

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

Tuesday, June 28, 2022 – 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, June 28, 2022 at City Hall.

**II. Pledge of Allegiance**

**III. Roll Call**

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

Staff Present: City Administrator Christensen, Administrative Assistant Schack

Council Liaison: Carol Demgen

Audience: Paul Esser, Scott & Dorrie Larison, Jim Benson, John & Jane Guild, David Willis, Emily Bauernfeind, Jeremiah & Sara Miller, Rob Mason, Jim & Jennie Ward, Russ & Cyndi Kalenberg, Patrick Wrase, Ian Peterson, Lisa Gudajtes, William Benson, Eric Peterson, Jody Giza, Jason Hart, Marla Yoho, George & Judy Carny

**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 Waldin, second by Commissioner Halvorson to approve the minutes of the Tuesday, May 31, 2022 meeting. All present voted in favor thereof. Motion carried.**

**VI. Open Forum - None**

**VII. Public Hearings**

**A. 2022-24 Larison CUP**

Administrator Christensen read the appropriate parts of the notice, explained the request and read the staff report for the Larison CUP as requested by Chair Buxton. Scott Larison addressed the Commission stating that they wish to keep the existing garage and outbuilding causing the required square footage to be exceeded. He noted some concerns with the screening recommendation in the staff report. He was asked if the entire house was being replaced as this was unclear and he indicated it was. He was asked about attaching the hot tub accessory structure to the house rather than separating it, noting that would reduce sidewalks and thus impervious surface. He was questioned about the setback from the slope and he advised there is no bluff as indicated on the Certificate of Survey. This was questioned by members of the Planning Commission. Discussion ensued regarding the proposed path to the lake. It was requested that a survey be presented to show the fact that the hill is not determined as a bluff and a full design landscape plan so all impervious surface can be reviewed and analyzed. It was noted that the Commissioners will need more information and tabled the CUP until the next meeting.

**Motion by Commissioner Tollefson and seconded by Commissioner Halvorson to recommend tabling of Scott Larison CUP 2022-24 to obtain more information including a survey, a landscape plan, building plans and specifics on the drainage plan. All present voted in favor thereof. Motion carried.**

**VIII. Planning and Zoning Administrator’s Report**

**A. Statistics**

New Permits:	12	Completion Letters:	3
New Variances:	0	New Violations:	0
New Conditional Use:	1	Total 2021 Permits to date:	37
Inspections:	31		

**B. Prior Years’ Existing Permits Update**

- 45 open out of 109 total 2021 permits
- 5 open out of 96 total 2020 permits

After the New Business discussions, Administrator Christensen reviewed some of the inspections that took place during the last month, noting the projects that were closed.

**IX. Old Business - None**

**X. New Business**

**A. Land-Use committee update**

It was noted that the committee met and discussed the possibility of placing hangars on the existing airport property. An airport consultant may be acquired to direct the city as to what improvements can be made at the airport. It was also noted that the committee has been in communication with MNDOT aeronautics and will be discussing possibilities. Members of the audience suggested involving the FAA and NTSB to ensure that all aspects of any changes be considered, particularly jet engines.

**B. Lot Split Application #2022-33 (PID 87-029-4307 Irma Cragun 1521 E Pt Dr)**

Administrator Christensen showed the drawing on the screen and explained that the property owners are requesting a standard lot split.

**Motion by Commissioner Wiebolt, second by Commissioner Waldin to approve the lot split for the property subject to a recorded deeded access. All present voted in favor thereof. Motion carried.**

**C. Cragun's Legacy Ridge Final Plat**

Chair Buxton asked Eric Peterson to address the Committee regarding the final plat for LEGACY RIDGE. He noted there were no changes from the preliminary plat and that the delay was due to the wait for the DNR to approve the placement of the easement. He showed the direction of the new path compared to where it was before moving it.

**Motion by Commissioner Tollefson, second by Commissioner Halvorson to approve the final plat of LEGACY RIDGE. All present voted in favor thereof. Motion carried.**

**D. PID 87-357-0140 (Willis 10375 Gull Point Rd) pre-application discussion**

Administrator Christensen introduced the owner, Dave Willis, to present his request. It was noted that likely any improvements to this property would require a Variance. He was encouraged to review his plan to ensure that he is doing what he wants because he may not be able to change in the future due to the limitations of the lot size, setbacks, and impervious coverage.

**E. Consider comments/responses to Maxson Development EAW**

Discussion ensued regarding artifacts within the area of the development. Residents noted the impact they feel the project will have on the properties in the area. Of particular concern were the effects on property values, the potential effects to the bald eagle nest, traffic, and other things. All were encouraged to go online and read the entire EAW and all of these items are addressed in it.

**F. Recommendation of Resolution for Negative Declaration of EAW for Maxson Development**

Much discussion ensued regarding the EAW and the recommendation to the Council.

**Motion by Commissioner Tollefson, second by Commissioner Halvorson to recommend a positive declaration requiring an EIS for the Maxson Development. Commissioner Halvorson, aye, Commissioner Tollefson, aye, Commissioner Waldin, nay, Commissioner Wiebolt, nay, Chair Buxton, nay. Motion denied-**

**Motion by Commissioner Waldin, second by Commissioner Wiebolt to recommend a negative declaration requiring no EIS for the Maxson Development. Commissioner Halvorson, nay, Commissioner Tollefson, nay, Commissioner Waldin, aye, Commissioner Wiebolt, aye, Chair Buxton, aye. Motion carried.**

**XI. Adjournment**

**Motion by Commissioner Halvorson and seconded by Commissioner Wiebolt 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.