

CITY OF EAST GULL LAKE
AGENDA
PLANNING AND ZONING COMMISSION
Tuesday, November 26, 2019 – 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) October 29, 2019 Regular Meeting
6. Public Hearing
 - a) Conditional Use Permit (CUP) 2019-54A – Mark & Sarah Mangan
7. Open Forum*
8. P&Z Administrator’s Report
 - a) Statistics

New Permits:	0
New Variances:	0
New Conditional Use:	0
Potential Permits:	6
Inspections:	38
Completion Letters:	1
New Violations:	1
Total 2019 Permits to date:	74

- b) 2013 through 2018 Existing Permits Update
 - One remaining open 2013 permit: Owen Trout garage
 - One remaining open 2014 permit: Thomas Deans’ shed
 - One remaining open 2016 permit: Waverick garage
 - Nine open out of 84 total 2018 permits
9. Old Business
None
10. New Business
 - a) Vanosdol Violation – after the fact permit conditions not met and damage to neighbor’s property
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

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

Tuesday, October 29, 2019 – 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, October 29, 2019 at City Hall.

II. Pledge of Allegiance

III. Roll Call

Present: Bruce Buxton (Chair), Commission: Marty Halvorson, Paul Tollefson, Nate Tuomi, Eunice Wiebolt, Rocky Waldin
Staff Present: City Administrator Mason, Administrative Assistant Schack
Council Liaison: Carol Demgen
Audience: Don & Nealna Gylling, City Attorney Tom Pearson, Attorney Mark Severson, Mayor Dave Kavanaugh, Jack Shimotla, David Turnberg, Dominic Magne, Matt Schmidt, Tom Hanson, Doug Schieffer, Rick Brannig from MnDOT

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

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

V. Approval of Minutes

Motion by Commissioner Wiebolt, second by Commissioner Tollefson to approve the minutes of the Tuesday, September 24, 2019 meeting. All present voted in favor thereof. Motion carried.

VI. Public Hearings

A. Conditional Use Permit (CUP) 2019-58 – Doug Schieffer

Administrator Mason read the Staff Report concerning the CUP for Doug Schieffer. He noted the Findings of Fact and Conditions:

Findings of Fact:

1. The lot for the new home is 7.4 acres in size.
2. A lot line adjustment has been made between the two existing lots to allow enough square footage to allow impervious figures to be less than 20% on both lots by calculating from the roadways to the lake.
3. Impervious coverage for the lot with the new home and attached garage based on the land between Scenic Drive and the OHW is planned to be 18%
4. The Schieffer's also own the lot immediately to the north which is 75,799 SQ Ft and 13% impervious coverage to Scenic Drive with an existing 1201 SQ FT house, driveway and attached garage.
5. Existing Stormwater Calculations and a SWPPP have been prepared by a licensed engineer and a proposed Stormwater Management Plan has been prepared for a 10-year 24-hour rain event of 3.86 inches. (our EGL ordinance requires a 5-year 24-hour rain event of 3.27 inches)
6. Two new driveways are being constructed to enter both properties, one from Floan Point Road and the other from Scenic Drive. The existing driveway that is attached to Sunset View Road, which is a private drive with an easement, will be abandoned.
7. There will be a 4-foot berm constructed along Sunset View Road with trees to be planted to provide privacy for neighbors and the Schieffer's
8. Based on the grading summary submitted, there will be an additional 1,680 CY of fill required to build the 4-foot privacy berm after excavation of the stormwater retention areas.

9. Documentation has been approved and is filed for filling up to 400 SQ FT (Actually around 280 SQ FT will be filled in) of wetland for the new driveway from the Mn Board of Water and Soil Resources
10. Our ordinance allows for an attached garage of up to 1,280 SQ. FT. The plans submitted show a workshop of 1,349 SQ. FT and a proposed garage of 2,068 feet. All this is attached to the house and there are no other accessory structures proposed at this time on the 7.4 acres. There are other living features incorporated above and within both proposed areas that are yet to be determined specifically.
11. With 7.4 Acres, our ordinance allows up to 2,534 SQ. FT. for additional accessory structures on this property. Our definition of a garage in the City Code is "A part of the principle structure which shall not exceed 1,280 square feet that is designed and used by the occupants of the principle structure for the storage of not more than four (4) motor vehicles". The code does not address workshops or hobby shops that are a part of the principal structure

Conditions:

1. Contractor shall provide silt fencing around entire project and stake off and mark infiltration areas to avoid compaction.
2. New water wells will be drilled on each property and existing sewage grinder station will be relocated and a new sewage grinder will be purchased from the City at the \$8,750 rate for equipment and a sewer connection fee.
3. Firepit and patio should be moved to 50 feet from the OHW (Shoreline) as some plans show different setbacks.
4. Maximum height of the roof of the home will match the documentation submitted by the architect.
5. With the building plans to be approved showing the potential for "Chopper Storage" the approval of this CUP does not indicate any pre-approval of this use.
6. Plans submitted do not show removal of the existing garage on Parcel A and this removal should be a condition of approval of the CUP.
7. Legal Easements of 66 feet as described in the East Gull Lake City code should be written into the deeds of both parcels for Floan Point Road and Sunset View Road should they not currently exist.
8. Move entry gate for parcel B driveway to beyond the legal right of way of 33 feet from the centerline of Scenic Drive.
9. Equipment and material delivery should be planned to avoid 5 ton per axle road restriction dates typically from Mid-March to Mid-May.
10. Add gutters to address stormwater run-off from lakeside of the house
11. Extend stormwater basin due to the firepit being moved back to 50 feet from OHW
12. No additional accessory structures shall be allowed on Parcel B

Chair Buxton opened the public hearing. Doug Schieffer addressed the committee regarding the height. Questions were discussed regarding the easements for the roadways. It was noted that there are easements on the surveys regarding right-of-way for the roadways. Chair Buxton noted he would like to have them cleaned up. Discussion ensued regarding the stormwater runoff from the house. It was noted that the building is over 120' from the OHW. It was also noted that the firepit and patio is going to be reduced in size and moved to 50 feet from the OHW instead of the 35 feet that is shown on the original drawing. Mr. Schieffer noted he would rather not make the surface of a pervious material. Chair Buxton closed the public hearing.

Discussion ensued among the Committee members. Administrator Mason noted that the building height is consistent and does meet the city ordinance requirement at the berm. Committee Member Tuomi inquired about the placement of the driveway. An explanation of the placement was given. Chair Buxton asked how the design would change if the helipad won't be allowed. Mr. Schieffer noted he had no design prepared for an alternate design. Chair Buxton stated that he would like to table the entire project until the helipad issue is resolved. Mr. Schieffer stated that he would like to start construction in a couple weeks. Administrator

Mason noted that a public hearing for the entire City needs to be held prior to changing the ordinance to include use of a helipad within city limits. Attorney Pearson recommended that the motion for or against approval of the CUP for the house be made.

Motion by Commissioner Halvorson and seconded by Commissioner Wiebolt to recommend approval of Conditional Use Permit (CUP) 2019-58 based on the submitted documentation and subject to the findings and conditions as presented by City Staff with the additional three (3) conditions (10-12) and with the removal of the condition to use pervious material for the sidewalk and patio. All present voted in favor thereof. Motion carried.

VII. Discussion on Zoning Change to Include Helipad Requirements

Administrator Mason noted that usage for a helipad is not included in the city ordinance. Therefore, a public hearing will need to be held to add language to the ordinance to address the issue. He stated some of the items that should be included in the defining requirements for inclusion of a helipad within city limits:

1. Property to be considered must be a minimum of 5 acres
2. If on Lakeshore you must have a minimum of 200 feet of frontage
3. Property owner must acquire a MN DOT Aeronautics permit
4. Property owner is limited to commuting and storage of 2 take offs and landings per day
5. All recreational flights will be conducted from the East Gull Lake Airport
6. Flight times are dawn to dusk with no lighting allowed on property
7. Adequate Proof of insurance to filed with the City

Administrator Mason read letters from concerned citizens that are in favor of allowing the use of a helipad within city limits.

A question was asked regarding the flight plan and it was noted that there are designated flight plans that need to be followed. It was also asked if a time frame should be adhered to regarding morning and night (dusk and dawn). The noise level was discussed and it was asked if a decibel limit could be held.

Motion by Commissioner Tollefson and seconded by Commissioner Halvorson to recommend to the Council to entertain revision of the zoning ordinance to address the use of a helipad within city limits. All present voted in favor thereof. Motion carried.

VIII. Open Forum

None

IX. Planning and Zoning Administrator’s Report

A. Statistics

New Permits:	12
New Variances:	0
New Conditional Use:	1
Potential Permits:	2
Inspections	55
Completion Letters:	10
New Violations	1
Total 2019 Permits to date:	73

B. 2013 – 2018 Existing Permits Update

- One remaining open 2013 permit: Owen Trout garage
- One remaining open 2014 permit: Thomas Deans’ shed
- One remaining open 2016 permit: Waverick garage
- Nine open out of 84 total 2018 permits

Administrator Mason reviewed the inspections that took place during the last month. Discussion ensued regarding the storage units for THE HARBOR.

X. Old Business

A. Zoning Ordinance Update Discussion

Chair Buxton stated that the last portion was sent out to the members for review. It was noted that the discussion will continue next month.

XI. New Business

Motion by Commissioner Tollefson and seconded by Commissioner Halvorson to recommend to the Council that money be spent to erect signs on all roads entering city limits indicating that the City requires Land Use Permits for any construction on property within city limits. All present voted in favor thereof. Motion carried.

IX. 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.

DRAFT



City of East Gull Lake

Staff Report

To: Planning Commission
Prepared by: Administrative Assistant Schack
Date: November 26, 2019
Agenda Item: 6a
Subject: Conditional Use Permit (CUP) 2019-54A – Mark & Sarah Mangan

Report:

An application was submitted to request a CUP to rebuild a garage with an additional 67 square feet of impervious coverage on a lot with pre-existing non-conforming structures.

