

**CITY OF EAST GULL LAKE
MEETING MINUTES
PLANNING AND ZONING COMMISSION
September 26, 2006 – 6:30 PM**

1. Call to Order

Chairman Mason calls the meeting to order at 6:30 p.m.

2. Roll Call

Members present: Commissioner Lang, Commissioner Anakkala, Chairman Mason, Commissioner Dunphy, Commissioner Lee

Staff Present: Timothy Schmidt, Zoning Administrator

Council Liaison: Carol Demgen

3. Public Hearings

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

Administrator Schmidt provides an update to the Commission. He mentions that he had spoken with Mr. Gunsbury and that the applicant intends to submit the required Certificate of Survey for the October meeting, with a possibility of the November meeting.

Conditional Use Permit to Construct an Addition
to a Non-conforming Structure
Application 06-53
David Peterson on behalf of Gordon and Judy Prior

Mr. Peterson is present on behalf of the applicant.

Administrator Schmidt reads the public hearing notice.

Chairman Mason requests comments from members of the public. No comment.

Chairman Mason asks the applicants if they have any questions related to their request. Mr. Peterson states that a silt fence might not be needed as there is no possibility for erosion or movement of silt upon adjacent properties or the lake.

Chairman Mason asks members of the Commission if there are any additional comments.

Chairperson Mason states he is familiar with the site and a silt fence would be unnecessary.

No additional comments by the Commission.

Motion by Commissioner Anakkala to approve with conditions as proposed by the Staff Report, revised to eliminate the need for a silt fence, seconded by Commissioner Lang.

Conditional Use Permit to Exceed R-3 Zoning District Impervious
Surface Coverage Requirement by 5%
Application 06-55
David Ross

Mrs. Ross is present.

Mr. Ramerth is present on behalf of the applicant.

Administrator Schmidt reads the public notice.

Chairman Mason asks the applicant if there are any questions or statements regarding the application.

Mr. Ramerth states that the maximum height of accessory structures is 13 feet under the Ordinance, however in lieu of pursuing a variance they would propose a slightly larger structure size. The applicant is seeking to increase the size of the structure to 26x44 rather than the original proposed and that there are no existing unattached accessory structures on the property.

Administrator Schmidt states that this meets the cumulative 1,280 square foot accessory structure size maximum prescribed by the Ordinance and would not breach the maximum 25% impervious surface coverage limit proposed under the CUP.

Ms. Ross provided an explanation of the character of the structure and structures around the area.

Mr. Ramerth mentioned that the pitch of the roof structure would have to be scaled back to meet the intent and language of the Ordinance.

Chairman Mason mentions that if the applicant requested a Variance that it would be at least 30 days before that could be processed.

Commissioner Anakkala recommends a possible alteration to the structure.

Discussion ensues on possible structural changes and storage solutions.

Administrator Schmidt mentions that design changes to the structure could be made through the over-the-counter-permit process and the application at hand is for the conditional use permit to exceed the 20% maximum impervious surface coverage requirement.

Motion to approve with conditions as presented within the Staff Report by Commissioner Dunphy, seconded by Commissioner Lee. The motion passed unanimously.

Intent to Adopt the City of East Gull Lake
Comprehensive Plan
City of East Gull Lake

Discussion on comprehensive plan.

The Commission directs Staff to further review the comments of the Commission and provide proposed alternatives or responses to comments.

4. Additions or Deletions to the Agenda
5. Approval of Minutes
 - a. August 29, 2006 Regular Meeting

Motion to approve the August 29, 2006 regular meeting minutes with no corrections by Commissioner Dunphy, seconded by Commissioner Anakkala. The motion passed unanimously.

6. P&Z Administrators Report

Administrator Schmidt provides the Administrator's Report to the Commission.

7. Open Forum

8. Old Business

9. New Business

Commissioner Anakkala asked about Manglesdorf and asked that we request that the top of bluff be delineated from the lakeside and the wetland area.

10. Adjournment

Motion by Commissioner Lang motion to adjourn at 9:33 p.m., seconded by Commissioner Anakkala. The motion passed unanimously.