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# CITY OF EAST GULL LAKE

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## PLANNING & ZONING COMMISSION

MEETING PACKET FOR THE

March 29, 2016

REGULARLY SCHEDULED MEETING



Green Trees  
Blue Water  
Great People

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**March 29, 2016**

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CITY OF EAST GULL LAKE  
AGENDA  
PLANNING AND ZONING COMMISSION  
Tuesday, March 29, 2016 – 6:30 PM

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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) February 23, 2016 Regular Meeting
6. Public Hearing
7. Open Forum\*
8. P&Z Administrator's Report

a) Statistics

New Permits:	7
New Variances:	0
New Conditional Use:	0
Potential Permits:	5
Inspections:	20
Completion Letters:	0
New Violations	0

- b) 2013, 2014 & 2015 Existing Permits Update
    - One remaining open 2013 permit: Owen Trout garage
    - Four remaining open 2014 permits
    - 36 open out of 69 total 2015 permits
  - c) Richard Gregory property (previously Erickson)
    - CUP required
9. Old Business  
Comp Plan: Decision on Section V, Review Sections VI & VII, including revealing live Zoning map
10. New Business  
None
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 27, 2015 – 6:30 PM

**I. Call to order**

Paul Tollefson called to order the regular meeting of the City of East Gull Lake Planning and Zoning meeting at 6:30 PM on [Click here to enter a date.](#) at City Hall.

**II. Pledge of Allegiance**

**III. Roll Call**

Present: Paul Tollefson (Vice-Chair), Commission: Nate Tuomi, Eunice Wiebolt, Rocky Waldin

Absent: Bruce Buxton, Marty Halvorson

Staff Present: City Administrator Mason, Administrative Assistant Schack

Council Liaison: Carol Demgen

Audience: Gary & Becky Lorenz, Nor-Son representatives Amy Dirkes & Tony Smith, Janelle Riley

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

**Motion by Commissioner Wiebolt and seconded by Commissioner Waldin to approve the agenda as amended. Passed unanimously**

**V. Approval of Minutes**

**Motion by Commissioner Tuomi, second by Commissioner Waldin to approve the minutes of the Tuesday, January 26, 2016 meeting. Passed unanimously**

**VI. Public Hearings**

**A. CUP 2016-05 – Gary & Becky Lorenz, 1506 Sunset View Rd**

Administrator Mason addressed the Commission reading the Staff Report, findings of fact and conditions for the CUP for the Lorenz property. He noted that City Staff recommends that the Conditional Use Permit be approved based on the findings of fact and conditions.

Mr. Lorenz addressed the Commission explaining that there was significant damage due to the storm in July of 2015. He noted that the single story of the house, he is proposing to add a second story in the stead of the single story. He would also like to have the roof line end at the end of the existing deck to provide a shaded area for a handicapped member of the family. He would also like to change the deck on the front of the house alter the deck for easier access, creating an entry ramp also. Discussion ensued regarding storm water run-off and retention areas.

**Motion by Commissioner Tuomi and seconded by Commissioner Waldin to approve CUP 2016-05 subject to findings and conditions. Passed unanimously**

**VII. Open Forum**

None

**VIII. Planning and Zoning Administrator's Report**

**A. Statistics**

New Permits:	2
New Variances:	0
New Conditional Use:	1
Potential Permits:	7
Inspections	11
Completion Letters:	0
New Violations	0

**B. 2013, 2014 & 2015 Existing Permits Update**

- One remaining open 2013 permit – Trout garage
- Four remaining open 2014 permits
- 35 open 2015 permits

Administrator Mason reviewed the report discussing the new permits and the progress on the existing projects. He showed photos of the properties he preformed site inspections on.

**IX. Old Business**

**A. Comprehensive Plan – Section IV Review; Section V update**

Updating of Section IV was completed until coming back to it during discussion of the complete plan. Discussion on Section V began with the update on that section expected to be completed at the next meeting.