Findings of Fact:

1. Home was connected to the East Gull lake wastewater system in 2008.
2. A 32x32 storage garage was constructed with a permit in 1998 putting this lot over the current square feet allowed for an accessory structure; this construction date was before the 1,280 square foot limit of accessory structures was added to the city ordinance.
3. The 20 x 24 garage was older and existing which also had a 125 square foot impervious concrete apron on the lakeside which all had to be removed to allow access for the old home removal and reconstruction of a new home.
4. A permit was requested to build an additional 30 x 30 storage building on the same property on February 9,2004. This permit was denied by East Gull Lake by Community growth and was never built due to impervious and excessive accessory structures on the property.
5. The existing home or the proposed new home does not have an attached garage up to the 1,280 SQ. FT. allowed in the current ordinance rules. This is possibly due to the topography around the home and or personal preference due to it being a cabin compared to a year around home.
6. Preconstruction impervious coverage currently was 26.9% and there were also pre-existing large areas of gravel rock on the ground in various places that were not counted in the impervious calculations behind the small garage but was being removed in favor of grass in the future.
7. Removal of the existing 986 SQ. FT. of asphalt and replacement of this with a pervious surface that will add additional storage capacity to the infiltration basin. This will allow it to contain a 10-year 24-hour storm event which would help to improve the impervious to 24.5% with credit being given for the pervious surface.
8. Total removal of the asphalt turnaround area was considered, however due to the hilly topography and the area left to turnaround when leaving the garage, it is very difficult. it was instead decided to redo it in a pervious product to help this problem.
9. A pre-existing non-conforming deck and hot tub on the lakeside was removed which had encroached on the 50-foot setback. The new home design conforms to the 50-foot setback.
10. They are also removing a small fish cleaning house at the lakeside and a wood storage area between the two garages that will decrease impervious coverage in the shoreline area.

Conditions:

1. Make sure all structures to be removed are completed before final approval letter is sent.
2. Use best management practices to assure no run off from construction enters Lake Sylvan.
3. Remind the home owners of the responsibility to maintain the pervious asphalt area surface in perpetuity to maintain the effectiveness of the product.



Staff Report

Application #: Conditional Use Permit (CUP) 2019-54A

Parcel number: 87-408-0150

Applicants:

Mark and Sarah Mangan on property described as SYLVAN SHORES LOT 15, PID# 87-408-0150, located at 1786 Sylvan View Drive, East Gull Lake, MN 56401.

An application was submitted to request a CUP to rebuild a garage with an additional 67 square feet of impervious coverage on a lot with pre-existing non-conforming structures. The property is located in the R- 3 zoning district and contains 35,882 square feet and is currently 26.9% impervious coverage, and riparian to Sylvan Lake (General Development) GD.

Directions to property: From the Corner of Cass County Road 77 and the Pine Beach Drive to Kavanaugh's Resort, proceed south about 1000 feet to turn right on Sylvan Road, take a left and continue on Sylvan Road ¼ mile to Sylvan View Drive, turn right and continue 500 feet and take a sharp left to 1786 Sylvan View Drive.

Proposed findings/conditions based upon MS 462.3595 and the EGL Land Use, Zoning and Subdivision Ordinance 8.10-5.

MS 462.3595

Subdivision 1. Authority. The governing body may by ordinance designate certain types of developments, including planned unit developments, and certain land development activities as conditional uses under zoning regulations. Conditional uses may be approved by the governing body or other designated authority by a showing by the applicant that the standards and criteria stated in the ordinance will be satisfied. The standards and criteria shall include both general requirements for all conditional uses, and insofar as practicable, requirements specific to each designated conditional use.

Subdivision 3. Duration. A conditional use permit shall remain in effect as long as the conditions agreed upon are observed, but nothing in this section shall prevent the municipality from enacting or amending official controls to change the status of conditional uses.

EGL Section 8.10-5

3. In permitting a new conditional use or alteration of an existing the conditional use, the Planning Commission may impose, in addition to the standards and requirements expressly specified by this Ordinance, additional conditions that the Planning Commission considers necessary to protect the best interest of the surrounding area or the City as a whole. These conditions may include, but are not limited to the following:

- A. Increasing the required lot size or yard dimension.
- B. Limiting the height, size or location of buildings.
- C. Controlling the location and number of vehicle access points.
- D. Increasing the street width.
- E. Increasing or decreasing the number of required off street parking spaces.
- F. Limiting the number, size, location or lighting of signs.

- G. Requiring berming, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
- H. Designating sites for open space.
- 4. The Planning and Zoning Commission shall decide the issue with consideration of the following:
 - A. The following must be met:
 - 1. The use or development is an appropriate conditional use in the Land Use Zone.
 - 2. The use or development, with conditions, conforms to the Comprehensive Land Use Plan.
 - 3. The use with conditions is compatible with the existing neighborhood.
 - 4. The use with conditions would not be injurious to the public health, safety, welfare, decency, order comfort, convenience, appearance or prosperity of the City.
 - B. The following must be considered:
 - 1. The conditional use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose permitted on that property, nor substantially diminish or impair values in the immediate vicinity.
 - 2. The conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
 - 3. The conditional use requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
 - 4. The conditional will have vehicular approaches to the property which are so designed as not to create traffic congestion or indifference with traffic on surrounding public thoroughfares.
 - 5. Adequate measures have been taken to provide sufficient off-street parking and loading space to the proposed use.
 - 6. Adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance and to control lights and signs in such a manner that no disturbance to neighboring properties will result.
 - 7. The conditional use will not result in the destruction, loss or damage of a natural, scenic or historical feature of major significance.
 - 8. The conditional use will promote the prevention and control of pollution of the ground and surface waters including sedimentation and control of nutrients.

EGL Comprehensive Plan Policies:

- 1. Protect the area's lakes from damage and degradation.
- 2. Maintain and support the resort community in the City.
- 3. Preserve and enhance the scenic beauty and natural plant communities of the area.
- 4. Work to improve recreation opportunities for residents and visitors throughout the City.
- 5. Strengthen the bond that make the people who live in, work in, and visit East Gull Lake identify with the community.

Staff Findings of Fact:

- 1. Home was connected to the East Gull lake wastewater system in 2008.
- 2. A 32x32 storage garage was constructed with a permit in 1998 putting this lot over the current square feet allowed for an accessory structure; this construction date was before the 1,280 square foot limit of accessory structures was added to the city ordinance.
- 3. The 20 x 24 garage was older and existing which also had a 125 square foot impervious concrete apron on the lakeside which all had to be removed to allow access for the old home removal and reconstruction of a new home.

4. A permit was requested to build an additional 30 x 30 storage building on the same property on February 9, 2004. This permit was denied by East Gull Lake by Community growth and was never built due to impervious and excessive accessory structures on the property.
5. The existing home or the proposed new home does not have an attached garage up to the 1,280 SQ. FT. allowed in the current ordinance rules. This is possibly due to the topography around the home and or personal preference due to it being a cabin compared to a year around home.
6. Preconstruction impervious coverage currently was 26.9% and there were also pre-existing large areas of gravel rock on the ground in various places that were not counted in the impervious calculations behind the small garage but was being removed in favor of grass in the future.
7. Removal of the existing 986 SQ. FT. of asphalt and replacement of this with a pervious surface that will add additional storage capacity to the infiltration basin. This will allow it to contain a 10-year 24-hour storm event which would help to improve the impervious to 24.5% with credit being given for the pervious surface.
8. Total removal of the asphalt turnaround area was considered, however due to the hilly topography and the area left to turnaround when leaving the garage, it is very difficult. It was instead decided to redo it in a pervious product to help this problem.
9. A pre-existing non-conforming deck and hot tub on the lakeside was removed which had encroached on the 50-foot setback. The new home design conforms to the 50-foot setback.
10. They are also removing a small fish cleaning house at the lakeside and a wood storage area between the two garages that will decrease impervious coverage in the shoreline area.

Planning Commission Direction: The commission can recommend approval of the conditional use permit, recommend denial of the conditional use permit or table the request if additional information is needed. If the recommendation is for approval or denial, findings of fact should be cited.

Staff Recommendation: Staff recommends that the Conditional Use Permit be approved based on the findings of fact listed above. We also recommend the following conditions:

1. Make sure all structures to be removed are completed before final approval letter is sent.
2. Use best management practices to assure no run off from construction enters Lake Sylvan.
3. Remind the home owners of the responsibility to maintain the pervious asphalt area surface in perpetuity to maintain the effectiveness of the product.

CERTIFICATE OF SURVEY

LOT 15, SYLVAN SHORES, SECTION 31, TOWNSHIP 134, RANGE 29, CASS COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE ADDRESS FOR THE SUBJECT PROPERTY IS 1785 SYLVAN VIEW DRIVE EAST GULL LAKE MINNESOTA.
 THE PID FOR THE SUBJECT PROPERTY IS 874080150.
 SYLVAN LAKE IS CLASSIFIED AS A GENERAL DEVELOPMENT LAKE.
 ACCORDING TO THE CASS COUNTY ON LINE PARCEL MAPPING APPLICATION, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE SHORELINE RESIDENTIAL ZONING DISTRICT.
 SETBACKS WERE TAKEN FROM THE CITY OF EAST GULL LAKE CITY CODE.
 THE UTILITIES SHOWN ON THIS SURVEY ARE ACCORDING TO VISIBLE EVIDENCE ONLY. WIDSETH SMITH NOLTING ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACIES OF THESE LOCATIONS. FURTHER LOCATION AND VERIFICATION ARE RECOMMENDED PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
 THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.
 ORIENTATION OF THIS BEARING SYSTEM IS BASED ON CASS COUNTY COORDINATE DATABASE NAD 83.

PROPERTY AREAS:

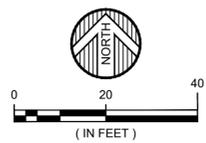
TOTAL AREA OF THE SUBJECT PROPERTY IS 35,882± SQ.FT. (0.82± ACRES).

IMPERVIOUS SURFACE CALCULATIONS:

TOTAL IMPERVIOUS SURFACE COVERAGE = 9,700 SQ.FT.
 PERCENT IMPERVIOUS = 26.9% (9,500 / 35,960 = 0.269)

EXISTING LEGAL DESCRIPTION (According to Document No. A000631175):

Lot 15, Sylvan Shores, Cass County, Minnesota.



