

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

Tuesday, September 26, 2017 – 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, September 26, 2017 at City Hall.

II. Pledge of Allegiance

III. Roll Call

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

Staff Present: City Administrator Mason, Administrative Assistant Schack

Absent: Chair Buxton, Marty Halvorson

Council Liaison: Carol Demgen

Audience: Steve Arhart, Barry Frieler, Nancy Tatge, Gary Tatge, Eric Peterson, Matt McKinnon,
and Todd Wayne

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

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

V. Approval of Minutes

Motion by Commissioner Wiebolt, second by Commissioner Waldin to approve the minutes of the Tuesday, August 29, 2017 meeting.

VI. Public Hearings

A. 2017-44 Variance – Gary & Nancy Tatge, 1498 Floan Pt

Administrator Mason read the staff report concerning the Variance application for the Tatge property. Discussion ensued regarding the stormwater issue along the driveway and road. The stormwater plan was discussed.

Barry Frieler addressed the Commission regarding the proposed changes to the property. He noted that the goal is to improve drainage on the roadside and to diminish the impervious coverage to below 25%. Discussion ensued regarding the survey submitted to the City. It was noted that it was a previous survey and the driveway was a proposed position which has changed since that survey. It was noted that how the stormwater is handled will determine the placement of the driveway. It was noted that the stormwater/landscape plan shows the correct placement. Notes from Chair Buxton were read in lieu of his attendance. Discussion ensued regarding the moving of the City Wastewater tank during the excavation. Discussion ensued regarding the white pine trees staying.

Public hearing was closed and discussion ensued regarding the stormwater management and guttering of the buildings, as well as the following issues:

- Place the driveway 5 foot to the east as shown on the stormwater/landscape drawing
- Work with the City to remove rocks along the road
- East and West side gutters direct stormwater to the South
- Shrubs kept to a minimum 10-foot setback
- Widen drainage swale to the east to meet the driveway

Findings of Fact:

1. Home was built before 1995 possibly 1988 according to neighbors
2. City Code Section 8.4-4 item 10 a one-time addition of up to 50% by CUP cannot be considered as total square footage after addition exceeds 2,500 sq. ft. Thus, a variance is being applied for.

3. Proposed addition including a new attached garage and bedrooms is 1,248 Sq Ft
4. Total plan will be 24.9% impervious coverage or less than the 25% maximum impervious coverage allowed.
5. Additional construction will begin at 71 feet from the OHW
6. Side yard setbacks will exceed the 10-foot required
7. Property is currently served by City Sewer
8. Existing sidewalks both lakeside and landside along with existing double garage will be removed
9. Current catch basin for the road run off will be expanded to improve stormwater runoff of Floan Point Road.
10. Impervious coverage, stormwater worksheet and stormwater plan have been submitted with impervious projected at 24.9%
11. A large amount of Bituminous surface will be removed near Floan Point Road and the existing catch basin will be improved and enlarged to better drain the street and retain stormwater on lot before it gets to the street.
12. Existing garage too close to ROW being eliminated

Conditions

1. Stormwater management plan will be installed as presented in plan with new catch basins to control water on property and improve run off from Floan Point Road for neighborhood as water sometimes collects at the base of the hill after heavy rainfall.
2. All sidewalks on property will be removed to reduce impervious below 25%
3. Existing bituminous will be removed along the Floan Point Road and replaced with a driveway to the new garage.
4. Place the driveway 5 foot to the east as shown on the stormwater/landscape drawing
5. Work with the City to remove rocks along the road
6. East and West side gutters direct stormwater to the South
7. Shrubs kept to a minimum 10-foot setback
8. Widen drainage swale to the east to meet the driveway

Motion by Commissioner Wiebolt and seconded by Commissioner Waldin to recommend approval of Variance 2017-44 subject to the findings and conditions as presented by City Staff. Passed unanimously

B. 2017 -46 CUP – Expansion of Cragun’s Legacy Golf Course

Administrator Mason read the staff report concerning the CUP for the expansion of Cragun’s Legacy Golf Course.

Eric Peterson addressed the Commission regarding the expansion of the Legacy golf course. He noted the Crow Wing County is taking the lead on following guidelines for wetlands. East Gull Lake is only involved in a small portion of the development. It was noted that, ideally, completion is projected for next summer. It was also noted that the DNR has no issues with the project. There were no public concerns regarding the project.

Public hearing was closed and discussion ensued regarding the project. It was noted that Crow Wing County has approved the project based on the wetland impact approval, which is still being determined.

Findings of Fact:

1. 45 holes are already located adjacent to these holes being proposed
2. Legacy Courses have a responsible maintenance and preservation record since creation.
3. Additional golf holes are a permitted use within the zone.
4. Minimal hole additions of one (1) complete hole and three (3) partial holes to be added in East Gull Lake.

Conditions:

1. Applicant must abide by all conditions identified in the approved wetland replacement plan, Notice of Decision for the Cragun’s Golf Course Expansion
2. Install and maintain Proper Silt fences to protect the wetland areas during construction.

3. Erosion Control blankets to put in place where needed.
4. Must follow all state and Federal Guidelines for maintaining the Golf Course
5. No Fueling station, wash pad for equipment, chemical or fertilizer storage on the proposed gold course expansion.
6. Must follow phosphorous turf fertilizer restrictions under the 2016 MN Statutes, 18C.60
7. Must follow the Stormwater Pollution Prevention Plan dated 8-28-2017 and on file with Crow Wing County Land services department
8. Any restricted use pesticides must be applied by a certified applicator through the State of Minnesota

Motion by Commissioner Tuomi and seconded by Commissioner Waldin to recommend approval of CUP 2017-46 subject to the findings and conditions as presented by City Staff. Passed unanimously

VII. Open Forum

None

VIII. Planning and Zoning Administrator's Report

A. Statistics

New Permits:	14
New Variances:	0
New Conditional Use:	3
Potential Permits:	6
Inspections:	35
Completion Letters:	8
New Violations:	0
Total 2017 Permits to date:	64

B. 2013, 2014 & 2015 Existing Permits Update

- One remaining open 2013 permit: Owen Trout garage
- One remaining open 2014 permits: Thomas Deans
- Four (4) remaining open 2015 permits
- 21 open out of 87 total 2016 permits

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

IX. Old Business

None

X. New Business

Discussion ensued regarding accessory structure size limitations. It was noted that the City allows considerable less square footage on properties larger than 2.5 acres than Cass County. Discussion continued with no decisions made.

IX. Adjournment

Motion by Commissioner Wiebolt 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.