City of Pequot Lakes

Planning & Zoning Department

Year End Report

2019

Planning and Zoning Department
Year End Review

Highlights for 2019:

Ordinance Amendment – Exterior Storage. Downtown, urban and rural areas have different characteristics and uses. Language was added to allow for exterior storage compatible to the various zoning classifications.

Ordinance Amendment – Heart of the Good Life Development. The City Council directed the Planning Commission to draft architectural, landscaping, and zoning regulations for the Heart of the Good Life Development. The Planning Commission has drafted a very comprehensive ordinance. The Public Hearing for this ordinance amendment is scheduled for January, 2020.

Ordinance Amendment – Golf Course Overlay District. The Residential-Golf Course Community Overlay District was created to allow development of single/multi-family residential units and golf course uses.

Ordinance Amendment – Expand Offsite Sign Overlay District. The Offsite Sign Overlay District was expanded to include an additional parcel at the property owner's request.

Ordinance Amendment – Flag Pole Height. The ordinance was amended to include maximum flag pole height in each zoning classification, differentiating it from maximum building height.

Downtown Plan Update – The City Council directed the Planning Commission to update the Downtown Plan. This update is on track to be completed in early 2020.

2019 City Work Plan – The Planning Commission submitted their report to the Council in December, 2019.

Application Review:

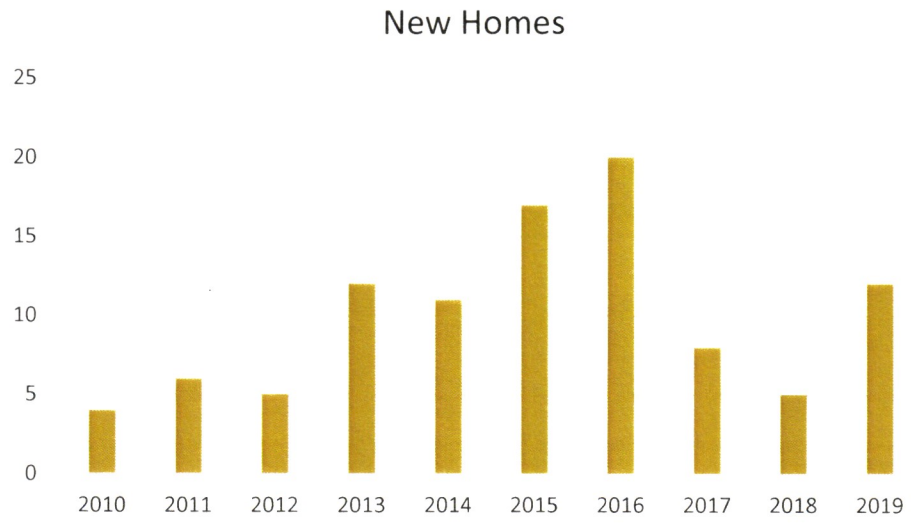
Zoning Related Applications –

Overall, the City of Pequot Lakes processed 103 applications in 2019. Out of the 103 applications, 3 were returned and 1 is the Downtown Plan Update.

NUMBER AND TYPE OF PERMITS

Type of Permit App.	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Land Use Over-the-Counter	46	45	61	64	62	82	74	62	66	68
CUP	5	6	1	3	1	4	1	2	4	6
Variance	3	2		2	2	1	2	1	2	6
Preliminary Plat	1		1	2	2				1	1
Final Plat	1		1	1	1				1	1
Subdivision	3	3	3	5	7	1	4	6	4	3
Subd. > 10 acres									5	3
Rezone				3	2		1	2	3	2
Ordinance Amend.	1	1	1		4	5	3	6	8	9
Total	60	57	68	80	81	93	85	79	94	99
To Planning Commission	23%	21%	10%	20%	23%	12%	13%	22%	25%	28%
NOT To Planning Commission	**77%**	**79%**	**90%**	**80%**	**77%**	**88%**	**87%**	**78%**	**75%**	**71%**

The above table indicates 71% of the applications were dealt with by Staff at City Hall as over-the-counter permits. Five Ordinance Amendments were initiated by Staff or directed by Council and four were initiated by application. There were 12 permits issued for new homes, with none of those issued for Wilderness Resort Villas.