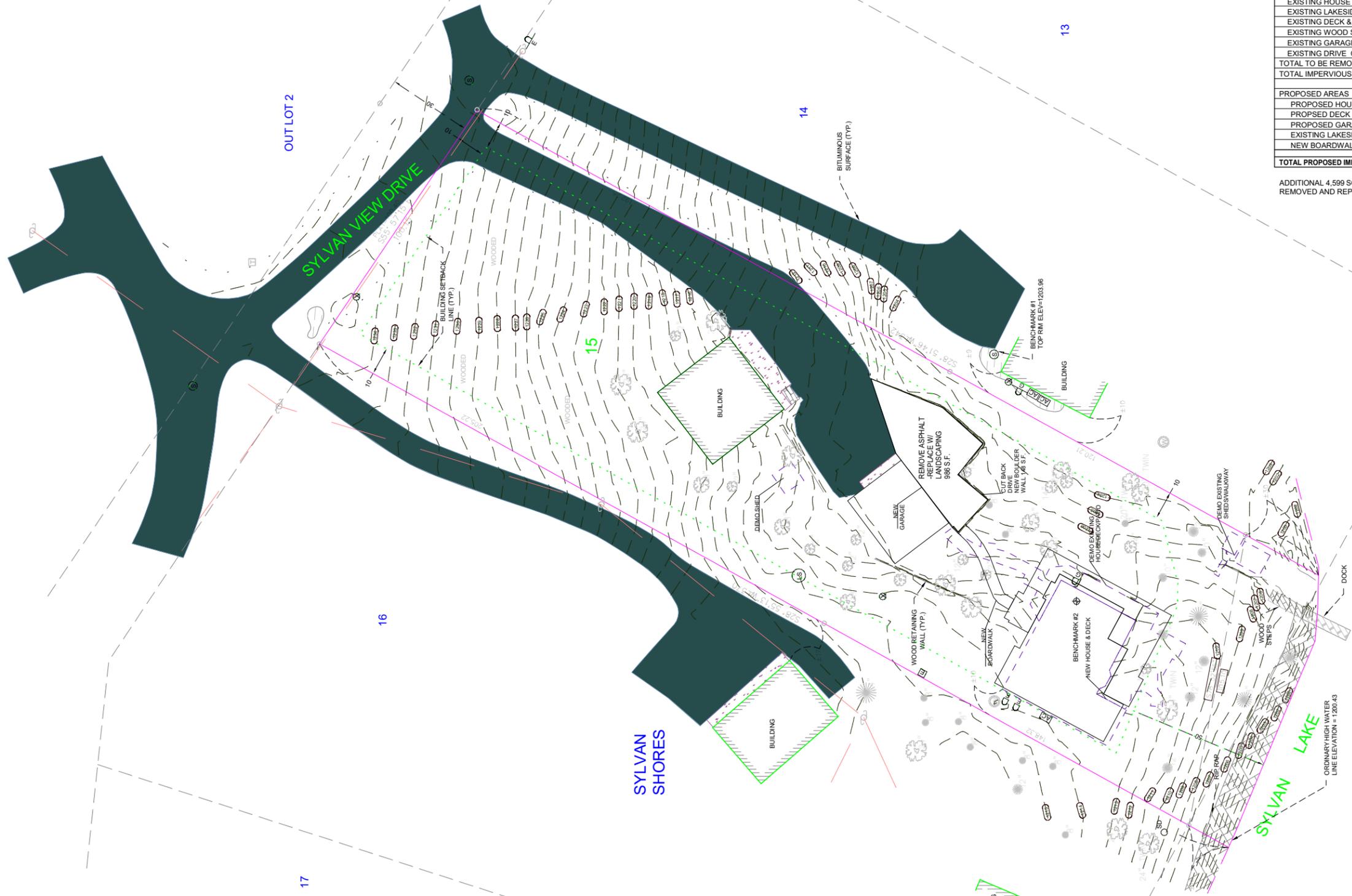
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON CASS COUNTY COORDINATE DATABASE NAD83 ELEVATIONS BASED ON NAVD88

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH IRON PIPE MONUMENT SET AND MARKED RLS # 41643
- = DENOTES BITUMINOUS SURFACE
- ▨ = DENOTES CONCRETE SURFACE
- ▩ = DENOTES GARDEN
- ▧ = DENOTES WOOD SURFACE
- OHE— = DENOTES OVERHEAD ELECTRIC
- = DENOTES ELECTRIC POLE
- = DENOTES SATELLITE DISH
- ⋈ = DENOTES WOODS LINE
- ⊞ = DENOTES ELECTRIC PEDESTAL
- ⊞ = DENOTES SANITARY MANHOLE
- ⊞ = DENOTES SANITARY CLEANOUT
- ⊞ = DENOTES ELECTRIC METER
- ⊞ = DENOTES GAS METER
- ⊞ = DENOTES WELL
- ⊞ = DENOTES AIR CONDITIONER UNIT
- ⊞ = DENOTES DECIDUOUS TREE
- ⊞ = DENOTES CONIFEROUS TREE
- ⊞ = DENOTES WOOD RETAINING WALL
- ⊞ = DENOTES LIFT STATION

DATE: JULY 31, 2019	DATE:	AMENDMENTS:	BY:
SCALE: AS SHOWN			
DRAWN BY: TJP			
CHECKED BY: CMC			
FILE NUMBER: 293B2449.000			
			PREPARED FOR: HY-TEC CONSTRUCTION
			I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
			CHAD CONNER DATE: LIC. NO. 41643

WIDSETH SMITH NOLTING

Engineering | Architecture | Surveying | Environmental



IMPERVIOUS AREA TABLE		
ITEM	AREA (SQ. FT.)	IMPERVIOUS (%)
PROPERTY AREA	35,882	
EXISTING IMPERVIOUS AREAS TO BE REMOVED	9,700	26.9%
EXISTING HOUSE	1,515	
EXISTING LAKESIDE BUILDINGS	53	
EXISTING DECK & PATIO	1,006	
EXISTING WOOD SHED	65	
EXISTING GARAGE & APRON	605	
EXISTING DRIVE CUT BACK	986	
TOTAL TO BE REMOVED	4,230	11.8%
TOTAL IMPERVIOUS AFTER DEMO	5,470	15.2%
PROPOSED AREAS		
PROPOSED HOUSE	1,593	4.4%
PROPOSED DECK & PATIO	859	2.4%
PROPOSED GARAGE	672	1.9%
EXISTING LAKESIDE SHED	85	.2%
NEW BOARDWALK	143	.4%
TOTAL PROPOSED IMPERVIOUS	8,822	24.5%

ADDITIONAL 4,599 SQ. FT. OF LANDSCAPE ROCK TO BE REMOVED AND REPLACED WITH GRASS & MULCH

REVISIONS

NO.	DESCRIPTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota
 11360 BUSINESS 371
 BRAINERD MN 56401
 PHONE 218-829-8529
 FAX 218-829-5383
 hyltecconstruction.com
 lic #BC-20060648



MANGAN CABIN
 ARCHITECTURAL SITE PLAN

PROJECT #

DATE:

9.18.19

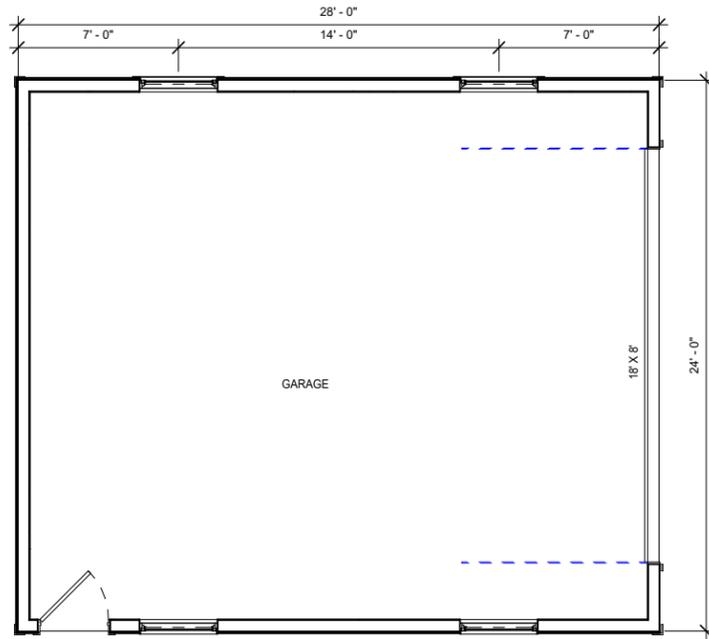
SHEET:

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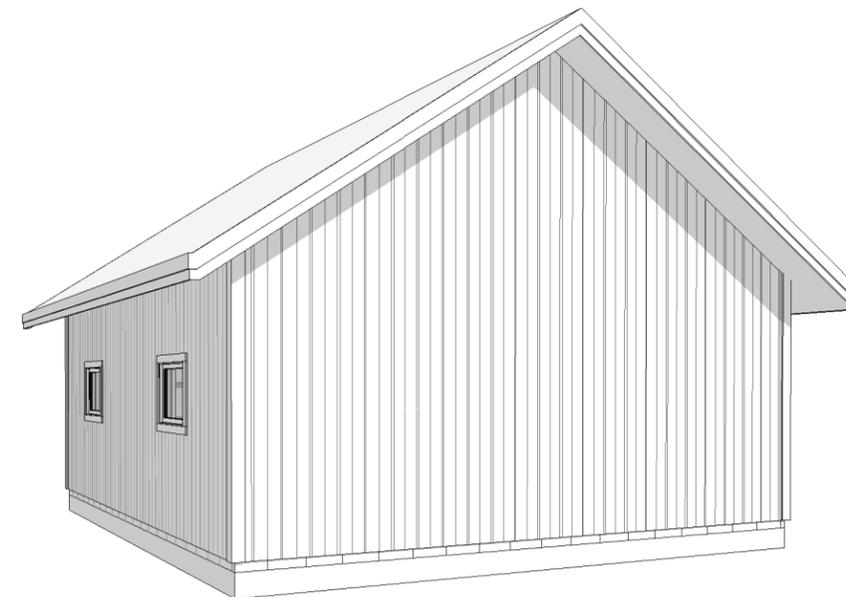
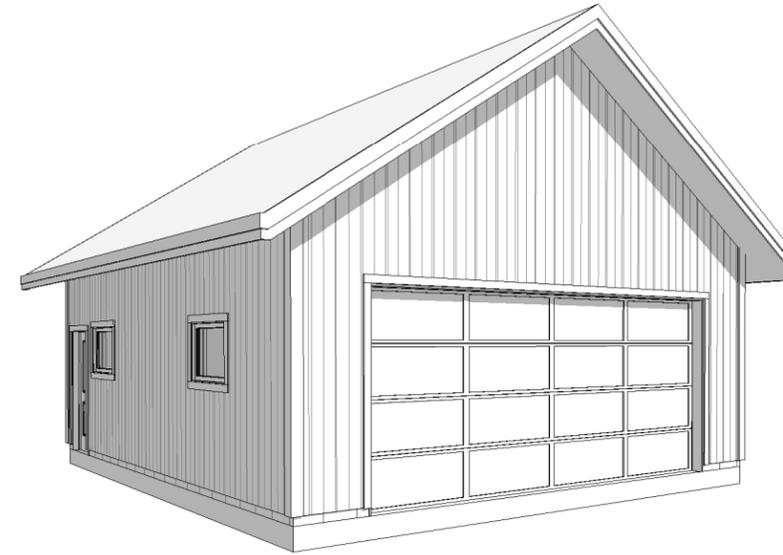
1 SITE PLAN
 A0.1 1" = 20'-0"

