



## **PLANNING COMMISSION MEETING AGENDA**

Monday, April 15, 2024

Council Chambers, 705 Parkway Avenue

6:00 p.m.

### **CALL TO ORDER:**

### **APPROVAL OF THE AGENDA:**

### **APPROVAL OF MINUTES:**

### **NEW BUSINESS:**

1. Variance Application Received for 404 Pebble Court

### **OTHER**

1. Update on the Preliminary and Final Plat (The Bauer Jackson Addition)
2. Update on the “Missing Middle Housing” bill.
3. Resignation of Tom Paulson
4. Opened Application for Planning Commissioners
5. 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 at [oadomabea@eaglelakemn.com](mailto:oadomabea@eaglelakemn.com).

**CITY OF EAGLE LAKE**  
**PLANNING COMMISSION MEETING MINUTES**

**January 22, 2024**

**CALL TO ORDER:**

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

**MEMBERS PRESENT:**

- Trent Talle, Ray Beckel, and Jan Hughes.

**MEMBERS ABSENT:**

- Michael McCarty, Tom Paulson, Richard Garvey, and Paul Bunkowske.

**STAFF PRESENT:**

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

**PUBLIC PRESENT:**

None

**APPROVAL OF THE AGENDA:**

None

**APPROVAL OF MINUTES:**

None

**NEW BUSINESS:**

**1. Update on Floodplain Ordinance**

City Administrator Bromeland gave a brief presentation on the reasons for the floodplain ordinance to be updated. She mentioned in her presentation that Eagle Lake only recently enrolled in the National Flood Insurance Plan (NFIP) in 2017 and it is recommended that Eagle Lake adopt the updated version of the Floodplain Ordinance. She mentioned that a public

hearing has been scheduled for the February 5<sup>th</sup> City Council meeting and adoption is anticipated following the public hearing. Administrator Bromeland noted that adoption of the updated ordinance is required to maintain participation in NFIP.

**OTHER:**

**1. Update on Land Use Plan by MSU Graduate Students**

Community Development Coordinator, Olivia Adomabea, gave a summary report of the land use plan which was presented by graduate students of the urban and regional studies institute. She mentioned that the land use plan covered the demographics, SWOT analysis, land use maps and gave some useful recommendations. She indicated that some recommendations were made to serve as a guide for the future development of the city.

**2. Update on Land Use Plan by MSU Graduate Students**

Community Development Coordinator Adomabea updated commissioners that chapter six of the city code has been amended and has been approved by the city council to be adopted. The amended code took effect in January 2024.

**3. Monthly Building and Zoning Permit Activity**

The Monthly Building and Zoning Permit Activity was presented by Coordinator Adomabea. She explained that the number of permits has increased due to the mass number of reroofing permits received.

The meeting was adjourned at 6:35 p.m.

Submitted by: Olivia Adomabea, Community Development Coordinator.

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Planning Chairman Talle

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Community Development Coordinator Adomabea

# APPLICATION FOR VARIANCE



**\$100.00 fee, plus \$2.00/notice sent to properties within 350 feet of property for which the variance is being sought.**

705 Parkway Ave., PO Box 159  
Eagle Lake, MN 56024  
(507)257-3218  
(507)257-3220 fax

**Applicant must pay all fees in advance of the public hearing.**

Applicant Name Scott Sedivy

Day Phone 507-514-2304 Email Address ssedivy@charter.net

Applicant's Address 404 Pebble Ct.

Address Requesting Variance 404 Pebble Ct.

Legal Description Creekside Crossing 020 003 00

Parcel ID R12.09.13.276.006

Current Zoning A-1 R-1 R-2 R-3 R-4 B-1 L-1 H-1

**In detail, describe the proposed variance and the practical difficulty in making the variance necessary. Also, furnish a site plan on 8 1/2 x 11" paper showing size of lot, size of structure, and distance from lot lines.**

I would like to pour a cement pad along the East side of our garage for parking a vehicle/camper. There are no homes on the East side of our property.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Clear Form

