



# PLANNING COMMISSION/BOARD OF ADJUSTMENT

**Tuesday, September 16, 2025 at 6:30 PM**

Public Safety Building 8361 Co. Rd. 11 Breezy Point, MN 56472

(218) 562-4441 | Office Hours 8:00 a.m. - 4:00 p.m. | [cityadmin@cityofbreezypointmn.us](mailto:cityadmin@cityofbreezypointmn.us)

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## AGENDA

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1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **OPEN FORUM**
5. **APPROVAL OF MINUTES**
  - A. August 12, 2025 Minutes
6. **PUBLIC HEARING - VARIANCE APPLICATION V-25-002 Jeff & Shivaun Kuffel 10672 Hilltop Drive. Lot 18 Valley of Contentment. Dwelling Closer than 75 feet from OHW, (59.2) & 13.2 feet from side yard.**
  - 1- Open Public Hearing
  - 2- Applicant Presentation
  - 3- Staff Review
  - 4- Public Input
  - 5- Close Public Hearing

**OFFICIAL ACTION VARIANCE V-25-002**

  - A. Variance Application V-25-002
7. **PUBLIC HEARING - REZONING REQUEST Whitebirch Inc. Request to Rezone one portion of Out Lot A. Whitebirch 7th Addition. R-4 to RC Resort Commercial and Rezone portion of Out Lot B Whitebirch 7th Addition RC to R-4.**
  - 1- Open Public Hearing
  - 2- Applicant Presentation
  - 3- Staff Review
  - 4- Public Input

**5- Close Public Hearing**

**OFFICIAL ACTION REZONING REQUEST (Recommendation to City Council)**

A. Rezone Request Whitebirch Inc.

- 8. PUBLIC HEARING - VACATE UTILITY & DRAINAGE EASEMENTS within Out Lot C Whitebirch 7th and Utility Drainage Easement across Out Lot D Whitebirch 7th Addition between Osceola Circle & Out Lot C Whitebirch 7th Addition.**

**1- Open Public Hearing**

**2- Applicant Presentation**

**3- Staff Review**

**4- Public Input**

**5- Close Public Hearing**

**OFFICIAL ACTION VACATION REQUEST (Recommendation to City Council)**

A. Petition to Vacate Utility & Drainage Easements Whitebirch Inc.

- 9. PUBLIC HEARING - SUBDIVISION APPLICATION Whitebirch Inc. Preliminary Plat. Final Plat of Whitebirch Fairway Addition.**

**1- Open Public Hearing**

**2- Applicant Presentation**

**3- Staff Review**

**4- Public Input**

**5- Close Public Hearing**

**OFFICIAL ACTION SUBDIVISION APPLICATION (Recommendation to City Council)**

A. Subdivision Application Whitebirch Inc.

**10. OTHER**

**11. STAFF REPORTS**

**12. MAYOR AND CITY COUNCIL REPORTS**

**13. ADJOURN**