NOT FOR CONSTRUCTION

PRINTED: 9/18/2019 11:09:20 AM



1 MAIN LEVEL FLOOR PLAN
A1.1 1/4" = 1'-0"



REVISIONS

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

11360 BUSINESS 371
BRAINERD MN 56401
PHONE 218-829-8529
FAX 218-829-5383
hytecconstruction.com
lic #BC-20050648



MANGAN GARAGE
MAIN FLOOR PLAN

PROJECT #

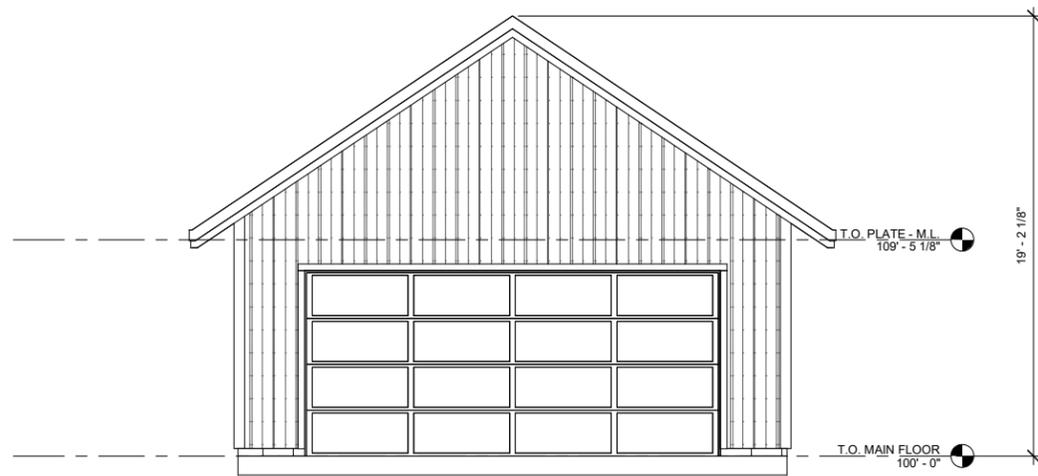
DATE:

11.6.19

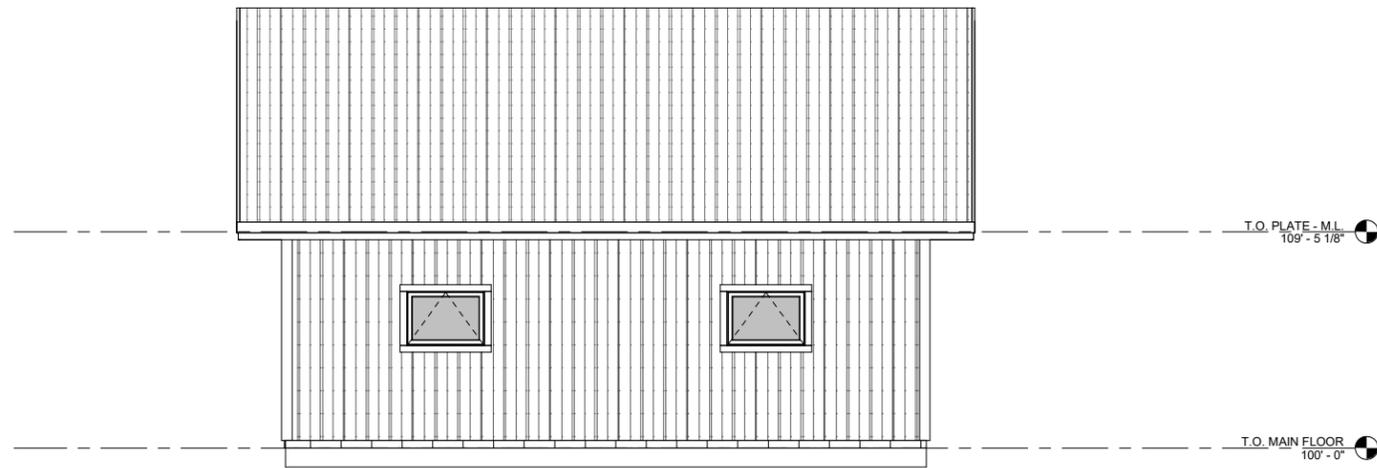
SHEET:

A1.1

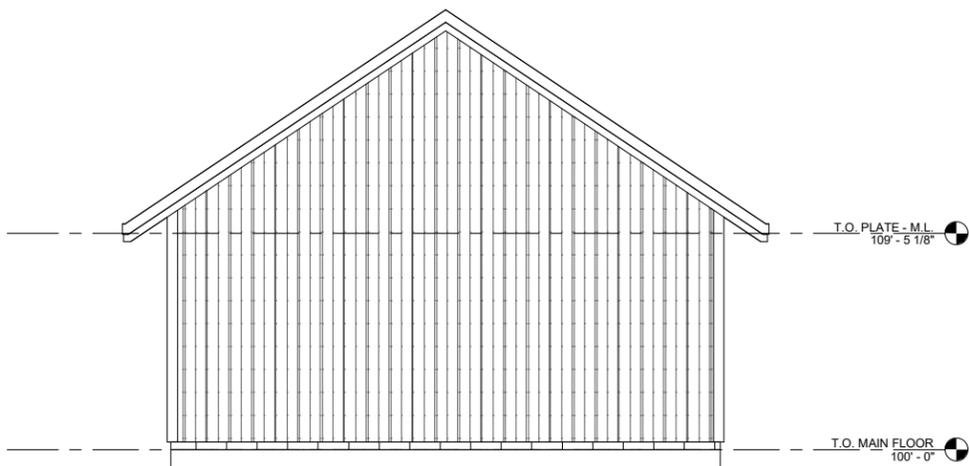
NOT FOR CONSTRUCTION



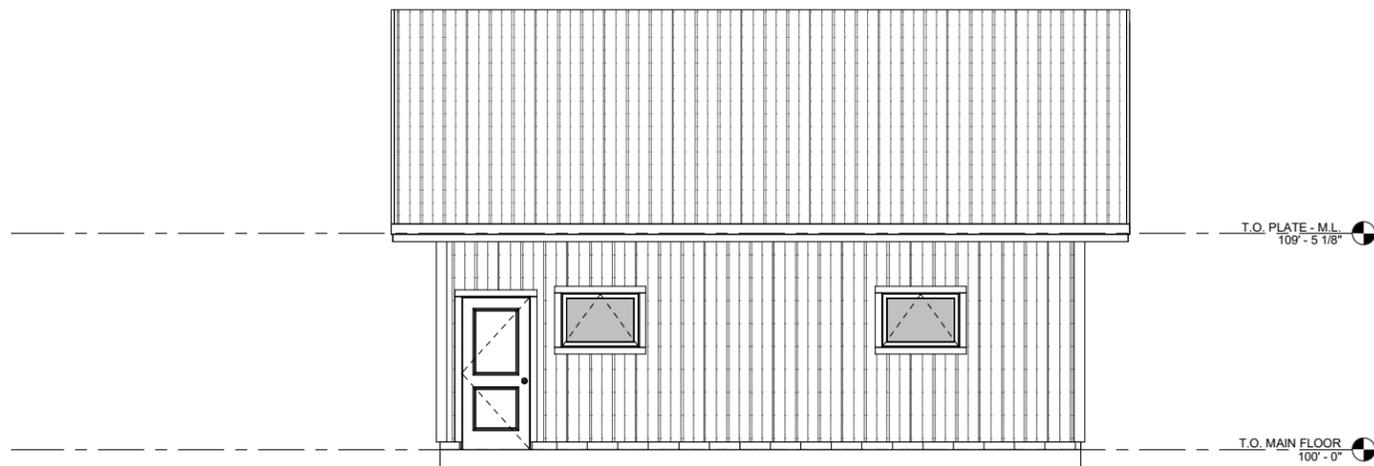
1 EAST ELEVATION
A2.1 1/4" = 1'-0"



3 NORTH ELEVATION
A2.1 1/4" = 1'-0"



2 WEST ELEVATION
A2.1 1/4" = 1'-0"



4 SOUTH ELEVATION
A2.1 1/4" = 1'-0"

REVISIONS	

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

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FAX 218-829-5383
hytecconstruction.com
lic #BC-20060648



MANGAN GARAGE
EXTERIOR ELEVATIONS

PROJECT #
DATE:
11.6.19
SHEET:

NOT FOR CONSTRUCTION A2.1

EROSION CONTROL NOTES

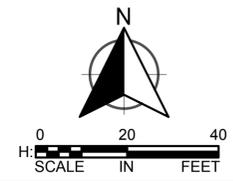
- DO NOT FULLY EXCAVATE INFILTRATION BASIN UNTIL ALL UP GRADIENT LAND DISTURBING ACTIVITY HAS BEEN COMPLETED AND THE DRAINAGE AREA HAS BEEN STABILIZED. PROVIDE RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROL BMP'S TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREA.
- PERMANENT STABILIZATION FOR INFILTRATION BASIN SHALL CONSIST OF TYPE 3 MULCH AND MNDOT SEED MIXTURE 33-261 AT 35 LBS/ACRE. TYPE 4 FERTILIZER (17-10-7) SHALL BE APPLIED AT 36.5 LBS/ACRE. AN ALTERNATE TO SEED AND MULCH SHALL BE STABILIZED FIBER MATRIX AT 3,000 LBS/ACRE WITH MNDOT SEED MIXTURE 25-151 AT 120 LBS/ACRE AND TYPE 3 FERTILIZER (22-5-10) AT 200 LBS/ACRE.
- NO HEAVY EQUIPMENT, STOCKPILES, OR HAZARDOUS MATERIALS SHALL BE STORED ON OR NEAR THE INFILTRATION BASIN.
- DURING THE FISH SPAWNING DATES OF APRIL 1 TO JUNE 30, ALL EXPOSED SOILS THAT ARE WITHIN 200 FEET OF AND DRAIN TO SYLVAN LAKE MUST BE STABILIZED WITHIN 24 HOURS.
- FOR WINTER STABILIZATION, STABILIZE ALL EXPOSED SOILS WITH TYPE 3 MULCH AND DISC ANCHOR AND SEED WITH MNDOT SEED MIXTURE 21-112 AT 100 LBS/ACRE AND TYPE 3 FERTILIZER (SLOW RELEASE; 22-5-10) AT 200 LBS/ACRE PRIOR TO OCTOBER 20.
- PROPOSED IMPERVIOUS ARE IS 8,645 SF (0.198 ACRES) OR 24.1%.
- ALL EXISTING CRUSHED STONE LANDSCAPING WILL BE REMOVED AND REPLACED WITH TURF.

