



PLANNING COMMISSION/BOARD OF ADJUSTMENT

Tuesday, March 11, 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

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL/AMENDMENT OF THE AGENDA**
5. **OPEN FORUM**
6. **APPROVAL OF MINUTES**
 1. [January 14, 2025 Planning Commission Minutes](#)
7. **PUBLIC HEARING - Subdivision Application S-25-001 Sarah Lovejoy 7036 Nickel Road. Preliminary Plat Wilder Woods. Zone WR**
 - 1- **Open Public Hearing**
 - 2- **Applicant Presentation**
 - 3- **Staff Review**
 - 4- **Public Input**
 - 5- **Close Public Hearing**

OFFICIAL ACTION Preliminary & Final Plat Wilder Woods

 - A. [Subdivision Application Lovejoy](#)
8. **PUBLIC HEARING - Variance V-25-001 James & Susan Sackreiter 32601 Timberlane Point. Lot 31 Trotter Cade. Request to expand Legal non-conforming use. Proposed addition to existing dwelling 24 feet from OHW. Zone R-2.**
 - 1- **Open Public Hearing**
 - 2- **Applicant Presentation**
 - 3- **Staff Review**
 - 4- **Public Input**

5- Close Public Hearing

OFFICIAL ACTION Variance Application V-25-001

[A.](#) Variance Application V-25-001 Sackreiter

9. OTHER

10. STAFF REPORTS

11. COMMISSIONER REPORTS

12. ADJOURN

**Breezy Point Planning Commission/
Board of Adjustment
January 14, 2025 – 6:30 P.M.
Regular Meeting minutes**

Oaths of Office

The oaths of office were postponed to later in the agenda.

Call to Order

Chair Marcy Weaver called the meeting to order at 6:30 pm

Roll Call

Planning and Zoning Administrator Peter Gansen conducted the roll call. All members were present. Joe Ayers, Lee Brisbin, Roger Theis, Marcy Weaver, and Teddy Zierden. Staff present included Gansen and Deputy Clerk Deb Runksmeier.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Approval/Amendment of the Agenda

This made a motion to approve the agenda. Ayers seconded the motion. The motion passed unanimously.

Election of Officers

Marcy was nominated and elected as Chair. Joe Ayers was appointed to Vice Chair.

This nominated Marcy Weaver for Chair. Zierden seconded the motion. The motion passed unanimously.

Zierden nominated Joe Ayers for Vice Chair. Brisbin seconded the motion. The motion passed unanimously.

Open Forum

No members of the public approached to speak during the open forum.

Approval of Minutes

December 10, 2024 Planning Commission/Board of Adjustment Minutes

This made a motion to approve the December 10, 2024 minutes. Brisbin seconded the motion. The motion passed unanimously.

Petition for Rezoning Urban Reserve to Wooded Residential Z-24-001 Sarah Lovejoy 7036 Nickel Road

Petition for Rezoning Z-24-001 Lovejoy

Planning and Zoning Administrator Peter Gansen presented the staff report for the rezoning application. He explained that the applicant, Sarah Lovejoy, was requesting to rezone her property from Urban Reserve to Wooded Residential to allow for a smaller lot size of 5 acres. The property is currently approximately 10 acres. Peter noted that the rezoning would place the property in a more restrictive zoning category regarding most land uses. He recommended approval with the condition that a certificate of survey be required prior to applying to the city council.

Sarah Lovejoy approached the podium and explained her request. She stated that she wanted to split her property so her daughter and family could buy her current house, while she builds a new one on the split lot.

Several neighbors spoke in support of the rezoning request, including Gary Mitchell and John McGee. They emphasized the natural beauty of the area and expressed a desire to maintain larger lot sizes.

The commission discussed the application and the need for a survey. They decided to recommend approval to the city council, contingent on the survey confirming the property is at least 10 acres.

Zierden made a motion to recommend approval of the rezoning request to the city council, contingent on the current property being 10 acres or more so that both resulting lots would be 5 acres. Ayers seconded the motion. The motion passed unanimously.

Conditional Use Application for a Marina C-25-001 Breezy Point International Inc. 9252 Breezy Point Drive

Conditional Use Application for Marina C-25-001 Breezy Point International

Gansen presented the staff report for the conditional use application for a marina. He explained that the applicant, Breezy Point International Inc., was requesting to reclassify an existing harbor as a marina to allow for seasonal rentals of the 30 boat slips. Gansen noted that the area was already approved as a harbor in the 1980s, and the main change would be allowing rentals to non-resort guests.