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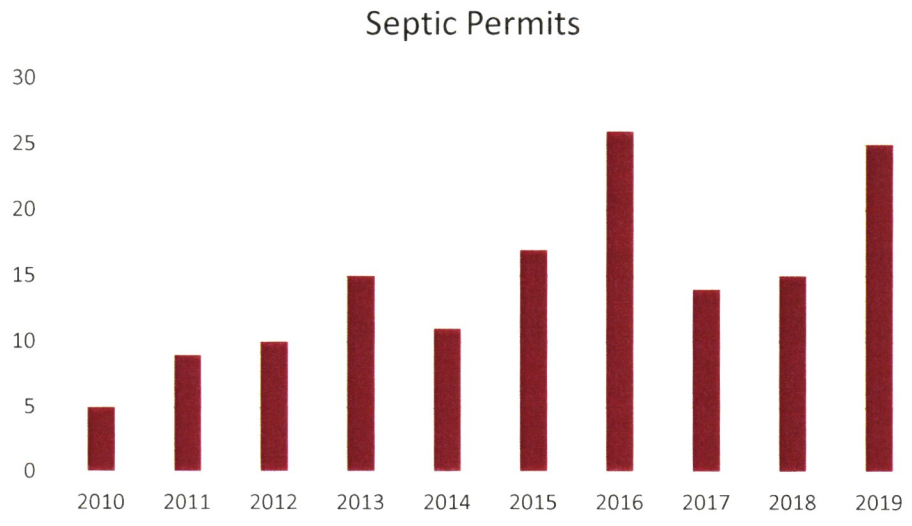
Subsurface Sewage Treatment System (SSTS) Permits-

The City of Pequot Lakes administers the SSTS program pursuant to MPCA Chapter 7080 of the Minnesota Administrative Rules and Crow Wing County Ordinances. In doing so, Staff reviews the applications, issues the permits and inspects each installation. There were 13 new construction permits issued and 12 repair/replacement permits issued.



Enforcement:

In recent years the City has stressed enforcement as the key to successfully administering the land use ordinances. The City has a policy for addressing violations and a history of successfully resolving land use violations without a great deal of legal intervention. The Staff, Planning Commission Members and Council Members have taken a number of trips to properties, met with property owners and worked out details of resolutions to some very complex situations.

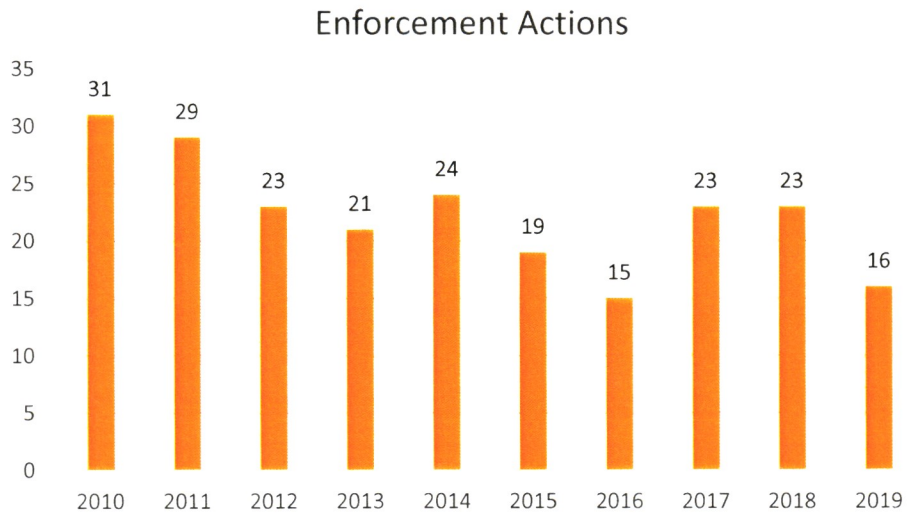
This past year we successfully resolved 11 land use violations. They are as follows:

1. Castoffs – Signs in Right-of-Way;
2. Diane Koval – Exterior Storage;
3. Gary Galle – Stormwater and incomplete construction;
4. Doug Boschee – Grading in the Shore Impact Zone;
5. Michael & Stacy Lippert – Refuse;
6. Louisa Tiegen – Incomplete construction;
7. Tim and Kristi Crist – Exterior Storage;
8. Lee Moren – Maintenance, exterior storage and lawn;
9. Arvig Evergreen Enterprises LLC – Exterior Storage;
10. William King – Grading and vegetation removal in the SIZ;
11. Babinski Properties – Excess signage and up lit sign.

The City currently has the following outstanding violations:

1. Derksen, John and Barbara – Exterior Storage (declared a public nuisance);
2. Swenson, Robert & Kimberly – Maintenance & Exterior Storage (declared a public nuisance);
3. Kennedy, David & Christine – Maintenance;
4. Chris Brown – Exterior Storage;
5. Wesley T. Johnson – Maintenance.

It should be reiterated that the City's policy on violations is that the Staff investigates only violations that are reported. Individuals that report violations are confidential, per state laws. The City Staff does not initiate violation notices without a complaint from a member of the City Council, the Planning Commission or the public.


Enforcement Actions
35
30
25
20
15
10
5
0
31
29
23
21
24
19
15
23
23
16
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019