
CITY OF EAST GULL LAKE

PLANNING & ZONING COMMISSION

MEETING PACKET FOR THE

July 26, 2016

REGULARLY SCHEDULED MEETING



Green Trees
Blue Water
Great People

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CITY OF EAST GULL LAKE
AGENDA
PLANNING AND ZONING COMMISSION
Tuesday, July 26, 2016 – 6:30 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Additions or Deletions to the Agenda /Adoption of Agenda
5. Approval of Minutes
 - a) June 28, 2016 Regular Meeting
6. Public Hearing
None
7. Open Forum*
8. P&Z Administrator’s Report
 - a) Statistics

New Permits:	5
New Variances:	0
New CUP:	1*
New PUD:	1*
Potential Permits:	3
Inspections	16
Completion Letters:	4
New Violations:	0
Total 2016 Permits to date:	49

*PUD/CUP postponed until next month; more information needed

- b) 2013, 2014 & 2015 Existing Permits Update
 - One remaining open 2013 permit: Owen Trout garage
 - Three remaining open 2014 permits
 - 21 open out of 69 total 2015 permits
9. Old Business
Comprehensive Plan – Review entire plan
10. New Business
None
11. Adjournment

This agenda is not exclusive. Other business may be discussed as deemed necessary.

***OPEN FORUM** allows the public to speak to the Committee regarding issues that are not on the agenda.

Prepared by East Gull Lake Administrative Assistant
Kathy Schack

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

Tuesday, June 28, 2016 – 6:30 PM

I. Call to order

Chairman Bruce Buxton called to order the regular meeting of the City of East Gull Lake Planning and Zoning Commission at 6:30 PM on Tuesday, June 28, 2016 at City Hall.

II. Pledge of Allegiance

III. Roll Call

Present: Bruce Buxton (Chair), Commission: Marty Halvorson, Paul Tollefson, Nate Tuomi, Eunice Wiebolt, Rocky Waldin

Staff Present: City Administrator Mason, Administrative Assistant Schack

Council Liaison: Carol Demgen

Audience: Mike Germain and Jason Brogle (Cass County Sheriff's Dept.), Kurt Porter, Aaron Bostrom, Elaine Engel, Tim Engel, Robert Muller, Kevin DeVore

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

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

V. Approval of Minutes

Motion by Commissioner Halvorson, second by Commissioner Tuomi to approve the minutes of the Tuesday, May 31, 2016 meeting.

VI. Public Hearings

A. 2016-20 Variance – Muller, 11333 E Steamboat Bay

Administrator Mason read the hearing notice regarding the variance application for Mr. & Mrs. Muller, referencing the findings and conditions. He also read the various correspondence received by the City regarding the variance application.

The following findings and conditions were included in the staff report:

Findings of Fact:

1. The proposed use is consistent with the Comprehensive Plan and a permitted use in accordance with Section 8.5.5 of the zoning ordinance of the City.
2. Granting of the variance will not be adverse to the general purpose and intent of Section 8.5.5 of the zoning ordinance.
 - a. Single family residences with appropriate accessory structures.
3. There is a practical difficulty in conforming to the ordinance due to the steep slopes, existing construction done by others, and the need for reasonable access for normal use of the property for the use intended.
 - a. The access drive is a shared drive with adjoining properties to the north with no other reasonable access.
 - b. The existing structures were constructed initially by others prior to acquisition by the current owner with the property divisions created to conform to the construction at the time.
 - c. Implementation of statewide shoreland management and several City ordinances since initial construction has created the nonconformities that exist through no fault of the current owner.
 - d. Relocating the garage would provide insufficient space in which to turn a vehicle around, would create steeper slopes already in existence and would create more impervious surfaces.

4. Approval of the variance will not change the essential character of the neighborhood.
 - a. The neighborhood is and remains single family residences.
 - b. The height proposed is similar to heights of adjacent structures.
5. The proposal conforms to the height requirements contained in the City Ordinance. In fact, should the owner wish, he could completely remove the existing structures and rebuild with a regular permit to a height that is higher than that which is proposed but still in conformance to height requirements of the ordinance, while meeting all setbacks.
6. The existing use does not harm the public health, safety, welfare and comfort of the City.
7. The proposed changes will provide some additional protections of the environment and the lake through the implementation of a storm water management plan.
8. Inasmuch as all work is being done behind the existing home outside the shoreland setback, there will be no changes to the visibility from the lake.
9. Reconstruction will maintain the setbacks established many years ago and reduce the nonconformities present.
10. The second story is designed with a setback to conform with the walls of the new space so the view of the adjoining property will not be affected any more than it would be should a full two story house be built conforming to all setbacks.
11. The proposed changes conform to the impervious requirements of Section 8.5.5.6B upon implementation of the stormwater plan.

Staff Recommendation: Staff recommends that the variance be approved based on the findings of this report. We also recommend the following conditions:

1. Construction shall conform to plans provided to the Commission as amended by the approved conditions.
2. Silt fence shall be installed to control erosion prior to any disturbance of the property.
3. As part of the storm water management plan, driveway improvements in the area of the house and the expanded garage shall be constructed of porous pavement, designed for a 25 year storm and to accept all runoff from the roof slopes facing the drive and that portion of the driveway from the wood storage shelter to the house due to the steep slopes on the property.
4. The current asphalt will be removed and new asphalt and pervious asphalt will be installed with the proper angles to direct stormwater to the intended catch basin area within the new porous pavement so as to minimize runoff from running around the north side of the house.
5. Gutters shall be placed on the back side of the garage with the discharge directed to a storm management area.
6. All landscaping shall be completed before winter of 2016 with cooperation of contractors and their schedules.
7. All areas shown as grass shall be sodded where needed after construction to prevent erosion due to the steep slopes.
8. Rear deck of the home shall be removed and changed to pavers and pervious asphalt to reduce impervious coverage and provide new entryway.
9. Maintain the 10 foot setback to property lines on all new construction of the garage addition and entryway.
10. New water well will be drilled and located in accordance with all Department of Health requirements and the existing well shall be sealed in accordance with all codes.
11. No outside storage between the Engel property and Muller property.

Mr. Muller addressed the Commission regarding his desire to construct the proposed garage. Kurt Porter addressed the Commission regarding Mr. Engel's objection to the variance in summary.

Chair Buxton closed the public hearing and opened discussion to the Commission and Administrator Mason.

Motion by Commissioner Halvorson and seconded by Commissioner Wiebolt to approve Variance 2016-20 subject to the findings of fact and conditions as presented by City Staff and the addition of the condition by Commissioner Tuomi for no open storage. Passed unanimously.

VII. Open Forum

None

VIII. Planning and Zoning Administrator's Report

A. Statistics

New Permits:	4
New Variances:	1
New Conditional Use:	0
Potential Permits:	14
Inspections:	20
Completion Letters:	4
New Violations	0
Total 2016 Permits	

B. 2013, 2014 & 2015 Existing Permits Update

- One remaining open 2013 permits – Owen Trout garage
- Three remaining open 2014 permits – Deans shed; Vliet home; Clifford Anderson storm water plan
- Twenty-two open 2015 permits

Administrator Mason reviewed his report regarding open and potential permits, discussing the site visits and associated photos.

IX. Old Business

A. Comprehensive Plan

It was noted that the plan has been completed to the point of reviewing it in its entirety. Chair Buxton stated that he would like the members of the board to review and suggest any changes to City staff within the next month. He noted that at the next meeting we could review changes and move on to the public hearing to adopt the plan with the changes made.

