



## Minutes

### Madison Lake Planning Commission

Monday, August 29, 2016 at 7:00 PM

Madison Lake Community Room

---

#### 1) Call Meeting to Order (7:06pm)

#### 2) Roll Call

- a) Commissioner Rosenow absent

#### 3) Consent Agenda

*Note: All items listed under the Consent Agenda are considered routine or non-controversial and will be approved with one motion. If a Council Member wishes to discuss any of these items, they may ask that the item be removed from the Consent Agenda.*

- a) Approval of Agenda
  - i) **Motion to Approve Consent Agenda**  
(1) **M: Sanders/S: Anderson**

#### 4) Open Public Comments

*NOTE: Those wishing to speak must state their name and address for the record. Please limit comments to five minutes for person.*

#### 5) Public Hearings

- a) Rezoning 402 & 500 Cherry Avenue from R-1 Single Family Residential to B-3 Recreational Business District
  - i) **Planning Commission opened Public Hearing for 402 & 500 Cherry Avenue. Present in the gallery for the hearing were: Randy Knauss. Commission discussed proposed rezoning, Mr. Domas was not present nor reachable via phone for questions of the Planning Commission. Mr. Knauss shared with the Commission that Mr. Domas and himself share an easement for an alley in between their properties. Mr. Knauss was concerned about potential impact of rezoning regarding parking and potential blight issues.**
  - ii) **Anderson made motion to hold a Continuation of the Public Hearing on October 24<sup>th</sup> due to Mr. Domas not being present to address questions and concerns.**  
(1) **M: Anderson/S: McBeth. Motion carries unanimously.**
- b) Variance for 1045 Sarah Circle requesting more lot coverage for proposed home construction
  - i) **Planning Commission discussed the variance request for 1045 Sarah Circle. Present in the gallery for the hearing were: Matt Reichel, Rome Reichel, Frank Tieman, Jerry Groebner, Chuck Burt, Pat Burt. Planning Commission discussed the lot coverage which was calculated to be roughly 27.5% of the allotted 25% coverage of impervious surface. Note, there was an error in publishing public notice that failed to address consideration of a sideline setback variance in addition to the noticed variance for additional lot coverage. Matt Reichel submitted a new plot map which included a reduced sideline setback making points about the lot being pie shaped and to bring the house closer to the street to line it up with neighboring houses. Mr. Burt stated as the neighboring property owner to the construction site, that he did not have a problem with closer sideyard setbacks. Planning Commission discussed measurements depicting the amount of lot coverage and area of proposed siting located in the sideyard setbacks. Public hearing will be continued on September 12<sup>th</sup>, to allow for publication of sideyard setback variance request and be ready to make a recommendation for that Council meeting afterwards.**
  - ii) **Discussion regarding the sideyard setbacks, the builder felt that back when the parcels were originally platted that the sideyard setbacks were only 6 or 7 feet. The Planning Commission discussed that and Mr. Groebner stated from the gallery that they weren't**

changed when he served the City as mayor. Klassen recalled that when the City did change the setbacks for side yards there was some argument at the time based on if neighboring cities had changed them or not, but could not recall when the setbacks were changed. Planning Commission requested staff to rerun the public notice to allow for an either or scenario of granting additional lot coverage or a sideyard setback variance with language written to allow for Council attendance.

(1) Public Hearing for 1045 Sarah Circle continued to September 12<sup>th</sup> at 6pm.

**6) Reports and Recommendations**

**7) Staff Reports**

- a) City Administrator Hanson informed the Planning Commission that he would be absent from the next Planning Commission meeting of September 26<sup>th</sup>, 2016 due to being out of state at a professional development conference. He will arrange for an alternative staff member to be present, and will offer Alex Jermeland of Minnesota Valley Council of Government to present the updated Comprehensive Plan for the Commission.

**8) Commissioner Reports**

- a) Chair Klassen addressed a question from Mr. Groebner regarding the possibility of Mr. Groebner combining lots of his property 262-002 & 262-012, informing him to do so he would need to contact Blue Earth County.

**9) Adjournment (9:24pm)**

- a) M: Anderson/S: McBeth. Motion carries unanimously.