

CITY OF EAST GULL LAKE
AGENDA
PLANNING AND ZONING COMMISSION
Tuesday, July 24, 2018 – 6:30 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Additions or Deletions to the Agenda /Adoption of Agenda
5. Approval of Minutes
 - a) June 26, 2018 Regular Meeting
6. Public Hearing
 - a) Cragun’s LEGACY VILLAGE Lot Split, Zoning Change, CUP, and PUD 2018-34
7. Open Forum*
8. P&Z Administrator’s Report
 - a) Statistics

New Permits:	11
New Variances:	
New Conditional Use:	1
Potential Permits:	
Inspections:	
Completion Letters:	
New Violations:	
Total 2018 Permits to date:	42

- b) 2013, 2014, 2015, 2016 & 2017 Existing Permits Update
 - 1 remaining open 2013 permit: Owen Trout garage
 - 1 remaining open 2014 permits: Thomas Deans shed
 - 2 remaining open 2015 permits: Foster new home, Lind addition and garage
 - 6 remaining open 2016 permits
 - 28 open out of 76 total 2017 permits
9. Old Business
None
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

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

Staff Report

Application: Rezoning and Conditional Use Permit for a Planned Unit Development currently zoned Rec and R-2 Residential on a 24.11-acre parcel.

Applicant: Cragun's Enterprises Inc.

Staff presenting this Report: Rob Mason City Administrator/Planning and Zoning Administrator

Property Description:

Proposed Description R-2 Zoning (Existing REC area):

That part of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter, Section 28, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter of the Southwest Quarter of the Northwest Quarter; thence on an assigned bearing of North 89 degrees 41 minutes 10 seconds East, along the north line of said Southeast Quarter of the Southwest Quarter of the Northwest Quarter, a distance of 307.05 feet; thence South 00 degrees 07 minutes 54 seconds West 362.52 feet; thence South 89 degrees 41 minutes 10 seconds West 170.05 feet; thence South 00 degrees 07 minutes 54 seconds West 297.65 feet to the south line of said Southeast Quarter of the Southwest Quarter of the Northwest Quarter, and the point of beginning of the tract to be herein described; thence returning North 00 degrees 07 minutes 54 seconds East 297.65 feet; thence South 89 degrees 41 minutes 10 seconds West 137.00 feet to the west line of said Southeast Quarter of the Southwest Quarter of the Northwest Quarter; thence South 00 degrees 07 minutes 54 seconds West, along said west line, a distance of 297.60 feet to the southwest corner of said Southeast Quarter of the Southwest Quarter of the Northwest Quarter; thence North 89 degrees 42 minutes 25 seconds East, along the south line of said Southeast Quarter of the Southwest Quarter of the Northwest Quarter; a distance of 137.00 feet to the point of beginning.

Proposed Description REC Zoning (Remnant REC Zoning area; existing shop area):

That part of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter, Section 28, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows:

Beginning at the southeast corner of said Southwest Quarter of the Southwest Quarter of the Northwest Quarter; thence on an assigned bearing of North 00 degrees 07 minutes 54 seconds East, along the east line of said Southwest Quarter of the Southwest Quarter of the Northwest Quarter, a distance of 297.60 feet; thence South 89 degrees 41 minutes 10 seconds West 123.44 feet; thence North 72 degrees 42 minutes 32 seconds West 76.17 feet; thence South 00 degrees 16 minutes 47 seconds East 325.55 feet; thence North 89 degrees 42 minutes 25 seconds East 5.00 feet to the east line of the West 471.00 feet of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 16 minutes 47 seconds West, along said east line, a distance of 5.00 feet to the south line of said Southwest Quarter of the Southwest Quarter of the Northwest Quarter; thence North 89 degrees 42 minutes 25 seconds East, along said south line, a distance of 188.92 feet to the point of beginning.

Proposed Description R-2 Zoning:

That part of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter, Section 28, Township 134 North, Range 29 West, Cass County, Minnesota, lying east of the following described line: Commencing at the northwest corner of said Southeast Quarter of the Southwest Quarter of the Northwest Quarter; thence on an assigned bearing of North 89 degrees 41 minutes 10 seconds East,

along the north line of said Southeast Quarter of the Southwest Quarter of the Northwest Quarter, a distance of 307.05 feet to the point of beginning of the line to be herein describe; thence South 00 degrees 07 minutes 54 seconds West 362.52 feet; thence South 89 degrees 41 minutes 10 seconds West 170.05 feet; thence South 00 degrees 07 minutes 54 seconds West 297.65 feet to the south line of said Southeast Quarter of the Southwest Quarter of the Northwest Quarter, and said line there terminating.

Remnant Parcel:

The South Half of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 28, Township 134 North, Range 29 West, Cass County, Minnesota, except the West 137.00 feet thereof, AND ALSO, EXCEPT,

The North 362.51 feet of the West 307.05 feet of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter, said Section 28.

Subject to easements, reservations or restrictions of record, if any.

Proposed Description PUD Zoning:

That part of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter, Section 28, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows:

Beginning at the northwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assigned bearing of North 89 degrees 39 minutes 55 seconds East, along the north line of said Southwest Quarter of the Northwest Quarter, a distance of 661.57 feet to the northeast corner of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter, said Section 28; thence South 00 degrees 07 minutes 54 seconds West, along the east line of said Northwest Quarter of the Southwest Quarter of the Northwest Quarter, a distance of 660.11 feet to the southeast corner of said Northwest Quarter of the Southwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 10 seconds East, along the north line of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter of said Section 28, a distance of 307.05 feet; thence South 00 degrees 07 minutes 54 seconds West 362.52 feet; thence South 89 degrees 41 minutes 10 seconds West 430.49 feet; thence North 72 degrees 42 minutes 32 seconds West 76.17 feet; thence South 00 degrees 16 minutes 47 seconds East 325.55 feet; thence North 89 degrees 42 minutes 25 seconds East 5.00 feet to the east line of the West 471.00 feet of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 16 minutes 47 seconds East, along said east line, a distance of 625.00 feet to the south line of the North 630.00 feet of said Northwest Quarter of the Southwest Quarter; thence South 89 degrees 42 minutes 25 seconds West, along said south line, a distance of 471.00 feet to the west line of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 16 minutes 47 seconds West, along said west line, a distance of 630.00 feet to the northwest corner of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 03 minutes 36 seconds East, along the west line of said Southwest Quarter of the Northwest Quarter, a distance of 1319.73 feet to the point of beginning.

