

CITY OF EAGLE LAKE
PLANNING COMMISSION MEETING MINUTES
JUNE 26, 2023

CALL TO ORDER:

- Chairman Talle called the meeting to order at 6:05 p.m.

MEMBERS PRESENT:

- Trent Talle, Jan Hughes, Tom Paulson, Richard Garvey.

MEMBERS ABSENT:

- Ray Beckel, Michael McCarty, Paul Bunkowske.

STAFF PRESENT:

- Jennifer Bromeland, City Administrator; and Olivia Adomabea, Community Development Coordinator.

PUBLIC PRESENT:

- Patrick Nord

APPROVAL OF AGENDA:

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

APPROVAL OF MINUTES:

- Commissioner Hughes moved, seconded by Commissioner Paulson to approve the Planning Commission meeting minutes from April 17, 2023. A roll call vote was taken with all in favor. Motion carried.

NEW BUSINESS:

1. Welcome Newly Hired Community Development Coordinator Olivia Adomabea.
 - Administrator Bromeland introduced the newly hired Community Development Coordinator to commissioners.
 - Administrator Bromeland shared with the Planning Commission that Olivia joined the City of Eagle Lake part time in April and full-time in June. Olivia graduated with a bachelor's and a master's degree in urban planning. Olivia worked as a planning intern with Chanhassen and GIS intern with Le Sueur County.
2. Variance Application Received for 403 Perry Street.
 - Coordinator Adomabea gave a summary report and findings, noting the applicant is requesting a variance to allow for the construction of a 10x12 shed within the required side yard requirements. The applicant acquired the property which was constructed in

2015 in 2018. The said property is located in the one-family residential district, with a lot area of 9,821 SF. Community Development Coordinator Adomabea turned to the applicant to brief the commission on the project and why a variance is necessary.

- Chairman Talle: Kindly state your name and address for record.
- Applicant: Thank you chairman and commissioners. My name is Patrick Nord, my property is located at 403 Perry Street, and I am requesting a variance to build a 10'x12' free standard shed 1' off the property line due to the unique shape of my lot. The lot closely resembles that of a baseball field with the front lawn being outfield and the home plate being the back yard. There is not enough space in the back yard to put a shed and do not want it in the front lawn, so the two sides are the only options I have. The North side of my home has the best location for the shed but to put the shed there, I will encroach onto the specs which is why I am requesting a variance. The north side of the property doesn't get enough sun and is a dead area or space due to a big tree in my neighbor's yard hence is proposing to locate the shed there.
- Commissioner Hughes: Do you know what kind of tree it is? If it is a Ash tree, then it would not be there forever.
- Applicant: I have no idea. Will have to find out.
- Commissioner Talle: Have you reached out to neighbors about the proposed project.
- Applicant: Yes.
- Commissioner Garvey: Will the project be consistent with the garage line.
- Applicant: Yes.
- Commissioner Hughes: Will the fence be parallel to the proposed shed.
- Applicant: Yes.
- Chairman Talle: There is an easement on the lot, will you vacate easements that will be affected by the proposed project?
- Applicant: Yes.
- Chairman Talle: Work with staff on how to vacate easement.
- Applicant: Will do.
- Chairman Talle: Any questions?
- Administrator Bromeland: We will get you the vacation application form and checklist.
- Coordinator: Is the proposed location the only place the shed can be located? If you revise the location to the southern side how many setbacks will you be requesting for?
- Coordinator: Before a variance can be granted there are some general standards that need to be met. Practical difficulties, topography of the land, presence of naturally occurred circumstances such as wetlands, bluffs, floodplains, shorelands. None of these constraints were highlighted in your narrative. Staff will recommend you refer to these standards to outline reasons for the commission to grant the variance. Your home was built in 2015 and does not predate the code hence accessory uses to the property should meet code requirements. Granting a variance for a standard lot (9000 sqft in one family residential) might create a precedent for the neighborhood.
- Chairman Talle: As Olivia stated, we are a recommending body to the city council, and we do this using the city code as guidance and reference point. Kindly revise all the

comments before the public hearing. The easement must be vacated before the public hearing.

- Commissioner Hughes: What kind of slab will be used? Will it be concrete or pavers?
- Applicant: Yet to decide.
- Chairman Talle: If there are no question shall we proceed to the next item on the agenda? All were in favor.

3. Chapter 6 Zoning Code Review and Update

- Chairman Talle: Alright that brings us to item number three-chapter 6 zoning code review and update.
- Administrator Bromeland: The long-awaited zoning review update. Olivia will walk us through some of the updates.
- Coordinator: Definition for Hard Surface
- Chairman Talle: What is the definition for non-porous in the definition for hard surface.
- Coordinator: Will you want the definition of non-porous added to the code?
- Chairman Talle: Yes
- Coordinator: Will the commission want Solar Energy in A-1 District.
- Commissioners: Yes
- Coordinator: Currently, the code has ground coverage as 35% will we want it changed to 30% as Mankato has. Kindly note that Mankato and St. Peters have 6000 as lot area and I believe has influence on their yard setbacks.
- Chairman Talle: What will you recommend?
- Coordinator: I recommend we leave it at 35% because of our lot size (9000sqft)
- Commissioner Hughes: We can always reduce it in the future.
- Commissioners: Agree.
- Coordinator: The wording of the code was summarized for easy interpretation for residents and developers.
- Commissioners: Agree.
- Coordinator: Thanks for all the comments and recommendations.

Other

1. Building and Zoning Permits

- Permit activity was presented for the months of May-June.
- Chairman Talle: What is the road width at Thomas drive? It appears smaller than other roads in the city.
- Administrator Bromeland: I will reach out to the city's engineer to verify that all roads within the development are constructed as approved according to city standards and specs. Any issues will be addressed.
- The next regular scheduled Planning Commission meeting is July 17, 2023, at 6:00 p.m. in City Hall Council Chambers, 705 Parkway Avenue.

Adjournment

- Commissioner Paulson moved, seconded by Commissioner Hughes to adjourn. A roll call vote was taken with all voting in favor. Motion carried. The meeting adjourned at 6.55 p.m.

Submitted by: Olivia Adomabea, Community Development Coordinator.

Planning Chairman Talle

Community Development Coordinator Adomabea