

CITY OF EAST GULL LAKE  
AGENDA  
PLANNING AND ZONING COMMISSION  
Tuesday, November 24, 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) October 27, 2020 Regular Meeting
6. Public Hearing  
None
7. Open Forum\*
8. P&Z Administrator’s Report
  - a) Statistics

|                             |    |
|-----------------------------|----|
| New Permits:                | 6  |
| New Variances:              | 0  |
| New Conditional Use:        | 0  |
| Potential Permits:          | 2  |
| Inspections:                | 38 |
| Completion Letters:         | 7  |
| New Violations:             | 0  |
| Total 2020 Permits to date: | 89 |

- b) Prior Years’ Existing Permits Update:
      - 1.One remaining open 2016 permit: Wavereck garage and rec area
      - 2.6 open out of 76 total 2018 permits
      - 3.9 open out of 75 total 2019 permits
    - c) Potential Development of Maxson Property
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  
Planning and Zoning  
Regular Meeting**

Tuesday, October 27, 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, October 27, 2020 at City Hall.

**II. Pledge of Allegiance**

**III. Roll Call**

Present: Bruce Buxton (Chair), Commission: Marty Halvorson, Paul Tollefson, Nate Tuomi, Eunice Wiebolt, Rocky Waldin  
Staff Present: City Administrator Mason, Administrative Assistant Schack; Council Liaison: Carol Demgen  
Audience: None

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

**9 a) PUD Discussion on Density Increases**

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

**V. Approval of Minutes**

**Motion by Commissioner Wiebolt, second by Commissioner Halvorson to approve the minutes of the Tuesday, September 29, 2020 meeting. All present voted in favor thereof. Motion carried.**

**VI. Public Hearings**

None

**VII. Open Forum**

Nate Tuomi discussed a golf course he is proposing to construct in Crow Wing County along the east boundary line of East Gull Lake along the shared Gull River Road. He noted that Crow Wing County will be contacting the City of East Gull Lake for any concerns regarding the construction. He showed a rendition of the projected course and discussed the details of the project. He stated that the project has not yet been given approval by Crow Wing County, but he expects it to be approved. It was discussed and decided that the East Gull Lake Commissioners have no objections to the project.

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

**A. Statistics**

|                             |    |
|-----------------------------|----|
| New Permits:                | 10 |
| New Variances:              | 0  |
| New Conditional Use:        | 0  |
| Potential Permits:          | 2  |
| Inspections                 | 51 |
| Completion Letters:         | 6  |
| New Violations              | 0  |
| Total 2020 Permits to date: | 83 |

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

- One remaining open 2016 permit: Wavereck garage and rec area
- 6 open out of 76 total 2018 permits
- 15 open out of 75 total 2019 permits

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

**C. PUD Discussion on Density Increases**

Chair Buxton opened the discussion regarding a potential development in the Southwest portion of the City. It was noted that there are 300 acres being considered for development with 100 acres within East Gull Lake and the remaining acreage in Fairview Township. It was noted that the development is near enough to be serviced by East Gull Lake wastewater system. It was also noted that Cass County was contacted to discuss service of the entire development with city wastewater.

Density increases and clustering were discussed. It was noted that the portion of the City Ordinance pertaining to PUD requirements were given to the Commissioners to review in preparation of any decisions to be made for the project.

An audio of the discussion is available on the City Website: [EastGullLake.govoffice.com](http://EastGullLake.govoffice.com)

**IX. Old Business**

None

**X. New Business**

None

**IX. Adjournment**

**Motion by Commissioner Tuomi and seconded by Commissioner Halvorson 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.