**X. New Business**

None

**IX. Adjournment**

**Motion by Commissioner Wiebolt and seconded by Commissioner Tuomi to adjourn. Passed unanimously.**

Transcribed by East Gull Lake Administrative Assistant  
Kathy Schack

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



Inspections/Site Visits

PARCEL ID	LAST NAME	FIRST NAME	PROPERTY ADDRESS	Comments	Date Inspected
87-376-0322	Foss	John	1723 Pine Top Trail	Review Shoreline with Heather Baird to restore	03/01/16
87-028-1101	Berg	Donnie	11011 Gull River Rd	Take Pictures of new ponds	03/01/16
87-387-0161	Holland	Derrill	11343 Birch Island Rd	Just starting on building shed today, should be done soon	03/08/16
87-410-0771	Vliet	Vern	11653 Sylvan Rd	Vern said rock work on front and not warm enough yet	03/08/16
87-360-0100	Anderson	Clifford	1378 Hillview Forest Rd	Cliff said want to look at in spring and determine if more needs to be done	03/08/16
87-381-0245	Dore	Richard	1541 Floan Pt Rd	needs to cut blacktop and get Andersons to finish, probably May when warm	03/08/16
87-029-1415	Engdahl	Bryan	11320 Gull River Rd	Has not started yet yet and may have difficulty meeting 20 ft set back, may sell	03/08/16
87-387-0010	Gould	Kris	11241 Birch Island Rd	Windows in and ready for siding	03/08/16
87-413-0480	Sjolander	Jeff & Linda	1759 Sylvan Dr	Siding almost complete, inside underway, lots of landscaping to do in spring	03/08/16
87-408-0140	Hillen	John	1787 Sylvan View Dr	Took pics discussed stormwater plan with John, will have visit in spring	03/08/16
87-030-1203	Thuringer	Brian	11266 PBP Rd	coming along nicely, even has paint on outside already, May 1st completion date	03/08/16
87-376-0106	Ward	Tom & Joan	10869 PBP Rd	Going slowly, Garage unit finished, porch 80%, lots of outside work for spring	03/08/16
87-429-0110	Delaney	Matthew	11879 Maplewood Dr	Outside is 99% done, needs a few lights and driveway complete	03/08/16
87-419-0030	Siering	Tom & Jill	1802 Sylvan Birch Ln	14 month project framed completely, lots of inside work to do	03/08/16
87-017-2407	Josephson	Jodi	10414 Squaw Point Rd	took pics and reviewed Shoreline damage	03/11/16
	Ernies			Looked at Shoreline damage and condition of Destiny Dock	03/11/16
87-347-0070	Else	Lenore	1128 GG Rd	checked on progress of Boat House and tok pic	03/11/16
87-016-2129	Fonseth	Keith & Nikki	10455 Shady Lane N	final inspection on home that is completed, please send letter	03/11/16
87-340-0030	Deanovic	Jim	10052 Birch Grove Rd	looked over lot and took pics of shoreline damage	03/11/16
87-376-0120	Gregory	Richard	1766 Yellow Moccasin Trl	Adding many, many yards of fill to property, Needs CUP for more than 50 CU Yds	03/12/16

# CITY OF EAST GULL LAKE

## **V. Trails, Open Space, Parks & Natural Resources Action Plan**

The natural resources in and around East Gull Lake form the foundation for the quality of life, community character and recreation in the City. Natural resources are one of the City's greatest assets, from its location along the eastern shore of Gull Lake to the many forests and wetlands. All components of the Comprehensive Plan are tied to the quality of the natural resources. There is a wide range of available recreational opportunities within the City, including boating, fishing, golfing, hiking, biking, and camping. A balance should be maintained between residential development and our valued natural resources.

### **Lakes & Wetlands**

Gull Lake is over 9,400 acres in size, and serves as the main attraction in the City. All of the lakes, along with the many wetlands in the area provide residents and visitors with scenic views and other recreational opportunities. Gull Lake has excellent water clarity and is popular with anglers as it is playing host to more than a dozen species of fish. Stephens, Dade, Bass, and Lynch Lakes also have excellent water clarity ranging between six and twelve feet, while Ruth Lake and Lake Sylvan have the greatest water clarity at over 12 feet.

Nearly half of the land within the City is covered with lakes, ponds, and wetlands, totaling over 5,000 acres. Preservation of wetlands ensures that our water remains clean while also controlling flooding. Residents have expressed the need to maintain and enhance the water quality of area lakes. Land use changes should be monitored to prevent pollution of our lakes and natural resources.

