

CITY OF EAST GULL LAKE
AGENDA
PLANNING AND ZONING COMMISSION
Tuesday, February 27, 2018 – 6:30 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Additions or Deletions to the Agenda /Adoption of Agenda
5. Approval of Minutes
 - a) January 30, 2018 Regular Meeting
6. Public Hearing
None
7. Open Forum*
8. P&Z Administrator’s Report
 - a) Statistics

New Permits:	4
New Variances:	0
New Conditional Use:	0
Potential Permits:	4
Inspections:	0
Completion Letters:	0
New Violations:	0
Total 2018 Permits to date:	6

- b) 2013, 2014, 2015, 2016 & 2017 Existing Permits Update
 - One remaining open 2013 permit: Owen Trout garage
 - One remaining open 2014 permits: Thomas Deans shed
 - 5 remaining open 2015 permits
 - 9 remaining open 2016 permits
 - 30 open out of 76 total 2017 permits
9. Old Business
Zoning Map Discussion
10. New Business
Fee Schedule Discussion
11. Adjournment

This agenda is not exclusive. Other business may be discussed as deemed necessary.

***OPEN FORUM** allows the public to speak to the Committee regarding issues that are not on the agenda.

Prepared by East Gull Lake Administrative Assistant
Kathy Schack

FEE SCHEDULE COMPARISON CHART

	East Gull Lake	Lake Shore	Nisswa	Pequot Lakes	Breezy Point	Crosslake	Fifty Lakes	Cass Co	CW Co
Construction Fees:									
Residential Dwelling									
Under 101 ft ²	\$50.00	\$25 under 200sqft	All on Dollar value	\$125 Minimum	\$21.00	\$25 less than 100 on additions		\$100 minimum	
101 to 1000 ft ²	\$150.00	\$50 decks		all others per Sq Ft	\$574.75 first \$50,000 + 6.25 / 1000	\$250.00	\$250.00	150 .15/ sq ft	\$250.00
1,001-3,000 ft ²	\$300.00	\$550 minimim	\$450 on 2-3,000,00	\$600 on 3,000 @ .20	\$887.25 first \$100,000 + \$5/1,000	\$500 1,000 to 2,0000	\$350 1,000 to 2,000 \$450 2000 to 3,000	\$450 @ 3,000	\$500-1,000 to 2,000 \$750-2000,3,000
3,001-6,000 ft ²	\$500.00	\$550 minimum	\$550 + 100/ 100,00	\$1,200 on 6,000 @ .20	\$2,887.25 first \$500,000 + \$4.25 / 1,000	\$750 2000 - 3,000	\$550-3,000 to 4,000 4,000+ \$650	\$900 @ 6,000	\$1,000-3,000 to 4,000
Over 6,000 sq. ft. ** (plus \$125 for each additional 1,000 sq.ft., or portion thereof; CUP req w/footprint over 6,000 ft ²)	\$500.00+\$125.00X			If \$1,000,000 then \$1,050 permit	\$5012.25 first \$1,000,000 + 2.75 /1000	\$1,000 3,000 to 4,0000 \$250 each + 1,000	Additions with cheaper formulas	\$0.15 per sqft	each 1000 Sq Ft is \$250
Commercial									
Up to 120 sq. ft.	\$150.00	\$150 Min + sqft .18	Dollar Volume applies	\$125 minimum	Same as above			\$150 Minimum and .20 cents per sqft	
121 to 1,000 sq. ft.	\$175.00	\$180 + sqft .18				\$400.00	\$375.00	\$200 @ 1,000	\$400 to 1,000
1,001 to 3,000 sq. ft.	\$500.00	\$540 @3000	See chart for / sq ft construction cost estimates	\$750 on 3,000 @ .25		\$500 1,000 to 2,000 \$1,000 2,000 to 5,000	\$475 1,000 to 2,000 \$ 575 2000 to 10,000	\$600 @ 3,000	\$500 1,000 to 2,000 \$750 2,000 to 5,000
3,001 to 6,000 sq. ft.	\$700.00	\$1,080 @ 6000		\$1,500 on 6000 @ .25		\$1,000 5,000 to 10,000	\$675 10,000 +	Maximum \$1,500	\$1,000 5,000 to 10,000
Over 6,000 sq. ft. (plus \$125 for each additional 1,000 sq.ft., or portion thereof)	\$700.00	.18 / sqft				See chart for addition costs			\$10,000 + \$1,250
Each additional 1,000 sq. ft. (or portion thereof)	\$125.00	.18 / sq ft							
Minimum Charge	\$150.00	See Chart							
Hearing Fees									
Variance Residential	\$400.00	\$300.00	\$250.00	\$350.00	\$250.00	\$500.00	\$350.00	\$395.00	\$500.00
Variance Residential Filing Fee	\$46.00								
Variance Commercial	\$500.00	\$300.00	\$300.00	\$450.00	\$350.00	\$500.00	\$350.00	\$395.00	\$750.00
Variance Commercial Filing Fee	\$46.00								
Conditional Use Residential	\$400.00	\$300.00	\$250.00	\$350.00	\$250.00	\$500.00	\$350.00	\$395.00	\$500.00
Conditional Use Residential Filing Fee	\$46.00								
Conditional Use Commercial	\$500.00	\$300.00	\$300.00	\$450.00	\$350.00	\$500.00	\$350.00	\$395.00	\$750.00
Conditional Use Commercial Filing Fee	\$46.00								
Rezone request	\$500.00	\$300.00	\$300.00	\$350.00	\$250.00	350+printing	\$350.00	\$395.00	\$500.00
Rezone filing fee	\$46.00								
Ordinance Amendment	\$500.00	\$500.00	\$300.00	\$250.00	\$250.00	\$350.00	\$300.00	\$395.00	\$500.00
Ordinance Amendment Filing Fee	\$46.00				\$250/\$350	\$350/\$450	\$300.00		
Interim Use									
Subdivision Fees									
Sketch Plan Review	\$150.00			\$150.00					\$250.00
Preliminary Plat	\$400.00	\$300.00	\$500.00		\$400.00	\$250.00	\$500.00		\$500.00
Preliminary Plat Per Lot	\$20.00	\$10.00	\$25.00			\$25.00			\$25.00
Final Plat	\$250.00	\$300.00	\$150.00	\$250.00		\$300.00	\$100.00	\$750.00	\$500.00
Final Plat Per Lot			\$25.00					\$210/lot	\$25.00
Lot Split Metes and Bounds (w/<10 acre parcel)	\$300.00	\$300.00	\$300.00	\$300.00	\$150.00	\$100.00	\$350.00	\$750.00	\$100.00
Metes and Bounds Per Lot						\$100.00			\$25.00
Metes and Bounds (w/>10 acre parcel)	\$50.00		\$50.00	\$50.00			\$350.00		
Miscellaneous Fees									
Boundary Fence	\$30.00			\$50.00	\$41.00				
Fence (Residential Property)	\$30.00			\$50.00				\$55.00	
Fence (Commercial Property)	\$50.00								
Commercial Sign	\$50.00			\$100.00				\$90.00	
Fire Sign / Address	\$35.00	\$35.00	\$75.00	\$75 and \$35 replace	75 and \$40 replace sign, \$10 post	\$100.00	\$75.00	\$85.00	\$150.00
Shoreline Restoration	\$150.00		\$50.00	\$150.00	\$50 by ordinance		\$100.00	\$140.00	
Boathouse Modification	\$25.00								
Extension of Permit	Admin decision + Council			10%					
Special Meetings (cost to pay members)	\$600.00	\$200.00	\$600.00	\$500.00	\$250.00	\$250.00			
Driveways and Approaches Deposit		\$25.00	\$50.00	\$300 deposit					
Assessment Search	\$5.00	\$5.00		\$10.00	\$5.00	\$5.00			
B/W Copies per copy	\$0.25	\$0.10		\$0.25					
Color Copies per copy	\$0.62	\$0.50		\$75.00					
Color Photos per copy				\$2.00					
Rental Home fee		\$50.00							
steps sidewalk to lake		\$25.00							