David Landecker, representing Breezy Point International, explained the application. He clarified that the intent was for seasonal leases, with no additional services like gas pumps or overnight stays. He also addressed concerns about traffic and safety.

Several members of the public spoke, expressing concerns about increased boat traffic, safety issues in the channel, and the potential for overnight stays on boats. The commission discussed these concerns and worked with the applicant to add conditions to address them.

The commission added conditions to the approval, including:

- Maximum 30 mooring spaces.
- No additional docks or mooring spaces may be placed on Lots 1 – 26, Twenty First Addition to Breezy Point Estates.

- Protect existing vegetation in a 100 foot strip along the Breezy Channel on the channel side of said Lots 1 -26 no vegetation or land improvements allowed within this 100 foot strip.
- No additional excavation to increase size of Marina perimeter.
- Security lighting must be down lighted.
- Provide one parking space per mooring site (30).
- Consolidate lots 1 -26 into one tax parcel.
- Plantings of trees and shrubs between the marina and parking for stormwater.
- Native grass planting between marina and parking and exposed areas not to be regularly mowed however this area is allowed to be cleaned up annually.
- 3 - 4 foot walkways between the marina boardwalk and parking
- Golf Carts, ATVs, and similar vehicles are not permitted on walkways and boardwalks.
- No overnight stays on boats or vehicles
- No gas pumps
- Adding no wake signage within the marina
- Adding directional signage to keep traffic on the resort property

Weaver made a motion to approve the rezoning to Marina with conditions listed as stated on record. Ayers seconded the motion. The motion passed unanimously.

Staff Reports

February 11, 2025 Joint Planning Commission and Council Meeting

Peter Gansen announced his resignation from his position, effective January 28th. He has accepted a new position with a state agency. The commission expressed their appreciation for his work and contributions.

Peter discussed the upcoming joint meeting with the city council, suggesting it might be postponed to allow more time for review of ongoing projects, including the HGKI project and an assessment of buildable lots within the city.

Commissioner Reports

No specific commissioner reports were given.

Adjourn

The meeting was adjourned at 8:22 pm

City of Breezy Point
Notice of Public Hearing
Tuesday March 11, 2025, 6:30 p.m.
Breezy Point Public Safety Building

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 March 11, 2025 at 6:30 p.m. or shortly thereafter at Breezy Point Public Safety Building, 8361 County Road 11, to consider the following;

Variance Application V-25-001 James and Susan Sackreiter 32601 Timberlane Point. Lot 31 Trotter-Cade. Parcel 10030538. Request to extend dwelling. Proposed addition 24 feet from OHW. Zone R-2.

Subdivision Application 25-01 Sarah Lovejoy, 7036 Nickel Road.

That part of the North Half of Northeast Quarter (N1/2 of NE1/4) described as follows: commencing at the northwest corner of the NE1/4, then South approximately 66 rods to the highway between Village of Pequot Lakes and Breezy Point, then Easterly along said highway a distance of 94 rods, then North 42 rods, then Westerly along section line between Sections 7 and 18 to the point of beginning. EXCEPT that portion East 278 feet to the NW1/4 of NE1/4 and the West 100 feet of the NE1/4 of NE1/4, Section 18, Township 136, Range 28, lying North of State Aid Highway 11. Subject to easements of record. Parcel 10181327. Preliminary and Final Plat Wilder Woods. Zone WR

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
Interim City Administrator
City of Breezy Point
218-569-1001
jbohnsack@cityofbreezypointmn.us

Echo Journal February 26, 2025

TO: Planning Commission

FROM: Jerry Bohnsack

Meeting of March 13, 2025

Subdivision Application 2025-001

Application: 25-001

Applicant: Sarah Lovejoy

Property Address: 7036 NICKLE RD

Legal Description: That part of the North Half of Northeast Quarter (N1/2 of NE1/4) described as follows: commencing at the northwest corner of the NE1/4, then South approximately 66 rods to the highway between Village of Pequot Lakes and Breezy Point, then Easterly along said highway a distance of 94 rods, then North 42 rods, then Westerly along section line between Sections 7 and 18 to the point of beginning. EXCEPT that portion East 278 feet to the NW1/4 of NE1/4 and the West 100 feet of the NE1/4 of NE1/4, Section 18, Township 136, Range 28, lying North of State Aid Highway 11. Subject to easements of record.

