

CITY OF EAST GULL LAKE
AGENDA
PLANNING AND ZONING COMMISSION
Tuesday, May 26, 2020 – 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) April 28, 2020 Regular Meeting
6. Public Hearing
None
7. Open Forum*
8. P&Z Administrator's Report

a) Statistics

New Permits:	11
New Variances:	0
New Conditional Use:	0
Potential Permits:	2
Inspections:	38
Completion Letters:	13
New Violations:	0
Total 2020 Permits to date:	19

b) 2013 through 2019 Existing Permits Update

- One remaining open 2014 permit: Thomas Deans shed
- One remaining open 2016 permit: Wavereck garage and rec area
- 8 open out of 76 total 2018 permits
- 39 open out of 75 total 2019 permits

c) Scott Johnson – Revised Variance 2019-50

d) Violation updates: Vanosdol and Urbanski

9. Old Business
10. New Business
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, April 28, 2020 – 3:00 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 3:00 PM on Tuesday, April 28, 2020 via Zoom through the internet.

II. Pledge of Allegiance

III. Roll Call

Present: Bruce Buxton (Chair), Commission: Marty Halvorson, Eunice Wiebolt
Absent: Paul Tollefson, Nate Tuomi, Rocky Waldin
Staff Present: City Administrator Mason, Administrative Assistant Schack
Council Liaison: Carol Demgen
Audience: Lisa Gudajtes, David Turnberg

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

- 8d. Owen Trout property
- 9a. Sourcewell Update

Motion by Commissioner Halvorson and seconded by Commissioner Halvorson to approve the agenda as amended. All present voted Roll call vote by all present in favor thereof. Motion carried.

V. Approval of Minutes

Motion by Commissioner Halvorson, second by Commissioner Halvorson to approve the minutes of the Tuesday, January 28, 2020 meeting. Roll call vote by all present in favor thereof. Motion carried.

VI. Public Hearings

None

VII. Open Forum

None

VIII. Planning and Zoning Administrator's Report

A. Statistics

New Permits:	5
New Variances:	0
New Conditional Use:	0
Potential Permits:	2
Inspections:	48
Completion Letters:	2
New Violations:	0
Total 2020 Permits to date:	7

B. 2013 – 2019 Existing Permits Update

- One remaining open 2013 permit: Owen Trout garage
- One remaining open 2014 permit: Thomas Deans shed
- One remaining open 2016 permit: Wavereck garage and rec area
- 8 open out of 76 total 2018 permits
- 40 open out of 75 total 2019 permits

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

C. VanOsdahl Violation

DNR will not be able to visit until after Stay-at-home order is lifted.

D. Owen Trout Garage

Administrator Mason noted that the garage is completed and the property is to be sold April 29, 2020 at 10am.

IX. Old Business

Sourcewell Update

Administrator Mason noted they were going to visit a public hearing at Lake Shore, but that has been postponed until fall due to COVID19.

X. New Business

None

IX. Adjournment

Motion by Commissioner Halvorson and seconded by Commissioner Wiebolt to adjourn. Roll call vote by all present 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



Administrator's Report

New Permits: 0

PERMIT #	PARCEL ID	LAST NAME	PROPERTY ADDRESS	DESCRIPTION	PERMIT TYPE	PERMIT FEE
1 2020-08	87-376-0510	McCormick	10835 PBP Rd	Shoreline restoration	LUA	\$150.00
2 2020-09	87-390-1020	Fitterer	1371 East Pointe Dr	convert deck to screened-in porch	LUA	\$200.00
3 2020-10	87-427-0190	Baker	11792 Mplwd Dr	Construct a 7"x7" accessory shed	LUA	\$50.00
4 2020-11	87-427-0110	Rardin	11894 Mplwd Dr	Construct a storage shed	LUA	\$200.00
5 2020-12	87-016-1103	Velasco	833 Green Gables Rd	Place Gazebo on property	LUA	\$200.00
6 2020-13	87-410-0461	Sandkamp	11657 Fairway Rd	Driveway entrance gate installation	LUA	\$30.00
7 2020-14	87-387-0280	Ginter	11312 Birch Island Rd	Shoreline restoration	LUA	\$150.00
8 2020-15	87-350-0145	Oehrlein	896 Birch Ln	Construct a storage shed	LUA	\$200.00
9 2020-16	87-367-0120	Peterson	1263 Harbor Pl	Construct a new residence	LUA	\$750.00
10 2020-17	87-372-0010	Louwers	10762 PBP Rd	Shoreline restoration and landscaping	LUA	\$150.00
11 2020-18	87-029-3402	Johnson	11519 Lwr Gull Lake Ln	Reducing size of construction in variance 2019-50	LUA	\$446.00
						\$2,526.00

Potential Permits:

PARCEL ID	LAST NAME	FIRST NAME	PROPERTY ADDRESS	DESCRIPTION	PERMIT TYPE
1 87-372-0151	Doerr	William	TBD Pine Beach Pen Rd	New Home Construction	LUA
2 87-387-0250	Swanson	Jeffrey	11346 Birch Is Rd	tear down existing home and rebuild further from OHW	LUA

2013 -2016 Permits Update:

PERMIT NUMBER	PARCEL ID	LAST NAME	FIRST NAME	STATUS	PERMIT TYPE
1 2014-38	87-376-0238	Deans	Thomas	10 x 10 shed yet to be built, no hurry	LUA
2 2016-12	87-425-0115	Wavereck	Mark & Charlene	cement slab is 1 foot to close to Line, cut it, not removed	LUA
3 2016-22	87-343-0050	Ruttger	Jim	will be changing scope of project	LUA

Violations:

PID	LAST NAME	FIRST NAME	Address	Description/Update	Update Date
87-399-0160	Vanosdol	Wayne	11386 Green Hill Rd	Rock shoreline	
87-029-1413	Urbanski	Joe	11437 E Stmbt Bay Rd	shed to close to shoreline	

Completion Letters:

PERMIT NUMBER	PARCEL ID	LAST NAME	FIRST NAME	DESCRIPTION:	DATE:
1 2013-32	87-410-0400	Trout	Owen	Sold property; new owner will complete project	5/20/2020
2 2019-34	87-356-0150		DK Investments	Construct new residence	5/20/2020
3 2019-37	87-029-3413	Remmick	Dillon	Construct an accessory garage	5/20/2020
4 2019-38	87-347-0150	Domogalla	Kraig	Construct a detached garage	5/20/2020
5 2019-53	87-356-0140		DK Investments	Construct new residence	5/20/2020
6 2020-04	87-016-4101	Dobson	Chris & Sherri	Re-build garage that was lost in a fire	5/20/2020
7 2020-10	87-427-0190	Baker	Mike & Chloe	Construct a 7"x7" accessory shed	5/20/2020
8 2018-42	87-016-1105	Velasco	Jeremy & Maggie	Construct new residence	5/20/2020
9 2019-16	87-377-0570	Legacy Homes	Model Home	Construct new 3 bdrm/3-car gar residence - Model Home	5/20/2020
10 2019-46	87-377-0440	Weber	Lane & Sandy	Construct new 4 bedroom/3-car garage residence	5/20/2020
11 2019-52	87-377-0750	Merritt	Bill & Diane	Construct new residence: 4 bedroom/3-car garage	5/20/2020
12 2019-56	87-030-1403		Cragun's Resort	Remodel cabin 108	5/20/2020
13 2019-60	87-387-0390	Bentz	Don	Garage remodel	5/21/2020

Inspections/Site Visits:						
PARCEL ID	LAST NAME	FIRST NAME	PROPERTY ADDRESS	COMMENTS/STATUS	DATE INSPECTED	PERMIT #
1 87-408-0150	Mangan	Mark & Sarah	1786 Sylvan View Dr	review shoreline permit	04/14/20	2019-54A
2 87-029-1404	Wiec			review property for development	04/17/20	n/a
3 87-377-0150	Schmidt	Mike & Pat	11356 Legacy Dr	pics	04/19/20	20-02
4 87-377-0530	Jacobson	Ron & Carol	11311 Dutch Circle	pics	04/19/20	20-03
5 87-029-4306	Marvin	Mike	1338 Pine Beach Rd	review for future sale	04/21/20	n/a
6 87-390-1020	Fitterer	Laurie	1371 East Pointe Dr	permit for screen porch	04/21/20	20-09
7 87-367-0110	JBAD		10531 Squaw Point Rd	pics	04/28/20	2019-63
8 87-410-0400	Trout	Owen	11625 Oak Lane	finally done and sold	04/28/20	2013-32
9 87-408-0150	Mangan	Mark & Sarah	1786 Sylvan View Dr	review shoreline permit	04/30/20	2019-54A
10 87-376-0246	Madden's		11266 PBP Rd	patios being built	04/30/20	2019-42A
11 87-016-1103	Velasco	Jose	833 Green Gables Rd	deck area similar to his family next door	04/30/20	2020-12
12 87-427-0190	Baker	Mike & Chloe	11792 Mplwd Dr	storage building complete	05/04/20	2020-10
13 87-427-0110	Rardin	Josh & Teah	11894 Mplwd Dr	site check on future storage building	05/04/20	2020-11
14 87-029-1413	Urbanski	Joseph	11437 E Stmbt Bay Rd	violation tree moved building next	05/04/20	2013-32
15 87-347-0200	Sandra	Mills	1038 Green Gables	discuss beach permit	5/05/20	n/a
16 87-377-0150	Schmidt	Mike & Pat	11356 Legacy Dr	pics	04/19/20	20-02
17 87-377-0530	Jacobson	Ron & Carol	11311 Dutch Circle	pics	04/19/20	20-03
18 87-029-3402	Johnson	Scott	11520 Lwr Gull Lake Ln	check site and setbacks, sewer	5-07-20	2019-50A
19 87-029-3413	Remmick	Dillon	11511 Lwr Gull Lk Ln	garage is complete except driveway	05/07/20	2019-37
20 87-376-0246	Madden's		11266 PBP Rd	patios 3/4 done, working on kitchen tile	05/07/20	2019-42A
21 87-376-0246	Madden's		11266 PBP Rd	Interior features coming together, Wedding 6-05-20 ??	05/18/20	2019-42A
22 87-016-4101	Dobson	Chris & Sherri	976 Poplar Dr	building is complete only some electrical inside needed	05/18/20	2020-04
23 87-347-0150	Domogalla	Kraig	1072 Green Gables Rd	building done, landscape, trees and driveway being done	05/18/20	2019-38
24 87-356-0140	DK Investments		3599 Shady Ln Cir	Both homes are finished and sold	05/18/20	2019-53
25 87-356-0150	DK Investments		3615 Shady Ln Cir	Both Homes are finished and sold	05/18/20	2019-34
26 87-340-0030	Loschko	Mark	10052 Birch Grove Rd	Projected completion July 4th	05/18/20	2019-24
27 87-367-0110	JBAD		10531 Squaw Point Rd	roof on windows in , coming along as spec house	05/18/20	2019-63
28 87-367-0120	Peterson	Eric & Jane	10531 Squaw Point Rd	Foundation is dug, ready for slab	05/18/20	2019-16
29 87-367-0202	BB & MH		1282 Harbor Pl	2nd spec almost finished, needs paint and floor covering	05/18/20	2018-76
30 87-016-2407	Lorraine Lee	Steve Collette	901 Gull Lake dam Rd	look over site to replace screen gazebo	05/18/20	n/a
31 87-434-0115	Lauter	Jacob	1561 Maple Ridge Rd	Septic in, spreading dirt, lots of interior work yet, sold	05/18/20	2019-59
32 87-029-3402	Johnson	Scott	11519 Lwr Gull Lake Ln	took pictures of stakes and site set backs	05/18/20	2020-18
33 87-379-0040	Funk	John & Cheryl	1388 Pike Bay Rd	He has ordered special siding to finish outside	05/20/20	2018-71
34 87-020-3126	Christofferson	Brett	1404 Pike Bay Rd	Has not started deck yet	05/20/20	2019-33
35 87-020-3127	Schieffer	Doug & Kelli	1478 Sunset View Rd	siding is started, roof is on	05/20/20	2019-58
36 87-387-0390	Bentz	Don	11244 Birch Is Rd	garage is complete	05/20/20	2019-60
37 87-387-0150	Conlon	Craig	11333 Birch Is Rd	Addition is nearly complete, sidewalks and some décor	05/20/20	2019-66
38 87-020-4302	Schley	Herm	1349 Sun Valley Dr	Outside is almost done, inside finishing to be done	05/20/20	2018-62



City Of East Gull Lake

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

Owen Trout
11625 Oak Lane
East Gull Lake, MN 56401

May 18, 2020

**Re: Completed Site Inspection; Application #2013-32
PID: 87-410-0400
City of East Gull Lake**

Dear Owen,

We are sending this letter to you acknowledging completion of Applications #2013-31 &32 to construct a 2-stall garage with small attached shop, construct a 4-season porch with a basement on back side of house, and relocate the existing septic system and drainfield. This letter indicates that your project has been completed and that there is no further action required by the City.

