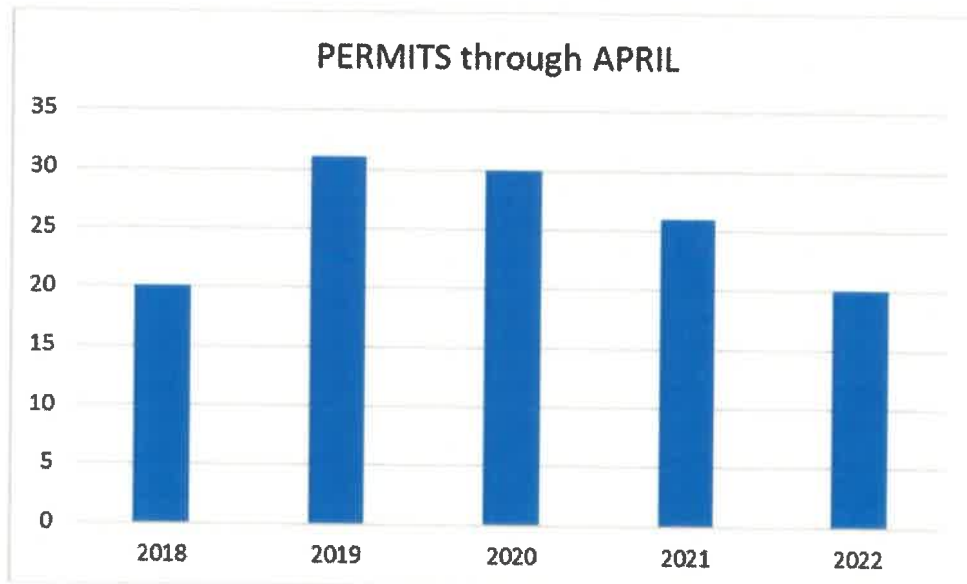


Zoning Administrator's Report

A. April Permits: The following permits were issued over the last month by the Zoning Department:

1. Jack Nelson, 30898 Rasmussen Road, for an accessory structure;
2. Dan Devine, 30668 Rasmussen Road, for an accessory structure;
3. Virgil Carroll, xxxx Voyagers Pass, for grading;
4. Nancy Adams, 4784 Olson Road, for a new home and garage;
5. Tom Larsen, 6076 N. Sluetter Road, for an accessory structure;
6. Sally Sturdevant, xxxx West Twin Lake Drive, for a new home and garage;
7. Richard Ugolini, 31019 Rasmussen Road, replace 2-story deck.



B. Correspondence: Your Staff sent the following correspondence since the last meeting:

1. April 15 letter to Jack Nelson regarding accessory structure;
2. April 22 letter to Lisa Gonsorowski regarding Metes and Bounds Subdivision approval.
- 3.

C. Potential Violations/Enforcement Actions: The City Staff is currently working on the following potential violations/enforcement actions. We will report on each of these each month until they are resolved to the satisfaction of the Planning Commission.

- Robert Swenson – The City Council declared this property a public nuisance in 2017. The Prosecuting Attorney settled the case without resolution. (6/16)

- Timothy & Kristi Crist – Exterior Storage and Abandoned Vehicles. (4/20)
- Lloyd & Darleen McAninch – Exterior Storage. Staff has contacted individual occupying parcel. Numerous items have been removed. Staff (4/20)
- Lonesome Real Estate LLC – Offsite Sign. (5/20)
- John & Sarah Olson – Exterior Maintenance. (8/20)
- Joseph & Joann Lutter – After-the-Fact Land Use Permit. (11/19)
- J. Amelia's LLC – Lawn. Lawn Letter sent. No response. (6/21)
- David & Louise Johnson – Exterior Storage. (6/21)
- John and Caroljean Weise – Exterior Storage (9/21)
- John and Caroljean Weise – Property Maintenance (12/21)
- John and Caroljean Weise – Property Maintenance (3/22)



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April 15, 2022

Jack Nelson
30898 Rasmussen Road
Pequot Lakes, MN 56472

RE: PIN: 29140593 / 290142200E00009
30898 Rasmussen Road
Land Use Permit No. 22-11

Dear Mr. Nelson:

It has come to my attention through a complaint that the accessory structure permitted under the above-captioned Land Use Permit was not placed as indicated on the site plan you submitted with the Application. Please notify the City, in writing, your plan to move the accessory structure from its' present location to the location indicated on the site plan.

Please feel free to contact me with any questions at dbittner@pequotlakes-mn.gov or at 218-568-6699.

Sincerely,

Dawn Bittner
Zoning Specialist

Enc. – Site Plan and Photographs



April 22, 2022

Lisa Gonsorowski
31195 Spruce Street
Pequot Lakes, MN 56472

Re: Metes and Bounds Subdivision Request

Dear Ms. Gonsorowski:

Please be advised that on April 19, 2022, the Planning Commission approved your metes and bounds subdivision request based on the following Findings of Fact:

1. The subject property is zoned "Downtown Mixed Use."
2. The lot widths of the proposed parcels both meet the minimum standards of 25 feet.
3. Both of the proposed parcels meet the minimum buildable area requirements of 2,250 square feet.
4. The existing dwelling on Parcel "B" meets all setback requirements in the Downtown Mixed Use zone. The existing accessory structure meets the 10-foot rear yard setback from the new property line of proposed Parcel "A".
5. The subject property is adjacent to municipal water and wastewater.
6. The property is suitable in its natural state for the intended purpose and this lot split would not be harmful to the health, safety, or welfare of future residents or of the community.
7. The applicant is not proposing any provisions for water-based recreation.
8. The proposed lot layout meets the requirements of the ordinance.
9. The proposed side lot lines are at right angles to the existing road line and the property line of the adjacent property.
10. The property contains more than 33-feet of frontage on public right-of-way.
11. Proposed Parcel "A" is vacant. Proposed Parcel "B" has 39.8% impervious coverage (40% allowed). There is sufficient space on each Parcel to manage stormwater onsite.
12. There are no public streets proposed within the development.

Section 17-11.9 (5H) of the Pequot Lakes City Code states *“Failure of the subdivider to act after an approval of a Metes and Bounds subdivision within one (1) year shall void the approval unless extended by the Planning Commission. A second extension shall require a new review by the Planning Commission.”*

Prior to recording the deed for the sale of Tract B the deed will need to be executed by the City. The County Recorder will not record the deed without the City’s stamped approval.

If you have any questions, please feel free to contact me at (218) 568-6699 or at dbittner@pequotlakes-mn.gov.

Sincerely,

Dawn Bittner
Zoning Specialist

C: Planning Commission
Brittney Summers, Edina Realty