

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

Tuesday, September 29, 2020 – 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 29, 2020 at City Hall.

II. Pledge of Allegiance

III. Roll Call

Present: Bruce Buxton (Chair), Commission: Marty Halvorson, Paul Tollefson, Nate Tuomi, Eunice Wiebolt, Rocky Waldin
Staff Present: City Administrator Mason, Administrative Assistant Schack
Council Liaison: Carol Demgen
Audience: Darwin Bridges

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

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

V. Approval of Minutes

Motion by Commissioner Tuomi, second by Commissioner Wiebolt to approve the minutes of the Tuesday, August 25, 2020 meeting. All present voted in favor thereof. Motion carried.

VI. Public Hearings

A. Variance 2020-56: Darwin Bridges, 87-028-2200, 11220 East Gull Lake Drive

The Bridges' are requesting to add 336 square feet to the existing garage for space that will allow storage of lawn and garden equipment now stored in an enclosed trailer onsite that will be removed from the property if the addition is allowed. A variance is required based upon the existing accessory structures within the 2.5-acre lot is already at the maximum allowable accessory structure of 1,280 square feet. Additionally, a bathroom and washroom for fish and game cleaning will be added. The owner has attempted to purchase additional neighboring property to legally allow the addition, but the neighbor is not willing to sell. The neighbor would entertain a lease to purchase agreement in place of a sale at this time.

Administrator Mason reviewed the variance application with the Commissioners. He stated the findings of fact and conditions. Mr. Bridges addressed the Commission by apologize for starting the project before obtaining a permit. He noted he got a lease agreement with the neighbor where he will be able to purchase the property at some time in the future. It was noted the neighbors did not have any problems with his addition. He also noted he would like to remove the trailer that is housing the lawn and garden equipment. It was noted how well the property is kept. Commissioner Tollefson noted the lease agreement isn't legally binding as it is and is not necessary for the Variance to be passed.

Findings of Fact:

1. The addition is small and the garage is in a heavily wooded area with the closest two homes being 450 to 550 feet away.

2. Parcels around the Bridge’s lot are 5 to 10 acres and contain multiple structures.
3. The addition is comparable to all other buildings in the area and would not harm the public health, safety, comfort, convenience and general welfare of the community.

Conditions:

1. The accessory structure matches the house in material and color.
2. Purchase an after-the-fact land use permit for \$600.00

Motion by Commissioner Tollefson and seconded by Commissioner Tuomi to recommend approval of Variance 2020-56 subject to the findings and conditions as presented by City Staff. All present voted in favor thereof. Motion carried.

VII. Open Forum

The 1,280 sq ft requirement was discussed. It was noted that the zoning ordinance is in the process of being updated and this issue can be discussed during the update.

VIII. Planning and Zoning Administrator’s Report

A. Statistics

New Permits:	42
New Variances:	1
New Conditional Use:	0
Potential Permits:	2
Inspections	102
Completion Letters:	15
New Violations	0
Total 2020 Permits to	73

B. 2013 – 2019 Existing Permits Update

- One remaining open 2016 permit: Wavereck garage and rec area
- Six (6) open out of 76 total 2018 permits
- 20 open out of 75 total 2019 permits

Administrator Mason reviewed the inspections that took place during the last four months.

C. Bernie McDonough

Administrator Mason stated the Mr. McDonough will be appealing the decision.

IX. Old Business

None

X. New Business

None

IX. Adjournment

Motion by Commissioner Halvorson and seconded by Commissioner Tuomi 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.