CITY OF FIFTY LAKES

MINUTES OF THE PLANNING COMMISSION

June 24, 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. **Additions/ Deletions to Agenda:** Ms. Soderlund requested to add under New Business item b. “Sandall Variance Date Extension”.

1. **Public Hearings:** 
   1. **Conditional Use Permit Application 11-25** For the maintenance of existing rip-rap requiring more than 10 cubic yards of dirt/material moving within the Shoreland Residential (SR) land use district. The subject property is located at 14482 Grouse Ln; PIN 22280517. Applicant: Marilyn & James McKeehen. Owner: Marilyn K McKeehen Rev Trust.

**MOTION MADE BY MR. MILBRATH AND SECONDED BY MR. OSTER TO APPROVE CONDITIONAL USE PERMIT 11-25 WITH 12 (TWELVE) FINDINGS OF FACT AND 2 (TWO) CONDITION AS DISCUSSED:**

Findings of Fact:

1. The subject property is described as: Lot 4 Block 1 Red Fox Estates; 22280517; located at 14482 Grouse Ln.
2. The subject property is 1.3 acres and is located in the Shoreland Residential (SR) land use district on a General Development (GD) Lake.
3. The conditional use permit request is for 56 cubic yards of rock to repair existing riprap.
4. The proposed use is allowed with a conditional use permit.
5. The existing impervious surface coverage of the subject property is less than 15%.
6. The proposed use, with conditions, will not have an impact on the health, safety and general welfare of the occupants in the surrounding neighborhood. The subject property is adjacent to property used for residential purposes.
7. The proposed use, with conditions, will meet all standards of the ordinance.
8. The proposed use is compatible with the comprehensive plan.
9. The proposed use, with conditions, will not impact the value properties in the neighborhood nor will it impact future development of properties in the surrounding area.
10. The proposed use will not generate an increased demand for additional public utilities, public utilities or schools.
11. The proposed use, with conditions, will not adversely impact groundwater, surface water and air quality.
12. The proposed use conforms with the City’s land use regulations.

Conditions of Approval:

1. All use shall be in substantial conformance with the presented plan as shown. Deviations from the presented plan will require modified approval by the Planning Commission.
2. Riprap shall be installed according to the MN Department of Natural Resources specifications.

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

* 1. **Ordinance Amendment 12-25** To amend the City of Fifty Lakes Land Use Ordinance to include definitions for cannabis related businesses and uses and establish which districts allow cannabis businesses as either conditional or permitted uses. Applicant: City of Fifty Lakes

**MOTION MADE BY MR. STROHMEIER AND SECONDED BY MR. MILBRATH TO RECOMMEND TO CITY COUNCIL ORDINANCE AMENDMENT 12-25.** When polled: Mr. Stancer, aye; Mr. Reierson, aye; Mr. Milbrath, aye; Mr. Strohmeier, aye; Mr. Oster, aye. Motion carried.

1. **Approval of Minutes:** 
   1. May 27, 2025, Planning Commission Meeting

**MOTION MADE BY MR. STANCER AND SECONDED BY MR. STROHMEIER TO APPROVE MINUTES FROM MAY 27, 2025, MEETING AS PRESENTED.** When polled: Mr. Stancer, aye; Mr. Reierson, aye; Mr. Milbrath, aye; Mr. Strohmeier, aye; Mr. Oster, aye. Motion carried.

1. **New Business:** 
   1. **Sposito Driveway Request; PIN 22130555: Reno Sposito:** The planning commission directed Ms. Soderlund to encourage the applicant work with a civil engineer due unique property and the large volume of dirt work needed to create a driveway. No action taken.
   2. **Variance Date Extension Request:** Ms. Soderlundstated that a Land Use Permit on a Variance application needs to be obtained within 6 months of the approval date. Mr. Sandall was unaware of this requirement which are only stated in the ordinance. Ms. Soderlund recommends granting an extension to this variance with a deadline of July 1st, 2025 and to notify future applicants of the 6-month time frame associated with an approved variance application.

**MOTION MADE BY MR. REIERSON AND SECONDED BY MR. OSTER TO GRANT AN EXTENSION ON VARIANCE APPLICATION 01-24 TO APPLY FOR A LAND USE PERMIT BY JULY 1ST, 2025.** 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 26 (twenty-six) land use permits as of the June meeting. Ms. Soderlund reported to the commission that she performed a site visit on an application and footings for the structure were already installed before a permit was finalized. The planning commission agreed that an “After-the-fact” fee should be issued.

**MOTION BY MR. STROHMEIER AND SECONDED BY MR. OSTER TO ADJOURN.** Meeting adjourned at 6:51 PM.

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Jessica Istvanovich, Deputy Clerk