



City of Fifty Lakes

PLANNING COMMISSION/BOARD OF ADJUSTMENT AGENDA

February 24, 2026 6:00 pm

The meeting is being recorded, and audio will be posted on the city website. One or more members may be joining remotely. Anyone wishing to speak please raise your hand until recognized by the chairperson then state your name and residence.

- 1. Call to Order**
- 2. Roll Call**
- 3. Election of Officers; Elect Chairperson and Vice Chairperson**
- 4. Additions or Deletions to Agenda**
- 5. Public Hearings**
 - a. **Variance Application 01-26** For the construction of an addition to a non-conforming dwelling. The subject property is located at 16937 N Eagle Lake Rd; PIN 22130556. Applicant: Erickson Home Designs. Owner: Mary H Ford Revoc. Trust.
- 6. Open Forum**
- 7. Approval of Minutes**
 - a. October 28, 2025
- 8. New Business**
 - a. None
- 9. Old Business**
 - a. None
- 10. Council Liaison Report: Mayor Gary Staples**
- 11. P&Z Administrator's Report**
- 12. Adjourn**

CITY OF FIFTY LAKES
NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN: Notice is hereby given that the City of Fifty Lakes Planning Commission/Board of Adjustment will convene on Tuesday, February 24, 2025, at 6:00 p.m. at City Hall located at 40447 Town Hall Road, to conduct the following public hearing:

Variance Application 01-26 For the construction of an addition to a non-conforming dwelling. The subject property is located at 16937 N Eagle Lake Rd; PIN 22130556. Applicant: Erickson Home Designs. Owner: Mary H Ford Revoc. Trust.

All interested persons are invited to attend these hearings and be heard or send written comments to City Hall at PO Box 125, Fifty Lakes, MN 56448 or via email at pz@fiftylakesmn.com.

A staff report is made available at City Hall typically one week before the scheduled meeting.

Bethany Soderlund, Zoning Administrator
City of Fifty Lakes

STAFF REPORT

Agenda Item: 5a
Application: Variance 01-26
Applicant: Erickson Home Designs
Property Owner: Mary H Ford Revoc. Trust

PROPERTY INFORMATION:

PID:	22130556
Acres:	.58 Acres
Zoning:	Shoreland Residential (SR)
Physical Address:	16937 N Eagle Lake Rd
Location:	13/138/27
Septic:	2025 Installation
Existing Impervious:	17%
Proposed Impervious:	18.8%

Aerial:



Contours:



FEMA:



NWI:



Other: N/A

Background Information:

The applicant is requesting a variance to add a 12'x34' addition to an existing non-conforming structure and connect the deck with a 10'x9' deck addition 59' from the OHW where 100 is required. The existing structure is entirely located within the lake setback. This variance requests includes an impervious increase of 1.8% from 17% to 18.8%.

Permit History:

- 2025: SSTS
- 2020: Variance - Deck
- 2020: Deck
- 2001: CUP – Dirt Moving/Retaining Wall (RLZ)
- 2001: Dirt Moving/Retaining Wall (RLZ)
- 1993: CUP – Dwelling & SSTS

- 1993: Dwelling & SSTS
- Undated: Shed
- Undated: Garage

Complete Application Received: 10/25/2025
 Action Deadline: 12/23/2025
 15.99 Waiver: Sent letters on 11-14-25 and 1-16-26
 Wetland Delineation: N/A
 Fees Collected: \$450.00
 Authorized Agent: Yes
 Reviewed by:

- City Engineer: N/A
- City Attorney: N/A

Notifications:

- DNR: Sent 9-8-25 and 2-17-2026
- MNDOT: N/A
- CWC HWY: N/A
- Other: N/A

Applicable Regulations: The following ordinance regulations apply to this request:

3.08 Variances

3.08.01 Variance Application

After a pre-application meeting with the Zoning Administrator, an application for a variance shall be filed with the Zoning Administrator and include:

- a) A completed variance application on forms provided by the City, and,
- b) A certificate of survey signed by a registered land surveyor licensed in the State of Minnesota, unless the Zoning Administrator determines otherwise. A negative determination, signed by the Zoning Administrator, shall be made in writing and forwarded to the applicant and the Planning Commission/Board of Adjustment setting forth the facts upon which the determination was made. Required certificates of survey shall indicate information pertinent to the application which may include the following:
 1. Graphic Scale
 2. North Point
 3. Bearing/Coordinate System

