

**BOARD OF ADJUSTMENT/PLANNING COMMISSION
CITY OF LAKE SHORE
LAKE SHORE CITY HALL
MINUTES
DECEMBER 12, 2022
9:00 AM**

Commission Members in attendance: Chair Jim Woll, Arla Johnson, Bob Toborg; and Alternate Glen Gustafson; Council Liaison John Terwilliger; City Engineer Joe Dubel; City Zoning Administrator Teri Hastings and City Clerk Patti McDonald. Absent were Commission members Pat Hastings and Gene Hagen, and Alternate Pam Poston. A quorum was present, and the Commission was competent to conduct business. There were 13 people in the audience.

Chair Jim Woll called the meeting to order at 9:00 a.m.

Approval of the October 10, 2022, Regular Meeting Minutes – MOTION BY GLEN GUSTAFSON TO APPROVE THE MINUTES FOR THE OCTOBER 10, 2022, BOARD OF ADJUSTMENT/PLANNING COMMISSION AS PRESENTED. ARLA JOHNSON SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING –

After the Fact Variance – Dwight Pfannenstein and Amy Bonfig – The applicants requested an after the fact variance for a patio at a setback of less than 50’ from Gull Lake and exceeding the maximum amount of impervious surface. The property is legally described as Lot 2, First Addition to Ozonite Park (site address is 8265 Harold Lane). The property is zoned Medium Density Residential (R-2).

The following documents became part of the record – Notice of mailing, notice of publication of public hearing, signed application and attachments and staff report. There were two written comments received regarding this application and read into the record that will be kept on file with the application. Ryan Gran, 8278 Harold Lane, and Kelsey Smith, 8256 Harold Lane, were both in support of the project.

Teri Hastings gave a brief history of non-conforming lots.

Dwight Pfannenstein and Amy Bonfig came before the Commission to answer questions. Dwight Pfannenstein said they took out existing 1-1/2” rock that were there, they put in the patio and grass; he apologized for not realizing they would need a variance for this project. Dwight Pfannenstein said they have been cooperating with the city since they received the letter of non-compliance. Teri Hastings said she included an aerial photo in the packet, prior to the patio, showing the landscape rock. Jim Woll said there are two separate items to discuss, a variance for setback from the lake and a variance for impervious surface.

There were no concerns from the Commission, Engineer, or audience regarding the setback being no closer than 37-1/2 feet from the OHW.

Arla Johnson asked Teri Hastings to confirm that the applicants have options to reduce the impervious surface to get to 25%.

Teri Hastings staff report indicated the following: The applicants, Dwight Pfannenstien and Amy Bonfig are seeking an after the fact variance to allow the existing patio which does not meet setback requirements (less than 50’ from the lake) and a variance to exceed the amount of impervious surface by 3%.

The existing home was constructed in 1988 with a variance. The property is served by city sewer. Teri included the original site plan from 1988 which shows the home at a proposed 50’ setback from the lake. A photo of the property prior to purchase by the current owners is also included in the packet. The property was/is covered in

a considerable amount of landscape rock with fabric below the rock which is considered pervious. The applicants state throughout their application how the patio is an improvement over the abundance of landscape rock and is much preferred by many of the neighbors. The applicants state that they did not inquire about a permit as they felt it was a replacement of what was existing (landscape rock).

The applicants have paid a \$250 fine for proceeding with work without a permit. The applicants do intend to remove additional landscape rock and replace it with grass.

The property is a nonconforming lot which was platted prior to current zoning regulations in regard to lot size. The lot size is 15,700 square feet, almost half of the required lot size for the R-2 zoning district on a general development lake. The Lake Shore Planning Commission has not granted (to Teri's recollection) a variance for impervious surface in over 22 years. The lot size has dictated the amount of "improvement" on the property.

STAFF RECOMMENDATION:

Recommend approval of the variance for the patio but at a minimum setback of 37 ½ feet from the ordinary high-water mark. The patio will need to be reduced in size no later the July 1, 2023. Recommend denial of the variance for the amount of impervious surface. The amount of impervious surface shall be reduced to 25%. Impervious surface can be reduced by removing a portion of the patio, a portion of the concrete driveway and replacing with a pervious material. The city allows a 50% credit for using pervious materials such as pervious pavers, pervious concrete or pervious bituminous. A drainage plan shall be submitted showing current drainage for the property (this does not need to be engineered). A no mow zone or buffer of native plants shall be planted along the first 5' from the ordinary high-water mark.