X. New Business

None

IX. Adjournment

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

Transcribed by East Gull Lake Administrative Assistant
Kathy Schack

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



New Permits:

PERMIT #	PARCEL ID	LAST NAME	PROPERTY ADDRESS	DESCRIPTION	PERMIT TYPE	PERMIT FEE
1 2016-36	87-021-2211	Bess	10815 Heritage Ln	new SSTS	SSTS	Waived
2 2016-37	87-017-4201+	Harstad	north of 'Woodtick ditch"	THE HARBOR AT EAST GULL (PUD)	PUD	\$940.00
3 2016-37A	87-017-4201+	Harstad	north of 'Woodtick ditch"	THE HARBOR AT EAST GULL (PUD)	CUP	\$446.00
4 2016-37B	87-017-4201+	Harstad	north of 'Woodtick ditch"	Individual construction permits	LUA(s)	TBD
5 2016-38	87-029-1114	Robbie	11257 E Steamboat Bay Dr	shoreline restoration	LUA	\$150.00
6 2016-39	87-376-0312	Hapka	11055 Pine Beach Rd	replace existing fence	LUA	\$30.00
7 2016-40	87-009-4403	Bible	865 Green Gables Rd	Construct gazebo to replace shade from trees lost in 2015 storm	LUA	\$150.00
Total Fees						\$1,716.00

Potential Permits:

PARCEL ID	LAST NAME	FIRST NAME	PROPERTY ADDRESS	DESCRIPTION	PERMIT TYPE
1 87-033-2007	Buchholz	Craig	1113 PB Rd	Solar Array construction (36 solar panels) - All Energy Solar	LUA
2 87-387-0250	Swanson	Jeff & Ann	11346 Birch Is Rd	tear down existing structure and replace further from OHW	Variance
3 87-413-0270	Wagner	Mark	11699 PB Dr	After the fact permit for shed; need to connect to City WW	LUA

Correspondence:

Date:	To:	From:	Re:
7/21/2016	Various Residents	EGL	Completion letters: Evelyn Bible, Albert Johnson, Lenore Else, James English

Violations:

PID	Name	Address	Description/Update	Update Date

2013 Permits Update:

PERMIT	PARCEL ID	LAST NAME	FIRST NAME	STATUS	PERMIT TYPE
2013-32	87-410-0400	Trout	Owen	80% done	LUA

2014 Permits Update:

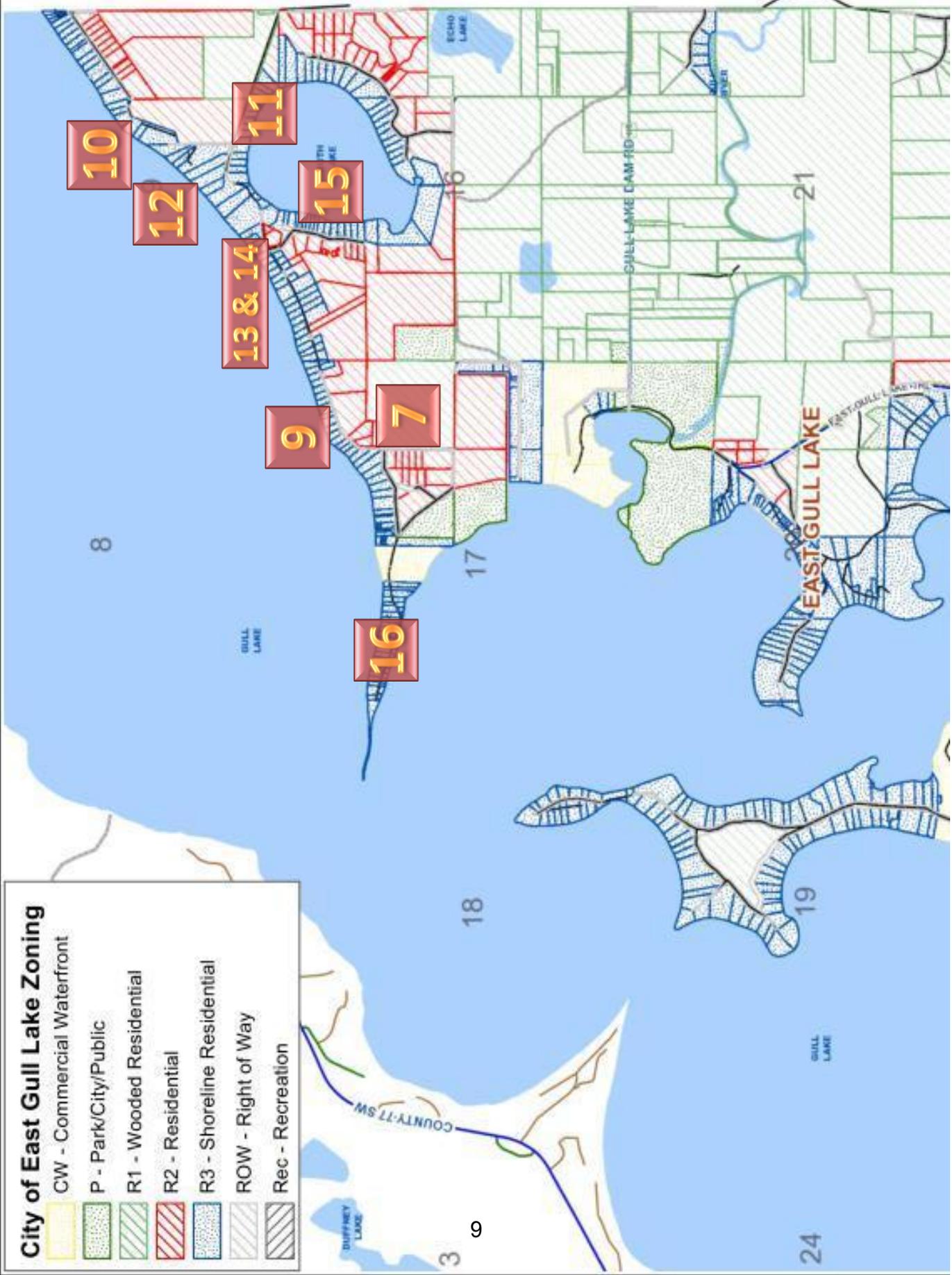
PERMIT	PARCEL ID	LAST NAME	FIRST NAME	STATUS	PERMIT TYPE
2014-38	87-376-0238	Deans	Thomas	landscape work done 2-23-16, still intends to build shed	LUA
2014-42	87-410-0771	Vliet	Vern	99% done; only rock work, waiting for contractor	LUA
2014-53	87-360-0100	Anderson	Clifford	completed 50% of plan in fall of 2015, not sure if they will do more.	LUA

Inspections/Site Visits

PARCEL ID	LAST NAME	FIRST NAME	PROPERTY ADDRESS	COMMENTS	DATE	PERMIT #
1 87-426-0150	Burg	Therese	11758 Maplewood Dr	called me about large dip in driveway, it is a rain diversion to minimize erosion along	06/30/16	N/A
2 N/A				Culvert between Dade and Gull Lake being plugged by beavers	06/30/16	N/A
3 87-387-0080	Humphrey	Dallas	11285 Birch Island Rd	took picture of trees planted, issues with elevator folks, more trees to come after	07/04/16	2015-40
4 N/A	Tuomi	Wiljo	Cty Rd 70	Pic of Memorial Bench	07/08/16	N/A
5 87-376-0134	Carney	George	10785 Mallard Lane	Water issues after storm, and fence issue around trees	07/12/16	N/A
6 multi			shore damage	Hirth, Adams,Etterman, to see various methods with Craig Ensign	07/18/16	N/A
7 87-353-0030	Darkow	Bruce	1326 Green Gables Rd	Putting siding on house and going to work on same siding for Shed	07/19/16	2015-35
8 87-357-0245	Lamberson/Ratliff	Joan	1228 Green Gables Rd	stopped by to see progress and visit with Jay Rardin on projects	07/19/16	2016-34
9 87-347-0070	Else	Lenore	1128 GG Rd	review boathouse and Pics - project complete	07/19/16	2015-57
10 87-340-0030	Deanovic	Jim	10052 Birch Grove Rd	took pics of shoreline repair and condition of hole in ground	07/19/16	2015-20
11 87-009-4403	Bible	Evelyn	865 Green Gables Rd	took pics of gazebo Project Complete	07/19/16	2016-40
12 87-340-0051 +0060+0062	Bishop (Sumner/Baker)	Kathryn & Jim	10054 Birch Ln; 10251 GG Rd	Shoreline disaster after it was bulldozed waves washed it all away	07/19/16	2016-25
13 87-347-0180	Buxton	Bruce	1054 Green Gables Rd	waves have washed beach away completely	07/19/16	N/A
14 87-347-0170	Micko	Ken	1064 Green Gables Rd	waves have washed beach away completely	07/19/16	N/A
15 87-016-2104	Johnson	Albert	10468 Shady Ln	took pics of new deck project complete	07/19/16	2016-32
16 87-357-0134	English	James	10358 Squaw Point Rd	project complete	07/19/16	2016-17A
17 87-029-1110	Muller	Robert	11333 E Steamboat	look over footings and measure set back	07/20/16	2016-20
18 87-376-0318	Smith	Kevin	1715 Pine Top Trail	Pic of shoreline damage	07/20/15	N/A
19 87-376-0322	Foss	John	1723 Pine Top Trl	review shoreline work and new Accessory structure in Shoreline	07/20/16	N/A
20 87-376-0106	Ward	Tom & Joan	10869 PBP Rd	review work done and send Completion Letter	07/20/16	2015-46
21 87-030-1203	Thuringer	Brian	11266 PBP Rd	review cabins rebuilt send completion letter	7/20/2016	2016-03

