



PLANNING COMMISSION/BOARD OF ADJUSTMENT

Tuesday, July 14, 2026 at 6:30 PM

City Hall 8319 Co. Rd. 11 Breezy Point, MN 56472

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

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **OPEN FORUM**
5. **APPROVAL OF MINUTES**

A. June 9, 2026 Planning Commission / Board of Adjustment Meeting Minutes

6. **PUBLIC HEARING** - Variance Application V-26-001 Amber Pass 8784 Breezy Point Drive Breezy Point MN 56472. Parcel 10210765. Requesting Variance to increase volume legal nonconforming use with construct of 20' x 20' addition to existing dwelling. Zone Original Neighborhood (R-3).

1 - Open Public Hearing

2 - Applicant Presentation

3 - Staff Review

4 - Public Input

5 -Close Public Hearing

OFFICIAL ACTION Variance 26-001 Board of Adjustment

A. Variance Application V-26-001

7. **PUBLIC HEARING** - Variance Application V-26-002 Gary Grevillius 29473 Shoreview Lane Breezy Point MN 56472. Lots 76, 77, 78 17th Addition to Breezy Point Estates. Construct addition to existing dwelling (legal non-conforming use) 43 ft. from OHW - 7.7 ft from ROW Shoreview Lane. Impervious Coverage 33%. Zone Medium Density Residential (R-2).

1 - Open Public Hearing

2 - Applicant Presentation

3 - Staff Review

4 - Public Input

5 -Close Public Hearing

OFFICIAL ACTION Variance 26-002 Board of Adjustment

[A.](#) Variance Application V-26-002

- 8. PUBLIC HEARING** - Petition to Rezone 26-001 Holly Raiche 6799 County Road 11 Breezy Point MN 56472. Rezone the following described property as The East 300 Feet of the West 675 Feet of the North 360 Feet of the Northeast Quarter of the Northwest Quarter, Section 18, Containing 2.48 acres more or less. Subject to County State Aid Highway Number 11 right of way. Subject to easements, restrictions and reservations of record. Current Zoning Urban Reserve (UR). Proposed Zoning Commercial (C).

1 - Open Public Hearing

2 - Applicant Presentation

3 - Staff Review

4 - Public Input

5 -Close Public Hearing

OFFICIAL ACTION Petition to Rezone. Planning Commission Recommendation to City Council.

[A.](#) Petition to Rezone 26-001

9. STAFF REPORTS

10. COMMISSIONER REPORTS

11. ADJOURN

**Breezy Point
Planning Commission/Board of Adjustment
Meeting Minutes
June 9, 2026, 6:30 PM**

The Planning Commission Board of Adjustment meeting was called to order on Tuesday, June 9, 2026, at 6:30 PM by Commission Marcy Weaver.

Planning Commissioners Joe Ayers, Lee Brisbin, Roger Theis, Marcy Weaver, and Teddy Zierden were present. Staff present included Planner Jerry Bohnsack, City Clerk Deb Runksmeier, and City Council Liaison Michael Moroni.

Open Forum

No members of the public approached the podium during this time.

Approval Of Minutes

May 12, 2026 Planning Commission / Board of Adjustment Meeting Minutes

Motion: Commissioner Zierden moved to approve the May 12, 2026 Planning Commission / Board of Adjustment Meeting Minutes. Motion was seconded by Commissioner Ayers. Motion carried 5-0.

Public Hearing - Conditional Use Application C-26-005 Whitebitch Inc. 30375 Alpine Drive Breezy Point MN 56472. Parcel 10171090 and 1017109 to host Retail Cannabis License (Mary Jane Consulting, LLC) in existing building. Zone (C) Commercial.

Public Hearing

The chair opened the public hearing at 6:38 pm for the conditional use application.

Applicant Presentation

David Landecker representing Whitebitch Inc. introduced himself. He explained they were seeking a conditional use permit to change the uses inside the existing building that had been used for real estate, timeshare, and other resort activities for several decades. The goal was to allow for a cannabis dispensary and office spaces inside the building. He noted the building had existing parking with 23-24 parking stalls total, including 11 in front, 3 along Alpine Drive, and 9 in the back, which was adequate for the 4400 square foot building.

Kirsten Libby representing Mary Jane Consulting LLC explained she was a cannabis lawyer who had received her license a year ago and was working with Breezy Point Resort for the space. She described the process of securing space with local government, then getting construction in order before submitting final plans to the state.

Bill Parker, president of Great White Companies consulting firm, addressed security measures. He explained that security was extremely tight, with almost a third of total costs

going toward security assets including access control, surveillance systems, window breaks, and motion sensors. The state required view of the entire area plus perimeter, with 90 days of security footage maintained.

Parker described the interior as very inviting and beautiful, comparing it to Apple stores with a clean aesthetic. He explained that no active product could sit on the retail floor per state requirements, and windows had coatings preventing view into the facility. Customers entered through a vestibule with a security guard checking IDs, then met with budtenders using iPads to make purchases. Fulfillment occurred in secure vault spaces with pass-through windows. No use was allowed on premises.

When asked about occupancy limits, Parker explained they followed city guidance but also had internal limits based on security reviews and staffing capabilities. Total staff for a store this size would be about 20 including full-time and part-time employees, with 3-6 employees per shift depending on time of day and week.

Staff Review

Bohnsack presented the review, noting the application was for retail cannabis sales in the existing 4472 square foot building with 24 parking spaces. The property was serviced by well and septic on-site. He clarified that unlike his written report stating commercial office would continue in the easterly portion, the applicants had indicated they would occupy the entire building.

He reviewed the required findings for conditional use permits and noted the property was appropriately zoned commercial for this use. He outlined recommended conditions including obtaining building permits, cannabis retail license, signage compliance, proper lighting orientation, and consolidating the two parcels. He also noted they had received a certificate of compliance for the septic system.

When asked about time limits, Bohnsack explained this was a conditional use permit with no time constraints, valid as long as they performed according to ordinance. Any transfer of license to another licensee would require a CUP amendment. Issues would likely be police matters regarding state compliance, with the council having authority to pull the license for non-conformance.

Public Input

Bill Toff of 31877 Green Sea Drive, Breezy Point spoke in opposition to cannabis retail in the city.

Close Public Hearing

The chair closed the public hearing portion at 6:58 pm.

Motion To Approve Conditional Use Permit C-26-005 of Whitebirch Inc. to host retail Cannabis. Motion by Theis, seconded by Brisbin. Motion carried 5-0.

Public Hearing - Conditional Use Application C-26-006 Barry & Becky Mosbrucker 1118 Old County Road 39 Breezy Point MN 56472. Parcel

10020727 to construct Accessory Structure up to 1600 sq. ft. and 15 – 20 feet in height. Zone R-2 Medium Density Residential.

Open Public Hearing

The chair opened the public hearing for the conditional use application at 7:00 pm.

Applicant Presentation

Emily Olstad representing West Hansen Builders introduced herself as located at 34103 County Road 3, Cross Lake, Minnesota. She explained their client wanted to construct a detached garage with a 1465 square foot footprint and 697 square feet of living space, which was under the 700 requirement. The issue was the height restriction, with the halfway point to peak measuring 17 feet 9¾ inches, exceeding the required 15 feet. The client needed the height for a storage workshop and to fit a pontoon boat.

The applicant confirmed the building would be a two-car garage with additional space for two more cars and a wood shop. The exterior would completely match the existing house, with no plumbing planned.

Staff Review

Jerry presented the review for the 1.95-acre property on the south shore of Lake Owassa McKee. The applicant requested to construct a detached accessory structure around 1400 square feet and 17 feet 6 inches to the roof midpoint. He reviewed the required findings and noted the request was appropriate under R-2 zoning.

Jerry outlined recommended conditions including obtaining building permits, complying with setback requirements, using similar materials to the principal structure, complying with state building code, and not exceeding 20 feet height or 1600 square feet.

Public Input

No members of the public provided input.

Close Public Hearing - The chair closed the public hearing at 7:08 pm.

Motion To approve Conditional Use Permit C-26-006 Mosbrucker accessory structure with the conditions 1-6 listed. Motion by Ayers, seconded by Theis. Motion carried 5-0.

Staff Reports

Bohnsack announced he would likely be saying goodbye soon, with a new Planning and Zoning Administrator is expected to start in mid-July. Councilman Michael Moroni noted they had interviewed several great applicants for the planning and zoning administrator position. He also mentioned the council had discussed pay increases for the planning and zoning commission, with compensation going up to \$80 per meeting, likely taking effect starting 2027.

Bohnsack informed the commission that a petition for rezoning will be on the July meeting agenda.

No commissioner reports were provided.

The meeting was Adjourned 7:13 pm

Submitted By, Deb Runksmeier
City Clerk

City of Breezy Point
Notice of Public Hearing
Tuesday, July 14, 2026 6:30 p.m.
Breezy Point City Hall

Section 6, ItemA.

To Whom It May Concern:

Notice is hereby given the City of Breezy Point Planning Commission / Board of Adjustment will hold a public hearing on July 14, 2026 at 6:30 p.m. or shortly thereafter at Breezy Point City Hall, 8319 County Road 11, to consider the following;

Variance Application V-26-001 Amber Pass 8784 Breezy Point Drive Breezy Point MN 56472. Parcel 10210765. Requesting Variance to increase volume legal nonconforming use with construct of 20' x 20' addition to existing dwelling. Zone Original Neighborhood (R-3).

Variance Application V-26-002 Gary Grevillius 29473 Shoreview Lane Breezy Point MN 56472. Lots 76, 77, 78 17th Addition to Breezy Point Estates. Construct addition to existing dwelling (legal non-conforming use) 43 ft. from OHW - 7.7 ft from ROW Shoreview Lane. Impervious Coverage 33%. Zone Medium Density Residential (R-2).

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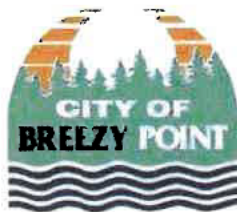
A notice relative to above listed requests is sent to all property owners located within 350 feet of the applicant's property. Please share this information with your neighbor in the event any property owner has been missed, or our records are not correct.

Public is invited to attend and be heard on these matters.

Jerry Bohnsack
Planning & Zoning
City of Breezy Point
218-569-1003
jbohnsack@cityofbreezypointmn.us



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.



8319 County Road 11
Breezy Point, MN 56472
Phone: (218) 562-4441
Fax: (218) 656-1326
www.cityofbreezypointmn.us

Received by City: 06/04/2016
Application Number: V-26-001
Non-refundable Fee Paid: 250.00
Receipt #: 1.00797

Variance Application

Name of Applicant Amber Pass
Address 20978 Sawmill Road Email: [REDACTED]
City, State, Zip Jordan MN 55352
Phone [REDACTED] Alternate Phone _____

Physical Address / Location of Property 8784 Breezy Point Drive, Breezy Point MN 56472

Legal Description of Property SEC:21. TWP: 136. RANGE: 028. ACRES: .17 50 + 17
6th Addition to Breezy Point Estates

Parcel ID Number 10210765 Zoning District Residential

Applicant is:

- ☒ Legal Owner of Property
☐ Contract Buyer
☐ Option Holder
☐ Agent
☐ Other _____

Title Holder of Property (if different than applicant):

Name _____
Address _____
City, State, ZIP _____
Phone _____

State the nature of your request in detail. What are you proposing for your property?

Construction of an attached sunroom addition to the existing single-family residence

Signature of Owner, authorizing application Amber M. Pass

(By signing, the owner is certifying that he/she has read and understands the instructions accompanying this application.)

Signature of Applicant (if different than owner) _____

(By signing, the applicant is certifying that he/she has read and understands the instructions accompanying this application.)

By signing above, I acknowledge that I understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.

APPLICANTS, PLEASE NOTE: Pursuant to the Breezy Point Zoning Ordinance, the applicant should be prepared to explain the unique situation on the property that requires the proposed variance. The Zoning Ordinance defines a practical difficulty as follows: "A practical difficulty exists if the property in question cannot be reasonably utilized under the conditions allowed by the official controls, if the plight of the landowner is due to circumstances

unique to the property and not of his own making, and the variance (if granted) would not alter the essential character of the locality. Economic considerations alone shall not constitute a practical difficulty as reasonable use of utilization of the property exists under the terms of the Ordinance."

The following questions must be answered.

1. What changes are you proposing to make to this property?

Building: Construction of an attached sunroom addition to the existing single-family residence

Landscaping: None

Parking/Signs: None

2. What are the unique circumstances of the property (parcel size, shape, topography, or other characteristics not created by the landowner) that make strict interpretation of the Ordinance impractical?

