

CITY OF BATTLE LAKE
PLANNING COMMISSION

The Battle Lake Planning Commission met Tuesday; February 1, 2022 The meeting was called to order at 7:00 p.m. by Chair Don Maslow. Present were Commissioners Richard Bullard, Steve Seufert, Greg Maynard, John Salvevold, Dawn Swisher and Rezin Everts. Also present was Val Martin, Clerk/Treasurer/Zoning Officer; Jade Berube, City Engineer; and Joe Hammers from Blue Spruce Properties.

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

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

Otter Tail County is requesting a Conditional Use Permit for property located south of Hidden Meadows. Blue Spruce Properties, LLC is requesting a Conditional Use Permit for a 5 ½ acre parcel of property located south of Hidden Meadows. Property IDs are 63000990394003 and 63000990394000. The request is as follows: To construct six duplex rental properties. Two or three will be built in 2022 with the remainder in 2023 or as demand allows. The applicant will also be moving more than 600 cubic yards of fill for this project.

Joe Hammers presented his project:

- Will start with four buildings in the spring, starting east and moving west. The other two buildings will start later in the year with all completed by the end of 2023.
- Jade Berube was in attendance to explain the stormwater plan that he reviewed for the project; but completed by another firm. The plan is to divert the water using ditching on the north and south sides and moving the water from east to west to the existing stormwater pond. The existing stormwater pond was made large enough to accommodate Hidden Meadows and the maximum development on the Hammer property but will still be made slighter larger (about 15%) to maximize capacity. Berube reported that the plan provides what is needed for both the state and what is required under the City's ordinances for stormwater management.

Staff Report:

1. The subject property is located just south of Hidden Meadows development.
2. The site plan is included in this information.
3. The CUP is also required for multi-family housing.
4. Attached is the plan for the development.
5. The impervious surface is at 23.3% Joe Hammers said they may decide to make all units three-bedroom apartments so it would increase a little.

Joe Hammers will visit with Hugh Worner about the easement and Lot 1. There will be a need to dig up ground for this project.

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 is the same use as the adjacent property.

Is the requested use in any way incompatible with surrounding areas? *It is not as it's use is in line with the Hidden Meadows project.*

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*

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, Seufert made a motion to recommend approval of the CUP to the City Council with the following condition: Allow up to an additional 1,000 square feet of impervious to accommodate the need to change some units from two bedroom to three bedroom. Maynard seconded. MCU

Council thanked Joe for his interest in Battle Lake and building a much-needed rental property.

Planning Commission members had a robust discussion on possible changes to the Land Use Ordinance. Several discussions:

- Rich would like to see some changes. As it is now, we only regulate impervious, setbacks, and so on. There are no regulations for accessory structures, siding, roof materials, etc.
- Do we need more professional drawings?
- It is difficult to regulate zoning requirements for the building itself without a building inspector and the group agreed we are too small to do that.
- How many available lots for building are there? It was discussed that it would also affect existing structures.
- New developments should be required to have covenants.
- Do we want to add classifications to the residentially zoned areas?

It was decided to pursue making some minor changes, and Martin will contact Hometown Planning to see if they have any ordinance templates and/or language. Also, to check on other communities regulating seasonal rentals.

Adjourn 8:00 p.m.

Valerie Martin, Zoning Officer/Secretary