4. Date of Preparation
5. Legal description of subject parcel boundary and resulting parcels
6. Property boundary with sufficient survey and mathematical data to locate and retrace the boundary.
7. Location of right of ways, public roads and easements of record.
8. Structure setbacks including all pertinent dimensions.
9. Area of parcel(s) in square feet and acres.
10. Total Area of riparian parcel and area above ordinary high water elevation level.
11. Buildable area of parcel(s).
12. Building Envelope. City of Fifty Lakes Land Use Ordinance 15
13. Location, square footage and height of all existing and proposed structures/additions.
14. Location of all wells (existing and proposed) and septic systems.
15. Location and size of all existing and proposed driveways, roads and easements.
16. Nonconforming structure setbacks including all pertinent dimensions.
17. Bluff or steep slopes including all pertinent dimensions and setbacks.
18. Shoreline and ordinary high water elevation line, if riparian.
19. Location of delineated Wetlands.
20. Impervious Coverage Calculation

3.08.02 In accordance with Section 3.12, within 15 working days of receiving a variance application, the Zoning Administrator shall review the application to determine if it is complete. The applicant shall be notified of any additional information needed. When the Zoning Administrator determines that application complete, the 60-day review period begins.

3.08.03 The Zoning Administrator shall have the discretion to determine whether an application may be forwarded to the Planning Commission/Board of Adjustment without an accompanying certificate of survey. Such determination shall be made in writing on a form approved by the City Council for this purpose. The form shall specifically set forth the facts upon which the determination was made, and a copy, signed by the Administrator, shall be forwarded to the City Council and to the Planning Commission/Board of Adjustment.

3.08.04 Public Hearing Public hearings shall be conducted according to the provisions of Section 3.03 of this ordinance.

3.08.05 Variance Criteria

- a) Variances shall only be allowed in accordance with Minnesota Statutes, Chapter 462.357 subd. 6.
- b) No variance shall be granted that would allow any use that is prohibited in the land use district in which the subject property is located.
- c) In considering a variance request, the Planning Commission/Board of Adjustment must determine that “practical difficulties” exist according to the following factors:
 - 1. Is the variance request in harmony with the purposes and intent of this ordinance?
 - 2. Is the variance consistent with the Fifty Lakes Comprehensive Plan?
 - 3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?
 - 4. Is the need for a variance due to circumstances unique to the property and not created by the property owner?
 - 5. Will the issuance of a variance maintain the essential character of the locality?
 - 6. Does the need for a variance involve more than economic considerations?
- d) Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, Chapter 216C.06, Subd. 14 , when in harmony with the ordinance.
- e) The Planning Commission/Board of Adjustment may permit as a variance the temporary use of a one family dwelling as a two family dwelling.

3.08.06 Conditions May Apply

- a) If the variance criteria in Section 3.08.03 have been met, the Planning Commission/Board of Adjustment, in approving any such application, may require additional mitigating requirements to protect the public health, safety, or the environment, to be imposed as a condition for granting of the variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance. Such conditions may include, but are not limited to, the following:
 - 1. Mitigation actions to off-set environmental consequences of variance approval according to Section 8.03.08., c.;
 - 2. Increased setbacks from the ordinary high water level;
 - 3. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted according to Section 8.03.08;
 - 4. Special provisions for the location, design, size and use of allowed structures, sewage treatment systems, and vehicle parking areas;

5. Performance security as prescribed in Section 3.16 of this ordinance.
 6. Extension of the time frame within which the variance must be substantially completed.
- b) The Zoning Administrator may conduct follow up inspections as necessary to insure that the conditions established by the Planning Commission/Board of Adjustment are met.
 - c) Failure to comply with variance conditions as imposed by the Planning Commission/Board of Adjustment is a violation of this ordinance punishable under Section 2.05.

3.08.07 Variance Decision

After reviewing the application, considering all pertinent facts, and hearing testimony at the public hearing, the Planning Commission/Board of Adjustment may approve, deny, or modify the variance request. The Planning Commission/Board of Adjustment shall prepare written findings of fact to support its decision. A copy of the decision and findings of fact shall be mailed to the applicant by the Zoning Administrator. If the variance is approved, the Administrator shall cause a copy of the variance to be recorded with the land records for the subject property in the Office of the County Recorder. A copy of the final decision granting a variance within a shoreland or floodplain area shall be sent to the Commissioner of the Department of Natural Resources within 10 days of final action.

3.08.08 Approved Variances.

- a) A variance shall run with the land and is transferable with the real estate to subsequent owners.
- b) A permit for construction approved under a variance shall be applied for within six months of the date of variance approval. Construction approved under a variance shall be substantially completed within two years of the date of approval.