PIDs: 87-028-2300, 87-028-2301, 87-028-3202; Part of 87-028-2302 and 87-028-2304

Background: Cragun's Enterprises Inc. has owned or acquired a total of 24.11 Acres being considered for this residential PUD development of 38 individual homes located north of the Legacy Golf Clubhouse site. Two adjoining 5-acre parcels with homes currently being used for rentals have been acquired on Suomi Drive to provide additional buffer space and additional parking space for Legacy Golf employees. 2.5 acres of these parcels were added to the PUD. The 38 proposed home sites being developed would be located on new roads being built just off Cass County State Aid Highway 70 or East Gull Lake Dr and also accessing the City road referred to as the Gull River Road. New roads with city required 66 foot right of ways are being proposed to meet City specs and included Legacy Drive, Dutch Circle, Bobby's Circle, and Legacy Court. All 38 homes would be part of a HOA (home owners association) and would have

HOA fees for included services common to this type of development. Covenants would also be established for the HOA that would include development rules and policies for future owners. This development is being designed for people downsizing and having a desire for less grounds maintenance. It also will appeal to those that may be a of seasonal nature and want a home in a more securely patrolled area

The applicant is applying for a residential PUD in areas currently zoned Rec and R – 2 open space zones. In order to move forward with the PUD application, the applicant is applying for rezoning portions of the Rec zoned property to R-2 as current zoning rules do not allow a PUD in the REC zone.

This development will be attached to the East Gull Lake Wastewater System at Cragun’s expense via a gravity system to a single duplex grinder station that will connect to the adjoining system at the Legacy Clubhouse. The developer has also provided information regarding current surveys, wetland delineation, existing drainage layout, proposed drainage layouts, turning radius calculations for fire and snow plow equipment, draft for future covenants, design of proposed new roads, Cragun’s will also request that the roads and wastewater system be taken over by East Gull Lake when all city specifications are met and 50% of the lots within each phase are sold. The Wastewater and Road Committee met on July 11th 2018 and Jerry Stromberg made a motion and Dennis Lang seconded the motion which was then voted unanimously by committee members to approve the engineered plans presented. Engineered specifications have been submitted for both road and sewer and will also be reviewed by the city engineer and city attorney for compliance.

A planned unit development (PUD) must meet all setback requirements of the underlying zone; however, a PUD is more flexible in where structures are allowed and the type of concentration of structures. A PUD allows structures to be clustered closer together allowing for larger open spaces. The East Gull Lake Land Use Ordinance defined a PUD as (Section 3.2): *a land use characterized by a unique site design for a number of dwelling units or dwelling sites on a parcel, whether for sale, rent, or lease, and also usually involving a clustering of these units or sites to provide areas of common green space, density increases, and a mix of structure type and land uses. Does not include a duplex where specifically allowed in a zoning district on a single parcel of land.*

A PUD must also provide a minimum of 25% open space (Cragun’s are providing 31.95%) 50% common space (Cragun’s are at 50.06%) with permanent easements extending into the golf courses.

The common areas where the pickle ball courts and out lots are located will be owned by the homeowner’s association.

Storm water Summary:

The following is our overview of the preliminary storm water design for Villas at Legacy. The following storm water requirements were used for design:

City of East Gull Lake:

- * Contain the 10-year, 24-hour storm event.
- * Drainage structures sized for 5-year, 24-hour storm to a natural drainageway and 100-year, 24-hour storm along a drainageway.
- * One-foot freeboard above the water level in the drainageway created by a storm of a 100-year, 24-hour rain event.

MPCA:

- *Water Quality- 1.1" over impervious infiltrated in pond in 48 hours contained in pond.
- *Rate Control- Meet or decrease flows exiting site for 100-year storm.
- *6-foot-wide pond top.
- * Emergency spillway on pond.
- * 4:1 maximum pond slopes.

MODELED STORM EVENTS

The Type II 24-hour storm events were modeled in Hydro cad Version 10.0 using the SCS TR-20 method. The

following NOAA Precipitation Frequency Data Server (PFDS) rainfall amounts were used:

- * 2-year storm event – 2.63"
- *5-year storm event – 3.27"
- * 10-year storm event – 3.86"
- * 100-year storm event – 6.29"

ASSUMPTIONS

The assumptions made during the modeling of this project are as follows:

- *The land uses / curve numbers on the existing land are based on aerial photos.
- * Lidar was used to calculate the land slope outside of the project area.
- *Storm water flowing from the North and Northeast is assumed to overtop the existing road and flow via shallow concentrated to the low points onsite.
- * Infiltration rate of hydrologic soil group A is 1.663 in/hr. based on the Minnesota Storm water Manual.

Applicable Statutes in the City Code:

Any use proposed in a PUD must be a permitted use in the underlying zone, which is proposed to be after rezoning REC and R-2 zoning districts in this case.

The City must consider the following criteria in determining the suitability of a parcel(s) for a PUD (Section 7.1):

1. Existing recreational use of the surface water and likely increases in use associated with planned unit developments.
2. Physical and aesthetic impacts of increased density.
3. Suitability of lands for the planned unit development approach.
4. Level of current development in the area.
5. Amounts and types of ownership of undeveloped lands.
6. Size of the parcel and amount, if any, of shoreline
7. A minimum parcel size in the R-1, R-2 and R-3 districts of 5 acres with 300 feet of shoreline.

