

**MINUTES
PEQUOT LAKES PLANNING COMMISSION/
BOARD OF ADJUSTMENT
REGULAR MEETING
JANUARY 20, 2022**

PRESENT: Commissioners Boulka, Caouette, Ellering, Gonczy, E. Larson, L. Larson, and Norton

CITY PLANNER: Justin Burslie, Sourcewell

ZONING SPECIALIST: Dawn Bittner

DEPUTY CLERK: Jennifer Peterson

COUNCIL LIAISON: Mayor Gardner

1. Call Meeting to Order

1.2 Roll Call

2. Elect a Chair and Vice-Chair

A motion was made by Planning Commission Member Ellering, seconded by Planning Commission Member Gonczy, to elect L. Larson as Chair. All members voted “aye”. Motion carried.

A motion was made by Planning Commission Member L. Larson, seconded by Planning Commission Member E. Larson, to elect Nathan Norton as Vice-Chair. All members voted “aye”. Motion carried.

3. Consider Agenda

Bittner added 6.2 Special Council Meeting to the Agenda.

A motion was made by Planning Commission Member Gonczy, seconded by Planning Commission Member Ellering, to approve the agenda, as amended. All members voted “aye”. Motion carried.

4. Public Hearing

A motion was made by Planning Commission Member E. Larson, seconded by Planning Commission Member Ellering, to open the Public Hearing. All members voted “aye”. Motion carried.

4.1 Raoul and Theresa Warzecha, Applicants

Applicants request a Variance to construct a dwelling within the setback of West Twin Lake

Mr. Burslie explained the Staff Report. Applicants were present.

Discussion ensued regarding:

- The setback requirements to Jack Pine Drive. Mr. Burslie stated there are no setback to the easement/private road.
- When the Shoreline Ordinance was adopted by the city. Mr. Burslie stated the ordinance was adopted after the DNR shoreline rules establishment in the 1980's and the state updated the shoreline rules a couple years ago regarding lot width.
- Variances on the adjacent properties
- Chair L. Larson asked the applicant if he knew of the ordinances when he purchased the property. Mr. Warzecha stated he knew that building would require a variance.
- The overhead power easement on the South side of the property.
- Stormwater Management Plan
- Updated survey of applicant and neighbor's properties
- Placement of the septic system
- Impervious coverage
- House and Site plan
- Mr. Warzecha wanted to be cohesive with the neighborhood hence the 50 ft setback on the plan, which he felt was no closer than his neighbors.
- Can applicant meet the practical difficulties test?
- Timeline for tabling a request

PUBLIC COMMENT OPENED:

Randy & Lee Branstad, 4424 Jack Pine Drive, stated that his home is 60 ft from the OHW. Mr. Branstad read his letter opposing the variance.

Dale Christensen, 4392 Jack Pine Drive, would like staff to research the applicants' retaining wall in the application. Mr. Christensen gave an overview of his letter opposing the variance. Mr. Christensen stated his house was built before the 75 ft setback was established and he has concerns with the size of the home, proposed location/setback and septic placement.

Patrick and Mary Ellen Ottman, 4406 Jack Pine Drive, read their letter opposing the variance.

Marcy Byrns, 4350 County Road 29, gave an overview of her letter opposing the variance. Ms. Byrns main concern is erosion issues.

Chair L. Larson read Phil Martin's email, 27095 Pine Cone Lane, who was not able to attend the meeting.

Gregg Gerhartz, 27022 West Twin Lake Drive, President of West Twin Lake Association, concerns about the placement of the septic and water quality issues with building.

PUBLIC COMMENT CLOSED.

A motion was made by Planning Commission Member E. Larson, seconded by Planning Commission Member Ellering, to table the variance application until a stormwater management plan and detailed site plan can be received by staff to present to the Commission. All members voted "aye". Motion carried.

A motion was made by Planning Commission Member Ellering, seconded by Planning Commission Member E. Larson, to close the Public Hearing. All members voted "aye". Motion carried.

5. Open Forum

6. New Business

6.1 Year End Report

Bittner presented the 2021 Year End Report for the Planning and Zoning Department.

6.2 Special Council Meeting

Bittner advised the Planning Commission that a Special City Council Meeting is scheduled for Monday, January 24 at 6:00 PM to discuss the 2022 Work Plan, Splashpad Quotes, Joint Fire Department, Police Department Operations and Full-time Officer, and HRA Operations. This meeting will be posted in the event a quorum of Planning Commission Members are present.

7. Old Business

8. Approval of Minutes

8.1 Approval of December 16, 2021, Minutes

A motion was made by Planning Commission Member Ellering, seconded by Planning Commission Member E. Larson, to approve the December 16, 2021, Minutes. All members voted "aye". Motion carried.

9. P & Z Administrator's Report

9.1 Permits, Correspondence

Bittner pointed out the 4 permits issued in December and the 5 letters sent since the last meeting.

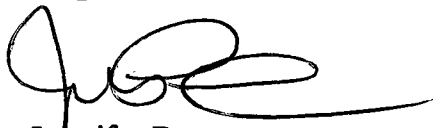
9.2 Potential Violations/Enforcement Actions

The following Potential Violations/Enforcement Actions were discussed:

10. Adjournment

A motion was made by Planning Commission Member Ellering, seconded by Planning Commission Member E. Larson, to adjourn the meeting. All members voted "aye". Motion carried. The meeting was adjourned at 7:25 PM.

Respectfully submitted,



Jennifer Peterson
Deputy Clerk