

CITY OF EAGLE LAKE

PLANNING COMMISSION MEETING MINUTES

May 20, 2024

CALL TO ORDER:

Commissioner Beckel called the meeting to order at 6:02 p.m.

MEMBERS PRESENT:

- Ray Beckel, Richard Garvey, Michael McCarty, and Jan Hughes.

MEMBERS ABSENT:

- Paul Bunkowske, Trent Talle

STAFF PRESENT:

- Olivia Adomabea, Community Development Coordinator.

PUBLIC PRESENT:

Michael Hughes

APPROVAL OF THE AGENDA:

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

APPROVAL OF MINUTES:

Commissioner McCarty moved, seconded by Commissioner Garvey, to approve the minute. A roll call was taken with all in favor. Motion carried.

NEW BUSINESS:

1. Public Hearing for 404 Pebble Court

- Community Development Coordinator Adomabea explained to the planning commission a variance application request was received for 404 Pebble Court and further stated that the applicant is requesting a seven foot (7') from the property's 8-foot left side yard required setback to accommodate for the construction of a parking pad. In her report she explained that Subd.8. Section 6.300 of the zoning ordinance does not allow for parking

surfaces or motor vehicles in the required side yard setbacks. She also recommended that the planning commission followed the standards stipulated in the City Code for the approval or denial of the variance request. Coordinator Adomabea further explained that staff believed:

- i. The practical difficulty outlined by the applicant related to the personal situation of the current landowner than the physical situation of the lot.
 - ii. The applicant referred to the previous owner's inactions to deed the out lots and that cannot be a reason for a variance to be granted per the standards stipulated in code.
 - iii. An aerial view of the subdivision indicates that all properties adhere to the code requirements hence approving the variance will set precedence which will make it difficult for the future enforcement of code by City Staff.
- Commissioner Beckel opened the hearing to the public but there was none. Planning Commissioners established that the applicant has not demonstrated any practical difficulty or hardship in the use of the property without a parking pad.
 - The Planning Commission motioned to deny the variance request. All voted in favor and motioned carried.

2. Interview Applicants for Planning Commission Position

- Commissioner Beckel opened the interview process for the Planning Commission Position and noted that two applicants were to be interviewed but one (Michael Black-Hughes) was present. Applicant Michael Black-Hughes was interviewed, and a recommendation was made by the Planning Commission to the City Council to appoint Mr. Michael Black-Hughes as a new Planning Commissioner starting June 17. All voted in favor and motion carried.
- The Planning Commission also noted that if the other applicant is still interested in the position, an interview can be rescheduled to the next planning commission meeting on June 17.

3. Review Code on Signs

- Coordinator Adomabea explained to the Planning Commission that a sign permit application for a billboard was received for the property at 109 598th AVE by Mr. Jim Johnson, who is the property owner. She further explained that the issue has been brought to the attention of the planning commission because the code is silent on allowing billboards in the commercial district.
- The applicant inquired that the previous code on signs before the code amendment allowed for billboards in commercial districts as conditional uses and does not know why the code has been amended.
- Coordinator Adomabea responded that, that section of code was amended to avoid the cluster of billboards in the commercial district and further presented an aerial photo of the proposed site and the cluster of businesses in the area and how the area will look like if billboards are allowed for all the properties. Commissioner McCarty added that the previous code, even if applied, will not permit such development with conditional use as it does not meet the size and height requirements.

- Commissioner Hughes asked if there is any other type of sign that are allowed in the district and coordinator Adomabea responded that the code allows for ground signs, monument signs and wall signs in the commercial district but not billboard signs.
- The applicant inquired about a billboard on a commercial property in town and how it was allowed if code does not allow for billboards in the commercial district and Commissioner McCarthy responded that the code was amended and adopted in January which could imply that the billboard referred to was built before the code amendment. The applicant further asked what could be done and commissioners responded that it would have to go to the city council for a code amendment which takes several months. Commissioner McCarty added that looking at his site plans even if the code is amended back to the previous, he will still not meet code requirement.
- The applicant was informed by Commissioners that what he is asking of the commission cannot be done and discussions concluded.

OTHER:

1. Update on the Preliminary and Final Plat (The Bauer Jackson Addition)

- Community Development Coordinator inquired if Commissioners had any concerns, question or comments with the civil drawings sent to them for the Bauer Jackson Addition and all commissioners responded that they had none.
- Coordinator Adomabea informed Commissioners that a developer's agreement shall be prepared and sent to the applicant.

2. Monthly Building and Zoning Permit Activity

- The Monthly Building and Zoning Permit Activity was presented by Coordinator Adomabea. The meeting was adjourned at 6:35 p.m.

Submitted by: Olivia Adomabea, Community Development Coordinator.

Planning Chairman Talle

Community Development Coordinator Adomabea