Parcel ID: 10181327

Zoned: Wooded Residential

The property is a 10+ acre triangular shaped property located Southwest intersection of County Road 11 and Nickel Road. The Zoning of the property was recently changed from Urban Reserve to Wooded Residential. The property currently hosts a primary dwelling and out building. It is proposed that the dwelling and outbuilding will be hosed by Lot 2 and Lot 1 would be sold for another dwelling unit.

Findings:

- Proposed plat – Conforms to definitions of subdivision.
- Lots conform to requirements of Wooded Residential zoning.
- Hearing to consider subdivision held March 11, 2025.
- No proposed changes to preliminary plat.

Received by City: Feb 14 2005
Application Number: 001-20
Non-refundable Fee Paid: 410.00
Receipt #: 24005



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

Subdivision Application

Name of Applicant Sarah Lovejoy
Address 7036 Nickel Rd. Email: freedom.lovejoy@gmail.com
City, State, Zip Breezy Point, MN 56472
Phone 218-851-5369 Alternate Phone n/a

Physical Address / Location of Property 7036 Nickel Rd.
Breezy Point, MN 56472

Legal Description of Property see attachment part A

Parcel ID Number 10181327 Zoning District Wooded Residential

Applicant is:
 Legal Owner of Property
 Contract Buyer
 Option Holder
 Agent
 Other _____

Title Holder of Property (if different than applicant):
Name n/a
Address n/a
City, State, ZIP n/a

Nature of request:
 Preliminary Plat
 Final Plat
 Metes and Bounds Subdivision

Briefly describe your proposal: I would like to subdivide my 10 acre lot into 2 separate 5 acre lots. I will live on one and will sell the other (along with existing home) to my daughter.

Signature of Owner, authorizing application Sarah Lovejoy
(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) n/a
(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.

Petition for Subdivision Attachment:

A. That part of the North Half of Northeast Quarter (N1/2 or NE 1/4) described as follows: commencing at the northwest corner of NE1/4, then South approximately 66 rods to the highway between Village of Pequot Lakes and Breezy Point, then Easterly along said highway a distance of 94 rods, the North 42 rods, then Westerly along section line between Sections 7 and 18 to the point of beginning. EXCEPT that portion East 278 feet the the NW 1/4 of NE 1/4 and the West 100 feet of the NE 1/4 of NE 1/4, Section 18, Township 136, Range 28, lying North of State Aid Highway 11. Subject to easements of record. ALSO EXCEPT that portion of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section 18, Township 136, Range 28, lying North of State Aid Highway 11 as now established except the East 278 feet thereof.

Thank you for your consideration.
All my best,
Sarah Lovejoy
7036 Nickel Road, Breezy Point, MN, 56472
Parcel # 10181327



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.

WILDER WOODS

PRELIMINARY PLAT PART OF NORTH HALF OF NORTHEAST QUARTER SECTION 18, TOWNSHIP 136 NORTH, RANGE 28 WEST CROW WING COUNTY, MINNESOTA

OWNER & DEVELOPER

Sarah Lea Lovejoy
7036 Nickel Road
Breezy Point, MN 56472

SURVEYOR

Stonemark Land Surveying, Inc.
P.O. Box 874
Pequot Lakes, MN 56472
ATTN: Patrick A. Trotter

PROPERTY INFORMATION

Parcel ID of subject parcel: 10181327.
The E911 address of subject parcel: 7036 Nickel Road.

CONTOUR INFORMATION

Contours shown have been digitized from Crow Wing County GIS Site.
Contour interval is 2 feet as shown on this drawing.

SOIL DATUM

The United States Department of Agriculture Web Soil Survey indicates soil in the proposed platted area to be classified as "D83D - Eutrochets-Graycalm-Rollins complex, pitted, 10 to 20 percent slopes" and "D84D - Eutrochets-Graycalm-Rollins complex, 10 to 20 percent slopes.

ZONING

Requesting zoning of Wooded Residential (WR).

VEGETATION AND TOPOGRAPHIC ALTERATIONS

The plat will consist of 2 lots for residential purposes. Each lot will support residential improvements where vegetation and land alterations will occur for the construction of homes, garages, drives, sewer systems, and other appropriate residential amenities.

UTILITIES

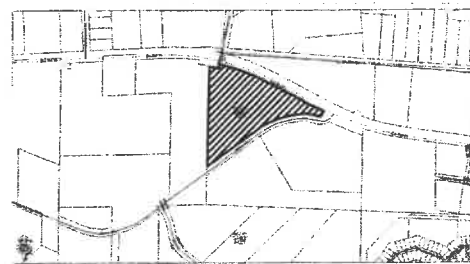
Both lots are large enough to allow for two (2) possible drainfield sites. Existing septic system on Lot 2 is shown from field locate of lid and sketch filed with City. System shall receive easement from Lot 1 for continued usage. Both lots will be served by private wells for their individual water supply.