MOTION BY GLEN GUSTAFSON TO APPROVE THE AFTER THE FACT VARIANCE REQUEST OF DWIGHT PHANNENSTEIN AND AMY BONFIG FOR THE 37-1/2 FOOT SETBACK FOR A PATIO FROM GULL LAKE. BOB TOBORG SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

MOTION BY JIM WOLL TO DENY THE VARIANCE REQUEST AS IT RELATES TO THE IMPERVIOUS SURFACE WITH THE ADDITION THAT THE IMPERVIOUS SURFACE BE REDUCED BY 25% AT THE OWNER'S DISCRETION BY JULY 1, 2023. GLEN GUSTAFSON SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

Variance/Conditional Use Permit – Zorbaz on Gull – Zorbaz on Gull is seeking a conditional use permit for the construction of a solar carport system at a setback of less than 50 feet from County State Aid Highway 77 and a setback of less than 30 feet from Lost Lake Road. The carport system will consist of 3 structures (each structure approximately 43'x135'). The property is legally described as Part of Government Lots 2 and 3, Section 16, Township 135 Range 29 (site address is 8105 Lost Lake Road).

The following documents became part of the record – Notice of mailing, notice of publication of public hearing, signed application and attachments and staff report. There were two written comments received regarding this application read into the record and will be kept on file with the application. Tim Moore, 7837 Lost Lake Trail, and Sharon Gregoire, 7733 Lost Lake Trail, both oppose the project as presented.

Tanner Jacobson, Matt Kremer, Travis Jacobson, Tim Jacobson Co Owners of TM Electric, Aaron Conn Contracted Sales Representative and Lee Johnson from Zorbaz came before the Commission to answer questions and/or concerns from the Commission.

Teri Hastings included an addendum to her staff report indicating that – Revised Recommendation: Variance/Conditional Use Permit-Zorbaz: Based on the lack of response to the items needing to be addressed for the Variance/CUP that is to be heard on Monday, December 12, 2022. It is recommended that that the variance be denied as the property owner can decrease the size of the structures to meet the setbacks from Lost Lake Road and County 77. In addition, reducing the size of the structure may allow for a better parking layout and may help address concerns with the functionality of the parking lot for delivery trucks. The scale and size of the structure do cause concern that the structures will not enhance the rural character of the area as expressed

in the city's Comprehensive Plan. The applicant has not provided the additional information needed to make an affirmative decision on the conditional use permit. Impervious coverage is increased, which requires a variance. The parking is deficient as shown on the submitted site plan.

Lee Johnson, owner of Zorbaz on Gull, said there are various questions that they can address today. He said that Zorbaz doesn't look trashy and they keep the trash picked up. Zorbaz remain festive during each season. Lee Johnson said the main thing is what it's going to look like. He gave his interpretation of what he envisions in keeping with the character of what the restaurant has now. Lee Johnson said the solar panels can be adjusted for glare. Zorbaz intend to have cameras and lights on the carport side of the structure. The drainage will not be affected with the additional carports and the drainage already goes toward the bridge and the county right of way where the proposed trail is going. As far as parking, he doesn't feel that is changing from the completion of this project; he hasn't had any complaints regarding the parking at Zorbaz. The delivery drivers that he has spoken with said that the carports would not be a problem. Tim Jacobson said that the current parking situation has been haphazard with cars and trucks with trailers; the carports will define the parking situation. Lee Johnson commented that he wasn't aware that setbacks were part of the conditional use, and the setback was 33 feet from the centerline; he commented on the trail and its location in the right of way. Teri Hastings said the setback is 50 from the right of way and they don't ever bring the centerline into the calculation as the road may not be built in the center of the right of way. Joe Dubel, city engineer said that the telephone/power pole will have to be moved for the trail and this shouldn't affect the bituminous in the parking lot. Lee Johnson said when that happens, the drainage issue can be dealt with. Joe Dubel said the trail is not affecting the drainage and the trail shouldn't affect Zorbaz at all. Although, a couple of Zorbaz signs that are in the right of way will have to be moved. Lee Johnson said that the addition to the bridge will affect the drainage in that area. Teri Hastings commented that she hears Lee Johnson saying that because of the configuration of the county road, the county is creating part of that drainage problem. She said that maybe some topography should be added to the survey showing how the drainage is being handled. Lee Johnson said it's not changing. Teri Hastings said that the carports will affect the runoff. Travis Jacobson said there is a gutter system that will alleviate the drainage. Joe Dubel said that the drainage needs to be demonstrated that it will not affect it.

