



PLANNING COMMISSION MEETING AGENDA

Monday, January 24, 2022
Council Chambers, 705 Parkway Avenue
6:00 p.m.

CALL TO ORDER

APPROVAL OF THE AGENDA

APPROVAL OF MINUTES

NEW BUSINESS

1. Continue Review of Chapter 6 for Possible Future Amendments

OTHER

1. Monthly Building and Zoning Permit Activity
2. Annexation Request Withdrawn for Parcel R391019251008
3. Status of CUP for Parcel 107 598th Avenue
4. Property Addressing in New Subdivisions and Corner Lots
5. Prospective Housing Development and Future Zoning Considerations

ADJOURNMENT

If you have any comments, questions or information that has not yet been presented or discussed regarding an agenda item, please ask to be recognized by the Chairman during the agenda item. Please state your name and address for the record. All comments are appreciated.

CITY OF EAGLE LAKE
December 20, 2021
PLANNING COMMISSION MEETING

Call to Order

- Meeting was called to order at 6:00 p.m. by Chairman Talle.
Present: Chairman Talle, Commissioners Beckel, McCarty, Rose, and Scheurer.
Absent: Commissioners Miller, Norton, and Hughes.
Staff Present: City Administrator Bromeland and Administrative Clerk Mandy Auringer.
Others in Attendance: Mark Fromm

Approval of Agenda

- Commissioner Beckel moved, seconded by Commissioner Rose to approve the agenda. A roll call was taken with all in favor. Motion carried.

Approval of Minutes

- Commissioner Rose moved, seconded by Commissioner Beckel to approve the Planning Commission meeting minutes from November 15, 2021. A roll call vote was taken with all in favor. Motion carried.

New Business

1. Chapter 6 Review: Sections 6.010-6.160

- Resident Mark Fromm talked about his property and the non-compliant hard surface and how he interpreted city code pertaining to front yard hard surface area coverage. Administrator Bromeland stated that when this was brought before council back in 2018, the Council decided to only widen driveways at the curb line but keep the 40-foot width at the garage line. Administrator Bromeland did some research of other cities and the width of driveways at the garage line. Chairman Talle stated he was in favor with the 40-foot line at the garage since most newer homes have triple garages and when measured at the garage line they are 40 feet.
- The Commission discussed section 6.110 A-1 Agricultural District. Commissioner McCarty stated that anything that would be occupied should not be under conditional uses but grandfather in any preexisting structures. New construction should have to go through the process. He stated if a structure is constructed outside of the normal city limits, we do not want to expand municipal services for one property. He would like to remove in subd. 2 (pg. 33) A-E and leave F. Commissioner Beckel agreed but add in “agricultural buildings” to F. In subd. 3 remove

everything but C, F, and G. In subd. 4 remove everything. In subd. 5, remove A, D, and G. Remove all subd. 7 and 8.

- Administrator Bromeland stated she would like to see the definitions for side yard and required side yard in section 6.040 Rules and Definitions subd. 2 FB (pg. 19) more clearly defined. Commissioner Beckel thought that the definition contradicts itself and agreed it needs to be clarified. Commission McCarty suggested changing the wording of calculating the side yard to “any part of the building”.
- Commissioner Beckel brought attention to the wording of the definition for congregate housing in section 6.040 Rules and Definitions subd. 2. AO. (page 8) He believes it is discriminatory to use the words “elderly” and “age 60 and older”. He would like the age references removed.
- Section 6.120 R1 District was next discussed with Chairman Talle asking if the definition for low density should be more clearly defined in subd. 1. Purpose (pg. 36). Commissioner Beckel stated it is defined more in subd. 4. F. (pg. 38). Commissioner Beckel asked if they should change it back to 7000 sq. ft. or keep it at 9000 sq. ft? Commissioner McCarty suggested changing Section 6.120 subd. 2 A to “detached dwellings” and removing L.
- Chairman Talle started the discussion on roofing materials and clarifying “corrugated metal”. Commissioner McCarty suggested removing all the corrugated roofing material pictures. Commissioner Scheurer and Chairman Talle suggested updating the language with “Unfinished corrugated metal is prohibited. Professionally finished corrugated metal is allowed”.
- Maximum building height in subd 11 was questioned by Commissioner Rose and how that is calculated. Administrator Bromeland and Commissioner McCarty explained it is not measure by the pitch of the roof but is measured from the median grade. The wording should be added for clarification.
- Commissioner McCarty stated the Commission should research the lot sizes for R1 and R2 districts.
- Discussion will resume at the January meeting.