If you should have any additional questions, please feel free to contact the City of East Gull Lake at 218.828.9279. Thank you.

Sincerely,

CITY OF EAST GULL LAKE

Rob Mason
City Administrator/Planning & Zoning Administrator
RM/kas

Cc: Planning Commission



City Of East Gull Lake

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

Dillon Remmick
11511 Lwr Gull Lk Ln
East Gull Lake, MN 56401

May 18, 2020

**Re: Completed Site Inspection; Application #2019-37
PID: 87-029-3413
City of East Gull Lake**

Dear Dillon,

We are sending this letter to you acknowledging completion of Application #2019-37 to construct an accessory garage. This letter indicates that your project has been completed and that there is no further action required by the City.

If you should have any additional questions, please feel free to contact the City of East Gull Lake at 218.828.9279. Thank you.

Sincerely,

CITY OF EAST GULL LAKE

Rob Mason
City Administrator/Planning & Zoning Administrator
RM/kas

Cc: Planning Commission



City Of East Gull Lake

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

Mike & Chloe Baker
11792 Mplwd Dr
East Gull Lake, MN 56401

May 18, 2020

**Re: Completed Site Inspection; Application #2020-10
PID: 87-427-0190
City of East Gull Lake**

Dear Mike & Chloe,

We are sending this letter to you acknowledging completion of Application #2020-10 to construct a 7"x7" accessory shed. This letter indicates that your project has been completed and that there is no further action required by the City.

If you should have any additional questions, please feel free to contact the City of East Gull Lake at 218.828.9279. Thank you.

Sincerely,

CITY OF EAST GULL LAKE

Rob Mason
City Administrator/Planning & Zoning Administrator
RM/kas

Cc: Planning Commission



City Of East Gull Lake

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

Jeremy & Maggie Velasco
807 Green Gables Rd
East Gull Lake, MN 56401

May 15, 2020

Re: Completed Site Inspection; Application #2018-42
PID: 87-016-1105
City of East Gull Lake

Dear Jeremy & Maggie,

We are sending this letter to you acknowledging completion of Application #2018-42 to construct a new residence. This letter indicates that your project has been completed and that there is no further action required by the City.

If you should have any additional questions, please feel free to contact the City of East Gull Lake at 218.828.9279. Thank you.

Sincerely,

CITY OF EAST GULL LAKE

Rob Mason
City Administrator/Planning & Zoning Administrator

RM/kas

Cc: Planning Commission



City Of East Gull Lake

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

Cragun's
Attn: Eric Peterson
11000 Cragun's Dr
East Gull Lake, MN 56401

May 15, 2020

Re: Completed Site Inspection; Application #2019-16
PID: 87-377-0570
City of East Gull Lake

Dear Model Home,

We are sending this letter to you acknowledging completion of Application #2019-16 to construct a new 3 bedroom/3-car garage residence as a model home. This letter indicates that your project has been completed and that there is no further action required by the City.

If you should have any additional questions, please feel free to contact the City of East Gull Lake at 218.828.9279. Thank you.

Sincerely,

CITY OF EAST GULL LAKE

Rob Mason
City Administrator/Planning & Zoning Administrator

RM/kas

Cc: Planning Commission



DK Investments
1107 S 6th St
Brainerd, MN 56401

May 15, 2020

Re: Completed Site Inspection; Application #2019-34
PID: 87-356-0150
City of East Gull Lake

Dear Sir,

We are sending this letter to you acknowledging completion of Application #2019-34 to construct a new residence. This letter indicates that your project has been completed and that there is no further action required by the City.

If you should have any additional questions, please feel free to contact the City of East Gull Lake at 218.828.9279. Thank you.

Sincerely,

CITY OF EAST GULL LAKE

A handwritten signature in blue ink that reads "Rob Mason". The signature is written in a cursive, flowing style.

Rob Mason
City Administrator/Planning & Zoning Administrator

RM/kas

Cc: Planning Commission



City Of East Gull Lake

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

Lane & Sandy Weber
11287 Bobby's Circle
East Gull Lake, MN 56401

May 15, 2020

Re: Completed Site Inspection; Application #2019-46

PID: 87-377-0440

City of East Gull Lake

Dear Lane & Sandy,

We are sending this letter to you acknowledging completion of Application #2019-46 to construct a new 4 bedroom/3-car garage residence. This letter indicates that your project has been completed and that there is no further action required by the City.

If you should have any additional questions, please feel free to contact the City of East Gull Lake at 218.828.9279. Thank you.

Sincerely,

CITY OF EAST GULL LAKE

Rob Mason
City Administrator/Planning & Zoning Administrator

RM/kas

Cc: Planning Commission



City Of East Gull Lake

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

Bill & Diane Merritt
11442 Legacy Ct
East Gull Lake, MN 56401

May 15, 2020

Re: Completed Site Inspection; Application #2019-52
PID: 87-377-0750
City of East Gull Lake

Dear Bill & Diane,

We are sending this letter to you acknowledging completion of Application #2019-52 to construct a new 4 bedroom/3-car garage residence. This letter indicates that your project has been completed and that there is no further action required by the City.

If you should have any additional questions, please feel free to contact the City of East Gull Lake at 218.828.9279. Thank you.

Sincerely,

CITY OF EAST GULL LAKE

Rob Mason
City Administrator/Planning & Zoning Administrator

RM/kas

Cc: Planning Commission



City Of East Gull Lake

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

DK Investments
1107 S 6th St
Brainerd, MN 56401

May 15, 2020

Re: Completed Site Inspection; Application #2019-53
PID: 87-356-0140
City of East Gull Lake

Dear Sir,

We are sending this letter to you acknowledging completion of Application #2019-53 to construct a new residence. This letter indicates that your project has been completed and that there is no further action required by the City.

If you should have any additional questions, please feel free to contact the City of East Gull Lake at 218.828.9279. Thank you.