8.0 PROVISIONS FOR MANAGEMENT OF SHORELAND AREAS

8.02 Placement, Design, and Height of Structures

- 8.02.01 Placement of Structures on Lots. Structures and facilities must be located to meet all setbacks. Structures shall be located as follows:

- i. Structure and On-site Sewage System Setbacks (in feet) from Ordinary High Water Level (see required setbacks for Special Protection zone)

Classes of Public Waters	Setbacks	
	Structures	Sewage Treatment System
Lakes		
Recreational Development	100	100

Staff Findings: Staff provides the following findings of fact for consideration:

1. The subject property is located at 16937 North Eagle Lake Rd and is zoned “Shoreland Residential” (Eagle Lake - Recreational Development).
2. The variance request is to place a 12’x34’ addition and connect the deck with a 10’x9’ addition 59 feet from OHW where 100 is required.
3. The variance request includes an increase from 17% impervious to 18.8% impervious where 15% is the required threshold.
4. The entire existing cabin is located within the lake setback and a variance must be obtained to expand the structure in any way.
5. The subject property contains a limited building envelope.
6. The DNR has been notified of the request.
7. Will granting the variance put property to use in a reasonable manner not permitted by the zoning ordinance?
 - a. Yes, the applicant is proposing to continue the use of the property as a single family residential dwelling and expanding the structure in any way will require a variance. The subject property is constrained due to the limited size of the building envelope and location of the pre-existing structure.
 - b. No, _____.
8. Does the property have unique circumstances that were not created by the landowner?
 - a. Yes, the property was legally developed with different lake setbacks at the time of construction. Due to its unique shape, the property has a limited building envelope.
 - b. No, _____.
9. If the variance is granted, will the essential character of the locality remain consistent?
 - a. Yes, the addition will not alter the essential character of the neighborhood. The addition is reasonable in size and use and is consistent with other dwellings in the vicinity.

- b. No, _____.
- 10. 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?
 - a. 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.”
 - b. No, _____.
- 11. Has the variance request been made based on reasons other than economic considerations alone?
 - a. Yes, the request has been made on factors other than economic considerations.
 - b. No, _____.

Board of Adjustment Direction : The Board of Adjustment may approve the request, deny the request or table the request if additional information is needed. If the motion is for approval or denial, findings of fact should be cited.

Staff Recommendation: Should the planning commission approve the variance request, staff recommends the following 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 is required for the property to be submitted with the land use application and implemented by the completion of the addition or expiration of the land use permit, whichever is soonest.

3. _____

CITY OF FIFTY LAKES

Project Completed

ID No:

40447 Town Hall Road / Box 125, Fifty Lakes, MN 56448

218-763-3113

www.fiftylakesmn.com

VARIANCE APPLICATION

RECODE: _____ INACTIVE: RECODE2: _____
 LAST NAME: FORD FIRST NAME: MIKE & MARY
 ADDRESS: 10937 N EAGLECK RD PHONE: _____
 CITY: FIFTY LAKES STATE: MN ZIP: _____
 ADDRESS 2: _____
 CITY 2: _____ STATE 2: _____ ZIP 2: _____
 OWNER: MIKE & MARY FORD
 LOCATION _____ RECODE/PARCEL NUMBER: _____
 LEGAL DESCRIPTION: _____

TOWNSHIP: _____ RANGE: _____ SEC: _____ QTRSEC: _____ QTRQTRSEC: _____
 PLAT: _____
 BLOCK: _____ LOT: _____
 LAKE NAME: _____ LAKE NUMBER: _____ STREAM NAME: _____
 ACREAGE: _____ FIRE NUMBER: _____ ZONING: _____
 DIRECTIONS: _____
 HOUSE NUMBER: _____ STREET NAME: _____

IS THE PROPOSED VARIANCE IN THE SHORELAND AREA? Yes No
 SPECIFICALLY STATE THE NATURE OF VARIANCE REQUESTED: ADDITION IN SETBACK AREA
 EXPLAIN THE PURPOSE OF YOUR REQUEST AND DESCRIBE THE PRACTICAL DIFFICULTY:

All property owners within 350 feet of subject property shall be notified.
 A Certificate of Survey (C of S) may be required for a variance application. The C of S must show all improvements including placement of sewage treatment system, pertinent distances to all lot lines, ROW's, distances to neighbors' adjoining wells, septic systems and main structures. Include planned improvement(s) and two-foot elevation contours. Further information, including preliminary floor plan with elevations, wetlands, bluffs, etc. may be required. Any additional costs the City incurs for any reason shall be reimbursed by applicant.

CITY ACTION
 APPROVED: _____ DATE: _____
 CONDITIONS: _____

RATIONALE: _____
 NOTES: _____

APPLICATION DATE: 10-24-25 Signed: [Signature] Applicant
 VARIANCE ID: 01-26 FEE: 450.00 Signed: [Signature] City Clerk or authorized agent
 DATE FEE PAID: 10-24-25
 FEE PAID BY: Check # 3280 Cash
 DATE APPROVED: _____ Signed: _____ Zoning Administrator or authorized agent
 EXPIRATION DATE: _____

Applicant or his/her agent should provide written responses and be prepared to discuss the following:

1. How will reasonable use of the parcel be deprived if the Variance is not granted?
WILL NOT HAVE STORAGE NEEDED!
ENJOYMENT OF SPACE