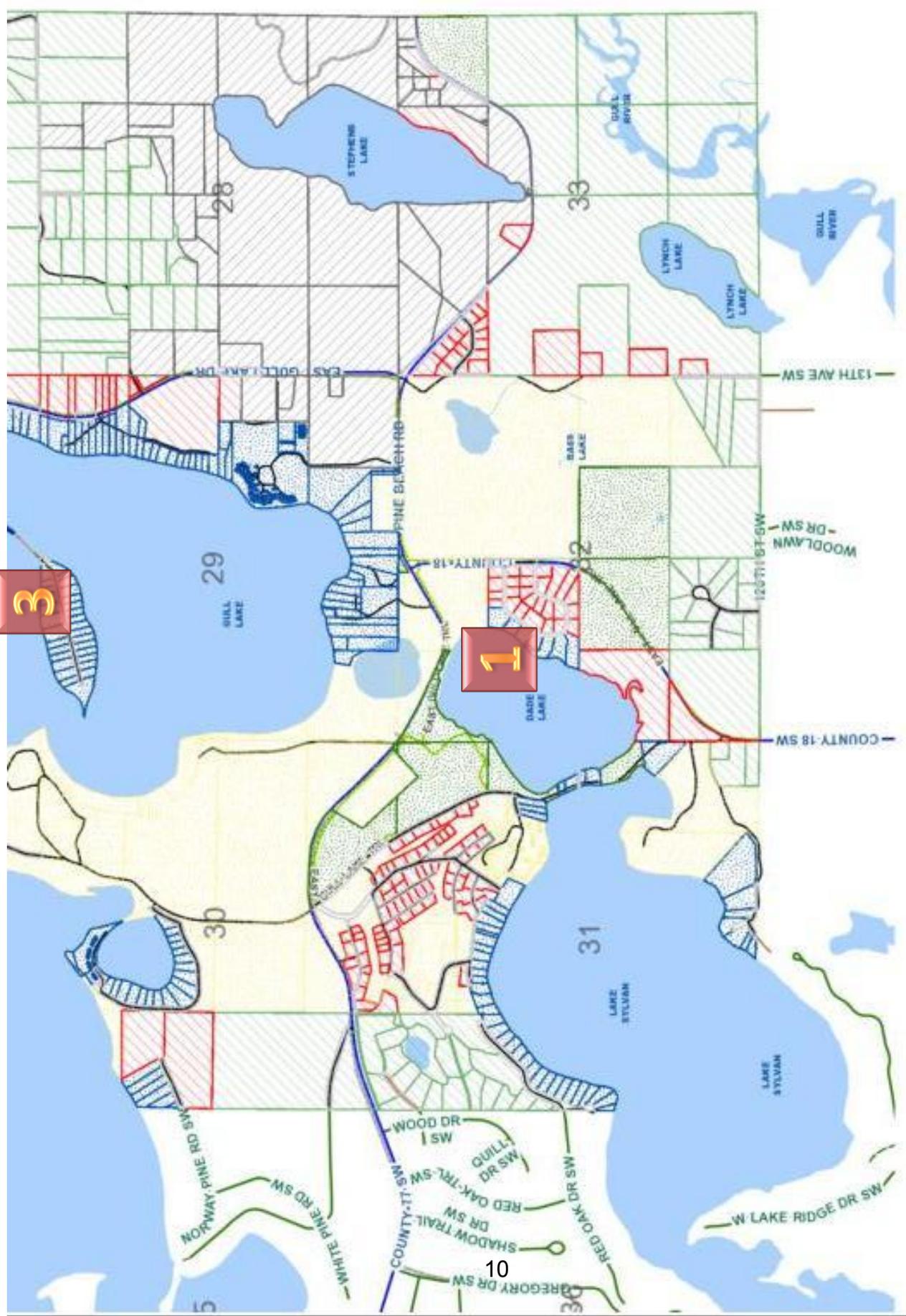
City of East Gull Lake Zoning

-  CW - Commercial Waterfront
-  P - Park/City/Public
-  R1 - Wooded Residential
-  R2 - Residential
-  R3 - Shoreline Residential
-  ROW - Right of Way
-  Rec - Recreation



3

1





City Of East Gull Lake

10790 Squaw Point Road
East Gull Lake, MN 56401
218-828-9279

James English
10358 Squaw Point Rd
East Gull Lake, MN 56401

July 21, 2016

**Re: Completed Site Inspection; Application #2016-17A
PID: 87-357-0134
City of East Gull Lake**

Dear James,

We are sending this letter to you acknowledging completion of Application #2016-17A to replace trees lost in 2015 storm by constructing a 136' x 6' fence and plant new trees. This letter indicates that your project has been completed and that there is no further action required by the City.

If you should have any additional questions, please feel free to contact the City of East Gull Lake at 218.828.9279. Thank you.

Sincerely,

CITY OF EAST GULL LAKE

Rob Mason
City Administrator/Planning & Zoning Administrator
RM/kas

Cc: Planning Commission



City Of East Gull Lake

10790 Squaw Point Road
East Gull Lake, MN 56401
218-828-9279

Lenore Else
1128 Green Gables Rd
East Gull Lake, MN 56401

July 21, 2016

**Re: Completed Site Inspection; Application #2015-57
PID: 87-347-0070
City of East Gull Lake**

Dear Lenore,

We are sending this letter to you acknowledging completion of Application #2015-57 to replace your existing boat house due to storm damage. This letter indicates that your project has been completed and that there is no further action required by the City.

If you should have any additional questions, please feel free to contact the City of East Gull Lake at 218.828.9279. Thank you.

Sincerely,

CITY OF EAST GULL LAKE

Rob Mason
City Administrator/Planning & Zoning Administrator
RM/kas

Cc: Planning Commission



City Of East Gull Lake

10790 Squaw Point Road
East Gull Lake, MN 56401
218-828-9279

Albert Johnson
10468 Shady Ln
East Gull Lake, MN 56401

July 21, 2016

**Re: Completed Site Inspection; Application #2016-32
PID: 87-016-2104
City of East Gull Lake**

Dear Albert,

We are sending this letter to you acknowledging completion of Application #2016-32 to replace and enlarge an existing deck. This letter indicates that your project has been completed and that there is no further action required by the City.

If you should have any additional questions, please feel free to contact the City of East Gull Lake at 218.828.9279. Thank you.

Sincerely,

CITY OF EAST GULL LAKE

Rob Mason
City Administrator/Planning & Zoning Administrator
RM/kas

Cc: Planning Commission



City Of East Gull Lake

10790 Squaw Point Road
East Gull Lake, MN 56401
218-828-9279

Evelyn Bible
865 Green Gables Rd
East Gull Lake, MN 56401

July 21, 2016

**Re: Completed Site Inspection; Application #2016-40
PID: 87-009-4403
City of East Gull Lake**

Dear Evelyn,

We are sending this letter to you acknowledging completion of Application #2016-40 to construct a gazebo in lieu of trees lost in the 2015 storm. This letter indicates that your project has been completed and that there is no further action required by the City.

If you should have any additional questions, please feel free to contact the City of East Gull Lake at 218.828.9279. Thank you.