Other

- Building and Zoning Permit Activity: Permit activity was presented for the months of November and December.
- Administrator Bromeland provided a review of parcel R121018133019 and stated that in July of 2017, a few variances were approved for this parcel along with the parcel being rezoned R-1. The lot was split, and Blue Earth County notified for tax purposes, and the property rezoned. The variances for setbacks and lot width have since expired due to a provision in code (Section 6.080, Subdivision 12) which requires that a building permit be issued, and a use commenced within 12 months unless an extension of time is requested before the 12-month period lapses. The property owner was notified of the need to seek a variance if a new dwelling is proposed to be constructed

on the lot. It was noted that the property owner contacted City Hall to have an address assigned to the parcel that was split as no address was assigned at the time of the lot split in 2017.

- Administrator Bromeland provided a review of parcel R391019251008 and noted that a Special City Council meeting has been set for Wednesday, January 19th at 6:00 p.m. at which time a public hearing will be held to consider the petition for annexation that was received. The parcel would be used for a housing development. If annexation is approved, the owner can apply for rezoning and platting and at that time it will be before the Planning Commission.
- Administrator Bromeland provided a update on the CUP that was issued for 107 598th Ave. It was noted that a conditional use permit was approved by the City Council on April 5, 2021 for 107 598th Avenue for the placement of a commercial facility in a B-1 District to be used for indoor dog kennels, dog breeding and daycare, dog grooming services, show room with dog products, outdoor exercise area for dogs, and veterinarian services with temporary sleeping quarters. Following the approval of the CUP, the applicant inquired about placing two temporary structures on the property until the two proposed buildings were constructed. The applicant was told that no temporary structures were allowed. The applicants were asked to appear before the City Council this past summer due to the applicants attempting to operate their business out of the warehouse structure versus the main building. An agreement was approved by the City Council giving the owners the ability to use the secondary building (warehouse/storage) prior to the main building being constructed and a certificate of occupancy issued. Per the agreement, a certificate of occupancy must be obtained prior to January 1, 2022, on the main building. Recently, a “ancillary building” was placed behind the secondary building without a building permit being pulled. In talking with the owner, it appears that the building is being used as part of the business operations, which is not part of the CUP that was approved. The owner has been notified of the need to appear before the City Council at the January 3rd meeting to review the business and operations as it relates to the CUP. This matter may be referred to the Planning Commission if the scope of the business has changed or any alterations proposed as per Section 6.070, Subdivision 13, and an amended CUP required.
- Rental Ordinance and possible future addition for vacation rental language. Currently city code does not have any language addressing vacation rentals. This may be something the Planning Commission would like to review and discuss in relation to zoning districts and uses.
- The next regular scheduled Planning Commission meeting is January 24, 2022, at 6:00 p.m. in City Hall Council Chambers, 705 Parkway Avenue.

Adjournment

- Commissioner Rose moved, seconded by Commissioner Scheurer to adjourn. A roll call vote was taken with all voting in favor. Meeting adjourned at 7:21 p.m.

Trent Talle, Chairman

Mandy Auringer, Administrative Clerk

UNOFFICIAL MINUTES



WHERE OPPORTUNITY SOARS
705 Parkway Ave, PO Box 159, Eagle Lake, MN 56024
(507) 257-3218 Phone (507) 257-3220 Fax

January 24, 2022

To: Planning Chair Trent Talle and Commission
From: Jennifer J. Bromeland, City Administrator
Re: 1-24-22 Planning Commission Meeting

New Business

1. Continued Review of Chapter 6 for Future Possible Amendments. We will plan to continue reviewing Chapter 6 for future possible amendments. My working copy will be on the large screen and we will make changes as needed. It is anticipated that the review of Chapter 6 will span over several meetings with a final draft being reviewed by legal counsel prior to a public hearing being scheduled.

Other

1. Building and Zoning Permit Activity. Attached you will find recent building and zoning permit information. No action is needed as this is included for informational purposes.
2. Review of Parcel R391019251008. A public hearing had been scheduled for January 19th for the purpose of considering a petition for annexation. On January 13th a request to withdraw the petition was received from the property owners of parcel R391019251008. The prospective developer indicated that he needed to withdraw his purchase agreement for the parcel due to plans to utilize a 1031 exchange for the purchase and inability to obtain necessary approvals in the time frame needed for a successful exchange. The public hearing was cancelled and the petition for annexation has been withdrawn. No action is needed as this is included for informational purposes.
3. 107 598th Avenue. An update on the status of the CUP was provided at the previous meeting. Since that time, the owners of 107 598th Avenue appeared before the City Council and have been given a timeframe with which to bring their project to completion and supply a revised business plan. The City Council anticipates holding a public hearing this spring to consider amending the CUP to reflect a revised business plan and operations. No action is needed by the Planning Commission. This update is being included for informational purposes.
4. Property Addressing in New Subdivisions and Corner Lots. A contractor recently asked about the possibility of changing the address of an undeveloped corner lot in Phase II of the Eagle Heights Subdivision. Per a review of the plat map and address map (see attached), the parcel in question was only assigned one address with the front facing Falcon Run. Absent a formal policy for property addressing, City staff requests input from the Planning Commission. The request will be reviewed in more detail at the meeting.