The existing home is located approximately 4.9 feet from the side property line, creating preexisting non-conforming setback. Due to the existing placement of the residence on the property, the 10 foot setback limits the ability to expand the home with a modest 4 season porch.

3. How is granting this variance consistent with the intent of the City of Breezy Point Zoning Ordinance?

The addition will maintain the character of the property and neighborhood. It is a small improvement that will not change the property, create addition traffic or negatively impact neighbors.

4. How will **reasonable** use of the property be deprived if the variance is not granted?

Without the variance, the existing location of the home and setback requirements significantly limit the ability to construct a modest 4 season porch due to tree placement and affecting the roots of mature trees on the property. It would be very difficult to put the porch elsewhere on the lot with the trees and with the design of the back of the house.

5. What other options, either conforming or non-conforming, have been considered and why were those options not chosen?

Alternative locations were considered but due to the existing placement of the home and the current 4.9 setback the other locations would hinder our trees, reduce functionality require a much larger modification to the structure and destroy the lot as very little of the yard would be usable if the porch is moved further to the right or centered on the back.

6. Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

The 4 season porch will not negatively impact neighboring properties. The addition will remain residential in nature and not increase noise, traffic, or activity. The addition will make the home more aesthetically appealing and be more compatible with neighboring homes. This will assist with neighborhood property values.

7. Describe the character of the area and the existing patterns and uses of development in the area. How is this proposal consistent with those patterns and uses?

The area consists of single family residential homes. This home improvement will be consistent with the established character of the neighborhood

The sunroom/porch will complement the existing residence and surrounding area.

8. Discuss any environmental limitations of the site or the area that limit building in other areas.

There are mature trees on the lot and moving the sunroom over will impact these as well as several tree roots.

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

The hardship is related to the existing placement of the home and limited buildable area (built prior to current owner during previous setback codes). This will not alter the character neighborhood and will enhance it.

Definition of PRACTICAL DIFFICULTY: The property in question cannot be put to a reasonable use if used under conditions allowed by the official controls, the plight of the landowner is due to circumstances unique to his or her property not created by the landowner and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone shall not constitute a PRACTICAL DIFFICULTY if reasonable use for the property exists under the terms of the ordinance.

10. Please state the practical difficulty that exists with this property.

The difficulty is the existing home is already located 4.9 ft from the side line creating a pre-existing non-conforming set-back. Strict enforcement of the 10 ft setback limits reasonable expansion with few practical alternatives for adding a 4 season porch.

INSTRUCTIONS TO THE APPLICANT

Completed applications, with all submittal requirements, must be submitted to the Planning & Zoning Department no fewer than 25 days prior to the meeting date. In order for your application to be accepted as complete, and to have a public hearing scheduled, the following

1. This application must be completed, including responses to all parts of this application.
2. The required fee must be paid. See fee schedule for details.
3. Certificate of Survey with the following information, as a minimum, unless waived by the Planning Commission / Board of Adjustment.

Legal description of the site.

Site plan, prepared by a licensed surveyor, showing parcel and existing structure dimension, water features, and 10 foot contour lines (smaller contour lines may be required if deemed necessary by the Planning Department, Planning Commission, or City Council).

Location of all structures and their square footage.

Existing and proposed curb cuts, driveways, access roads, turn-arounds, parking including RV, boat and additional vehicle storage, off-street loading, and sidewalks. Size and type of surface should also be included.

Proposed landscaping and screening plans: garbage dumpsters, areas preserved in natural state including buffer areas, areas to be developed into lawn (grass), areas to be covered by woodchips or mulch, garden areas, shrubbery, types, size, age, and number of proposed trees and their locations, exterior lighting to be proposed including location and type, any other items deemed appropriate.

Square footage of all impervious coverage. Impervious coverage includes the horizontal area of all buildings, decks, roof overhangs, patios, walks, driveways, and any other parking areas and drives constructed of any material.

Proposed drainage plan.

Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.

Soils data showing capability for building and on-site sewage treatment.

Existing iron pipe boundary monuments marked with proof of survey.

Approximate location of any proposed signs (if applicable).

4. Color scheme for all existing and proposed structures.

5. Outside storage proposal.

6. Elevation plans for all existing and proposed structures.

AREA CALCULATIONS

CALCULATIONS IN SQUARE FEET

TOTAL LOT AREA: 7,317 SQ. FT.

EXISTING IMPERVIOUS SURFACES:

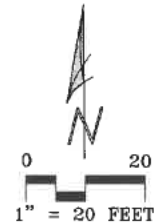
HOUSE: 1,133
SHED: 140
DRIVE/PAVERS: 1,058
REAR PATIO: 198
SUBTOTAL: 2,529
 $2,529 / 7,317 = 34.6\%$

PROPOSED IMPERVIOUS SURFACES:

HOUSE: 1,133
SHED: 140
PAVED DOWN DRIVE: 506
FLAGSTONE STEPPERS: 10
PROPOSED ADDITION: 406
SUBTOTAL: 2,599
 $2,599 / 7,317 = 30\%$

CERTIFICATE OF SURVEY

8784 Breezy Point Drive
Pequot Lakes, MN 56472
for
Maple Pass Properties, LLC



LEGEND

- = CONCRETE SURFACE
- = PAVERS
- = BITUMINOUS SURFACE
- = GRAVEL SURFACE
- = EXISTING CONTOURS
- = POWERPOLE
- = ELECTRIC METER
- = UTILITY BOX
- = FOUND MONUMENT
- = SET MONUMENT

PROPERTY DESCRIPTION

Lot 17, SIXTH ADDITION TO BREEZY POINT ESTATES,
Section 21, Township 136 North, Range 28 West,
Crow Wing County, Minnesota

Address: 8784 Breezy Point Drive
Pequot Lakes, MN 56472

PIN: 10210765

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT 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.

Scott C. Trosen
SCOTT C. TROSEN, MN LS 47465.
DATE: 05/20/2026 REVISED:



TROSEN LAND SURVEYING, LLC
236 LEWIS STREET SOUTH
SHAKOPEE, MN 55379
PH: 612-990-1182
WWW.TROSENLANDSURVEYING.COM



PLANNING COMMISSION / BOARD OF ADJUSTMENT MEETING

AGENDA ITEM

Section 6, ItemA.

Prepared By: <i>Jerry Bohnsack, Planning and Zoning Administrator</i>	Meeting Date: <i>7/14/2026</i>	Item Name: <i>Variance Application V-26-001 Pass 8784 Breezy Point Drive</i>
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Application: Variance V-26-001

Applicant: Amber Pass

Property Address: 8784 Breezy Point Drive, Drive Breezy Point MN 56472

Property ID: 10210765

Legal Desc: 6TH ADDITION TO BREEZY POINT ESTATES LOT 17

Zoning: (R-3) Original Neighborhood

Applicable Code: Section §153.033, §153.044, §153.045, §153.120, §153.007

Request

Construct 20' x 20' proposed Addition to existing dwelling considered Legal Nonconforming use.

Property

The property is located at 8784 Breezy Point Drive. The existing dwelling is 40' x 28' single story dwelling. Front Setback 47' Rear Setback 61' Side Setback 8' and 4.9'. Property abuts the Traditional Golf Course. Property serviced by municipal sewer. Dwelling was constructed in 1975. Variance was approved for 5' Side yard Setback. The current impervious coverage is 34.6 %.

Owner is proposing to construct 20' x 20' addition to rear of existing dwelling 41 feet from the Rear Property line. 4.9' from side property line (N). Owner proposed to replace 550+- sq. ft. of driveway (with lawn) to yield impervious coverage of 30%.

153.033 Zoning of Property is R-3 Original Neighborhood.

Lot Size 10,000 sq. ft.

Front 35 ft.

Rear 35 ft.

Imperious Coverage 30%

VARIANCE. A legally permitted deviation as provided in M.S. § 462.357, Subd 6, as it may be amended from time to time, from the provision of this chapter as deemed necessary by the Board of Adjustment when the strict interpretation of the ordinance would create practical difficulty and be impractical because of circumstances, relating to lot size, shape, topography or other characteristics of the property, and when the deviation from the ordinance with any attached conditions will still be in keeping with the spirit and intent of the ordinance. Variances cannot create a land use not permitted in a zone.



PLANNING COMMISSION / BOARD OF ADJUSTMENT MEETING

AGENDA ITEM

Section 6, ItemA.

Variance Review:

- Variance Review §153.120 E 1-5

(E) Variances shall be decided within a reasonable time with considerations for the following:

- (1) The strict interpretation of the ordinance would be impractical because of circumstances relating to lot size, shape, topographic or other characteristics of the property not created by the land owner;
- (2) The deviation from the ordinance with any attached conditions will still be in keeping with the spirit and intent of the ordinance;
- (3) The land use created by the variance is permitted in the zoning district where the property is located;
- (4) The variance will not alter the essential character of the locality; and
- (5) The variance is not for economic reasons alone, but reasonable use of the property does not exist under the ordinance.

Findings:

- 1) The applicant contends that the practical difficulty is _____.
- 2) Impervious Coverage is proposed to be 30%.
- 3) The use is consistent with the character of the surrounding neighborhood.
- 4) Use is a permitted use.
- 5) City Attorney has advised that a Variance is necessary to expand volume of legal non-conforming use.

The following finding of fact may be used to support denial of the Variance request. The Planning Commission / Board of Adjustment finds that no practical difficulty exists. The following may be used to support Approval of the Variance request.

- 1) Variance for existing structure. (5' side yard) was approved in 1975.
- 2) Proposed impervious coverage is 30%.
- 3) The use is reasonable and is consistent with the character of the existing neighborhood.
- 4) The practical difficulty is _____.

If approved the following may be conditions of Approval.

- a) Building permit to be obtained and building to conform to Minnesota State Building Code.
- b) All surface water to be confined to site.
- c) Addition to be 10 ft. from side property line.
- d) Other.

Planning Commission/Board of Review Direction

The Board may by resolution choose to approve, deny, or modify the requested variance. The resolution should clearly state the practical difficulty and reasons for approval, denial, or modification of the variance.

City of Breezy Point
Notice of Public Hearing
Tuesday, July 14, 2026 6:30 p.m.
Breezy Point City Hall

Section 7, Item A.

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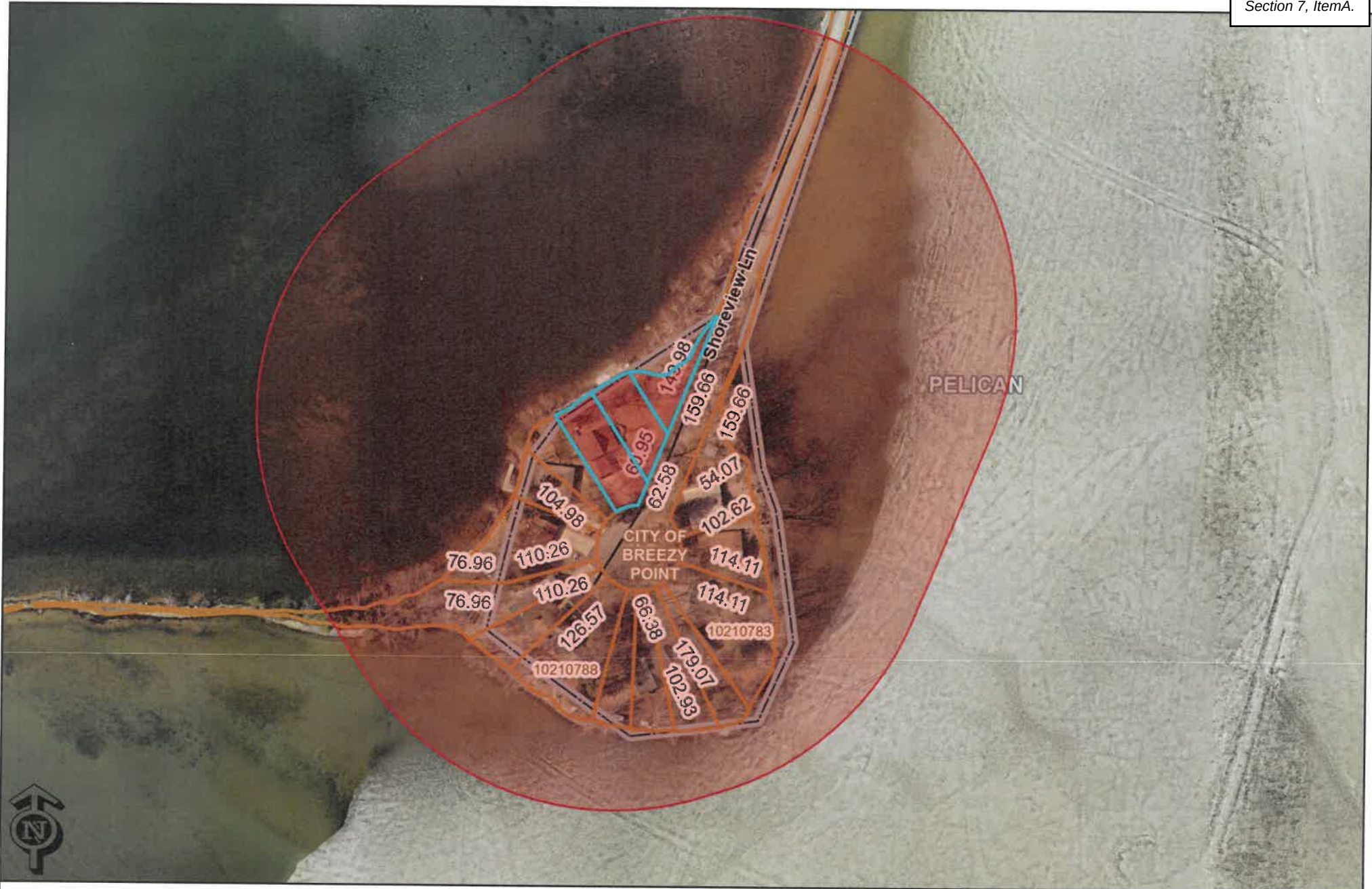
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Jerry Bohnsack
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218-569-1003
jbohnsack@cityofbreezypointmn.us



