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# CITY OF EAST GULL LAKE

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## PLANNING & ZONING COMMISSION

MEETING PACKET FOR THE

June 30, 2020

REGULARLY SCHEDULED MEETING



Green Trees  
Blue Water  
Great People

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CITY OF EAST GULL LAKE  
AGENDA  
PLANNING AND ZONING COMMISSION  
Tuesday, June 30, 2020 – 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) May 26, 2020 Regular Meeting
6. Public Hearing  
None
7. Open Forum\*
8. P&Z Administrator’s Report
  - a) Statistics

|                              |    |
|------------------------------|----|
| New Permits:                 | 13 |
| New Variances:               | 0  |
| New Conditional Use:         | 0  |
| Potential Permits:           | 2  |
| Inspections:                 | 20 |
| Completion Letters:          | 0  |
| New Violations:              | 0  |
| New Residences 2020 to date: | 6  |
| Total 2020 Permits to date:  | 31 |

- b) 2013 through 2019 Existing Permits Update
      - One remaining open 2014 permit: Thomas Deans shed
      - One remaining open 2016 permit: Wavereck garage and rec area
      - 7 open out of 76 total 2018 permits
      - 28 open out of 75 total 2019 permits
9. Old Business  
Vanosdol Violation
10. New Business
11. Adjournment

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

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

Prepared by East Gull Lake Administrative Assistant  
Kathy Schack

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

Tuesday, May 26, 2020 – 6:30 PM

**I. Call to order**

Chairman Bruce Buxton called to order the regular meeting of the City of East Gull Lake Planning and Zoning Commission at 6:30 PM on Tuesday, May 26, 2020 at City Hall.

**II. Pledge of Allegiance**

**III. Roll Call**

Present: Bruce Buxton (Chair), Commission: Marty Halvorson, Nate Tuomi, Eunice Wiebolt, Rocky Waldin

Absent: Paul Tollefson

Staff Present: City Administrator Mason, Administrative Assistant Schack

Council Liaison: Carol Demgen

Audience: Larry Grimstad, Emily Bauernfeind, Lisa Gudajtes

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

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

**V. Approval of Minutes**

Commissioner Halvorson noted the motion moved and seconded should have been Wiebolt/Halvorson and Halvorson/Wiebolt respectively in the Agenda approval and Minutes approval.

**Motion by Commissioner Wiebolt, second by Commissioner Waldin to approve the amended minutes of the Tuesday, April 28, 2020 meeting. All present voted in favor thereof. Motion carried.**

**VI. Public Hearings**

None

**VII. Open Forum**

None

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

**A. Statistics**

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

**B. 2013 – 2019 Existing Permits Update**

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

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

**C. Revised Johnson Variance 2019-50**

Administrator Mason noted the portions underlined in the findings show the changes in the Variance. Chair Buxton noted that as long as the size is less than the original, the Commissioners can recommend approval of the revision for recording. Administrator Mason noted the site plan shows the setback is met also.

**Findings:**

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

**Conditions:**

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

**Motion by Commissioner Tuomi, second by Commissioner Wiebolt to approve revised Scott Johnson Variance 2019-50. All present voted in favor thereof. Motion carried.**

**D. Violation updates: Vanosdol and Urbanski**

Administrator Mason gave an update on the violations.

**IX. Old Business**

**A. Sourcewell update**

The ability to attend the Lake Shore presentation is not available until the COVIC19 restrictions are lifted.

**B. Air B&B's and VRBO's**

Commissioner Tuomi asked about the short-term rental's decision. Chair Buxton stated that Crow Wing County will be sending their results to him for an example.

**C. Helipad update**

Commissioner Tuomi asked about the public hearing for the helipad. Administrator Mason noted we cannot have a meeting until the restrictions are lifted.

**X. New Business**

None

**IX. Adjournment**

**Motion by Commissioner Halvorson and seconded by Commissioner Tuomi to adjourn. All present voted in favor thereof. Motion carried.**

