

CITY OF FIFTY LAKES  
MINUTES OF THE PLANNING COMMISSION  
April 25, 2023  
6:00 PM

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6 1. Call to order: 6:00 pm

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8 2. Roll Call:

9 Planning Commission: Bob Stancer, Don Reiersen, Fred Strohmeier, Bruce Bissonnette, Mike Milbrath via  
10 Zoom from 16887 North Eagle Lake Road Fifty Lakes, MN 56448

11 Staff: Justin Burslie, Zoning Specialist, Ann Raph, Clerk Treasurer, Jessica Istvanovich, Deputy Clerk

12 City Council: Toni Buchite

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14 3. Public Hearings

- 15  
16 a. Rezone Application RZ-01-23 to rezone an approximately 2.7 acre tract (proposed to be split from a 17.5  
17 ac tract) from “Water Oriented Commercial” to “Shoreland Residential.” The subject property is located  
18 at 16263 County Road 1. PIN 22260532. The applicant is Michelle Fussy. The property owner is Triple S  
19 & Seashells Trust

20  
21 MOTION MADE BY MR. STROHMEIER AND SECONDED BY MR. STANCER TO RECOMMEND TO  
22 CITY COUNCIL TO APPROVE RZ-01-23 WITH THE 9 FINDING OF FACTS AND 2 CONDITION:  
23

24 Staff Findings:

- 25 1. The applicant is requesting to rezone to rezone an approximately 2.7 acre area of a 17.5 acre tract  
26 located at 16263 County Road 1 from “Water Oriented Commercial” to “Shoreland Residential.”  
27 2. The area proposed to be rezoned contains a single family dwelling and an accessory structure (garage). It  
28 is adjacent to an accessed by County Road 1. The subject property is served by a subsurface sewage  
29 treatment system and well. It has approximately 350’ of frontage on Daggett Brook. The applicant intends  
30 to split the area to be rezoned from the subject property.  
31 3. . There remainder of the subject property consists of a 17.5 acre tract (north parcel) and 20.8 tract (south  
32 parcel) and is proposed to remain zoned “Water Oriented Commercial.” The “remainder area” contains a  
33 campground consisting of several individual campsites and accessory structures. The campground is  
34 served by SSTS and private well(s).  
35 4. The future land use map contained in the comprehensive plan identifies the subject property as  
36 “Commercial” however the comprehensive plan states, “The City of Fifty Lakes should support the  
37 development of residential developments that preserve the rural character of the community.” The subject  
38 property is 2.7 acres and preserves the “rural character” of the city. The request is consistent with the  
39 comprehensive plan.  
40 5. The reclassification is warranted due to changed land use circumstances. The applicant intends to split the  
41 area to be rezoned from the subject property. The area proposed to be rezoned contains a single family  
42 dwelling which is not an allowed primary use in the Water Oriented Commercial Zone.  
43 6. The subject property is suitable for development in general conformance with the land use standards of the  
44 “Shoreland Residential” Zone.  
45 7. The property located north is zoned “Shoreland Residential,” the property located west is zoned “Rural  
46 Residential” and “Water Oriented Commercial” and the property located south and east is zoned “Water  
47 Oriented Commercial.”  
48 8. Rezoning of the property will not be detrimental to uses or property in the immediate vicinity of the  
49 subject property. The properties adjacent to the subject property are primarily utilized as single family  
50 residential uses, vacant/wooded and commercial uses.  
51 9. The rezoning of the property promotes the health, safety, and general welfare of the public. Uses that are  
52 allowed in the “Shoreland Residential” Zone will not be/are not detrimental to the health, safety and

53 welfare of the public.

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55 Conditions:

- 56 1. Metes and bounds approval  
57 2. Remove the red and white RV and relocate the turquoise RV once the proper line is adjusted.  
58

59 When polled: All members voted aye. Motion carried  
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- 61 b. Ordinance Amendment 02-2023. The proposed amendment modifies the Section 5.0, “Land Use  
62 Provisions” including Table 5.01.02, “Water Oriented Commercial (WC) Lot Area, Width, Buildable  
63 Area, and Impervious Surface Standards” to increase the maximum impervious surface coverage  
64 allowance for “Tributary Rivers” from 10% to 15% and Table 5.01.05 “Commercial (C) District Lot  
65 Area, Width, and Impervious Surface Coverage Standards” to increase the maximum impervious surface  
66 coverage allowance from 50% to 60%.. Applicant: City of Fifty Lakes.  
67

68 Mr. Burslie stated that according to DNR the impervious coverage of a lot must not exceed 25% of the lot  
69 area. Crow Wing County allows 60% coverage in Commercial District.  
70

71 MOTION MADE BY MR. STROHMEIER AND SECONDED BY MR. STANCER TO RECOMMEND  
72 TO CITY COUNCIL TO APPROVE AMENDMENT 5.01.02 OF 10% TO 15% ON TRIBUTARY RIVERS.  
73 Further discussion will be held on Table 5.01.05 after a review by Mr. Burslie.  
74

75 When polled: All members voted aye. Motion carried  
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77 MOTION MADE BY MR. REIERSON AND SECONDED BY MR. STROHMEIER TO APPROVE THE  
78 JANUARY 24<sup>TH</sup>, 2023 MINUTES AS AMENDED.  
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80 When polled: All members voted aye. Motion carried  
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82 New Business: Mr. Burslie and Council members, Mrs. Buchite and Mr. Staples met with the Golden Eagle  
83 Environmental Review Committee. Request for a narrative for future result findings. Requested a Tree  
84 planting plan for next year. Discussed various permits through the state and emergency management plans.  
85

86 Old Business: Crow Wing County short term rental in full effect for county regulations.  
87

88 P&Z Administrator’s Report: Mr. Burslie reported 4 permits. Status of Horvath is unknown as no permit has  
89 been submitted. Further discussion on the possible colocation of an outdoor warning siren on the tower.  
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- 91 4. MOTION BY MR. STANCER AND SECONDED BY MR. STROMEIER TO ADJOURN. Meeting  
92 adjourned at 6:45 PM.  
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96 Jessica Istvanovich, Deputy Clerk