FEE SCHEDULE COMPARISON CHART

	East Gull Lake	Lake Shore	Nisswa	Pequot Lakes	Breezy Point	Crosslake	Fifty Lakes	Cass Co	CW Co
Administrative Fees									
After the fact/Violation-3x application fee with minimum of	\$500.00		6x	5x	2x	10x	\$500 or 3x		3x
Second After the fact/Violation within three (3) years-6x application fee with minimum of	\$1,000.00								
Wastewater Fees									
Sewage Treatment System (ISTS)	\$150.00	\$100.00	\$80.00	\$100.00	County	\$150.00	\$150.00		\$150.00
New Residential City Sewer Access Connection (SAC)	\$3,200.00	\$6,700.00		\$2,000.00	\$3,250.00	\$4,000.00			
New Residential Individual Grinder Station Package	\$5,500.00								
New Commercial SAC Per ERC	\$3,200.00	\$6,700.00		\$2,000.00	\$3,250.00	\$6,500.00			
New Commercial Grinder Station Package									
Residential SAC Inspection (Base Charge)	\$50.00			\$100.00					
Commercial SAC Inspection (Hourly Charge)	\$40.00			\$175 to \$225					
Quarterly Charge or other	\$108/qtr	\$125/qtr							
Civil Fines for Administrative Offenses									
Vegetation Removal									
Minor violation	\$250.00		\$100.00						
Major violation Not-to-Exceed	\$1,000.00		Per day the violation exists						
Earth Movement									
Minor violation	\$100.00								
Major violation Not-to-Exceed	\$1,000.00								
Stormwater									
Minor violation	\$100.00								
Major violation Not-to-Exceed	\$1,000.00								
Nuisances									
Minor violation	\$100.00			\$60.00					
Major violation Not-to-Exceed	\$1,000.00								
Rental Dwelling Violations	\$100.00								
Animal Control									
Animal at large	\$50.00			\$60.00					
Unlicensed animal	\$50.00			\$100.00					