

CITY OF BATTLE LAKE
PLANNING COMMISSION

The Battle Lake Planning Commission met Tuesday, October 5, 2021. The meeting was called to order at 7:00 p.m. by Chair Don Maslow. Present were Commissioners Richard Bullard, Steve Seufert, Greg Maynard and Rezin Everts. Absent was John Salvevold and Dawn Swisher. Also present was Val Martin, Clerk/Treasurer/Zoning Officer; Jade Berube, City Engineer; Matt Malone from BHH; and Mathew Yavarow, Assistant County Engineer.

Seufert made a motion to approve the agenda. Bullard seconded. MCU

Seufert made a motion to approve the minutes. Maynard seconded. MCU

Otter Tail County is requesting a Conditional Use Permit for property located at 619 Holdt St. West. The request is as follows: The amount of fill material being displaced or exported from the site exceeds the base maximum allowable without a conditional use permit. The fill material needs to be moved in order to construct a new county garage to replace the existing deteriorated garage.

The project was presented by the visitors. The project will require a removal of approximately 8,895 cubic yards of fill. Engineered drawing, completed by Jade Berube were presented and Engineer Berube was available at the meeting to answer any questions.

- The project has to comply with MPCA guidelines for stormwater.
- There are two retention ponds that will accommodate the stormwater on site.
- Comstock Construction has the bid and has 14 months to complete it.
- It was undetermined whether they were going to do any of the work this fall or not.

Planning Commission went through the Findings of Fact:

Will the requested use create an unreasonably excessive burden on existing streets or other utilities? *No, it will not. It will be the same use as before with some additional truck traffic.*

Is the requested use in any way incompatible with surrounding areas? *It is not. It will be the same use as the other buildings on the property.*

Will the intended use have an appearance that will unreasonably adversely affect nearby properties? *It will not – the appearance will improve with the project.*

Will the intended use create an unreasonably adverse effect because of noise, odor, glare, or general unsightliness for nearby property owners? *No – it will have the same use.*

Is the intended use in the opinion of the Planning Commission, reasonably related to the existing land use and environment? *Yes.*

Is the intended use consistent with Battle Lake Land Use ordinances? *Yes.*

Is the intended Use compatible with the Battle Lake Comprehensive Plan? *Yes.*

Based on the Findings on Fact, Maynard made a motion to recommend approval of the CUP to the City Council with no conditions. Everts seconded. MCU

Adjourn 7:17 p.m.

Valerie Martin, Zoning Officer/Secretary