

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

Tuesday, September 27, 2016 – 6:30 PM

I. Call to order

Acting Chairman Paul Tollefson called to order the regular meeting of the City of East Gull Lake Planning and Zoning Commission at 6:30 PM on Tuesday, July 28, 2015 at City Hall.

II. Pledge of Allegiance

III. Roll Call

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

Staff Present: City Administrator Mason, Administrative Assistant Schack

Council Liaison: Carol Demgen

Absent: Bruce Buxton

Audience: Ron Kuhn, Sue Mandt, David Mandt, Mila Quiring, David Hirth, Judy Christensen,
Tom Malat, John Reedy

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

Motion by Commissioner Wiebolt and seconded by Commissioner Halvorson 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, August 30, 2016 meeting.

VI. Public Hearings

A. Variance 2016-44: Ron & Shari Kuhn

Administrator Mason read the Staff Report concerning the variance application. Ron Kuhn addressed the Commission regarding the project, going over photos of the property and explaining what he would like to build. Administrator read correspondence sent to the City concerning the project. Letters from Tom Malat, Andrew Will, David Barstad, David Hirth/Mila Quiring and John Reedy.

Tom Malat addressed the Commission. He stated that he has many issues with the project. John Reedy addressed the commission, noting his concern with the project. Mila Quiring addressed the commission regarding their objection to the project. Questions to Mr. Kuhn were asked regarding the stormwater issue. It was noted that Mr. Kuhn wants to construct a crawl space; therefore, the property would require fill to raise it above the water level of the ground. It was asked if the height of the house would be changed. Mr. Kuhn was asked to show a storm water management plan.

Acting Chair Person Tollefson noted that there are several items for the project plan that need to be discussed:

- A 10 foot setback from the road,
- The height of the building,
- A stormwater management plan has not been presented,
- There is not an adequate parking space,
- There is not adequate storage space,
- Footprint needs to be the same as what is being torn down

It was noted that a new structure on the property should not exceed the existing square footage. Commissioner Tuomi noted that a precedence with the Hirth property limiting the height to 13 feet.

Mr. Kuhn asked if he could have direction from the commission regarding how big and how high can the structure be. Commissioner Tollefson noted that the plan is incomplete as it

currently is presented. Commissioner Tuomi stated that a stormwater plan is needed, Commissioner Wiebolt noted that on the lake you have two front sides to the home, Commissioner Halvorson stated he has a problem with the two story height, Commissioner Tuomi stated that a maximum footprint at 1080 square feet footprint, setback of the road needs to be 10 feet, setback from the lake no closer than existing structure.

Motion by Commissioner Tuomi and seconded by Commissioner Halvorson to table the Variance 2016-44 with direction from the Commission to Mr. Kuhn for complete presentation at the next meeting with the following direction: a maximum height of 13’6”, maximum footprint at 1080 square feet footprint with 500’ for parking, 10’ setback from the road, setback from the lake no closer than existing structure, a complete stormwater plan. Passed unanimously

VII. Open Forum

None

VIII. Planning and Zoning Administrator’s Report

A. Statistics

New Permits:	9
New Variances:	0
New Conditional Use:	1
Potential Permits:	1
Inspections	13
Completion Letters:	0
New Violations	0
Total 2016 Permits to date:	65

Administrator Mason went over his report showing the photos for each of the site visits.

B. 2013, 2014 & 2015 Existing Permits Update

- One remaining open 2013 permit: Owen Trout garage
- Three remaining open 2014 permits
- Twenty-one open out of 69 total 2015 permits

IX. Old Business

A. Comprehensive Plan

Discussion ensued regarding the Comprehensive Plan. It was noted that it will be sent out to the Commissioners for review and will be discussed at the next meeting.

X. New Business

None

IX. Adjournment

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

Transcribed by East Gull Lake Administrative Assistant
Kathy Schack

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