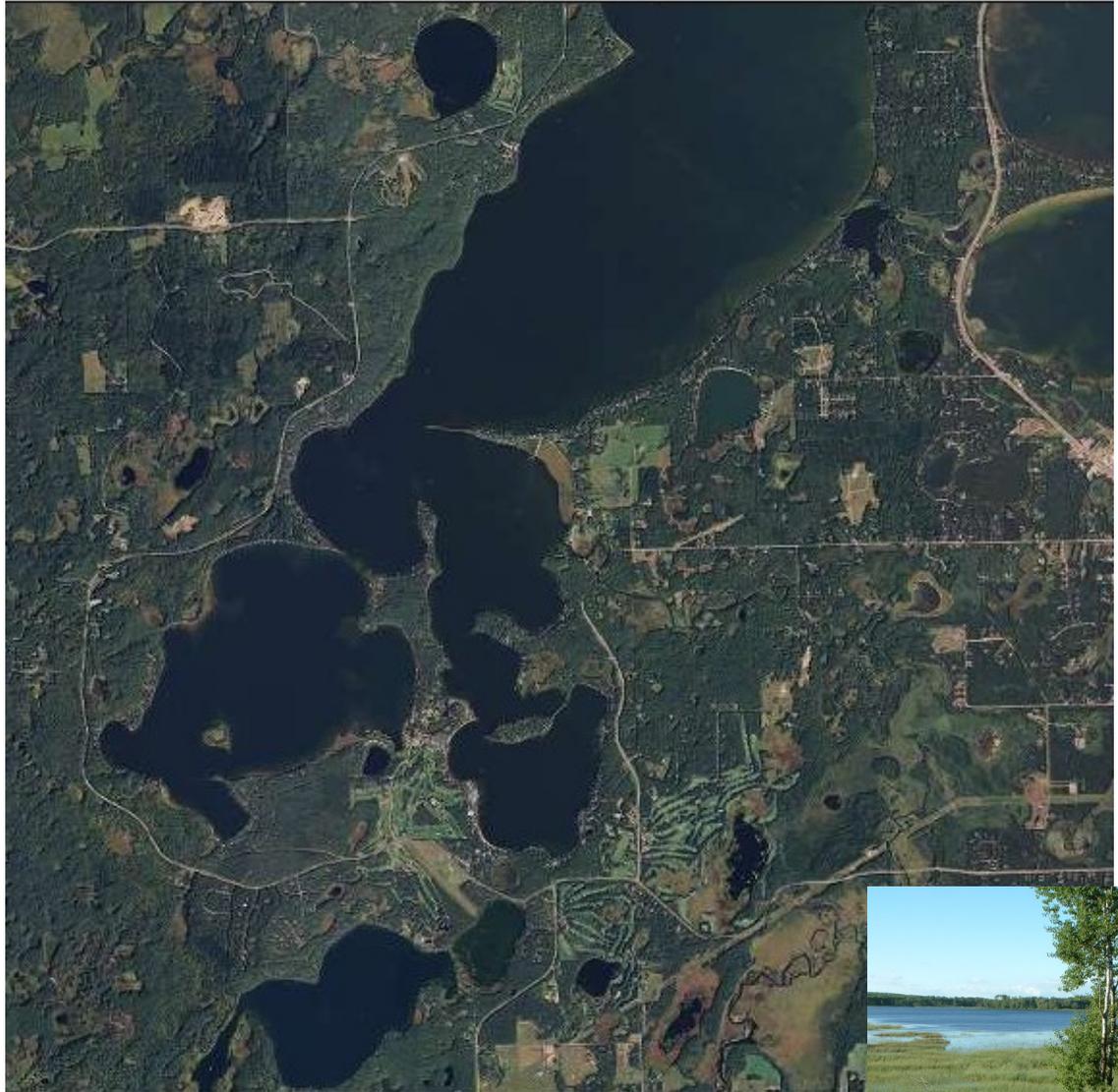
Sincerely,

CITY OF EAST GULL LAKE

Rob Mason
City Administrator/Planning & Zoning Administrator
RM/kas

Cc: Planning Commission

CITY OF EAST GULL LAKE COMPREHENSIVE PLAN



City of East Gull Lake
10790 Squaw Point Rd
East Gull Lake, MN 56401

CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

I. Introduction

History

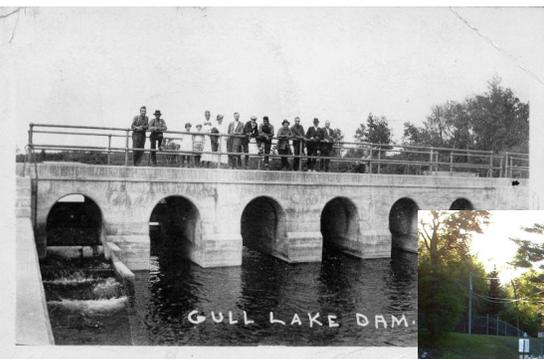
Originally established in 1924 as a township and located in the heart of the Brainerd Lakes region of Cass County in Central Minnesota, the City of East Gull Lake has a wealth of natural amenities. With numerous lakes, over 38 miles of shoreline, woods, and wetlands, the City has long been a favorite tourist destination and a wonderful place to raise our families. Its close proximity to the Twin Cities of Minneapolis-St. Paul makes it an ideal location for both year-round and seasonal residents, vacationers, and tourists.



The City incorporates 14.82 square miles, of which 7.86 are land and 6.96 are water. It is bordered by Crow Wing County to the east, Fairview Township to the west, Sylvan Township to the south, and the City of Lake Shore to the north.

City Hall is located in a small stucco building on the corner of the Gull Dam Road and Squaw Point Road. It resembles an early schoolhouse because it was, indeed, home for the East Gull Lake School until

consolidation to the Brainerd School District occurred in the early 1960s.



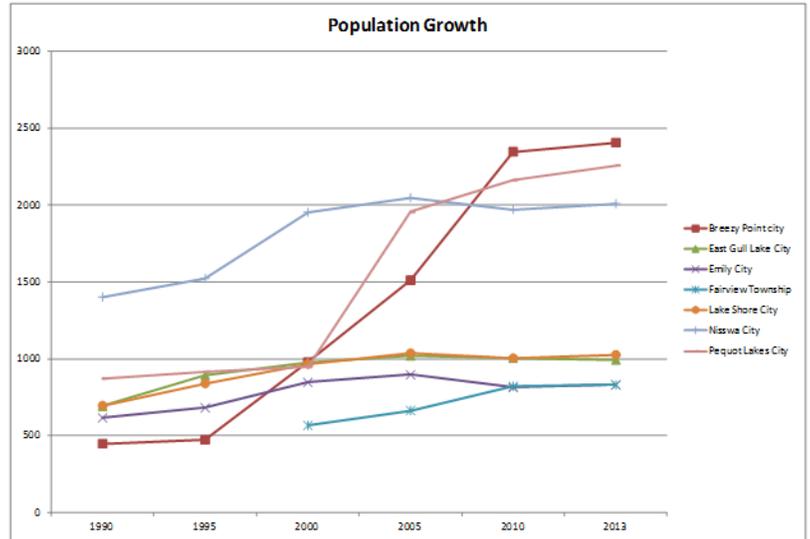
Construction of the Gull Lake Dam for flood control and formation of the Gull Lake Chain of Lakes in 1912 by the United States Army Corps of Engineers gave notice to the area's natural amenities. Development of land and lakeshore began in earnest in the 1930s with construction of resorts and many seasonal cabins. The City's resorts have since grown into premier vacation destinations for golf and recreation, while the demand for private lakeshore has increased exponentially.



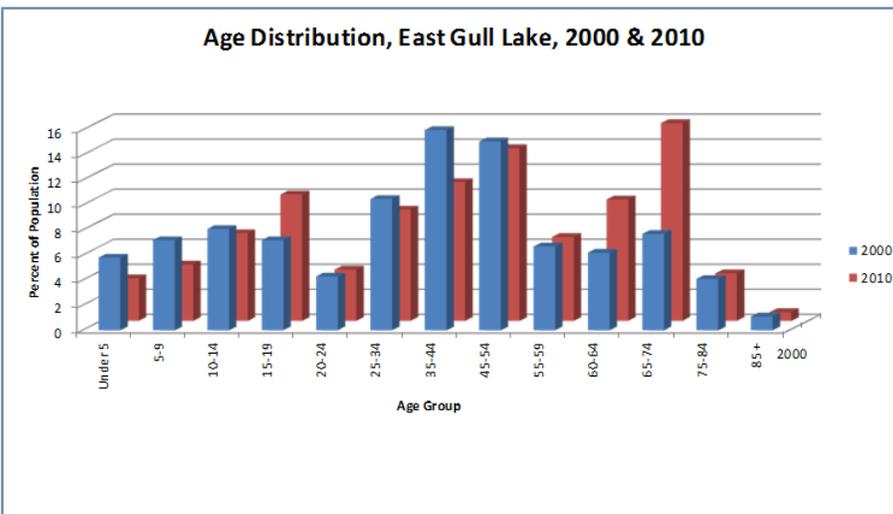
CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

In many cases, seasonal cabins have been converted into year-round residences for families and retirees. Construction of new homes has been relatively steady – particularly on tear down and rebuilds on lake lots. Population within the City grew 59% from 1990 to 2005. Over the last ten years, the rate of growth has slowed and leveled off to around 1,000 residents. Projections for the future will more than likely see a modest growth.

The median age of East Gull Lake residents increased from 34 years in 1990 to slightly over 39 years in 2000, and 45.9 in 2010. Census data shows the most significant portion of the City's population growth is within the 65 to 74 age group, suggesting our area is considered desirable for retirement. By contrast, age groups below age 35 declined from 53% of the population to 43.1 percent by 2000, and 38.3 percent by 2010. This is a common trend in many rural areas and throughout the nation.



Since the 1970s (and particularly in the last 25 years), the entire country has experienced monumental changes in transportation, communication and technologies – reshaping how and where people live and work. East Gull Lake is no exception. People and businesses are more mobile than ever. While metropolitan employment centers still dominate, our area provides competitive amenities such as good highways, a first class airport, increasingly good Internet access, and a growing “moveable” business atmosphere.



CITY OF EAST GULL LAKE COMPREHENSIVE PLAN



With an abundance of wooded and lake-shore properties, recreation resources, good school systems and the like, communities in the central region of Minnesota such as East Gull Lake, Lake Shore, Fairview Township, Nisswa, and Pequot Lakes have been in the forefront of growth and business development. Between the years of 2000 and 2013, Cass and Crow Wing were among the fastest growing counties in the state, second only to those in the outer ring of the metropolitan Twin City area.