# Administrator's Report

**New Permits:**

|   | PERMIT # | PARCEL ID    | LAST NAME | PROPERTY ADDRESS   | DESCRIPTION                            | PERMIT TYPE | PERMIT FEE        |
|---|----------|--------------|-----------|--------------------|--|-------------|-------------------|
| 1 | 2020-78  | 87-367-0204  | Meuser    | 1278 Harbor Pl     | New residence for Harbor               | LUA         | \$750.00          |
| 2 | 2020-79  | 87-405-0150  | Rodamaker | 1961 Red Oak Dr SW | Shoreline restoration                  | LUA         | \$150.00          |
| 3 | 2020-80  | 87-016-3201  | Stawarski | 10700 Squaw Pt Rd  | construct a screened in porch and deck | LUA         | \$200.00          |
| 4 | 2020-81  | 87-377-0460  | Dreyer    | 11290 Bobby's Cir  | New Residence for Legacy Homes         | LUA         | \$750.00          |
| 5 | 2020-82  | 87-377-0760  | Fritscher | 11448 Legacy Ct    | New Residence for Legacy Homes         | LUA         | \$400.00          |
| 6 | 2020-83  | 877-377-0770 | Schubert  | 11454 Legacy Ct    | New Residence for Legacy Homes         | LUA         | \$750.00          |
|   |          |              |           |                    |  |             | <b>\$3,000.00</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 | 2016-12       | 87-425-0115 | Wavereck  | Mark & Charlene | cement slab is 1 foot too close to Line, cut it, not removed | LUA         |
| 2 | 2016-22       | 87-343-0050 | Ruttger   | Jim             | will be changing scope of project                            | LUA         |

**Violations:**

| PID         | LAST NAME | FIRST NAME | Address             | Description/Update | Update Date |
|-------------|-----------|------------|---------------------|--------------------|-------------|
| 87-399-0160 | Vanosdol  | Wayne      | 11386 Green Hill Rd | Rock shoreline     |             |

**Completions:**

|   | PERMIT NUMBER | PARCEL ID   | LAST NAME  | FIRST NAME | DESCRIPTION:   | DATE:      |
|---|---------------|-------------|------------|------------|--|------------|
| 1 | 2019-35       | 87-367-0010 | THE HARBOR |            | Construct 2nd Storage Building per PUD specs               | 11/17/2020 |
| 2 | 2019-40       | 87-376 0117 | Gregory    | Richard    | Create berm to plant trees/shrubs & construct 8x8 pavilion | 11/17/2020 |
| 3 | 2019-59       | 87-434-0115 | Lauter     | Jacob      | Construct new residence                                    | 11/17/2020 |
| 4 | 2019-63       | 87-367-0110 | JBAD       |            | new residence in THE HARBOR                                | 11/17/2020 |
| 5 | 2019-65       | 87-376-0140 | Scott      | Amy        | Adding a utility furnace room                              | 11/17/2020 |
| 6 | 2020-01       | 87-009-3412 | Buxton     | Bruce      | construct an additional 1230 SF to an existing garage      | 11/17/2020 |

