

PUBLIC HEARING – VARIANCE

Application: Variance
Applicant: Babinski Foundation
Agenda Item: 3 (b)



Background Information: The applicant is requesting a Variance to install an 80-foot flag pole and increase the impervious coverage in the Commercial District. The subject property is located at 29240 Patriot Avenue, is zoned Commercial and is owned by the applicant. The surrounding property is zoned Commercial to the north and west, and the Paul Bunyan Trail to the east. The State Highway 371 and Patriot Avenue intersection borders the subject property to the south.

The property contains two 24,000 square foot buildings and a 4,160 square foot garage. The property is served by a private deep well and compliant septic system.

As part of a Conditional Use Permit (CUP) application, the applicant proposes to lease the subject property to be used for boat sales, service, retail pro shop, boat storage, and outdoor display area. In the southeast corner of the parcel, applicant plans to erect an elevated display area with a freestanding sign. North of the east edge of the elevated display area applicant proposes to erect an 80-foot tall flag pole. Applicant plans to fly a 30' X 40' flag from the flag pole.

Applicant proposes to expand the asphalt parking area to the south to accommodate outdoor display of boats. The applicant anticipates 200 boats to be displayed during the peak season south of the first building.

Applicant proposes to expand the asphalt parking area to the north to accommodate customer pickup and drop-off of boats. The applicant anticipates roughly 100 boats to be parked in this lot.

The current impervious coverage of the entire parcel is 43.9%. Applicant proposes to increase the impervious coverage to 59.2%. The maximum impervious coverage in the Commercial zoning classification is 25%, with an increase to 50% through a Conditional Use Permit, which necessitates this Variance request.

Applicant believes a tall flag pole will serve as a focal point to draw traffic from State Highway 371 to Patriot Avenue and that a large American Flag would serve as a symbol of Pequot Lakes patriotism.

The existing asphalt parking area does not provide the necessary amount of blacktop needed to display the boats for sale. Applicant believes displaying luxury boats at the corner of State Highway 371 and Patriot Avenue will help make Pequot Lakes a destination.

Applicable Regulations:

Section 17-5.10 COMMERCIAL (C)

1. Purpose and Intent: To provide a zoning classification for commercial uses oriented around the automobile. Parcels are larger than in the Downtown Mixed-Use zone in order to provide on-site parking, on-site stormwater facilities as well as on-site water supply and sewage treatment where municipal utilities are not immediately available.
2. Compatibility: The Commercial zone should be established as a transition zone between the Downtown Mixed-Use zone or the Light Industrial Zone and the surrounding residential zones. The zone may not be established in an area where it is completely surrounded by residential zones.
3. Lot, Use and Density Requirements.

Lot width– feet, minimum	50
Buildable lot area (sewered) – square feet, minimum	10,000
Buildable lot area (unsewered) – square feet, minimum	20,000
Setback, right of way, City road- feet, minimum	30
Setback, right of way, County or State road, feet, minimum	30
Setback, between buildings – feet, minimum	10
Setback, side next to residential district – feet, minimum	30
Setback, side yard – feet, minimum	10
Setback, rear – feet, minimum	10
Setback, parking from lot line – feet, minimum	10
Setback, sign – feet, minimum	1
Setback, wetland – feet, minimum	30
Setback, unplatted cemetery or archeological site	50
Impervious surface – percent, maximum	25%
Building height – feet, maximum	25
Building above highest groundwater level – feet, minimum	3

4. Performance Standards. The following performance standards apply to all development in this zone:

A. Impervious Coverage. Impervious coverage may be increased by up to 25%, not to exceed 50% of the property, through a conditional use permit if the following is provided and approved by the City:

- (1) A storm water retention plan showing containment of the 10-year, 24-hour storm event on the parcel.
- (2) Direct runoff of stormwater to adjacent properties and wetlands shall be eliminated through the use of berms, infiltration ponds, swales, filtration strips or other permanent means.

B. Compatibility of Use. Use shall be compatible with the surrounding neighborhood. Uses shall not present noise, odor, light nuisances or any other nuisances.