The majority of residents in the City live within the shoreland management area, which is the first 1000 feet from a lake. Most of the properties within the shoreland management area have some shoreline and are already developed. Approximately 90% of all lakeshore properties in East Gull Lake are on the City wastewater system in an effort to preserve the water quality. As development occurs within the shoreline or on off-lake properties, care should be taken to protect the integrity of our natural resources, lakes, parks and green spaces.

### **Rare Species and Wildlife Habitat**

East Gull Lake, which is located in the Northern Minnesota Drift and Lake Plains ecological region, contains a mix of glacially formed soil deposits covered with forested communities. The majority of the forest in this ecological region is predominately white and red pines, with jack pines found on the well-drained soils.

The East Gull Lake area hosts a diverse array of wildlife. The City and vicinity also are home to several wildlife species that are threatened or of special concern including bald eagles, Blanding's turtles, red shouldered hawks, and pug-nose shiners.



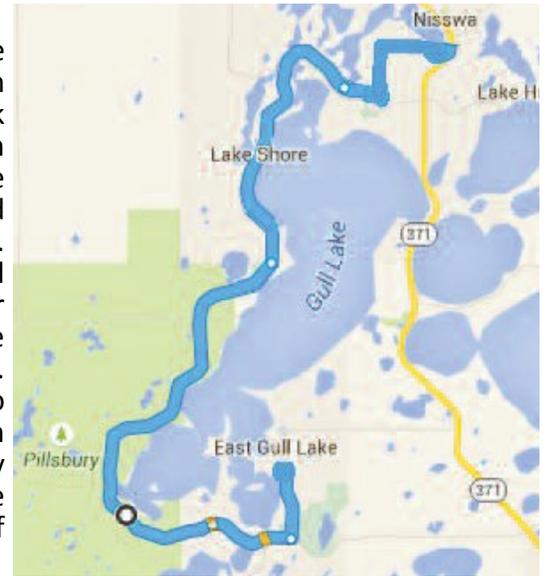
Vegetative buffers around prime habitat are preserving large tracts and corridors which link natural plant communities. To further enhance the habitat quality of the area old growth stands of forest should be preserved as they provide unique habitats and support many rare species not found in younger forests.



# CITY OF EAST GULL LAKE

## Trails

East Gull Lake has currently developed more than nine miles of multi-use trails primarily in the southern portion of the city. The City has an ordinance allowing for park and trail dedication fees or comparable land donation when developments are approved within the City. These monies along with Cass County Fund 73, DNR grant, and city taxpayer dollars have built the trails to this point. The City has also worked with Lake Shore, Nisswa, and Fairview Township to achieve a regional trail status for the potential of completing a trail around the west side of Gull Lake and joining the Paul Bunyan Trail in Nisswa. East Gull Lake currently is phase one, and phase two with Lake Shore and Nisswa are planned for construction in 2017. Achieving the regional trail status was very important as it will allow the cities to apply and be eligible for state legacy dollars in the future. The City of Lake Shore will be the first to use this funding source.



## Open Spaces

Open spaces provide scenic views and wildlife habitat while adding to the rural character of the community. Much of the open space that residents enjoy is located along the shoreline of the many lakes within the City. Several of the lakes have stretches of undeveloped shoreline that provide scenic views and enhance the recreational experience on the lake. Of the 38.43 miles of shoreline in the City, 26 miles are available for residential development. Of those 26 miles, 65 percent has been developed and the remaining private shoreland is facing development.



In addition to open space and scenic vistas on the lakes, there are large tracts of undeveloped property off the lake and rivers. Large tracts of land in the southeastern section of the City provide residents with views of large complexes of wetlands surrounded by wooded areas.

A few local companies and government entities own properties that total more than 40 acres in size. Publicly owned land adds to the available open space and provides opportunities for recreation. Coordination with private landowners and government bodies is essential in providing an integrated system of parks, trails, and lake access points in the area.

## Parks & Natural Resources

The City is home to the US Army Corps of Engineers Gull Lake Dam Park offering opportunities to camp, fish, picnic, and for playground access. Tennis courts are also available to the public at City Hall. Public boat accesses are located near the dam on Gull Lake, Gull River, Dade Lake and Sylvan Lake.



