

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

Tuesday, September 24, 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, September 24, 2019 at City Hall.

II. Pledge of Allegiance

III. Roll Call

Present: Bruce Buxton (Chair), Commission: Marty Halvorson, Paul Tollefson, Eunice Wiebolt, Rocky Waldin

Absent: Nate Tuomi

Staff Present: City Administrator Mason, Administrative Assistant Schack

Council Liaison: Carol Demgen

Audience: Paul & Barb Maki, Rosemary Susens

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

Motion by Commissioner Halvorson and seconded by Commissioner Tollefson to approve the agenda as presented. 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, August 27, 2019 meeting. All present voted in favor thereof. Motion carried.

VI. Public Hearings

A. Variance 2019-50 – Scott Johnson; exceeding sq footage and building height

Administrator Mason read the staff report regarding Variance 2019-50.

Findings of Fact:

1. Based on the 4.1 acres and the 191 foot of frontage they are allowed a total of 2,389.6 SF of accessory structures. This includes 1,280 for 2.5 acres, 409.6 for extra 1.6 acres, 700 SF for guest quarters based on frontage. They are asking for 3,098 SF for total of buildings and that is 708 SF more than allowed.
2. They wish to claim a practical difficulty of applying for a variance rather than doing a lot split and creating a separate lot that could be built on with a regular permit.
3. The historical nature of the original parcel was very large and has been split numerous times to avoid variances as the Simon and Johnson families have gotten larger in each generation.
4. They could tear down a building and add on to the original home, but they don't wish to make it bigger and they want to preserve the historical look as the original cabin is in very good shape since it was repaired after the 2015 storm.
5. The height requested for this building is 26 feet based on the design submitted. All other buildings on the property are less than 24 feet and are one story.
6. The site they intend to build the garage/guest quarter on is around 230 feet from the OHW

Conditions:

1. The building site shall be moved to 20 feet from the property line to comply with twice the normal the city ordinance; a Variance requires twice the normal setback.
2. The lot shall not be split into two parcels unless one of the cabins is removed.
3. If there is damage to the private road during construction of the structure, repairs shall be made to restore the drive to pre-existing conditions.
4. The height of the new accessory building shall not exceed the 24' maximum standard in the City Ordinance.

5. The new structure must be connected to the city wastewater system and the wastewater connection capacity needs to be verified to meet city standards and approved by City Staff.

Paul Maki addressed the commission with a concern for the road that was just repaired. He wanted to be sure if they damage the road during construction, they would pay for any repairs, bringing the road back to existing conditions.

Motion by Commissioner Tollefson and seconded by Commissioner Waldin to recommend approval of Variance 2019-50 subject to the findings and conditions as presented by City Staff with the additional conditions: the DNR condition that the lot cannot be split unless one of the cabins is removed; the requirement of a height of 24' as stated in the City Ordinance; if there is damage done to the newly repaired road during construction, it will be repaired bringing it back to the existing condition; and the requirement of the wastewater connection to be verified to meet City standards and approved by City Staff. All present voted in favor thereof. Motion carried.

VII. Open Forum

None

VIII. Planning and Zoning Administrator's Report

A. Statistics

New Permits:	11
New Variances:	1
New Conditional Use:	0
Potential Permits:	2
Inspections:	24
Completion Letters:	0
New Violations:	0
Total 2019 Permits to date:	57

B. 2013 – 2018 Existing Permits Update

- One remaining open 2013 permit: Owen Trout garage
- One remaining open 2014 permit: Thomas Deans shed
- Two remaining open 2016 permits
- One remaining open 2017 permits
- 11 open out of 84 total 2018 permits

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

IX. Old Business

Discussion ensued regarding the proposed changes in the zoning ordinance. It was noted that Chair Buxton made those changes and copies were given to the Commission to review for the next meeting.

X. New Business

None

IX. Adjournment

Motion by Commissioner Tollefson 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.