Vision

Maintaining Natural Amenities and Community Character

While development pressure is growing within the City, we retain significant tracts of wetlands and forests, scenic vistas, and natural lakeshore. Preserving the natural qualities of these areas will allow the continued enjoyment of clean air and water. It will naturally perpetuate the character that makes our community a special place to live, work, and recreate.

It is also important we protect the rural “northwoods” feel that attracts residents and vacationers to our area. We must ensure the City’s ordinances and policies not only cover issues such as the protection of our environment, but also the maintenance and enhancement of healthy amenities to be enjoyed on a daily basis as well. Our expanded and extensive system of trails, as an example, provide opportunities to appreciate the beautiful surroundings by hiking, biking, and even driving a golf cart.

Lakeshore Redevelopment and Preservation of Water Quality

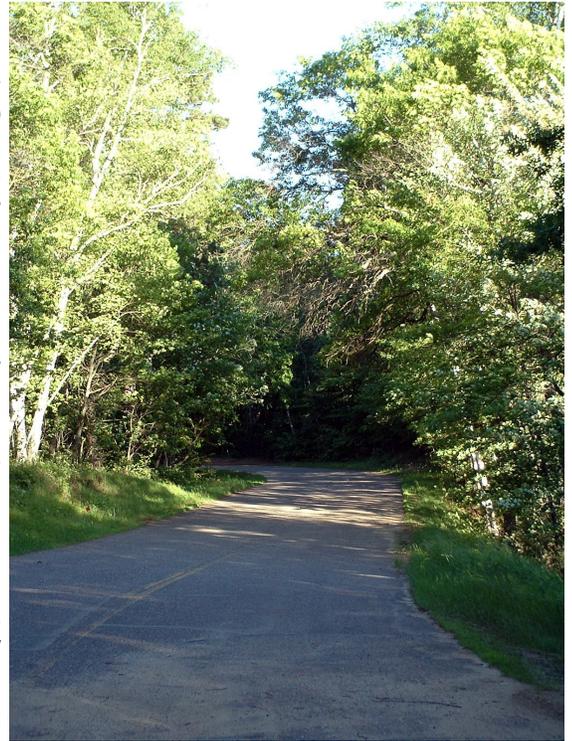


CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

With the rising property values on the City's shore land properties, the redevelopment of existing seasonal cabins into year-round residences is expected to continue. Such changes could significantly alter the character of the City's lakeshore, and have the potential to increase the impact of development on water quality as larger structures and landscaped yards are introduced.

With this challenge in mind, the City has adopted ordinances requiring any new home construction or redevelopment to limit impervious coverage to 20%; however, if a storm plan that retains runoff in accordance with the requirements is implemented, the impervious surface coverage can be increased to a maximum of 25%.

The Planning and Zoning Commission, in coordination with the City staff, is tasked with the important responsibility of monitoring new construction/remodeling projects. Property owners are encouraged to visit City Hall to discuss their projects and submit the necessary permit requests before actual construction begins.



Public Sewer System



The City of East Gull Lake has invested a great deal of time and money expanding the waste water system. 90% of residential homes located on Gull and Upper Sylvan Lakes, resorts, a restaurant, and the US Corps of Engineer's campground facility are currently connected to protect our lakes. We have a great deal of capacity available for expansion within the Pine Beach wastewater plant, while the Squaw Point plant is nearing its capacity. Future expansion will be considered, depending on location options and financial resources.



CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

II. Community Character

Identification and realization of components providing the foundation for the City of East Gull Lake's character is very significant. Since these qualities epitomize the very reasons we have been drawn to live and play within our community, they are critical to the preservation of everyday life we experience and appreciate as the City grows and prospers.



Elements and components

Natural Environment

Lakes within the City limits include Stephens, Ruth, Dade, and Bass, as well as parts of Gull, Upper Sylvan, and Lynch – all with good water quality. In total, they encompass over 38 miles of shoreline. In addition to obviously enhancing the natural beauty of the area, our lakes also provide an abundance of water-related recreational activities.

Forests, consisting of broadleaf hardwoods and a variety of pines, cover more than a fourth of the area within the City limits. They continue to provide a significant, thriving habitat for many species of wildlife. Residents and visitors alike realize it is imperative we retain and respect our forested land, especially since our community history reflects a significant amount of timber harvesting within the Brainerd Lakes area.

Quality of Life and Community



Residents and visitors to our community not only appreciate the natural scenic landscapes of wooded areas, lakes, wetlands, and rolling hills, but also the solitude of a peaceful life. Away from the hustle and bustle, we are reminded every day to slow down, look around, and appreciate how fortunate we are to live and play in a vacation-like atmosphere within the City limits.



CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

Recreation/Resorts

East Gull Lake provides a wide range of recreational opportunities to residents and visitors throughout the year. In addition to providing private and public access to our beautiful lakes, golf courses, an extensive trail system, and the US Corps of Engineer's campground facility, the City is home to some of the largest and most successful resort complexes in the nation.



Cragun's Resort

Resorts cover approximately 23% of the total land within East Gull Lake. In addition to providing over 600 lodging units, many of which are along beautiful shoreline, they collectively maintain over 100 holes of golf.



Madden's Resort



CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

Policies

The following policies should guide future growth, development, and local government actions in the City of East Gull Lake:

Natural Environment/Lakes and Forests

Since these natural resources directly and indirectly affect our cultural, economic and healthy lives, attention should be given to protect and preserve our lakes and forests from damage and degradation. Managing water quality and storm water runoff is critical, as is attention to habitat destruction and tree clearing.

Quality of Life/Community Bond

Cooperation between residents, visitors, and all entities of the City government is crucial to keeping East Gull Lake an optimum community in which to live, work, and play.

Recreation/Resorts

Because the City does not have the presence of a downtown, our resorts, individual businesses, and restaurants need and appreciate the ongoing support of our residential and visiting community.

Strategies

Residents are encouraged to stay informed by attending and participating in City meetings and events. The City will communicate effectively with residents. It will also cooperate and communicate with other governmental agencies.



Ernie's On Gull Lake



Kavanaugh's Resort



CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

III. Housing & Residential Development

According to the census bureau, the number of housing units in East Gull Lake has increased from 637 in 1990, 709 in 2000, and 797 in 2014.

Outside of the recent growth in the number of homes in the city, East Gull Lake's housing stock is characterized by:

- High property values: In 2000, the median value was \$194,400 compared to \$399,170 in 2015.
- Percentage of seasonal homes: The proportion of seasonal homes to year-round homes has decreased from 48 percent in 2000 to 32 percent in 2015.

These distinguishing characteristics indicate that East Gull Lake serves a distinct market of home buyers who are relatively affluent and who are converting seasonal homes and cabins into residences more suitable for year-round use.

Given these and other trends, several issues related to housing in the city are expected to be of primary concern for East Gull Lake in the future including:

- Redevelopment of Existing Lakeshore Properties
- New Development on Non-Lakeshore Properties

Redevelopment of Existing Lakeshore Properties

Throughout the 1950s and 1960s as lakeshore properties in the state were relatively plentiful, the value of a lake lot often had more to do with the size and features of the structures themselves than the particular land on which they were located. As the amount of lakeshore remaining for development has been consumed, demand for these lots has risen. It is now common for a potential buyer to be more concerned with the location of the lot than the structures that are built on it. As a result, there are many cases where the value of the land is now much greater than that of the structures situated on them.

Due to the increase in reconstruction of the lakeshore properties, the City Planning Commission has implemented requirements concerning impervious surface coverage, stormwater run off and maintenance of natural vegetative shoreline.

- Our goal in the community is to preserve or increase the amount of green space around our lakes.
- Stormwater runoff is addressed in every situation based on the unique character of each lot. Stormwater plans accepted are designed to retain water run off within the boundaries of the lot being reconstructed or developed.
- Maintaining a natural vegetative shoreline is desired to prevent erosion due to ice heaves, and is a preferred method over rip-rap. Rip-rap has been proven to warm the water's edge promoting weed growth, and does not prevent erosion from ice heaves.



CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

New Development on Off-Lake Property

The City will amend the zoning ordinance to steer development patterns and address future needs. As with most communities in Minnesota, current zoning regulations in East Gull Lake are based primarily on a traditional model of zoning which lists requirements for minimum lot sizes, lot widths, and setbacks. The City's ordinances permit Planned Unit Developments (PUD), which allow for creative subdivision designs that preserve open space and unique features. By using a PUD, the City may encourage a broader mix of developments supportive of different life stages.