C. Parking. Off-street parking shall be provided as per Section 7.10. On-street parking is not allowed under any circumstances. To reduce the visual impacts and amount of surface parking, shared parking and surface parking shall be located behind or to the side of a building. Additionally, suitable trees and shrubs shall be

planted between parking lots and all adjacent sidewalks, roads, lots and buildings.

- D. **Screening.** All sites shall be heavily landscaped to provide 100% screening to adjacent residential parcels and over 50% screening from the road or any non-residential parcel. Percentages shall be determined by amount of structure that can be seen during leaf-on conditions. A landscaping and screening plan must be submitted and approved by the Planning Commission with each conditional use permit.
- E. **Lighting.** Lighting shall be minimal. Lighting shall be downward directional and shall be compatible with the surrounding development. Lights approved with signs must be turned off at the close of business each day.
- F. **Fire Lanes.** Fire lanes shall remain unobstructed at all times.
- G. **Fences.** Fences not exceeding 84 inches in height may be constructed. Under no circumstances shall a fence be constructed closer than 10 feet from the surface of a public road and in all cases not within the public right-of-way. Materials shall consist of usual fencing materials with posts and fence of metal, wood, concrete, brick or smooth wire. Barbed or electrified wire is prohibited, except where specific approval has been given by the Planning Commission.

Section 17-11.7 VARIANCES

- 6. Variances shall be decided within the required time frame with consideration for the following:
 - A. The applicant establishes that there are practical difficulties, as defined in this ordinance, in complying with the official control, and
 - B. The plight of the landowner is due to circumstances unique to the property not created by the landowner, and
 - C. The deviation from the Ordinance with any attached conditions will still be in harmony with the general purposes and intent of the Ordinance and the Comprehensive Plan, and
 - D. The variance will not create a land use not allowed in the zone, and
 - E. The variance will not alter the essential character of the locality, and

- F. The variance is not for economic reasons alone, but reasonable use of the property does not exist under the Ordinance.

Staff Findings: Staff provides the following Findings of Fact for consideration by the Planning Commission:

On the request to exceed the maximum impervious surface coverage allowed and construct a flag pole exceeding the maximum building height allowed:

1. The subject property is located at 29240 Patriot Avenue and is in the “Commercial” zone.
2. The property contains two 24,000 square foot buildings and a 4,160 square foot garage.
3. Applicant plans to lease the subject property to be used for boat sales, service, retail pro shop, boat storage, and outdoor display area.
4. The subject property is served by a private deep well and a compliant septic system.

On the request to exceed the maximum impervious surface coverage:

5. Customer parking spaces will be along the south side next to the building.
6. Applicant proposes to expand the asphalt parking area to the south for the outdoor display of potentially 200 boats.
7. Applicant proposes to expand the asphalt parking area to the north to accommodate a customer pickup and drop-off area for roughly 100 boats.
8. The current impervious coverage of the entire parcel is 43.9%. Applicant proposes to increase the impervious coverage to 59.2%.
9. The applicant has established that there are practical difficulties in complying with the code. The existing asphalt does not allow sufficient parking area to display numerous luxury boats for sale. Gravel display areas are not conducive to the overall appearance or the cleanliness required for the proposed use.
10. The property owner proposes to use the property in a reasonable manner.
11. The deviation from the Code will still be in harmony with the general purposes and intent of the City Code and Comprehensive Plan. The applicant will be required to retain additional stormwater runoff generated by the increased impervious surface coverage onsite.
12. The variance will not create a land use not permitted in the Commercial zone. The proposed commercial use of the property is allowed with a conditional use permit (Conditional Use Permit #19-10).
13. The subject property is surrounded by Commercial development to the north and west. The subject property is bounded on the east and south by State Highway 371. The variance will not alter the essential character of the locality of the subject property.