Sincerely,

CITY OF EAST GULL LAKE

Rob Mason
City Administrator/Planning & Zoning Administrator

RM/kas

Cc: Planning Commission



City Of East Gull Lake

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

Cragun's
Attn: Eric Peterson
11000 Cragun's Dr
East Gull Lake, MN 56401

May 15, 2020

Re: Completed Site Inspection; Application #2019-56
PID: 87-030-1403
City of East Gull Lake

Dear Eric,

We are sending this letter to you acknowledging completion of Application #2019-56 to remodel cabin 108: remove/rebuild decks, add utility room and increase bedroom size. This letter indicates that your project has been completed and that there is no further action required by the City.

If you should have any additional questions, please feel free to contact the City of East Gull Lake at 218.828.9279. Thank you.

Sincerely,

CITY OF EAST GULL LAKE

Rob Mason
City Administrator/Planning & Zoning Administrator

RM/kas

Cc: Planning Commission



Chris & Sherri Dobson
976 Poplar Dr
East Gull Lake, MN 56401

May 15, 2020

Re: Completed Site Inspection; Application #2020-04
PID: 87-016-4101
City of East Gull Lake

Dear Chris & Sherri,

We are sending this letter to you acknowledging completion of Application #2020-04 to re-build the existing garage that was lost in a fire. This letter indicates that your project has been completed and that there is no further action required by the City.

If you should have any additional questions, please feel free to contact the City of East Gull Lake at 218.828.9279. Thank you.

Sincerely,

CITY OF EAST GULL LAKE

Rob Mason
City Administrator/Planning & Zoning Administrator

RM/kas

Cc: Planning Commission



City Of East Gull Lake

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

Kraig & Jayne Domogalla
10909 Brookside Trl
Champlin, MN 55316-2712

May 15, 2020

Re: Completed Site Inspection; Application #2019-38
PID: 87-347-0150
City of East Gull Lake

Dear Kraig & Jayne,

We are sending this letter to you acknowledging completion of Application #2019-38 to construct a detached garage. This letter indicates that your project has been completed and that there is no further action required by the City.

If you should have any additional questions, please feel free to contact the City of East Gull Lake at 218.828.9279. Thank you.

Sincerely,

CITY OF EAST GULL LAKE

Rob Mason
City Administrator/Planning & Zoning Administrator

RM/kas

Cc: Planning Commission



City Of East Gull Lake

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

Don Bentz
11244 Birch Is Rd
East Gull Lake, MN 56401

May 15, 2020

Re: Completed Site Inspection; Application #2019-60
PID: 87-387-0390
City of East Gull Lake

Dear Don,

We are sending this letter to you acknowledging completion of Application #2019-60 to complete the existing garage remodel. This letter indicates that your project has been completed and that there is no further action required by the City.

If you should have any additional questions, please feel free to contact the City of East Gull Lake at 218.828.9279. Thank you.

Sincerely,

CITY OF EAST GULL LAKE

Rob Mason
City Administrator/Planning & Zoning Administrator

RM/kas

Cc: Planning Commission



City of East Gull Lake

Staff Report

To: Planning Commission
Prepared by: Administrative Assistant Schack
Date: May 26, 2020
Agenda Item: 8c
Subject: Revised Johnson Variance 2019-50

Report:

City staff is requesting recommendation of approval of the revision of the Johnson Variance 2019-50.

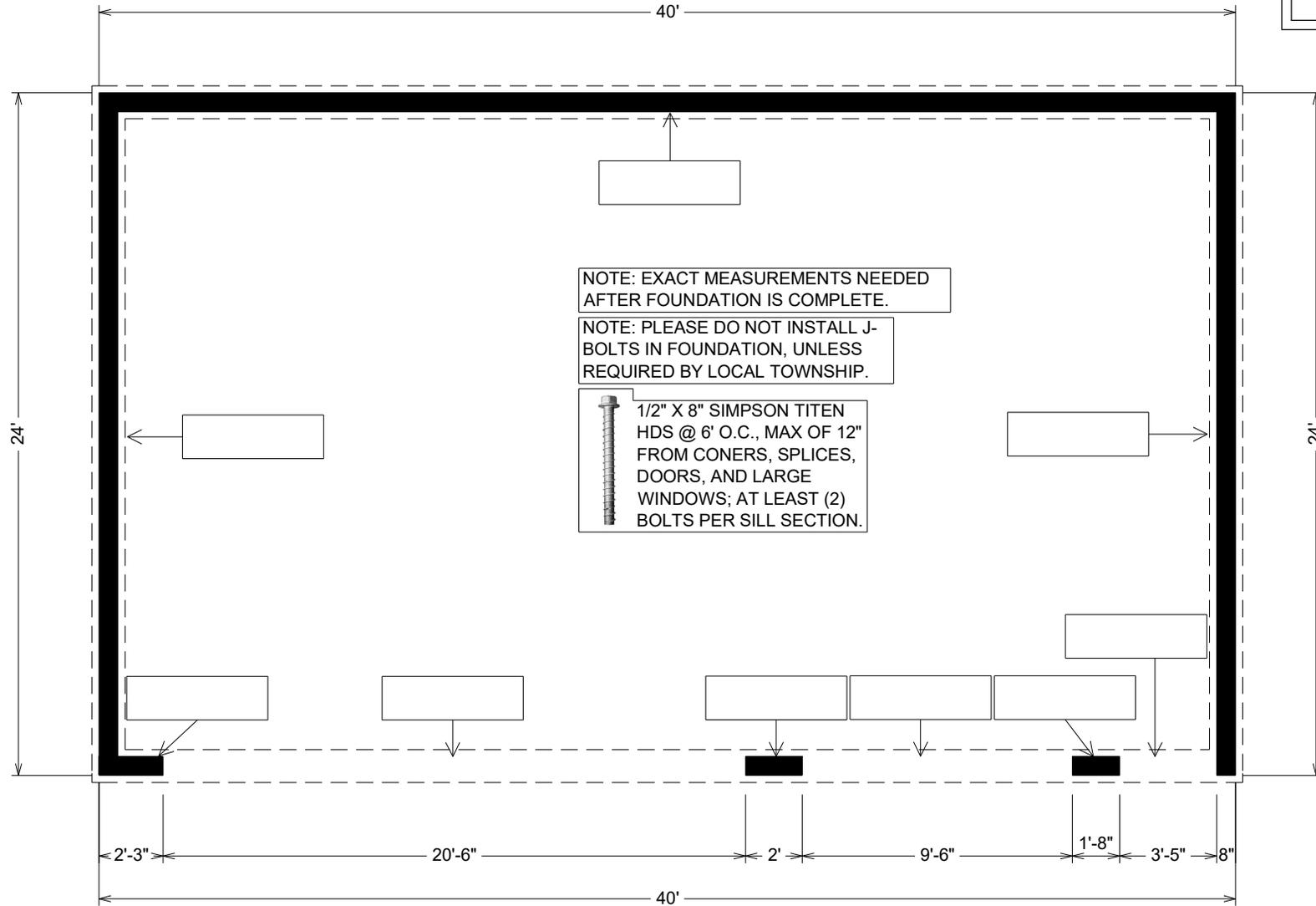
- Based upon revised building plans that include less impervious coverage than the original plan, a revised variance needs to be approved on June 2, 2020 and recorded with Cass County.