# CITY OF EAST GULL LAKE

## Policies

The following policies should guide future growth, development, and local government actions in the City of East Gull Lake:

### ***Continue to add to the network of trails to unite neighborhoods and connect residents to area amenities.***

- Area amenities include the many lakes, resorts, and Gull Lake Dam Park. Trails also serve the added benefit of getting people outside to exercise and encourages interaction among neighborhoods and fellow residents.

### ***Protect and enhance open space and manage it in an environmentally sound manner.***

- Currently, the City is rich in natural resources and open spaces. Residents and visitors are both attracted to the area for the sense of seclusion, scenic vistas, and quality of the natural resources. The City should ensure that the very characteristic that draws people to the area is maintained and improved.

### ***Preserve and connect existing native plant and animal communities.***

- Connections can occur through the creation of green corridors and riparian buffers and can be combined with trails and walking paths throughout the City. Active management, appropriate development patterns, and integrating private and public management efforts are necessary to preserve and improve habitat quality in the City and the surrounding area.

### ***Protect and enhance the quality of the City's water resources, including lakes and wetlands.***

- Gull Lake serves as the centerpiece of the community. The City should ensure that the health and quality of this and other area lakes continues well into the future and should be committed to maintaining the high water clarity, ecological balance, and natural beauty of the shoreline. Residents of the area recognize the importance and benefits of wetlands for both wildlife and storm water management.

### ***Provide a wider range of recreational opportunities available to the public.***

- The City should be committed to developing more facilities for recreation activities. Most of the recreation within the City occurs on public waters and within the resort community.



# CITY OF EAST GULL LAKE

## Actions

To enact these policies, the City of East Gull Lake will seek to implement the following strategies:

### ***Short-term Strategies:***

- Require sufficient right-of-way to include trails when platting new developments.
- Encourage resorts to educate their visitors and their lake users about appropriate surface water usage and natural resources protection from invasive species.
- Include an educational item in each City newsletter
- Provide helpful hints for maintaining on-site septic systems

### ***Medium-term Strategies:***

- Coordinate and plan the design of regional trail systems with area governments.
- Partner with neighboring jurisdictions to require regular inspection of Subsurface Sewage Treatment Systems (SSTS) to ensure consistency.
- Encourage cluster-style residential development with open spaces as a method of protecting natural resources and open spaces.
- Support and enforce regulations that require rain gardens and other on-site storm-water management methods.
- Continue to educate and encourage property owners to use conservation easements to protect environmentally-sensitive or unique areas.
- Continue to update the Welcome Packet.

### ***Long-term Strategies:***

- Expand City sewer services to appropriate properties as they are being developed.



# CITY OF EAST GULL LAKE

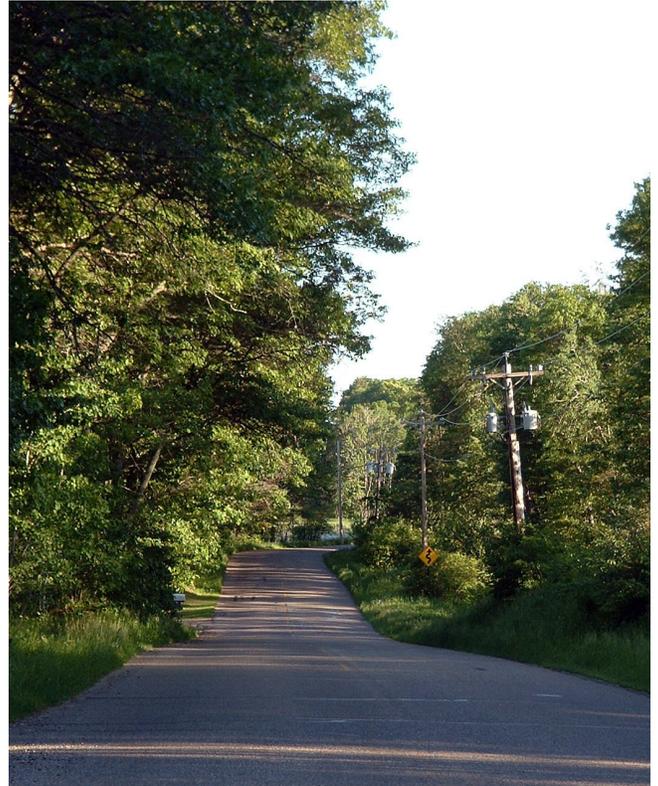
## VI. Long-term Public Infrastructure Plan

East Gull Lake has invested considerably to update and maintain its infrastructure network by creating a solid foundation for future development within the City. As the City grows, the demand for infrastructure to support residents and businesses will also increase. Planning for the increase in demand for services will identify potential partnerships with other communities.