14. The variance has not been made based on economic considerations.

On the request to construct a flag pole exceeding the maximum building height:

15. The applicant proposes to place an 80-foot flag pole in the southeast corner of subject property. The maximum height for structures in the Commercial Zone is 25 feet.
16. The applicant intends to fly a 30' X 40' American flag on the proposed flag pole.
17. The applicant has not established there are practical difficulties in complying with the maximum height ordinance. A flag pole meeting the requirements of the ordinance may be constructed in multiple locations on the subject property which would be visible to patrons of the proposed commercial business and the adjacent public right-of-way.
18. The property owner does not propose to use the property in a reasonable manner. An 80 ft high flag pole is not reasonable given it is over three times the maximum height allowed in the Commercial Zone.
19. The "plight of the landowner" (not being able to construct an 80 ft tall flag pole under current ordinance) is not due to circumstances unique to the property not created by the landowner. The subject property is relatively level. The height and location of existing structures on the subject property and adjacent properties do not create a visibility issue for a 25' high flag pole. The subject property does not have any unique circumstances or features which would justify an 80 ft tall flag pole.
20. The deviation from the Ordinance with any attached conditions will not be in harmony with the general purposes and intent of the Ordinance and the Comprehensive Plan.
21. Flag poles are an allowed use in the Commercial Zone. The variance will not create a land use that is not allowed.
22. The variance request would alter the essential character of the locality. The exceedingly tall flag pole (and flag) would be visible from great distances. No other commercial or residential properties in the city have flag poles remotely close in height to the proposed flag pole.
23. The variance request has not been made based on economic considerations.

Planning Commission Direction: The Planning Commission can approve the Variance, deny the application, or table the request if additional information is needed. If the motion is for approval or denial, Findings of Fact should be cited.

Staff Recommendation: We recommend that the variance request to exceed the maximum impervious surface coverage be approved (with above findings and the following conditions) and the request to construct a flag pole exceeding the maximum height requirement be denied (based on the findings listed above).

1. Before a permit is issued for the additional impervious surface coverage, the applicant shall submit a stormwater management plan created by a licensed engineer which contains the 10-year, 24 hour storm event on the subject property for all new impervious surfaces. Said plan shall be implemented in full.
-

Building 1 371 Side





CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 23, TOWNSHIP 136 NORTH, RANGE 29 WEST,
CROW WING COUNTY, MINNESOTA

