



PLANNING COMMISSION MEETING AGENDA

Monday, October 20, 2025

Council Chambers, 705 Parkway Avenue

6:00 p.m.

CALL TO ORDER:

APPROVAL OF THE AGENDA:

APPROVAL OF MINUTES:

NEW BUSINESS:

1. Public Hearing for Re-Zoning of Parcel R121018180022

OTHER

1. Annexation Petition Received for Parcel R430912300001
2. Recap of Orderly Annexation Agreement Meeting with Mankato Township and Next Step
3. Grant Application Submitted to SMIF for Funding for Land Use Plan Update
4. Monthly Building and Zoning Permit Activity

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.

If you have any questions, please feel free to contact City Hall at 507-257-3218 or email Jennifer J. Bromeland, City Administrator, at jbromeland@eaglelakemn.com.

**CITY OF EAGLE LAKE
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 16, 2025**

CALL TO ORDER

- Chair Talle called the meeting to order at 6:02 p.m.

MEMBERS PRESENT

- Trent Talle, Ray Beckel, Tom Barna, Aaron Stubbs, and Richard Garvey.

MEMBERS ABSENT

- Michael Hughes, Michael McCarty, and Jan Hughes.

STAFF PRESENT

- Jennifer Bromeland, City Administrator, and Kerry Rausch, Deputy Clerk.

APPROVAL OF THE AGENDA

- **Commissioner Beckel moved, seconded by Commissioner Barna, to approve the agenda. The motion carried unanimously.**

APPROVAL OF MINUTES

- **Commissioner Beckel moved, seconded by Commissioner Barna, to approve the July 21, 2025 minutes. The motion carried unanimously.**

NEW BUSINESS

1. Consider Amendment to Sign Regulations

- Administrator Bromeland explained that the City has received a request from a business that abuts Highway 14 and is within the commercial corridor to allow digital/electronic message board signage. The current City Code does not expressly permit such signage. To address this, a draft ordinance amending Section 6.390 has been prepared, establishing standards for permitting digital signs in a Commercial district by Conditional Use Permit (CUP). The ordinance intends to support business visibility, maintain public safety by minimizing driver distraction, preserve community character, and reduce potential impacts on nearby residential areas.
- Administrator Bromeland went on to explain that the draft ordinance establishes standards based on a review of practices in other Minnesota cities and Minnesota Statutes Section 173.155. Key provisions include: maximum 300 nits brightness at night with automatic dimming, minimum 10-second static messages, transitions limited to cut or fade only, no scrolling/blinking/flashing, 100 square foot maximum display area, 150 square feet maximum total structure, 25 feet height limit, and minimum 50 feet setback from residential zoning. Applications must include site plans, elevations, technical specs, message schedule, traffic safety analysis, and if appropriate, landscaping/screening plans and context simulations. Additional CUP conditions may include architectural compatibility, color or brightness restrictions, emergency shut-off, or buffering.
- Existing legally permitted signs may remain, but structural alterations or electronic conversions would require compliance with the new standards. Violations could result in fines, CUP revocation, or sign removal.
- Mr. Scott Wilson with SMI stated he is currently working with sign installers and approached the City per their request. He is in the beginning stage of sign

development and anticipates the sign will most likely be installed in the spring of 2026.

- Planning Commission discussion explained that static messages display for a set period and then change to a new image, proposed Section 5 may allow signs that are too large and Section 6 may want to allow the City the ability to restrict to protect residential areas.
- The Planning Commission asked that an updated draft be brought to the October Planning Commission meeting for review, a public hearing be scheduled for the November Planning Commission meeting, and then be brought to the December City Council meeting for approval.

2. Application for Re-Zoning: R12.10.18.180.022

- Administrator Bromeland stated that Justin Jackson and Justin Bauer have broken ground on the Creekside Townhomes and are looking forward to the parcel located along Agency Street and Linda Drive, which is currently a bare lot zoned B-1. They have requested that the parcel be rezoned to allow for two apartment buildings, eight units each.
- Planning Commission discussion included asking about the effect apartments could potentially have on surrounding single-family homes, the shortage of housing units in the area, and what is considered spot zoning.
- Mr. Stubbs explained that by diversifying housing types, it keeps neighborhoods fresh with turnover, which in turn provides better support of parks and schools. He also explained that the current B-1 zoning could be considered spot zoning and that rezoning to a residential district would bring this back in line. The elementary school's capacity was also discussed with Administrator Bromeland stating she stays in contact with school officials and the school can add more students with the existing space.
- Justin Bauer explained that his grandfather had previously owned this parcel, which included his home and business. Mr. Bauer has removed these structures. He also stated that with the price of construction, to be profitable, denser housing is needed.
- Also discussed was the desire to ensure screening is adequate with the adjacent single-family homes. Mr. Bauer stated that the abutting properties currently have privacy fences that he has allowed to be located on the shared property lines. He would also be open to vegetative screening if needed.
- **Commissioner Beckel moved, seconded by Commissioner Barna, to schedule a public hearing for the rezoning of parcel R12.10.18.180.022. The motion carried with Commissioners Trent Talle, Ray Beckel, Tom Barna, Aaron Stubbs, and Richard Garvey voting in favor.**

OTHER:

1. Monthly Building and Zoning Permit Activity

- A listing of building permit activity was shared with the Commissioners.