LEGEND

-  STABILIZED CONSTRUCTION EXIT
-  SEED AREA
-  SILT FENCE (MACHINE SLICED)
-  FLOW ARROW
-  PROPOSED IMPERVIOUS AREA
-  POROUS PAVEMENT



**SYLVAN LAKE
(ENVIRONMENTALLY SENSITIVE AREA)**



wsb
WSB PROJECT NO.:
014702-000

SCALE: AS SHOWN
DESIGN BY: CLS
PLAN BY: CLS
CHECK BY: CLS

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

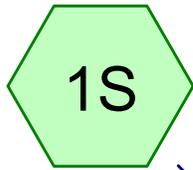
CHRISTOPHER L. SONMOR
DATE: 11/7/2019 LIC. NO.: 44599

**MANGAN PROPERTY
STORMWATER MANAGEMENT PLAN
EAST GULL LAKE, MINNESOTA**

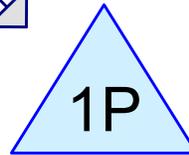
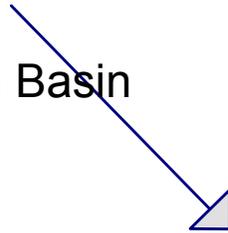
EROSION CONTROL PLAN

SHEET
FIG. 2

K:\014702-000\Cad\Proposed\C-014702-000-SITE-BASE-2D.dwg 11/7/2019 9:56:26 AM



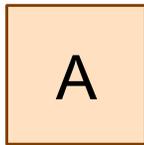
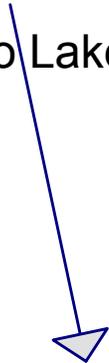
To Infiltration Basin



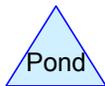
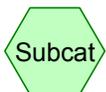
Infiltration Basin



Direct to Lake



Lake



Routing Diagram for 014702-000 Proposed Conditions
Prepared by {enter your company name here}, Printed 11/7/2019
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014702-000 Proposed Conditions

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Page 2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.616	39	>75% Grass cover, Good, HSG A (1S, 2S)
0.207	98	Paved parking, HSG A (1S, 2S)
0.823	54	TOTAL AREA

014702-000 Proposed Conditions

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Page 3

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.823	HSG A	1S, 2S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
0.823		TOTAL AREA

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Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.616	0.000	0.000	0.000	0.000	0.616	>75% Grass cover, Good	1S, 2S
0.207	0.000	0.000	0.000	0.000	0.207	Paved parking	1S, 2S
0.823	0.000	0.000	0.000	0.000	0.823	TOTAL AREA	

014702-000 Proposed Conditions

Type II 24-hr 5-Year, 24-Hour Event Rainfall=3.27"

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Page 5

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: To Infiltration Basin Runoff Area=0.622 ac 29.90% Impervious Runoff Depth>0.33"
Tc=15.0 min CN=57 Runoff=0.14 cfs 0.017 af

Subcatchment2S: Direct to Lake Runoff Area=0.201 ac 10.45% Impervious Runoff Depth>0.05"
Tc=10.0 min CN=45 Runoff=0.00 cfs 0.001 af

Reach A: Lake Inflow=0.00 cfs 0.001 af
Outflow=0.00 cfs 0.001 af

Pond 1P: Infiltration Basin Peak Elev=1,203.60' Storage=0.005 af Inflow=0.14 cfs 0.017 af
Outflow=0.02 cfs 0.016 af

Total Runoff Area = 0.823 ac Runoff Volume = 0.018 af Average Runoff Depth = 0.26"
74.85% Pervious = 0.616 ac 25.15% Impervious = 0.207 ac

014702-000 Proposed Conditions

Type II 24-hr 5-Year, 24-Hour Event Rainfall=3.27"

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Summary for Subcatchment 1S: To Infiltration Basin

Runoff = 0.14 cfs @ 12.13 hrs, Volume= 0.017 af, Depth> 0.33"

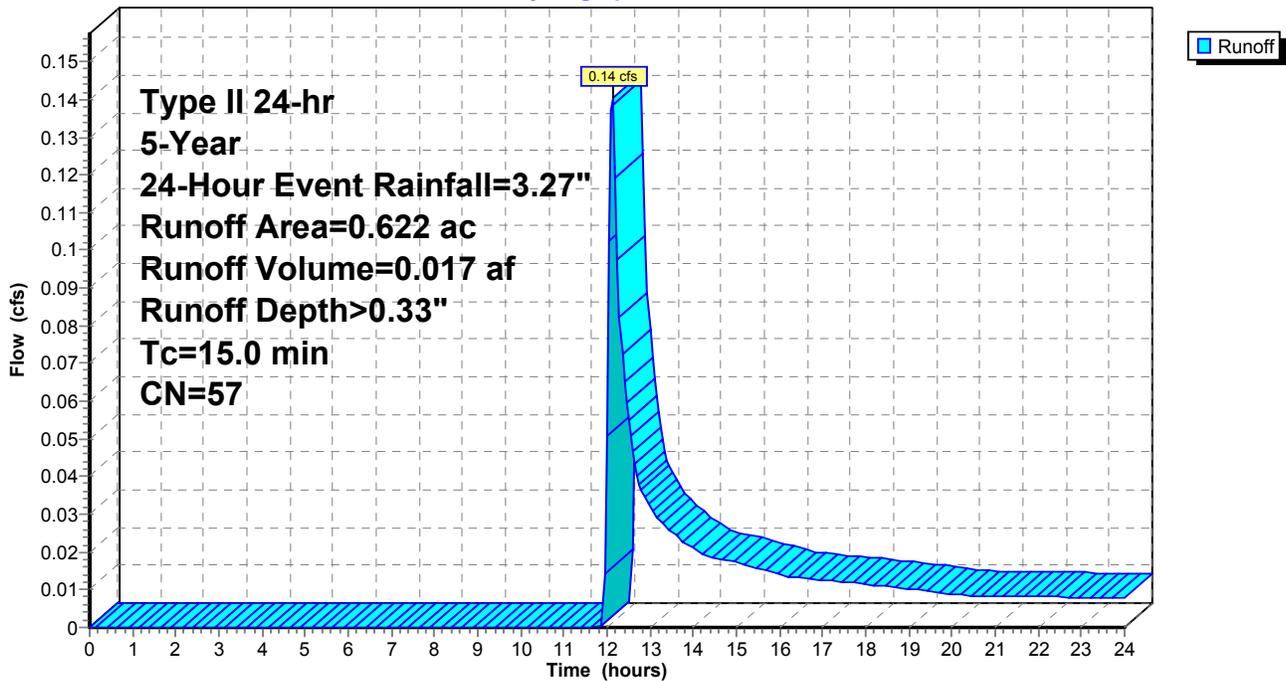
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 5-Year, 24-Hour Event Rainfall=3.27"

Area (ac)	CN	Description
0.186	98	Paved parking, HSG A
0.436	39	>75% Grass cover, Good, HSG A
0.622	57	Weighted Average
0.436		70.10% Pervious Area
0.186		29.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry, User Defined

Subcatchment 1S: To Infiltration Basin

Hydrograph



014702-000 Proposed Conditions

Type II 24-hr 5-Year, 24-Hour Event Rainfall=3.27"

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Summary for Subcatchment 2S: Direct to Lake

Runoff = 0.00 cfs @ 15.35 hrs, Volume= 0.001 af, Depth> 0.05"

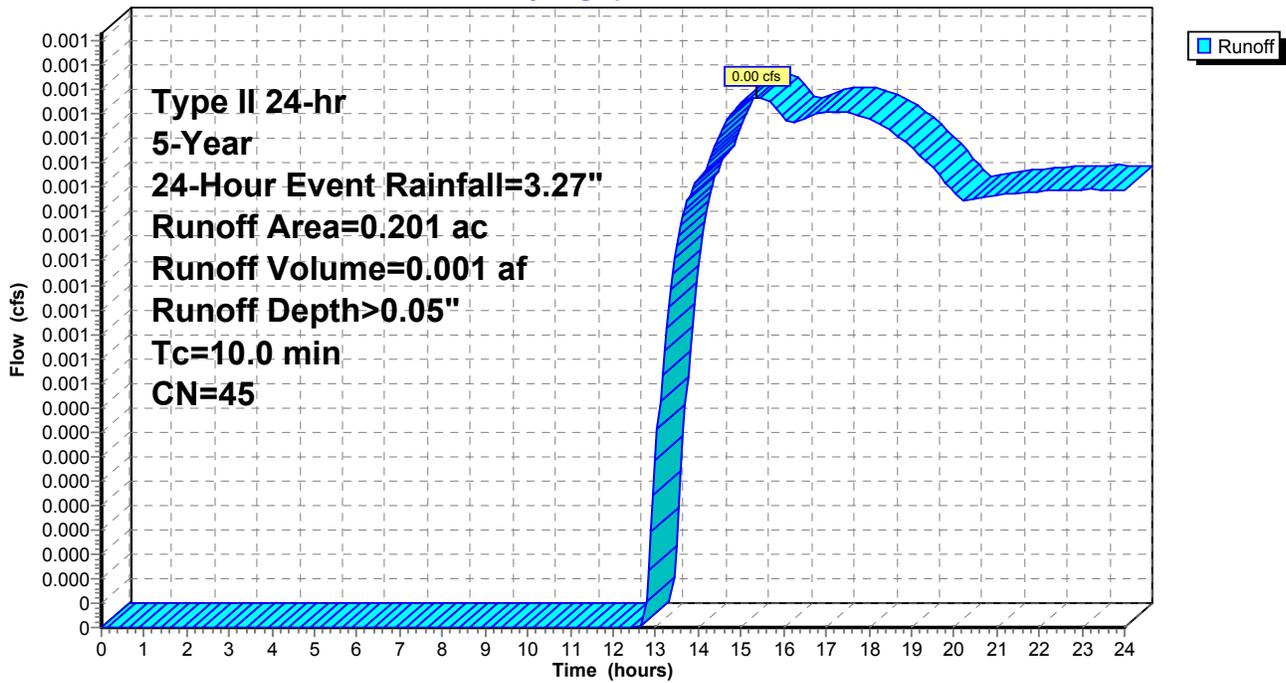
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 5-Year, 24-Hour Event Rainfall=3.27"

