CITY OF FIFTY LAKES

MINUTES OF THE PLANNING COMMISSION

May 27, 2025 6:00 PM

1. **Call to order:** 6:00 pm
2. **Roll Call:**

Planning Commission: Bob Stancer, Gary Oster, Don, Reierson, Fred Strohmeier and Mike Milbrath

Staff: Bethany Soderlund, Zoning Specialist; Jessica Istvanovich, Deputy Clerk.

City Council: Gary Staples, Mayor

1. **Public Hearings:**
	1. **Variance Application 09-25** for the construction of an accessory structure/shed under an existing structure not meeting OHW setbacks within the Shoreland Residential (SR) land use district. The subject property is located at 16887 N Eagle Lake Road: PIN 22240600. Applicant/ Owner: Michael & Mary Milbrath.

**MOTION MADE BY MR. STROHMEIER AND SECONDED BY MR. REIERSON TO APPROVE VARIANCE 09-25 WITH 13 (THIRTEEN) FINDINGS OF FACT AND 1 (ONE) CONDITION AS DISCUSSED:**

Findings of Fact:

1. The subject property is located at 16887 North Eagle Lake Road and is zoned “Shoreland Residential” (Eagle Lake - Recreational Development).
2. The subject property contains a legal existing non-conforming two-story dwelling with loft located approximately 70’ from the OHW where 100’ is required.
3. The request is to construct a 12’ x 12’ enclosed storage accessory structure under an existing three season porch approximately 75’ from the OHW where 100’ is required.
4. The proposed structure contains no livable space and will not be accessible from the dwelling.
5. The variance request includes no impervious surface coverage increase.
6. The proposed project does not include an increase in bedrooms.
7. The subject property contains a limited building envelope.
8. The DNR has been notified of the request.
9. Will granting the variance put property to use in a reasonable manner not permitted by the zoning ordinance?
	1. Yes, the applicant is proposing to continue the use of the property as a single family residential dwelling and the proposed accessory structure is a logical use of existing impervious coverage.
10. Does the property have unique circumstances that were not created by the landowner?
	1. Yes, the property was legally developed with a 75’ OHW setback. Setbacks were changed to 100’ making the existing structure a legal existing non-conformity. The proposed structure will not encroach any further on the OHW and will not increase impervious surface coverage.
11. If the variance is granted, will the essential character of the locality remain consistent?
	1. Yes, constructing the addition will not alter the essential character of the neighborhood. The improvement will be visible from the lake, however the proposed placement of the accessory structure would create minimal visual impacts.
12. Will the variance, if granted, be consistent with the comprehensive plan and be in harmony with the purpose and intent of the City of Fifty Lakes ordinances?
	1. Yes, the request, with conditions, is consistent with the purpose and intent of the zoning ordinance and the following goal in the comprehensive plan, “To preserve the natural character and environmental quality of the lakeshore and still allow reasonable use for property owners and the public.”
13. Has the variance request been made based on reasons other than economic considerations alone?
	1. Yes, the request has been made on factors other than economic considerations.

Conditions of Approval:

1. All construction shall be in substantial conformance with the presented plan as shown. Deviations from the presented plan will require modified approval by the Planning Commission.

When polled: Mr. Stancer, aye; Mr. Reierson, aye; Mr. Strohmeier, aye; Mr. Oster, aye. Motion carried. (Mr. Milbrath, abstained)

* 1. **Ordinance amendments 10-25** for the revision and clarification of off-site sign regulations within all land use districts in the City of Fifty Lakes. Applicant: City of Fifty Lakes.

**MOTION MADE BY MR. REIERSON AND SECONDED BY MR. MILBRATH TO RECOMMEND ORDINANCE AMENDMENT 2025-02 (QA 10-25) TO ALIGN “SECTION 9.02 SIGNS” WITH THE LAND USE MATRIX REGARDING OFF SITE SIGNAGE.** When polled: Mr. Stancer, aye; Mr. Reierson, aye; Mr. Milbrath, aye; Mr. Strohmeier, aye; Mr. Oster, aye. Motion carried**.**

1. **Approval of Minutes:**
	1. April 22, 2025, Planning Commission Meeting

**MOTION MADE BY MR. STROHMEIER AND SECONDED BY MR. STANCER TO APPROVE MINUTES FROM APRIL 22, 2025 MEETING AS PRESENTED.** When polled: Mr. Stancer, aye; Mr. Reierson, aye; Mr. Milbrath, aye; Mr. Strohmeier, aye; Mr. Oster, aye. Motion carried.

1. **P & Z Administrator’s Report:** Ms. Soderlund reported 18 (eighteen) approved land use permits and 2 (two) pending as of the May meeting.

**MOTION BY MR. STROHMEIER AND SECONDED BY MR. MILBRATH TO ADJOURN.** Meeting adjourned at 6:39 PM.

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 Jessica Istvanovich, Deputy Clerk