

## STAFF REPORT

**Application:** Establish/Clarify Zoning Classification

**Applicant:** City of Pequot Lakes

**Background Information:** As per the Commission's direction in February, this is a public hearing to establish the zoning classification on the parcel that the City recently approved for a Commercial subdivision of The Ridge. The current zoning classification is unclear due to questions regarding due process at the time of the original annexation of the parcel. The property owner believes that the property is zoned, or should be zoned, commercial.

**Findings:** As part of the approval of the preliminary plat of the Ridge, the applicant was required to submit findings of fact to support a Commercial zoning classification. As of the current date, this information has not yet been provided.

**Planning Commission Direction:** The Commission needs to recommend a zoning classification. The Commission may table a recommendation if they wish to review the applicant's suggested findings.

## **P&Z Administrator's Report**

- A. March Permits: The following permits were issued over the last month by the Zoning Department.
1. Employee Development Corporation, 31015 Front Street. Sign permit, \$60.
  2. Gary Morrison, Nelson Street. New home and garage, \$612.80.
  3. Elin Ohlsson, East Sibley Street. Demolition permit, \$75.
  4. Elaine Yablonsky, Oriole Street. Sign permit, \$150.
  5. Jeanne Kost-Ward, Oak and Grove Street. New home and garage, \$460.80.
  6. Daniel Gruszka, Terrois Lane. New home, \$265.20.
- B. Correspondence: Your Staff sent the following letters of correspondence since the last meeting:
1. February 4 letter from Lakes Gas Company requesting an extension on their permit for a temporary structure.
  2. February 5 transmittal letter to Don Babinski delivering a variance application and sections of the ordinance.
  3. February 7 letter to Don Babinski regarding ongoing questions regarding the extension of his permits.
  4. February 19 letter to Carl Smith concerning final plat approval and burial of debris from previous structure.
  5. February 27 letter from Carl Smith addressing burial of debris.
  6. February 19 letter to Michael Pestello addressing his conditional use application.
  7. February 20 letter to Len Kargel addressing ongoing drainage concerns.
  8. March 5 letter to NWT, LP / Joni Tulenchik regarding procedures for approval of the final plat of The Ridge.
- C. Potential Violations/Enforcement Actions: The City Staff is currently working on the following potential violations/enforcement actions. We will report on these each month until they are resolved to the satisfaction of the Planning Commission.
1. Roger Langenbau: We have met with Mr. Langenbau and he has agreed to a plan for reestablishing vegetation, stabilizing erosion areas, removing some of the equipment from view and obtaining permits for any future usage changes. We are going to document these agreements over the next month to formalize things with Mr. Langenbau.
  2. DBA Wilderness Resort: We have taken no additional action on this issue.
  3. Virgil Dahl: We have not yet had an opportunity to meet with Mr. Dahl. We will look to do so over the upcoming month.

4. Susan and Timothy Brawley: We are waiting for spring to have this issue addressed by the Brawleys.
5. Walker Junk Yard: We are still looking to have Mr. Swenson attend an upcoming Commission meeting.
6. David Swenson: We are waiting for spring for Mr. Swenson to finish cleaning up his property.
7. George Lugar: We received a letter (enclosed) from Mr. Lugar detailing what has been done on the property. He indicated a desire to meet on the site. We sent a follow-up letter indicating the times which we are available. He has contacted the zoning office to try and schedule an alternative time. We are requesting that a member of the Planning Commission accompany us on this site visit.
8. Larry and Nancy Greden: This matter is on hold with a completion date of July 1, 2003.
9. Mike and Gilroy Arvig: A third letter was sent to the Arvigs regarding development in the industrial park. We have also tried to contact them by phone, but have been unable to reach them.
10. Greg and Kathy Karr: We first called and then sent the Karrs a cease and desist notice for construction on their property. Last year they received a permit to construct a garage. The new structure is of different dimensions than that which was approved and does not appear to be a garage. The Karrs have responded with a letter and have requested an on-site visit. We are requesting that a member of the Planning Commission accompany us on the site visit.
11. Olgerts Vijums: We corresponded with Mr. Vijums in regards to some questions he had on his non-conforming sewage treatment system. We have not heard from Mr. Vijums.
12. Curt Pestello: We contacted Mr. Pestello in writing regarding the lack of permits for signs that have been newly erected at the Butcher Block. We have not heard back from Mr. Pestello.
13. Johnathan Acosta: We contacted Mr. Acosta in writing regarding construction that was not consistent with his approved permit. We have not heard back from Mr. Acosta.
14. John E. MacGibbon: We have been corresponding with Mr. MacGibbon regarding his non-conforming sewer system. We are trying to get him to

upgrade his system to be in conformance. This discussion is in the preliminary stages. We will report further in coming months.

15. Andris Spruds: We have been corresponding with Mr. Spruds regarding his non-conforming sewer system. We have indications that Mr. Spruds will be installing a system this spring.
16. Peter Perrine: We have contacted Mr. Perrine regarding his sewage treatment system. We have not heard from Mr. Perrine.
17. Linda Swenson: We have contacted Ms. Swenson regarding her sewage treatment system. We have not heard from her on the matter.
18. Barbara, Ruth and Suasn Layman: We have contacted the Laymans regarding their sewage treatment system. We have not heard from them on the matter.
19. Jeffrey Marcellus: We have contacted Mr. Marcellus regarding his sewage treatment system. We have not heard from Mr. Marcellus.