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8319 County Road 11
Breezy Point, MN 56472
Phone: (218) 562-4441
Fax: (218) 656-1326
www.cityofbreezypointmn.us

Received by City: 6/11/202 Section 7, Item A.
Application Number: V-26-002
Non-refundable Fee Paid: 250.00
Receipt #: 1.00849

Variance Application

Name of Applicant Gary Grevillius
Address 29473 Shoreview Lane Email: [REDACTED]
City, State, Zip Breezy Point, MN 56472
Phone [REDACTED] Alternate Phone _____

Physical Address / Location of Property Same

Legal Description of Property See attached info

Parcel ID Number See attached info Zoning District _____

Applicant is:

- ☒ Legal Owner of Property
☐ Contract Buyer
☐ Option Holder
☐ Agent
☐ Other _____

Title Holder of Property (if different than applicant):

Name Same
Address _____
City, State, ZIP _____
Phone _____

State the nature of your request in detail. What are you proposing for your property?

Our family has grown and they've been staying in hotels when they visit. We'd like to accommodate them in the future.

Signature of Owner, authorizing application

(By signing, the owner is certifying that he/she has read and understands the instructions accompanying this application.)

Signature of Applicant (if different than owner)

(By signing, the applicant is certifying that he/she has read and understands the instructions accompanying this application.)

By signing above, I acknowledge that I understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.

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unique to the property and not of his own making, and the variance (if granted) would not alter the essential character of the locality. Economic considerations alone shall not constitute a practical difficulty as reasonable use of utilization of the property exists under the terms of the Ordinance."

The following questions must be answered.

1. What changes are you proposing to make to this property?

Building: Add on living space and modify existing roofline.

Landscaping: Update accordingly.

Parking/Signs: No change. Building over a portion of the existing driveway.

2. What are the unique circumstances of the property (parcel size, shape, topography, or other characteristics not created by the landowner) that make strict interpretation of the Ordinance impractical?

Our plotted lot is uniquely shaped and when the zoning code is applied it interferes with the buildable area of the lot.

3. How is granting this variance consistent with the intent of the City of Breezy Point Zoning Ordinance?

Other properties on this point are closer to the road than this addition would be. Set back to the lake is in line with the existing house and won't encroach any closer to the lake house.

4. How will **reasonable** use of the property be deprived if the variance is not granted?

The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed.

5. What other options, either conforming or non-conforming, have been considered and why were those options not chosen?

Considered buying a different property but we have sentimental attachments to the existing property.

6. Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

No impact based on what's been built on this road in the last few years. We take good care of the property and will continue to do so.

7. Describe the character of the area and the existing patterns and uses of development in the area. How is this proposal consistent with those patterns and uses?

Home will continue to be a single family home and we will improve the character and it will be consistent with other developments along the road. It will be an up north feeling cabin.

8. Discuss any environmental limitations of the site or the area that limit building in other areas.

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

Definition of PRACTICAL DIFFICULTY: *The property in question cannot be put to a reasonable use if used under conditions allowed by the official controls, the plight of the landowner is due to circumstances unique to his or her property not created by the landowner and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone shall not constitute a PRACTICAL DIFFICULTY if reasonable use for the property exists under the terms of the ordinance.*

10. Please state the **practical difficulty** that exists with this property.

Existing home is too small for our family to enjoy. Owners are aging and would like to have the house handicap accessible. Our lot is uniquely shaped and when the zoning code is applied it interferes INSTRUCTIONS TO THE APPLICANT with the buildable area of the lot.

Completed applications, with all submittal requirements, must be submitted to the Planning & Zoning Department no fewer than **25 days** prior to the meeting date. In order for your application to be accepted as complete, and to have a public hearing scheduled, the following

1. This application must be completed, including responses to all parts of this application.

2. The required fee must be paid. See fee schedule for details.

3. Certificate of Survey with the following information, as a minimum, unless waived by the Planning Commission / Board of Adjustment.

Legal description of the site.

Site plan, prepared by a licensed surveyor, showing parcel and existing structure dimension, water features, and 10 foot contour lines (smaller contour lines may be required if deemed necessary by the Planning Department, Planning Commission, or City Council).

Location of all structures and their square footage.

Existing and proposed curb cuts, driveways, access roads, turn-arounds, parking including RV, boat and additional vehicle storage, off-street loading, and sidewalks. Size and type of surface should also be included.

Proposed landscaping and screening plans: garbage dumpsters, areas preserved in natural state including buffer areas, areas to be developed into lawn (grass), areas to be covered by woodchips or mulch, garden areas, shrubbery, types, size, age, and number of proposed trees and their locations, exterior lighting to be proposed including location and type, any other items deemed appropriate.

Square footage of all impervious coverage. Impervious coverage includes the horizontal area of all buildings, decks, roof overhangs, patios, walks, driveways, and any other parking areas and drives constructed of any material.

Proposed drainage plan.

Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.

Soils data showing capability for building and on-site sewage treatment.

Existing iron pipe boundary monuments marked with proof of survey.

Approximate location of any proposed signs (if applicable).

4. Color scheme for all existing and proposed structures.

5. Outside storage proposal.

6. Elevation plans for all existing and proposed structures.



PLANNING COMMISSION / BOARD OF ADJUSTMENT MEETING

AGENDA ITEM

Section 7, ItemA.

Prepared By: <i>Jerry Bohnsack, Planning and Zoning Administrator</i>	Meeting Date: <i>7/14/2026</i>	Item Name: <i>Variance Application V-26-002 Grevillius 29473 Shoreview Lane</i>
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Application: Variance V-26-002

Applicant: Gary Grevillius

Property Address: 29473 Shoreview Lane, Drive Breezy Point MN 56472

Property ID: 10210794, 10210795, 10210796

Legal Desc: 17TH ADDITION TO BREEZY POINT ESTATES LOT 76, 77, 78

Zoning: (R-2) Medium Density Residential

Applicable Code: Section §153.007, §153.032, §153.044, §153.045, §153.120

Request

To construct 2,123+- sq. ft. additions to existing dwelling (garage porch home addition)

Property

The property is located at 29473 Shoreview Lane. Pelican Lake east shore Mousseau Bay. Access to property via Shoreview Lane. Property is triangular shape.

Variance to construct house, garage, and deck approved in 1987.

Variance to construct 984 sq. ft. addition 22' from OHW Denied in 2004.

Existing dwelling located less than 50 ft. from OHW considered legal non-conforming use.

Existing dwelling located 10 ft. side yard and 30 ft from ROW Shoreview Lane.

Existing impervious coverage 23.8%.

Applicant is proposing garage addition 416 sq. ft., porch addition 248 sq. ft., house addition 1459 sq. ft.

Proposed Setbacks

Side 10 ft.

OHW 43 ft. & 47 ft.

ROW 21 ft.+ & 7.7 ft.

Impervious Coverage 33.1%

153.032 Zoning of Property is R-2 Medium Residential

Side 10 ft.

OHW 30 ft.

ROW 30 ft.

Imperious Coverage 25%



PLANNING COMMISSION / BOARD OF ADJUSTMENT MEETING

AGENDA ITEM

Section 7, ItemA.

VARIANCE. A legally permitted deviation as provided in M.S. § 462.357, Subd 6, as it may be amended from time to time, from the provision of this chapter as deemed necessary by the Board of Adjustment when the strict interpretation of the ordinance would create practical difficulty and be impractical because of circumstances, relating to lot size, shape, topography or other characteristics of the property, and when the deviation from the ordinance with any attached conditions will still be in keeping with the spirit and intent of the ordinance. Variances cannot create a land use not permitted in a zone.

Variance Review:

- Variance Review §153.120 E 1-5

(E) Variances shall be decided within a reasonable time with considerations for the following:

- (1) The strict interpretation of the ordinance would be impractical because of circumstances relating to lot size, shape, topographic or other characteristics of the property not created by the land owner;
- (2) The deviation from the ordinance with any attached conditions will still be in keeping with the spirit and intent of the ordinance;
- (3) The land use created by the variance is permitted in the zoning district where the property is located;
- (4) The variance will not alter the essential character of the locality; and
- (5) The variance is not for economic reasons alone, but reasonable use of the property does not exist under the ordinance.

Findings:

- 1) The applicant contends that the practical difficulty is _____.
- 2) Impervious Coverage is proposed to be 33.1%.
- 3) The use is consistent with the character of the surrounding neighborhood.
- 4) The proposed additions encroach ROW 21 ft. to 7.7 ft. and OHW 43' & 47'.
- 5) The use is consistent with the character of the surrounding Neighborhood.
- 6) Reasonable use of the property currently exists.
- 7) Surface water run off concerns.

Planning Commission/Board of Review Direction

The Board may by resolution choose to approve, deny, or modify the requested variance. The resolution should clearly state the practical difficulty and reasons for approval, denial, or modification of the variance.

CERTIFICATE OF SURVEY

LOTS 76, 77 & 78, SEVENTEENTH ADDITION TO BREEZY POINT ESTATES,
SECTION 21, TOWNSHIP 136 NORTH, RANGE 28 WEST,
CITY OF BREEZY POINT, CROW WING COUNTY, MINNESOTA
TOTAL AREA = 17,403 SQ. FT. ± / 0.4 ACRES ±

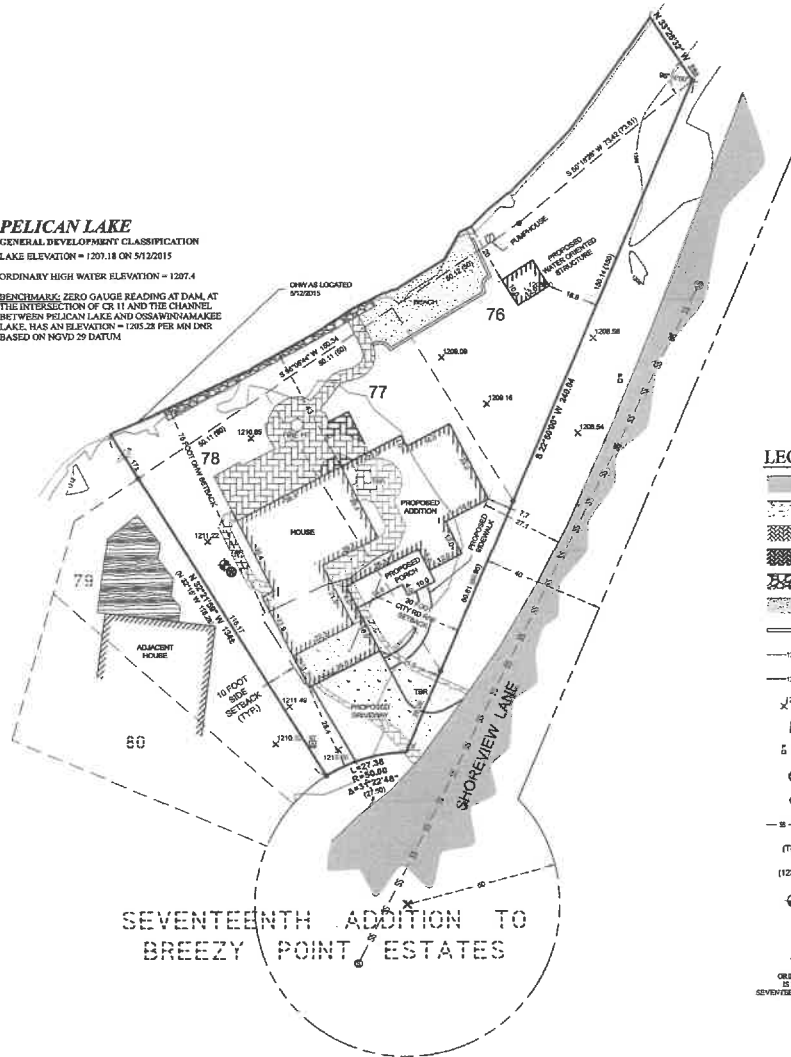
Section 7, Item A.