If the Commission determines that the parcel is suitable for development as a PUD, the next step is a density evaluation. In order to get the extra density allowed in a Residential PUD, the following criteria must be met (Section 7):

1. The PUD must contain a minimum of at least three dwelling units on site
2. A Residential PUD shall meet the following open space requirements:
 - a. At **least 25 percent of the total project area** shall be preserved as open space
 - b. Open space shall be left in its natural state and shall be contiguous
 - c. Dwelling units or sites, road right-of-way, land covered by road surfaces, parking areas, stormwater basins, collection and treatment areas, structures and landscaped areas

which are routinely maintained are developed areas and shall not be included in the computation of minimum open space.

- d. Open space shall include areas with physical characteristics unsuitable for development in their natural state, and areas containing significant historic sites or un-platted cemeteries.
 - e. A landscape berm where possible to be maintained or established along the boundary of the PUD and a public road. The buffer shall be included as open space, minus areas used as accesses.
 - f. Where a wildlife corridor is present, open space shall be designed to include the corridor.
 - g. The appearance of open space areas shall be preserved by use or restrictive deed covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means acceptable to the City.
3. A PUD shall develop and maintain a stormwater management plan indefinitely
 - a. Capacities of existing drainage ways shall be maintained.
 - b. Inlets and outlets to adjacent parcels shall be maintained.
 - c. All PUD's shall contain the **10-year, 24-hour storm even within the development**
 - d. Runoff from the parcel shall not be concentrated unless part of a city stormwater management plan
 4. The PUD shall be connected to publicly owned water supply and sewer systems where available. On-site water and sewage treatment systems shall be centralized and designed and installed to meet or exceed applicable standards or rules of the Minnesota Department of Health and the Minnesota Pollution Control Agency.
 5. All PUD's shall develop and maintain erosion control throughout construction activities. All ground shall be restored or stabilized as soon as possible after being disturbed.
 6. All exterior lighting shall be directed downward and shall not illuminate adjacent parcels are directly or indirectly.
 7. All PUD's shall meet the following building standards:
 - a. Parking and driving areas must be paved
 - b. All buildings shall be earth tone in color and shall be designed, constructed and positioned to be compatible, in color, character and mass, with the surrounding land use.

If the Commission determines that the PUD meets all requirements set forth by the City, the conditional use permit criteria must then be evaluated. To approve a conditional use permit, the Commission must consider the following (Section 10.5):

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.

Additionally, the following must be considered before approval (Section 10.5):

1. The conditional use should not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purpose permitted on that property, nor substantially diminishes or impairs 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 requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

4. The conditional use 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 serve 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.

Findings of Fact: The following findings of fact are provided for your discussion in relation to this conditional use permit request on whether or not the parcel is suitable for development as a PUD:

1. East Gull Lake has very few transitional type housing units off the lake for those that do not wish to have or maintain a single-family home. Residents who purchase these units tend to be older as they enjoy the social involvement with others and the fact the homeowner's association does the tasks typically required in Single family ownership.
Our Current Comprehensive plan states on page 16: The City should encourage and support housing developments that provide for different housing options and styles. The housing currently available in the City is largely composed of detached single family homes with average prices higher than that found in the region. Residents seek to diversify the housing stock to include different housing types, such as townhomes, that will allow residents to remain in the City as they age and that will encourage younger residents to move to the City.
2. Covenants Draft and Easements have been provided by the developer for owner protection and City access to adjoining property for utilities.
3. The use or development, with conditions, conforms to the comprehensive land use plan that emphasizes preserving rural character. The City Code section VII section 8.7-1.3.6C Page 323 also allows for preservation of rural character within the community by allowing PUD density increases when certain conditions are met such as City Sewer being available and the distance from any shoreline. For many years while I was on the planning commission, the city was criticized for only offering 2.5-acre developments. All the developed properties during that time were not HOA developments with services provided that transitional couples are looking for today. Families were looking for privacy and larger homes at that time. The last real condensed PUD was the East Pointe development started in 1985. This is an HOA that is very popular and resale of homes is at an all-time high.
4. An engineered storm water pollution prevention plan has been submitted.
5. A preliminary Landscape plan has been submitted for the proposed development area with trees and shrubbery provided. The development would also be screened from the roads by existing vegetation in areas left in their natural state.
6. New roads will be added in the development with connections to the city road, Gull River Road and the county road Cass County State Aid Highway 70 or East Gull Lake Drive. Connections to these roads will receive City and County approval for safety. Presently a right-hand turn lane will be added by the developer on the north right entrance to Legacy Drive. These new roads would be built to City and County standards and then dedicated to the city and county when completed to City and County Specs for future ownership and maintenance.

7. The entire PUD would have 23.34% of impervious coverage including all estimated structures, parking areas, roadways, trails, pickleball courts and other hard surfaces. This meets the standard of less than 25% impervious with a storm water plan, as provided.
8. Setbacks of home sites from the road right of way is a minimum of 20 feet. Setbacks vary from 20 feet to 96.4 feet with the coving concept. The average setback for the 38 homes is 28.96 feet (City road standards are 30 feet from the ROW.)
9. The East Gull Lake Wastewater and Road committee met on July 11th 2018 and has reviewed the road and sewer plans and with a motion by Jerry Stromberg and a second by Dennis Lang, the vote was passed unanimously by the committee.
10. The Conditional use will not be a financial burden to the City as the extra tax revenue and additional sewer revenue will more than offset any City expense.

11. Density issue comparisons in East Gull Lake

I have compared three different PUD's currently in East Gull Lake for density comparisons;

East Point Developed in 1985, Originally designed for 72 units on 23.48 acres. All in the R3 zoning area and primarily first and second tier. 1,022,788 sq. ft total property area divided by **72 units is 14,205 sq. ft per unit**, second 36 units was abandoned from approved plan so the development ended up to be **36 units at 28,410 sq. ft per unit**

Green Hill Townhouse Developed in 1978 Designed for 20 units on 5.426 acres. All in R3 zone all in the first and second tier. 20,337 sq. Ft. in total property area divided by **20 units is 11,816 sq. Ft per unit**

The Harbor developed in 2016 Designed for 27 units on originally over 58 acres. Property was donated to the city after the development was approved and the housing portion sits on 26 acres all on tier 1,2 and 3 on land zoned R3 and R2 or 1,132,560 Sq. Ft of total property area divided by **27 units is 41,946 sq. Ft per unit**

Legacy Village proposed in 2018 Proposed for 38 units on 24.11 acres all to be rezoned to R2. Property is more than 1,250 feet from any shoreline and falls beyond any tier. 1,050,211 sq. ft of total property area divided by **38 units is 27,637 sq. ft per unit**

The Legacy Village PUD falls approximately in the middle of other PUD's already approved since the original East Point and the Green Hill Townhouse PUD's are much denser. The big factor is this development is 1,250 feet away from any lake. It has City Sewer facilities available to the area and is also very close to a major golf facility that will attract buyers to the development.

