

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

Tuesday, June 27, 2023 – 6:30 PM

I. Call to order

Chairman Eunice Wiebolt called to order the regular meeting of the City of East Gull Lake Planning and Zoning Commission at 6:30 PM on Tuesday, June 27, 2023 at City Hall.

II. Pledge of Allegiance

III. Roll Call

Present: Eunice Wiebolt (Chair), Commission: Marty Halvorson, Paul Tollefson, Rocky Waldin, Gene Bridges
Staff Present: City Administrator Christensen, Administrative Assistant Schack
Council Liaison: Carol Demgen
Audience: See Attached Sign in Sheets

Election of new Vice Chair

Due to the resignation of Bruce Buxton and the advance of Eunice Wiebolt from Vice-Chair to Chair, a need for a new Vice-Chair is necessary. The nomination of Paul Tollefson for Vice-Chair for the remainder of 2023 was made and passed.

Motion by Commissioner Halvorson and seconded by Commissioner Waldin to elect Paul Tollefson as Vice-Chair of the Planning Commission for the remainder of 2023. All present voted in favor thereof. Motion carried.

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

- A. Election of Vice-Chair**
- B. Delete 10a – Lawler Lot Split**

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

V. Approval of Minutes

Motion by Commissioner Halvorson, second by Commissioner Waldin to approve the minutes of the Tuesday, May 30, 2023 meeting. All present voted in favor thereof. Motion carried.

VI. Open Forum

A. Land Use Inquiry

Chuck Skaugstad addressed the Commission regarding his property on Gull Point. He is requesting the ability to add a second story to his existing garage to construct living quarters. It was noted that a Variance could be applied to this project. Discussion ensued regarding allowing this project to proceed. The need of a survey to determine the impervious percentage and setbacks was discussed. The applicant was asked to provide a survey and come back to a future meeting with his request.

B. Dark Sky Ordinance

Jodi Lawler addressed the Commission regarding the City Ordinance having provision to limit lighting. It was noted that the city is in the process of updating the ordinance and will look into this issue.

VII. Public Hearings

C. SBA Towers CUP Application 2023-29

Administrator Christensen addressed the Commission explaining the application. SBA representative asked for any questions from the Commission. Noise level was addressed, noting that sound abatement would be beneficial to reducing the noise level. Stability of the towers was discussed. Paul Ouren addressed the Commission with his concerns. Health issues

due to radiation was discussed and Steph Ouren would like that tested yearly. The representative noted that he would like to come back next month to answer some of the questions that have been raised. A 1599 waiver was signed by the applicant to have time to answer questions that were brought up. Specifically, the abatement of the noise, an analysis of the stability of the towers, the impervious surface percentage used, the liability of the land owners if someone were to get injured by the tower equipment, and the testing of radiation levels.

Motion by Commissioner Halvorson and seconded by Commissioner Bridges to recommend tabling of CUP 2023-29 to receive more information from the applicant. All present voted in favor thereof. Motion carried.

VIII. Planning and Zoning Administrator’s Report

A. Statistics

New Permits:	16
New Variances:	1
New Conditional Use:	3
Inspections:	44
Completion Letters:	3
New Violations:	0
Total 2023 Permits to date:	36

B. Prior Years’ Existing Permits Update

- 61 open out of 83 total 2022 permits
- 32 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.

C. Ordinance Revision Update

Administrator Christensen noted that the consultant is no longer available. It was noted that a new consultant needs to be hired. She stated that she has a lead on two firms to interview.

IX. Old Business – None

X. New Business

~~A. Lawler Lot Split Application 2023-27~~

~~Application was pulled.~~

B. Helgeson Sketch Plan

Administrator Christensen noted that the property is in the EAGLE BLUFF development and is also on the Gull River. It was noted that the property should be based on Gull River being interpreted as a General Development.

C. Louwers Sketch Plan

Johannes Louwers addressed the Commission regarding the ability to construct a garage on his property. It was noted that it would be creating a non-conformity. It was noted that the proposed project would not be allowed due to the setback of only 5 feet from the neighbor’s property. Several options were discussed, and he was advised to make changes to bring the property into conformity.

IX. Adjournment

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

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



City Of East Gull Lake

10790 Gull Point Road
East Gull Lake, MN 56401
218-828-9279

Planning & Zoning Commission Meeting

June 27, 2023

Meeting Sign in Sheet

Print

Signature

Shane Stubbefeld	Shane Stubbefeld
Jerry Stromberg	Jerry Stromberg
CHRIS SKAUGSTAD	Chris Skaugstad
Stephanie Ouren	Stephanie Ouren
Paul Ouren	Paul Ouren
Johnna Louwes	Johnna Louwes
Jody Lawler	Jody Lawler



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Planning & Zoning Commission

June 27, 2023

Meeting Sign in Sheet

(Account #407-41180-110)	Signature
1. Eunice Wiebolt	
2. Paul Tollefson	
3. Marty Halvorson	
4. Rocky Waldin	
5. Gene Bridges	
6. Carol Demgen	
7. Scott Hoffman	