PELICAN LAKE

GENERAL DEVELOPMENT CLASSIFICATION
LAKE ELEVATION = 1207.18 ON 5/12/2015

ORDINARY HIGH WATER ELEVATION = 1207.4

BENCHMARK: ZERO GAUGE READING AT DAM, AT THE INTERSECTION OF CR 11 AND THE CHANNEL BETWEEN PELICAN LAKE AND OSSAWANIMAN LAKE, HAS AN ELEVATION = 1205.28 PER MN DNR BASED ON NGVD 29 DATUM



LEGEND

- DENOTES EDGE OF EXISTING BITUMEN/ROCK
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING PAVING STONES
- DENOTES EDGE OF PROPOSED PAVING STONES
- DENOTES EDGE OF EXISTING ASPHALT
- DENOTES EDGE OF SAND
- DENOTES EXISTING RETAINING WALL
- DENOTES EXISTING INTERMEDIATE COUNTOURS
- DENOTES EXISTING INDEX COUNTOURS
- DENOTES SPOT ELEVATION (EXISTING GRADE)
- DENOTES EXISTING GROUND TRANSFORMERS
- DENOTES EXISTING PHONE, METEOROLOGICAL & PHONE BOX
- DENOTES EXISTING WELL
- DENOTES EXISTING SANITARY SLEWER MANHOLE
- DENOTES EXISTING SANITARY SEWER
- DENOTES "TO BE REKEYED"
- DENOTES PLAT AND/OR DEEDED MEASURE
- BENCHMARK, HIGH POINT OF WELL
- ELEV. = 1205.28
- BASED ON NGVD 29 DATUM
- DENOTES MEASUREMENT FOUND

ORIENTATION OF THIS MEASURING SYSTEM IS BASED ON THE RECORDED PLAT OF SEVENTEENTH ADDITION TO BREEZY POINT ESTATES

SEVENTEENTH ADDITION TO BREEZY POINT ESTATES

IMPERVIOUS CALCULATIONS

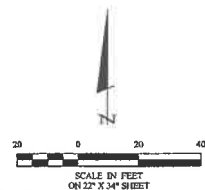
EXISTING	IMPERVIOUS AREA (SQ. FT.)	Net Area (SQ. FT.)	Percent Impervious (SQ. FT.)
House	1,022	17,403	5.8%
Pavement	1,778	17,403	10.2%
Concrete	868	17,403	4.9%
Pumphouse	7	17,403	0.0%
Total	4,675	17,403	26.9%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (SQ. FT.)	Net Area (SQ. FT.)	Percent Impervious (SQ. FT.)
House & Proposed Addition	3,634	17,403	20.8%
Proposed Pavement	1,113	17,403	6.4%
Proposed Water Oriented Structure	120	17,403	0.7%
Proposed Sidewalk	122	17,403	0.7%
Proposed Driveway	750	17,403	4.3%
Pumphouse	7	17,403	0.0%
Total	6,746	17,403	38.9%

NOTES:

- Contour interval is shown = 2 feet. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 5/12/2015. Verified on 5/20/2016.
- Zoning for subject tract = Medium Density Residential (R-2)
- Parcel ID of subject tract: 10210794, 10210795, and 10210796
- The 2011 address of subject parcel: 29473 Shoreview Lane
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- Subject property is contiguous to the City of Breezy Point's sanitary sewer system.
- There are no easements within the surveyed property.
- National Wetland Inventory Report shows no wetlands within subject property.
- Stonemark Land Surveying, Inc. has made no investigation or independent search for the existence of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

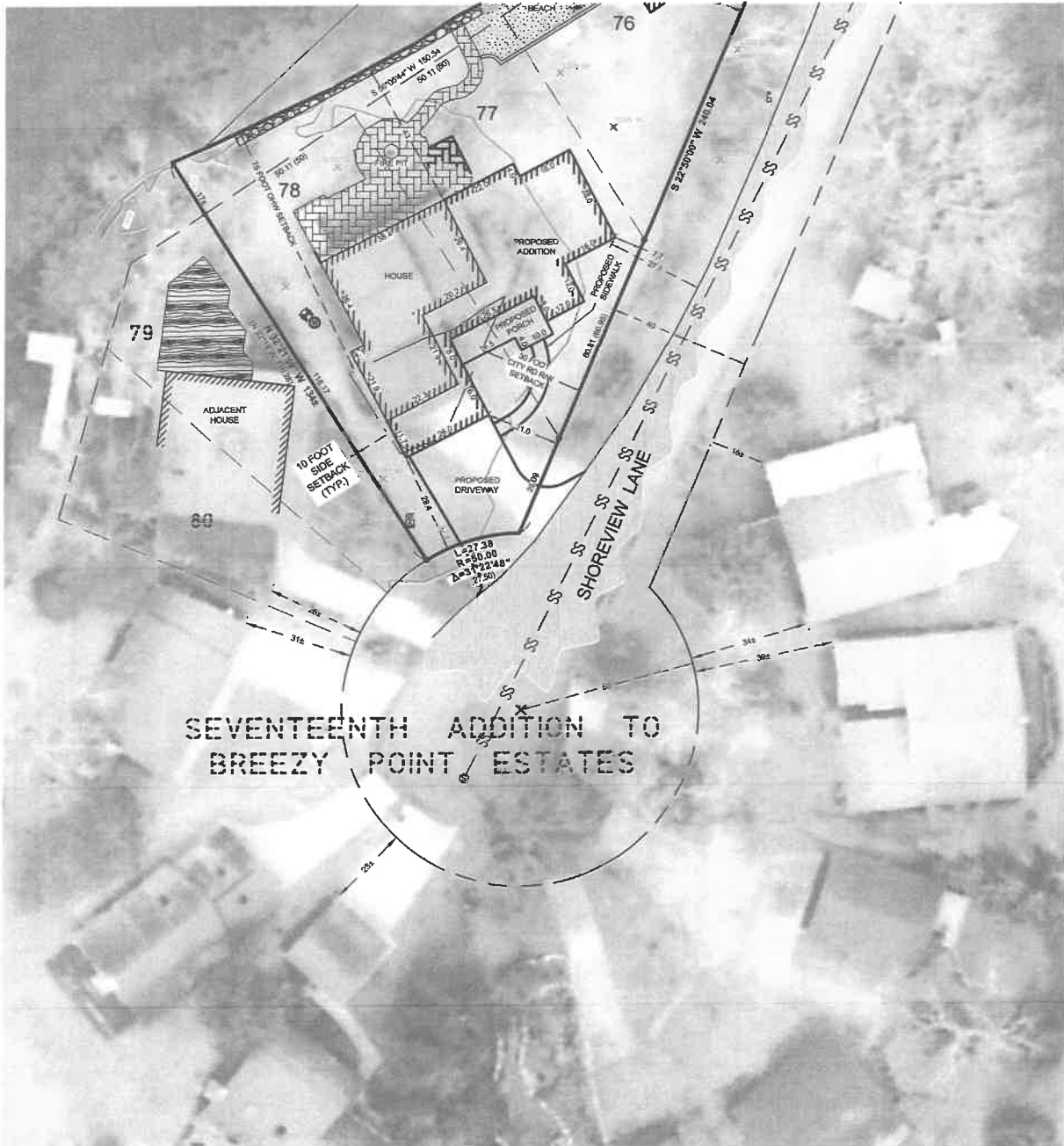


CERTIFICATE OF SURVEY Gary & Janet Grevillius 5290 Howard's Point Road Shorewood, MN 55331	PROJECT MANAGER: CMH	PROJECT No.: 15107-1	DATE: 5/18/2016	REVISIONS DATE: 5/18/2016 BY: CMH DESCRIPTION: ADDED PROPOSED LOCATIONS	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
	DRAWN BY: JCL	FILE NAME: 15107-1.DWG	SCALE: 1" = 20'	SIGNATURE: [Signature]	DATE: 5/18/2016

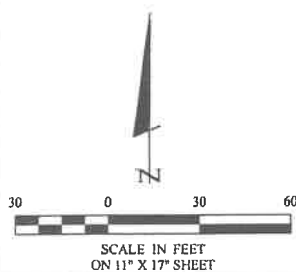
STONEMARK LAND SURVEYING, INC. 30206 Reardon Road Suite 1 P.O. Box 874 Poplar Lake, MN 56472 218-568-4940 www.stonemarksurvey.com

EXHIBIT

SEVENTEENTH ADDITION TO BREEZY POINT ESTATES,
SECTION 21, TOWNSHIP 136 NORTH, RANGE 28 WEST,
CITY OF BREEZY POINT, CROW WING COUNTY, MINNESOTA



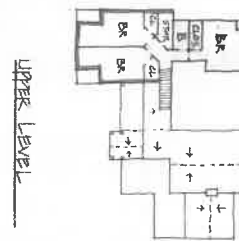
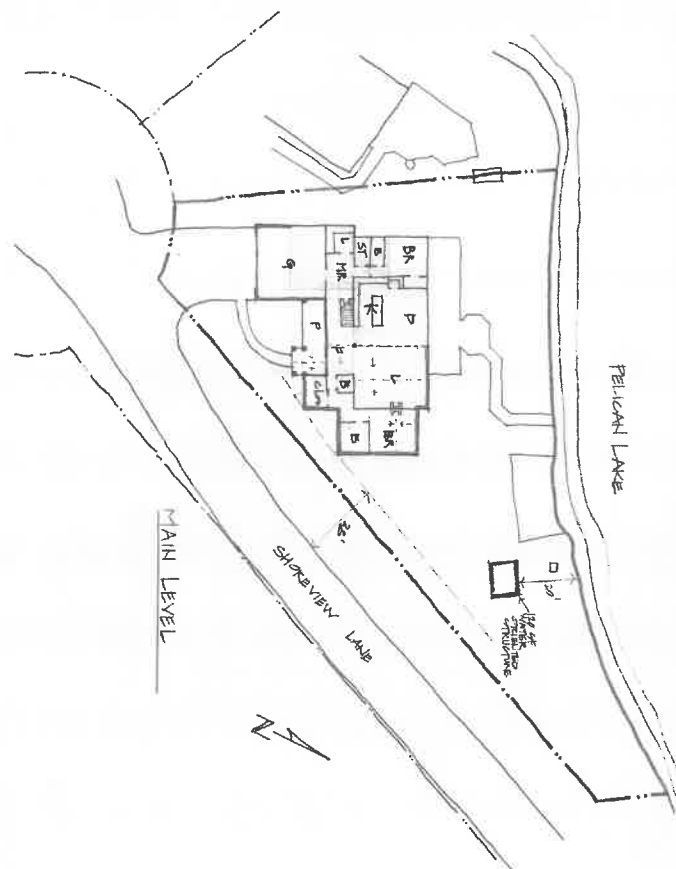
For survey reference information see Certificate of Survey drawing signed by
Cynthia M. Hidde on 5/18/2026. Stonemark File #15107-1



GARY & JANET GREVILLIUS
PROJECT #: 15107-1
DATE: 5/19/2026



30206 Rasmussen Road
Suite 1
P. O. Box 874
Pequot Lakes, MN 56472
218-568-4940
www.stonemarksurvey.com



PRELIMINARY



**GREVILLIUS
PELICAN LAKE HOME**

Date: 2/17/23
Project: 202323

Project: 202323

**Kevin J. Anderson
Architect**
202-222-2222
75 First Avenue SE
Atlanta, Georgia 30309

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect. I am not a Designer under the terms of the State of Georgia.
PRELIMINARY
Date: 2/17/23 Registration: 00000000000000



City of Breezy Point
Notice of Public Hearing
Tuesday, July 14, 2026 6:30 p.m.
Breezy Point City Hall

Section 8, ItemA.

