CITY OF FIFTY LAKES

MINUTES OF THE PLANNING COMMISSION

July 22, 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 13-25** For the replacement and expansion of a dwelling not meeting OHW or Bluff setbacks within the Shoreland residential (SR) land use district. The subject property is located at 17601 Gilman Rd; PIN 22120542 & 22120509. Applicant: Miller Construction. Owner: Pery & Lisa Fails.

**MOTION MADE BY MR. STROHMEIER AND SECONDED BY MR. MILBRATH TO APPROVE VARIANCE 13-25 AS AMENDED WITH 13 (THIRTEEN) FINDINGS OF FACT AND 4 (FOUR) CONDITION AS DISCUSSED:**

Findings of Fact:

1. The subject property is located at 17601 Gilman Rd and is zoned “Shoreland Residential” (Mitchell Lake - General Development).
2. The subject property contains a legal existing non-conforming multi-story dwelling within a bluff located approximately 55’ from the OHW where 75’ is required.
3. The request is to construct a 1825 sq ft multi-level dwelling with a 909 sq ft attached garage, and 492 sq ft in decks and screened-in porch within a bluff meeting the 75’ OHW setback.
4. The subject property contains a building envelope as shown on certificate of survey dated 6/19/2025.
5. The proposed structure placement is in keeping with other dwellings in the area.
6. The proposed impervious is 6.2%
7. The proposed project does include an increase in bedrooms (3 existing; 4 proposed with two bonus rooms).
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 dwelling is in keeping with the placement of neighboring dwellings.
10. Does the property have unique circumstances that were not created by the landowner?
	1. Yes, the property was legally developed in 1977.
11. If the variance is granted, will the essential character of the locality remain consistent?
	1. Yes, constructing the new dwelling will not alter the essential character of the neighborhood. The improvement will be visible from the lake, however the proposed placement of the dwelling would increase the setback distance from the OHW.
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.
2. A stormwater management plan shall be submitted for approval by staff and the approved plan shall be implemented no later than the expiration of the permit or completion of the project, whichever is sooner.
3. Erosion best management practices shall be used during and after construction until soils stabilize. Revegetation to be implemented using native species with a plan approved by the Crow Wing Soil & Water Conservation District (CWC SWCD).

SSTS design to be submitted that meets the required sizing for the proposed dwelling. This design will need to be submitted prior to issuing any land use permits.

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

1. **Approval of Minutes:**
	1. June 24, 2025, Planning Commission Meeting

**MOTION MADE BY MR. STROHMEIER AND SECONDED BY MR. OSTER TO APPROVE MINUTES FROM JUNE 24, 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 35 (THIRTY-FIVE) land use permits as of the July meeting. Ms. Soderlund updated the commission on a non-compliant enforcement she has been pursuing.

**MOTION BY MR. STROHMEIER AND SECONDED BY MR. OSTER TO ADJOURN.** Meeting adjourned at 7:09 PM.

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 Jessica Istvanovich, Deputy Clerk