

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

Tuesday, May 29, 2018 – 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, May 29, 2018 at City Hall.

II. Pledge of Allegiance

III. Roll Call

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

Absent: Paul Tollefson

Staff Present: City Administrator Mason, Administrative Assistant Schack

Council Liaison: Scott Hoffman

Audience: Jack Cooper, Jay Rardin

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

Motion by Commissioner Halvorson and seconded by Commissioner Tuomi to approve the agenda as amended. All present voted in favor thereof. Motion carried.

V. Approval of Minutes

Motion by Commissioner Wiebolt, second by Commissioner Halvorson to approve the minutes of the Tuesday, April 24, 2018 meeting. All present voted in favor thereof. Motion carried.

VI. Public Hearings

A. Variance 2018-14: Jack Cooper, 10831 Pine Beach Peninsula Road

Administrator Mason read the notice and staff report for the variance. He noted there were no opposing contacts regarding this variance. He mentioned the previous variance conditions of leaving an existing cabin of historical value. He stated the removal of the shed would be the same square footage of the proposed addition to the garage. Discussion ensued regarding the value of the cabin. Commissioner Tuomi asked if there was a reason to remove the existing cabin. Mr. Cooper noted that they would like to keep the cabin and maintain it in historical condition. It was noted that the cabin had water and sewer originally but has no connection at present. Commissioner Tuomi made the motion to approve the variance allowing the cabin to remain standing with the condition that the cabin be maintained in historical condition.

Staff Findings of Fact:

1. Current garage of 1,980 square feet exists based upon a variance granted in 2004 not recorded with Cass County.
2. Any addition to a variance requires another variance.
3. Homeowner has an existing 160 square foot guest cabin that of historical significance as the oldest building remaining on Pine Beach Peninsula.
4. Homeowner will add 160 square feet addition onto the rear portion of the existing garage.
5. Impervious coverage based on estimates are approximately 21.8% based upon 13,853 square feet of buildings and driveway on 63,549 square feet of property according to Cass County Tax assessment.

Conditions

1. Existing shed shall have no sewer or water connection
2. Existing shed shall be historically maintained
3. The variance will be recorded with Cass County

Motion by Commissioner Tuomi and seconded by Commissioner Halvorson to recommend approval of Variance 2018-14 subject to the stated findings and conditions. All present voted in favor thereof. Motion carried.

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:	4
Inspections:	32
Completion Letters:	3
New Violations	0
Total 2018 Permits to date:	18

B. 2013, 2014, 2015 & 2017 Existing Permits Update

- 1 remaining open 2013 permits
- 1 remaining open 2014 permits
- 3 remaining open 2015 permits
- 9 remaining open 2016 permits
- 28 open out of 76 total 2017 permits

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

IX. Old Business

A. Zoning Issues Update

Discussion ensued regarding updating the current zoning for the resort areas and cleaning up the definitions and use table.

X. New Business

None

IX. Adjournment

Motion by Commissioner Tuomi and seconded by Commissioner Halvorson to adjourn. All present voted in favor thereof. Motion carried.

Transcribed by East Gull Lake Administrative Assistant
Kathy Schack

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