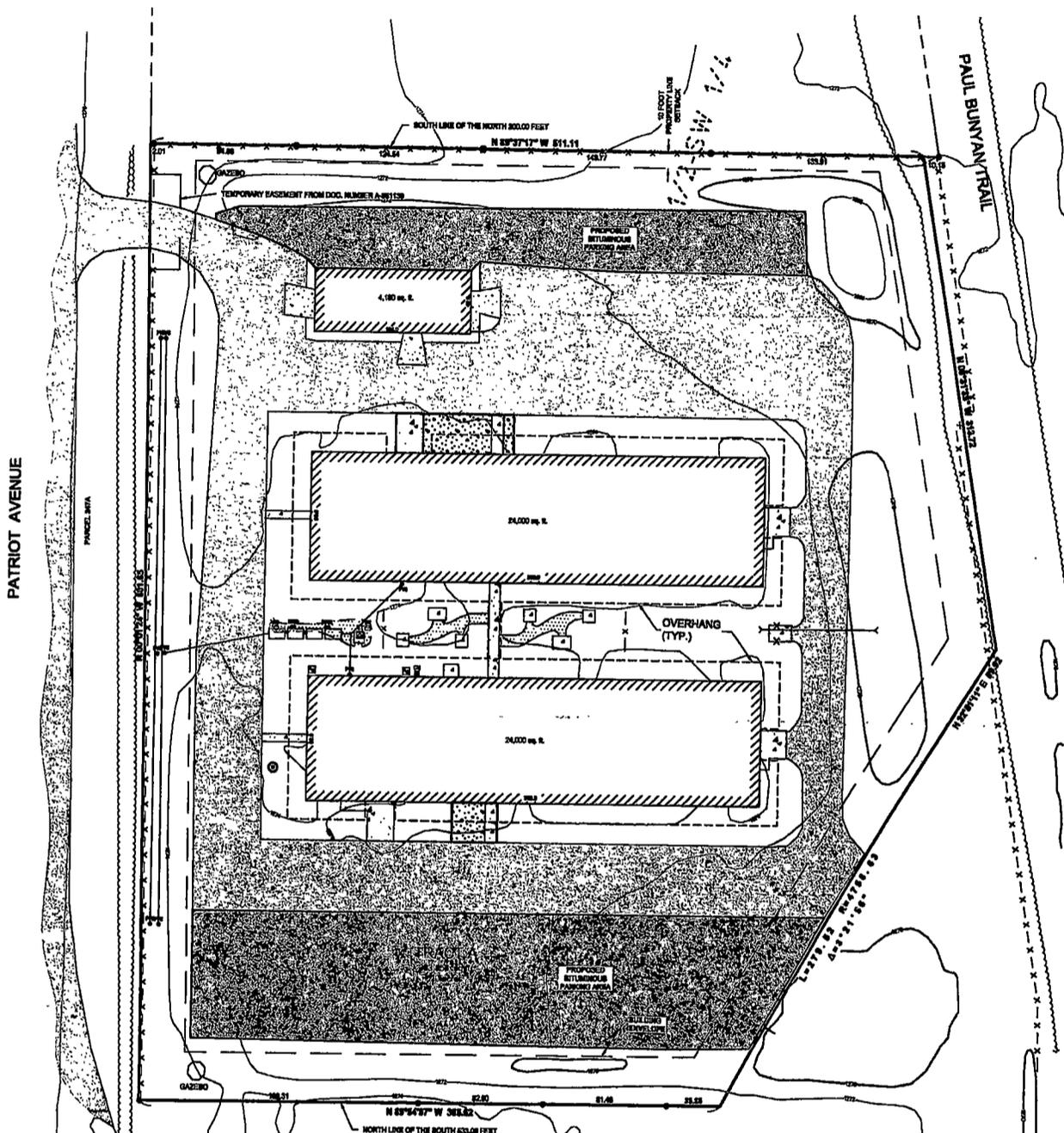
LEGAL DESCRIPTION PER DOCUMENT NUMBER 0794140

That part of the South One-Half of the Southwest Quarter (S1/2 SW1/4), Section Twenty-three (23), Township One Hundred Thirty-six (136) North, Range Twenty-nine (29) West lying South of the North 200.00 foot borewell and lying West of the Westway right-of-way line of the Paul Bunyan Trail, EXCEPT:

The South 533.00 feet of the West 423.00 feet of said Southwest Quarter, Section Twenty-three (23), Township One Hundred Thirty-six (136) North, Range Twenty-nine (29) West.

ALSO EXCEPT:

DOCUMENT NUMBER A-841159: That part of the Southwest Quarter of the Southwest Quarter of Section 23, Township 136 North, Range 29 West, shown as Parcel 2474 on Minnesota Department of Transportation Right of Way Plat Numbered 18-108 as the same is on file and of record in the office of the County Recorder in and for Crow Wing County, Minnesota.



LEGEND

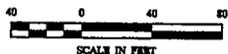
- X - X - DENOTES EXISTING FENCE
- [Pattern] DENOTES EDGE OF EXISTING BITUMINOUS
- [Pattern] DENOTES EDGE OF EXISTING GRAVEL
- [Pattern] DENOTES EDGE OF EXISTING CONCRETE
- [Line] DENOTES EXISTING INTERMEDIATE CONTOUR
- [Line] DENOTES EXISTING INDEX CONTOUR
- [Line] DENOTES EDGE OF TIERLIDE
- [Symbol] DENOTES EXISTING GROUND TRANSFORMER
- [Symbol] DENOTES EXISTING ELECTRIC METER
- [Symbol] DENOTES EXISTING AIR CONDENSER
- [Symbol] DENOTES EXISTING ELECTRIC OUTLET
- [Symbol] DENOTES EXISTING GAS METER
- [Symbol] DENOTES EXISTING WALL
- [Symbol] DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- [Symbol] DENOTES EXISTING SEPTIC LIFT STATION
- [Symbol] DENOTES DOCUMENT FOUND