On computing standard density in the Legacy Village proposed PUD:

1. There are approximately 24.11 usable acres for the development.
2. There are 38 proposed building sites that range from 8,218 sq. ft to 22,785 sq. ft.
3. The PUD impervious coverage calculations for the entire 24.11 acres is as follows;
 - A. 83,077 SF Road Impervious area
 - 121,600 SF House pad impervious area (3,200 SF for each 60 x 60 Pad)
 - 30,400 SF Projected driveway impervious area
 - 3,600 SF Pickleball court area
 - 1,050,211 SF Total PUD area
 - 6,390 trails – Cart Path areas

23.34% Percentage impervious for entire property involved

NOTES: Building pads are calculated at 3200 SF
 Driveways averaged at 20 'X 40'

38 total lots in PUD

Please see Exhibit A on plans provided for Impervious

4. The PUD meets all density requirements in our ordinance.

On the design criteria for a PUD:

1. The PUD proposes 38 units, which exceed the minimum requirement of three units.
2. The required **50-foot vegetative buffer** around the development is indicated on the Preliminary Plat
3. Based on details provided with the preliminary plat, the 25 percent open space requirement has been met with a total of 32.9% total.
4. More than **50.5% percent of the development is common space**, which exceeds the requirement of 50%. Common space includes the stormwater management ponds, the 50-foot vegetative buffer, and recreation facilities.
5. The common spaces are managed by the Home Owners Association created for the residential development.
6. The PUD **includes a 10-year, 24-hour stormwater management plan.**
7. The applicant has submitted a professionally prepared stormwater management plan.
8. The development will be connected to the City sewer system for all 38 lots to be sold and additionally the maintenance building, Dorms and adjacent rentals homes will be hooked up in the near future.
9. All on site lighting to be installed will be pointed downward or away from neighboring properties.
10. All building colors will be in conformance with the City Ordinance. This is set in the Owners Covenant restrictions as well.
11. A grading, drainage and erosion control plan has been submitted.

Conditional Use criteria:

1. The proposed PUD is a conditional use in the R-2 Zoning District.
2. The proposed development does not conflict with the comprehensive plan as it meets the density requirements of the current City code. The density increases allowed by the PUD in an R2 zone include hooking up to City sewer for a 50% increase and a 25% increase for being outside the 1000-foot shoreline impact zone at around 1,250 feet. R2 allows 1 house per 40,000 sq. ft. at 1,050,211 sq. ft this would be 26 units. A 50% increase of 13 units allows 39 and also adheres to the impervious coverage rules of less than 25% with a storm water plan
3. There is no reason to believe that the proposed development would be injurious to the public health, safety, and welfare.
4. There is no reason to believe that the proposed development would be injurious to the use or diminish the enjoyment of other property nor substantially diminish or impair values in the immediate vicinity of the proposed use.
5. There is no reason to believe that the conditional use will impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
6. The developer will pay all costs for the development of public infrastructure. The units will add to the tax base and will help spread the cost of the City owned and operated sewer system across more users.
7. The proposed development will not hinder development of adjacent parcels by blocking access or create a nuisance situation.
8. At least one parking space is provided for each proposed unit.

9. Provisions for signage identifying the property will be included in the final plat.
10. Through the submitted storm water management plan, the development will promote the prevention and control of pollution of the ground and surface waters including sedimentation and control of nutrients.
11. Draft Covenants have been submitted for the protection of the Homeowners Association and are being reviewed by the city attorney.

Planning Commission Direction: The Commission can recommend approval of the conditional use permit, recommend denial, 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: In general, we believe this plan meets the East Gull Lake ordinance and should therefore be adopted.

Therefore, based on the findings of fact, City Staff recommends approval of the Conditional Use Permit for a Planned Unit Development with consideration given to the following conditions:

1. The City Attorney shall review the draft covenants for the Home Owners Association to make sure they follow City code. The review shall only be to determine how the documents administer and enforce the provisions and conditions of this approval. These documents must be deemed acceptable to the City Attorney or revisions shall be made to make them acceptable.
2. The City shall be notified when erosion control measures are in place before construction so that a site inspection can take place.
3. The City Engineer shall review the sewer connections for compliance to City and State codes.
4. Upon final completion and inspection of the new roads proposed to City Specifications and the completion of the Waste Water Collection system being completed according to the City Engineers Specifications, these public facilities will be turned over to the City of East Gull Lake when 50% of the homes are sold within phase one and the same condition for phase two for future maintenance.
5. Existing tree vegetation shall be marked and preserved, wherever possible.
6. All structures shall conform to the City's minimum building standards for a PUD and to the state building code.
7. Any future significant changes to the Property Owners Association Covenants shall be submitted to the City for approval as a modification to the Conditional Use Permit. Significant changes will be submitted to the City Planning and Zoning Administrator.
8. Developer will grant easements on Gull River Road for potential future sewer extensions.
9. Developer will show an easement for the HOA on the driveway going to the maintenance building to prevent future owners from eliminating this option.
10. Developer shall pay all costs of installation of the public infrastructure.
11. Developer shall post an escrow account with an estimated dollar amount to cover cost (estimate \$10,000) incurred by the City Attorney, City Engineer and any city staff required to verify improvements are installed as required by approvals.
12. All infrastructure and general association improvements must be installed prior to obtaining a certificate of occupancy for any of the residential units. This would include the pickle ball courts, and public roads
13. Construction of all structures shall conform to the building code of the State of Minnesota.
14. All mail delivery shall be done as approved by the US Postal Service.
15. The execution of the appropriate Developers Agreement to ensure compliance with the conditions of approval and compliance with the relevant ordinances and statutes.
16. A Residential PUD shall meet the following open space requirements:

