

CITY OF EAGLE LAKE
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 18, 2023

CALL TO ORDER:

Chairman Talle called the meeting to order at 6:00 p.m.

MEMBERS PRESENT:

- Trent Talle, Tom Paulson, Ray Beckel, Michael McCarty.

MEMBERS ABSENT:

- Jan Hughes, Paul Bunkowske, Richard Garvey,

STAFF PRESENT:

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

PUBLIC PRESENT:

- Mike Bales, Scott Wangen, Nate Myhra, Aeron Mumford, Michael Yeboah, Maryse Lemvi, Brandon Malecha

APPROVAL OF THE AGENDA:

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

APPROVAL OF MINUTES:

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

NEW BUSINESS:

Public Hearing

a. Wangen Subdivision (Minor Subdivision -Lot Split)

- Coordinator Adomabea gave a brief presentation on a subdivision (preliminary and final plat) application received for a lot split on the property at 100 Valley Lane which is located in the limited multiple residential district (R3 district). The applicant seeks to split his one lot into three lots. Coordinator Adomabea indicated that there are certain requirements that need to be met for a preliminary and final plat to be approved and recorded. She noted that after reviewing the applicants' materials the application was incomplete as it did not meet all the city's code requirement for a subdivision. Lot 3 did not meet the side yard setback requirements. It encroaches into the easement and the side yard.
- The applicant mentioned that the owner does not have any improvement plans presently. The main goal of the landowner is to be able to split the lot into three separate useful lots. No form of development or improvement is planned now hence the applicant is seeking that the planning commission grants him a legal nonconformity for lot 3. The applicant will bring it to conformity when he is improving or developing the lot.
- Commissioner McCarthy asked the applicant how water and sewer will be connected to lot one. The applicant responded that water service will come off the existing water main running on Valley Lane. The owner will hook to this water main when he has plans for improvement. He further asked if the applicant had stormwater management plan in place for the site. He again recommended that there be conditions of approval stating that all requirements to make the land fully developable are met before any form of construction or development is done on the three lots if split. The city shall hold the applicant responsible or accountable to providing sewer and water, storm management plan, erosion, and grading plan, meet lot cover calculations and meet all other code requirements when ready to be developed. All commissioners agreed and city staff were charged to prepare conditions of approval.
- Commissioner Beckel asked if the main purpose of the subdivision is to sell out lot A. Scott (owner) indicated that he had plans to subdivide long before the plan to sell 'out lot

A' came into the picture. Commissioner Beckel again asked the applicant what he wanted commissioners to do for him and the applicant in response mentioned that he is requesting approval to maintain lot three as legal nonconforming until the owner have plans to develop the site. The applicant believes that when lot three is approved as legal nonconforming it will be easy to go ahead with the subdivision and subsequently an approval to record the final plat.

- Commissioner Paulson asked the applicant the duration or period he will need for lot three to be a legal nonconformity. The applicant stated that whenever the owner has plans to develop the sites because they do not have any timeline in mind now. Commissioner Beckel asked about the park dedication fee associated with the subdivision. Administrator Bromeland indicated that the fees will be outlined in the developer's agreement associated with the subdivision.
- In Coordinator Adomabea's presentation, she mentioned that lot 2 did not meet the side yard requirements as it encroached into the side yard setback and easement. The applicant noted that that on the grounds, lot 2 meets all setback requirements and that the aerial image used was a bit distorted which resulted in what seems like an encroachment into the side yard setback. Coordinator Adomabea requested that for accuracy and record keeping, the applicant should submit a final plat showing the exact location of structures with no distortions. Applicant agreed to providing that. Commissioner Trent asked if there were any further questions and received no response. Commissioner Trent noted that the planning commission is only a recommending body to the city council hence the item shall be discussed at the next council meeting for approval. Chair Trent closed the public hearing.
- Commissioner McCarthy moved, seconded by Commissioner Beckel to recommend to the City Council to approve the Wangen Subdivision (Lot Split) based on the conditions stipulated in the developer's agreement. A roll call was taken with all in favor, motion carried.

b. Freedom Security Subdivision (Minor Subdivision-Lot Consolidation)

- Coordinator Adomabea gave a summary report on the subdivision. In her report, she mentioned that Mr. Mike Bales, the applicant, is requesting approval for a minor subdivision to combine his two lots into one lot. Staff has reviewed the lot consolidation

application and it meets all requirements under chapter five of the city code, says Coordinator Adomabea. Commissioner Trent asked if there are any questions and if the applicant has any questions. There were no questions. Chair Trent closed the public hearing.

- Commissioner Paulson moved, seconded by Commissioner Beckel to recommend to the City Council to approve 301/305 Parkway lot consolidation. A roll call was taken with all in favor, motion carried.

Presentation by MNSU Graduate Students (update on comprehensive plan)

Graduate Students from the Urban and Regional Studies Institute of Minnesota State University, Mankato presented a SWOT (Strength, Weakness, Opportunity & Threat) Analysis as part of their studio project to assist the city update the land use aspect of its comprehensive plan. In their presentation they highlighted some strengths and opportunities of the city and how the city could explore them to its advantage. The students registered that they would send a survey to commissioners for their input on some items that need to be incorporated in the land use plan.

OTHER

1. Monthly Building and Zoning Permit Activity

- The Monthly Building and Zoning Permit Activity was presented by Administrator Bromeland.

ADJOURNMENT:

- Commissioner McCarthy moved, seconded by Commissioner Beckels to adjourn. A roll call vote was taken with all voting in favor. Motion carried. The meeting was adjourned at 7:45 p.m.

Submitted by: Olivia Adomabea, Community Development Coordinator.

Planning Chairman Talle

Community Development Coordinator Adomabea