

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

Tuesday, January 24, 2023 – 6:30 PM

I. Call to order & Pledge of Allegiance

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, January 24, 2023 at City Hall.

II. Roll Call

Present: Bruce Buxton (Chair), Commission: Eunice Wiebolt, Rocky Waldin, Alternate Gene Bridges

Absent: Marty Halvorson, Paul Tollefson

Staff Present: City Administrator Christensen

Council Liaison: Carol Demgen

Audience: Rob Mason, Dean Dahlberg, Brad Kohorst, Lori Kohorst, Eric Peterson

III. Officer Election of Chair and Vice Chair

Motion by Commissioner Waldin and seconded by Commissioner Bridges to elect Bruce Buxton as chair. All present voted in favor thereof. Motion carried.

Motion by Commissioner Bridges and seconded by Commissioner Waldin to elect Eunice Wiebolt as vice-chair. All present voted in favor thereof. Motion carried.

IV. 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.

V. Approval of Minutes

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

VI. Open Forum

None

VII. Public Hearings

VIII. Planning and Zoning Administrator's Report

A. Statistics

New Permits:	1
New Variances:	0
New Conditional Use:	0
Inspections:	24
Completion Letters:	0
New Violations:	0
Total 2022 Permits:	83

B. Prior Years' Existing Permits Update

- 34 open out of 108 total 2021 permits
- 2 open out of 96 total 2020 permits

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

IX. Old Business

A. Ordinance revision update

X. New Business

A. Dahlberg variance sketch plan

Dean Dahlberg addressed the commission regarding the request to construct an addition to the existing home and a new garage. Discussion ensued and it was noted that Mr. Dahlberg will need to submit a Variance due to the proposed non-conformity.

B. Kohorst variance sketch plan

Brad Kohorst addressed the commission regarding the request to construct a replacement home after tearing down the existing home. Discussion ensued and it was noted that Mr. Kohorst will need to submit a Variance due to the proposed non-conformity.

C. CR 18 Development, Wastewater Committee recommendation

Administrator Christensen noted that there is currently no application for the project but explained that the developer met with the wastewater committee for preliminary discussion.

D. Cragun's property rezoning discussion

Rob Mason handed out information regarding specific parcels owned by Cragun's and the Off Water Resort Overlay District that was created in the 90s. Eric Peterson addressed the commission regarding the properties purchased for golf package rental stays which would need to be rezoned. He noted the request is to have a discussion as to how to go about rezoning the property for golf course package use. Discussion ensued regarding the short term rentals and how to rezone to resolve this issue.

IX. Adjournment

Motion by Commissioner Waldin and seconded by Commissioner Bridges to adjourn. All present voted in favor thereof. Motion carried.

These minutes are paraphrased and are not written word for word.