

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

Tuesday, February 28, 2023 – 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, February 28, 2023 at City Hall.

II. Pledge of Allegiance

III. Roll Call

Present: Bruce Buxton (Chair), Commission: Paul Tollefson, Eunice Wiebolt, Alternate Gene Bridges
Absent: Commissioners Halvorson and Waldin
Staff Present: City Administrator Christensen, Administrative Assistant Schack
Council Liaison: Carol Demgen
Audience: Rob Mason, Paul Sachs, Carey Rezac, Jim Benson, Eric Peterson, Ben Thuringer, Abbey Pieper, Carole Paulson, Jim Erickson, Sterling Molby, Nate Tuomi, Matthew Seymore, Andrew Haskell

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

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

V. Approval of Minutes

Motion by Commissioner Bridges, second by Commissioner Wiebolt to approve the minutes of the Tuesday, January 24, 2023 meeting. All present voted in favor thereof. Motion carried.

VI. Open Forum

None

VII. Public Hearings

None

VIII. Planning and Zoning Administrator's Report

A. Statistics

New Permits:	7
New Variances:	1
New Conditional Use:	0
Inspections:	18
Completion Letters:	0
New Violations:	0
Total 2023 Permits to date:	7

B. Prior Years' Existing Permits Update

- 63 open out of 83 total 2022 permits
- 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. Airport Discussion

Administrator Christensen noted the Council has requested the Planning Commission review and provide recommendation regarding progress of the airport update and proposed hangar structure options. It was stated that hangar styles and aesthetics need to be discussed and a standard needs to be set. The Commission indicated the city should consult with SEH regarding standard hangar size and design elements. It was recommended that the council should move forward with investigating improvements to the airport. Ben Thuringer addressed the Commission regarding the covenants prohibiting the construction of hangars that may or may not have expired. Discussion ensued regarding a flyer that was circulated to the residents noting it was purported to have been sent from city hall, which was not the case. It was noted that there were misleading statements on the flyer and that it was inappropriate to state it was sent from the city.

X. New Business

A. Sketch Plan Review – Sterling Molby, PID 87-021-2208

Mr. Molby addressed the Commission regarding possible rezoning or a need for a variance to complete property improvement after the original structure had burned. It was noted that the lot is currently non-conforming and would need a variance to rebuild, as rezoning is not an option in this instance.

B. Sachs' garage move proposal

Mr. Sachs noted he is trying to purchase the old Fischer house and garage from the county and move it to the property east of the north wastewater plant. The timing of the move and restructure on the property was discussed. It was noted that the timing is too late to try to pull all the issues together.

C. Discuss short term rental policy

Chair Buxton noted the current restrictions for rentals in East Gull Lake are four rentals per year. He stated that the city is in the process of re-writing the city zoning ordinance, noting that there will be public hearings during the update process.

IX. Adjournment

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

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