

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

Tuesday, January 25, 2022 – 6:30 PM

I. Call to order

Vice Chair Wiebolt called to order the regular meeting of the City of East Gull Lake Planning and Zoning Commission at 6:30 PM on Tuesday, January 25, 2022 at City Hall.

II. Pledge of Allegiance

III. Officer Election

Commissioner Wiebolt motioned and Commissioner Tollefson seconded motion to elect Bruce Buxton for Chair. Motion passed. Commissioner Waldin motioned and Commissioner Bridges seconded motion to elect Eunice Wiebolt as Vice Chair for 2021. Motion passed.

IV. Roll Call

Present: Eunice Wiebolt (Vice Chair), Commission: Paul Tollefson, Rocky Waldin, Gene Bridges
Staff Present: City Administrators Mason & Christensen, Administrative Assistant Schack
Absent: Bruce Buxton, Marty Halvorson
Council Liaison: Carol Demgen
Audience: Larry Grimstad, Gary Tatge, Nancy Tatge, Don Gyling, Nealna Gyling, Gary Scheeler

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

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

VI. Approval of Minutes

Motion by Commissioner Waldin, second by Commissioner Bridges to approve the minutes of the Tuesday, November 30, 2021 meeting. All present voted in favor thereof. Motion carried.

VII. Open Forum

None

VIII. Public Hearings

A. 2021-95 – CUP Larry Grimstad

Administrator Mason read the staff report for CUP 2021-95 for Larry Grimstad. Gary Scheeler addressed the Commission stating he feels that this would set a precedence to allow a commercial application in a residential area. Administrator Mason noted there are other solar applications already within city limits and it was noted this is not a commercial application. Gary Tatge addressed the commission stating his property will be affected the most noting they will be able to see the structure from their home. Nealna Gyling addressed the Commission asking how often solar panels are placed in residential areas. It was noted they have been placed within communities. Nealna asked how much view will be blocked by the trees required stating she would like 75% or more covered. The public hearing was closed and discussion between the Commissioners ensued. Commissioner Waldin discussed the aesthetics of placing solar panels versus the benefits. Commissioner Tollefson noted that Mr. Grimstad could have come in for a permit for a building and put solar panels on top of the building. It was noted that the structure could be painted to a neutral color to help screen the structure. Vice-Chair Wiebolt asked if Mr. Grimstad could show ideas of how to screen the structure. It was decided to table until next month for Mr. Grimstad to come back with a proposal indicating his plan to screen the structure.

Findings of Fact:

1. A site inspection of the proposed area indicates an ideal location with a southern exposure that is protected on the north by a large hill.

2. The site for the solar panels is around 100 feet from Floan Point Road, 160 feet from the neighboring property to the west and 210 feet from the neighboring property to the East.
3. During leaf on conditions the equipment will be well hidden from any view.
4. If conditions are right, the City should be encouraging alternative energy sources for those property owners willing to invest in this technology.

Conditions:

1. A number of larger pine trees at least 12 feet high, big enough to block the view from the neighboring properties, including during leaf off conditions, will be required for the proposed 12'W x 44'L x 12'H ground mounted solar array structure to be maintained in perpetuity.

Motion by Commissioner Tollefson and seconded by Commissioner Waldin to recommend tabling of CUP 2021-95 for the applicant to bring ideas back for screening the structure. All present voted in favor thereof. Motion carried.

IX. Planning and Zoning Administrator's Report

A. Statistics

New Permits:	6
New Variances:	0
New Conditional Use:	1
Inspections:	53
Completion Letters:	3
New Violations:	0
Total 2021 Permits to date:	110

B. Prior Years' Existing Permits Update

- 11 open out of 96 total 2020 permits
- 62 open out of 110 total 2021 Permits

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

X. Old Business

None

XI. New Business

A. Discussion moving forward with items not currently on our use chart

It was noted that issues need to be discussed and changes need to be made. Administrator Mason noted that over the next few months the issues for the City Code need to be addressed.

- Cell towers
- Solar and wind generators
- Accessory structure size

B. Discussion regarding matching the Comprehensive plan with the City Code

IX. Adjournment

Motion by Commissioner Bridges and seconded by Commissioner Tollefson 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.