5. Prospective Housing Development and Future Zoning Considerations. We will review a future prospective housing development and discuss possible zoning considerations.

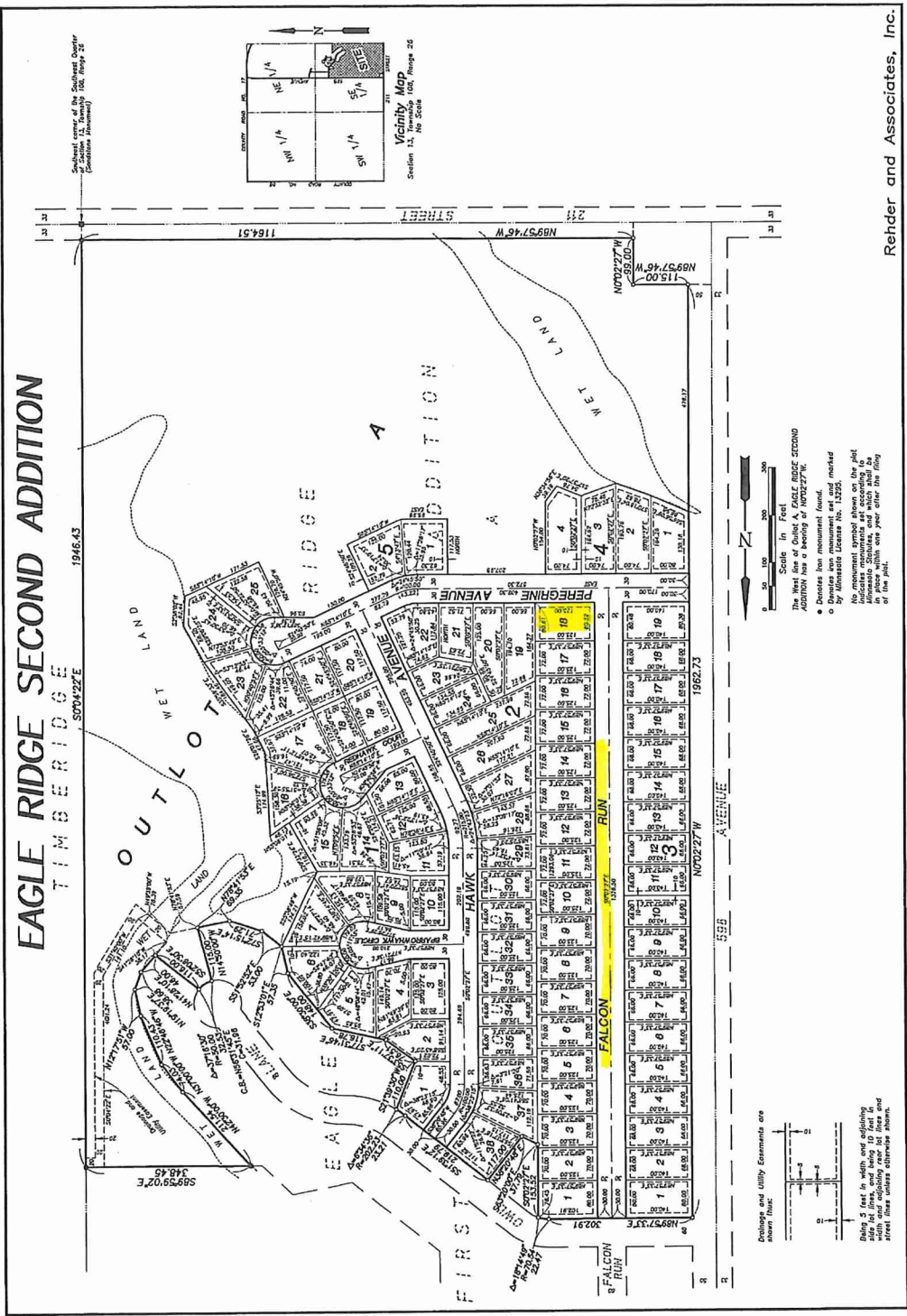

Jennifer J. Bromeland
City Administrator

OTHER-#1

Bldg & zoning
Permit info.

