

***City of East Gull Lake
Planning and Zoning
Regular Meeting***

August 26, 2014 – 6:30 PM

I. Call to order

Bruce Buxton called to order the regular meeting of the City of East Gull Lake Planning and Zoning meeting at 6:30 PM on August 26, 2014 at City Hall.

II. Pledge of Allegiance

III. Roll Call

Present: Bruce Buxton (Chair), Commission: Nate Tuomi, Paul Tollefson, Marty Halvorson, Eunice Wiebolt
Staff Present: City Administrator Mason

Audience:

IV. Adoption of Agenda/Additions or Deletions to the Agenda

Motion by Commissioner Wiebolt and seconded by Commissioner Tuomi to approve the agenda as amended. Passed unanimously

V. Public Hearings

None

VI. Approval of Minutes

Motion by Commissioner Wiebolt, second by Commissioner Tuomi to approve the minutes of the July 29, 2014 meeting.

VII. Open Forum

Martin Harstad of 2195 Silver Lake Rd, New Brighton, MN 55112 addressed the Commission regarding a potential project he would like to pursue in the City of East Gull Lake, discussing the following:

- He is a retired builder (developer).
- The property along the ditch/channel on Squaw Point Road was purchased in the 1980s/1990s with the intention of developing it.
- He explained all the procedures that took place during the early years of ownership. He noted that when the economy went flat, he didn't pursue anything with the property.
- The City contacted him regarding donating some property for a Fire Hall.
- The navigable channel was dug in the 1960s and registered with the Coast Guard, therefore it will be allowable to dredge the channel in the future, if needed
- He noted that he has built several townhomes. He has produced a two-story, slab on grade floor plan home with a garage.
- He proposes PUD on the property that would have access to the channel.
- He noted that he is planning this development with senior housing in mind.
- He noted that the property is not on the lake; therefore the tax base would be lower.
- He proposes 27 units, connected to City Wastewater, on the north side of the property along Squaw Point Dr. He noted that there is a spot for a communal pool, owned and maintained by the association, for exclusive use by the property owners.
- There would be 27 slips along the channel for access into the harbor, noting that he contacted the DNR asking if he could dig out enough area to put in the slips.
- It was noted that the homes would be purchased, not rented.
- He noted that the portion south of the channel might be donated to the City

- He noted that he is ready to go to the next step
- Discussion ensued regarding the wetland area
- Discussion of the area for a parking lot and the Fire Hall
- Discussion ensued regarding a storm shelter
- Road access was discussed
- Chair Buxton noted the concept is interesting, and he gave a suggestion to decrease the number of driveways onto the road by turning several of the lots so they access the internal road
- Discussion ensued regarding boat trailers and parking areas
- Chair Buxton asked about the timeframe in submission of the project to the Commission
- Chair Buxton noted that he liked the proposal in that it is clustered housing rather than the houses being spread out with over two acres apiece.
- Price points were discussed
- Discussion ensued regarding the portion of the property that would be donated to the City
- Storage area was discussed
- Discussion ensued regarding the individualization of the homes and it was stated that the outside of the homes need to be uniform
- Chair Buxton noted that there is no building code in EGL but people buying these have expectations that the building code standard is being met so these should be built following a building code.
- It was noted that the project would be a PUD and that all the homes would be connected to the City Wastewater
- Maintenance of the street was discussed
- Administrator Mason noted that the City would like some documentation from DNR allowing the work done on the channel. It was noted that the DNR should be invited to the Public Hearing at the City.
- Tying in to the trail was discussed and with it the privacy issue
- Chair Buxton noted that when the Preliminary Plat for a PUD is approved, the Final Plat is usually very difficult to deny. He stated that the information detail with the Preliminary Plat needs to be fully complete before approval.
- Discussion ensued regarding a City parking area and the liabilities involved with having one.
- Chair Buxton noted that the ordinance required 30 day timeframe for review needs to be adhered to and that the street and wastewater committees as well as the attorney should be included in the review.

VIII. Planning and Zoning Administrator's Report

A. Permits

Administrator Mason discussed the \$1500 worth of permits this last month; there are still seven potential permits

B. Correspondence

Completion letters were sent and a letter was received from Rocky Waldin requesting to be on the Planning Commission filling the vacant position

C. Complaints/Enforcement Actions

None

D. Inspections

Administrator Mason discussed the McAthie, Ward, Hirth, Smith and Deans properties that were inspected this month

IX. Old Business

A. Permits

Discussion ensued regarding Permit Applications and Fee Schedule. Commissioner Wiebolt requested that a spreadsheet be constructed to show the comparison of fees of other Counties/Cities. Chair Buxton noted that the point he would like to make about the City of East Gull Lake is that the fees aren't exorbitant. He also stated that the normal time to review and update fee schedules would be the beginning of the year. He stated that the Commission should review and update the current fee schedule by the November meeting and have a recommendation in to the Council before the first of the year.

X. New Business

None

IX. Adjournment

Motion by Commissioner Halvorson and seconded by Commissioner Wiebolt to adjourn. Passed unanimously.

Respectfully Submitted,

Robert Mason
City Planning & Zoning Administrator

These minutes are paraphrased and are not written word for word.

DRAFT