To Whom It May Concern:

Notice is hereby given the City of Breezy Point Planning Commission / Board of Adjustment will hold a public hearing on July 14, 2026 at 6:30 p.m. or shortly thereafter at Breezy Point City Hall, 8319 County Road 11, to consider the following;

Variance Application V-26-001 Amber Pass 8784 Breezy Point Drive Breezy Point MN 56472. Parcel 10210765. Requesting Variance to increase volume legal nonconforming use with construct of 20' x 20' addition to existing dwelling. Zone Original Neighborhood (R-3).

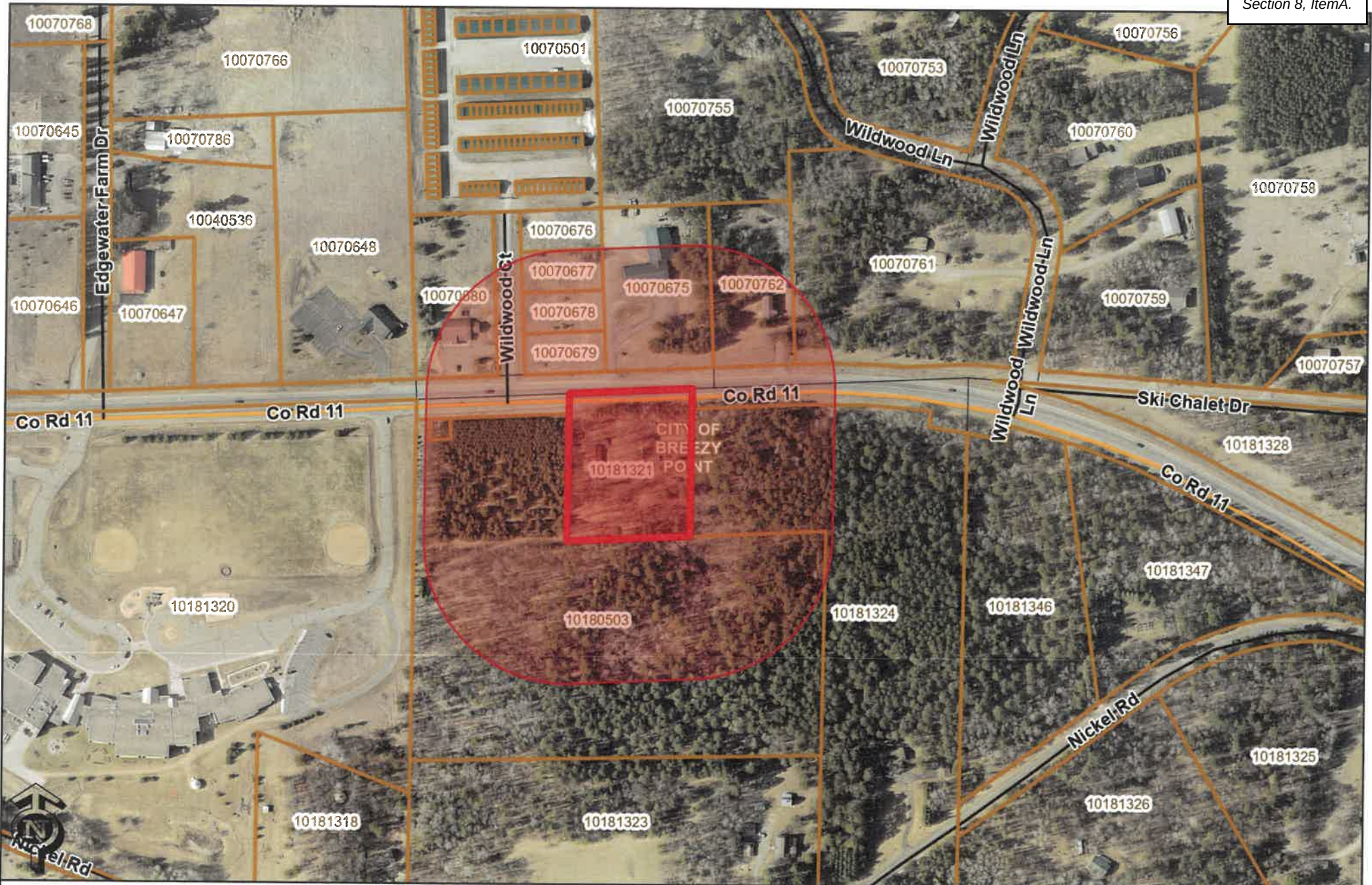
Variance Application V-26-002 Gary Grevillius 29473 Shoreview Lane Breezy Point MN 56472. Lots 76, 77, 78 17th Addition to Breezy Point Estates. Construct addition to existing dwelling (legal non-conforming use) 43 ft. from OHW - 7.7 ft from ROW Shoreview Lane. Impervious Coverage 33%. Zone Medium Density Residential (R-2).

Petition to Rezone 26-001 Holly Raiche 6799 County Road 11 Breezy Point MN 56472. Rezone the following described property as The East 300 Feet of the West 675 Feet of the North 360 Feet of the Northeast Quarter of the Northwest Quarter, Section 18, Containing 2.48 acres more or less. Subject to County State Aid Highway Number 11 right of way. Subject to easements, restrictions and reservations of record. Current Zoning Urban Reserve (UR). Proposed Zoning Commercial (C).

A notice relative to above listed requests is sent to all property owners located within 350 feet of the applicant's property. Please share this information with your neighbor in the event any property owner has been missed, or our records are not correct.

Public is invited to attend and be heard on these matters.

Jerry Bohnsack
Planning & Zoning
City of Breezy Point
218-569-1003
jbohnsack@cityofbreezypointmn.us



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.



8319 County Road 11
Breezy Point, MN 56472
Phone: (218) 562-4441
Fax: (218) 656-1326

www.cityofbreezypointmn.us

Received by City:

05/27/20

Section 8, Item A.

Application Number

26-002

Non-refundable Fee Paid:

250.00

Receipt #:

1. 00731

Petition for Rezoning

Name of Applicant

Holly BAICHE

Address

6799 County Road 11

Email:

City, State, Zip

BREEZY POINT MINNESOTA 56472

Phone

Alternate Phone

I (we), owner(s) of the property described below, do hereby respectfully petition your Honorable Body to amend the present Zoning Ordinance / Zoning Map, pursuant to Section 8.10, Subd. 4 as hereinafter designated, and in support thereof, the following facts are presented:

Legal Description of Property

E 300 ft of W 675 ft of N 360 ft of NE 1/4 of NW 1/4 Sec 18 -

Parcel ID Number

10181321

Area of Property

(sq. ft. or acres):

2.49 acres

Current Zoning

District:

Residential-UR

Proposed Zoning

District:

COMMERCIAL

Surrounding

Zoning Districts:

Commercial

Describe briefly the expected effect of the proposed amendment. How will the immediate area be impacted?

IT WILL MATCH WITH THE IMMEDIATE AREA SURROUNDINGS AS MOST HAS BEEN RE-ZONED COMMERCIAL.

What error in the existing Ordinance would be corrected by the proposed amendment?

NO ERROR - THIS WOULD TRANSITION THE PROPERTY FROM UR TO COMMERCIAL.

What changed or changing conditions of the area makes passage of this amendment necessary?

MOST EVERYTHING SURROUNDING THIS PROPERTY IS ALREADY COMMERCIAL.

Is the proposed rezoning compatible with the surrounding land uses?

☒ Yes

☐ No

Please explain:

MOST OF THE PROPERTIES AND STRUCTURES AROUND THIS PROPERTY ARE ALREADY COMMERCIAL.

Is the proposed rezoning consistent with the Breezy Point Comprehensive Plan? If not, state why the Planning Commission and City Council should consider the amendment.

Other circumstances that justify the amendment:

Signature of Applicant(s):

Holly Baiche

(By signing, the applicant is certifying that he/she has read and understands the instructions accompanying this application.)

By signing above, I acknowledge that I understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.

Breezy Point Zoning Map

Section 8, ItemA.



FLUM

Section 8, ItemA.





OVERVIEW

Land use guides public and private actions in the pattern of land and development. Land use is the central element of the comprehensive plan, and many people consider this chapter as the plan itself. Although there are other plan chapters, they are each related to the land use chapter given their shared geographic component. Consequently, there is some overlap, and other elements provide more detail on certain subjects mentioned throughout this chapter. The key provisions of other chapters in the plan that are critical to the physical development are integrated into the land use strategies. This chapter seeks the necessary means to help the city become environmentally, fiscally, and socially sustainable.

Land use translates the community vision for growth and conservation into a recommended physical pattern of neighborhood and commercial areas, road networks, parks, and trail corridors. Land use goals seek to influence the location, types, density, and timing of future growth through private real estate development, public investment in infrastructure and community facilities, and conservation of natural areas.

KEY FINDINGS

This chapter will be used by the city to make decisions about private development proposals and the location, size, and timing of public improvements. This chapter may also be the basis for preparing sub-area plans to foster future development in specified areas throughout the city. Although this plan is not a legal document, it does provide the rationale to support the city’s zoning ordinance and subdivision regulations.

EXISTING LAND USE

Land use in the city consists primarily of single-family homes located in wooded and hilly land west and north of Pelican Lake in a cluster, subdivision-style development pattern. Commercial development is scattered along County Highway 11, the main entrance road to the city, which links Breezy Point to MN Highway 371 and Pequot Lakes.

Residential development is most intensive along the front of Pelican and Ossawinnamakee, where nearly every lot is built on. Unlike some lakeshore communities there are many houses located on inland lots up to a half



mile or more from a lake. Many of these homes are set in the wooded, hilly terrain with on-site wastewater treatment systems. Their lot sizes range from 10,000 square feet or less up to between one and five acres. High-density residential exists in the central core of the city on small lots with the majority of the parcels being served by minimum-maintenance or gravel roads. Medium-density parcels exist north of Ski Chalet Drive with small pockets along Buschmann Road. Low-density residential parcels exist in the center of the city and range in sizes that accommodate on-site septic systems.

Commercial and industrial development is located along the city’s main corridors. Breezy Point resort, the major commercial development, is located on Pelican Lake in Nelson Bay. Other commercial development includes restaurants, convenience goods, professional offices, and professional services. Industrial development is concentrated in the Evergreen and Breezy Point business parks, located north of County Highway 11. The airport along County Highway 11 is a private facility that includes several hangars for the small, private aircrafts that the landing strips accommodate.

66
THE BIGGEST DRAW TO LIVING IN BREEZY POINT IS THE BEAUTIFUL NATURAL AREA. THE RURAL ‘UP NORTH FEEL’ WITH ALL OF THE OUTDOOR RECREATION AND SAFE, QUIET NEIGHBORHOODS ARE THE MOST IMPORTANT QUALITIES TO PROTECT AND TREASURE.
99
-Community Survey Respondent



An evaluation of existing land uses was conducted to assess and analyze the true picture of current land uses within the city. The existing land use map identifies land uses currently on each parcel, simply capturing the land for what it is. It does not take into consideration what is allowed or preferred going forward. **The existing land use simply shows what is, and what exists today.** The following is an analysis of the existing land use categories in the City of Breezy Point:

Forested: This category identifies portions of the city that contain large, densely forested tracts or contain very low-housing density.

Vacant residential: This category identifies vacant portions of the city that have been platted for residential purposes.

Single-family: This category identifies those areas in the city that comprise residential land uses, specifically single-family uses that house only one family or one group of people in one building. This land use includes single-family, mobile homes, and private cabins.

Multi-family: This category identifies those areas that comprise a multi-family land use. Multi-family includes residences such as duplexes (either side-by-side or up-and-down), townhouses, apartments, condominiums, and other dwellings that house more than one family in one building. Resort cabins or resorts are not considered

residential and are classified as commercial.

Commercial: The category identifies areas that comprise commercial land uses. This includes restaurants, professional services and offices, convenience goods, resorts (and resort cabins unless), and gas stations.

Industrial: This category captures areas that comprise industrial land uses. This includes manufacturing, storage facilities, mining, warehousing, and distribution.

Public/semi-public: This category includes public/semi-public uses within the city. This includes schools, city property and buildings, religious uses, clinics, and the airport.

Park and Open Space: This category identifies the city and state parks and open spaces.

Recreation: This category identifies recreational parcels within the city and includes uses such as campgrounds and golf courses.

Water: This category captures the acres of water within the city.

LAND USE CLASSIFICATION COMPARISON

EXISTING LAND USE

Category	Acres	Percent
Residential (Low Density)	2,143	25.7
Residential (High Density)	76	0.9
Commercial	518	6.2
Recreational	148	1.8
Public/Semi-Public	472	5.7
Airport	689	8.3
Undeveloped	4,220	50.6
Right of Way	38	0.5
Utilities	1	0.01
TOTAL ACRES	8,349 acres	100

Source: Breezy Point 2016 Comprehensive Plan

33

IDENTIFY AREAS THAT CAN BE MULTI-FAMILY
SO EFFORTS CAN BE CONCENTRATED IN THOSE
AREAS AND DO NOT END UP SCATTERED ALL
OVER THE CITY.