Area (ac)	CN	Description
0.021	98	Paved parking, HSG A
0.180	39	>75% Grass cover, Good, HSG A
0.201	45	Weighted Average
0.180		89.55% Pervious Area
0.021		10.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, User Defined

Subcatchment 2S: Direct to Lake

Hydrograph



Summary for Reach A: Lake

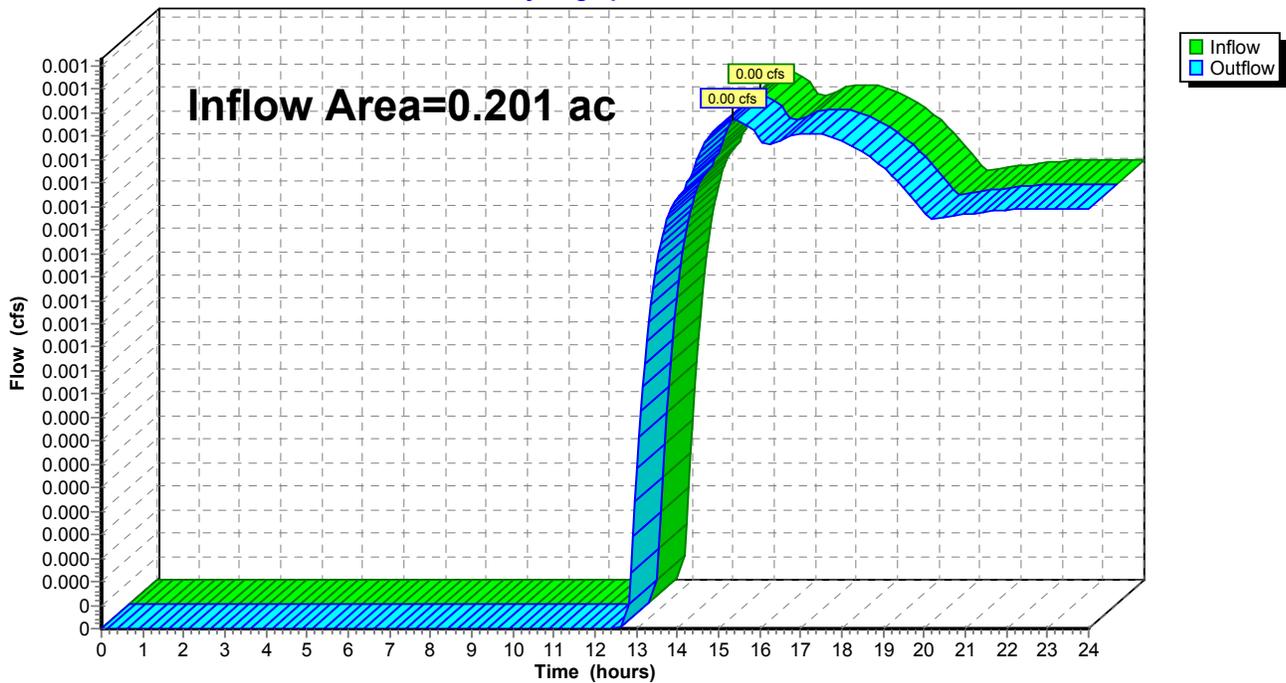
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.201 ac, 10.45% Impervious, Inflow Depth > 0.05" for 5-Year, 24-Hour Event event
 Inflow = 0.00 cfs @ 15.35 hrs, Volume= 0.001 af
 Outflow = 0.00 cfs @ 15.35 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach A: Lake

Hydrograph



014702-000 Proposed Conditions

Type II 24-hr 5-Year, 24-Hour Event Rainfall=3.27"

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Summary for Pond 1P: Infiltration Basin

Inflow Area = 0.622 ac, 29.90% Impervious, Inflow Depth > 0.33" for 5-Year, 24-Hour Event event
 Inflow = 0.14 cfs @ 12.13 hrs, Volume= 0.017 af
 Outflow = 0.02 cfs @ 14.64 hrs, Volume= 0.016 af, Atten= 87%, Lag= 150.9 min
 Discarded = 0.02 cfs @ 14.64 hrs, Volume= 0.016 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,203.60' @ 14.64 hrs Surf.Area= 0.018 ac Storage= 0.005 af

Plug-Flow detention time= 152.7 min calculated for 0.016 af (94% of inflow)
 Center-of-Mass det. time= 123.4 min (1,063.7 - 940.3)

Volume	Invert	Avail.Storage	Storage Description
#1	1,203.25'	0.014 af	Custom Stage Data (Prismatic) Listed below (Recalc)

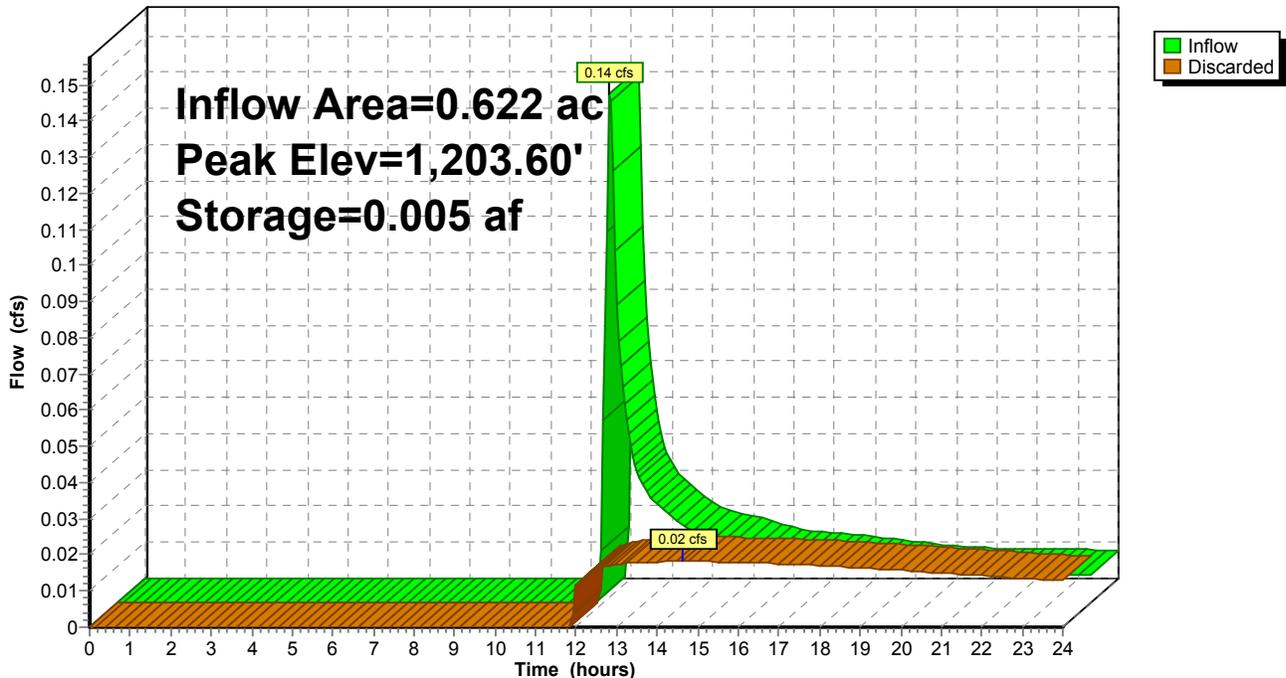
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
1,203.25	0.011	0.000	0.000
1,204.00	0.026	0.014	0.014

Device	Routing	Invert	Outlet Devices
#1	Discarded	1,203.25'	1.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.02 cfs @ 14.64 hrs HW=1,203.60' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.02 cfs)

Pond 1P: Infiltration Basin

Hydrograph



014702-000 Proposed Conditions

Type II 24-hr 10-Year, 24-Hour Event Rainfall=3.86"

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Summary for Subcatchment 1S: To Infiltration Basin

Runoff = 0.32 cfs @ 12.11 hrs, Volume= 0.029 af, Depth> 0.55"

