

CITY OF BATTLE LAKE
PLANNING COMMISSION

The Battle Lake Planning Commission met Tuesday, December 3, 2019. Present were Commissioners Dawn Swisher, Gene Kelm, Greg Maynard, Chuck Reeve and Don Maslow. Absent were Bert Olson and Gary Dirckx. Also present were Val Martin, Clerk/Treasurer/Zoning Officer; Steve Seufert, Public Works Director; and Chris Johnson, Public Works Technician. Visitors included Scott and Connie Peterson.

The meeting was called to order by Maslow. The Pledge of Allegiance was recited.

Kelm made a motion to approve the agenda. Maynard seconded. MCU

Kelm made a motion to approve the minutes. Swisher seconded. MCU

Request for Variance: Sand Bay LLC is requesting a variance from the building setback requirements to add a deck, pergola and exterior stairs to the 2nd floor structure that was approved by the City in September 2019 for Cabin 13 & 14 (essentially one building).

Scott and Connie Peterson were in attendance to discuss their application. They are requesting this variance because all walls are concrete inside the cabin, making it difficult to add stairs inside. They want to add stairs outside and to also add a pergola with a deck over their patio. They claim the deck will have slats that the water will go through into the pervious pavers. Their request has been approved through the association.

They want to keep the two sides somewhat separate in case they want to sell them as separate units.

Discussion

A deck is considered impervious by ordinance definition and they cannot add impervious in any amount. It was also discussed that the location the steps are proposed outside would be located over a pervious area. Any deck size would add impervious surface. The pergola would not be considered an impervious surface, but the variance would be needed to construct it.

They are not clear what the upstairs layout will be when their project is done. It could just remain one big area. They do not have concrete plans on the interior or the location of the stairway outside.

There was a lengthy discussion on the location of the stairs and why they cannot have them inside. Their issue is that a bedroom or two may have to be eliminated for stairs to be built on the inside.

The drawing that was submitted is not clear and the Planning Commission felt there was not enough information to make a recommendation and they do not feel comfortable making a recommendation until the Peterson's can provide additional information. They recommended the Petersons talk to a builder and provide a plan that is more specific.

The Peterson's asked about different scenarios and whether the Planning commission would be on board with them and Planning Commission Members all agreed that they cannot give an answer until a complete and accurate application is submitted. Planning Commission feels it needs to be tabled as the application was not complete and they could not clearly define their request.

Petersons will be in Florida until next May and will not be able to attend a meeting until after they come back. Kelm made a motion to table the application until June 2, 2020. Swisher seconded. MCU
Martin will send a letter to the Petersons tabling the discussion until the June 2, 2020 Planning Commission Meeting. More information will need to be provided prior to that Planning Commission in order to consider the variance request.

Adjourn 8:15 p.m.

Valerie J. Martin, Zoning Officer/Secretary