Jim Woll said this discussion pertains to the CUP and not the variance, right now on the issue before the commission is whether or not to grant a variance for separation of the right of ways between the two roadways. The recommendation has been made to deny the variance. If the variance is denied, then the discussion about conditional use permit and anything related to that is really not germane.

Aaron Conn asked what concerns need to be addressed in regard to the variance and the setbacks. Teri Hastings asked why the structure needs to encroach into the setback as the size can be reduced. Aaron Conn said the reason for the size pertains to the mathematical process to meet the needs for the demand for power. Colleen Both (7980 Lost Lake Road) asked, if the impervious coverage isn't addressed, how can the variance be granted. Teri Hastings said the carport is going into the greenspace and they will have to show mitigation. Teri Hastings said that Commercial Waterfront in the zoning ordinance is not the same as Residential for impervious surface. Lee Johnson. said that the parking lot hasn't changed since he purchased. Roger Beaubien (7772 Lost Lake Road) asked if the city has addressed sustainable energy in the Comprehensive Plan, if not, will the city have to address a CUP every time it comes up. Teri Hastings answered is a shortcoming within the Comprehensive Plan that sustainable energy is not specifically addressed, particularly in a project this size; there are solar panels used on residential homes. He asked if there could be a solar commons within the city with the option to add solar panels for future use. He also commented that a variance to the road setback would not allow for future improvements for Lost Lake Road. Aaron Conn said there are solar arrays, he explained the way that power companies deal with solar buy back and this doesn't benefit the businesses at their individual location.

Lee Johnson suggested that they make changes to the carports and put some on the roof, they may not need the variance related to separation from County 77 and Lost Lake Road. Aaron said it can be put on the roof, which would take away the need for the variance. Roger Beaubien asked what the view would be from the water. Tanner Jacobson said they would see the underneath of the carports, if seen at all.

Aaron Conn said if the application is denied, will they come back with a revised plan that will take away the variance request. Colleen Both said this plan doesn't fit within what the comprehensive plan calls out for Lake Shore. Tim Jacobson said that demand for power is going to grow in the area with how many people that are moving into the area; this plan will alleviate the demand on power grid and create power for Lake Shore as well. Tanner commented that to consider if the appearance of the structure had been presented as car canopies; and the solar option is just a benefit. Teri Hastings commented on the industrial feel and said there are a lot of nuts and bolts that need to be addressed, she commented on the lighting options that Lee Johnson has suggested. Teri Hastings said the rural character should be considered with the pillars and the lighting. Tim Jacobson commented that an artist rendering can be done depicting what the project will look like as a finished product.

Teri Hastings staff report indicated the following:

1. The applicant has submitted a variance/conditional use permit request for a solar carport project that consists of 3 solar carport structures each with an approximate size of 43'x133'. The applicant is requesting a variance from the road right of way of County State Aid Highway 77 of 35' where a 50' setback is required and a variance from the road right of way setback for Lost Lake Road of 13' where a 30' setback is required. A variance will be needed as the northerly carport will cover existing greenspace therefore, increasing the impervious coverage which the property already exceeds. The applicant has provided a link to a short video clip that may clarify the project concept.

<https://www.youtube.com/watch?v=bdMlwo8QMAw>

2. The property is zoned Waterfront Commercial. The lot size for the Waterfront Commercial District is 2.5 acres and a lot width of 300'. This is an existing lot with a lot area of 2.8 acres or 123,265 square feet and 236 feet of shoreline. A previous survey from 2005 indicates the impervious coverage at 46.6% where a maximum of 25% is allowed.

3. In permitting new conditional use permits, the Planning Commission may impose, in addition; to the standards and requirements expressly specified by the ordinance, additional conditions that the Planning Commission considers necessary to protect the best interest of the surrounding area or the city as a whole. This may include the following:

- Increasing the required lot size or yard dimension. *This is not feasible with this property as the surrounding property is currently developed.*
- Limiting the height, size or location of buildings. *The Planning Commission could deny the variances which would decrease the size of the solar carport structures.*
- Controlling the location and number of vehicle access points. *The applicant is not increasing the number of access points, currently there is a main entrance and entrance used for employee parking off of Lost Lake Road. No access points are off CSAH 77 nor are any planned.*
- Increasing the street width. *Currently the street width of Lost Lake Road and CSAH 77 are adequate however, if parking would need to be added along CSAH 77 then it may need to be widened but this would be difficult with the Gull Lake Trail being planned along the north side of CSAH 77. Parking shall be prohibited along CSAH 77 adjacent to the Zorbaz property.*
- Increasing or decreasing the number of required off-street parking spaces. *The proposal for the solar carport does eliminate some of the existing parking spaces due to the column placement particularly on the northerly carport. A recent aerial photo depicts 117 striped parking spaces with 4 handicapped spaces. This does not include part of the area north of the paved parking area that is used for employee parking. The site plan submitted shows 107 parking spaces with 9 of those spaces impacted by the column placement. The city no longer has an accurate seat count since the enclosed deck was added which added additional seating. The 2007 survey indicated 230 seats with no information on the number of employees per shift. Better information related to parking, number of seats and employees is necessary. In addition, the 2007 survey had the area currently used for employee parking as green space or pervious surface. Class v or*

parking areas are considered to be impervious.

In addition, the Planning Commission did request information relating to delivery trucks. This information was provided by the applicant and reviewed by the city engineer and his comments/concerns are included in the packet.

- *Limiting the number, size, location or lighting of signs. The applicant did not provide information related to additional signage, but it should be confirmed if any additional signage is planned. Directional or informational signs are acceptable. However, there is an issue with the existing signage on the property advertising other businesses (Galaxy Windows, Nisswa Marine etc.). If the application is approved the signage should be brought into conformance no later than January 2024.*
- *Requiring berming, fencing screening, landscaping or other facilities to protect adjacent or nearby property. The business is located adjacent to Causeway Resort, specifically the business office and marina along with the maintenance shop across the street. There are residential properties across the lake but do not see the need for landscaping or screening lakeside for this project.*

4. *The following should be met for the conditional use to be approved:*

The use must be appropriate for the zoning district (waterfront commercial). Carports are not prohibited uses within WC district nor are solar panels.

The use with conditions would be compatible with the city's Comprehensive Plan. The solar carport will be a first of this size and type for the community of Lake Shore. The Comprehensive Plan talks extensively throughout the plan about rural character and supporting growth patterns that reinforce lake oriented and rural development brand. Do solar carports fit this?

The use with conditions would be compatible to neighborhood. The neighborhood is predominantly commercial/tourism oriented however, the location is on the main artery of the city and would be quite visible heading west (from Nisswa) on CSAH 77. Can the solar carport incorporate more "rural elements" to blend better into the area?

The use would not be injurious to the public health, safety, welfare, decency, order and comfort, convenience, appearance, or prosperity of the city. Again, the appearance of these large solar carport may impact the appearance of the community since they will be very visible and in the main corridor and do not fit the rural aesthetic of the community.

5. *The proposed use would be consistent with the Comprehensive plan as this building would promote businesses and promote the attractiveness of Lake Shore. The use would not be prohibited and not necessarily promote business but would be a benefit to the community in the way of energy consumption. The Comprehensive Plan does not specifically address solar, but it does discuss throughout the appearance and rural character of our area and enhancing that character. The solar carports will not necessarily enhance the character of the area due to the steel components of the structures which may have a more "industrial" feel.*

6. *In addition, the Planning Commission should consider the following:*

- *The Conditional use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose permitted on that property, nor substantially diminish or impair values in the immediate vicinity. Due to the high visibility of the structures and the type of material used to construct the carports it could diminish some of the surrounding property values but would not be injurious or prevent enjoyment of surrounding properties.*
- *The Conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. The proposed use would not impede the development or improvement of surrounding properties in the area.*

- The Conditional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. *There should be no cause for public requirements or facilities and not cause a detriment to the economic welfare of the community. The community may see a benefit in the production of energy.*
- The Conditional use will have vehicular approaches to the property which are so designed as not to create traffic congestion or indifference with traffic on surrounding public thoroughfares. *The conditional use should not create traffic congestion on the public thoroughfares, however, the concern of parking along CSAH 77 due to decrease in available parking is a concern. If approved, there shall be no parking along Lost Lake Road and CSAH 77 adjacent to the Zorbaz property and directly across from Zorbaz.*
- Adequate measures have been taken to provide sufficient off-street parking and loading space to serve the proposed use. *The solar carport structures as proposed actually decrease the number of usable parking spaces. This is a significant concern as the restaurant is extremely busy during the summer months particularly late night. The applicant will need to revise the parking lot design and find a way to mitigate the loss of parking. In addition, accurate and up to date seating numbers should be provided to the city to verify the number of required parking spaces. As far as loading space, the carport locations do pose a concern for delivery trucks and a more significant concern is the ability of emergency vehicles (particularly fire trucks) to access the area in case of an emergency. Section 18.1.14 of the ordinance addresses fire lanes.*