2. What are the unique circumstances of the parcel size, shape, topography or other characteristics that make strict interpretation of the Ordinance impractical?
ADDITION TO EXISTING CABIN LIMITS
LOCATION OF EXISTING

3. Describe the character of the locality. How is this proposal consistent with the locality?
MATCHES NEIGHBORHOOD

4. How is granting this Variance consistent with the intent of the City of Fifty Lakes Land Use Ordinance?
USE LAND FOR RES. PURPOSES

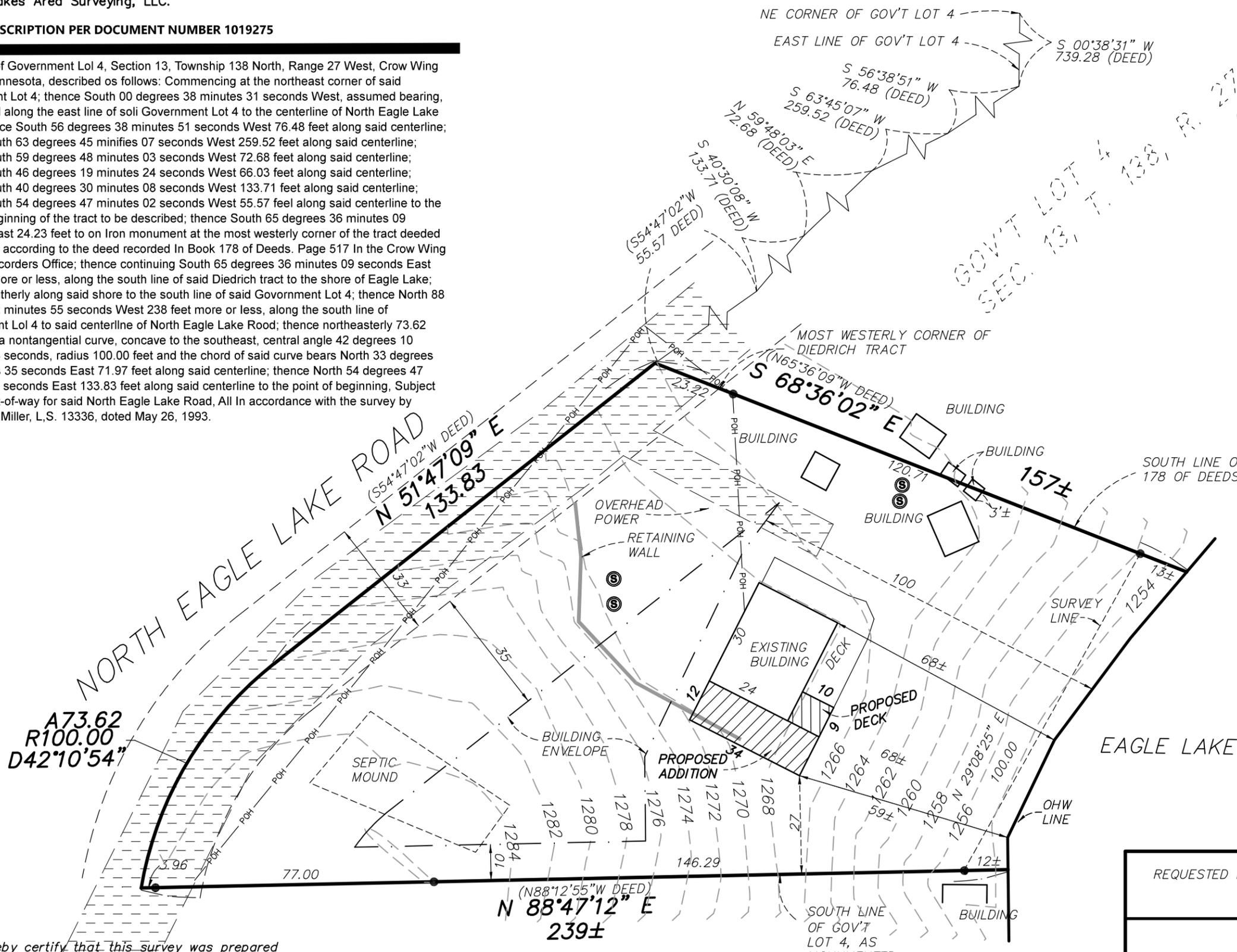
5. Are economic considerations alone the reason for requesting a variance?
No

6. What other options, either conforming or non-conforming, have been considered and why were those options not chosen?
LIMITED TO LOCATION OF CABIN