ADJOURNMENT:

- **A motion was made by Commissioner Beckel, seconded by Commissioner Garvey, to adjourn the meeting. Motion carried.**

Submitted by: Kerry Rausch, Deputy City Clerk



October 20, 2025

To: Planning Chair Trent Talle and Commission
From: Jennifer J. Bromeland, City Administrator
RE: Rezoning Request -Parcel R.12.10.18.180.022

Justin Bauer has submitted a request to rezone Parcel R.12.10.18.180.022 from B-1, Community Business District, to Multi-Family Residential to allow the construction of two eight-plex buildings, totaling sixteen units. The property is currently zoned B-1, which permits commercial uses, and is directly surrounded by single-family housing.

Notice of the public hearing was published in the City's official newspaper, posted on the City Hall bulletin board, and mailed to property owners within 350 feet of the parcel, in accordance with Section 6.080 of the Eagle Lake City Code. Staff remains neutral and provides factual information to support discussion. Staff is not a housing market expert but consulted regional housing and economic development professionals to obtain data and context. Neighborhood character is one factor among several to consider; decisions should be based on evidence, including the City's Land Use Map guidance, infrastructure capacity, and community needs.

The City's Strategic Economic Development Plan, which was adopted in 2022, provides additional context regarding local housing conditions. At the time that the plan was drafted, Eagle Lake had 1,168 housing units with a vacancy rate of 4.6 percent, which was lower than the county rate of 8.3 percent and the state rate of 10.2 percent. Owner-occupancy in Eagle Lake was 59.9 percent, below the county rate of 66.5 percent and the state rate of 64.6 percent, indicating a relatively higher proportion of rentals and strong demand for rental housing. Nearly a third of homes (29.1 percent) were built in 2000 or later, compared to 19.2 percent countywide and 16.2 percent statewide. Eagle Lake's median housing age was 1991, which was newer than the county median of 1976 and state median of 1977. These data demonstrate that new housing development has been increasing in Eagle Lake since the 1990s, supporting consideration of multi-family housing as part of the City's economic and community development objectives. Regional housing data from the City of Mankato Housing Study, which includes Blue Earth and Nicollet Counties, indicates a continuing need for rental housing outside the Mankato city limits, with approximately 2,701 rental units, 1,883 single-family detached units, and 1,185 single-family attached units needed. Multi-family housing provides options for residents who may not yet be ready to purchase a home, supporting a balanced housing market.

Several factors should be considered as part of the Planning Commission's deliberations, including compatibility with the surrounding neighborhood, consistency with the City's Comprehensive Land Use Map, infrastructure capacity, traffic generation, stormwater management, and the potential impacts on public services such as law enforcement. The property

is currently zoned B-1 and could be developed with any permitted use under that designation. Apartments are allowed as a conditional use on the second or higher floors of B-1 buildings. The Commission and City Council should consider whether neighbors raising concerns would similarly object if the property were used for a permitted B-1 use, such as commercial or mixed-use development.

Staff provides the following factual information to support discussion. Regarding property values, the Blue Earth County Assessor reports that while concerns are often raised about declining home values adjacent to multi-family developments, no data is available in Blue Earth County that supports this concern. According to local law enforcement, multi-family developments are not currently generating more calls for law enforcement than other residential areas. Traffic generated by this type of development is estimated at 6.65 trips per unit per day, totaling approximately 107 new trips per day for the entire development. Agency Street currently carries about 2,700 vehicles per day, representing an estimated 4 percent increase if all new trips were routed there. Traffic counts on Linda Drive from ten years ago suggest a maximum 5 percent increase if half of the new trips were routed there. The City has historically not required a traffic study for developments of this size unless part of an Environmental Assessment Worksheet.

Drainage concerns have been raised; a full drainage report will be submitted with the building permit application. At this conceptual stage, the plan includes biofiltration measures, and because the development will result in less than one acre of impervious surface, a pond is not required. Water and sewer capacity exist to serve the proposed development, and no new public infrastructure is required. The development is privately funded, and the City is not investing public money. Eagle Lake does not currently own land for housing or commercial development, and any new development depends on willing private landowners to sell or develop their property. Increasing development helps spread the tax burden across the community and benefits all taxpayers.

Other considerations include housing diversity and community benefits. Multi-family housing provides rental options for young adults, seniors, and others who are not yet ready to purchase a home. Rentals would be managed by the property owner, reducing maintenance responsibilities for residents, and welcoming renters into the community may increase the likelihood of eventual homeownership, family formation, and school enrollment. A prior R-2 townhome proposal required variances and faced neighborhood opposition, whereas the current multi-family zoning request allows redevelopment without variances. Regional and local housing demand data indicate that low vacancy rates (4.6 percent locally; 1.7–2.6 percent regionally) show a continued need for rental housing, supporting a balanced housing market alongside single-family homes.

Following the public hearing, the Planning Commission should deliberate on the request and forward a recommendation to the City Council. The Council must act within 60 days of referral, and adoption of a zoning amendment requires a two-thirds affirmative vote. If approved, the applicant may proceed with site plan review, platting (if needed), and building permit applications. If the request is denied, a new application may not be considered for one year unless new evidence or a change in circumstances is presented. Staff provides this information in

a neutral capacity to support informed discussion and decision-making by the Commission and Council.

Updated Concept 10-17-2025

Bauer Residential Development
Eagle Lake, Minnesota

Concept Plan
October, 2025



UTILITY & SITE DATA

All utility information was obtained from the City of Eagle Lake Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Eagle Lake.

