

CITY OF BATTLE LAKE PLANNING COMMISSION

The Battle Lake Planning Commission met Tuesday, May 1, 2018 at 7:00 p.m. Present were Commissioners Gary Dirckx, Chuck Reeve, Dawn Swisher, Bert Olson, Gene Kelm, Bev McAllister and Don Maslow. Also present were Val Martin, Clerk/Treasurer/Zoning Officer; Steve Seufert, Public Works Superintendent; and John Christensen, representing Our Lady of the Lake Catholic Church.

The meeting was called to order by Chairman Dirckx.

Reeve moved to approve the agenda. Maslow seconded. MCU Kelm moved to approve the minutes with corrections. Maslow seconded. MCU

The Planning Commission met to review a variance request from Our Lady of the Lakes:

The variance request: *Our Lady of the Lake at 409 Lake Ave. North is requesting a variance to increase their impervious surface percentage from 43% to 44% by constructing an addition to the parking lot on the north end. The new parking area would be 140 feet by 20 feet. Runoff water would be held in multiple structures.*

Presentation of Application: John Christensen explained the request. The church is doing a total overlay of the parking lot. They are asking to add another 140 x 20 feet to the lot. With this request, they would gain some parking and it would also aid in congestion. The water currently runs to the north and east. There is a natural swale where the old driveway used to be and where the water flows from that piece. He noted that there is a natural berm along the northeast property line, helping to keep the water on the church's property. He plans to create some J-type structures where the natural flow of water will go which will slow it down greatly as it moves from one to structure to another, going down the hill. This plan should actually slow down the water even more than the current flow.

Commissioners wondered if he could create a slope or structure that would move the water to the west. He can look into this and will go to the property and shoot some elevations. He plans to use straw and silt fence for stabilization. Commissioners also felt he should do a temporary berm during construction.

Commissioners noted an e-mail correspondence from Lawson Cline. He is concerned about more water moving onto his property. With the work that is being done, there should be less stormwater runoff to that side of the church property than there was before.

Staff Report (Val Martin): *This church was granted a variance in 2006 when they completed a 16,000 foot addition to the existing facility as well as increasing the size of their parking lot by 22,000 square feet. The variance request was to increase the impervious surface from 28% to 43%. At the time of this project, the planning commission spent considerable time in reviewing the flow of stormwater. The meeting was dismissed and reconvened in order to find out elevations of the adjacent property owners and the possible need for possible overflow contingencies. Ultimately, the variance was granted with the following contingencies: the stormwater retention basin shall be installed as designed and shall be reviewed and amended in the future as necessary; the design of the stormwater management plan shall include a pavement cut and piping on the northwest catch basin and berm. I've included the minutes from that planning commission meeting.*

John Christensen and I spent some time discussing this request and reviewing the previous variance. As this request is quite small compared to the previous one, I feel the plan that John is presenting will not cause any additional water flow issues for the neighbors or the lake. With the plan of installing several small structures for the flow of water, it should take care of the additional flow from the parking lot and should move to Highway 78 and into the stormwater system.

In considering of their request, my opinion on the findings of fact:

1. **Is it reasonable?** *Yes, I feel the request is quite small and reasonable and the additional stormwater run-off should be taken care of by the small structures built into the hill. Also, Highway 78 has stormwater facilities which should take care of the additional flow prior to going into the lake.*
2. **Unique Circumstances?** *The church was built prior to the impervious surface calculations came into effect, and they do not have room to grow at their current location. This small request will help accommodate their need for additional parking.*
3. **Essential Character?** *In my opinion, this request would not alter the essential character of the locality.*
4. **Is it in harmony with the general purpose of the ordinance?** *I believe the plan is in harmony with the general purpose of the shoreland management ordinance.*
5. **Is it consistent with the Comprehensive Plan?** *I believe it is consistent with the Comprehensive Plan.*

Planning Commission members reviewed the findings of fact individually and agreed with Martin's recommendation.

Olson made a motion to recommend the council approve the variance based on the Findings of Fact with the following contingencies: Christensen present a drainage and erosion control plan including shooting elevations and he needs to contact MnDOT to notify them of the project. Kelm seconded. MCU

Adjourn – 7:45 p.m.

Valerie J. Martin, Zoning Officer/Secretary