

CITY OF EAGLE LAKE
JULY 15, 2019
PLANNING COMMISSION MEETING

Call to Order

- Meeting was called to order at 6:00 p.m. by Chairman Talle.
Present: Chairman Talle, Commissioners Rose, Hughes, Beckel, McCarty and Norton.
Absent: Commissioner Brandt.
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 Chairman Talle and Commissioners Rose, Hughes, McCarty and Beckel voting in favor.

Approval of Minutes

- Commissioner Norton moved, seconded by Commissioner Rose, to review and approve the Planning Commission meeting minutes from June 17, 2019. Motion carried with Chairman Talle and Commissioners Hughes, Beckel, and McCarty voting in favor.

New Business

- Public Hearing for Minor Subdivision Application: 21570 598th Avenue
 - Administrator Bromeland stated public notice was published in the city's newspaper, the Mankato Free Press and was sent out to property owners within 350 feet of the subject property at 21570 598th Avenue. The property is currently zoned R-3 Limited Multiple Family Residential District. The owner is requesting that we plat it under the Minor Subdivision process. There is a preliminary and a final plat for Planning Commission to review. They have been working with ISG and have been working with our zoning code in regards to R-3, and are aware of the City's requirements. No written or verbal comments have been received from the public.
 - Commissioner McCarty brought up the requirement of the 50 foot right-of-way, where currently the proposed project has only a 33 foot right-of-way. Administrator Bromeland confirmed the 50 foot right-of-way requirement and asked ISG if there was a reason for the 33 foot right-of-way purposed in the plat. ISG stated that due to setbacks being tight on the property they have purposed the 33 foot right-of-way. It comes down to very minimal building area on the property.
 - Commissioner McCarty stated that since it would not conform to potential future usage of 598th Avenue, therefore they should not have any relief from the requirement of 50 feet. When it comes time for redevelopment of 598th Avenue they will need the 100 feet to grate it out for adequate pedestrian facilities on both sides of a multilane roadway, making it difficult for future urban development.
 - Commissioner McCarty asked about the time line for utilities. Administrator Bromeland stated that the city will be providing utilities for the property and are looking at bids to present to City Council at the August 5th City Council Meeting. Administrator Bromeland went over where sewer and water connections would be going for the developer to hook into.
 - Chairman Talle opened the Public Hearing at 6:06 pm. No comments made, Public Hearing closed at 6:07 pm.
 - Commissioner McCarty stated the Planning Commission should make a conditional request; a single parcel should not affect future growth and development of the area.
 - Commissioner McCarty moved, seconded by Commissioner Norton, approval of the plat with the condition that the right-of-way dedicated to 21570 598th Avenue is no less than 50 feet. Motion carried with Chairman Talle and Commissioners Hughes, Rose, and Beckel voting in favor.
- Public Hearing for Variance: 21570 598th Avenue
 - Administrator Bromeland stated they would need to increase the amount of footage they are requesting for the Variance, with the requirement of the 50 foot right-of-way. No written or verbal comments have been received from the public.

- Chairman Beckel wanted to confirm that they would need to push everything back by 17 feet, which would create a smaller backyard. Commissioner Rose stated it would be pushed back on the West end which is the end of the complex.
- Chairman Talle asked City Administrator if there are any restrictions with having two buildings on one lot, Administrator Bromeland confirmed there are no restrictions.
- Administrator Bromeland asked ISG based on what has been discussed, what is your calculation on the amount needed. ISG stated they don't have the distance with the new amount of the 17 feet. ISG stated that all the impervious coverage calculations were met based on the property.
- ISG stated with the layout of the proposed building that they are giving space for the North and South setbacks, which would be the side yards when looking at the property from 598th, in hopes that with the Variance they can exceed the required rear yard setback in the West.
- Chairman Talle opened the Public Hearing at 6:16 pm. No comments made, Public Hearing closed at 6:17 pm.
- Chairman Talle and Commissioner McCarty discuss the required setbacks if they were to split the property into two lots and what those setbacks would be and if they would meet them with their current layout. They would then be sharing the roadway access and if one lot were to ever sell, they would need an agreement on each owner taking care of a percentage of the roadway.
- ISG asked if they split the lot to a South and North parcel and are able to fix the additional 2 feet in the pavement to get within the rear yard setback. Would the Planning Commission be able to conditionally approving the plat with that change. Commissioner McCarty stated they would need to look at how they are going to do the road and how maintenance would be handled on the road.
- Commissioner Hughes, seconded by Commissioner Rose, to deny the variance and request a revised site plan that meets all the requirements including parking. Motion carried with Chairman Talle and Commissioners Beckel, Norton and McCarty voting in favor.
- Application for Variance
 - Administrator Bromeland stated residents Ryan and Carrie Zeldenrust are requesting a Variance to add a hard surfaced parking pad on the side of their house and running along the back yard. Looking for thoughts from the Planning Commission before we schedule a public hearing.
 - Planning Commission has no interest to entertain the Variance.
- Greg Brandt Resignation Due to Moving Out of City Limits
 - Administrator Bromeland stated that Greg Brandt is moving out of city limits before the end of the month, meaning his resignation from the Planning Commission is effective as of today. Administrator Bromeland asked the Planning Commission what has been done in the past for a replacement.
 - Commissioner Norton stated that he had come forward on his own when a previous spot was available on the Planning Commission.
 - Chairman Talle stated that they have advertised an open position through the city newsletter, city Facebook page, and at the Post Office.
- Shoreland Ordinance
 - Administrator Bromeland stated she has been in contact with the DNR to use their model Shoreland Ordinance and also Matt Lassonde with Bolton & Menk who are working with the Motorsports Park, to see how the proposed Ordinance is looking. Then we will bring it back to the Planning Commission and go forward from there.
 - Commissioner Hughes asked about the EAW and the status. Administrator Bromeland stated she has spoken with Bolton & Menk and they are currently working on the noise analysis, testing different noises and the decibels around the proposed location.
- 2019 Building Permit Activity (June)
 - Administrator Bromeland stated the June building permit activity is for informational purposes only, no formal action is required.
 - Commissioner Beckel asked about the demolition permits for the Mobile Home Park. Administrator Bromeland stated that 5 or 6 mobile homes would be demolished and that 2 permits for demolition had been pulled.

- Next Regular **Planning Commission** Meeting – August 19, 2019 at 6:00 pm in City Hall Council Chambers, 705 Parkway Avenue.

Adjournment

- Commissioner Rose moved to adjourn and Commissioner Beckel seconded. Motion carried with Chairman Talle and Commissioners Hughes, Norton and McCarty voting in favor.
- Meeting adjourned at 6:34 p.m.

Brittany Grassman, Administrative Clerk

Trent Talle, Chairman