Subject property - Currently zoned B-1 (Community Business District). Proposed for use is B-4, Multiple Family Residential District.

SETBACKS

Front	30 feet
Main Building	30 feet
Accessory Building	30 feet
Corner Side	20 feet
Side Building	20 feet
Accessory Building	20 feet

SIDE BUILDINGS

Side Buildings - 10 feet
If a building exceeding twenty-five (25) feet in height, there shall be a side yard on each having a width of ten (10) feet, plus one (1) foot of side yard for each one (1) foot of building height over twenty-five (25).

REAR

20% of the lot depth (min. 30 feet, max. 75 feet)
Accessory Building - 5 feet (Accessory Building only)

Lot Area (Minimum) - 10,000 sq. ft. (for the first unit) + 1,500 sq. ft. for any additional units.

Maximum Ground Coverage - 35% for all structures.
Maximum Building Height - 45 feet.

DEVELOPMENT INFORMATION

2 - B-PLEX BUILDING (15 UNITS)

PARKING COUNT

37 SURFACE PARKING SPACES

2.0 SURFACE SPACES PER UNIT

STRUCTURE COVERAGE

2 BUILDINGS (3000 SQFT PER BUILDING)

15% COVERAGE BY ALL STRUCTURES

Original Concept

Bauer Residential Development
Eagle Lake, Minnesota

Concept Plan
September, 2025



UTILITY & SITE DATA

All existing and proposed information was obtained from the City of Eagle Lake. Eagle Lake has provided existing information and specific information on utility requirements, including the type of utility lines.

Adjacent properties: Currently owned by J. Gorman & Son, Inc. (Gorman & Son, Inc.) and J. Gorman & Son, Inc. (Gorman & Son, Inc.).

Proximity to existing utilities: The site is located near existing utilities, including water, sewer, and gas lines.

Proximity to existing roads: The site is located near existing roads, including Agency Street and Second Street.

Proximity to existing structures: The site is located near existing structures, including the Gorman & Son, Inc. building.

Proximity to existing parking: The site is located near existing parking areas, including the Gorman & Son, Inc. parking lot.

Proximity to existing landscaping: The site is located near existing landscaping, including trees and shrubs.

Proximity to existing utilities: The site is located near existing utilities, including water, sewer, and gas lines.

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Proximity to existing landscaping: The site is located near existing landscaping, including trees and shrubs.

DEVELOPMENT INFORMATION

2 - 8 WEEK BUILDING (40 UNITS)

