

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

Tuesday, April 25, 2017 – 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, April 25, 2017 at City Hall.

II. Pledge of Allegiance

III. Roll Call

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

Staff Present: City Administrator Mason, Administrative Assistant Schack

Absent: Commissioner Tollefson

Council Liaison: Carol Demgen

Audience: Joe & MJ Minkel

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

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

V. Approval of Minutes

Motion by Commissioner Halvorson, second by Commissioner Wiebolt to approve the minutes of the Tuesday, March 28, 2017 meeting.

VI. Public Hearings

None

VII. Open Forum

Joe and MJ Minkel addressed the Planning Commission regarding the zoning and use of their property. They are concerned that the proposed golf course will have “shortcuts” that will go through their yard. The design was shown and it was explained that the course will be set up in such a way that it probably won’t be a problem. It was noted that when the plan comes to the Commission, all the traffic patterns will have to be discussed.

VIII. Planning and Zoning Administrator’s Report

A. Statistics

New Permits:	1
New Variances:	0
New Conditional Use:	0
Potential Permits:	1
Inspections	19
Completion Letters:	3
New Violations	0
Total 2017 Permits to date	13

B. 2013, 2014 & 2015 Existing Permits Update

C. One remaining open 2013 permit: Owen Trout garage

D. One remaining open 2014 permit: Thomas Deans 8x10 shed

E. Nine (9) remaining open 2015 permits

F. 35 open out of 86 total 2016 permits

Administrator Mason reviewed the inspections that took place during the last month.

G. Zoning Map Discussion

Administrator Mason opened discussion regarding the zoning map and possible changes to make. Discussion ensued regarding the duplicity of the current zones. Chair Buxton stated that a Land Use Map showing current usage would be helpful in updating the definitions of each of the districts. It was noted that the Comprehensive Plan can move forward, but the zoning district definitions need to be addressed with a work session before updating the zoning map and going to the public. It was noted that the zoning district definitions should reflect how the City wishes properties to be improved. Chair Buxton noted that it is important to decide the zoning districts before updating the zoning map. Some discussion points for updating the types of districts were as follows:

- Noting PUD and CUP are for all districts
- Combining the Commercial Waterfront and Commercial Districts
- Creating a Resort District that would require a Conditional Use Permit for any improvement.
- Consolidating districts, simplifying definitions
 - ✓ Keep R1, R2, and R3 as they are
 - ✓ Commercial of some type
 - ✓ Public Use
 - ✓ PUD and Resort Overlay
- Removing the Recreation zone

IX. Old Business

None

X. New Business

None

IX. Adjournment

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

Transcribed by East Gull Lake Administrative Assistant
Kathy Schack

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