99

-Community Survey Respondent

The 2016 plan update separates residential land uses into three categories:

Lakeshore housing: residential parcels located adjacent to the lake, primarily subject to the Minnesota shoreland regulations.

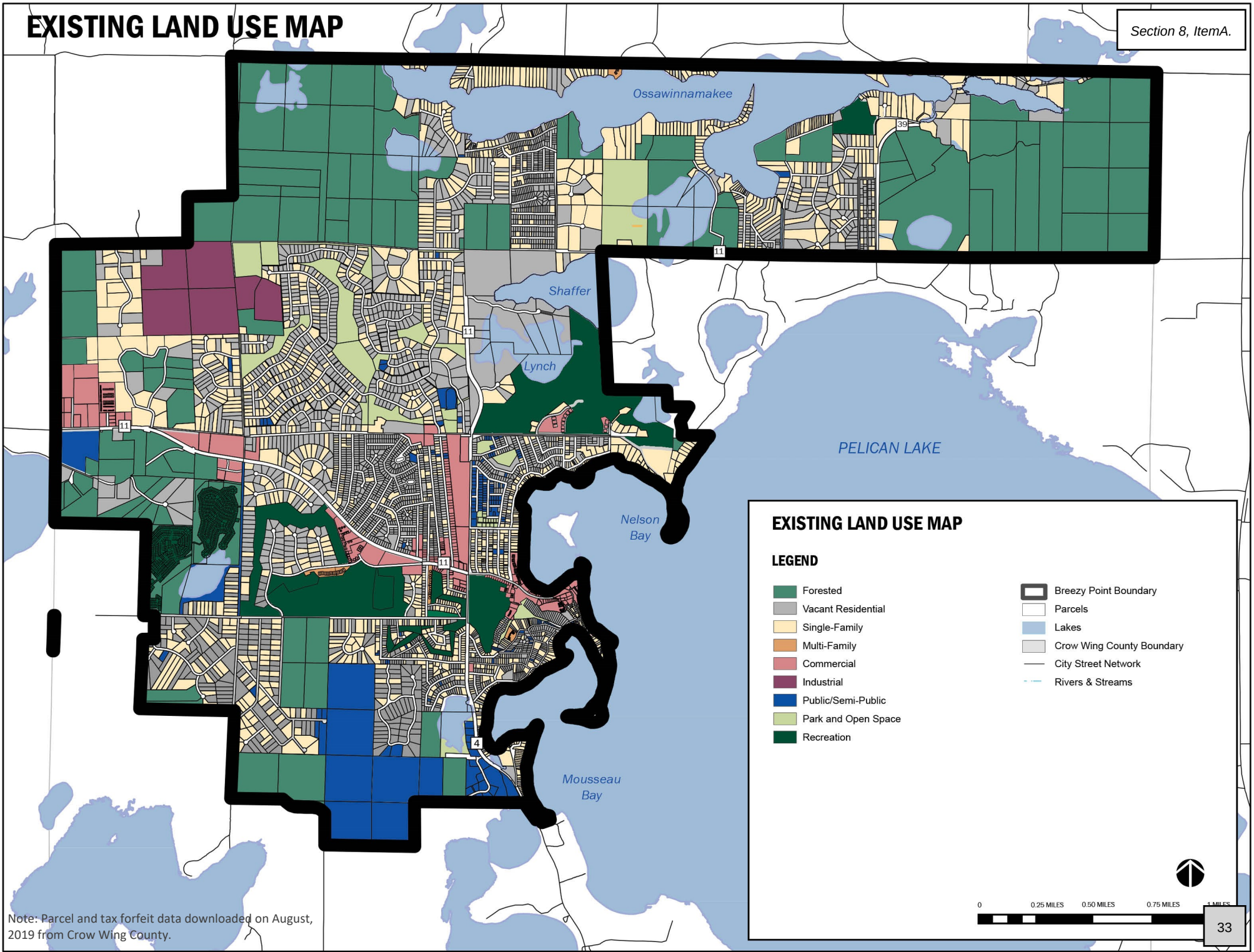
Golf course housing: There are three courses in the city. All of the multi-family (attached) housing in the city is located around the Whitebirch golf course.

Wooded housing: The great majority of the housing in the city falls into this category.

This existing land use analysis classifies parcels based on their use and density, such as single-family dwellings (attached or detached) or multi-family units like apartments and townhomes. There is a difference in how the residential categories were collected from the 2016 plan. Instead of classifying use based on their location next to or immersed within natural resources or near recreational amenities, the analysis focuses on the size of the lot and the type of dwelling, targeting the analysis on density per acres. Due to the large percentage of vacant residential parcels, a category termed “vacant residential” was introduced. This new category helps illustrate the vacant and undeveloped land in the city and identifies the parcels that do not have any structures but is intended for residential uses.

EXISTING LAND USE MAP

Section 8, ItemA.

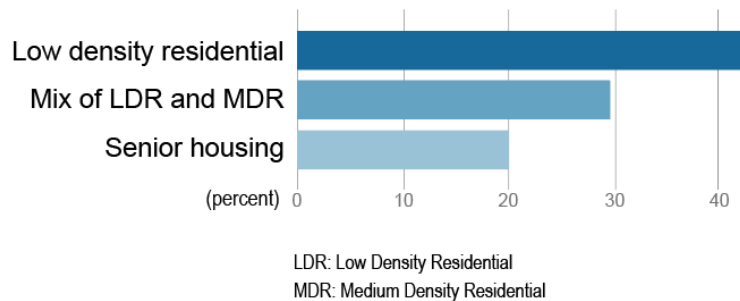


Note: Parcel and tax forfeit data downloaded on August, 2019 from Crow Wing County.

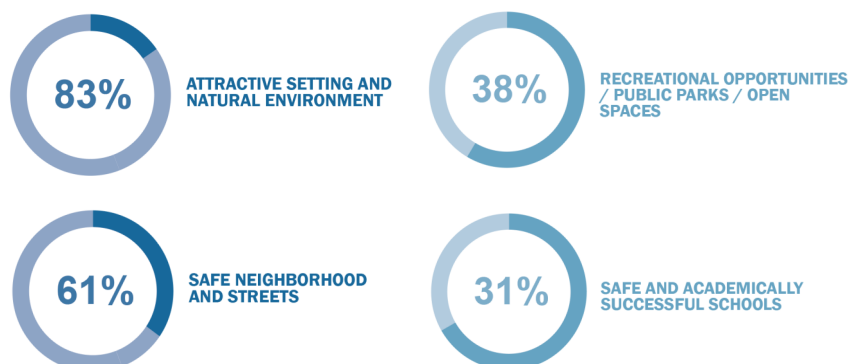
PUBLIC INPUT

As part of the comprehensive plan outreach process, a community survey asked residents a variety of land use and development-related questions to gather insight into the future desire’s residents have for the city. When asked about future growth, 53 percent of survey respondents noted commercial and retail growth as a top priority. The survey asked participants to give their opinion on future residential development. Responses indicate support for low- and medium-density residential development. Nearly 44 percent of people supported low-density residential development such as one to three acres, and nearly 30 percent support a mix of low-density and medium-density housing, such as townhomes up to five or six units per acre.

Q10. When planning for future residential development, should the city place more emphasis on:



As highlighted in the introduction chapter, survey participants highlighted a set of elements that they felt make the city a great place to live. The city should seek to enhance these elements and take the necessary means to position the city to address this asset-based framework, versus a needs-based framework. Residents identified the attractive setting and natural resources as the leading element with 83 percent. A variety of wetlands, sensitive environmental features and forested area covers the city. The land uses that attribute to this element should be preserved when the city seeks to plan. The second leading elements was safe neighborhoods and streets. Traffic volume on local streets contribute to a comfortable environment for walkers, runners, and pedestrians. The following is a graphic highlight of the survey question:



Zoning districts are not necessarily consistent with land use districts. Zoning districts are frequently distinct from both current land use districts and future land use districts. Existing land use simply classifies how the land is currently being used on each parcel. Zoning identifies the preferred and permitted uses for development and redevelopment. The zoning map shows what is allowed to happen today for each parcel. Future land use identifies a preferred end result of the development and redevelopment process. Future land use is general in nature, capturing the desired long-range future condition over the course of a much longer timeframe.

TAX-FORFEITED PROPERTIES

There's a total of 374 tax forfeited parcels throughout the city, totaling 280 acres. The city considers purchasing properties at each county land sale. Some parcels have been purchased to remove them from the markets due to their difficulty to build upon and associated site constraints that could become public nuisances. In recent years parcels have been purchased for city buildings and the city park, and others have been purchased without a stated public purpose or strategy.

Acquire and sell lots: The city could acquire the tax-forfeited and other parcels and consolidate them for sale in larger tracts in order to facilitate land development consistent with the regulations that could potentially arise from this plan.

Acquire and hold lots: The city could acquire tax-forfeited lots and other parcels and hold them in their undeveloped conditions. This would provide buffers for the smaller holdings while preserving and protecting other natural resources.

Pay part of the improvement costs: The city could pay part of the cost of installing municipal sewer or water lines, or upgrading street surfaces.



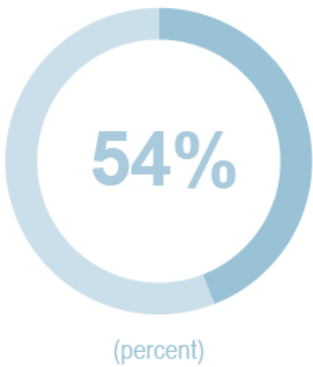
Commercial Growth and Expansion: Survey participants noted commercial and retail growth as the highest priority for the future. In an effort to address and build a year-round economy, residents seek to add services and businesses to the city, which can grow employment opportunities throughout the year. Residents support centralized development in the core of the city and concentrate development to support a walkable environment. Community members seek a collaborative approach to increase job availability as this directly impacts livability.

Enhance Community Identity: Survey participants seek to build a strong community identity, one that is separate from the resort, to establish a unique experience and sense of place. The city should consider developing its own identity and brand that capture its unique natural, social, and physical factors.

Community Gathering Space: A centralized gathering space, whether it be a community center or central square, could serve as the formal hub of activity for the city. This space could be multi-use in function but support numerous events throughout the year. Nearly 60 percent of survey respondents support an idea of a public space that could be used for community gatherings within the city.

Expand Housing Options: Residents seek to diversify the housing stock to provide housing types and options for all income levels and stages in life. It's apparent that lot size has constrained further development. Many parcels throughout the city are too small to allow for development, based on current zoning regulations. Many residents wish to see the city study existing regulations to allow for a smaller house footprint and garage size as market rates and cost to build are becoming burdensome and discourage development for certain income ranges.

Q8. What is your highest priority for future growth in Breezy Point?



Commercial/retail growth that reduce taxes and add services should be the highest priority for the future.

MECHANISMS



Infill development: When neighborhoods or targeted locations have either municipal sewer service or on-site systems, the city could take strides to advance housing development for all income levels within the city to meet the needs of its residents, but also collectively advance the housing need throughout Crow Wing County.



Protect natural resources for economic benefit: Preservation of the city's sensitive environmental areas and prime natural resources can enhance property value, add to the sense of place and identity, increase local tax revenues, decrease costs of recreation, and entice and attract new or relocating businesses.



CASE STUDY AND FORM EXAMPLE

Use of small lots to spur development: Hundreds of undersized lots are platted throughout the city. The vast majority of these are too small to individually accommodate a house, water well, and wastewater treatment system. Fortunately, a large majority of them are owned in clusters, making the effective lot size much larger. It is the interest of the city and landowners to make use of previously improved neighborhoods rather than to promote the platting of new areas.