PARKING COUNT

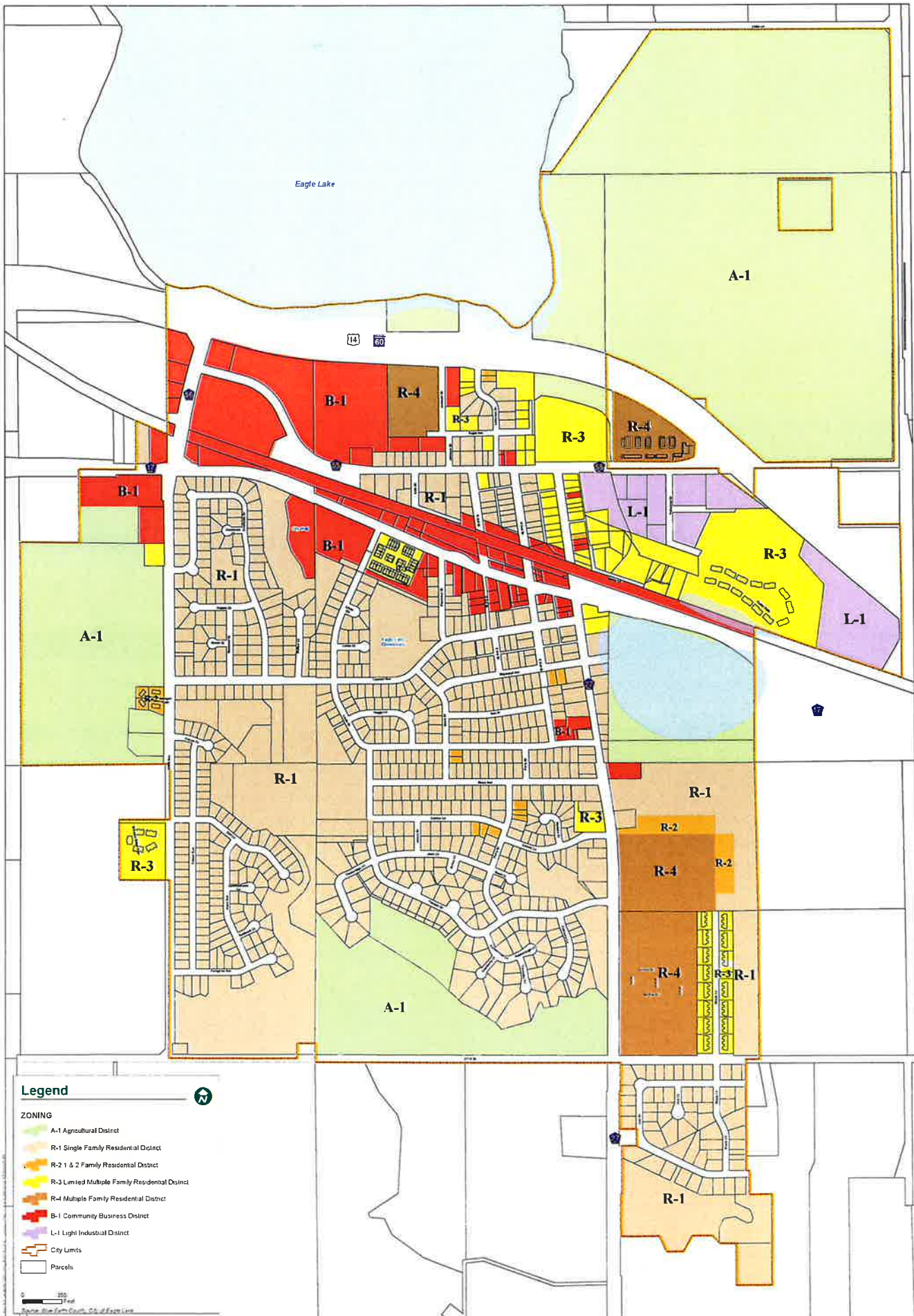
30 SURFACE PARKING STALLS

20 SURFACE STALLS PER UNIT

STRUCTURE COVERAGE

2 BUILDINGS (40 UNITS EACH)

20% COVERAGE OF ALL STRUCTURES



Legend

- ZONING**
- A-1 Agricultural District
 - R-1 Single Family Residential District
 - R-2 1 & 2 Family Residential District
 - R-3 Limited Multiple Family Residential District
 - R-4 Multiple Family Residential District
 - B-1 Community Business District
 - L-1 Light Industrial District
 - City Limits
 - Parcels

CITY OF EAGLE LAKE

LANDUSE PLAN

FIGURE NO. 1.0
APRIL, 2006

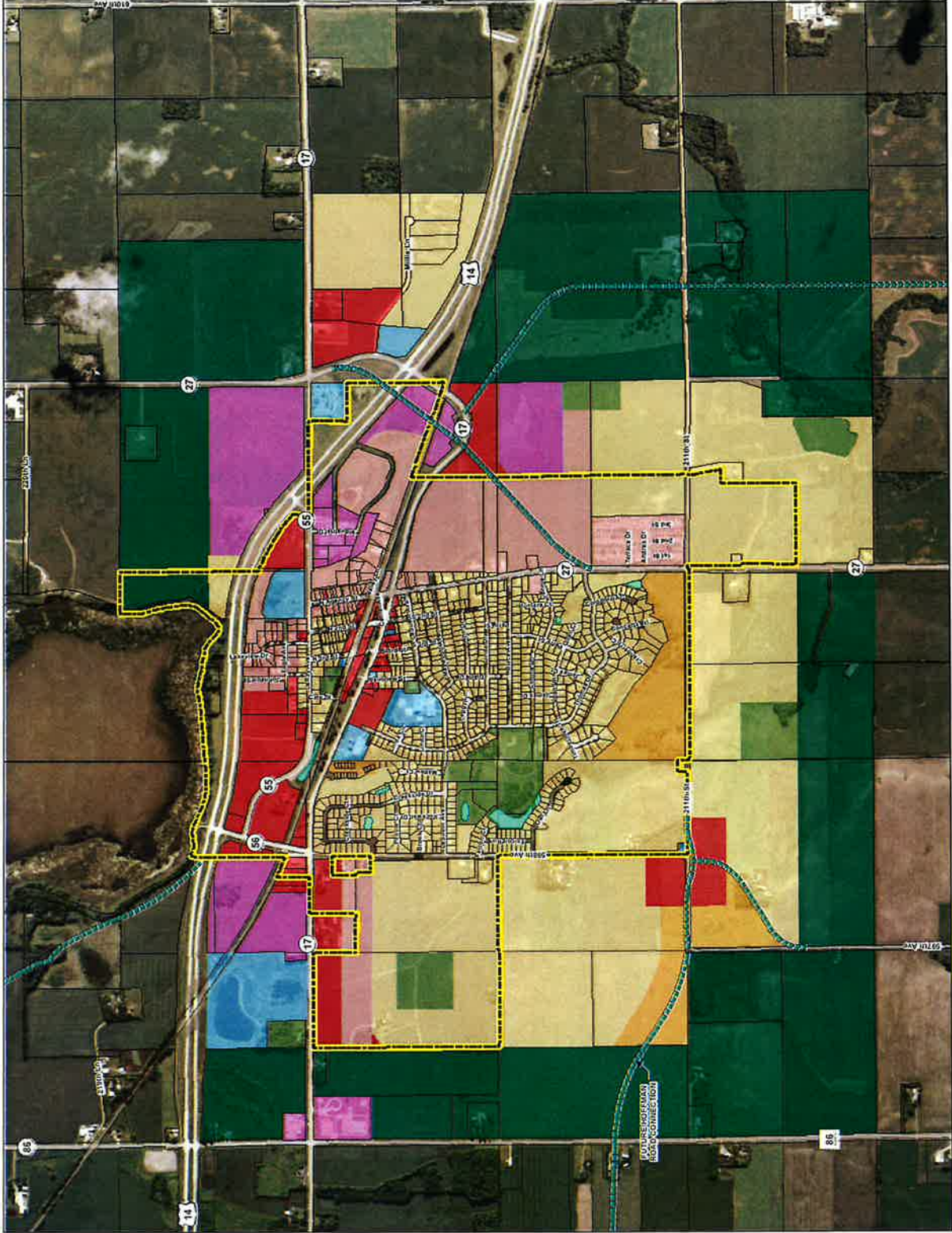
Legend

LANDUSE

- Low Density Residential
- Medium Density Residential
- Limited High Density Residential
- Commercial
- Light Industrial
- Park
- Agricultural
- Public/Semi Public
- Future Street
- City/Village Boundary
- Existing Stormwater Ponds