7. Please include any other comments pertinent to this request.

LEGAL DESCRIPTION PER DOCUMENT NUMBER 1019275

That part of Government Lot 4, Section 13, Township 138 North, Range 27 West, Crow Wing County, Minnesota, described as follows: Commencing at the northeast corner of said Government Lot 4; thence South 00 degrees 38 minutes 31 seconds West, assumed bearing, 739.28 feet along the east line of said Government Lot 4 to the centerline of North Eagle Lake Road; thence South 56 degrees 38 minutes 51 seconds West 76.48 feet along said centerline; thence South 63 degrees 45 minutes 07 seconds West 259.52 feet along said centerline; thence South 59 degrees 48 minutes 03 seconds West 72.68 feet along said centerline; thence South 46 degrees 19 minutes 24 seconds West 66.03 feet along said centerline; thence South 40 degrees 30 minutes 08 seconds West 133.71 feet along said centerline; thence South 54 degrees 47 minutes 02 seconds West 55.57 feet along said centerline to the point of beginning of the tract to be described; thence South 65 degrees 36 minutes 09 seconds East 24.23 feet to an iron monument at the most westerly corner of the tract deeded to Diedrich according to the deed recorded in Book 178 of Deeds, Page 517 in the Crow Wing County Records Office; thence continuing South 65 degrees 36 minutes 09 seconds East 131 feet, more or less, along the south line of said Diedrich tract to the shore of Eagle Lake; thence southerly along said shore to the south line of said Government Lot 4; thence North 88 degrees 12 minutes 55 seconds West 238 feet more or less, along the south line of Government Lot 4 to said centerline of North Eagle Lake Road; thence northeasterly 73.62 feet along a nontangential curve, concave to the southeast, central angle 42 degrees 10 minutes 54 seconds, radius 100.00 feet and the chord of said curve bears North 33 degrees 41 minutes 35 seconds East 71.97 feet along said centerline; thence North 54 degrees 47 minutes 02 seconds East 133.83 feet along said centerline to the point of beginning, Subject to the right-of-way for said North Eagle Lake Road, All in accordance with the survey by Jeffrey W. Miller, L.S. 13336, dated May 26, 1993.



- GENERAL NOTES**
1. No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
 2. Bearings shown are based upon the Crow Wing County Coordinate System.
 3. The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned. This survey was done in winter/snow conditions, making some items not visible at the time of survey.
 4. No wetlands were delineated as a part of this survey. All building setbacks should be verified with the City of Fifty Lakes.
 5. Total area of subject property: 26,016± Sq. Ft.
 6. Existing Impervious = 4,497± sq. ft. (17±% of the overall property)
Proposed Impervious = 4,905± sq. ft. (18.8±% of the overall property)

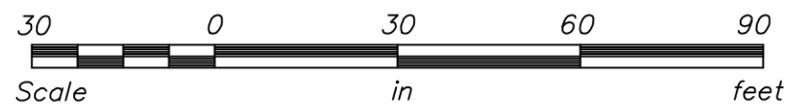
LEGEND

- DENOTES FOUND MONUMENT
- ⊙ DENOTES SEPTIC INSPECTION PIPE



I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

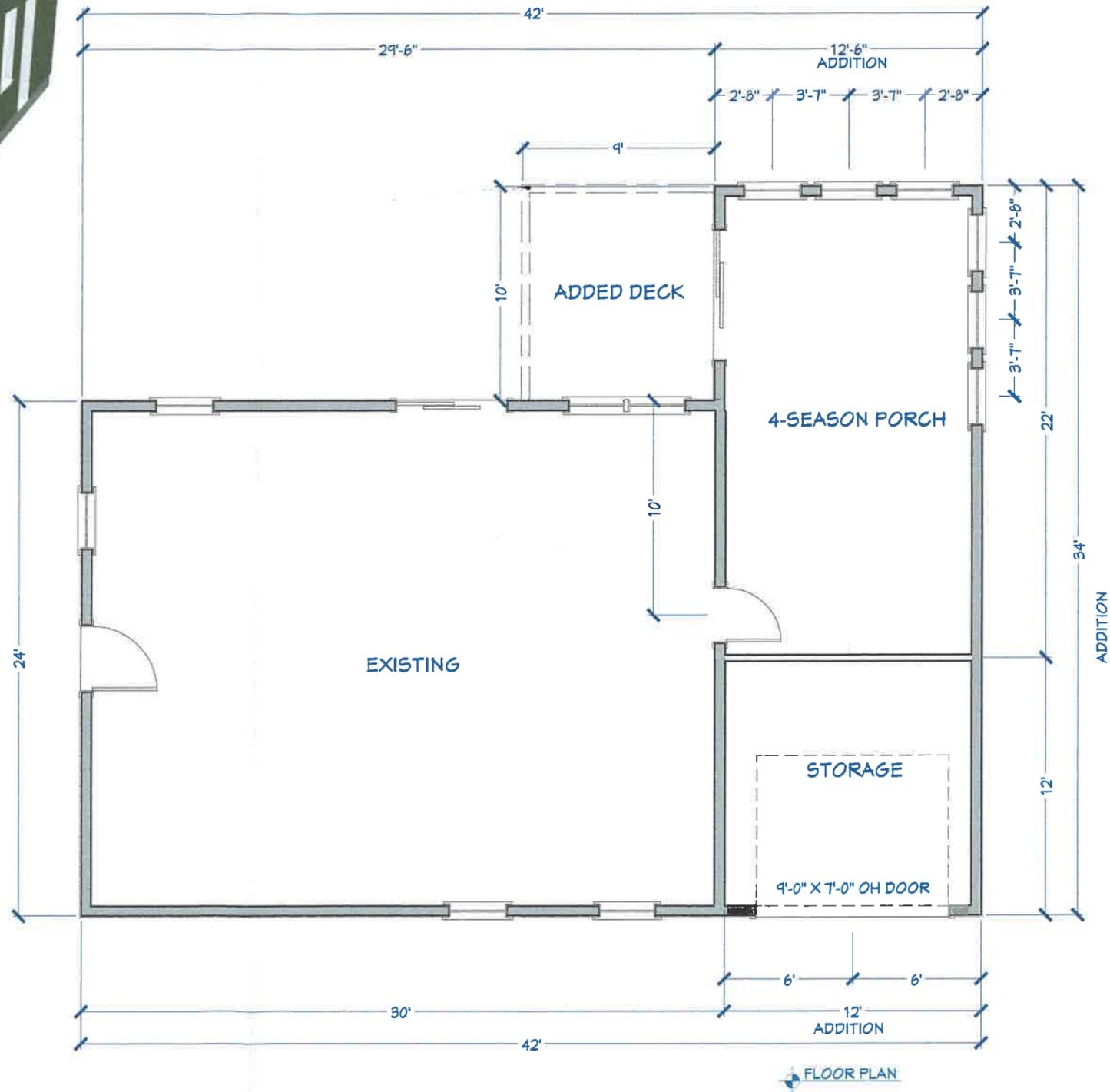
Paul Herkenhoff, R.L.S. License No. 45875
Date: 1-28-26



