

CITY OF FIFTY LAKES
MINUTES OF THE PLANNING COMMISSION
May 23, 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, Mike Milbrath
10 Staff: Justin Burslie; Zoning Specialist, Jessica Istvanovich; Deputy Clerk
11 City Council Liaison: Toni Buchite
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13 MOTION MADE BY MR. STROHMEIER SECONDED BY MR. STANCER TO APPROVE THE APRIL
14 25TH, 2023 MINUTES.

15 When polled: Mr. Stancer, aye. Mr. Strohmeier, aye. Mr. Reiersen, aye. (Mr. Milbrath arrived at 6:09pm.)
16 Motion carried.
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18 **3. New Business:** Metes and Bounds Application MB-01-23.

19 The applicant is requesting to subdivide two parcels located at 16951 County Road 1 into three tracts. The
20 subject property is zoned "Rural Residential." The proposed 2.7 acre parcel does not contain any structures
21 and is adjacent to County Road 1. The proposed parcel does not contain any wetlands and has adequate area to
22 construct a subsurface sewage treatment system and a well. The proposed 2.3 acre parcel contains a single
23 family dwelling and is served by a subsurface sewage treatment system and well. The property is accessed via
24 County Road 1. The 25.3 Acre tract contains a single family dwelling and two accessory structures. The
25 property is served by a subsurface sewage treatment system and a well. The proposed tract will be accessed via
26 a 33' easement and existing driveway through the proposed 2.7 acre tract.
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28 MOTION MADE BY MR. STROHMEIER AND SECONDED BY MR. MILBRATH TO APROVE MB-01-
29 23 WITH THE 6 STAFF FINDINGS AND 1 CONDITION:
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31 **Staff Findings:** Staff provides the following findings of fact for consideration:

32 1. The request is to subdivide the property located at 16951 County Road 1 (PIN 22250518)
33 into three tracts.

34 2. The subject property is zoned "Rural Residential."

35 3. The proposed tracts meet the minimum lot size and dimensional requirements of the
36 "Rural Residential" Zone.

37 4. The proposed 2.7 acre parcel does not contain any structures and is adjacent to County
38 Road 1.

39 a. The proposed parcel does not contain any wetlands per letter from Mitch Brinks
40 (MN Certified Delineator #1007) dated April 20, 2023.

41 b. The proposed parcel has adequate area to construct a subsurface sewage
42 treatment system and a well. An SSTS design for the parcel has been prepared by
43 Raymond Schrupp (L747.)

44 5. The proposed 2.3 acre parcel contains a single family dwelling and is served by a
45 subsurface sewage treatment system and well. The property is accessed via County Road

46 6. The remaining 27.3 acre tract contains a single family dwelling and two accessory

47 structures. The property is served by a subsurface sewage treatment system and a well. The proposed tract will
48 be accessed via a 33' easement and existing driveway through the proposed 2.7 acre tract.
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50 **Conditions:**

51 1. The south end of the existing driveway on the 2.7 acre parcel shall be relocated so that it is entirely located
52 in the proposed 33' wide easement area.

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When polled: Mr. Stancer, aye; Mr. Strohmeier, aye; Mr. Reiersen, aye; Mr. Milbrath, aye. Motion carried.

Mr. Burslie informed the members of the planning commission of the current park dedication ordinance and requested to review it for possible amendments. Discussion followed and members agreed to the review. Mr. Burslie requested additional consideration on shoreland alterations and would like to bring in a consultant to offer education and options for the City of Fifty Lakes. Discussion followed and members agreed to invite a consultant.

P&Z Administrator's Report: Mr. Burslie met with a Horvath consultant along with Mr. Stancer. Horvath is scheduled to begin construction in July for the cell tower. No permit has been issued.

MOTION BY MR. MILBRATH AND SECONDED BY MR. STROHMEIER TO ADJOURN. Meeting adjourned at 6:40 PM.

Jessica Istvanovich, Deputy Clerk