- a. **At least 25%** of the total project area shall be preserved as open space, **plans show 32.9%** currently
 - b. A **minimum of 50% open space** shall be left in its natural state and shall be contiguous, **plans show 50.5%**
 - c. Dwelling units or sites, road right-of-way, land covered by road surfaces, parking areas, stormwater basins, collection and treatment areas, structures and landscaped areas which are routinely maintained are developed areas and shall not be included in the computation of minimum open space.
 - d. Open space shall include areas with physical characteristics unsuitable for development in their natural state, and areas containing significant historic sites or un-platted cemeteries.
 - e. A 50-foot buffer is to be maintained or established along the boundary of the PUD and a public road. The buffer shall be included as open space, minus areas used as accesses.
 - f. The appearance of open space areas shall be preserved by use or restrictive deed covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means acceptable to the City.
17. A PUD shall develop and maintain a stormwater management plan indefinitely
- a. Capacities of existing drainage ways shall be maintained.
 - b. Inlets and outlets to adjacent parcels shall be maintained.
 - c. All PUD's shall contain the 10-year, 24-hour storm even within the development
 - d. Runoff from the parcel shall not be concentrated unless part of a city stormwater management plan
18. The PUD shall be connected to the City sewer systems where available and designed and installed to meet or exceed applicable standards or rules of the Minnesota Department of Health and the Minnesota Pollution Control Agency.
19. Existing resort dormitories and maintenance facilities shall be required to be hooked up to City sewer with appropriate ERC's and current connection fees charged by size when the wastewater system is operational for the development. Existing adjoining rental homes at 11363 Suomi Dr. and 11391 Suomi Dr. will be hooked up to City sewer if a permit to expand their footprint is requested or if the existing wastewater system fails. Cragun's will use existing connection fee credits for sewer connection fees and if units required to hooked up are not hooked up within a year, quarterly billings will begin at that time.
20. All PUD's shall develop and maintain erosion control by MPCA rules throughout construction activities. All ground shall be restored or stabilized as soon as possible after being disturbed.
21. All planned exterior lighting shall be directed downward and shall not illuminate adjacent parcels that are directly or indirectly affected.
22. All PUD's shall meet the following building standards:
- a. Parking and driving areas must be paved
 - b. All buildings shall be earth tone in color and shall be designed, constructed and positioned to be compatible, in color, character and mass, with the surrounding land use.
23. Developer is allowed to proceed with construction provided final plat is recorded prior to Certificate of Occupancy.



Staff Report

Application: Preliminary plat for a Planned Unit Development in the R-2 Zoning District.

Applicant: Cragun's Enterprise Inc.

Background: Cragun's Enterprises Inc. has owned or acquired a total of 24.11 Acres being considered for this residential PUD development of 38 individual homes located north of the Legacy Golf Clubhouse site. Two adjoining parcels have been acquired on Suomi Drive to provide additional buffer space and additional parking space for Legacy Golf employees. The 38 proposed home sites being developed would be located on new roads being built just off Cass County State Aid Highway 70 or East Gull Lake Dr and also accessing the City road referred to as the Gull River Road. New roads with city required 66 foot right of ways are being proposed to meet City specs and included Legacy Drive, Dutch Circle, Bobby's Circle, and Legacy Court. All 38 homes would be part of a HOA (home owners association) and would have HOA fees for included services common to this type of development. Covenants would also be established for the HOA that would include development rules and policies for future owners. This development is being designed for people downsizing and having a desire for less grounds maintenance. It also will appeal to those that may be a of seasonal nature and want a home in a more securely patrolled area

The application is in two parts. This report reviews the preliminary plat application. The other staff report reviews the conditional use permit for the planned unit development. The preliminary plat is contingent upon previous approval of the conditional use permit.

Applicable Statutes: The subdivision requirements are listed in Sections 7.1 and Section 8 of the Land Use Ordinance. Section 8, Planned Unit Developments, controls the lot size and density requirements.

The preliminary plat shall comply with the following subdivision standards (Section 8.4):

1. The land shall be properly zoned and suitable in its natural state for the intended purpose with minimal alteration. Land subject to flooding, land below the ordinary high water mark, wetlands, and areas with high water table, bluffs or land containing other significant constraints upon future intended usage, shall not be considered in the minimum lot size. The suitability analysis for each lot shall also consider soil and rock formations with severe limitations for development, severe erosion potential, steep topography, inadequate water supply or sewage treatment capabilities, near-shore aquatic conditions unsuitable for water-based recreation, important fish and wildlife habitat, presence of significant historic sites, or any other feature of the natural land likely to be harmful to the health, safety, or welfare of future residents of the proposed subdivision or of the community.
2. Each lot shall be served by the public sewer and pay the current connection fee when permit is purchased.
3. Commonly owned property or green space used for access in a planned unit development shall have a minimum of 33 feet of frontage on a public right of way.
4. Proposed streets shall conform to the Comprehensive Plan of the City, County, and State highway plans and existing boundary conditions.

- a. All streets within the subdivision shall be constructed by the sub-divider. Local streets and collector streets shall be constructed according with the established minimum standards.
 - b. Please refer to Section 8.4 of the Ordinance for specific street layout requirements.
- 5. Easements have been provided for public utilities or drainage where required by the Planning Commission and shall be the following widths at a minimum:
 - a. Watermain – 20 feet
 - b. Sanitary Sewer – 40 feet
 - c. Storm Sewer – 20 feet
 - d. Electrical, telephone or cable television – 10 feet
 - e. Drainageway – 10 feet

Sections 8.5, 8.6, 8.7, and 8.8 describe survey standards, street improvement standards, sanitary provision standards, and water supply standards respectively. Those provisions are not listed here but can be found in the Ordinance.

