

CITY OF EAGLE LAKE
AUGUST 16, 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: None.
Staff Present: City Administrator Bromeland and Administrative Clerk Grassman

Approval of Agenda

- Administrator Bromeland added the addition of a Variance request from Thomas and Alyssa Inkrott at 601 Colodoro Lane. Commissioner Rose moved to approve the agenda as written and Commissioner Beckel seconded. Motion carried with Chairman Talle and Commissioners Hughes, McCarty and Norton voting in favor.

Approval of Minutes

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

New Business

- LeRoy and Kathy Schiffman, Parcel #R12.10.18.126.019: Shed.
 - Administrator Bromeland stated Kathy and LeRoy Schiffman would like to replace an existing shed with a different shed on a parcel they own and according to Beacon the parcel is approximately 2,150 square feet in size. The Schiffman's own three contiguous parcels, it appears that although two of the parcels could be combined, the parcel that they would like to place the shed on cannot be combined per Blue Earth Country due to being located in a separate subdivision.
 - Kathy Schiffman stated that Blue Earth County does not want to conjoin any of the lots. We checked with Blue Earth County they do not want any of the three parcels combined, to do the paperwork, survey work, or cost involved with the process of combining. Kathy stated that the current shed is deteriorating and bring in a new shed to improve the overall look. Would be putting new shed in existing place of shed that is deteriorating.
 - Chairman Talle stated that the Planning Commission understands where they are at and that they follow a Public Hearing format. The next step is for the Planning Commission to converse and ask any questions.
 - Administrator Bromeland stated that a Public Hearing has not been scheduled and would be set for the following month.
 - Kathy Schiffman asked why this process is required when they are replacing an existing shed, which has the same square footage in the same spot.
 - Administrator Bromeland stated the letters sent to the Schiffman's explained why they need to apply for a Variance and that the lot they want to place the new shed on is not a buildable lot. Coming in front of the Planning Commission tonight to see if they will entertain your Variance before you have to pay any of the costs.
 - Commissioner Beckel stated that the issue is being in compliance with the City Building Code. City Build Code states that your lot is an unbuildable lot, this means that in order to be allowed to build something on there, and that is what you are hear for tonight. You are looking at replacing a structure that was grandfathered in means that the old structure is fine you can leave that and keep painting over it. Since it is a new structure you are hear tonight to talk to us about possibly doing a Variance and weather it is worth your while.
 - Kathy Schiffman asked if they resided the existing shed with no permit. Planning Commission agreed yes, because it predates the code.
 - Chairman Talle stated they could either (a) rebuilding their current shed or (b) apply for a Variance and hold a Public Hearing next month to build a new shed. Or you can explore platting the lots and have it be taxed as one. Administrator Bromeland stated she was not sure if they would meet the minimum square feet for building lot requirements.
 - Chairman Talle and Commissioners will entertain the Variance application and Public Hearing for next month.
- Brett Anderson, 205 Parkway Avenue: Expansion of Non-Conforming Use.

- Administrator Bromeland stated Brett Anderson approached the City and the Planning Commission last year about doing an expansion on a residential property that is located in a B-1 district. He had talked to the Planning Commission at that time about doing a 5'x5' expansion for a bathroom. After that point nothing had happened and last week Mr. Anderson had come in to talk about previous expansion project. Gave Mr. Anderson a Variance application to fill out and at this time there is no action required.
- Rear Yard Setback Requirement for R-3 District
 - Administrator Bromeland stated after the last Planning Commission meeting working with the developers for the Ring Baum development over on 598th Avenue. We looked at the setbacks for the R-1, R-2, and R-4 districts and noticed that the R-3 setback is 5 feet greater than what it is for the other districts. Administrator Bromeland asked if the Planning Commission knew the history of why there is the 5 foot difference and if they wanted to look into changing the setback for R-3 district. Compared the City of Mankato's code, as it is similar to Eagle Lake's and their code has a minimum of 25 foot rear yard setback.
 - Commissioner McCarty stated that he doesn't see why an R-3 district would have a different setback requirement and recommended to bring everything into conformance with the R-1, 2, 3, and 4 districts.
 - Administrator Bromeland stated that a review of Chapter 6 at the next meeting on September 19th to amended items from City Code and then a public hearing would be scheduled for the following meeting.
- Status of Applications Received for Planning Commission Vacancy.
 - Administrator Bromeland stated three people have expressed interest and two have submitted applications. One is on military leave and will submit application as well.
 - Commissioner Beckel stated that in the past Council has invited applicants to a Council Meeting and has asked them a few questions, and then they have voted on the spot.
- Motorsports Park Project Update.
 - Administrator Bromeland stated that Bolton & Menk are working on the environmental review for the developer. They submitted a time line at the last Council meeting and they are looking at submitting a draft EAW to the city mid-September. The city will have a chance to review it, along with a 3rd party to review as well. For the annexation, it has been approved by the city and now we are waiting on the township to approve, then it will go to the state level.
- 2019 Building Permit Activity (July)
 - Administrator Bromeland stated the July building permit activity is for informational purposes only, no formal action is required.
- Variance Request for 601 Colodoro Lane.
 - Administrator Bromeland stated the property owners at 601 Colodoro Lane are looking to put up a deck. They would be encroaching into the required setback of 25 feet.
 - Commissioner McCarty stated that the original plat should show where the wetland starts at, that abuts up to the property.
 - Chairman Talle stated that the Planning Commission can agree to schedule a Public Hearing for the following meeting.
- Next Regular **Planning Commission** Meeting – September 16, 2019 at 6:00 pm in City Hall Council Chambers, 705 Parkway Avenue.

Adjournment

- Commissioner Norton moved to adjourn and Commissioner Rose seconded. Motion carried with Chairman Talle and Commissioners Hughes, Beckel and McCarty voting in favor.
- Meeting adjourned at 6:38 p.m.
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Brittany Grassman, Administrative Clerk

Trent Talle, Chairman