Findings:

1. Based on the 4.1 acres and the 191 foot of frontage they are allowed a total of 2,389.6 sq ft of accessory structures. This includes 1,280 for 2.5 acres, 409.6 for extra 1.6 acres, 700 sq ft for guest quarters based on frontage. They are asking for a change of 3,098 total sq ft to 2,802 total sq ft of buildings which is 412 sq ft instead of 708 sq ft more than allowed.
2. They wish to claim a practical difficulty of applying for a variance rather than doing a lot split and creating a separate lot that could be built on with a regular permit.
3. The historical nature of the original parcel was very large and has been split numerous times to avoid variances as the Simon and Johnson families have gotten larger in each generation.
4. They could tear down a building and add on to the original home, but they don't wish to make it bigger and they want to preserve the historical look as the original cabin is in very good shape since it was repaired after the 2015 storm.
5. The height requested for this building is 23'8" feet instead of 26 feet based on the revised design submitted. All other buildings on the property are less than 24 feet and are one story.
6. The site they intend to build the garage/guest quarter on is approximately 230 feet from the OHW

Conditions:

1. The approved building site has been moved to 20 feet from the property line to comply with twice the normal setback of the city ordinance; a Variance requires twice the normal setback.
2. The lot shall not be split into two parcels unless one of the cabins is removed.
3. The height of the new accessory building shall not exceed the 24' maximum standard in the City Ordinance.
4. The new structure must be connected to the city wastewater system and the wastewater connection capacity needs to be verified to meet city standards and approved by City Staff.



NOTE: EXACT MEASUREMENTS NEEDED AFTER FOUNDATION IS COMPLETE.

NOTE: PLEASE DO NOT INSTALL J-BOLTS IN FOUNDATION, UNLESS REQUIRED BY LOCAL TOWNSHIP.

 1/2" X 8" SIMPSON TITEN HDS @ 6' O.C., MAX OF 12" FROM CONERS, SPLICES, DOORS, AND LARGE WINDOWS; AT LEAST (2) BOLTS PER SILL SECTION.

seal:

Revisions:	5/1/2020
DRAWN BY:	Kyle Zook
EST. #	#47042

JOB NAME:
 Scott Johnson Colorado
 11519 Lower Gull Lake Lane
 East Gull Lake, MN 56459

Sheds Unlimited LLC
 2025 Valley Rd.
 Morgantown, PA 19543

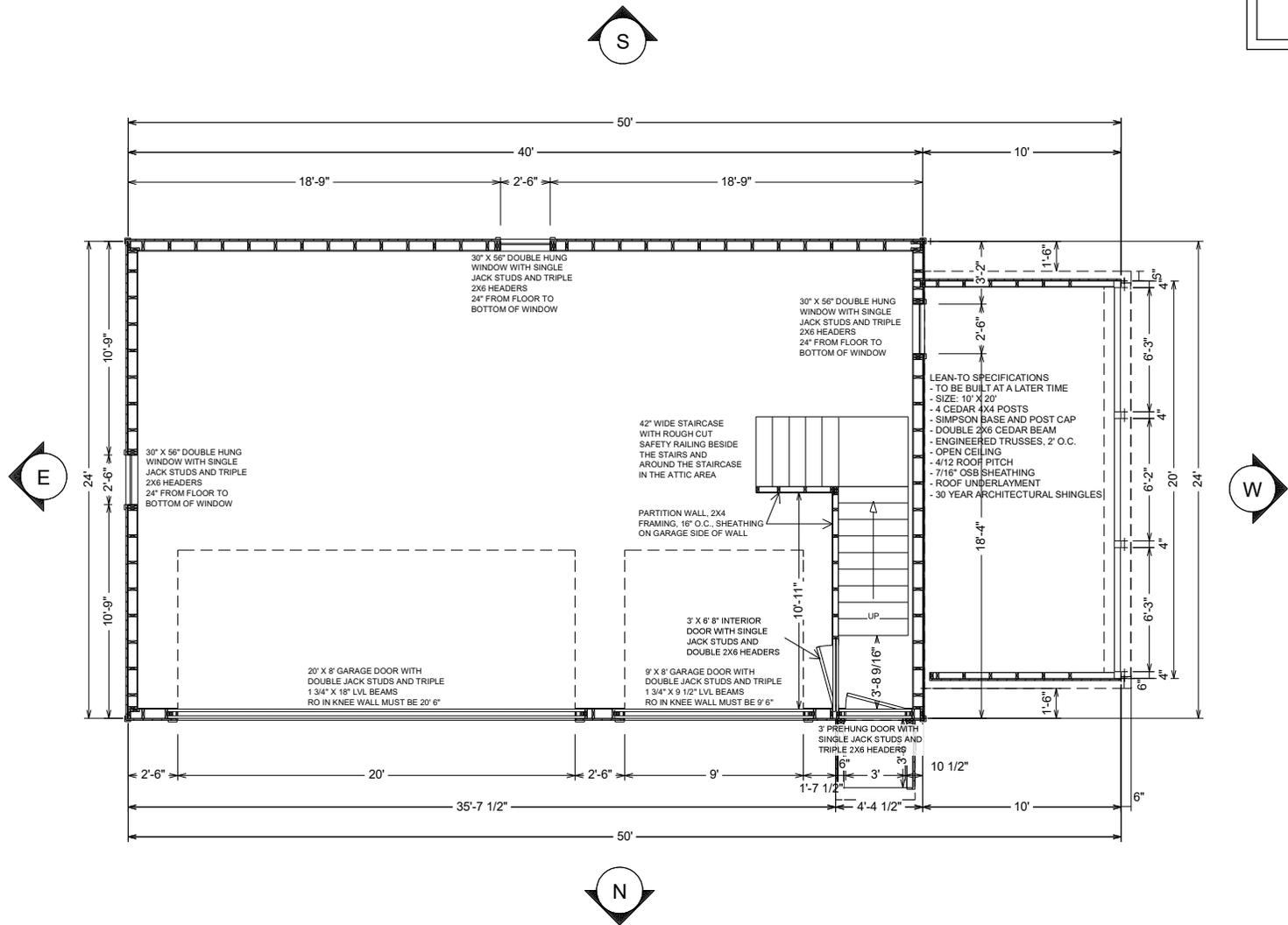
DATE:
4/30/2020

SCALE:
3/16"-1'

