

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

February 24, 2015 – 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 February 24, 2015 at City Hall.

II. Pledge of Allegiance

III. Roll Call

Present: Bruce Buxton (Chair), Commission: Paul Tollefson, Eunice Wiebolt

Absent: Commissioners Marty Halvorson and Nate Tuomi, Substitute Rocky Waldin

Staff Present: City Administrator Mason

Audience: Carol Demgen

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

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

V. Public Hearings

None

VI. Approval of Minutes

Motion by Commissioner Wiebolt, second by Commissioner Tollefson to approve the minutes of the January 27, 2015 meeting.

VII. Open Forum

VIII. Planning and Zoning Administrator's Report

A. Permits

One shoreline restoration; Administration Mason discussed and showed photos of shoreline damage.

B. Inspections/Site Visits

Administrator Mason reviewed the seven (7) site inspections he completed over the last month.

- Madden's new dormitory project was discussed
- B-Dirt/Tracts, LLC new construction was reviewed
- Idalene Adams shoreline permit was discussed and it was noted that more than one resident can be included in one permit for shoreline restoration if the same contractor is being used
- The Scallen residence was discussed regarding the existing boathouse and a potential buyer's options regarding reconstruction
- The Johnson fence issue was discussed; it was noted that the City Code specifically states that "under no circumstances shall a fence be constructed closer than 10 feet from the surface of a public road" and this fence is only about five feet from the surface from the existing road. It was decided to bring the discussion back at the next

meeting. It was noted that Mr. Johnson is willing to do whatever the Commission decides requests.

- Holly Johnson requested information regarding possible new construction on bluff area. Administrator Mason noted she wanted to build a walk-out home on the bluff and he told her under no circumstances would that be allowed as she needs to be 30 feet back from any bluff. It was noted that the DNR would step in if construction was allowed by the City within the 30 foot setback of the bluff area.

C. Potential Permits

Administrator Mason reviewed potential permits

- Harstad property development was discussed. Administrator Mason noted he contacted Mr. Harstad regarding the potential development. He noted that the DNR insists that parallel boat parking, dredging the entire ditch be done rather than dredging a third of the ditch along with an amount dug out for a 27 slip marina. It was noted that the ditch issue needs to be settled before coming to the Commission with the proposal of the development.
- Villella property was discussed. It was noted that there are parties interested in purchasing the property. Administrator Mason noted that the property is zoned Commercial Waterfront, stating that the construction potential would reflect the requirements stated in that zoning.
- Humphrey lot line issues – they are going to court
- Reese property on Heritage Lane – lot line adjustment to facilitate building a guest house and garage
- Scallen family property – possible buyer Deanovic – already discussed
- Elsenpeter – purchased neighboring empty property on Pine Beach Peninsula Rd and would like to move his current property line adding 15 feet to the his existing structured property. It was noted that the neighboring property has more than 190 feet of shoreline remaining.
- Hren property – shoreline restoration
- Brott property – purchased from Lupient's; new construction
- Hillen – variance to add a second floor/guest quarters to an existing garage; Hytec Construction is their contractor; Sylvan Lake property; Administrator Mason noted that a variance was needed because the original home required a variance due to the proximity to the shoreline and side setbacks. (70' from shoreline, instead of 75') Impervious coverage was also discussed, noting that the issue needs to be addressed.

D. 2013 Potential Permits

Administrator Mason reviewed the 2013 permits that are not complete. Discussion ensued regarding completion of projects within a certain period of time. It was noted that as long as they are making progress the project doesn't have a time limit on completion. Chair Buxton stated that the discussion should be made to create a time limit on completion of projects where an extension would need to be applied for at a fixed fee, noting that the City needs to continue to complete site inspections.

E. Correspondence

Completion letter to Ernie's On Gull Lake – 2013-54; ramp built for Destiny Cruises

F. Violations

Diane Lorimor property – everything is gone, including renters

G. Review Comprehensive Plan – First Section

Discussion ensued regarding changes to the current Comprehensive Plan. Chair Buxton noted that this type of documentation is very difficult to word correctly. Commissioner Wiebolt noted she would like to assist in writing the content of the updated Comprehensive Plan. Chair Buxton noted he would like to see comparison of the City with the County and the State; he would also like to see the numbers go back to 1970. It was noted that the Comprehensive Plan is supposed to be worded in an upbeat manner. Chair Buxton noted that the City needs to have strategies and goals and those they should be expressed within the Comprehensive Plan. He also stated that there is a potential need for some sort of commercial within City limits beside the resorts. Discussion ensued regarding commercial entity within the City. It was noted that most residents do not want commercial entities in the City.

IX. Old Business

X. New Business

IX. Adjournment

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

Respectfully Submitted,

Robert Mason
City Planning & Zoning Administrator
RM/kas

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