### Roads

The City of East Gull Lake currently contains 32 miles of roadways serving 996 permanent residents (per 2014 state demographer), roughly 900 seasonal residents, and five businesses. The City is served by three County State Aid Highways: 18, 70 and 77, consisting of 7.28 miles of road or about 23 percent of the City's total road system mileage. Twenty three miles, or 73 percent of the roads are classified by the Minnesota Department of Transportation as municipal streets. These proportions are reflective of the neighborhood role and the residential uses of the City.

An analysis of the East Gull Lake roads shows that a majority of the municipal streets have sufficient capacity to handle the traffic generated within the City. Since 2007, 80% of the roads within the City have been overlaid or rebuilt and will be in very good condition for a number of years.



### Wastewater System



**Pine Beach Plant**

The East Gull Lake Central Sanitary Sewer Project stems from the 1970s when City officials and residents first became aware of environmental concerns about Gull Lake from lakeshore development. In 1971, the MPCA produced the 'Gull Lake Watershed Report', which determined that water quality in the Gull Lake chain was declining.

By the mid-1970s, most of the lakeshore surrounding Gull Lake was subdivided for high-density seasonal cabins and year-round homes. The need to treat the waste from these uses grew as the lakeshore became more intensely developed. Many of the on-site systems in place at that time were failing or improperly sited. In 1981, a report from the Swanson Environmental Corporation titled 'Findings and Summary of Septic Leachate Scanning in the Gull Lake Area' verified that onsite septic systems were contributing to poor water quality in Gull Lake.



## CITY OF EAST GULL LAKE

In response to this growing problem, in 1976 the cities of East Gull Lake, Fairview Township, Lake Edwards, Lakeshore, Nisswa, and Unorganized Territory hired McCombs-Knutson Associates to develop the 'Preliminary Evaluation for the Wastewater Collection and Disposal System for the Proposed Nisswa Lakes Area Sanitary Sewer District'. Their intent was to provide a central sewer system throughout the entire Gull Lake area.

In the 1980s, the cities of Nisswa, East Gull Lake, Lakeshore, and Fairview Township joined forces with the MPCA and McCombs-Knutson Associates to develop a wastewater facility planning report for the Gull Lake area. This plan established the framework for providing sewer to all lakeshore properties along Gull Lake for the purpose of protecting lake water quality. In the late 1980s, Nisswa, East Gull Lake, and Lakeshore split up to develop their own centralized sewer plans. The City of East Gull Lake hired Landecker and Associates to develop its central sewer system through a phased approach. Landecker engineers worked with the City to identify the highest priority areas for centralized sewer and developed a facilities design plan in 1989 for two treatment facilities and collection systems – one on Squaw Point and one for the Pine Beach area - both of which were installed in 1991. At the time, only three resorts – Cragun's, Madden's, and Kavanaugh's – and a few residential properties were serviced by the Pine Beach treatment and collection system.

In 1998, the City explored the option of connecting to the Brainerd/Baxter central sewer system but it was unsuccessful due to the high connection cost and the fact that Brainerd/Baxter wanted control for issuing land use permits within the City of East Gull Lake.

The City hired MSA Consulting Engineers in 1997 to conduct a facility study for expanding the Pine Beach treatment facility and extending the collection system as per the City's intentions in the late 1980s. The H.R. Green Company purchased MSA Consulting engineers in 1997 and was retained to develop the facility study which was completed in 1998. The design plan called for a new aeration pond and sand filter and the extension of the collection system to all un-serviced residential lake lots on the Pine Beach Peninsula, East Steamboat Bay, Birch Island, and Floan Point. The project went to bid in 1999 but was again delayed due to cost considerations.