Office Use Only-----

Date of Application Notification: \_\_\_\_\_

Date Fee Paid: \_\_\_\_\_

### Planning Commission Action

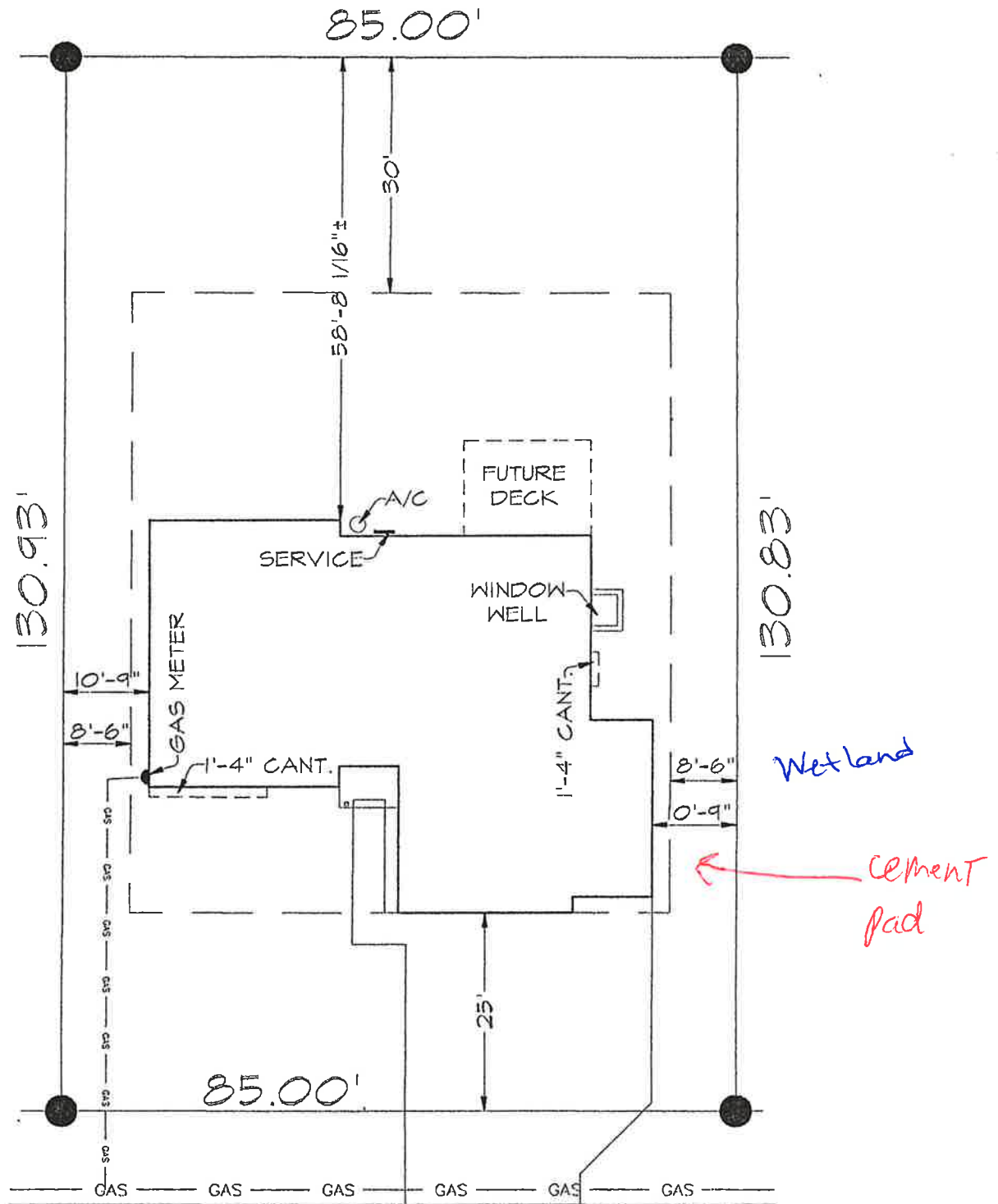
- Recommended
- Recommended with conditions
- Not recommended
- Tabled

### City Council Action

- Approved
- Approved with conditions
- Disapproved
- Tabled

\_\_\_\_\_  
City Administrator

\_\_\_\_\_  
Date



**SITE PLAN**

CREEKSIDE CROSSING

SCALE: 1" = 20'

LOT 20 BLOCK 3

DATE: 11/12/98

ADR: 404 PEBBLE COURT

TYPE: SEDIVY 1653 SQ. FT.

## Olivia Adomabea

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**From:** ssedivy@charter.net  
**Sent:** Tuesday, March 12, 2024 9:27 AM  
**To:** Olivia Adomabea  
**Subject:** RE: Code on Variance

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

Olivia,

I checked the distance and I am no less than 40' from the wetland.

Under Subd. 9. Standards item A. we are proposing to use the property in a reasonable manner and it will not alter the character of the neighborhood. We are asking to be allowed to add a cement pad to the side of the garage in order to park my work vehicle there to keep it off the street so that it is easier for the city maintenance department to complete their work without obstructions and to keep the area clear and safe for the children in the neighborhood. When we first purchased the lot and built the home, we had asked Gary Hiniker if he would deed the (2) out lots to use so that he wouldn't have to maintain them. He was supposed to do that but it never happened. We maintain the area and keep any invasive weeds and garbage out of the wetlands multiple times a year. We have no neighbors on the East side of the property so it would not be against anyone's property.

Item G. none of these conditions would be impacted by the addition of the cement pad.

Thanks you, Scott.

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From: "Olivia Adomabea" <oadomabea@eaglelakemn.com>  
To: <ssedivy@charter.net>  
Sent: March 11, 2024 at 10:22 AM CDT  
Subject: Code on Variance

Hello Scott,

Please find attached the code on variance as discussed.

Reach out should you have any questions.

Thanks,

**Olivia Adomabea**

Community Development Coordinator

City of Eagle Lake

705 Parkway Avenue

PO Box 159

Eagle Lake, MN 56024

P: (507) 257-3218