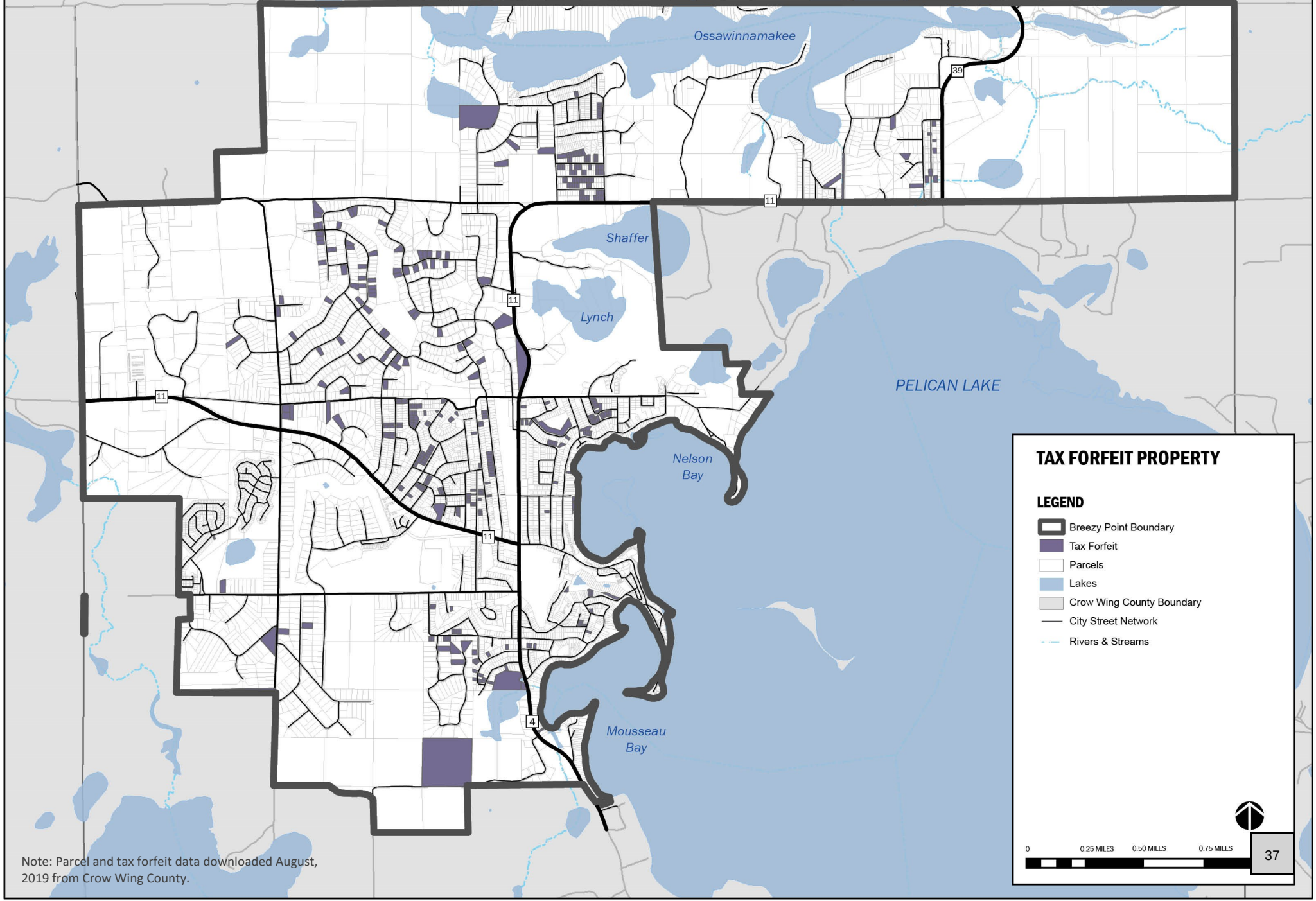


CASE STUDY AND FORM EXAMPLE

Concentrate commercial growth to yield either a walkable or low-speed vehicle environment: At the center of the city are local, small retail stores, small service businesses, and professional offices. At the intersection of County Highway 11 and Ranchette Drive, encourage retail and service businesses and offices. Near the western perimeter of the city, north of County Highway 11, allow retail and service businesses, light manufacturing, offices, and general businesses that may require screened outdoor storage of equipment or materials.

TAX FORFEIT PROPERTY

Section 8, ItemA.



TAX FORFEIT PROPERTY

LEGEND

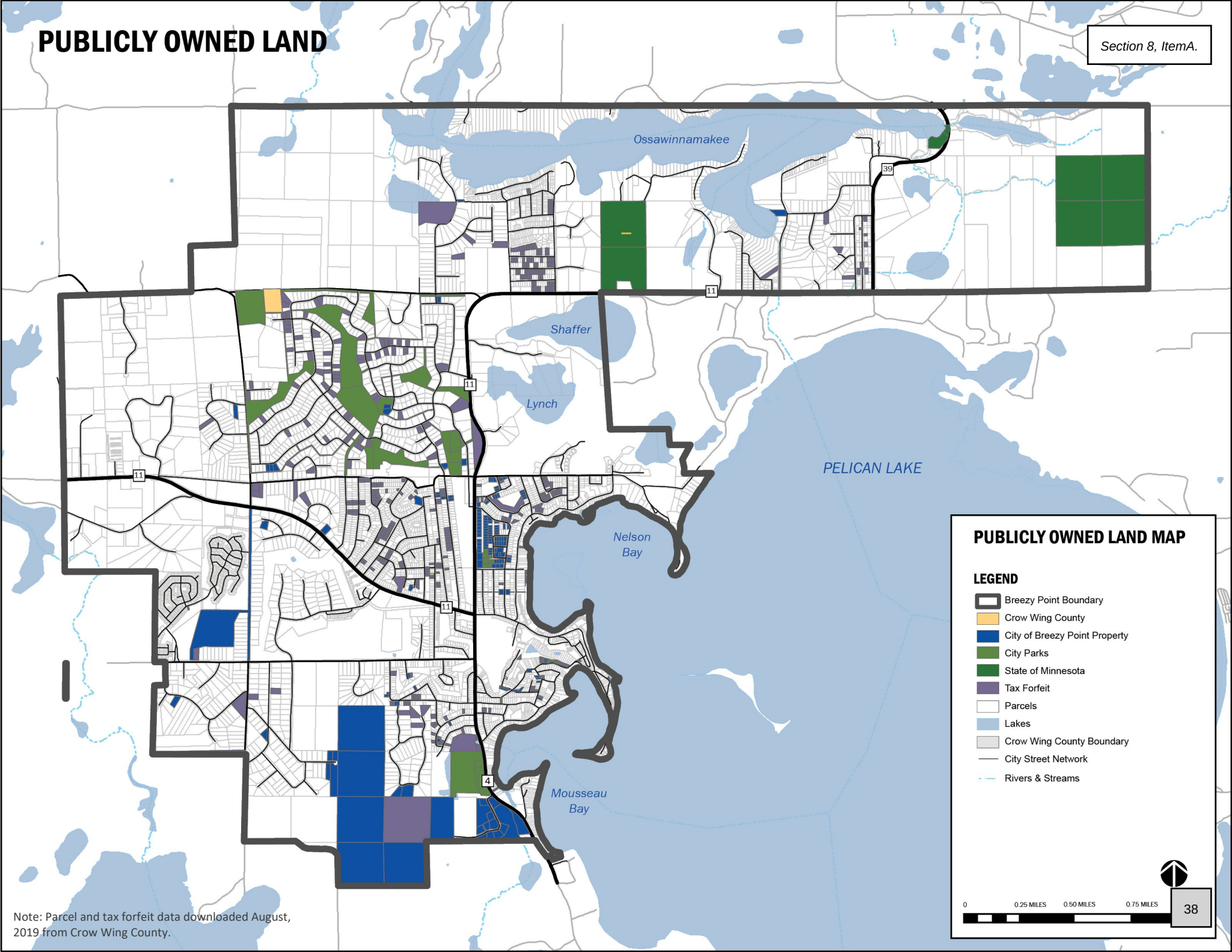
- Breezy Point Boundary
- Tax Forfeit
- Parcels
- Lakes
- Crow Wing County Boundary
- City Street Network
- Rivers & Streams

Note: Parcel and tax forfeit data downloaded August, 2019 from Crow Wing County.

0 0.25 MILES 0.50 MILES 0.75 MILES

PUBLICLY OWNED LAND

Section 8, ItemA.



PUBLICLY OWNED LAND MAP

LEGEND

- Breezy Point Boundary
- Crow Wing County
- City of Breezy Point Property
- City Parks
- State of Minnesota
- Tax Forfeit
- Parcels
- Lakes
- Crow Wing County Boundary
- City Street Network
- Rivers & Streams

0 0.25 MILES 0.50 MILES 0.75 MILES

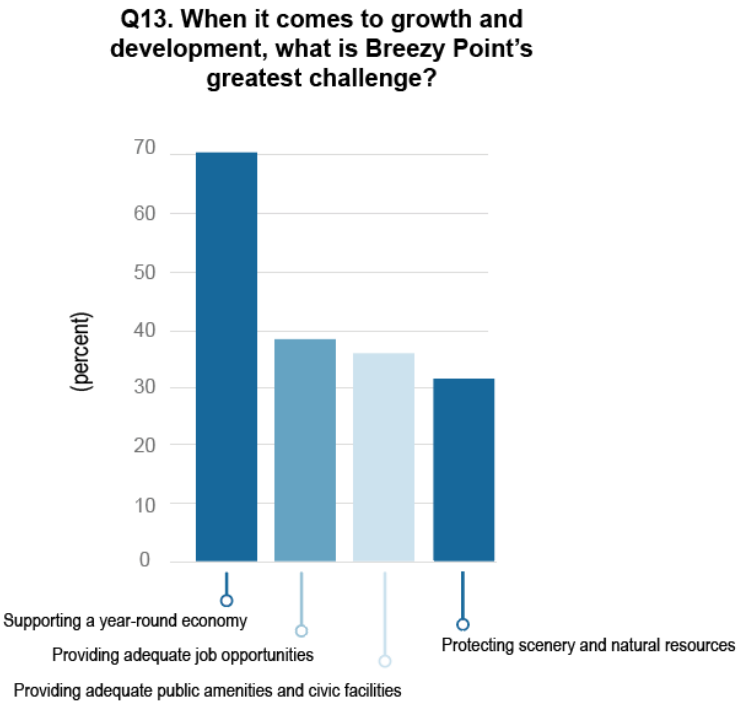




FUTURE LAND USE

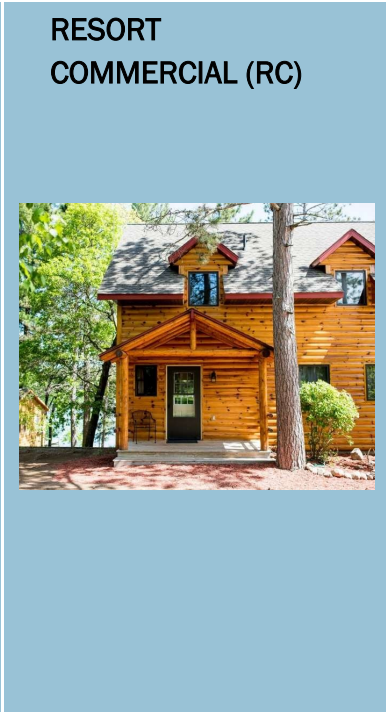
This section of the plan identifies areas with potential to support new growth or infill development by guiding specific land uses to these areas. The future land use map identifies the preferred end result of the development and redevelopment process at a specific point in time 15 years from the present. The future land use map illustrates the long-range desired future condition or summarized as the preferred end results of development and redevelopment in the future. The map is generalized to accommodate future change and should not be viewed on a parcel-by-parcel basis. The actual boundaries will be shaped by market conditions, demographic changes, and economic events that occur in the future. It's very important to acknowledge that future land use categories are very different from zoning classifications. Future land use categories seek to address a full range of land use types.

The future land use categories are similar to those used in the 2016 comprehensive plan except that the residential categories have been more clearly defined to reflect a wider range of density and simplified to accommodate future growth needs as they arise. Parks and open spaces have been separated into new districts that highlight public ownership and private ownership.



FUTURE LAND USE CATEGORIES

CLASSIFICATION	URBAN RESERVE 	WOODED RESIDENTIAL 	LOW DENSITY RESIDENTIAL (LDR) 
OVERVIEW	URBAN RESERVE (UR): THIS CLASSIFICATION INCLUDES FORESTRY FARMING, ANIMAL HUSBANDRY, AND CERTAIN BUSINESSES THAT REQUIRE AN ISOLATED SETTING. THESE LOCATIONS MAY BE SUBDIVIDED IN THE FUTURE INTO SMALLER RESIDENTIAL PARCELS TO OTHER PARCELS OF THE CITY. COLOR: (UR) IS REPRESENTED BY THE COLOR LIGHT GREEN/ GRAY ON THE FLUM. DENSITY: MINIMUM LOT SIZE OF 10 ACRES.	WOODED RESIDENTIAL (WR): THIS CLASSIFICATION WOULD TRADITIONALLY BE IDENTIFIED AS RURAL RESIDENTIAL, CONSISTING OF LOW-DENSITY, DETACHED HOMES ON 2.5- TO 5- ACRE TRACTS AS A MEANS TO PRESERVE THE FORESTED CHARACTER OF THE LAND. COLOR: (WR) IS REPRESENTED BY THE COLOR DARK GREEN ON THE FLUM. DENSITY: 2.5-5 ACRE TRACTS	LOW-DENSITY RESIDENTIAL (LDR): THIS CLASSIFICATION IDENTIFIES USES THAT WILL BE PREDOMINATELY SINGLE-FAMILY DETACHED UNITS WITH THE POTENTIAL FOR SOME TWIN HOMES AND OTHER LOW-DENSITY ATTACHED HOMES. COLOR: (LDR) IS REPRESENTED BY THE COLOR YELLOW ON THE FLUM. DENSITY: OVERALL DENSITY IS GENERALLY BETWEEN 1 AND 4 UNITS PER ACRE.