Transcribed by East Gull Lake Administrative Assistant  
Kathy Schack

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

DRAFT



# Administrator's Report

**New Permits: 0**

| PERMIT # | PARCEL ID | LAST NAME   | PROPERTY ADDRESS | DESCRIPTION              | PERMIT TYPE  | PERMIT FEE          |            |
|----------|-----------|-------------|------------------|--------------------------|--|---------------------|------------|
| 1        | 2020-19   | 87-352-0140 | Havlik           | 832 Birch Ln             | Shoreline restoration  | LUA                 | \$150.00   |
| 2        | 2020-20   | 87-387-0150 | Conlon           | 11333 Birch Is Rd        | Shoreline restoration  | LUA                 | \$150.00   |
| 3        | 2020-21   | 87-427-0180 | Mackner          | 11808 Mplwd Dr           | Construct a 8x12 garden shed   | LUA                 | \$50.00    |
| 4        | 2020-22   | 87-020-1201 | Pikula/Lee       | TBD/901 Gull Lake Dam Rd | Adjust lot line to accommodate existing shed   | Lot Line Adjustment | \$300.00   |
| 5        | 2020-23   | 87-347-0140 | Thome            | 1080 Green Gables Rd     | Add pickleball court, replace 30x30 existing shed with 30x42.5 shed, add driveway                              | LUA                 | \$400.00   |
| 6        | 2020-24   | 87-377-0140 | Doktor           | 11352 Legacy Dr          | Construct new residence: 3-car/3-bedroom   | LUA                 | \$400.00   |
| 7        | 2020-25   | 87-009-4316 | Chalupsky        | 945 Green Gables Rd      | shoreline restoration replacing beach wall   | LUA                 | \$150.00   |
| 8        | 2020-26   | 87-029-1404 | Harting          | 11383 E Steamboat Bay Rd | shoreline restoration  | LUA                 | \$150.00   |
| 9        | 2020-27   | 87-387-0161 | Conlon           | 11343 Birch Is Rd        | add 24 SF to covered entry; replace existing deck adding 12 SF; redo deck stairs; add walkout door to basement | LUA                 | \$200.00   |
| 10       | 2020-28   | 87-029-1404 | Harting          | 11383 E Steamboat Bay Rd | rebuild boathouse  | LUA                 | \$200.00   |
| 11       | 2020-29   | 87-031-4406 | Kavanaugh        | 11838 PB Dr              | shoreline restoration  | LUA                 | \$150.00   |
| 12       | 2020-30   | 87-356-0160 | DK Investments   | 3637 Shady Lane Cir      | Construct new Residence 30x54  | LUA                 | \$400.00   |
| 13       | 2020-31   | 87-337-0020 | Luoma            | 10074 Birch Grove Rd     | Construct new Residence  | LUA                 | \$1,200.00 |
|          |           |             |                  |                          |  | <b>\$3,900.00</b>   |            |

**Potential Permits:**

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

**2013 -2016 Permits Update:**

| PERMIT NUMBER | PARCEL ID | LAST NAME   | FIRST NAME | STATUS          | PERMIT TYPE   |     |
|---------------|-----------|-------------|------------|-----------------|---|-----|
| 1             | 2014-38   | 87-376-0238 | Deans      | Thomas          | 10 x 10 shed yet to be built, no hurry                      | LUA |
| 2             | 2016-12   | 87-425-0115 | Waverack   | Mark & Charlene | cement slab is 1 foot to close to line, cut it, not removed | LUA |
| 3             | 2016-22   | 87-343-0050 | Ruttger    | Jim             | will be changing scope of project                           | LUA |
| 4             |           |             |            |                 |   |     |

