

**CITY OF EAST GULL LAKE  
MEETING MINUTES  
PLANNING AND ZONING COMMISSION  
JANUARY 31, 2006 – 6:30 PM**

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1. Call to Order
2. Roll Call

Planning Commission: Ken Anakkala, Rob Mason (Chairperson), Peter Dunphy

Staff Present: Charles Marohn (Zoning Administrator)

3. Election of the Chair

**Motion by Commissioner Dunphy to nominate Rob Mason, seconded by Commissioner Anakkala. The motion passed unanimously.**

4. Public Hearings

Variance Application to Reconstruct a Dwelling that Encroaches on the Bluff and Lake Setback  
Application 06-02, Dave Boser

Administrator Marohn reads the public notice.

Dave Boser is present.

Chairman Mason reviews the application. Asks for public comment.

**Motion to approve with made by Commissioner Anakkala, seconded by Commissioner Dunphy, based on the following findings of fact:**

1. The lot is a conforming lot that meets all size and dimension requirements.
2. The existing structure encroaches on the lake setback and is entirely within the bluff setback and built into the bluff.
3. The applicant proposes to construct a 14 x 16 deck, a 20x20 foot patio, and a 12x14 foot deck for a total of 792 square feet.
4. The proposed dwelling is almost entirely outside of the bluff setback and is entirely outside of the lake setback.
5. The proposed patio and deck, which are included as part of the structure, would be placed within the bluff in place of the current structure. Three retaining walls are proposed to stabilize the bluff.
6. The new proposed structures would not encroach closer to the lake than the existing structure.
7. The applicant has submitted a professionally prepared 5-year, 24-hour stormwater management system.
8. The applicant has submitted an erosion control plan.
9. The applicant has submitted a screening plan to retain existing vegetation and to plant additional vegetation.
10. The strict interpretation of the Ordinance may create an undue hardship. If the existing structure is removed, the bluff would need to be restored. Restoring the bluff to its predevelopment condition may not be possible and/or impractical.
11. The strict interpretation of the Ordinance would be impractical because of

circumstances relating to lot topography. The existing structure is built in the bluff and is not structurally suitable for expansion according to the applicant.

12. The deviation from the Ordinance with conditions would be in the spirit of the Ordinance. Nearby structures are also close to the lake and bluff setback.
13. Residential structures are an allowed use in the R3 Zone.
14. The variance is unlikely to alter the essential character of the neighborhood.
15. The variance may be for economic reasons. The property currently has reasonable use with the existing structure. A new structure could be built outside of the lake and bluff setback; however, if the existing structure is removed the bluff would be left exposed. The current proposal would stabilize the bluff and add stormwater management to the property.

with the following conditions be included with the approval:

1. The stormwater management shall be implemented as proposal. Any changes shall be reviewed by the Zoning Administrator.
2. The vegetation plan shall be implemented as proposed. Existing vegetation outside of the project area on the bluff shall not be disturbed.
3. Best management practices shall be used during construction of addition to maintain the stability of the bluff and to eliminate the flow of sediment onto adjacent parcels and Gull Lake. Groundcover shall be reestablished as soon as possible.
4. Erosion control measures shall be implemented and inspected by the Zoning Administrator before construction begins. The applicant shall contact the Zoning Administrator once erosion control measures are in place.
5. The applicant shall submit a picture of the shoreline from the lake before and after the project is completed.

The motion passed unanimously.

Variance for a Metes and Bounds Subdivision (Continuation), Application 04-38, Brent Gunsbury on behalf of Ronald and Patricia Manglesdorf

**Motion to table by Commissioner Dunphy, seconded by Commissioner Anakkala. The motion passed unanimously.**

4. Additions or Deletions to the Agenda
5. Approval of Minutes
  - a. October 2005 Regular Meeting
  - b. November 2005 Regular Meeting

**Motion to approve by Commissioner Anakkala, seconded by Commissioner Dunphy. The motion passed unanimously.**

6. P&Z Administrators Report
  - a. Permits
  - b. Correspondences
  - c. Potential Violations/Enforcement Action

Administrator Marohn directed to follow up and resolve Anderson violation.

- d. Council Action

Requested to get the Commission a copy of the end of the year report and get a chance to review contract and report. Would like to see this in November each year. Agreed to have it sent to them at the same time as the Council at the end of the year.

- e. Applicant Feedback Survey
- f. Variance/CUP Follow-up

7. Open Forum

8. Old Business

- a. Private Boat Ramp Ordinance
- b. Other Ordinance Updates

Administrator Marohn directed to change the boat ramp ordinance to mandate pervious materials. Directed to move forward with all ordinance amendments proposed next month (slides, stormwater and boat ramps).

9. New Business

- a. Proposed Development Scott and Jewell Hoffman, applicants

Scott Hoffman here for discussion to see if they are on the right track. Had met previously with Lehnhoff who indicated that it was workable.

10. Adjourn

**Motion to adjourn by Commissioner Anakkala, seconded by Commissioner Dunphy.**

Meeting Adjourned at 7:36

Respectfully Submitted,

Charles Marohn, Zoning Administrator