| Inspections/Site Visits: |                |               |                         |  |                |          |
|--------------------------|----------------|---------------|-------------------------|--|----------------|----------|
| PARCEL ID                | LAST NAME      | FIRST NAME    | PROPERTY ADDRESS        | COMMENTS/STATUS  | DATE INSPECTED | PERMIT # |
| 1 87-383-0125            | Sonmor         | Chris         | L5, B1 Gull Meadows Est | Viewed footings and site prep                          | 10/22/20       | 2020-57  |
| 2 87-367-0142            | Isaacson       | Ike           | 1223 Harbor Pl          | new foundation for home in place                       | 10/22/20       | 2020-64  |
| 3 87-367-0138            | Wilberts       | Mark          | 1231 Harbor Pl          | Mostly finished on the outside                         | 10/22/20       | 2020-36  |
| 4 87-367-0136            | McDowall       | John          | 1235 Harbor Pl          | frame up roof on                                       | 10/22/20       | 2020-51  |
| 5 87-367-0122            | Eischens       | David         | 1259 Harbor Pl          | foundation in only                                     | 10/22/20       | 2020-50  |
| 6 87-356-0160            | DK Invest      |               | 3637 Shady Lane Cir     | Founndation in and concrete, ready for framing         | 10/22/20       | 2020-30  |
| 7 87-337-0091            | Close          | Kevin         | 10140 Birch Grove Rd    | only have wains coating on front with rock             | 10/22/20       | 2020-40  |
| 8 87-337-0020            | Luoma          | Eric          | 10074 Birch Grove Rd    | Mostly finished framing, Siding to come yet            | 10/22/20       | 2020-31  |
| 9 87-343-0011            | Golden         | Darren        | 891 Green Gables Rd     | Nearly finished some sidewalks and concrete to do      | 10/22/20       | 2019-62  |
| 10 87-009-3412           | Buxton         | Bruce         | 1054 Green Gables Rd    | only 2 garage doors waiting for                        | 10/22/20       | 2020-01  |
| 11 87-029-4306           | Lukas          | Paul          | 1338 Pine Beach Rd      | looked over footings and setbacks                      | 10/23/20       | 2020-63  |
| 12 87-366-0350           | Gazelka        | Paul          | 10649 Squaw Pt Rd       | update on progress                                     | 10/23/20       | 2020-53  |
| 13 87-376-0334           | Pieper         | Abbey         |                         | review property for possible development               | 10/26/20       | N/A      |
| 14 87-029-3402           | Johnson        | Scott         | 11519 Lwr Gull Lk Ln    | Just a few details to finish along with driveway       | 10/29/20       | 2019-50  |
| 15 87-029-4306           | Lukas          | Paul          | 1338 Pine Beach Rd      | review setbacks in better weather                      | 10/29/20       | 2020-63  |
| 16 87-029-1404           | Harting        | Trevor        | 11383 E Stmbt Bay Rd    | review progress on work                                | 10/29/20       | 2020-26  |
| 17 87-020-4402           | Plombon        | Tom           | 1321 Sun Valley Dr      | Foundations in   | 10/29/20       | 2020-67  |
| 18 87-031-4406           | Kavanaugh      | Dave          | 11838 PB Dr             | roof being installed                                   | 10/30/20       | 2020-66  |
| 19 THE HARBOR            | The Harbor     |               |                         | Dock Violations on City property, corrected            | 11/02/20       | N/A      |
| 20 87-367-0122           | Eischens       | David         | 1259 Harbor Pl          | slab ready for walls                                   | 11/02/20       | 2020-50  |
| 21 87-367-0116           | Klym           | Bob & Sheila  | 1271 Harbor Pl          | slab ready for walls                                   | 11/02/20       | 2020-74  |
| 22 87-009-4316           | Chalupsky      | Larry         | 945 Green Gables Rd     | wall just needs rock facing on lake side then finished | 11/02/20       | 2020-25  |
| 23 87-009-3412           | Buxton         | Bruce         | 1054 Green Gables Rd    | doors on project finished                              | 11/02/20       | 2020-01  |
| 24 87-367-0010           | HARBOR         |               | 1181 Poplar Dr          | project finished including 2nd layer of black top      | 11/02/20       | 2019-35  |
| 25 87-016-3201           | Stawarski      | Wayne         | 10700 Squaw Pt Rd       | looked at deck and future screen porch                 | 11/02/20       | 2020-80  |
| 26 87-031-4406           | Kavanaugh      | Dave          | 11838 PB Dr             | starting to Shingle                                    | 11/08/20       | 2020-67  |
| 27 87-376 0117           | Gregory        | Richard       | Lot A10, Aud Plat of PB | gazebo is finished, review beach sand                  | 11/08/20       | 2019-40  |
| 28 87-376-0140           | Scott          | Amy           | 1848 Yellow Moc Trl     | project is finished                                    | 11/08/20       | 2019-65  |
| 29 87-434-0115           | Lauter         | Jacob         | 1561 Maple Ridge Rd     | house is finished                                      | 11/08/20       | 2019-59  |
| 30 87-367-0110           | JBAD           |               | 10531 Squaw Point Rd    | house is finished                                      | 11/08/20       | 2019-63  |
| 31 87-372-0010           | Louwers        | Johannes      | 10762 PBP Rd            | Paver Driveway left but wait to spring                 | 11/08/20       | 2020-17  |
| 32 87-376-0230           | Wayne          | Todd          | 11088 PBP Rd            | walls going up   | 11/08/20       | 2020-61  |
| 33 87-434-0105           | Sellner        | Greg          | 11985 Maple Ridge Ct    | storage bins on property no permit yet                 | 11/08/20       | N/A      |
| 34 87-434-0235           | Lauter         | Jacob         | Maplewood Ridge         | slabs are in ready for walls                           | 11/08/20       | 2020/71  |
| 35 87-377-0720           | Legacy Homes I | Model Home    | 11424 Legacy Court      | nearing completion                                     | 11/09/20       | 2020-33  |
| 36 87-377-0240           | Duerr          | Robert & Jane | 11351 Legacy Dr         | nearing completion per Eric                            | 11/09/20       | 2020-34  |
| 37 87-379-0140           | Klaus          | George        | 1338 Pike Bay Rd        | foundation being installed                             | 11/09/20       | 2020-76  |