0.25 0 0.25
Miles



Jennifer Bromeland

From: 'Jason Hammond' <no-reply@eaglelakemn.com>
Sent: Monday, October 6, 2025 10:02 PM
To: Anthony White; Beth Rohrich; Garrett Steinberg; Jennifer Bromeland; John Whittington; Nick Lewis
Subject: New submission from Contact Us

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Name

Jason Hammond

Email

jlakac6@gmail.com

Where can we direct your inquiry?

City Council

Comments

Got word that there is proposal by Justin Bauer to build an apartment building on the empty lot on Linda Dr. There is no way that should be supported. The neighborhood is not set up for that kind of building or housing. And further more the lot is not large enough to support up to 16 apartments and have adequate parking. High density housing does not need to mix directly between single family homes with no space to provide trees and spacing for privacy. The spacing is just not there for the lot on Linda Dr. The back of the apartments would have be very close to the south side of our house.

How many legs does a cow have?

4

Jennifer Bromeland

From: Angela K <amkilmer@gmail.com>
Sent: Friday, October 10, 2025 6:43 PM
To: Jennifer Bromeland
Subject: Public Comment – Opposition to Rezoning R12.10.18.180.022

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Public Comment – Opposition to Rezoning from B-1 to R-3/R-4 for parcel R12.10.18.180.022:

I am writing to express my opposition to the proposed rezoning of the B-1 parcel to R-3 or R-4. This parcel is currently located within a single-family residential area. Increasing the residential density through R-3 or R-4 zoning would be inconsistent with the established character of the neighborhood, potentially increasing traffic, parking issues, and pressure on local infrastructure.

Rezoning to Multi-Family Residential does not align with the original intent of this area's development and may negatively impact property values and quality of life for current residents. I respectfully ask the council to reject this rezoning request and maintain the integrity of our single-family neighborhood.

Thank you.

Angela Kilmer
204 Linda Drive

Jennifer Bromeland

From: 'Logan Diaz' <no-reply@eaglelakemn.com>
Sent: Monday, October 6, 2025 6:35 PM
To: Anthony White; Beth Rohrich; Garrett Steinberg; Jennifer Bromeland; John Whittington; Nick Lewis
Subject: New submission from Contact Us

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Name

Logan Diaz

Email

Logandiaz91@yahoo.com

Where can we direct your inquiry?

City Council

Comments

Hi my name is Logan Diaz. I am writing you with great concern regarding the future state of our neighborhood. I saw that Bauer is trying to get building zones changed to build two 8-unit apt. buildings. This could potentially mean up to 64 additional people on my street. That'll be right across the street from our family home. We don't want that. None of my neighbors do. We live in a quiet neighborhood. That's why we bought this house. Allowing an apt. building to be built will change all that. This will lead to more traffic and noise. Also, how would this impact our sewer and water systems?

How many legs does a cow have?

4

Jennifer Bromeland

From: 'Sara Venem' <no-reply@eaglelakemn.com>
Sent: Monday, October 6, 2025 5:46 PM
To: Anthony White; Beth Rohrich; Garrett Steinberg; Jennifer Bromeland; John Whittington; Nick Lewis
Subject: New submission from Contact Us

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Name

Sara Venem

Email

msjkhv@chartermi.net

Where can we direct your inquiry?

City Council

Comments

Our neighborhood does not want apartments on Agency and Linda.

16 apartments - it would cause traffic issues, parking issues, sewer issues, we do not want turn over in the neighborhood, quality of streets issue,
We have young children and don't need more The lot is not that big, so they would be pretty tall to have garages and 8 apartments.

Thank you

How many legs does a cow have?

4

Jennifer Bromeland

From: 'Adria Ayers' <no-reply@eaglelakemn.com>
Sent: Monday, October 6, 2025 6:05 PM
To: Anthony White; Beth Rohrich; Garrett Steinberg; Jennifer Bromeland; John Whittington; Nick Lewis
Subject: New submission from Contact Us

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Name

Adria Ayers

Email

adriaa98@hotmail.com

Where can we direct your inquiry?

City Council

Comments

Hi City Council,

I am reaching out concerning the possible zoning for 2 - 8 plex apartments on Linda Dr and Agency. We do not want apartment buildings on our street. There's not enough room for 16 apartments.

The quality of the roads is not good for that type of traffic. We have young children in the neighborhood and don't need excessive traffic. The sewer system would not handle 16 apartments. The buildings would have to be very tall to handle parking and eight apartments in each building. Please do not allow this in our beautiful quiet neighborhood.

Thank you,
Adria Ayers

How many legs does a cow have?

4

Jennifer Bromeland

From: 'Cody Eckhardt' <no-reply@eaglelakemn.com>
Sent: Monday, October 6, 2025 7:49 PM
To: Anthony White; Beth Rohrich; Garrett Steinberg; Jennifer Bromeland; John Whittington; Nick Lewis
Subject: New submission from Contact Us

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Name

Cody Eckhardt

Email

eckhardt.cody22@gmail.com

Where can we direct your inquiry?

