

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

The Battle Lake Planning Commission met Tuesday, March 7, 2017 at 7:00 pm at City Hall. Present were Commissioners Gary Dirckx, Gene Kelm, Chuck Reeve, Dawn Swisher, Bev McAllister and Don Maslow. Absent was Steve Seufert. Also present was Clerk/Treasurer/Zoning Officer, Val Martin & Tom and Shari Prigge.

The meeting was called to order by Chairman Dirckx.

Reeve moved to approve the agenda. McAllister seconded. MCU McAllister moved to approve the minutes. Swisher seconded. MCU

Tom and Shari Prigge, at 703/705 Lake Shore Drive are requesting a variance from the set-back requirements to include a proposed remodel/addition. They are asking to reduce the side yard set-back from 10 feet to four feet. The project includes: 1) Remove the 24' x 24' addition from back side of the home – this addition was constructed in two parts decades ago (it lacks a proper foundation) and remove existing cement patio on south side (measures 20' x 24') and existing driveway on east side (measures 24' x 30'). 2) Replace existing 24' x 24' addition with an entry area and extend it into a 26' x 36' garage facing Highway 78. The current garage, which measures 18' x 24', will become part of the living area.

Prigge's explained the need for the request in a little more detail. Part of the reason for the removing the old structure and building new was some issues with the foundation. They are also redoing sewer lines for both buildings.

### ***Martin presented her staff report:***

*After viewing the requested addition and going through the checklist, my opinion of the request is as follows:*

- 1. *Is the request reasonable?*** *Yes, because of the locations and where the building sits right now, this seems like a reasonable request. It is in line with the rest of their structure. The addition they are requesting is just 12 feet more than what is currently there; which is all located 4 feet from the property line.*
- 2. *Unique Circumstances – Because*** *of the length and width of the lot and where the other structures are located, it would be difficult to make an addition work in another area of the property.*
- 3. *Essential Character – This is going to be a very small change to the property from the outside and will not change the essential character of the property or area.***
- 4. *Is the request in harmony with the ordinance and the Comprehensive Plan?*** *The request does not interfere with the intent of the zoning ordinance or the Comprehensive Plan.*
- 5. *Will the variance request have an adverse impact on government services?*** *The request would not impact services as the addition would be set back far enough to not impact traffic visibility, snow removal or storm water.*
- 6. *Is the request based upon economic consideration?*** *No*
- 7. *Does the sewage system need upgrading?*** *NA*

*We may want to consider any issues with stormwater and clarify where it will be flowing.*

There was a discussion on the impervious surface. As noted on the application, they are removing 1200 square feet and adding 648 square feet. The garage is 3 stalls and the commissioners were concerned about the width of the current driveway as it now accommodates enough width for 2 vehicles and if there is enough room for a turn-around to enter the highway. The right of way is not considered in the impervious calculation and there seems to be enough width to turn around. The Prigge's said that the 3<sup>rd</sup> stall is only for storage they will not need to increase the size of the driveway. Martin noticed that there were no rain gutters on the north side of the house which is located 4 feet from the adjacent property and where area where they need the variance.

The commissioners formulated findings of fact which agreed with Martin's report. McAllister moved to recommend the council approve the variance with the following conditions, seconded by Kelm, MCU:

- Rain gutters installed around the house and the downspouts are directed to either the south or west and
- The driveway will remain the same size. If they need to enlarge the driveway, it cannot exceed 552 square feet which is the amount of impervious surface that they would have left to utilize after this project. They would also need to notify the zoning officer of the change if the size of their driveway.

Adjourn – 7:45 p.m.

Valerie J. Martin, Zoning Officer/Secretary