REQUESTED BY: **FORD**

Lakes Area SURVEYING LLC.
4962 COMMONS DR. UNIT E-2
NISSWA, MN 56468
OFFICE (218) 961-0090

Drawn by: PDH Date: 1/28/26 Job No: 26-009



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
FLOOR PLAN

PROJECT DESCRIPTION:
**MIKE & MARY FORD
CABIN ADDITION**

DRAWINGS PROVIDED BY:
**ERICKSON HOME
DESIGNS**

DATE:

SCALE:

SHEET:

A-1

CITY OF FIFTY LAKES PLANNING & ZONING
AUTHORIZED AGENT FORM

I hereby authorize Ryan Erickson / Erickson Home Designs
Agent / Contractor (please Print)

BC807874
Contractor's License Number
612-875-4663
Contractor's Phone Number

To act as my authorized agent to purchase zoning / sewer permits or other purposes as specified on my property located at:

Real Estate Code _____ Section: _____

Site address 16937 N Eagle Lake Rd Fifty Lakes, MN

Property Owner(s) Signature

Date

Property Owner's last name (please print)

Property Owner's Phone Number 507-330-1622

City of Fifty Lakes Planning & Zoning
40447 Town Hall Road
Fifty Lakes, MN 56448
218-763-3113 FAX 218-763-5113
PZ50LAKES@EMILY.NET

App forms - Authorized Agent Form



CITY OF FIFTY LAKES

November 14, 2025

Mike & Mary Ford
2301 Green Dr
Faribault, MN 55021

Re: 60-Day Extension: VAR-22-25

Mr. & Mrs. Ford,

In accordance with MN Statute 15.99 and Section 3.12, Timeline for Review, of the Fifty Lakes Land Use Ordinance, the City of Fifty Lakes hereby extends the decision-making time frame for your variance application (VAR-22-25) until February 21, 2026. The city received an application (including the application fees) on October 24, 2025.

The decision-making deadline is being extended to allow additional time for you to submit information pertinent to your application and variance request. We anticipate a decision to be made regarding your application before February 21, 2026. Should you need more time to submit the requested information, your application can be extended an additional 60 days.

Please contact me at (218) 763-3113 or pz@fiftylakesmn.com if you have any questions.

Sincerely,

Bethany Soderlund
Planning and Zoning Administrator
City of Fifty Lakes



CITY OF FIFTY LAKES

January 16, 2026

Mike & Mary Ford
2301 Green Dr
Faribault, MN 55021

Re: 60-Day Extension: At the request of the applicant.

Mr. & Mrs. Ford,

In accordance with MN Statute 15.99 and Section 3.12, Timeline for Review, of the Fifty Lakes Land Use Ordinance, you have requested that the City of Fifty Lakes extend the decision-making time frame for your variance application until April 25, 2026. The city received an application (including the application fees) on October 24, 2025. This is the second extension of the variance request.