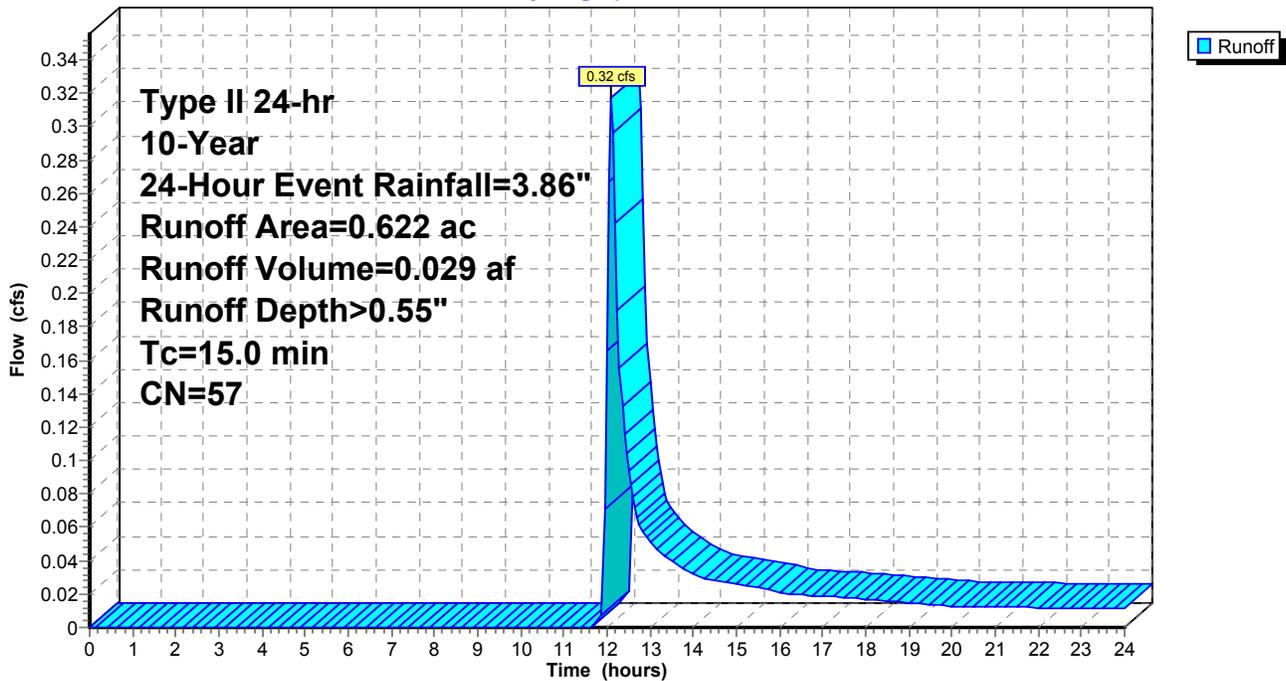
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-Year, 24-Hour Event Rainfall=3.86"

Area (ac)	CN	Description
0.186	98	Paved parking, HSG A
0.436	39	>75% Grass cover, Good, HSG A
0.622	57	Weighted Average
0.436		70.10% Pervious Area
0.186		29.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry, User Defined

Subcatchment 1S: To Infiltration Basin

Hydrograph



014702-000 Proposed Conditions

Type II 24-hr 10-Year, 24-Hour Event Rainfall=3.86"

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Summary for Subcatchment 2S: Direct to Lake

Runoff = 0.00 cfs @ 12.45 hrs, Volume= 0.002 af, Depth> 0.15"

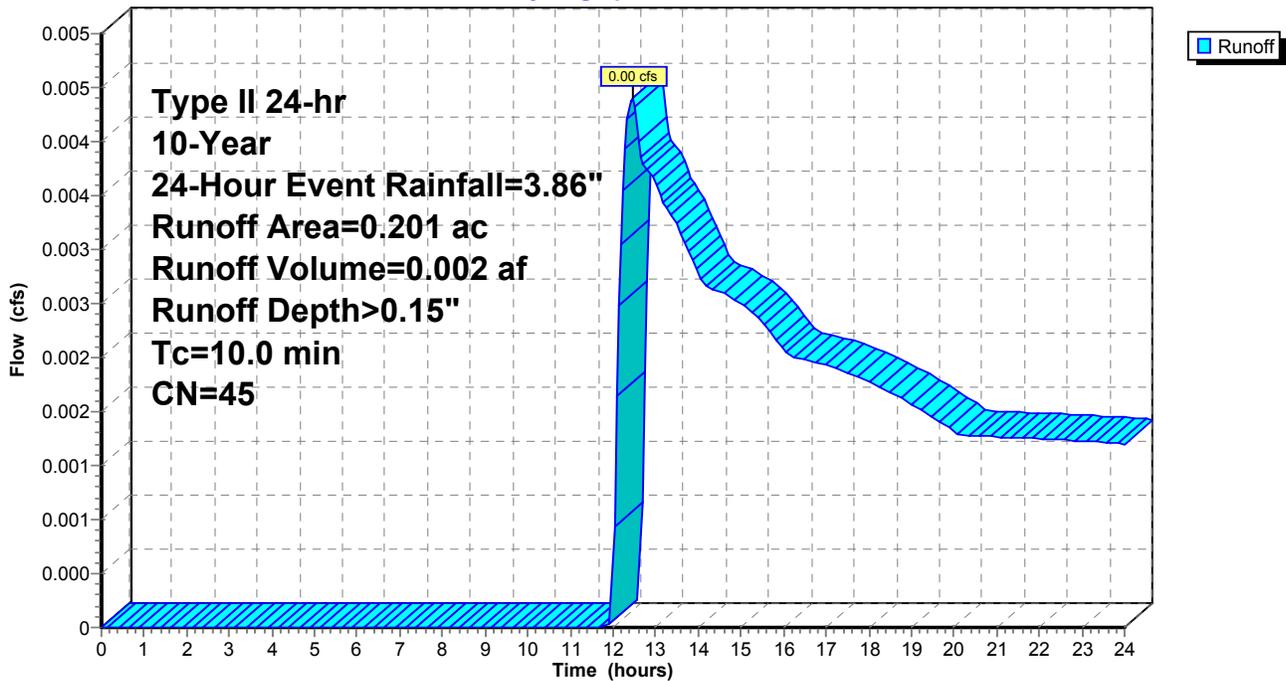
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-Year, 24-Hour Event Rainfall=3.86"

Area (ac)	CN	Description
0.021	98	Paved parking, HSG A
0.180	39	>75% Grass cover, Good, HSG A
0.201	45	Weighted Average
0.180		89.55% Pervious Area
0.021		10.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, User Defined

Subcatchment 2S: Direct to Lake

Hydrograph

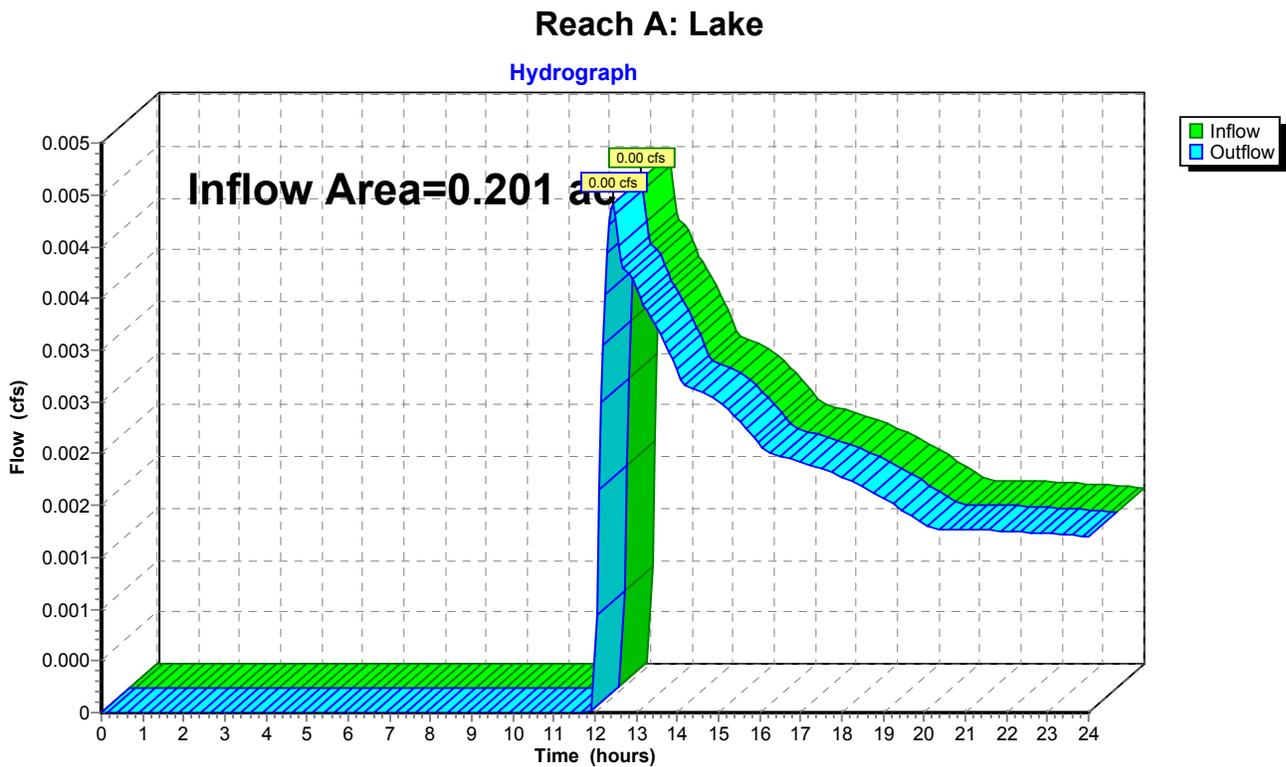


Summary for Reach A: Lake

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.201 ac, 10.45% Impervious, Inflow Depth > 0.15" for 10-Year, 24-Hour Event event
Inflow = 0.00 cfs @ 12.45 hrs, Volume= 0.002 af
Outflow = 0.00 cfs @ 12.45 hrs, Volume= 0.002 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs



014702-000 Proposed Conditions

Type II 24-hr 10-Year, 24-Hour Event Rainfall=3.86"

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Summary for Pond 1P: Infiltration Basin

Inflow Area = 0.622 ac, 29.90% Impervious, Inflow Depth > 0.55" for 10-Year, 24-Hour Event event
 Inflow = 0.32 cfs @ 12.11 hrs, Volume= 0.029 af
 Outflow = 0.02 cfs @ 15.40 hrs, Volume= 0.022 af, Atten= 92%, Lag= 197.2 min
 Discarded = 0.02 cfs @ 15.40 hrs, Volume= 0.022 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,203.91' @ 15.40 hrs Surf.Area= 0.024 ac Storage= 0.012 af

Plug-Flow detention time= 251.7 min calculated for 0.022 af (78% of inflow)
 Center-of-Mass det. time= 156.8 min (1,072.0 - 915.2)