Policies

The following policies will guide all future growth, development, and local government actions in the City of East Gull Lake:

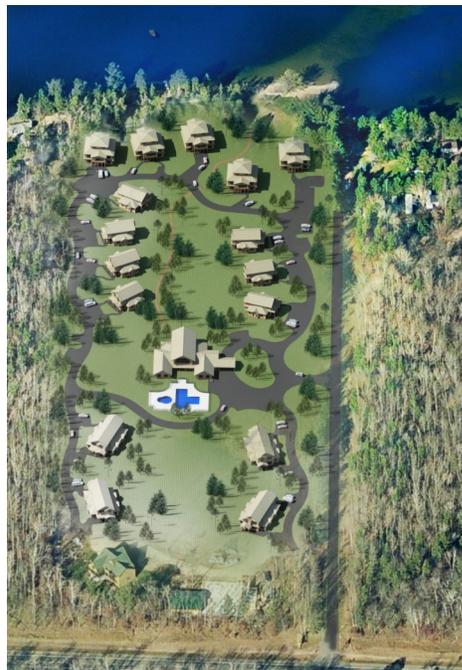
The City encourages shoreline property to be redeveloped in a manner that preserves green space, forested areas, and shoreline vegetation, protects the overall quality of the lake resource, and remains in character with the plans for growth in our community. Most of the lakeshore within the City has already been developed, but the City is facing a growing trend of redevelopment of lakeshore properties. Redevelopment of these properties could have significant cumulative impacts on water quality, storm water management, natural resources, and surrounding neighborhood. Using current regulations and modifying them as necessary, the City will ensure the quality of the shoreland properties desired.

For East Gull Lake to remain a distinct and prosperous community, the City will be attentive to the character of off-lake development thereby creating its own unique environment. The City hosts an abundance of natural resources that draw people to our community. Subdivision of land should be done in a manner that considers the features of the property, fits with the surrounding neighborhood, and preserves the natural resources. The City encourages and supports the use of Planned Unit Developments (PUD), which allow for creative subdivision designs that preserve open space and unique features.

Actions

To put these policies into practice, the City of East Gull Lake will seek to implement the following strategies:

- Amend the land use and subdivision ordinances to address issues and needs of the City
- Encourage Planned Unit Development concepts that cluster homes and include amenities and connections to existing public trails.
- Encourage property owners to use best management practices as part of storm water management on individual properties.
- Ensure the shore impact zone is not disturbed during permitted construction
- Encourage that properties maintain as many existing trees as possible with selective tree removal
- Allow flexibility through interpretation of performance standards contained in the ordinances



CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

IV. Commerce and Recreation

The dam on Gull Lake was built in 1910 to facilitate the reservoir system that serves as a water storage and runoff control feeding the Mississippi River. Its construction set the stage for creating the recreational opportunities that make East Gull Lake a statewide and nationwide destination. East Gull Lake is located near Highways 371 and 210 in the heart of the lakes and recreational area of Minnesota, which is central to all the major population areas of the state. The City is a prime tourism destination when combined with the natural amenities of the area. The Brainerd Lakes Regional Airport has daily commercial service through Minneapolis to all areas of the country which brings tourists and business opportunities to the East Gull Lake area.

The resort industry started in East Gull Lake in the mid 1920s. It has evolved from a selection of seasonal cabins to sophisticated organizations with luxury lodging facilities. Some offer year-round services for conferences, corporate retreats, golf, dining, spas, and summer and winter family activities. As the resort industry in Minnesota has changed, the resorts in East Gull Lake have adapted to accommodate new recreational demands. Smaller resorts have combined with larger resorts or have been converted to seasonal homes. The four primary resorts more than triple the census of East Gull Lake's current population of 996 (4/1/2014 census) when at capacity with guests and employees.



The East Gull Lake resorts are part of a larger resort community that attracts tourists, commercial services, and new residents to the Brainerd Lakes Region. While the lakes are often the primary draw to visitors and residents, the expanding multi-use trail systems, both inside and outside of the City, are drawing hikers, bikers, and recreational vehicle enthusiasts. The commercial areas of Brainerd and Baxter provide the downtown services for East Gull Lake and includes major shopping, medical and governmental services. The commercial and recreational facilities in the region create a synergy to grow the entire lakes area.

The tourism industry and residential growth in East Gull Lake are built on the natural amenities of the area. Balancing the need for services and the preservation of natural amenities becomes increasingly complex as the population grows. Successful tourism destinations are built upon the unique characteristics of the area and provide a more appealing atmosphere.

Lease-back/Rent-back

A lease-back or rent-back property is an arrangement where resorts, homes, cabins, townhomes, and/or condominiums are owned generally by investors. This can take many forms, but at minimum, the facilities are rented out to visitors to the area. They are typically managed by organizations with staff and capability to coordinate all the needed services including maintenance, check-in/check-out, cleaning, lawn care, etc. The resort industry has been migrating to this system because it allows them to upgrade their facilities and enhances their capabilities to manage while not requiring further capital investment. This trend is also evident for home owners to reduce expenses by renting.



CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

Other Commercial Development

Home Occupation

The Brainerd Lakes area and East Gull Lake are home to many start-up, work-at-home employees, entrepreneurial, and other small commercial enterprises operated out of residents' homes that are unobtrusive to the neighborhoods. This type of commerce has increased due to high speed internet capabilities, the ready accessibility to all points of the state and the ever changing economy. We expect this style of commerce will continue to increase as more cabins are converted to year-round homes. In addition, business owners understand they can easily manage their business from a more attractive area and avoid the traffic congestion of commuting weekly to the metro areas.

Services Industry

As cabins are converted to year-round homes and lease-back/rent-back operations become more prevalent, infrastructure and service industries to support those operations continue to grow. Property management and maintenance, as well as routine infrastructure services will all be a part of the East Gull Lake business community. Some services will continue to exist in the major commercial areas of Brainerd and Baxter while others may be located in closer proximity. Consideration should be given to a variety of commerce that will address the current and future needs of East Gull Lake residents and tourists while preserving the character of the City.



Development Impacts

Environment

While there is a discernible economic impact to the community from the recreation industry, there is also an environmental impact in terms of land use, waste generation, and surface water use. Resort modifications and associated amenities should be compatible with the natural environment. Expansion of resorts and housing may require expansion of the wastewater system in the future.

East Gull Lake is responsible for land use regulations. While land use affects surface water, it is not the only factor. Surface water use continues to expand regardless of land use. Lakes are publicly owned with public accesses and their management is the responsibility of the Minnesota Department of Natural Resources (MnDNR) and the US Army Corps of Engineers (USACE).

Employment

The hospitality industry constitutes a large percent of the people working in East Gull Lake; however, the vast majority of residents work in their homes or outside the City. Travel time to the commercial and office developments in Baxter and Brainerd is 15 to 25 minutes.



CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

Policies

The following policies are created to guide future growth, development, and local government actions in the City of East Gull Lake:

- Support the coexistence of residential and commercial businesses by raising awareness, communicating the value and increasing support of recreational commercial businesses to residents.
- Support the resort industry and associated commercial industries as they provide employment opportunities, pay taxes, fund local improvements and generally maintain large tracts of green space with recreational opportunities. Many residents were first introduced to the community through the resorts.



Maintain the municipal infrastructure and provide capacity for future growth.

- A large portion of the costs of municipal infrastructure in East Gull Lake is funded by the major resorts and other businesses directly through user fees, connection charges and assessments, and indirectly through property taxes. It is essential that these infrastructure systems are properly managed over the long-term for recreational commerce industries to remain competitive. Flexibility for future growth and development must be provided to ensure that businesses have the ability to adapt to market changes.

Actions

To enact these policies, the City of East Gull Lake will seek to implement the following strategies:

Short-term Strategies:

- Continue development of the multi-use trail system with other area communities for assistance with funding.
- Continue to update the welcome packet to familiarize new residents of services and opportunities available.
- Enhance the City's newsletter and website to include a section concerning the resorts and other commercial enterprises.
- Inform the residents about the facilities open to the public that are available at the resorts.
- Examine opportunities to rezone some properties within the City to a commercial classification in order to provide future services convenient to residents and visitors.
- Cooperate with the DNR to maintain the quality of fishing on lakes within the City.
- Work with the DNR to increase awareness of exotic lake plants and to prevent their entrance into the City's lakes.
- Create policies which handle stormwater, preserve green spaces and protect the shoreline.



CITY OF EAST GULL LAKE

COMPREHENSIVE PLAN

V. Trails, Open Space, Parks & Natural Resources

The natural resources in and around East Gull Lake form the foundation for the quality of life, community character and recreation in the City. Natural resources are one of the City's greatest assets, from its location along the eastern shore of Gull Lake to the many forests and wetlands. All components of the Comprehensive Plan are tied to the quality of the natural resources. There is a wide range of available recreational opportunities within the City, including boating, fishing, golfing, hiking, biking, and camping. A balance should be maintained between residential development and our valued natural resources.