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
Buildings	82,500	303,868	27.2%
Walking paths	864	303,868	0.3%
Concrete	6,386	303,868	2.1%
Shrubland	73,054	303,868	24.5%
Additional Bituminous	48,383	303,868	16.3%
Total	178,983	303,868	61.2%

NOTES:

1. Zoning for subject tract = "Commercial".
2. There are no hills or wetlands located within surveyed property.
3. Property is in "Zone X" as per the FIRM, Flood Insurance Rate Map. "Zone X" denotes: Areas of minimal flooding.
4. Parcel ID of subject parcel: 290233000000.
5. The property address of subject parcel: 29240 Patriot Avenue.
6. Contour interval as shown = 2 foot. Contours shown have been digitized from Crow Wing County GIS Data.



ORIENTATION OF THIS PLANNING SYSTEM IS BASED ON THE CROW WING COUNTY COORDINATE SYSTEM.

CERTIFICATE OF SURVEY Babinski Foundation 2520 W 8th Street STE 100 Sioux Falls, SD 57104	PROJECT MANAGER: CMH	PROJECT NO.: 18404	DATE: 12-14-2018	REVISIONS		I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. [Signature] CROW WING COUNTY PL 18404 DATE: 3/29/19 LIC. NO. 44581		30200 Emerson Road Suite 1 P. O. Box 874 Perpet Lake, MN 56472 218-568-4840 www.stonemansurvey.com
	ORDERED BY: RLF	FILE NAME: C18404.dwg	SCALE: NONE	DATE: 3/29/19	DESCRIPTION: Added additional bituminous			
	DRAWN BY: CMH	FIELD BOOK: BOOK NA PG. NA	VERT.: NONE					

APP # 19-14
 SF # _____
 Date 3-22-19
 (for office use only)

**CITY OF PEQUOT LAKES
 VARIANCE APPLICATION**

Name of Applicant BABINSKI FOUNDATION Phone 218-568-2100
 Address 29240 PATRIOT AVE Email bob@babinskiproperties.com
 City, State, Zip PEQUOT LAKES MN 56472

Applicant is:

- Legal Owner
- Contract Buyer
- Option Holder
- Agent
- Other _____

Title Holder of Property:

BABINSKI PROPERTIES
 (Name)
2020 WEST 8TH STREET
 (Address)
BOON FALLS SD 57104
 (City, State, Zip)

Signature of Owner, authorizing application: _____
 (By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): _____
 (By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Location of property involved in this request:

29240 PATRIOT AVE
PEQUOT LAKES MN 56472

Legal Description (if metes and bounds, attach sheet): SW QUARTER OF SW QUARTER SEC 23, TWP 136 N, RANG 29 W (ROW WING)

Parcel ID No. 290233300CC0009 Zoning District _____

State nature of request in detail: (What are you proposing for the property?)
ERECT 80 FOOT FLAG POLE

What changes (if any) are you proposing to make to this site?

Building: _____

Landscaping: 80' FLAG POLE

Parking/Signs: _____

Pursuant to the Pequot Lakes City Ordinance, Section 17-11.7, the applicant should be prepared at the public hearing to explain the practical difficulty in complying with the ordinance for the proposed variance. Practical Difficulties is described as: *The property owner proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include but are not limited to, inadequate access to direct sunlight for solar energy systems.*

- (1) What are the practical difficulties, or unique circumstances of the parcel size, shape, topography or other characteristics that make strict interpretation of the Ordinance impractical?

THE ORDINANCE LIMITS VISEBILITY OF THE AMERICAN
FLAG FROM 371 AND PATRIOT AVE

- (2) Are the conditions upon which the petition for a variation based unique to the parcel of land for which the variance is sought? If so, were the conditions created by the landowner?