Fire lanes shall be unobstructed

- Adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so none of these will constitute a nuisance and to control lights and signs in such a manner, that no disturbance to neighboring properties will result. *Could the solar panels cause glare that would cause harm to drivers in the area? It appears that a glare would not be impactful to traffic on Lost Lake Road and CSAH 77.*
 - The Conditional use will not result in the destruction, loss or damage of a natural, scenic or historical feature of major significance. *The proposed use would not cause the destruction or loss of any natural, scenic, or historical feature of major significance.*
 - The Conditional use will promote the prevention and control of pollution of the ground and surface waters including sedimentation and control of nutrients. *The property already exceeds the amount of impervious surface allowed. The northerly carport structure will add to the amount of impervious surface, and this should be at a minimum mitigated. Section 18.1.2.4 of the Waterfront Commercial district addresses this matter:*
 - **Impervious Surface Replacement.** Parcels that exceed the maximum allowed impervious surface may construct additional impervious surfaces if the overall impervious coverage is reduced on a 2:1 removal/construction ratio.
 - *The carport structures will impact drainage on the site, a drainage plan should be submitted to address the drainage.*
7. Landscaping: *The applicant has not submitted a landscape plan for the site and the proposed project would not require a landscaping plan. Could a buffer near the lake be done to help offset the impervious coverage? Due to the retaining wall and boardwalk this does not seem feasible. The area on the southside of the property (adjacent to the last 3 docks) is fairly well vegetated and should remain as such.*
8. Trash handling equipment: *The application should not impact the handling of trash location/equipment.*

9. Mechanical Equipment: *There should be no change in regard to mechanical equipment. There was a question related to battery location and the applicant indicated that would be located inside the building.*
10. Exterior Lighting: *The applicant has not address lighting for the project, but it should be addressed. Will there be lighting beneath the carport? If so what type of lighting? Lighting should be used that adequately addresses safety but not cause impact to surrounding properties. The lighting should be downcast and meet the ordinance requirements of the WC district.*
11. Signage: *The applicant has not addressed signage. NO additional signage shall be allowed, and the current signage shall be brought into conformance which includes the signage on the building and lakeside.*
12. Architectural Appearance: *The applicant has provided information on the solar carport structure and video link as well. Included in the packet is a drawing of another solar carport project that was done in Minnesota. Again, the appearance of the structure does not enhance the rural character of the area. Are there different materials that would or could be used to better blend the structures into the area?*
13. Sewer: *At the site plan review it was requested to provide information in regard to the septic tank location. The applicant has provided information on this item, however, after review with the city's wastewater operator and city records it is believed this information is not correct. The septic tank (multiple) will not be impacted by the carport since they are located north of the building but the sewer line from the last tank to the sewer line in Lost Lake Road could be impacted. The sewer line runs in the area where the delivery trucks will be traveling. This traffic could cause the sewer line to freeze in the winter months. This line is the responsibility of the property owner and not the city. This gravel area is the area that was the old drainfield site which is no longer in use. The property is connected to the city's sewer system. It would be the city's advice that the sewer line be dug up and insulated if this area were to be used as parking or as a route for deliveries.*
14. Outdoor Storage: *This item has not been addressed and there appears to be no change in storage for the property due to the proposed project.*
15. Drainage. *Drainage was addressed above in the report, a drainage plan should be done as the runoff from the carports will impact the site.*
16. Access. *There is no proposed change in access other than utilizing the second (northerly) driveway for delivery trucks. No additional access points are shown. Access throughout the parking area has been discussed previously in this report.*
17. The variance requested for the structures should not have a negative impact on for future use of Lost Lake Road or CSAH 77. The Gull Lake Trail will be constructed within the ROW of CSAH 77, but the location of the carport is at an adequate distance to prevent any conflict of use.
18. The existing parking lot is a bituminous surface. The parking lot has many cracks which indicates deterioration of the surface. The applicant should be asked how will this be managed? Will a new surface be done prior to the installation of the carports? How will the striping be done? These questions go back to the column placement and parking layout. A parking lot plan addressing improvement to the surface as well as a functional parking plan should be submitted. The required parking space size according to the ordinance is 10'x20'.
19. The site plan does show overhead utilities in the proposed areas of the carport structures. Verification that these lines will not be impacted by the structures (statement by the utility should be provided).
20. While the carport improvements do not necessarily require compliance with building ADA (American Disability Act) compliance; it is an issue that should be addressed by the applicant/owner of the property.