The sub-divider shall plan for the retention of natural stormwater/snowmelt drainage patterns in the design of the proposed subdivision. The sub-divider shall be responsible to provide adequate drainage facilities for his development and upstream properties.

1. All natural drainage ways draining properties upstream from the subject property shall be preserved, and no structures shall be less than one foot above the water level in the drainage way created by a storm of a 100-year, 24-hour rain event. No filling of areas inundated by the 100 year, 24-hour rain event should be allowed except by Conditional Use Permit.
2. All streets, building sites and subsurface sanitary sites shall be drained to a natural drainage way. The sub-divider shall provide adequate grading or drainage structured so no inundation or ponding will occur from a storm of a 5-year, 24-hour rain event.
3. Natural or manmade storage areas shall be utilized where needed and shall be designated by drainage and utility easement by the sub-divider. No storage area shall be considered part of the minimum lot area requirement. All storage areas shall be vegetated and designed to lower naturally after a storm.
4. All drainage structures provided shall be sufficient in size to pass a 5-year, 24-hour storm to a natural drainage way and to pass a 100-year, 24-hour storm along a drainage way.
5. All area disturbed by grading, street construction or structure installation shall be covered with a three inch natural topsoil and seeded. Drainage ways over two percent tin gradient shall, at a minimum, be sodded.
6. All parking areas, heavy use areas, storage areas and impervious area shall be diverted to a basin designed to allow entrapment of silt and nutrient prior to discharge to natural drainage way or public water.
7. Erosion control measures shall be provided where necessary in the opinion of the City Engineer.

Dedications to the Public

1. In accordance with the provisions of Section 462.358 of the Minnesota Statutes, or amendments thereto, the sub-divider shall dedicate, to the public, lands for highway right of ways, street right of ways, utility easements, wetland easements and similar lands required for perpetual and public improvements.
2. In addition, for every new subdivision of land involving three or more lots which are to be developed for residential purposes, the Planning Commission, with the concurrence of the City Council, shall require either a payment to the City or a land dedication for conservation

purposes or for public use as parks, recreational facilities playgrounds, trails, wetlands, utility easements or open space, of a sum not to exceed ten percent (10%), of the fair market value of the land to be subdivided. The fair market value of the land to be subdivided shall be the value as determined by the Cass County Assessor at the time of Final Plat approval by the City Council. All dedications shall be included in the dedication portion of the plat, included in the development contract, or received by the City in Warranty Deed prior to the approval of the final plat, without further restrictions or reservations.

Findings of Fact: The following findings of fact are provided for your discussion in relation to this conditional use permit request on whether or not the parcel is suitable for development as a PUD:

1. East Gull Lake has very few transitional type housing units off the lake for those that do not wish to have or maintain a single-family home. Residents who purchase these units tend to be older as they enjoy the social involvement with others and the fact the homeowner's association does the tasks typically required in Single family ownership.
Our Current Comprehensive plan states on page 16: The City should encourage and support housing developments that provide for different housing options and styles. The housing currently available in the City is largely composed of detached single-family homes with average prices higher than that found in the region. Residents seek to diversify the housing stock to include different housing types, such as townhomes, that will allow residents to remain in the City as they age and that will encourage younger residents to move to the City.
2. Draft Covenants and Easements have been provided by the developer for owner protection and City access to adjoining property for utilities.
3. The property is properly zoned for residential PUD based upon the approval of rezoning the REC zone.
4. A Storm water Pollution Prevention Plan has been submitted.
5. All properties will be connected to the City sewer system.
6. Easements for public utilities and drainage are provided for.
7. No lots will require a variance for development based on the conditions of the PUD approval.
8. A preliminary Landscape plan will be submitted for the proposed development area with details on trees and shrubbery provided. The development would also be screened from the roads by existing vegetation in areas left in their natural state.
9. New roads will be added in the development with connections to the city road (Gull River Road) and the county road (Cass County Sate Aid Highway 70 or East Gull Lake Drive). Connections to these roads will receive City and County approval for safety. Presently a right-hand turn lane will be added by the developer on the north right entrance to Legacy Drive. Upon final completion and inspection of the new roads proposed to City Specifications and the completion of the Waste Water Collection system being completed according to the City Engineers Specifications, these public facilities will be turned over to the City of East Gull Lake when 50% of the homes are sold within phase one and the same condition for phase two for future maintenance.
10. The entire PUD would have 23.34% of impervious coverage including all estimated structures, parking areas, roadways, trails, pickleball courts and other hard surfaces. This meets the standard of less than 25% impervious with a storm water plan, as provided.
11. Setbacks from the road right of way is a minimum of 20 feet. Setbacks vary from 20 feet to 96.4 feet with the coving concept. The average for 38 homes is 28.96 feet (City road standards are 30 feet from the ROW.)

12. The East Gull Lake Wastewater and Road committee has reviewed the road and sewer plans on Wednesday July 11th and with a motion by Jerry Stromberg and a second by Dennis Lang, the vote was passed unanimously by the committee.

13. Density issue comparisons in East Gull Lake

I have compared three different PUD's currently in East Gull Lake;

East Point Developed in 1985, Originally designed for 72 units on 23.48 acres. All in the R3 zoning area and primarily first and second tier. 1,022,788 sq. ft divided by **72 units is 14,205 sq. ft per unit**, second 36 units was abandoned so the development ended up to be **36 units at 28,410 sq. ft per unit**

Green Hill Townhouse Developed in 1978 Designed for 20 units on 5.426 acres. All in R3 zone all in the first and second tier. 20,337 sq. Ft. divided by **20 units is 11,816 sq. Ft per unit**

The Harbor developed in 2016 Designed for 27 units on originally over 58 acres. Property was donated to the city after the development was approved and the housing portion sits on 26 acres all on tier 1,2 and 3 on land zoned R3 and R2 or 1,132,560 Sq. Ft divided by **27 units is 41,946 sq. Ft per unit**

Legacy Village proposed in 2018 Proposed for 38 units on 24.11 acres all to be rezoned to R2. Property is more than 1,250 feet from any shoreline and falls beyond any tier. 1,050,211 sq. ft divided by **38 units is 27,637 sq. ft per unit**

The Legacy Village PUD falls right about in the middle of other PUD's already approved since the original East Point and the Green Hill Townhouse are much denser. The big factor is this development is 1,250 feet away from any lake. Has City Sewer facilities available to the area and is also very close to a major golf facility that will attract buyers to the development.