SHEET:

A1.1

seal:



Revisions:	5/1/2020
DRAWN BY:	Kyle Zook
EST. #	47042

JOB NAME:
 Scott Johnson Colorado
 11519 Lower Gull Lake Lane
 East Gull Lake, MN 56459

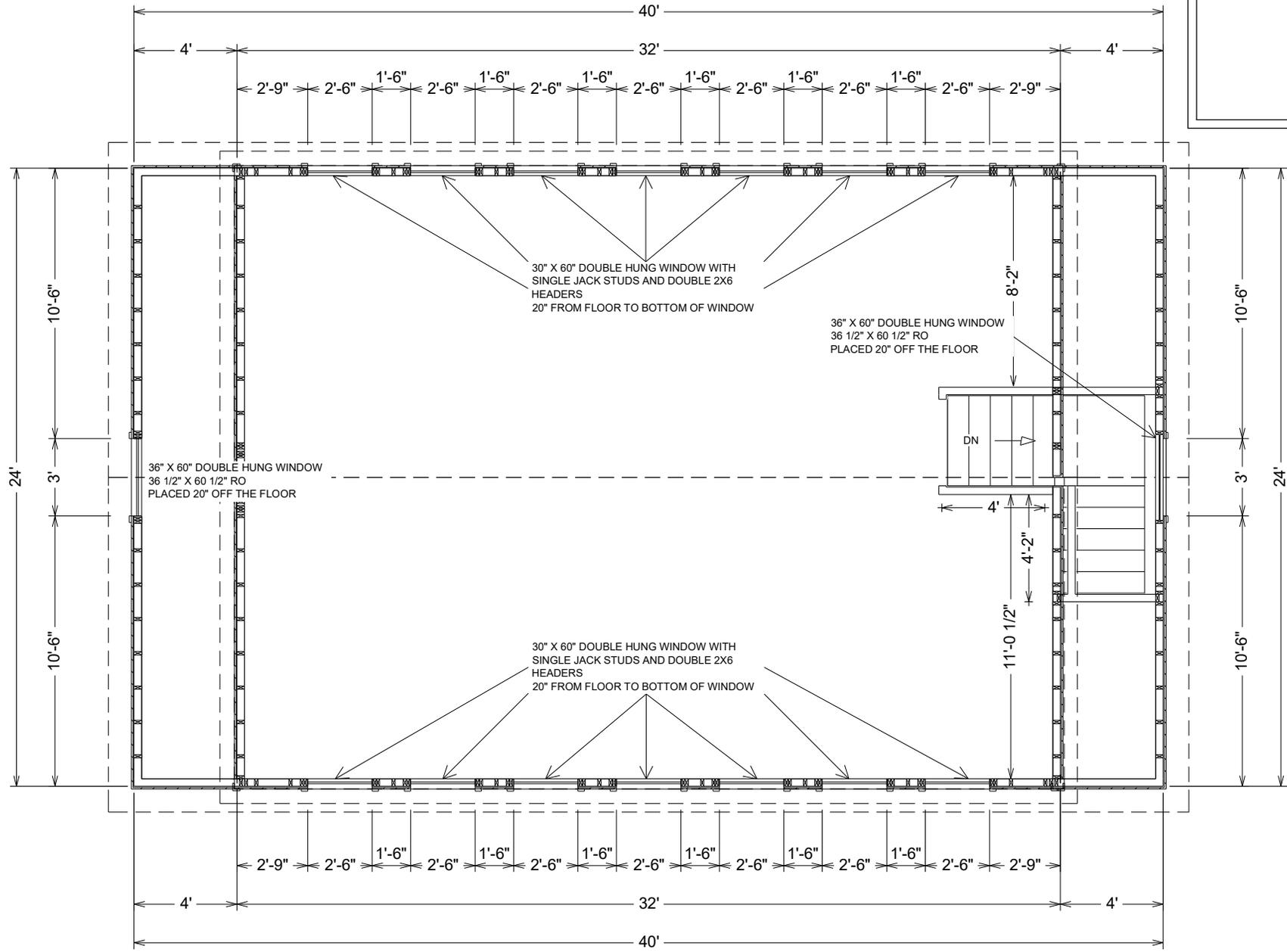
Sheds Unlimited LLC
 2025 Valley Rd.
 Morgantown, PA 19543

DATE:
 4/30/2020

SCALE:
 1/8"=1'

SHEET:
A1.2

seal:



