

**BOARD OF ADJUSTMENT/PLANNING COMMISSION
CITY OF LAKE SHORE
LAKE SHORE CITY HALL
MINUTES
AUGUST 12, 2024
9:00 AM**

Commission Members in attendance: Chair Jim Woll, Sean Weldon, Alex Kuhn and Pat Hastings, Alternate Dave Reigert, Council Liaison John Terwilliger; City Zoning Administrator Teri Hastings, and City Clerk Laura Fussy. Alternates Kevin Egan and TJ Graber were also present in the audience. Absent was PJ Smith and City Engineer Dave Reese. A quorum was present, and the Commission was competent to conduct business. Dan Miller, Miller Construction was in the audience.

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

Approval of the July 8, 2024, Regular Meeting Minutes – MOTION BY ALEX KUHN AND SECONDED BY SEAN WELDON TO APPROVE THE MINUTES FOR THE JULY 8, 2024, BOARD OF ADJUSTMENT/PLANNING COMMISSION AS PRESENTED. MOTION PASSED.

PUBLIC HEARING – There were no public hearing items.

NEW BUSINESS –

Lot Split-Melanie and Eric Rottier –

1. The applicant is requesting a lot split to create two lots. One lake lot and one off-lake lot. The property is zoned R-2, Medium Density Residential. The lake parcel (Parcel B) is required to have 100 feet of shoreline (lot width) and lot area of 30,000 square feet with 15,000 square feet of buildable area. The off-lake parcel (Parcel A) is required to have a lot width of 150 feet and lot area of 40,000 square feet with 20,000 square feet buildable.

Subject Property



2. The lake parcel has existing improvements and are shown on the survey. The lake parcel exceeds the minimum requirements for a lake lot (30,000 square feet and a lot width exceeding 100').

3. The off-lake parcel is 40,000 square feet and has a lot width of 150'. There is an existing structure on the property which is shown on the survey. The parcel does meet the buildable area of 20,000 square feet. In addition, the impervious coverage for Parcel A is 25% which does include the gravel easement areas.
4. There is a 33' wide easement proposed for ingress and egress along the northerly boundary for parcel B.
5. The property does not contain any wetlands or bluffs.
6. The on-site septic system for each parcel is shown (approximate location). There is sufficient area on each lot for an alternative site.
7. The survey has been prepared by a licensed surveyor. Legal descriptions for the parcels have been prepared.
8. Topographic information is not shown on the survey, however; topographic information is on file from a previous survey done in 2002 which is included in the packet. Odd enough, the property was split in 2002 similar to what is being proposed and then combined back again in 2008. The property was a former resort.

STAFF RECOMMENDATION:

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

Dan Miller from Miller Construction was present to answer any questions the Commission may have regarding the lot split.

Pat Hastings asked if the remaining small cabin on the property will be removed with the lot split. Teri stated it could remain as a small guest cottage.

There were no additional comments from the Commission regarding the application.

MOTION BY PAT HASTINGS AND SECONDED BY SEAN WELDON TO APPROVE THE LOT SPLIT OF MELANIE AND ERIC ROTTIER. MOTION PASSED.

Letter from Sheila Johnston – Included in the packet was a letter from Sheila Johnston and her concern of the water oriented accessory structures. Teri stated she went to the two properties of concern and after inspection, they meet all the necessary requirements of the ordinance which was approved by the DNR. The DNR has also received some complaints as well. The Commission discussed the ongoing issues that may arise from these lakefront storage buildings and how to proceed. Jim Woll brought up the discussion regarding lighting on the sheds and how they impact wildlife and the potential of amending the ordinance. The last issue pertaining to her letter was the Lake Shore Comprehensive Plan and Jim stated he read it a couple times and did not see any issues regarding the structures. The takeaways were to develop a checklist and inspections before and after building.

OLD BUSINESS – No old business to report.

REPORTS

City Engineer – Dave Reese was absent.

Chair – Jim Woll had nothing to report.

Council Liaison – John Terwilliger had nothing to report.

Zoning Administrator – Teri Hastings stated the city council recently approved paying our alternates who attend meetings, they will now be compensated around 50% of the normal rate giving to each member. Teri discussed the trail update and the grant application that we applied for this year. This application for the last section of trail did get our cost down around \$900,000 and pertains to using an aluminum frame boardwalk instead of wood. The application was submitted the end of July and we hope to hear back in next couple of months.

Sean Weldon asked about what types of motorized vehicles are allowed on the trail. Teri stated that East Gull Lake allows everything and Lake Shore doesn't allow side by sides.

Jim Woll asked if Teri was feeling optimistic about the grant application and she was feeling good about it.

Sean Weldon also brought up the access across from Bar Harbor and how the trail will be impacted during the winter months in regards to snowmobiles. John Terwilliger who is apart of the Snowmobile Club discussed the grooming of the trail last year but with the minimal snow they were unable to do their trial run. They discussed how the City of Nisswa did not want their portion of the trail groomed but Lake Shore and Fairview Township did allow it.

PUBLIC FORUM – There was no public forum.

MOTION BY SEAN WELDON AND SECONDED BY PAT HASTINGS TO ADJOURN THE BOARD OF ADJUSTMENT/PLANNING COMMISSION MEETING OF AUGUST 12, 2024, AT 9:29 AM. MOTION PASSED.

Transcribed by Laura Fussy
Lake Shore City Clerk