

**BOARD OF ADJUSTMENT/PLANNING COMMISSION
CITY OF LAKE SHORE
LAKE SHORE CITY HALL
MINUTES
OCTOBER 11, 2021
9:00 AM**

Commission Members in attendance: Jim Woll, Arla Johnson and Glen Gustafson; Alternate Pat Hastings; Council Liaison John Terwilliger; City Engineer Joe Dubel, City Zoning Administrator Teri Hastings and City Clerk Patti McDonald. Absent were Bob Toborg, Gene Hagen and Alternates Shawn Hansen and Pam Poston. A quorum was present and the Commission was competent to conduct business. There were 2 people in the audience at City Hall.

Jim Woll called the meeting to order at 9:00 a.m.

Approval of the September 13, 2021 Regular Meeting Minutes – MOTION BY GLEN GUSTAFSON TO APPROVE THE MINUTES FOR THE SEPTEMBER 13, 2021 BOARD OF ADJUSTMENT/PLANNING COMMISSION AS PRESENTED. ARLA JOHNSON SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING – There were no public hearing items to address.

NEW BUSINESS –

Lot Split – Kristin and Charles Driessen – Teri’s staff report indicated the following: The applicants requested a lot split to create two tracts of land. The Planning Commission recently did a lot split/rezone on the original resort piece earlier this year as the resort was being sold. The property is now classified as residential. The new owner of the property would like to sell the primary home of the old resort to his daughter. The new owner owns the adjacent property to the south and purchased the resort to prevent development of the property. The minimum lot size for an off-lake property (Tract B) is 40,000 square feet and minimum width of 150’. The buildable area required is 20,000 square feet (buildable removes the area that is considered wetland or bluffs). The minimum lot size requirement for Tract A is 30,000 square feet with a lot width of 100’ and a buildable area of 15,000 square feet. Both tracts meet these requirements.

Tract A has numerous buildings that were utilized as part of the resort. Tract B has the primary home for the owner of the former resort.

There is a proposed 33’ wide easement that will provide access to Tract B. This is the current access road/driveway into the property. This access also provides access to the two properties to the south as well.

Areas of the proposed lots are shown and meet the ordinance requirements, the building envelopes for both lots are also shown on the survey. Tract B does not contain any bluffs or wetlands. Tract A does have an area labeled bluff and a wetland in the southwest quadrant of the property.

The on-site septic system for Tract A is shown and the septic system is shown for Tract B. It should be noted that the drainfield for Tract B is located on Tract A and easement for the system is included in the legal description. Wells are also shown for each tract.

The impervious coverage for each tract has been calculated and both tracts are below 20%.

All lot corners have been monumented, the survey has been prepared a licensed surveyor. Legal descriptions for the tracts have been prepared.

Topographic information has been provided on the survey.

Pat Hastings asked about the five remnant cabins of the resort on Tract A. Teri answered the property owner wants to preserve the site, so the cabins will remain. They're selling the onsite home on Tract B to their daughter.

There were no further concerns of the Commission or City Engineer.

STAFF RECOMMENDATION:

Recommend approval of the lot split as the lot split is in compliance with the Lake Shore subdivision ordinance.

MOTION BY GLEN GUSTAFSON TO APPROVE THE LOT SPLIT OF KRISTIN AND CHARLES DRIESSEN AS THE LOT SPLIT IS IN COMPLIANCE WITH THE LAKE SHORE SUBDIVISION ORDINANCE. PAT HASTINGS SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

OLD BUSINESS – There was no old business.

REPORTS

City Engineer – Joe Dubel had nothing to report.

Chairman – Jim Woll had nothing to report.

Council Liaison – John Terwilliger had nothing to report.

Zoning Administrator – Teri Hastings Zoning Administrators report indicated the following: Final Plat - Agate Woods Addition: The City Council approved the recommendation from the Planning Commission on approving the Final Plat of Agate Woods Addition. The representative was notified and will be submitting mylars for city signatures.

Violation on Upper Gull: The property owners have begun restoration on the bluff. On Wednesday, September 29th Teri met the property owners on site and discussed the requirements for a patio based on city ordinance. The proposed patio will be 8'x16' and will be setback approximately 16' from the OHW. The patio will be less than 1' from the ground. Revegetated the site was also discussed and a time table. In addition, the property owners were informed of ordinances pertaining to the shoreland area and wetland. They have submitted their site plan and fee for a patio that meets city standards. They're also working with MN Native Landscapes for vegetation restoration.

Jim Woll asked the outcome of the tree removal issue at Rocky Point from last month. Teri said they were issued a \$500 administrative fine.

Jim asked about the property north of the gravel pit that has previously been before the Commission for a couple sketch plan reviews. Teri said that this may be an item on the November agenda.

PUBLIC FORUM – There was no public forum.

MOTION BY ARLA JOHNSON TO ADJOURN THE BOARD OF ADJUSTMENT/PLANNING COMMISSION MEETING OF OCTOBER 11, 2021 @ 9:11 AM. GLEN GUSTAFSON SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

Transcribed by Patti McDonald
Lake Shore City Clerk