City Council

Comments

We really do not want apartments across from our house on Linda. We are located in the corner next to the empty lot at 200 Linda Dr. The lots

We do not want anymore traffic on our roads especially having three young boys at our house. The apartments would be multi story so people would be able to see right into our yards. Many of us disapprove of this. I'm sure you got multiple emails about it today. We really do not want this development in our neighborhood. We be fine with a house and two being built but not apartments. This could affect our property value as well. We strongly oppose this.

How many legs does a cow have?

4

Jennifer Bromeland

From: 'Lawrence Kuster' <no-reply@eaglelakemn.com>
Sent: Monday, October 6, 2025 7:21 PM
To: Anthony White; Beth Rohrich; Garrett Steinberg; Jennifer Bromeland; John Whittington; Nick Lewis
Subject: New submission from Contact Us

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Name

Lawrence Kuster

Email

lkoos1965@hotmail.com

Where can we direct your inquiry?

City Council

Comments

I have live in Eagle Lake since 1987 always satisfied with most decision that made however now the idea of rental units on Linda Drive really upsets myself and all my neighbors. Might be wise to think about the negative feed back you will receive.

How many legs does a cow have?

4

Jennifer Bromeland

From: Judy McCourtney <jmm.0563@gmail.com>
Sent: Thursday, October 9, 2025 1:15 PM
To: Jennifer Bromeland
Subject: Fwd: Apartments at Linda and agency

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sent from my iPhone

Begin forwarded message:

From: Judy McCourtney <jmm.0563@gmail.com>
Date: October 9, 2025 at 11:45:39 AM CDT
To: jrbromeland@eaglelakemn
Subject: Apartments at Linda and agency

I want to share my concerns about the proposed apartment buildings. I am concerned for this area. I personally walk that area frequently and feel there would be more traffic and dangerous. Also this is a 1-4 family area I think it would be better to invest in single family lots instead.

Sincerely

Judy Mccourtney
Sent from my iPhone

Jennifer Bromeland

From: dwes@charter.net
Sent: Thursday, October 9, 2025 11:05 AM
To: Jennifer Bromeland
Subject: Apartments on Agency/Linda

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To whom it may concern.

I've read about the new apartments that were proposed on the Bauer property and have some concerns.

They are not in my neighborhood but would not want them if they were.

That area was only home residential - why should it change ?

I feel the city currently has too much rental in it at this time.

Two 8 unit apartments seems to be excessive in that location in my opinion.

Were the local neighbors able to have a voice in allowing it to be approved ?

My wish would be not to have them built in that location.

Don Wesely

Jennifer Bromeland

From: 'Marilyn Shain' <no-reply@eaglelakemn.com>
Sent: Thursday, October 9, 2025 10:55 AM
To: Jennifer Bromeland; Kerry Rausch; Jodie Barta
Subject: New submission from Contact Us

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Name

Marilyn Shain

Email

mishain46@gmail.com

Where can we direct your inquiry?

City Office

Comments

Please reconsider the potential building of apartment complexes at Linda & Agency. There are plenty other areas to build apartment complexes. Should not be in a single home residential area. Would you want them next to you. I'm sure not. Thank you in advance for your consideration.

How many legs does a cow have?

4

Jennifer Bromeland

From: Bonita Anderson <bkanderson@hickorytech.net>
Sent: Thursday, October 9, 2025 10:43 AM
To: Jennifer Bromeland
Subject: Apartments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jennifer,

I understand there is some discussion about building apartments at Linda & Agency.

I don't think this is fair to the homeowners that have lived there for years to have the added excessive traffic, and no longer have their peaceful neighborhoods. I feel the city to ask "would you like this across the street from your home". Hopefully the zoning discussion would be more considerate. Could the sewer & streets handle that excessive usage?

There seems to be more land available that would be more appropriate.

Thank you for your consideration.

B. Anderson

Sent from my iPad

Jennifer Bromeland

From: Taunya Burnett <taunyaburnett@gmail.com>
Sent: Wednesday, October 15, 2025 3:36 PM
To: Jennifer Bromeland
Subject: Agency and Linda project

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jeff and Taunya Burnett
100 Linda Dr.
Eagle Lake, MN 56024
taunyaburnett@gmail.com
10/15/2025

To:
City of Eagle Lake Planning & Zoning Commission
705 Parkway Ave
Eagle Lake, MN 56024
Subject: Formal Objection to Proposed Multi-Family Apartment Development Near [Your Street, e.g., Linda Drive & Second Street]

Dear Members of the Planning & Zoning Commission,

I am writing as a concerned resident of Eagle Lake to formally object to the proposed development of the two 8-unit apartment buildings planned near Linda Drive and Second Street. My primary concerns relate to infrastructure capacity, neighborhood compatibility, and potential environmental and safety impacts.

1. Water and Sewer Capacity

The City's current water and wastewater systems were designed for single-family residential use in this area. Adding multiple multi-family buildings may exceed current system capacity, risking lower water pressure, possible sewer backups, and strain on existing infrastructure. Before approving this project, I respectfully request a full engineering report and water capacity study to ensure that the current system can support the additional demand.

