

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

Tuesday, July 30, 2019 – 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, July 30, 2019 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

Audience: Mary Tuomi, Kevin & Vicki Smith, Patience Barnes, Rosemary Susens, John Sampsell, John Luepke, Jim Freeman

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

Move Short Term Rental discussion from New Business to Open Forum

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, June 25, 2019 meeting. All present voted in favor thereof. Motion carried.

VI. Public Hearings

None

VII. Open Forum

Short Term Rentals

Chairman Buxton noted that this discussion is not a public hearing. Administrator Mason opened the conversation regarding short term rentals within the City limits. He has attended meetings with Pine Beach Peninsula Homeowners Association and Sylvan Township. Residents at both meetings expressed the desire to have control over rentals. Lake Shore and Pequot ordinances regarding short term rentals were discussed. It was noted that there is not a limit of the number of rental properties in either of the Lake Shore or Pequot Lakes ordinances. Permit cost for Lake Shore is \$200.00. It was noted there is no requirement in the Lake Shore ordinance for fire inspection. Questions were asked regarding testing of water, electrical, etc. and how that would be enforced. It was noted that any decision made regarding short term rentals will be encompassed in the Zoning Ordinance changes. A concern was noted that there is a possibility of turning a residential neighborhood into a commercial area if there are several rented properties. It was noted that if someone were to buy several properties in one area and rented all of them, it would be paramount to having a small resort, which is commercial and not allowed in a residential zone. It was noted that the State Department of Revenue is now stating anyone in the business of short-term rental will be considered commercial for taxing purposes. Administrator Mason noted that the Cass County Board has no plans in regulating short-term rentals. He also asked at the League of MN Cities conference and no one really wanted to discuss the issue. Discussion ensued regarding an individual renting a single home and a rental management company coming in and renting several properties. John Luepke of Serene Quarters introduced himself. He noted that his company offers short term rentals for homeowners who want to use their cabins for renting as a means of capital. He noted that they find a way to respect the neighborhood and the local government in their management of the properties. He noted they try to find a balance for the neighborhoods. Home insurance policies were discussed. It was noted that special insurance needs to be purchased. He noted the three major concerns for residents are noise, garbage and parking and they address each of those

within the management of their properties. He noted that there is a “three-strike policy” that prevents renters from coming back if the cause problems. He also noted that it would be a liability to have personal information on file for the renters. Questions regarding information on the renters were discussed as to how to obtain that information and how much is actually needed. There were no conclusions made noting that this will all be a part of updating the zoning ordinance.

VIII. Planning and Zoning Administrator’s Report

A. Statistics

New Permits:	10
New Variances:	0
New Conditional Use:	0
Potential Permits:	4
Inspections	52
Completion Letters:	6
New Violations	0
Total 2019 Permits to date:	39

B. 2013 – 2018 Existing Permits Update

- One remaining open 2013 permit: Owen Trout garage
- One remaining open 2014 permit: Thomas Deans shed
- 3 remaining open 2016 permits
- 3 remaining open 2017 permits
- 27 open out of 55 total 2018 permits

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

IX. Old Business

A. Zoning Ordinance Discussion

Discussion postponed until next meeting.

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.