21. At the site plan meeting, the owner indicated another Zorbaz Restaurant (Ottertail) received a letter regarding rolling power outages. Have the other Zorbaz restaurants commenced action with similar solar carport projects? Has it been considered or even feasible to relocate the solar array in a different area and buyback the power generated? What other options have been considered by the applicant to address the concern with rolling power outages. The city is a Minnesota Power customer and has not received such correspondence. Again, the aesthetics of the proposed structure is a significant concern in fitting in with the rural, lake-oriented character of the community.
22. The applicant should provide a timeline for the project which may or may not include the repaving and striping of the parking lot.

STAFF RECOMMENDATION:

While Teri Hastings believes the site plan review was beneficial, there are still areas that need to be adequately addressed before this application can be approved by the Planning Commission. Below is a list of items that need to be adequately addressed to show conformance to the ordinance before approval can be granted. The applicant is being provided a copy of this staff report in advance of the meeting so that they may work to complete those items prior to the meeting.

- Parking Plan/Delivery truck layout that shows conforming parking spaces(10'x20'), along with seating capacity and avg number of employees per shift to determine the number of parking spaces required. Information relating to canopy height of carport for clearance of delivery vehicles. How will the sewer line be dealt with along with the paving striping of the lot?
- Impervious surface. Address the increase in impervious and how it will be mitigated and meet ordinance Section 18.1.2.4.
- Address lighting for the carport structures.
- Drainage plan submitted and approved by the city engineer.
- Address alternative materials or alternative locations for a solar array.
- Project timeline or sequence of events (include parking lot upgrade).

If the items listed above cannot be completed or adequately addressed, then the variance and conditional use permit should be **denied** for not meeting the requirements of the ordinance as listed in the staff report. If the items are completed, then the Planning Commission **may** consider acting on the variance and conditional use permit and if approval is to be considered then the following conditions are recommended:

- All signage brought into conformance by 2024.
- Parking lot plan/upgrade to be completed by_____ including striping.
- Any lighting shall conform to the city's ordinance and not cause a nuisance.

Parking along CSAH 77 or Lost Lake Road shall be prohibited.

MOTION BY BOB TOBORG TO DENY THE VARIANCE REQUEST FOR A SETBACK OF LESS THAN 50 FEET FROM COUNTY STATE AID HIGHWAY 77 AND A SETBACK OF LESS THAN 30 FEET FROM LOST LAKE ROAD. GLEN GUSTAFSON SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

MOTION BY GLEN GUSTAFSON TO DENY THE CUP AS PRESENTED IN ORDER TO ADDRESS THE ISSUES PRESENTED AND ALLOW THE OPPORTUNITY FOR A NEW HEARING. ARLA JOHNSON SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

Roger Beaubien asked if the city could perform a traffic study on Lost Lake Road as he feels there is a traffic issue, and this would be a good time to do this. Colleen Both said that Lost Lake Road is becoming very busy, and this is very concerning. Teri suggested that the Road/Wastewater could look into this.

Jim Woll said that his concern continues to be the same with remaining consistent with the Lake Shore Comprehensive Plan and the keeping the rural look. Tim Jacobson said they will put together a revised plan for the February 13th meeting.

NEW BUSINESS – There was no new business.

OLD BUSINESS – There was no old business.

REPORTS

City Engineer – Joe Dubel had nothing to report.

Chair – Jim Woll presented Certificates of Appreciation to Arla Johnson and Robert Toborg for their years of service on Lake Shore Board of Adjustment/Planning Commission. Teri introduced PJ Smith and Sean Weldon as the incoming Commission members.

Council Liaison – John Terwilliger had nothing to report.

Zoning Administrator – Teri Hastings had no additional information.

PUBLIC FORUM – There was no public forum.

MOTION BY ARLA JOHNSON TO ADJOURN THE BOARD OF ADJUSTMENT/PLANNING COMMISSION MEETING OF DECEMBER 12, 2022 @ 10:44 AM. BOB TOBORG SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

Transcribed by Patti McDonald
Lake Shore City Clerk