to an enclosed garage without proper footings. Mr. Schloesser is here to discuss with the Planning Commission to determine any interest in grating a variance from the 15-foot setback requirement on a corner lot.
  - Mr. Schloesser stated that the slab in the garage is cracked in half and has been causing water to settle in garage over the winter. The roof line is compromised and the structure is pulling away from the house. Planning to place actual footings to support new garage and does not intent to disrupt the view of the park from property.
  - Commission McCarty asked Mr. Schloesser if the side yard setback from the property line would be 3 feet or 6 feet. Mr. Schloesser informed the Planning Commission that he did not plan to go into the grass past the current lime stone slab that is next to the garage. The previous proposed side walk that would go along Thomas Drive would still have 4 to 5 feet from proposed two stall garage to side walk.
  - Vice-Chairman Beckel asked Mr. Schloesser what he plans to do if the Variance does not get approved. Mr. Schloesser stated that he would rebuild a single car garage and place footings, as well as correct the back corner where the structure is pulling away from the roof line.
  - Chairman Talle and Commissioners recommended to find the property pins and provided drawings with dimensions of proposed two-stall garage. Public Hearing will take place at the next Planning Commission meeting June 17, 2019.
- Application for Variance: 401 LeRay Avenue
  - Administrator Bromeland stated that Craig Groebner had contacted City Hall in regards to renting out the property at 401 LeRay Avenue. According to code, no two R-1 rental properties may be located within 250 feet of each other. The property was originally constructed to be a duplex, which are not allowed in an R-1 district but would be allowed in an R-2 district. Absent the wall it is still considered a single-family dwelling. Mr. Groebner is looking to have his property re-zoned from R-1 to R2 and has been informed that spot zoning is not encouraged. Mr. Groebner is here to discuss his plans in further detail to get your input and to see if the Planning Commission will entertain the idea of spot zoning his property.
  - Chairman Talle asked if there was a previous rental license that was available. Administrator Bromeland stated that there was a rental license for the property back in 2009. Previous owner had family relative living at the property, which does not require a rental license.

- Mr. Groebner stated he has spoken to Blue Earth County in regards to widening the driveway and curb while he makes changes to the inside of property to complete the duplex. Updates to the inside would be adding the wall to separate the two units and add closets.
- Administrator Bromeland asked what Mr. Groebner will do with the property in the Variance does not go through. Mr. Groebner stated that he will make the necessary changes to the home to make it into a real single-family home and then sell the property.
- Chairman Talle stated that it was too early for recommendations and advised Mr. Groebner to speak with Council members to get their thoughts. Planning Commission will continue with Public Hearing at the next Planning Commission meeting June 17, 2019.
- Application for Variance: 615 Colodoro Lane
  - Administrator Bromeland stated that Jonathan Moldstad, owner of 615 Colodoro Lane, would like to construct a deck, stairs, and gazebo in the rear yard of his property but is encountering issues with staying in the rear setback due to placement of his house being further than typical homes in the neighborhood. A previous Variance was applied for a deck back in 2015 and was denied by Planning Commission, but the City Council overrode that decision and approved the Variance. Since no building permit was ever pulled, Mr. Moldstad is here to present his project in further detail.
  - Mr. Moldstad stated he is looking to make his backyard usable space, with adding a deck and gazebo to his backyard that faces a holding pond. With limited space for the gazebo he is looking at building a 12 foot gazebo to fit 12 people, with the location of the gazebo being off to the south from the patio doors being most ideal location. He has taken in consideration his fireplace vent and will have the gazebo 36” away. Chairman Talle recommended get a survey completed. Mr. Moldstad stated he has looked into a surveying company and waiting period is around two months.
  - Commission McCarty stated that with the proper knowledge of the distance from the property line to proposed structures, that way you can verify if a Variance will be required for the purposed project. Commissioner Hughes also stated that with the drawings provided that it did not appear that a Variance would be needed.
  - Planning Commission asked if Variance was not approved what Mr. Moldstad’s plan would be. Mr. Moldstad stated he would just build the deck and not the gazebo.
  - Planning Commission stated other survey service companies but could not recommend any particular company, to verify by June 3<sup>rd</sup> if a Variance would be needed. With the Variance process a Public Hearing would be held next.
- Carport/Outdoor Storage Options: 105 Agency Street N
  - Administrator Bromeland stated that Nathaniel Netzke at 105 Agency Street N is looking to construct a carport on his property. He previously had spoken to the City back in 2015 to put up a carport and was informed that corrugated metal or grey galvanized steel was not allowed. Mr. Netzke was sent a letter informing his that a structure of 200 square feet or more would require a building permit. Mr. Netzke has been in communication with the City and has provided pictures of portable storage structures less than 200 square feet for consideration. Administrator Bromeland stated concern about code requirement that roofing and siding material of an accessory structure match that of the principal structure, also meeting setbacks and if the portable structure would need to be anchored to the ground or attached to a concrete slab.
  - Planning Commission was in agreement that a portable structure would not be allowed to be placed on a property. Commissioner Brandt stated that metal roofs are allowed on structures but we need more of a defined definition for the term corrugated. Chairman Talle recommended relooking at code in regards to corrugated metal.
- 2019 Building Permit Activity (April)
  - Administrator Bromeland distributed a summary of building and zoning permit activity for March and April 2019. No action is required at this time, distributed for informational purposed only.
  - Commissioner Brandt stated that he noticed new construction has been slowing down. Administrator Bromeland stated Kerry, Deputy Clerk has made a list of all bare lots available for new construction.

- Hiniker Homes Zoning Questions Update
  - Administrator Bromeland stated she had been contacted by Mark Hiniker in regards to the zoning requirements relating to a parking pad and the side yard setback for a potential new construction home. Mark had stated that the City would be passing up potential funds for a new construction home. Administrator Bromeland recommend to Mark Hiniker to come speak in front of the Planning Commission in regards to zoning code requirements with the proposed project.
- Attendance at Planning Commission Meetings
  - Chairman Talle stated there have been attendance issues with some members of the Planning Commission. Chair Talle recommended that after 'x' amount of missed meetings that a discussion would occur to see if member is still intends to be a part of the Planning Commission. Commissioner McCarty asked if there was a formal removal proposal or action that can be taken. Administrator Bromeland stated that there is currently nothing stated in City Code, but City Council would make any final decision on members in the Planning Commission.
- Next Regular **Planning Commission** Meeting – June 17, 2019 at 6:00 pm in City Hall Council Chambers, 705 Parkway Avenue.

#### **Adjournment**

- Vice-Chairman Beckel moved to adjourn and Commissioner Brandt seconded. Motion carried with Chairman Talle, Commissioners Hughes and McCarty voting in favor.
- Meeting adjourned at 6:52 p.m.

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**Brittany Grassman, Administrative Clerk**

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**Trent Talle, Chairman**