From 2004 to 2006 the City added residential connections on the Pine Beach Peninsula, East Side of Steamboat Bay, Birch Island, Floan Point and other areas for a total of 282 new residential connections. Since 2006, 18 connections in the Ruth Lake addition, 14 in Sylvan Shores, 20 at Cragun's Legacy, and 5 to 10 new households in other existing areas have also been added. Future growth is being discussed with a new facility plan for the Squaw Point plant that has not had improvements since 1991, along with some potential development nearby this plant that could add an additional 50 connections to the wastewater system. In summary almost 90% of the lakeshore in East Gull Lake is now serviced by the wastewater system.

### **Fire Protection**

The City of East Gull Lake began contracting with the Pillager Fire Department to provide emergency fire services in 2015. The fire department is also dispatched for incidents other than fires, ranging from car accidents to water and ice related rescue. Costs have been reduced substantially and response times have improved as well. Pillager had 26 service runs to the City of East Gull Lake in 2015: three (3) structure fires, one (1) wild fire, four (4) auto accidents and other various calls. The response time for these incidents vary from four (4) minutes to 26 minutes, with an average response time of approximately 16 minutes.



# CITY OF EAST GULL LAKE

## ***Coordinating and Sharing Fire and Law Enforcement Services with Surrounding Communities and Townships***

In 2002, the East Gull Lake City Council discussed the need for police protection and they contracted with the Cass County Sheriff's office to have a deputy assigned specifically to the City for a set number of hours per week. The experiment lasted a few years until the Council analyzed the cost versus the benefits. It was mutually determined by the Sheriff's office and the City Council that there was not enough call for the additional coverage. The expense was eliminated without harming the safety of East Gull Lake Residents by utilizing the normal coverage the City received from the Cass County Sheriff's office. Since that time we have two (2) deputies as well as a highway patrol officer living within the City limits or very close to East Gull Lake. Two of the local resorts also have private security forces that handle issues on their property. Fire Protection is shared with the City of Pillager as well as Sylvan, Fairview and May townships.

## ***Enforcement of Regulations for Planning and Zoning Issues***

For Planning and Zoning issues in the past, the City has used private contractors such as Community Growth as well as working with Cass County Environmental Services under a contract to handle all details. In May of 2014 the city hired a City Administrator and also gave the administrator the dual role of serving as the Planning and Zoning Administrator as well. This brings a person into City Hall that can answer questions and be available on a moment's notice to help residents understand and interpret the current City Ordinances in place. This person can also be available to follow up, inspect and photograph projects underway to document and enforce those ordinances.



## ***Budget***

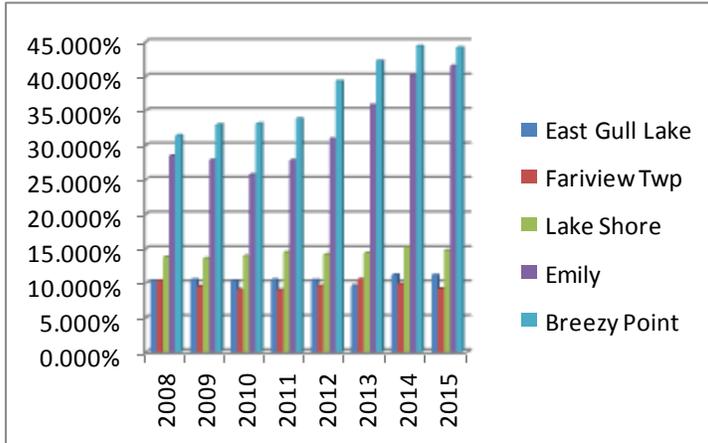
Property taxes are the main funding source for the City of East Gull Lake. Other funding sources include intergovernmental aid, funds from special assessments, wastewater user fees and connection charges, and fees from licensing and permitting.

The total market value of the property in the City is quite similar to area communities such as Breezy Point and Lake Shore. This high value of lakeshore property and the resort industry largely contribute to the total market value in the City. Over 50% of the market value is attributed to the resorts in the City. Residential properties contribute to 40% of the total market value, with lakeshore properties constituting approximately 83% of that value. The tax capacity and the tax levy composition for the City reflect the composition in market value with the resort industry contributing approximately 56% of the total tax capacity and the total tax levy.

The tax rate is the percent of total property value each property owner pays in property tax. This is calculated by dividing the tax levy by the tax capacity. As a result of the City's low tax levy and high tax capacity, the City of East Gull Lake has a considerably lower tax rate compared to other area communities such as Lake Shore, Emily, and Breezy Point.