2. Traffic and Safety Concerns

Linda Drive and Second Street are narrow residential roads with limited parking and visibility. The proposed project would significantly increase local traffic volume, especially during morning and evening hours, raising concerns about pedestrian and child safety. A formal traffic impact study should be completed prior to approval.

3. Neighborhood Character and Property Impact

This area is primarily composed of single-family homes. The scale and density of two 8-unit apartment buildings are inconsistent with the neighborhood's existing character and may negatively affect property values and privacy for nearby residents. The city's zoning plan should prioritize balanced growth that preserves neighborhood integrity.

4. Environmental Impact

The proposed site may alter drainage patterns and increase stormwater runoff. I request that the developer provide a stormwater management plan reviewed by the appropriate environmental agencies to prevent flooding or soil erosion on adjacent properties.

In summary, I urge the Planning & Zoning Commission to either deny the project as currently proposed or, at a minimum, delay approval until a full review of infrastructure, safety, and environmental impacts is completed and made available to the public.

Thank you for your time and consideration. I appreciate your service to our community and your commitment to responsible development.

Sincerely,

Taunya and Jeff Burnett

100 Linda Dr.

Eagle Lake, MN

--

Taunya Burnett

Jennifer Bromeland

From: Jennifer Bromeland
Sent: Wednesday, October 15, 2025 4:12 PM
To: Jennifer Bromeland
Subject: Copied from Text Message

Hi Jennifer,

I'm sending this in much respect of you and the city council. In no way does this reflect how I personally feel about you.

I'm sharing concerns about the new apartment buildings that are planned to be build Agency Street South.

Building a large apartment complex in an already settled residential area will significantly change the whole ascetics of our neighborhood.

I feel the residents who live in the present area will be negatively affected, noises will be different, personal space will be interrupted and truly, the present residents are here first. They chose to live in this neighborhood for a reason. A new apartment complex should not be built in an area that is purposely zoned to be residential . I feel any new developments should grow outward from the outskirts of Eagle Lake. I feel growth should not move inward in the middle of town, changing neighborhoods that have been established for years. There are better spots in town to grow!

I do not want apartment buildings on Linda and Agency. There's not enough room for 16 apartments. The quality of the roads are not good for that type of traffic. We have young children in the neighborhood and don't need excessive traffic. The sewer system would not handle 16 apartments. The buildings would have to be very tall to handle parking and eight apartments in each building.

I ask the council members to please think about your home, your family and your neighborhood Think about how you would feel if a big complex would be built right next to you, in town, and in your neighborhood. You may have chosen to live and possibly build your home in the spot you presently are for a reason. I'm pretty sure the reason you live there isn't because you knew and didn't care if someday, literally down the road, an apartment complex would be right next to you, where your family and kids neighborhood is safe and trustworthy like a neighborhood should be. Think about what you see outside your window, presently. Do you want to look outside from that same window and see an apartment covering your view ? Do you want a huge cement parking lot next to your grass line ? Do you want the endless traffic in and out beside your driveway where you once knew was safe for your kids to ride their bikes and play ?

Please put the residents feelings on the frontline when making your final decision. Thank you so much for listening.

With much respect,
Jan and Ed Lange
Sent from my iPhone

From: ["Richard Murphy"](#)
To: [Anthony White](#); [Beth Rohrich](#); [Garrett Steinberg](#); [Jennifer Bromeland](#); [John Whittington](#); [Nick Lewis](#)
Subject: New submission from Contact Us
Date: Thursday, October 16, 2025 10:06:13 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Name

Richard Murphy

Email

rmurph1129@gmail.com

Where can we direct your inquiry?

City Council

Comments

To the council and planning commission, i personally feel it sets a bad precedent to rezone a clearly single family home area to permit a lage apartment complex. Why would anyone want to build single family homes if the future if you never know what is going to be allowed next to your investment in this quiet community. Also another issue is going to be large snowfalls and where is the snow and 32 vehicles going to go when the lots need to be cleared?? There is plenty of land on all sides of Eagle Lake to zone R 3&4. Lets keep single family home areas just that!

How many legs does a cow have?

4



NOTICE OF PUBLIC HEARING

The Eagle Lake Planning Commission will hold a public hearing on Monday, October 20, 2025, at 6:00 p.m. in the Council Chambers at City Hall, located at 705 Parkway Avenue, Eagle Lake, MN 56024.

The purpose of the hearing is to consider a rezoning request for Parcel R12.10.18.180.022, with a physical address of 404 S. Agency Street. The property is currently zoned B-1 (Business District), and a request has been submitted to rezone it to either R-3 (Limited Multiple-Family Residential District) or R-4 (Multiple-Family Residential District) to allow for the development of multi-family residential housing.

All interested persons are encouraged to attend the hearing and provide input. Written comments may also be submitted to Eagle Lake City Hall prior to the meeting.

For more information, contact Eagle Lake City Hall at (507) 257-3218 or via email at jbromeland@eaglelakemn.com.

You are receiving this notice because you are a property owner of a parcel located within 350 feet of the subject property for which the public hearing has been scheduled.

Jennifer J. Bromeland
City Administrator
City of Eagle Lake
(507) 257-3218
jbromeland@eaglelakemn.com

From: "Mary Diaz"
To: [Anthony White](#); [Beth Rohrich](#); [Garrett Steinberg](#); [Jennifer Bromeland](#); [John Whittington](#); [Nick Lewis](#)
Subject: New submission from Contact Us
Date: Wednesday, October 15, 2025 8:30:07 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Name

Mary Diaz

Email

mary.jetton033@gmail.com

Where can we direct your inquiry?