Revisions:	5/1/2020
DRAWN BY:	Kyle Zook
EST. #	#47042

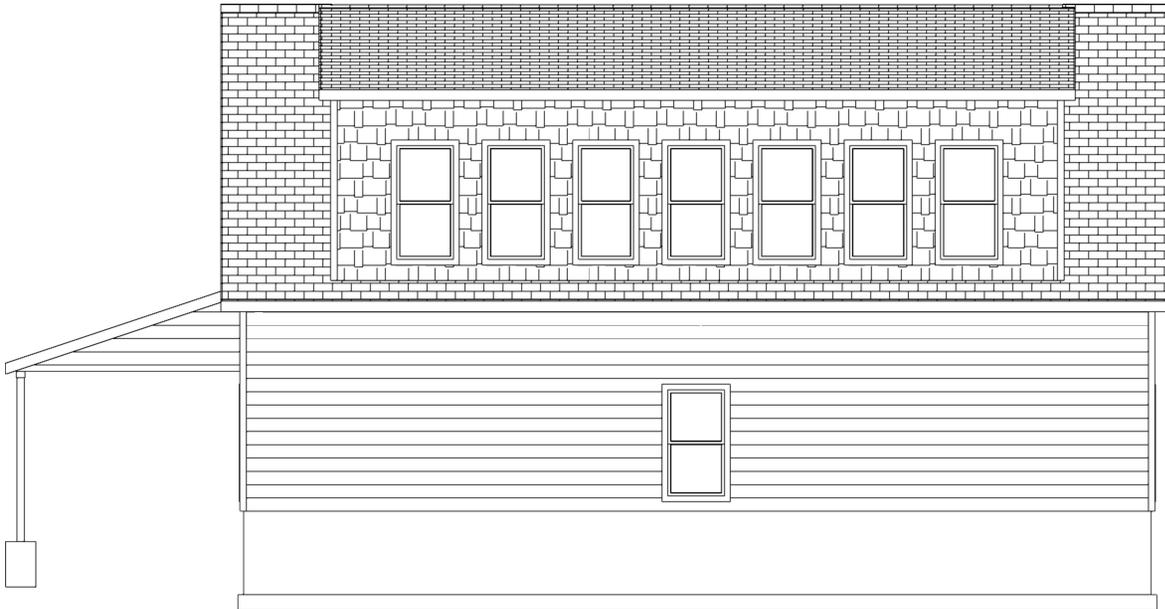
JOB NAME:
Scott Johnson Colorado
11519 Lower Gull Lake Lane
East Gull Lake, MN 56459

Sheds Unlimited LLC
2025 Valley Rd.
Morgantown, PA 19543

DATE:
4/30/2020

SCALE:
3/16"=1'

SHEET:
A1.3



seal:

Revisions:	5/1/2020
DRAWN BY:	Kyle Zook
EST. #	#47042

JOB NAME:
 Scott Johnson Colorado
 11519 Lower Gull Lake Lane
 East Gull Lake, MN 56459

Sheds Unlimited LLC
 2025 Valley Rd.
 Morgantown, PA 19543

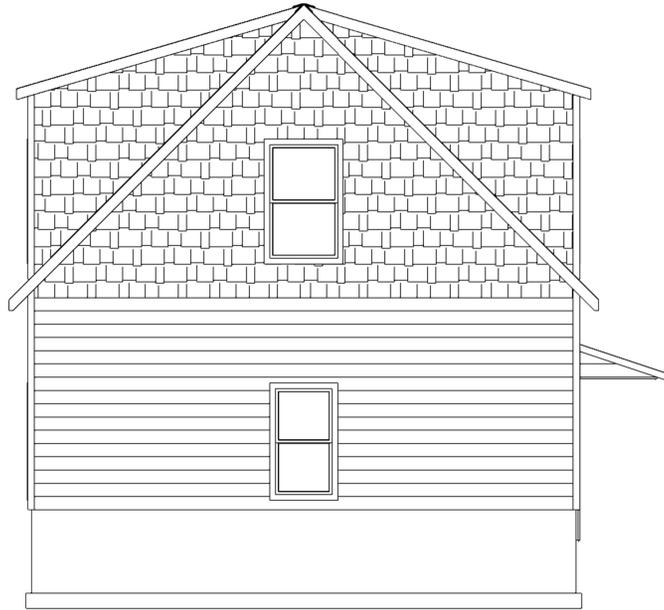
DATE:
 4/30/2020

SCALE:
 1/8"-1'

SHEET:

A2.1

seal:



Revisions:	
5/1/2020	
DRAWN BY:	Kyle Zook
EST. #	47042

JOB NAME:
Scott Johnson Colorado
11519 Lower Gull Lake Lane
East Gull Lake, MN 56459

