

## **CITY OF BATTLE LAKE PLANNING COMMISSION**

The Battle Lake Planning Commission met Wednesday, February 18, 2016 at 6:00 pm at City Hall. Present were Commissioners Bev McAllister, Mike Adkins, Steve Seufert, Chuck Reeve and Don Maslow. Absent – Dave Tomhave and Gary Dirckx. Also present were City Zoning Officers Val Martin and Bert Olson.

The meeting was called to order by Vice Chairman, Steve Seufert.

Maslow moved to approve the agenda. McAllister seconded.

MCU Maslow moved to approve the minutes. McAllister seconded. MCU

Maslow moved to approve that 2016 officers remain the same as 2015. McAllister seconded. MCU

- Chair – Gary Dirckx
- Vice-Chair – Steve Seufert
- Secretary – Val Martin

The proposed changes to the zoning map were reviewed. The biggest concern is along Lake Shore Drive as it is currently zoned commercial and the vast majority of the properties are used for residential purposes. A number of other changes were noted on the map. Commission members will review again at the next meeting in March. Bert Olson said that a detail of each change should be made with sound reasoning for the change before presentation to the council.

The commission discussed some possible areas to consider for annexation. It was noted that recommendation for both the zoning map and future annexation should be presented to the council.

The zoning ordinance is in serious need of updating. It's been a number of years since it was adopted and nothing has officially been updated since its adoption. We should try to mirror the County's requirements, making it easier for contractors to know what's going on. After council approval, DNR will need to review and give their ok.

Zoning Ordinance Definitions were reviewed, using the County's Ordinance as an example. Possible changes to definitions include:

- **Administrative Officer** – Use in place of Clerk/Treasurer
- **Attached Structure** – Need to add
- **Bed and Breakfast** - Need to add
- **Bluff Impact Zone** – change from 20 to 30 feet to match the County and change definition
- **Buildable Area** – Need to add
- **Commercial Use** – Need to amend & check with JJ
- **Contiguous** – Need to add (comes from state law)
- **Controlled Access** – Need to add
- **Dwelling Unit** – Change to County's definition (it's more specific).
- **EAW & EIS** – Need to add these. Could come into play when someone would request a campground or something that could affect large environmental changes.
- **Existing Resort** – May want to add (use adoption of zoning code as a date)
- **Grading and Filling** – Review county's new definition. We may want to consider changing the need for a CUP from 100 yards to 300 yards or more.

**Other Discussion:**

- VRBO's were discussed and the difficulty it could be to even try and regulate them and do we really want to do this? We may want to regulate signage.
- Home Daycares do not need to be regulated through the zoning ordinance.
- The sign ordinance needs to be updated – Martin will work on this with City Attorney.
- Small storage sheds – how do we regulate? Should we consider a shorter set back in alleys for these?
  
- Fish houses may need to be addressed. A number of them have been used for storage, campers, sleeping quarters, etc. County considers them structures and property owners need to follow set-back requirements
- Campers – do we regulate? Do we consider a time limit? Other requirements?
- Rip-Rap – we don't really have regulations – do we need to? We usually tell people to follow DNR specifications.
- Docks – we may want to adopt what the county is doing.
- Discussed section 150.043 Special Restrictions. We may want to keep this but tweak the language.

Next meeting is March 2<sup>nd</sup> at 6:00 p.m.

Meeting was adjourned at 8:15 p.m.

Valerie J. Martin, Secretary  
Battle Lake Planning Commission