# CITY OF EAST GULL LAKE



The property tax rate for East Gull Lake has remained relatively even over the last seven years, the average between 2008 and 2015 being 10.513%.

General government expenditures are the costs of the mayor, city council, city staff, elections, legal costs, publishing costs, planning and zoning, and the costs associated with utilities and maintenance of buildings.

A more detailed budget can be reviewed by contacting City of East Gull Lake staff at City Hall.

## Policies

The following policies should guide all future growth, development, and local government actions in the City of East Gull Lake:

### ***Maintain local government conservative spending policies***

East Gull Lake has been able to resist large tax increases that other communities have experienced, maintaining one of the lowest tax rates in the area. Public hearings are held when the tax levy is being decided.

### ***Continue to ensure roads are safe, affordable, and reflect the character of the community.***

It is important that roadways in the City are safe for autos as well as pedestrians as more residents seek areas for walking and running. The City will continue ongoing maintenance and upkeep of existing roadways, planning and budgeting over the long-term to avoid sudden increases in taxes.

### ***Encourage new residential growth at densities that can support maintenance costs or are in close proximity to existing roads to avoid unfunded road maintenance liability***

The City has required that developers improve the roads within their developments to the standards set forth by the City before the City will take over maintenance of the roadway. The City should ensure the tax revenue generated from new developments will cover the long-term costs of their road maintenance.

### ***Extend municipal wastewater utilities to areas based on the following criteria:***

- Where extension does not require a public subsidy
- Where extension serves an area of adequate density to support the long-term maintenance costs of the extension
- Where the development is consistent with other policies contained in the Comprehensive Plan, with a preference given to the following:
  - Where the extension of the system has a positive impact on water quality
  - Areas of density that are not covered by the existing system



# CITY OF EAST GULL LAKE

***Ensure that the most effective, efficient and economical Emergency Response Services are provided to the City's residents and businesses.***

***Consistently assist residents to follow City regulations***

## **Strategies**

To implement these policies, the City of East Gull Lake will seek to apply the following strategies:

### ***Short-term Strategies:***

- Review the City's violation and enforcement policy to ensure that codes are updated regularly.
- Continue to update the Ordinance posted on the City website.

### ***Medium-term Strategies:***

- Continue to communicate to property owners what the rules and regulations are for their property.
- Continue to have available a review of the City's regulations at City Hall for new shoreline property owners.
- Continue to provide information to residents about how property taxes are spent.
- Be involved with the Gull Area Chain of Lakes Association on issues that impact Gull Lake.

### ***Long-term Strategies:***

- Continue partnering with neighboring jurisdictions and area communities to discuss regional planning issues.
- Investigate how the City might coordinate emergency response services with other communities.
- Seek public response for any improvement or project that would increase the tax levy by more than 25%.





# CITY OF EAST GULL LAKE

## VII. Land Use Zoning Guidelines

Currently the City zoning map contains the following designations that serves as a guideline for making decisions on land use permit applications.

**Commercial Waterfront (CW):** A designation for property that is suitable for commercial development, generally related to resorts and restaurants.

**Wooded Residential (R1):** To establish and maintain a Land Use District that is semi-rural in character and to prevent the occurrence of dense urban development while retaining the wooded nature of the land.

**Residential (R2):** A designation for properties that are non-shoreline and have been developed, or are suitable to be developed, in a residential neighborhood.

**Shoreline Residential (R3):** A designation for shoreline properties to be developed residentially.

**Recreation (Rec):** A designation for lands used for public and private recreational facilities.

**Public Space (P):** Lands designated as public property. (City, County, State & Federal)

**Open Space/Wetlands (O):** A designation for the preservation of environmentally-sensitive areas, unique resources, and other designated non-developable lands. Areas such as wetlands, lakes, bluffs, threatened and endangered species habitat, historic sites, and land set aside as part of the development process should be zoned Open Space.