YES. DISTANCE FROM 371
NO. CONDITIONS NOT CREATED BY LAND OWNER

- (3) If the variance is granted, will it alter the essential character of the locality? Explain.

NO

- (4) Is the variance request in harmony with the general purposed and intent of the Ordinance?

YES

- (5) Does the need for a variance involve more than economic considerations? Explain.

YES. WE BELIEVE A FLAG THAT SIZE WOULD
HELP DIRECT TOURISTS TO OUR TOWN

- (6) Is the variance request consistent with the Comprehensive Plan?

YES.

(7) Describe character of the area and the existing patterns and uses of development in the area. How is this proposal consistent with those patterns and uses?

GIVEN THE PROXIMITY TO PATRIOT AVE AND 371 INTERSECTION WE BELIEVE THE AMERICAN FLAG WOULD SERVE AS A SYMBOL OF PEQUOT LAKE PATRIOTISM

(8) Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Describe if additional facilities will be required.

NONE

(9) Describe the impact on the character of the neighborhood in which the property is located.

POSITIVE IMPACT. THE AMERICAN FLAG WOULD SERVE AS A FOCAL POINT AND LANDMARK TO PATRIOT AVE

(10) Describe the impact to traffic on roads and highways in the vicinity, and expected traffic generated by this application. Is there adequate parking available to accommodate the proposal?

N/A

(11) Discuss any environmental limitations of the site or area.

NONE

(12) Please include any other comments pertinent to this request.

APP # _____
 SF # _____
 Date _____
 (for office use only)

**CITY OF PEQUOT LAKES
 VARIANCE APPLICATION**

Name of Applicant 247 LLC Phone 218-568-2100
 Address 29240 PATRIOT AVE Email bob@bckzinskiproperties.com
 City, State, Zip PEQUOT LAKES MN 56472

Applicant is:

Title Holder of Property:

Legal Owner
 Contract Buyer
 Option Holder
 Agent
 Other _____

BABENSKI FOUNDATION
 (Name)
2520 W 8TH STREET
 (Address)
STOCK FALLS SD 57104
 (City, State, Zip)

Signature of Owner, authorizing application: [Signature]
 (By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): [Signature]
 (By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Location of property involved in this request:
29240 PATRIOT AVE
PEQUOT LAKES MN 56472

Legal Description (if metes and bounds, attach sheet): SW 1/4 OF SW 1/4
SECTION 23 TOWNSHIP 136 N RANGE 29 W CROW WING

Parcel ID No. 29230507 Zoning District _____

State nature of request in detail: (What are you proposing for the property?)
INCREASE THE AMOUNT OF BLACTOP FOR PARKING
BOATS AVAILABLE TO PURCHASE

What changes (if any) are you proposing to make to this site?
 Building: _____
 Landscaping: _____
 Parking/Signs: INCREASE IMPERVIOUS TO DISPLAY BOATS

Pursuant to the Pequot Lakes City Ordinance, Section 17-11.7, the applicant should be prepared at the public hearing to explain the practical difficulty in complying with the ordinance for the proposed variance. Practical Difficulties is described as: *The property owner proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include but are not limited to, inadequate access to direct sunlight for solar energy systems.*

- (1) What are the practical difficulties, or unique circumstances of the parcel size, shape, topography or other characteristics that make strict interpretation of the Ordinance impractical?

IT DOES NOT PERDEDE THE PROPER AMOUNT OF BLACKTOP
NEEDED TO DISPLAY BOATS

- (2) Are the conditions upon which the petition for a variation based unique to the parcel of land for which the variance is sought? If so, were the conditions created by the landowner?

GOZE OF PARCEL IS THE ONLY CONDITION.

- (3) If the variance is granted, will it alter the essential character of the locality? Explain.

No

- (4) Is the variance request in harmony with the general purposed and intent of the Ordinance?

YES

- (5) Does the need for a variance involve more than economic considerations? Explain.

YES. WE BELIEVE DISPLAYING LUXURY BOATS AT THE CORNER
OF 371 AND PATRICK AVE WILL HELP MAKE PEQUOT LAKES
A DESTINATION

- (6) Is the variance request consistent with the Comprehensive Plan?

