

Zoning Administrator's Report

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

1. Dennis Gonczy, 30614 Rae Ave, Accessory Structure and Fence
2. Scott Grossman, 4474 Pow Wow Point Rd, Accessory Structure
3. Thomas Peterson, 4095 County Rd 168, Metes and Bounds Subdivision
4. Dan Helbling, 5850 Little Walnut, After-the-Fact Addition
5. James Byrne, 4948 Olson Rd, Driveway
6. Natalia Maher, 31078 Government Dr, Sign
7. Joe Ruttger, XXXX Morehouse Dr, Driveway/Parking Lot
8. Michael Kerger, 3691 Rickard Rd, Accessory Structure
9. Russell Gibbons, 31220 Front St, Fence
10. Eric Larson, 28393 Mayo Hills Rd, Firepit & Sidewalks
11. Todd & Kim Martin, 4491 County Rd 16, Fence
12. David Dahlquist, 6049 N Sluetter Rd, New Build

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

1. Tom Peterson, 4095 County Rd 168, Approval of Metes and Bounds Subdivision;
2. Dan & Lauri Helbling, 5850 Little Walnut Ln, Resolution of After-the-Fact Permit for addition to home.

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.

- 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. (4/20)
- Lonesome Real Estate LLC – Offsite Sign. (5/20)
- John & Sarah Olson – Exterior Maintenance. (8/20)
- David & Louise Johnson – Exterior Storage. This item is being removed from the violation list. (6/21)
- John & Caroljean Weise – Exterior Storage (Pequot Blvd.) (9/21)
- John & Caroljean Weise – Property Maintenance (Heath Street) (12/21)

- **John & Caroljean Weise – Property Maintenance (Front Street) (3/22)**
- **David & Christine Kennedy – Property Maintenance (6/22)**
- **Christopher & Sarah Savino – Exterior Storage (7/22)**

April 27, 2023

Tom Peterson
4095 County Road 168
Pequot Lakes, MN 56472

Re: Metes and Bounds Subdivision Request

Dear Mr. Peterson:

Please be advised that on April 24, 2023, the Planning Commission approved your metes and bounds subdivision request based on the following Findings of Fact:

1. The subject property is zoned Shoreline Residential and is adjacent to Mayo Lake (General Development.)
2. The lot widths of the proposed parcels meet the minimum standard of 100 feet.
3. The proposed parcels meet the minimum buildable area requirements of 20,000 square feet in the Shoreline Residential Zone.
4. Proposed "Tract A" contains the pre-existing dwelling which is served by an SSTS and private well. The property has direct access to Co Road 168 however it is accessed via an existing driveway (easement) across the "remnant tract."
5. Proposed "remnant tract" is 18.3 acres and does not contain any structures. The proposed parcel is mostly wooded and is approximately 25% wetland area.
6. Proposed "sale tract" is 1.1 acres and contains an accessory structure (garage). The tract is proposed to be consolidated with the parcel located to the west of the subject property (4093 COUNTY ROAD 168, PIN 29270768)
7. The subject property is not adjacent to municipal water and wastewater utilities. Proposed "Tract A" contains an SSTS and sufficient space for an alternate site, while proposed "remnant tract" contains sufficient space for a primary and alternate location and "sale tract" is proposed to be consolidated with a parcel that contains an SSTS.
8. 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.
9. The applicant is not proposing any provisions for water-based recreation.

10. The proposed lot layout meets the requirements of the ordinance.
11. Each of the proposed parcels has at least 33-feet of frontage on public right-of-way.
12. The subject property meets the requirements of the code for stormwater management.
13. There are no public streets proposed within the development.

Conditions:

- 1) Prior to the city signing deeds (required for recording) for the subdivision the applicant shall submit a current SSTS compliance inspection report for the SSTS located on "Tract A."
- 2) "Sale Tract" must be consolidated with the property located at 4093 County Road 168 (PIN 29270768) as proposed.

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."*

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

Sincerely,

Jenny Peterson
Deputy Clerk

C: Planning Commission

May 4, 2023

Dan Helbling
PO Box 488
Pequot Lakes, MN 56472

**RE: City of Pequot Lakes
Potential City Code Violation
PIN: 29250515
5850 Little Walnut Ln**

Dear Mr. Helbling:

The City of Pequot Lakes would like to acknowledge your efforts to bring the above-captioned property into compliance regarding the After-the-Fact Permit. We would like to take this opportunity to thank you for your assistance in remedying this situation.

We still need to get the compliance inspection for your septic system. Please submit as soon as possible.

We consider this matter resolved.

Sincerely,

Jenny Peterson
Deputy Clerk

C: Planning Commission