

**CITY OF BATTLE LAKE
PLANNING COMMISSION**

The Battle Lake Planning Commission met Wednesday, June 7, 2016 at 7:00 pm at City Hall. Present were Commissioners Gary Dirckx, Bev McAllister, Mike Adkins, Steve Seufert, Chuck Reeve, Dave Tomhave and Don Maslow. Also present were City Zoning Officer, Val Martin and Curtis Peterson.

The meeting was called to order by Chairman Dirckx.

Seufert moved to approve the agenda. Tomhave seconded. MCU

Seufert moved to approve the minutes. Maslow seconded. MCU

Gary Dirckx opened the meeting for a variance request from Curtis & Virginia Peterson, 840 Lakeshore Drive, Battle Lake, MN. They are requesting the following variance:

To rebuild the garage at 840 Lakeshore Drive. The new garage will be rebuilt on the existing foundation. The need for the variance is that the existing garage is one foot from the lot line and the new garage will be taller than the existing one. The increased height will be due to 9 foot walls and a roof with 10-12 pitch. The increased pitch of the roof will allow for safe storage in the rafter area and will increase the aesthetics with the house and property to the north.

Martin presented her staff report: *“After meeting with Curt at his home, he wants to take down the existing garage and rebuild in the same footprint, using the existing concrete floor. It is a nonconforming structure as it is too close to the lot line. His request for variance would allow him to rebuild in that same footprint but to build the new garage higher. His request is reasonable and is similar to a number of structures within the area.”*

Following discussion, the Commission formulated the following findings of fact: 1- the plan complies with the Comprehensive Plan and the Zoning ordinance. 2 – No unique circumstances apply 3- The variance is needed for additional storage space and to stay under the 25% impervious surface calculation. 4 - The plan is compatible with surrounding areas that are all zoned residential. 5 - The plan complies with the City’s Shoreland Management, Stormwater Management and Wellhead Protection ordinances. 6 - The proposed plan is the best use of that property.

With the building being so close to the lot line, there was a concern about where the water goes.

Tomhave moved to recommend the council approve the variance request with conditions – rain gutters and a down spout must be installed on south side of the new garage. Adkins seconded. MCU

Martin passed out the zoning ordinance changes that have been made and will be presented at the July council meeting, at which time, a hearing will be held. We will meet in July and review the ordinances and give a final opinion for the changes. Meeting was adjourned at 7:30 p.m.

Valerie J. Martin, Secretary
Battle Lake Planning Commission