

**CITY OF MADISON LAKE  
PLANNING COMMISSION MINUTES  
March 25, 2013**

**Roll Call:**

Upon roll call the following members were present: Mike Klassen, Ann Austad, Annette McBeth, Ron Voth, and Rick Anderson

Members Absent: None

Staff Present: Kelly Steele

Others Present: Matt Oswald of 3019 Mustang Drive; Ryan Sanders of 504 Sumac Road; Dick Fasnacht of 404 Lakeshore Drive.

**Call to Order:**

Chair Klassen called the regular meeting to order at 7:05 p.m.

**Consent Agenda:**

***A Motion by Anderson*** seconded by Austad, to approve the March 25, 2013 agenda, the February 25, 2013 regular minutes, and February 25, 2013 work session minutes.

Roll Call-       Ayes: Klassen, Austad, McBeth, Voth, and Anderson  
                      Nays: None  
                      Motion Carried

**Public Open Forum**

Mr. Oswald explained that he would like to re-plat three lots to nine lots in the Point Wild Subdivision. Blue Earth County will not allow him to create additional development without municipal water and sewer.

**Unfinished Business:**

**6A) Zoning Ordinance Revisions**

- The Planning Commission will continue to review the revisions to the off-street parking and R-1 zoning ordinance in future work sessions.

**6B) Rental Ratio vs. District**

- Chair Klassen explained the map he created shows the location of licensed rental properties.
- The review of the map showed that there are fewer rental properties on North Duck Lake Avenue than originally thought.
- Developing a rental ratio will continue to be explored.

**6C) New Planning Commission Member**

- Four applications were received for two open seats.
- Mr. Fasnacht and Mr. Sanders explained their interest in joining the Planning Commission.
- The two other applicants will be invited to attend the April meeting.
- Mr. Fasnacht said he would like to withdrawal his application for membership to allow Mr. Sanders to serve on the Planning Commission.
- Mr. Fasnacht is interested in serving on the EDA.

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**A Motion** to recommend the City Council appoint Ryan Sanders to the Planning Commission was made by Austad seconded by Anderson.

Roll Call-       Ayes: Klassen, Austad, McBeth, Voth, and Anderson  
                  Nays: None  
                  Motion Carried

**New Business:**

**7A) Hoehn Farm Proposal**

- The Urban Fringe Agreement with Blue Earth County was discussed.
- The Planning Commission discussed how the County required Mr. Oswald to connect his property to municipal water and sewer in order to approve the re-plat.

**A Motion** to recommend the City Council notify Blue Earth County that the city would support the development of the Hoehn farm if they apply the same standards to this request as they did to Mr. Oswald was made by Voth seconded by Anderson.

Roll Call-       Ayes: Klassen, Austad, McBeth, Voth, and Anderson  
                  Nays: None  
                  Motion Carried

**7B) Tiemann Addition to Madison Lake Plat**

- Mr. Voth explained that Mr. Tiemann has proposed to construct an addition to his building.
- Blue Earth County contacted the City after Mr. Tiemann tried to record a plat that was approved in 2003.
- Plats should be recorded within one year of approval.
- The Planning Commission found the plat is the same one that they recommended for approval in 2003.

**A Motion** to recommend the City Council allow the plat to be recorded as was intended in 2003 was made by McBeth seconded by Austad.

Roll Call-       Ayes: Klassen, Austad, McBeth, Voth, and Anderson  
                  Nays: None  
                  Motion Carried

**7C) Duck Lake Zoning Standards**

- Many lots in the older sections of the city do not meet zoning standards.
- When municipal water and sewer is available for the seasonal Duck Lake cabins, the property owners may be interested in updating kitchens and bathrooms.
- The Planning Commission recommends zoning the Duck Lake properties as R-1.
- The non-conforming properties can be reviewed on an individual basis for any variance request.

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8A) Updates:

- .Verizon has not submitted a CUP application for a permanent tower.

**Adjourn:**

**A Motion** to adjourn at 9:53 p.m. was made by Austad seconded by Anderson.

Roll Call-       Ayes: Klassen, Austad, McBeth, Voth, and Anderson  
                      Nays: None  
                      Motion Carried

Attest:

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Kelly Steele, City Administrator-Clerk