Lakes & Wetlands

Gull Lake is over 9,400 acres in size, and serves as the main attraction in the City. All of the lakes, along with the many wetlands in the area provide residents and visitors with scenic views and other recreational opportunities. Gull Lake has excellent water clarity and is popular with anglers as it is playing host to more than a dozen species of fish. Stephens, Dade, Bass, Ruth and Lynch Lakes also have excellent water clarity ranging between six and twelve feet, while Lake Sylvan has the greatest water clarity at 20 feet.

Nearly half of the land within the City is covered with lakes, ponds, and wetlands, totaling over 5,000 acres. Residents have expressed the need to maintain and enhance the water quality of area lakes. Preservation of wetlands ensures that our water remains clean while also controlling flooding. Land use changes should be monitored to prevent pollution of our lakes and natural resources.

The majority of residents in the City live within the shoreland management area, which is the first 1000 feet from a lake. Most of the properties within the shoreland management area have some shoreline and are already developed. Approximately 90% of all lakeshore properties in East Gull Lake are on the City wastewater system in an effort to preserve the water quality. As development occurs within the shoreline or on off-lake properties, care should be taken to protect the integrity of our natural resources, lakes, parks and green spaces.

Rare Species and Wildlife Habitat

East Gull Lake, which is located in the Northern Minnesota Drift and Lake Plains ecological region, contains a mix of glacially formed soil deposits covered with forested communities. The majority of the forest in this ecological region is predominately white and red pines, with jack pines found on the well-drained soils.

The East Gull Lake area hosts a diverse array of wildlife. The City and vicinity also are home to several wildlife species that are threatened or of special concern including bald eagles, Blanding's turtles, red shouldered hawks, and pug-nose shiners.



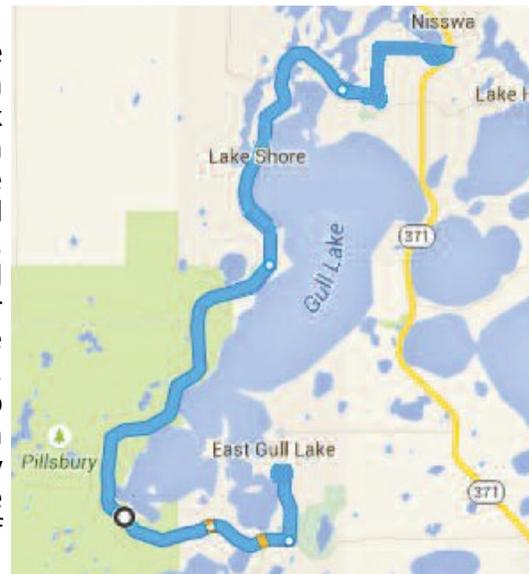
Vegetative buffers around prime habitat are preserving large tracts and corridors which link natural plant communities. To further enhance the habitat quality of the area old growth stands of forest should be preserved as they provide unique habitats and support many rare species not found in younger forests.



CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

Trails

East Gull Lake has currently developed more than nine miles of multi-use trails primarily in the southern portion of the city. The City has an ordinance allowing for park and trail dedication fees or comparable land donation when developments are approved within the City. These monies along with Cass County Fund 73, DNR grant, and city taxpayer dollars have built the trails to this point. The City has also worked with Lake Shore, Nisswa, and Fairview Township to achieve a regional trail status for the potential of completing a trail around the west side of Gull Lake and joining the Paul Bunyan Trail in Nisswa. East Gull Lake currently is phase one, and phase two with Lake Shore and Nisswa are planned for construction in 2017. Achieving the regional trail status was very important as it will allow the cities to apply and be eligible for state legacy dollars in the future. The City of Lake Shore will be the first to use this funding source.



Open Spaces

Open spaces provide scenic views and wildlife habitat while adding to the rural character of the community. Much of the open space that residents enjoy is located along the shoreline of the many lakes within the City. Several of the lakes have stretches of undeveloped shoreline that provide scenic views and enhance the recreational experience on the lake. Of the 38.43 miles of shoreline in the City, 26 miles are available for residential development. Of those 26 miles, 17 miles have been developed and the remaining private shoreland is facing development.



In addition to open space and scenic vistas on the lakes, there are large tracts of undeveloped property off the lakes and river. Large tracts of land in the southeastern section of the City provide residents with views of large complexes of wetlands surrounded by wooded areas.

A few local companies and government entities own properties that total more than 40 acres in size. Publicly owned land adds to the available open space and provides opportunities for recreation. Coordination with private landowners and government bodies is essential in providing an integrated system of parks, trails, and lake access points in the area.

Parks & Natural Resources

The City is home to the US Army Corps of Engineers Gull Lake Dam Park, offering opportunities to camp, fish, picnic, and access to playground facilities. Tennis courts are also available to the public at City Hall. Public boat accesses are located near the dam on Gull Lake, Gull River, Dade Lake and Sylvan Lake.



CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

Policies

The intent of the following policies is to guide future growth, development, and local government actions in the City of East Gull Lake:

Continue to add to the network of trails to unite neighborhoods and connect residents to area amenities.

- Area amenities include the many lakes, resorts, and Gull Lake Dam Park. Trails also serve the added benefit of getting people outside to exercise, and encourages interaction among neighborhoods and fellow residents.

Protect and enhance open space and manage it in an environmentally sound manner.

- Currently, the City is rich in natural resources and open spaces. Residents and visitors are both attracted to the area for the sense of seclusion, scenic vistas, and quality of the natural resources. The City should ensure that the very characteristic that draws people to the area is maintained and improved.

Preserve and connect existing native plant and animal communities.

- Connections can occur through the creation of green corridors and riparian buffers and can be combined with trails and walking paths throughout the City. Active management, appropriate development patterns, and integrating private and public management efforts are necessary to preserve and improve habitat quality in the City and the surrounding area.

Protect and enhance the quality of the City's water resources, including lakes and wetlands.

- The area lakes serve as the centerpiece of the community. To ensure that the health and quality of the lakes continues well into the future, the City is committed to maintaining the high water clarity, ecological balance, and natural beauty of the shoreline. Residents of the area recognize the importance and benefits of wetlands for both wildlife and storm water management.



CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

Actions

With the guidance of these policies, the City of East Gull Lake will seek to implement the following strategies:

- Require sufficient right-of-way to include trails when platting new developments.
- Encourage resorts to educate their visitors and lake users about appropriate surface water usage and natural resources protection from invasive species.
- Provide helpful hints for maintaining on-site septic systems.
- Coordinate and plan the design of regional trail systems with area cities and townships.
- Partner with neighboring jurisdictions to require regular inspection of Individual Subsurface Treatment Systems (ISTS) to ensure consistency.
- Encourage best-use residential development as a method of protecting natural resources.
- Support and enforce regulations requiring on-site storm water management methods.
- Continue to educate property owners how to use conservation easements and Planned Unit Developments (PUDs) to protect environmentally sensitive or unique areas.
- Continue to update the Welcome Packet.
- Expand City sewer services to appropriate properties as they are being developed.



CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

VI. Long-term Public Infrastructure

East Gull Lake has invested in its infrastructure thereby creating a solid foundation for future development. Potential for shared services with surrounding communities will continue to be a priority.

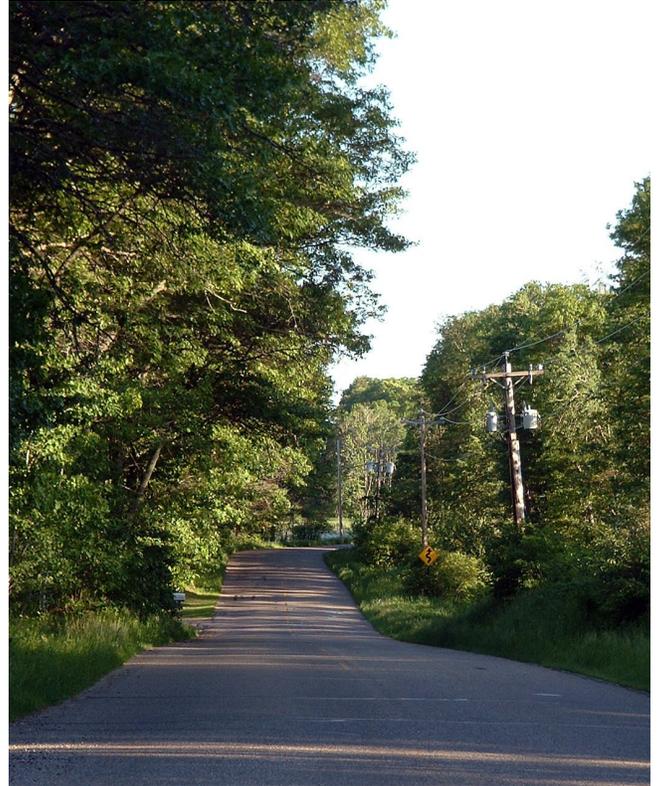
Roads

The City of East Gull Lake currently contains 32 miles of roadways consisting of 23 miles of public municipal streets, 7.2 miles of County State Aid Highways, and 5.5 miles of privately owned roads.