**Violations:**

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

**Inspections/Site Visits:**

| PARCEL ID | LAST NAME   | FIRST NAME     | PROPERTY ADDRESS | COMMENTS/STATUS      | DATE INSPECTED  | PERMIT # |         |
|-----------|-------------|----------------|------------------|----------------------|---|----------|---------|
| 1         | 87-376-0246 | Madden's       |                  | 11266 PBP            | Nearing completion by June 6th for 1st event, blacktop in for tennis and Pickleball | 05/24/20 | 2019-42 |
| 2         | 87-376-0104 | Hylton         | Carol            | 10859 PBP Rd         | Garage is painted and complete  | 05/24/20 | 2019-19 |
| 3         | 87-413-0050 | Bergeson       | Darryl           | 11632 Sylvan Rd      | complaints on vehicles in ROW   | 05/24/20 | n/a     |
| 4         | 87-376-0430 | Endres         |                  | 11115 PBP Rd         | looked at for landscaping plan to be applied for                                    | 05/26/20 | n/a     |
| 5         | 87-376-0510 | McCormick      | Jeff & Sue       | 10835 PBP Rd         | siding is going up and landacaping beginning  | 05/26/20 | 2019-55 |
| 6         | 87-408-0150 | Mangan         | Mark & Sarah     | 1785 Sylvan View Dr  | Garage Slab is poured   | 05/27/20 | 2019-54 |
| 7         | 87-376-0246 | Madden's       |                  | 11266 PBP            | Pergula's installed, gas fireplaces. Waterfall.                                     | 05/27/20 | 2019-42 |
| 8         | 87-376-0246 | Madden's       |                  | 11266 PBP            | More products near finish   | 06/01/20 | 2019-42 |
| 9         | 87-354-0140 | Mulkern        | John             | 1364 Indian Trail    | Installed Large bronze scupture near easement                                       | 06/04/20 | n/a     |
| 10        | 87-399-0160 | Vanosdol       | Wayne            | 11386 Green Hill Rd  | Visit with Darren Hoverson DNR, Remove rock and sand                                | 06/08/20 | 2019-64 |
| 11        | 87-016-2116 | Meunier        | Gerald           | 10450 Shady Lane     | Visit to discuss remodel. See existing  | 06/09/20 | n/a     |
| 12        | 87-009-3412 | Buxton         | Bruce            | 1054 Green Gables Rd | Review garage expansion site  | 06/09/20 | 2020-01 |
| 13        | 87-347-0150 | Domogalla      | Kraig & Jayne    | 1072 Green Gables Rd | look over gutter system   | 06/09/20 | 2019-38 |
| 14        | 87-347-0140 | Thome          | Scott & Maxine   | 1080 Green Gables Rd | Review site before construction   | 06/09/20 | 2020-23 |
| 15        | 87-029-1404 | Harting        | Trevor           | 11383 E Stmboat Bay  | Review site before construction   | 06/09/20 | 2020-26 |
| 16        | 87-009-4316 | Chalupsky      | Larry            | 945 Green Gables Rd  | rebuild wall on beach deteriorating   | 06/09/20 | 2020-25 |
| 17        | 87-376-0246 | Madden's       |                  | 11266 PBP            | review progress   | 06/11/20 | 2019-42 |
| 18        | 87-376-0510 | McCormick      | Jeff & Sue       | 10835 PBP Rd         | review landscape beginning  | 06/13/20 | 2019-55 |
| 19        | 87-031-4406 | Kavanaugh      | Dave & Brenda    | 11838 PB Dr          | review moving of landscape along beach  | 06/15/20 | 2020-29 |
| 20        | 87-029-1404 | Harting        | Trevor           | 11383 E Stmboat Bay  | review site during construction   | 06/15/20 | 2020-26 |
| 21        | 87-408-0150 | Mangan         | Mark & Sarah     | 1785 Sylvan View Dr  | review site   | 06/15/20 | 2019-54 |
| 22        | 87-031-4405 | Janes          | Cynthia          | 11846 Pine Beach Dr  | review potential garage addition  | 06/15/20 | n/a     |
| 23        | 87-031-1408 | Olsen          | Lylis            | 11810 Pine beach Dr. | Review violation of Trailer on site and hooked to sewer                             | 06/15/20 | n/a     |
| 24        | 87-367-0120 | Peterson       | Eric & Jane      | 1263 Harbor Pl       | review construction   | 06/17/20 | 2020-16 |
| 25        | 87-367-0110 | JBAD           |                  | 10531 Squaw Point Rd | review construction   | 06/17/20 | 2019-63 |
| 26        | 87-029-1404 | Harting        | Trevor           | 11383 E Stmboat Bay  | review site   | 06/22/20 | 2020-26 |
| 27        | 87-337-0020 | Luoma          | Eric & Kari      | 10074 Birch Grove Rd | review beach,determine no rip rap,25ft beach & Firepit OK                           | 06/23/20 | 2020-31 |
| 28        | 87-340-0030 | Loschko        | Mark             | 10052 Birch Grove Rd | review road and parking area  | 06/23/20 | 2019-24 |
| 29        | 87-356-0160 | DK Investments |                  | 3637 Shady Lane Cir  | 3rd spec home being built   | 06/23/20 | 2020-30 |
| 30        | 87-016-1103 | Velasco        | Jose             | 833 Green Gables Rd  | permit for gazebo 40 feet away, repair landscape                                    | 06/23/20 | 2020-12 |
| 31        | 87-009-3412 | Buxton         | Bruce            | 1054 Green Gables Rd | review foundation for garage  | 06/23/20 | 2020-01 |
| 32        | 87-029-1413 | Urbanski       | Joe              | 11437 E Stmboat Bay  | Based of gravel installed and stump removed.  | 06/24/20 | n/a     |
| 33        | 87-029-1404 | Harting        | Trevor           | 11383 E Stmboat Bay  | BH foundation installed, Backfilled by Saturday                                     | 06/25/20 | 2020-26 |