On computing standard density in the Legacy Village proposed PUD:

- A. There are approximately 24.11 usable acres for the development.
- B. There are 38 proposed building sites that range from 8,027 Sq. Ft to 22,785 sq. Ft.
- C. the PUD impervious coverage calculations for the entire 24.11 acres is as follows;

- 83,077 SF Road Impervious area
- 121,600 SF House pad impervious area (3,200 SF for each 60 x 60 Pad)
- 30,400 SF Projected driveway impervious area
- 3,600 SF Pickleball court area
- 1,050,211 SF Total PUD area
- 6,390 trails – Cart Path areas

23.34% Percentage impervious for entire property involved

NOTES: Building pads are calculated at 3200 SF
Driveways averaged at 20 'X 40'

38 total lots in PUD **Please see Exhibit A on plans provided**

On the design criteria for a PUD:

- 1. The PUD proposes 38 units, which exceed the minimum requirement of three units.
- 2. The required **50-foot vegetative buffer** around the development is indicated on the Preliminary Plat
- 3. Based on details provided with the preliminary plat, the 25 percent open space requirement has been met with a total of 32.9% total.
- 4. More than **50.5% percent of the development is common space**, which exceeds the requirement of 50%. Common space includes the storm water management ponds, the 50-foot vegetative buffer, and recreation facilities.

5. The common spaces are managed by the Home Owners Association created for the residential development.
6. The PUD **includes a 10-year, 24-hour storm water management plan.**
7. The applicant has submitted a professionally prepared storm water management plan.
8. The development will be connected to the City sewer system for all 38 lots to be sold and additionally the maintenance building, Dorms and adjacent rentals homes will be hooked up in the future.
9. All on site lighting to be installed will be pointed downward or away from neighboring properties.
10. All building colors will be in conformance with the City Ordinance. This is set in the Owners Covenant restrictions as well.
11. A grading, drainage and erosion control plan has been submitted.

Planning Commission Direction: The Planning Commission can recommend approval of a preliminary plat, recommend denial, 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: Based on the findings of fact and the assumption that the Conditional Use Permit for the Planned Unit Development has been approved (it must be or this hearing cannot proceed), your Staff recommends approval of the preliminary plat subject to the following conditions:

Therefore, based on the findings of fact, City Staff recommends approval of the Conditional Use Permit for a Planned Unit Development with consideration given to the following conditions:

1. The City Attorney shall review the covenants for the Home Owners Association to make sure they follow City code. The review shall only be to determine how the documents administer and enforce the provisions and conditions of this approval. These documents must be deemed acceptable to the City Attorney or revisions shall be made to make them acceptable.
2. The City shall be notified when erosion control measures are in place before construction so that a site inspection can take place.
3. The City Engineer shall review the sewer connections for compliance to City and State codes.
4. Upon completion of the new roads proposed to City Specifications and the completion of the Waste Water Collection system being completed according to the City Engineers Specifications, these public facilities will be turned over to the City of East Gull Lake for future maintenance.
5. Existing vegetation shall be marked and preserved, wherever possible.
6. All structures shall conform to the City's minimum building standards for a PUD and to the state building code.
7. Any future significant changes to the Property Owners Association Covenants shall be submitted to the City for approval as a modification to the Conditional Use Permit. Significant changes will be submitted to the City Planning and Zoning Administrator.
8. Developer will grant easements on Gull River Road for potential future sewer extensions.
9. Developer will show an easement for the HOA on the driveway going to the maintenance building to prevent future owners from eliminating this option.
10. Developer shall pay all costs of installation of the public infrastructure.
11. Developer shall post an escrow account with an estimated dollar amount (perhaps \$10,000) to cover cost incurred by the City Attorney, City Engineer and any city staff required to verify improvements are installed as required by approvals.

12. All infrastructure and general association improvements must be installed prior to obtaining a certificate of occupancy for any of the residential units. This would include the pickle ball courts, and public roads
13. Construction of all structures shall conform to the building code of the State of Minnesota.
14. All mail delivery shall be done as approved by the US Postal Service.
15. The execution of the appropriate Developers Agreement to ensure compliance with the conditions of approval and compliance with the relevant ordinances and statutes.
16. A Residential PUD shall meet the following open space requirements:
 - g. **At least 25%** of the total project area shall be preserved as open space, **plans show 32.9%** currently
 - h. A **minimum of 50% open space** shall be left in its natural state and shall be contiguous, **plans show 50.5%**
 - i. Dwelling units or sites, road right-of-way, land covered by road surfaces, parking areas, storm water basins, collection and treatment areas, structures and landscaped areas which are routinely maintained are developed areas and shall not be included in the computation of minimum open space.
 - j. Open space shall include areas with physical characteristics unsuitable for development in their natural state, and areas containing significant historic sites or un-platted cemeteries.
 - k. A 50-foot buffer is to be maintained or established along the boundary of the PUD and a public road. The buffer shall be included as open space, minus areas used as accesses.
 - l. The appearance of open space areas shall be preserved by use or restrictive deed covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means acceptable to the City.
17. A PUD shall develop and maintain a storm water management plan indefinitely
 - e. Capacities of existing drainage ways shall be maintained.
 - f. Inlets and outlets to adjacent parcels shall be maintained.
 - g. All PUD's shall contain the 10-year, 24-hour storm even within the development
 - h. Runoff from the parcel shall not be concentrated unless part of a city storm water management plan
 - a. The PUD shall be connected to the City sewer systems where available and designed and installed to meet or exceed applicable standards or rules of the Minnesota Department of Health and the Minnesota Pollution Control Agency.
18. Existing resort dormitories and maintenance facilities shall be required to be hooked up to City sewer with appropriate ERC's charged by size when the wastewater system is operational for the development. Existing adjoining rental homes at 11363 Suomi Dr. and 11391 Suomi Dr. will be hooked up to City Sewer if a permit to expand their footprint is requested or if the existing wastewater system fails. Cragun's will use existing connection fee credits for sewer connection fees and if units required to hooked up are not hooked up within a year, quarterly billings will begin at that time.
19. All PUD's shall develop and maintain erosion control by MPCA rules throughout construction activities. All ground shall be restored or stabilized as soon as possible after being disturbed.
20. All planned exterior lighting shall be directed downward and shall not illuminate adjacent parcels that are directly or indirectly affected.
21. All PUD's shall meet the following building standards:
 - A. Parking and driving areas must be paved
 - B. All buildings shall be earth tone in color and shall be designed, constructed and positioned to be compatible, in color, character and mass, with the surrounding land use.