1/20/2022
Schmidts Siding
1009
Timberidge Trl
\$ 7,391.00 Reside

Other-#4



Rehder and Associates, Inc.
Sheet 2 of 2 Sheets

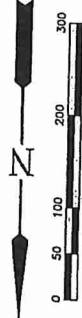
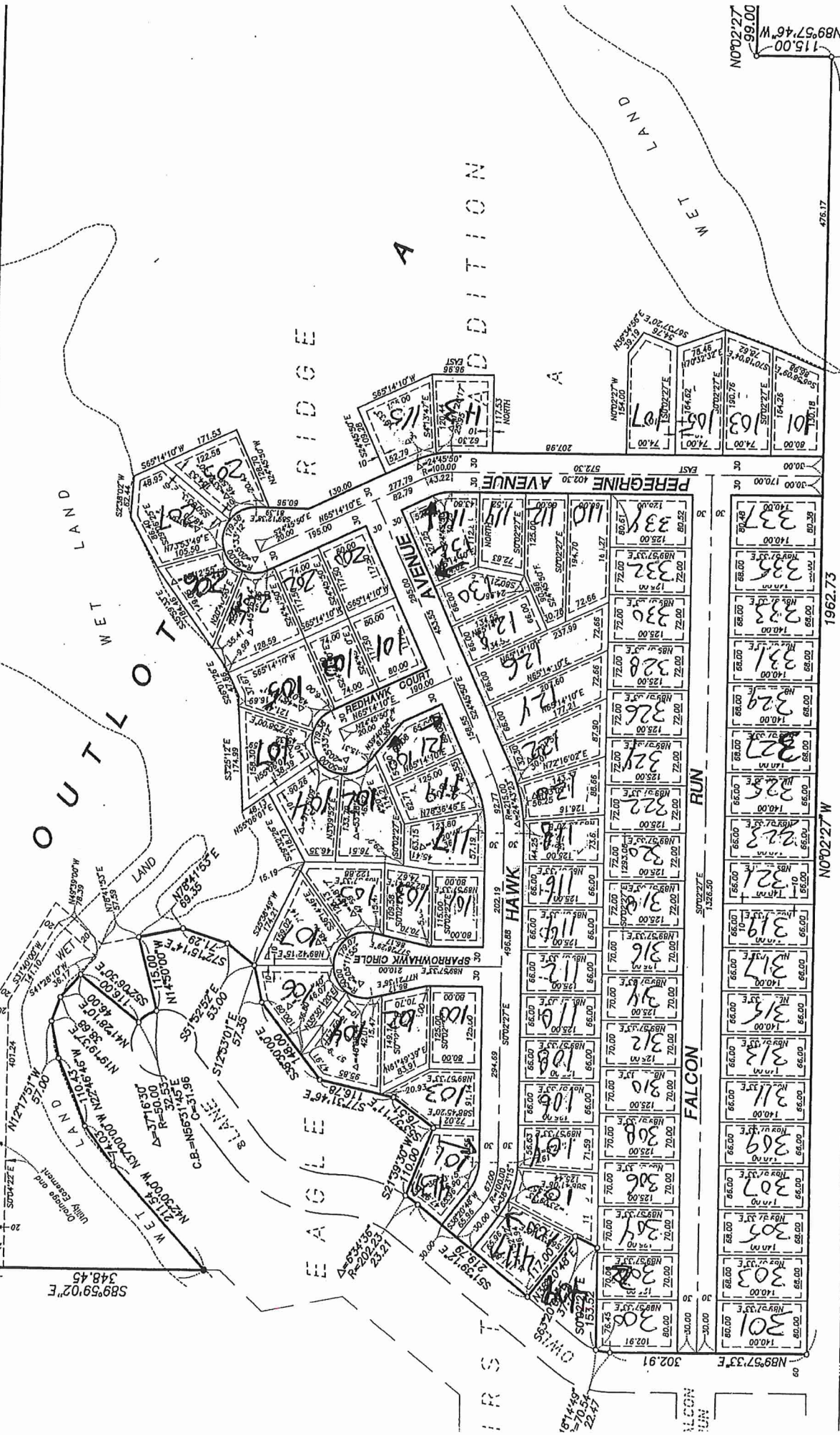
EAGLE RIDGE SECOND ADDITION

TIMBER RIDGE

1946.43

S0704'22"E

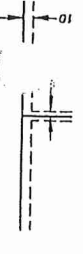
S89°59'02"E
348.45



Scale in Feet

The West line of Outlot A, EAGLE RIDGE SECOND

Drainage and Utility Easements are shown thus:



1962.73

N0702'27"W

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598

1962.73

598