YES

(7) Describe character of the area and the existing patterns and uses of development in the area. How is this proposal consistent with those patterns and uses?

~~CAR DEALER - AUTO REPAIR - AUTO BODY REPAIR ANTIQUE DEALER~~
~~WE BELIEVE A BOAT DEALER IN THAT AREA IS CONSISTENT~~
~~WITH THE EXISTING PATTERN AND USE~~

(8) Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Describe if additional facilities will be required.

~~NO IMPACT ON UTILITIES NO ADDITIONAL FACILITIES~~

(9) Describe the impact on the character of the neighborhood in which the property is located.

~~POSITIVE IMPACT. RIGHT NOW THE BUILDINGS ARE BEING USED~~
~~AS STORAGE. WE FEEL A LUXURY BOAT DEALER WILL HELP~~
~~BOOST BUSINESS IN THE SURROUNDING AREA.~~

(10) Describe the impact to traffic on roads and highways in the vicinity, and expected traffic generated by this application. Is there adequate parking available to accommodate the proposal?

~~TRAFFIC WILL INCREASE BUT WE BELIEVE THE NEW~~
~~BYPASS HAS ACCOUNTED FOR AN INCREASE IN TRAFFIC~~
~~WE ARE ASKING FOR THIS VARIANCE TO ACCOMMODATE~~
~~PARKING~~

(11) Discuss any environmental limitations of the site or area.

~~NONE~~

(12) Please include any other comments pertinent to this request.

CITY OF PEQUOT LAKES
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING FOR A
VARIANCE
TO EXCEED THE MAXIMUM HEIGHT AND IMPERVIOUS COVERAGE
IN THE COMMERCIAL DISTRICT
APRIL 18, 2019
6:00 P.M.
AT
CITY HALL
4638 MAIN STREET

TO WHOM IT MAY CONCERN:

The following will be the subject of a public hearing on April 18, 2019, beginning at 6:00 p.m.

Hearing: Variance

Applicants: Babinski Foundation

Property Description: Property is located at 29240 Patriot Avenue. Parcel ID is: 290233300CC0009.

Purpose: Application is for a Variance to install an 80-foot flag pole. The maximum height in the Commercial zone is 25 feet. Application is also for a Variance to increase the impervious coverage from 43.9% to 59.2%.

All interested persons are invited to attend these hearings and be heard or send written comments to City Hall. Copies of the permit, maps, drawings and staff report are available at City Hall at least one week prior to the hearing date. Copies of the Staff Report regarding these applications are available at City Hall or online at www.pequotlakes-mn.gov.

Property Owners Please Note: Notices relative to the above listed request are sent to all property owners within 350' of the applicant's property. Please share this information with your neighbors in the event that any property owner has been overlooked or is not contained in our records.

Dawn Bittner
Zoning Specialist
City of Pequot Lakes

"This institution is an equal opportunity provider and employer"



4638 MAIN STREET • PEQUOT LAKES, MN 56472 • (218) 568-5222 • FAX: (218) 568-5860 • www.pequotlakes-mn.gov

April 8, 2019

Babinski Foundation
Attn: Bob Erickson
30533 Patriot Avenue
Pequot Lakes, MN 56472

Re: Variance Request

Dear Mr. Erickson:

The City of Pequot Lakes has received your request for a Variance to exceed the maximum height and impervious coverage in the Commercial district. We have determined that your application is complete and we have scheduled a public hearing for 6:00 PM on April 18, 2019 at City Hall. You are the second public hearing on the agenda.

The City prepares a Staff Report for the Planning Commission prior to the meeting. The report will discuss the pertinent ordinances and an evaluation and recommendation on your application. A copy of the report will be available at City Hall for you to read no later than a week before the meeting or you can read it online at www.pequotlakes-mn.gov.

If you have any questions or concerns, please do not hesitate to contact me at 218-568-6699.

Sincerely,

Dawn Bittner
Zoning Specialist

C: Planning Commission