Sheds Unlimited LLC
2025 Valley Rd.
Morgantown, PA 19543

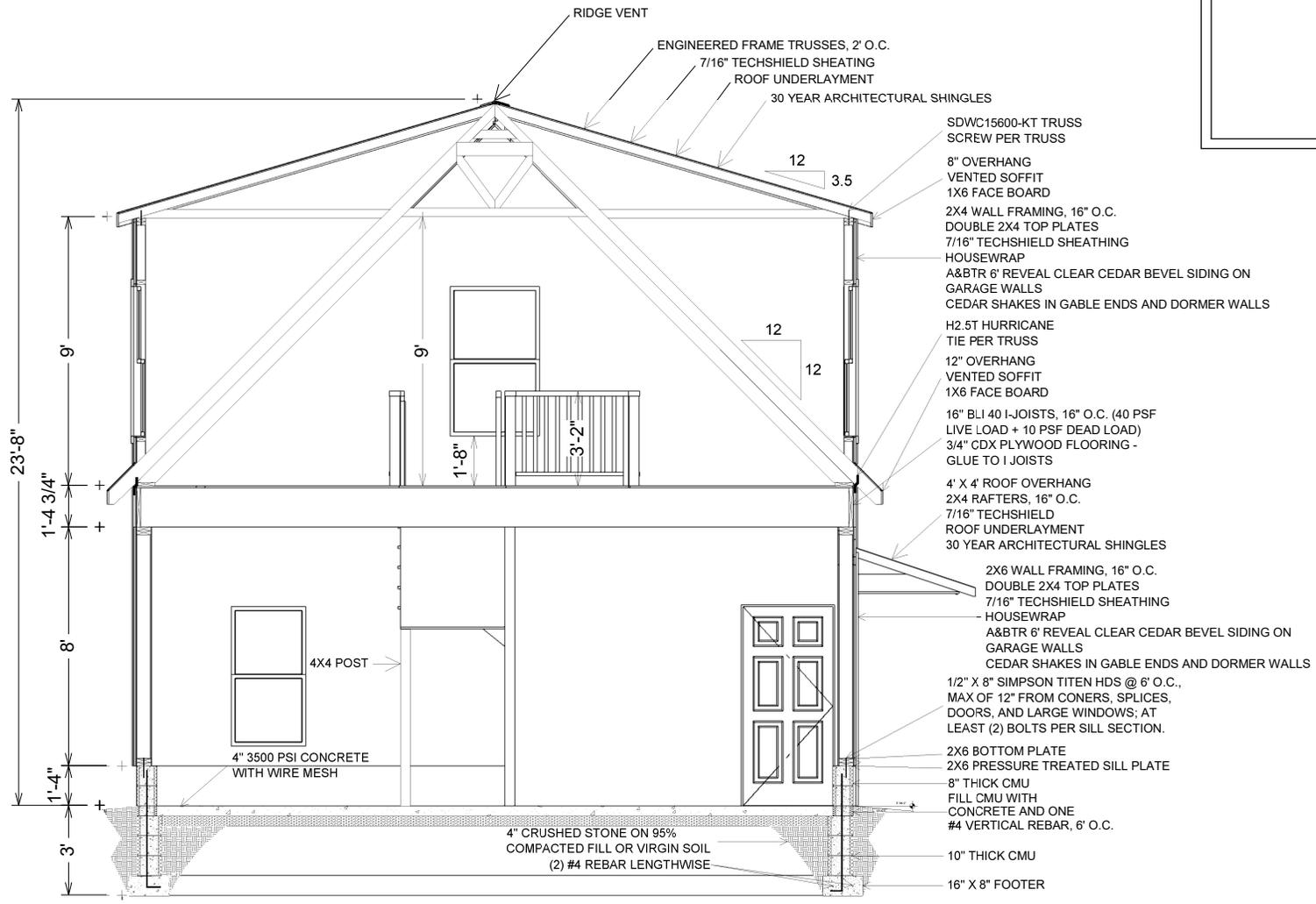
DATE:
4/30/2020

SCALE:
1/8"-1'

SHEET:

A2.2

seal:



Revisions:	5/1/2020		
DRAWN BY:	Kyle Zook		EST. #47042

JOB NAME:
 Scott Johnson Colorado
 11519 Lower Gull Lake Lane
 East Gull Lake, MN 56459

Sheds Unlimited LLC
 2025 Valley Rd.
 Morgantown, PA 19543

DATE:
 4/30/2020

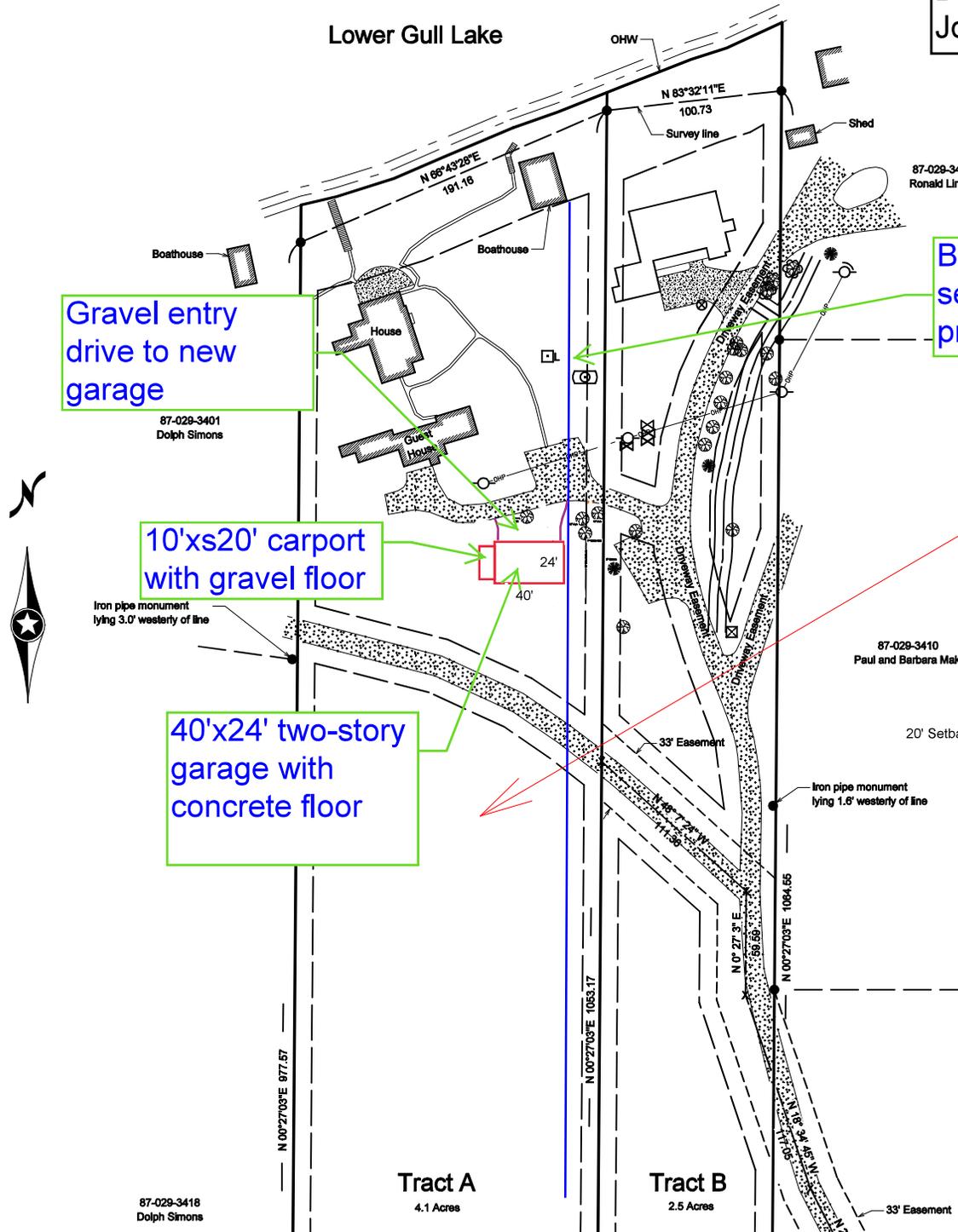
SCALE:
 3/16"-1'

SHEET:

A3.1

11519 Lower Gull Lake Lane
 Detached Garage Addition Site Plan
 Johnson Residence

Part of Government Lot 5
 Section 29, Township 134 North, Range 29 West,
 Cass County, Minnesota.



Gravel entry drive to new garage

10'x20' carport with gravel floor

40'x24' two-story garage with concrete floor

Blue line represents 20' setback from east property line

Gross Parcel Area - 180,164 square feet (4.13 acres)	
<u>Existing Impervious</u>	
Buildings (3)	3,167 square feet
Bituminous/gravel	4,686 square feet
Concrete	1,009 square feet
TOTAL	8,862 square feet (4.9%)
<u>Proposed Impervious</u>	
Buildings (4)	4,127 (not including carport)
Bituminous/gravel	5,886 square feet (including gravel area under carport)
Concrete	1,009 square feet
TOTAL	11,022 square feet (6.1%)



87-029-3418
Dolph Simons

Tract A
4.1 Acres

Tract B
2.5 Acres