The decision-making deadline is being extended to allow additional time for you to submit information pertinent to your application and variance request. We anticipate a decision to be made regarding your application at the regular PCBOA meeting on February 24, 2026.

Please contact me at (218) 763-3113 or pz@fiftylakesmn.com if you have any questions.

Sincerely,

Bethany Soderlund
Planning and Zoning Administrator
City of Fifty Lakes

**CITY OF FIFTY LAKES
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
FEBRUARY 24, 2026 @ 6:00 P.M.**

TO WHOM IT MAY CONCERN:

The following will be the subject of a public hearing on Tuesday, February 24, 2025, beginning at 6:00 P.M at Fifty Lakes City Hall.

Hearing: Variance Application 01-26 For the construction of an addition to a non-conforming dwelling.

Property Owners: Mary H Ford Revoc. Trust.

Applicant: Erickson Home Designs.

Property Description: The subject property is located at 16937 N Eagle Lake Rd; PIN 22130556.

A map identifying the subject property is on the reverse side of this notice.

Purpose: The applicant is requesting a variance to construct a four season porch and storage area on a dwelling not meeting OHW setbacks.

Property Owners Please Note: Please share this information with your neighbors in the event that any property owner has been overlooked or is not contained in our records.

If you wish to provide written comments, please email to pz@fiftylakesmn.com or mail to PO Box 125, Fifty Lakes, MN 56448.

The staff report regarding the request will be available on the city website approximately one week before the meeting.

Bethany Soderlund (Sourcewell)
Zoning Administrator
City of Fifty Lakes

The subject property is located at: 16937 N Eagle Lake Rd



FELDMAN FAMILY CABIN TRUST AGR
9608 RUSSELL AVE S
BLOOMINGTON MN 55431

SOLBERG, DENNIS REVOCABLE TRUST
18133 74TH PL N
MAPLE GROVE MN 55311-2321

FORD, MARY H REVOC TRUST AGREEMENT &
2301 GREEN DR
FARIBAULT MN 55021

HEIMER, JARED & SUSAN
1405 9TH AVE NW
AUSTIN MN 55912

MEYER, BRIAN & ANGELA
302 RUSTIC HILLS RD
DENVER IA 50622

MILBRATH, MARY D TRUST
PO BOX 234
FIFTY LAKES MN 56448

NEUMAN, TERRY L & SHARON A
1302 PRIOR AVE S
ST PAUL, MN 55116

OLSEN, RICHARD H
11286 HACKBERRY LN
DAYTON, MN 55369

PETERSEN, MICHAEL J & JOAN K
3200 HILLDALE AVE NE
ST ANTHONY, MN 55418

SANDALL, PETER S & LAURA A HIGDON
419 SE 2ND ST # 1914
FORT LAUDERDALE FL 33301

SCHMIDT, GREGORY & KELLENE
PO BOX 241
FIFTY LAKES MN 56448

CITY OF FIFTY LAKES
MINUTES OF THE PLANNING COMMISSION
October 28, 2025 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, Gary Oster, and Fred Strohmeier (Don Reiersen, absent; Mike Milbrath,
10 absent)

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

12 City Council: Gary Staples, Mayor
13
14

15 **3. Public Hearings:**

- 16 a. **Conditional Use Application 20-25** For the installation of a ground mounted solar energy system within
17 the Agricultural (AG) zoning district. The subject property is located at 16611 Pine St. PIN 22350519.
18 Applicant: True North Solar, LLC. Owner: John & Rebecca Ferkinhoff.
19

20 **MOTION MADE BY MR. STROHMEIER AND SECONDED BY MR. STANCER TO APPROVE**
21 **CONDITIONAL USE 20-25 WITH 13 (THIRTEEN) FINDINGS OF FACT AND 1 (ONE)**
22 **CONDITION.**
23

24 Findings of Fact:

- 25 1. The subject property is PID 22350519 and is located at 16611 Pine St.
26 2. The subject property is 15.04 acres and is located in the Agricultural (AG) zoning district.
27 3. The conditional use permit request is to install a 16.8 KW DC ground mounted solar array (approximately 840
28 sq.ft.)
29 4. The proposed use is allowed with a conditional use permit.
30 5. The proposed renewable energy system meets all setback and height requirements of the Agricultural land use
31 district.
32 6. The existing and proposed impervious surface coverage of the subject property is less than 5%.
33 7. The proposed use, with conditions, will not have an impact on the health, safety and general welfare of the
34 occupants in the surrounding neighborhood.
35 8. The proposed use, with conditions, will meet all standards of the ordinance.
36 9. The proposed use is compatible with the comprehensive plan.
37 10. The proposed use, with conditions, will not impact the value properties in the neighborhood nor will it impact
38 future development of properties in the surrounding area.
39 11. The proposed use will not generate an increased demand for additional public utilities, public utilities or
40 schools.
41 12. The proposed use, with conditions, will not adversely impact groundwater, surface water and air quality.
42 13. The proposed use conforms with the City's land use regulations.
43