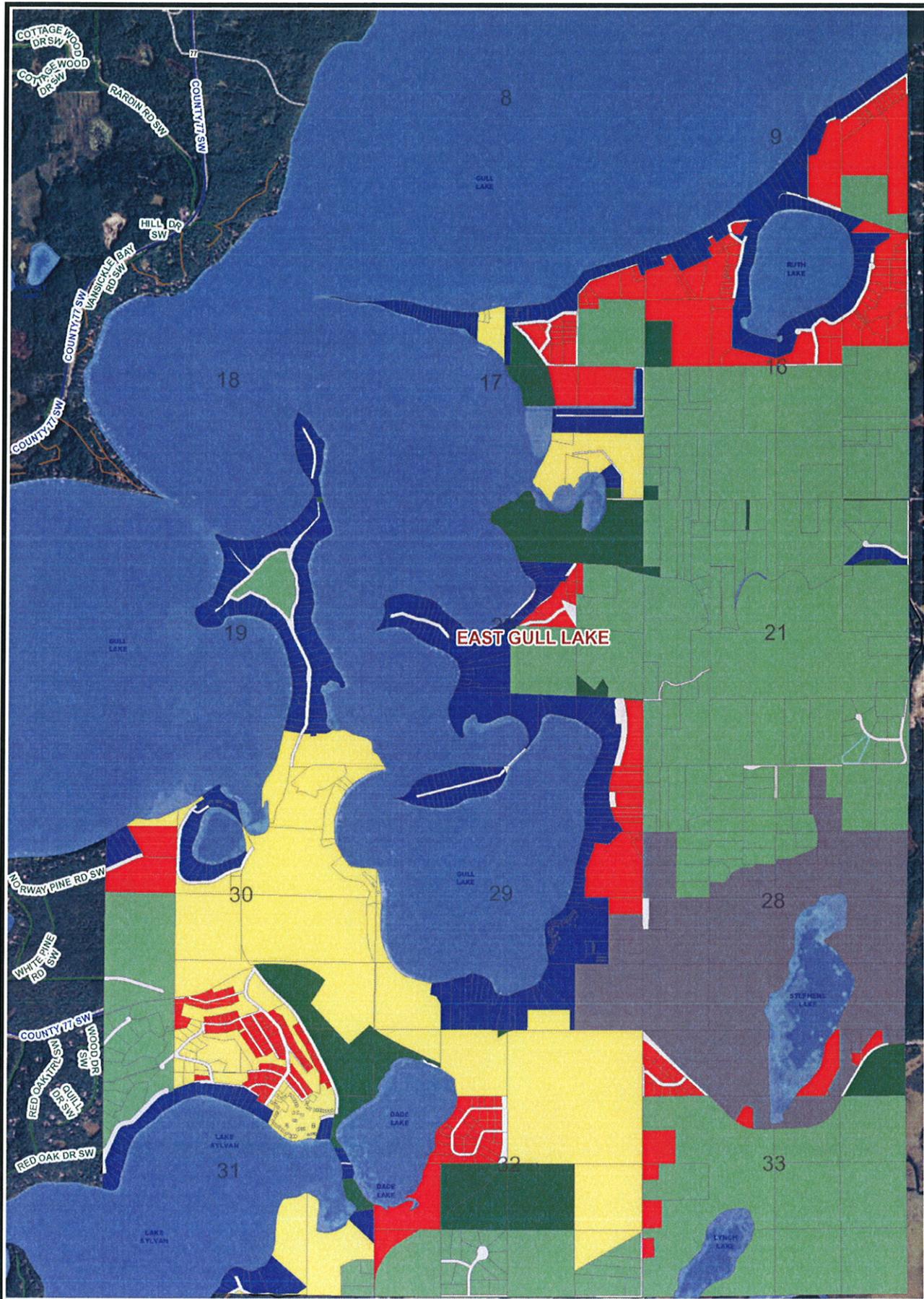
### **Appendix: Planning Maps**

A series of maps were created to inform the comprehensive planning process. A number of these maps are contained in the body of the text of this document. The remaining maps were also used in planning for the future of East Gull Lake:

- Land Use / Zoning
- Pillager Fire Service
- Jurisdictions Governing Gull Lake
- Road Classifications
- Wastewater System Service Area

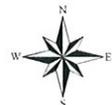






- City of East Gull Lake Zoning**
- CW - Commercial Waterfront
  - P - Park/City/Public
  - R1 - Wooded Residential
  - R2 - Residential
  - R3 - Shoreline Residential
  - ROW - Right of Way
  - Rec - Recreation

**Cass County, Minnesota**



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.