MEDIUM DENSITY RESIDENTIAL (MDR): THIS CLASSIFICATION IDENTIFIES USES THAT WOULD ACCOMMODATE A MIX OF HOUSING TYPES, INCLUDING SINGLE-FAMILY DETACHED, TWIN HOMES, TOWNHOMES, ROW HOUSES, APARTMENTS, AND SENIOR HOUSING.

COLOR: (MDR) IS REPRESENTED BY THE COLOR ORANGE ON THE FLUM.

DENSITY: OVERALL DENSITY IS BETWEEN 4 AND 9 UNITS PER ACRE.

COMMERCIAL: THIS CLASSIFICATION INCLUDES BUSINESSES THAT PROVIDE GOODS OR SERVICES ON A RETAIL BASIS TO THE PUBLIC, OFFICE BUILDINGS, CLOSELY RELATED LAND USES AS WELL AS RETAIL OR SERVICE BUSINESSES, LIGHT MANUFACTURING, WAREHOUSING, OFFICES, LUMBER YARDS, OUTDOOR STORAGE, AND APARTMENTS.

COLOR: COMMERCIAL © IS REPRESENTED BY THE COLOR RED ON THE FLUM.

RESORT COMMERCIAL (RC): THIS CLASSIFICATION INCLUDES RESORTS, MARINAS, RESTAURANTS, BARS, RENTAL OR TIMESHARE HOUSING UNITS, AND RELATED LAND USES.

COLOR: (RC) IS REPRESENTED BY THE COLOR LIGHT PURPLE ON THE FLUM.

AIRPORT (A)	PUBLIC (P)	PARKS & OPEN SPACE (PO)	RECREATION (R)
			
AIRPORT (A): THIS CLASSIFICATION IS DEDICATED FOR THE EXISTING AIRPORT AND LANDING STRIPS. COLOR: AIRPORT (A) IS REPRESENTED BY THE COLOR PURPLE ON THE FLUM.	PUBLIC: THIS CLASSIFICATION IDENTIFIES PORTIONS OF THE CITY THAT CONTAIN USES THAT BENEFIT THE PUBLIC SUCH AS PUBLICLY OWNED BUILDINGS AND OTHER ESSENTIAL FACILITIES OWNED BY THE CITY, COUNTY, OR STATE. COLOR: PUBLIC (P) IS REPRESENTED BY THE COLOR BLUE ON THE FLUM.	PARKS & OPEN SPACE (PO): THIS CLASSIFICATION IDENTIFIES PORTIONS OF THE CITY THAT CONTAIN PARKS, TRAILS, AND OPEN SPACES. THIS CATEGORY IDENTIFIES PUBLIC OPPORTUNITIES FOR RECREATION AND LEISURE. COLOR: (PO) IS REPRESENTED BY THE COLOR OLIVE/DARK GREEN ON THE FLUM.	RECREATION (R): THIS CLASSIFICATION IDENTIFIES PRIVATE GOLF COURSES AND CAMPGROUNDS. COLOR: RECREATION (R) IS REPRESENTED BY THE COLOR OLIVE ON THE FLUM.



FUTURE TECHNIQUES AND PRACTICES

Neighborhood Development Planning:

The city should consider preparing layouts showing how subareas of the community could be improved, developed, and preserved. On a lot-by-lot basis, or groupings, the city could illustrate how ownership could be consolidated, certain lots built upon, other parcels held open, drainage ponds added, roads abandoned or improved, and wastewater services provided.

Road Corridor Planning:

The city should plan the edges of the minor arterial roads for any appropriate and acceptable variety of land uses as long as the roadway access guidelines are followed. Appropriate land uses can range from single-family housing to businesses. In general, access efficiency and visibility should be geared toward more intensive land uses, while land uses that generate less traffic should be served by minor roads.

Conservation Subdivision:

Conservation subdivisions are residential subdivisions that devote a large portion of their potentially buildable land to undivided, permanently protected open space. Conversely, conventional subdivisions devote nearly all buildable land area to individual lots and streets. In rural areas, conservation subdivisions offer several advantages

over conventional subdivision practices. They provide more habitat for wildlife, filter and retain more stormwater runoff, require less new infrastructure, preserve vegetation and tree cover, and better maintain a rural sense of place.

To maximize the benefits of conservation subdivision design, communities must first identify environmental and cultural resources they wish to protect from new development. Primary conservation features include floodplains, wetlands, and steep hills that may be already protected from new development through development regulations. Secondary conservation features include mature woodlands and individual large trees, wildlife habitat, riparian corridors, and scenic viewsheds. These secondary features are vulnerable to new development.



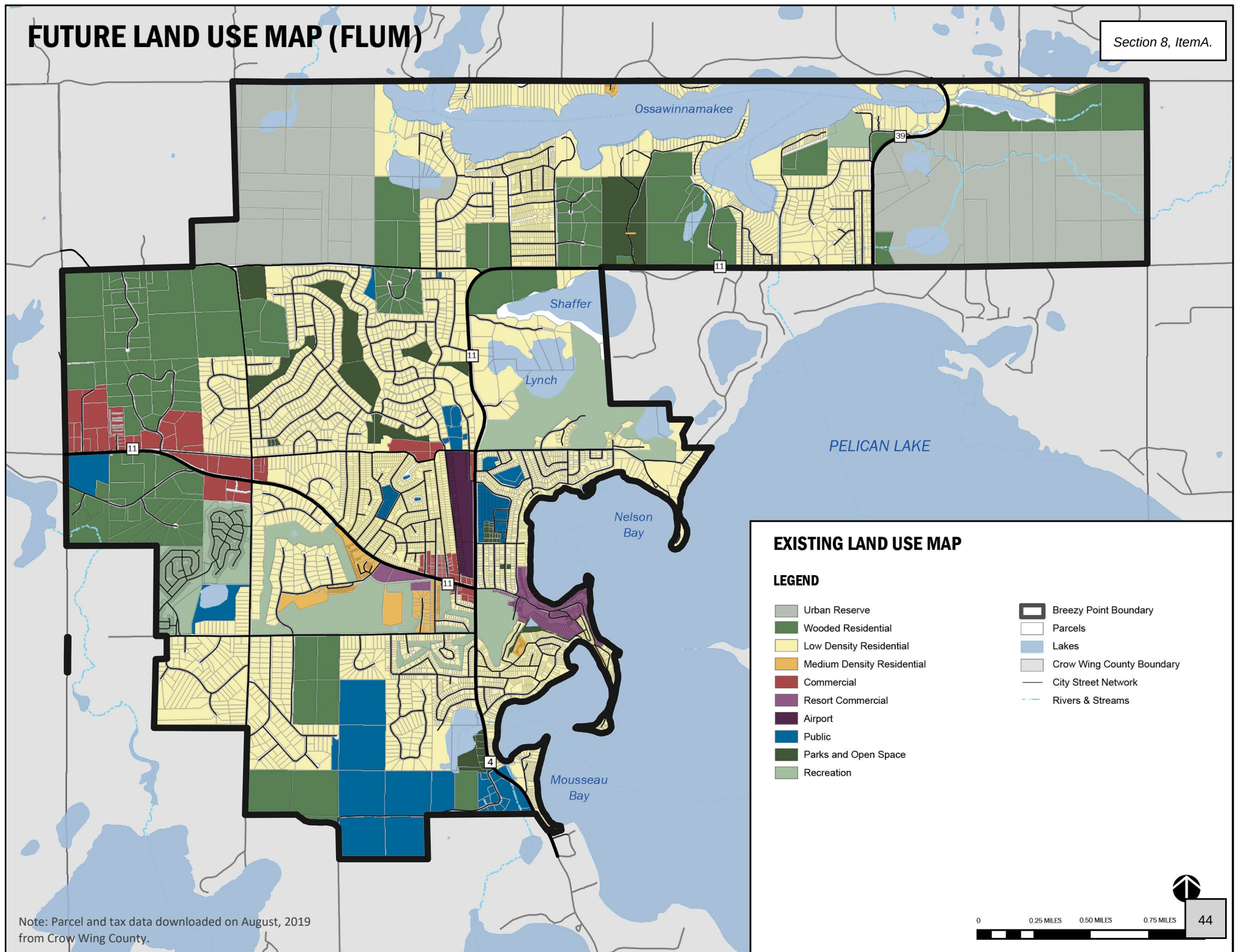
WITH THE RIGHT AREA AND WITH THE RIGHT PLANNING, THE CITY SHOULD CONSIDER ALLOWING SMALLER LOT DEVELOPMENTS WITH APPROPRIATE SEWER AND WATER FACILITIES.

-Community Survey Respondent



FUTURE LAND USE MAP (FLUM)

Section 8, Item A.



EXISTING LAND USE MAP

LEGEND

- | | |
|----------------------------|---------------------------|
| Urban Reserve | Breezy Point Boundary |
| Wooded Residential | Parcels |
| Low Density Residential | Lakes |
| Medium Density Residential | Crow Wing County Boundary |
| Commercial | City Street Network |
| Resort Commercial | Rivers & Streams |
| Airport | |
| Public | |
| Parks and Open Space | |
| Recreation | |

Note: Parcel and tax data downloaded on August, 2019 from Crow Wing County.

0 0.25 MILES 0.50 MILES 0.75 MILES

GOALS AND STRATEGIES

Outlined below are four goals and 19 strategies to guide future growth and redevelopment in the city. The goal indicates a specific policy direction, while the strategies are detailed actions necessary to initiate or complete an objective such as a program, policy or a project.

Goal 1: Grow by investing in established areas, carefully planning new neighborhoods, providing attractive public facilities, and protecting environmental resources.

Strategies:

1. Accommodate a diverse array of residential development and support commercial growth in strategic infill sites.
2. Guide the majority of growth to locations that are already platted and served by public roads.
3. Encourage housing growth, variety, and housing type to occur in established neighborhoods.
4. Accommodate additional commercial or light industrial growth in locations indicated on the Future Land Use Map.
5. Ensure that natural resources in the city are protected or improved during the land development process.

Goal 2: Enhance the appearance of the community through strategic, long-range planning.

Strategies:

1. Promote the general community design guidelines for site development, rezoning, and public improvements.
2. Use the Future Land Use Map, zoning code, and subdivision ordinance to ensure that incompatible land uses do not negatively impact adjacent land uses.
3. Balance the land uses along the main roadways within the city, and ensure structures are appropriately situated on the site.
4. Plan for commercial and retail density at identified nodes, in already commercially zoned areas, ensuring that development patterns support a mixed-use, walkable environment.
5. Plan for the development of a centralized community gathering space that is the hub for civic events.

Goal 3: Provide a variety of housing types, densities, and choices to meet the lifecycle housing needs of residents.**Strategies:**

1. Encourage residential structures on small lots that are already platted in the city by allowing county-approved methods of on-site wastewater treatment or extending municipal sanitary sewer to specified parts of the city.
2. Direct higher-density residential development toward more urban areas where public infrastructure is available.
3. Ensure that residential zoning regulations support, rather than prohibit, residential development by ensuring that a variety of homes can be built within the city to meet the needs of residents.
4. Continue to use the Urban Reserve district to preserve low-density and natural appearances of large properties intended for future development.

Goal 4: Through a variety of land use tools support, enhance, and expand businesses in the community.**Strategies:**

1. Direct commercial development to existing commercial nodes and areas served by adequate transportation and infrastructure.
2. Support the mixed development of small and medium commercial spaces to create the best environment for local businesses.
3. At the Four Corners locate small retail stores, small service businesses, and offices.
4. Prioritize walkability to encourage people to shop at retail businesses by making the built environment more convenient and inviting for tourists and residents.
5. Review and revise development standards to encourage growth by ensuring that lot sizes, pervious/impervious ratios, setbacks, and parking ratios meet the needs of businesses.