Municipal roads have sufficient capacity to handle the traffic generated within the City.

Wastewater System

By the mid-1970s, most of the lakeshore surrounding Gull Lake was subdivided for high-density seasonal cabins and year-round homes. Many of the on-site systems in place at that time were failing or improperly sited. In 1981, a report from the Swanson Environmental Corporation titled 'Findings and Summary of Septic Leachate Scanning in the Gull Lake Area' verified that onsite septic systems were contributing to poor water quality in Gull Lake. The development of the East Gull Lake Central Sanitary Sewer System was the result of these concerns.



Pine Beach Plant

Currently, more than 80% of the lakeshore in East Gull Lake is now serviced by the wastewater system. There is sufficient excess capacity to connect the remaining lakeshore properties and non-lakeshore parcels less than 20,000 square feet.

Fire Protection

East Gull Lake began sharing services through the Pillager Fire Department to provide emergency fire services in 2015. The fire department is also dispatched for incidents other than fires, ranging from car accidents to water and ice related rescue. Pillager response time for incidents varies from four to 26 minutes, with an average of approximately 16 minutes.



CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

Law Enforcement Services

East Gull Lake utilizes services of the Cass County Sheriff's department for law enforcement. Two of the local resorts also have private security forces to handle issues on their property.

Enforcement of Regulations for Planning and Zoning Issues

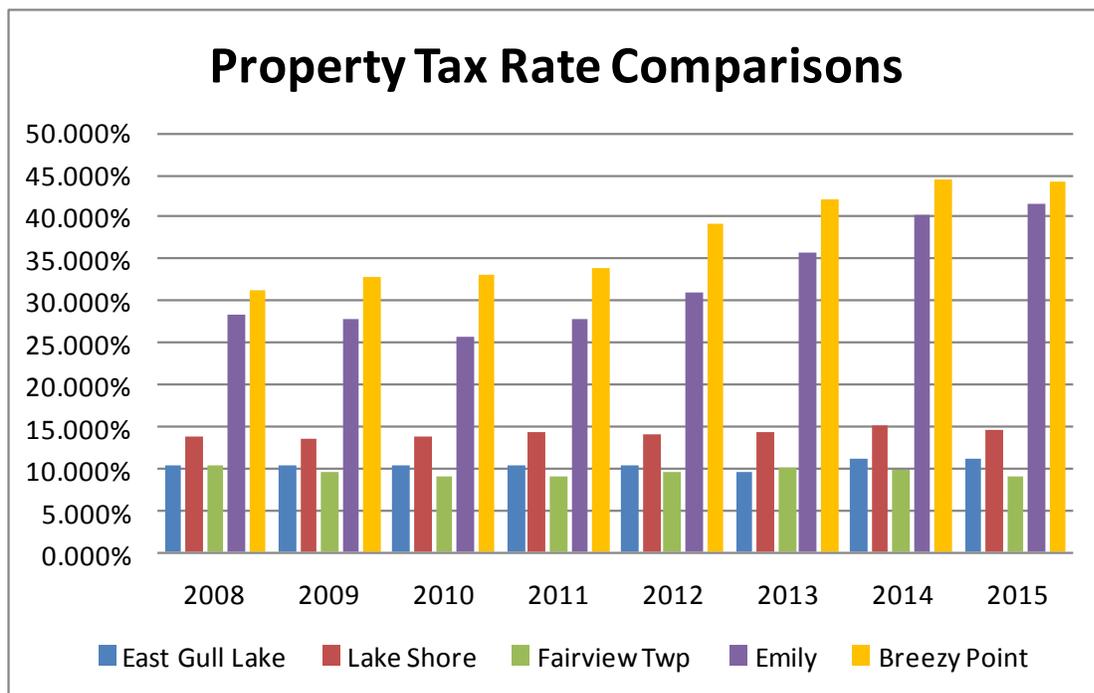
City staff provides planning and zoning services and assists residents with interpretation of the current City Ordinances. Staff is available to follow up, inspect and photograph projects to document and enforce those ordinances.

Budget

Property taxes are the main funding source for the City of East Gull Lake. Other funding sources include intergovernmental aid, funds from special assessments, wastewater user fees and connection charges, and fees from licenses and permits.

The total market value of the property in the City is quite similar to area communities such as Breezy Point and Lake Shore. This high value of lakeshore property and the resort industry largely contribute to the total market value in the City. About 8% of the market value of the City is attributed to the resorts in the City. Residential properties contribute 85% of the total market value, with lakeshore properties constituting approximately 87% of that value. The tax capacity and the tax levy composition for the City reflect the composition in market value with the resort industry contributing approximately 10% of the total tax capacity and the total tax levy.

The tax rate is the percent of total property value each owner pays in tax. This is calculated by dividing the tax levy by the tax capacity.



CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

As a result of the City's low tax levy and high tax capacity, the City of East Gull Lake has a considerably lower tax rate compared to other area communities such as Lake Shore, Fairview Township, Emily, and Breezy Point .

The property tax rate for East Gull Lake has remained relatively even over the last seven years, the average between 2008 and 2015 being 10.513%.

General government expenditures are the costs of the mayor, city council, city staff, elections, legal costs, publishing costs, planning and zoning, and the costs associated with utilities and maintenance of buildings.

A detailed budget can be reviewed by contacting City of East Gull Lake staff at City Hall.

Policies

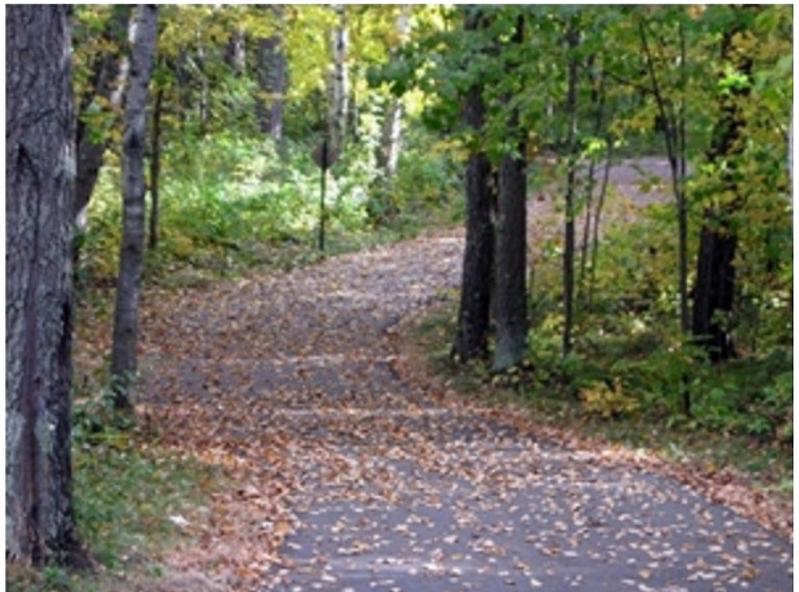
The following policies should guide future growth, development, and local government actions in the City of East Gull Lake:

Maintain local government conservative spending policies.

East Gull Lake has been able to resist large tax increases other communities have experienced, maintaining one of the lowest tax rates in the area. Public hearings are held when the tax levy is being decided.

Continue to ensure roads and trails are safe, affordable, and reflect the character of the community.

It is important for roadways in the City to be safe for autos. The City is providing multi-use trails for residents. The City will continue ongoing maintenance and upkeep of existing roadways and trails, planning and budgeting over the long-term to avoid sudden increases in taxes.



CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

Encourage new residential growth at densities which support maintenance costs

The City has required developers to improve roads within developments to standards set forth by the City before the City will take over maintenance.

Extend municipal wastewater utilities to areas based on the following criteria:

- No public subsidy for extensions
- Area served supports long-term maintenance costs
- Development is consistent with the Comprehensive Plan
- Extension has a positive impact on water quality

Ensure that the most effective, efficient and economical Emergency Response Services are provided.

Strategies

To implement these policies, the City of East Gull Lake will seek to apply the following strategies:

- Review the City's violation and enforcement policy ensuring codes are updated regularly.
- Update the City code posted on the City website and available for review at City Hall.
- Provide information to residents about City expenditures.
- Partner with area communities to discuss regional planning issues which impact the lakes area.
- Explore ways to coordinate emergency response services with other communities.
- Seek public response for any major improvement or project.



CITY OF EAST GULL LAKE COMPREHENSIVE PLAN

VII. Land Use Zoning Guidelines

The City maintains guidelines, including a zoning ordinance and map for making decisions on land use permit applications.

Appendix: Planning Maps

- Land Use / Zoning
- Pillager Fire Service
- Jurisdictions Governing Gull Lake
- Road Classifications
- Wastewater System Service Area