- 22 Developer is allowed to proceed with construction provided final plat is recorded prior to Certificate of Occupancy.
- 23 All drainage structures provided shall be sufficient in size to pass a 5-year, 24-hour storm to a natural drainage way and to pass a 100-year, 24-hour storm along a drainage way.
- 24 All area disturbed by grading, street construction or structure installation shall be covered with a three-inch natural topsoil and seeded. Drainage ways over two percent tin gradient shall, at a minimum, be sodded.
- 25 All parking areas, heavy use areas, storage areas and impervious area shall be diverted to a basin designed to allow entrapment of silt and nutrient prior to discharge to natural drainage way or public water.
- 26 Erosion control measures shall be provided where necessary in the opinion of the City Engineer.
- 27 Dedications to the Public
 - a. In accordance with the provisions of Section 462.358 of the Minnesota Statutes, or amendments thereto, the sub-divider shall dedicate, to the public, lands for highway right of ways, street right of ways, utility easements, wetland easements and similar lands required for perpetual and public improvements.
 - b. In addition, for every new subdivision of land involving three or more lots which are to be developed for residential purposes, the Planning Commission, with the concurrence of the City Council, shall require either a payment to the City or a land dedication for conservation purposes or for public use as parks, recreational facilities playgrounds, trails, wetlands, utility easements or open space, of a sum not to exceed ten percent (10%), of the fair market value of the land to be subdivided. The fair market value of the land to be subdivided shall be the value as determined by the Cass County Assessor at the time of Final Plat approval by the City Council. All dedications shall be included in the dedication portion of the plat, included in the development contract, or received by the City in Warranty Deed prior to the approval of the final plat, without further restrictions or reservations.
- 28 Developer is allowed to proceed with construction provided final plat is recorded prior to occupancy.



Administrator's Report

New Permits:

PERMIT #	PARCEL ID	LAST NAME	PROPERTY ADDRESS	DESCRIPTION	PERMIT TYPE	PERMIT FEE
1 2018-29	87-009-4405	Rogers	873 Green Gables Rd	add pre-constructed 12x16 shed to property	LUA	\$150.00
2 2018-31	87-347-0100	Spalj	1100 Green Gables Rd	shoreline restoration	LUA	\$150.00
3 2018-32	87-016-2105	Vetsch	10458 Shady Ln	shoreline restoration and installation of firepit area	LUA	\$150.00
4 2018-33	87-016-1104	Velasco	803 Green Gables Rd	split off northern section of property as described in survey18144 dated 20180621	Lot Split	\$300.00
5 2018-34	87-028-2301, 2302, 2304, 3202	Craguns	11391 Suomi Dr, 11402 + 11454 EGL Dr	Split portion from 2 properties to create PUD	Lot Split	\$346.00
6 2018-34A	87-028-2300, 2301, 2302, 2304, 3202	Craguns	11391 Suomi Dr, 11402 + 11454 EGL Dr	Change zoning in preparation of creating a PUD	Zoning Change	\$500.00
7 2018-34B	87-028-2300, 2301, 2302, 2304, 3202	Craguns	11392 Suomi Dr, 11402 + 11454 EGL Dr	CUP for creation of PUD for 38 homes	CUP	\$546.00
8 2018-34C	87-028-2300, 2301, 2302, 2304, 3202	Craguns	11393 Suomi Dr, 11402 + 11454 EGL Dr	Preliminary Plat PUD for 38 homes	PUD	\$1,160.00
9 2018-34D	87-028-2300, 2301, 2302, 2304, 3202	Craguns	11394 Suomi Dr, 11402 + 11454 EGL Dr	Final Plat PUD for 38 homes	PUD	\$250.00
10 2018-35	87-383-0130	PELPHREY	TBD Gull Meadow Lane	New SSTS system	SSTS	\$150.00
11 2018-36	87-383-0130	PELPHREY	TBD Gull Meadow Lane	new residence construction with detached garage	LUA	\$500.00
						\$4,202.00

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 87-379-0120	Amberg	Jean	1352 Pike Bay Rd	construct 10x12 shed	LUA
3 87-387-0250	Swanson	Jeffrey	11346 Birch Is Rd	tear down existing home and rebuild further from OHW	LUA

2013 -2015 Permits Update:

PERMIT NUMBER	PARCEL ID	LAST NAME	FIRST NAME	STATUS	PERMIT TYPE
2013-32	87-410-0400	Trout	Owen		LUA
2014-38	87-376-0238	Deans	Thomas		LUA
2015-12	87-408-0140	Hillen	John	viewed snow run off and determined stormwater is fine	Variance
2015-39	87-376-0226	Foster	Chip		LUA
2015-43	87-016-1302	Lind	Gerald & Nanci	pics of deck, shoreline & stormwater retention area by	LUA

Inspections/Site Visits:

	PARCEL ID	LAST NAME	FIRST NAME	PROPERTY ADDRESS	COMMENTS/STATUS	DATE INSPECTED	PERMIT #
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