City Council

Comments

I am writing due to the apartment plans that that are being made on the corner of Agency and Linda Drive. These apt.'s could potentially put 64 additional people into a small area of the neighborhood surrounded by quiet, peaceful, single family homes. This peaceful and quiet neighborhood is the reason why it is so great to live here. A small town feel, 5 min away from all the things we could possibly need. We could easily have 32 adults and there are only 32 parking spaces. What about guests? Teen drivers? Motorcycles? Our streets will be filled to the max and bring chaos to the area.

How many legs does a cow have?

4

To whom it may concern,

I am writing to express my strong opposition to the proposed apartment development in our neighborhood. While I understand the need for more affordable housing and rental units in our city, I believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for the lots. Justin came to my house trying to get my support. The drawing he showed me frustrated me more and more as I had to look at it and did research. He stated to me that the drawings are not final and he would be bringing the final drawings to the planning meeting Monday 10-20, but with the size and layout of the lot I don't know how it could change much, and the concerns below would still be valid.

These buildings would fall under R3 residential. Under that code I don't believe the city codes are being followed. The proposed plan is for this building to be 10 feet from our property line. Below are the codes for R3 housing with the lot next to us being a corner lot.

C. The required setbacks are:

2. For front yards, 30 feet.

3. For rear yards, 30 feet.

4. For side yards, 10 feet on both sides plus one (1) foot of side yard for each one (1) foot of building height over twenty-five (25) feet.

D. Rear Yard with Adjoining Alley: One half (1/2) the width of the alley up to ten (10) feet may be included as part of the lot area.

E. Corner Lots- All corner lots shall have a required setback of:

1. For front yards, 30 feet.

2. For side yards, 30 feet.

He talked to me about planting tree screening like arbovitae trees but this still doesn't take away the fact that the building is that close. I don't know where this is the case anywhere else in the city. Why should this precedence be started now? It changes the complete dynamics of the neighborhood. For our house and the house at 100 Linda Dr. this would have a big impact on our lives as our backyard have no privacy. I understand that 2 story homes could be built there but that's a few families not potentially 16 families living on the side facing of our backyard. The house at 100 Linda Dr. would also have parking lots

on both sides of their yard. The townhouses on Agency & Connie were built with proper setbacks from neighboring homes, as the other apartments in town are not close to single family homes.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. It would drastically alter the aesthetic of the area, replacing the existing single family homes, greenery and open spaces with a monolithic, high-density housing complex and paved parking lot.

Finally, I am deeply concerned about the impact this development would have on property values of the surrounding homes as the high-density housing isn't the theme of the neighborhood it could possibly decline property values, making it difficult for current residents to sell their homes and move elsewhere. I most certainly think it would affect our house and the house at 100 Linda Dr being close to the complex.

In conclusion, I strongly urge you to reconsider this proposed housing development. I know this is a "not in my backyard" thing for us but it will have drastic affect on our lives and of the neighborhood. While I recognize the need for rental and affordable housing, I believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.

Sincerely,

Jason and Lisa Hammond

317 S 2nd St.

P	To Dan	Month Issued	Permit #	Contractor	HOUSE #	STREET	VALUE	Project Description
09/15/25	09/16/25	Sept	25-91	Andy Kelly	524	Linda Dr	\$ 11,045.00	Sub-floor basement drainage system
09/19/25	09/19/25	Sept	25-92	Harris Masonry LLC	104	3rd St N	\$ 7,500.00	Basement repair
09/19/25	09/19/25	Sept	25-93	JR Murilla Construction	524	Linda Dr	\$ 2,500.00	alterations
09/22/25	09/25/25	Sept	25-94	JR Murilla Construction	210	Blace Ave E	\$ 415,000.00	New Home
09/24/25	09/24/25	Sept	25-95	Heyn Brothers Construction	126	Hawk Ave	\$ 12,420.00	Reroof
09/29/25	09/29/25	Sept	25-96	Self	204	Diane Dr	\$ 4,000.00	Reroof
09/29/25	09/29/25	Sept	25-97	NorthernPro General Contracting	121	Peggy Ln	\$ 16,000.00	Reroof
09/30/25	09/30/25	Sept	25-98	Wolf River Construction	305	Falcon Run	\$ 14,000.00	Demo
10/03/25	10/03/25	Oct	25-99	Babe's Plumbing	201	Thomas Dr	\$ 2,235.00	Water heater
10/06/25	10/06/25	Oct	25-100	Home Depot USA	1009	Timberidge Trl	\$ 5,791.00	Windows (2)
10/07/25	10/07/25	Oct	25-101	Centauri Systems, LLC	126	Hawk Ave	\$ 8,000.00	Solar
10/07/25	10/08/25	Oct	25-102	JR Murilla Construction	214	Blace Ave E	\$ 410,000.00	New Home
10/08/25	10/08/25	Oct	25-103	Heyn Brothers Construction	305	LeSueur	\$ 16,450.00	Reroof
10/13/25	10/13/25	Oct	25-104	Bauer Roofing	102	N Agency	\$ 19,954.00	Reroof
10/13/25	10/13/25	Oct	25-105	Kato Roofing	705	Parkway	\$ 97,412.00	Reroof