44 Conditions of Approval:

- 45 1. All use shall be in substantial conformance with the presented plan as shown. Deviations from the presented
46 plan will require modified approval by the Planning Commission.
47
48

49 When polled: Mr. Stancer, aye; Mr. Oster, aye; Mr. Strohmeier, aye. Motin carried. (Mr. Reiersen, absent; Mr.
50 Milbrath, absent).
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53 **4. Approval of Minutes:**

- 54 a. September 23, 2025: Planning Commission Meeting

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MOTION MADE BY MR. OSTER AND SECONDED BY MR. STANCER TO APPROVE MINUTES FROM SEPTEMBER 23, 2025 MEETING AS PRESENTED. When polled: Mr. Stancer, aye; Mr. Oster, aye; Mr. Strohmeier, aye. Motin carried. (Mr. Reierson, absent; Mr. Milbrath, absent).

5. Old Business:

- a. **Variance Application 16-25** For the construction of an additional and an existing dwelling not meeting OHW setbacks. The subject property is located at 43327 Co Rd 136; PIN 22120553. Applicant/ Owner: Daniel & Melinda Hogan.

Findings of Fact:

1. The subject property is located at 43327 Co Rd 136 and is zoned “Shoreland Residential” (Mitchell Lake - General Development).
2. The variance request is to bring the existing dwelling into compliance 75’ from the OHW where 100’ is required and to construct a 32’ x 42’ addition with a breezeway within the 75’ setback from the OHW where 100’ is required.
3. The height of the structure is not to exceed 25’ to mid-peak.
4. The variance request includes an impervious surface coverage increase from 17.4% to 22.3%.
5. The proposed project does include an increase in bedrooms – verification of SSTS will be required.
6. The subject property contains a limited building envelope.
7. The DNR has been notified of the request.
8. Will granting the variance put property to use in a reasonable manner not permitted by the zoning ordinance?
 - a. Yes, the applicant is proposing to continue the use of the property as a single family residential dwelling.
9. Does the property have unique circumstances that were not created by the landowner?
 - a. Yes, the property was thought to be legally developed with a 75’ OHW setback. The Certificate of Survey that was submitted with the prior land use permit application showed setbacks of 75’ from the tributary stream. In good faith the applicant and the city both thought that setbacks had been met. Setbacks for tributary streams are 100’ making the existing structure a non-conformity. Additionally, the placement of the septic tanks and the dwelling have limited the available area for an addition.
10. If the variance is granted, will the essential character of the locality remain consistent?
 - a. Yes, constructing the addition will not alter the essential character of the neighborhood. The improvement will be visible from the lake, however the proposed addition is in keeping with the general character and use.
11. 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?
 - a. 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.”
12. Has the variance request been made based on reasons other than economic considerations alone?
 - a. 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. Stormwater management plan to include a shoreline buffer to be submitted for approval and implemented by the completion of the project or the expiration of the permit, whichever is sooner.
3. A compliance Inspection, verifying compliance and sizing, shall be submitted prior to issuing any land use permits.

- 6. Council Liaison Report:** Mayor Staples informed the commission that the request made to the council to refund the administration fee for Variance 17-25 to Peter and Laura Sandall was denied. Mayor Staples stated the council felt that considering the administrative work that was done to create the variance and that this was a

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request from the commission board not the applicants that the fee was appropriately applied.

7. **P & Z Administrator's Report:** Ms. Soderlund reported 45 (forty-five) land use permits as of the October meeting.

MOTION BY MR. STROHMEIER AND SECONDED BY MR. STANCER TO ADJOURN. Meeting adjourned at 6:18 PM.

Jessica Istvanovich, Deputy Clerk

DRAFT



City of Fifty Lakes

PLANNING & ZONING REPORT – FEBRUARY 24, 2026

Planning & Zoning Application Data (as of 2/17/2026):

APPLICATION	2026	2025	2024	2023	2022	2021
Land Use Permits	1	47	47	52	51	63
SSTS	0	17	13	15	17	15
Variances	2	6	5	3	6	3
Conditional Use Permits	0	4	2	0	1	1
Interim Use Permits	0	1	2	0	1	0
Subdivision/Plat	0	0	0	0	0	0
Subdivision/Metes & Bounds	0	4	0	5	6	7
Boundary Line Adjustment	0	3	0	0	0	0
Zoning Map Amendment	0	1	0	1	1	0
Ordinance Amendments	0	3	--	--	--	--

Permit Activity in January 2026:

- Shoreland Alteration Permit: Riprap per CWC SWCD plan: Less than 10 cu yards.
222280552; 40778 W Fox Lake Rd.