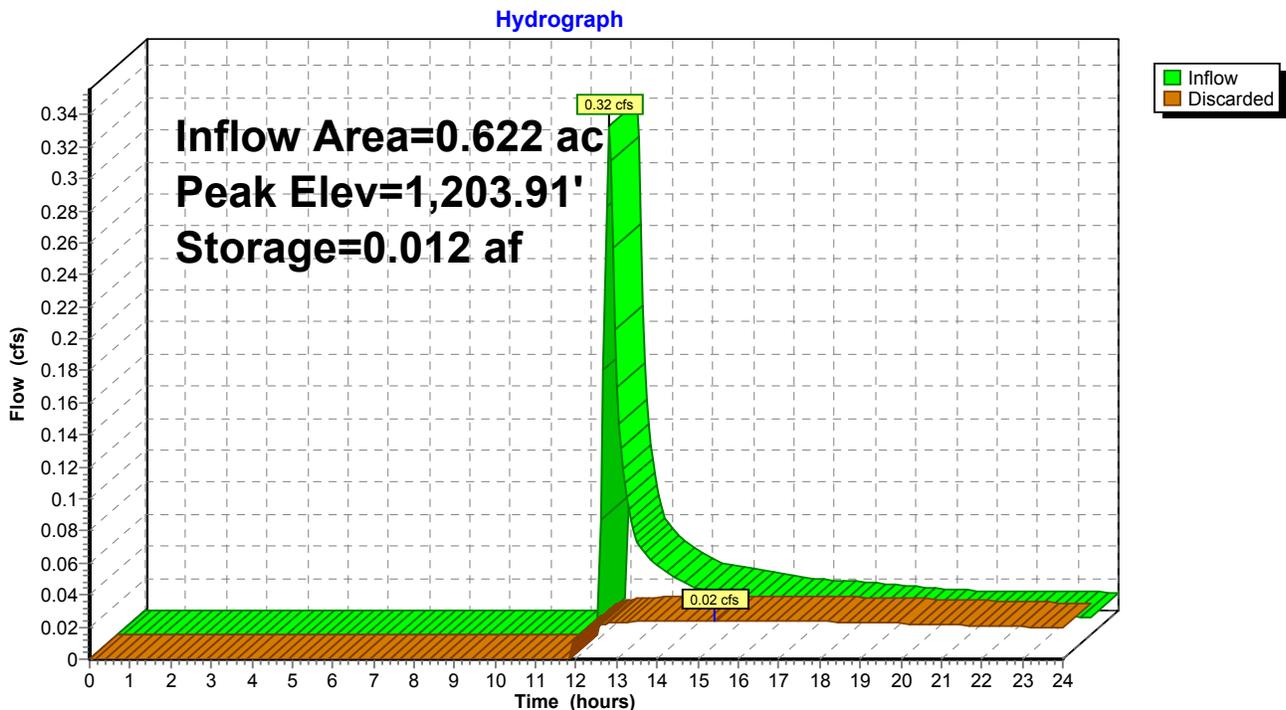
Volume	Invert	Avail.Storage	Storage Description
#1	1,203.25'	0.014 af	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
1,203.25	0.011	0.000	0.000
1,204.00	0.026	0.014	0.014

Device	Routing	Invert	Outlet Devices
#1	Discarded	1,203.25'	1.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.02 cfs @ 15.40 hrs HW=1,203.91' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.02 cfs)

Pond 1P: Infiltration Basin





Administrator's Report

New Permits: 0

Potential Permits:					
PARCEL ID	LAST NAME	FIRST NAME	PROPERTY ADDRESS	DESCRIPTION	PERMIT TYPE
1 87-357-0138	Sheer	Wally	10372 SP Rd	Add on or tear down and rebuild	LUA
2 87-372-0151	Doerr	William	TBD Pine Beach Pen Rd	New Home Construction	LUA
3 87-387-0150	Conlon	Craig	11333 Birch Is Rd	Lot Split and addition	Lot Split/LUA
4 87-387-0250	Swanson	Jeffrey	11346 Birch Is Rd	tear down existing home and rebuild further from OHW	LUA
5 87-399-0155	Sable	John & Julie	TBD L 11, B 1, GH	Variance to deal with bluff for new residence (Bain)	Variance
6 87-410-0624	Smith	Jack & Gaylene	11609 Sylvan Ln	new garage	LUA

2013 -2016 Permits Update:

PERMIT NUMBER	PARCEL ID	LAST NAME	FIRST NAME	STATUS	PERMIT TYPE
1 2013-32	87-410-0400	Trout	Owen	only has very small amount of siding under the eaves and eave lighting	LUA
2 2014-38	87-376-0238	Deans	Thomas	10 x 10 shed yet to be built, no hurry	LUA
3 2016-12	87-425-0115	Wavereck	Mark & Charlene	cement slab is 1 foot to close to Line, cut it, not removed	LUA
4 2016-22	87-343-0050	Rutger	Jim	will be changing scope of project	LUA

Violations:

PID	LAST NAME	FIRST NAME	Address	Description/Update	Update Date
2019-64	87-399-0160	Vanosdol	Wayne	11386 Green Hill Rd	11/18/2019

Completion Letters:

PERMIT NUMBER	PARCEL ID	LAST NAME	FIRST NAME	DESCRIPTION:	DATE:
1 2019-51A	87-018-4302	O'Connell	Patrick	Lean-to built w/o permit; (after-the-fact permit)	11/18/19

Inspections/Site Visits:

PARCEL ID	LAST NAME	FIRST NAME	PROPERTY ADDRESS	COMMENTS/STATUS	DATE INSPECTED	PERMIT #
1 87-356-0140	DK Investments		TBD Shady Ln	review Borrow Pit and new home underway	10/24/19	2019-53
2 87-340-0030	Loschko	Mark	10052 Birch Grove Rd	review progress	10/24/19	2019-24
3 87-408-0150	Mangan	Mark & Sarah	1785 Sylvan View Dr	review footings and setbacks	10/24/19	2019-54
4 87-376-0246	Madden's		11266 PBP	2nd stage of footings prepared	10/28/19	2019-42B
5 87-376-0510	McCormick	Jeff & Sue	TBD	footings in, backfilled, ready for slab	10/28/19	2019-55
6 87-018-4302	O'Connell	Patrick	10780 PBP Rd	getting started with steps	10/28/19	2019-51A
7 87-356-0140	DK Investments		TBD Shady Ln	Shingles on Spec, 2nd one being framed	10/30/19	2019-53
8 87-340-0030	Loschko	Mark	10052 Birch Grove Rd	talk with mark and Elle about driveway and dirt	10/30/19	2019-24
9 87-377-0440	Legacy Homes I	(Lane Weber)	11287 Bobby's Circle	foundation being capped	10/31/19	2019-46
10 87-377-0480	Legacy Homes I	(Bob Olson)	11298 Bobby's Circle	shingles on and windows in	10/31/19	2019-41
11 87-376-0246	Madden's		11266 PBP	2nd stage poured	10/31/19	2019-42B
12 87-369-0040	Wilson	Blair	1274 Gull Lake Ln	shingles on and windows in, one door left	11/01/19	2019-36
13 87-376-0510	McCormick	Jeff & Sue	TBD	sewer line installed and slab poured for house	11/02/19	2019-55
14 87-018-4302	O'Connell	Patrick	10780 PBP Rd	Part of steps installed and other is formed	11/02/19	2019-51A
15 87-376-0246	Madden's		11266 PBP	base of columns are poured, landscaping has begun	11/14/19	2019-42B
16 87-018-4302	O'Connell	Patrick	10780 PBP Rd	project is finished, with grass planted	11/15/19	2019-51A
17 87-367-0202	BB & MH		1282 Harbor Pl	project on hold until sale occurs for interior work	11/15/19	2018-76
18 87-367-0110	JBAD		10531 Squaw Point Rd	New spec house to be built by JBAD	11/15/19	2019-63
19 87-357-0110	Will	Andrew	10310 Sq Pt Rd	shoreline was finished some time ago	11/15/19	2019-32
20 87-357-0128	Anderson	Wallace	10346 Squaw Pt Rd	work was done and rolled roofing in place	11/15/19	2018-47
21 87-347-0150	Domogalla	Kraig	1072 Green Gables Rd	garage up windows in	11/15/19	2019-38
22 87-343-0011	Golden	Darren	891 Green Gables Rd	project not started yet	11/15/19	2019-62
23 87-016-1105	Velasco	Jeremy	807 Green Gables Rd	deck and stairway finished/Landscaping yet TBD	11/15/19	2018-42
24 87-356-0150	DK Investments		TBD Shady Ln	both projects are near being weathered in for winter	11/15/19	2019-34
25 87-340-0030	Loschko	Mark	10052 Birch Grove Rd	house nearly weathered in, discussed and planned snowplow turnaround with excavator	11/15/19	2019-24
26 87-369-0040	Wilson	Blair	1274 Gull Lake Ln	ready for winter and inside work	11/15/19	2019-36
27 87-379-0040	Funk	John & Cheryl	1388 Pike Bay Rd	slowly coming together	11/15/19	2018-71
28 87-020-3126	Christofferson	Brett	1404 Pike Bay Rd	footings and siding area are ready for deck	11/15/19	2019-33
29 87-020-3127	Schieffer	Doug & Kelli	1478 Sunset View Rd	roads are being installed	11/15/19	2019-58A
30 87-387-0390	Bentz	Don	11244 Birch Is Rd	viewed garage and remodel area	11/15/19	2019-60
31 87-020-4302	Schley	Herm	1349 Sun Valley Dr	frame is starting to go up	11/15/19	2019-62A
32 87-434-0115	Lauter	Jacob	1561 Maple Ridge Rd	slab is in and ready for framing	11/15/19	2019-59A
33 87-029-3413	Remmick	Dillon	11511 Lwr Gull Lake Ln	garage is up ready for siding	11/15/19	2019-37
34 87-030-1403	Cragun's		11000 Cragun's Dr	ready for siding and deck boards	11/15/19	2019-56
35 87-399-0160	Vanosdol	Wayne	11386 Green Hill Rd	contractor said he is finished? Lots of problems. Discussion with neighbor John Sable.	11/15/19	2019-64
36 87-376-0510	McCormick	Jeff & Sue	TBD	frame is starting to go up	11/15/19	2019-55
37 87-018-4302	O'Connell	Patrick	10780 PBP Rd	project is complete and grass reseeded	11/15/19	2019-51
38 87-376 0117	Gregory	Richard	Lot A10, Aud Plat of PB	rocks brought in for boulder wall on berm near road	11/15/19	2019-40



City of East Gull Lake

Staff Report

To: Planning Commission

Prepared by: Administrative Assistant Schack

Date: November 26, 2019

Agenda Item: 10a

Subject: Vanosdol Violation – after the fact permit conditions not met and damage to neighbor’s property

Report:

After the fact permit was applied for and conditions with that permit were not met by the contractor. In addition, the neighbor, John Sable, was very upset that his property was damaged in the process (without permission to complete any work on his property).