EROSION CONTROL PLAN

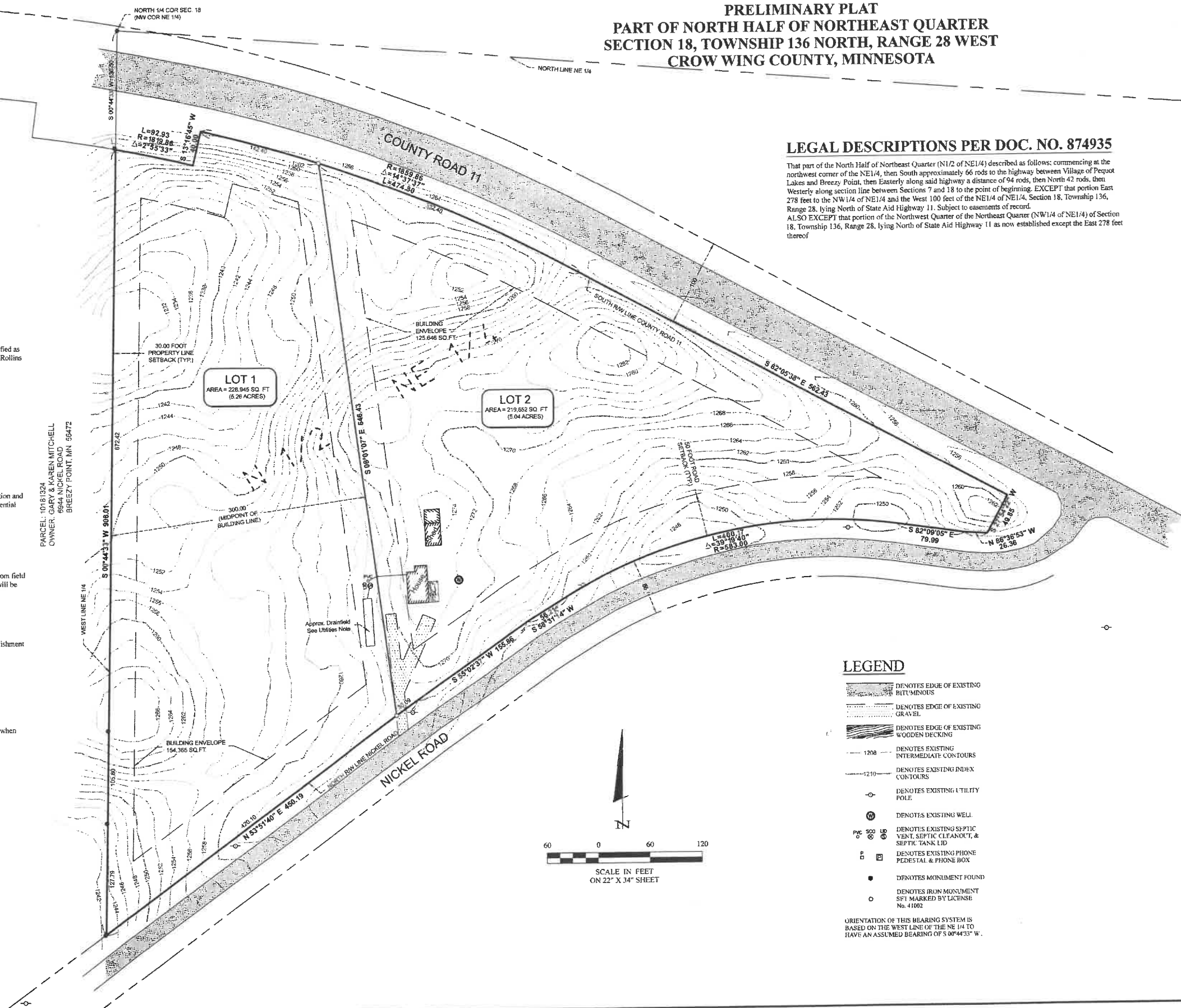
- All ground disturbed by construction is to be stabilized as soon as possible using seed and mulch turf establishment
- Maintain vegetation along property lines and areas undisturbed by construction
- No filling or disturbing wet land(s) areas, if any.
- Silt fences shall be placed at edge of wet lands, if any, during construction.

WETLAND DETERMINATION

National Wetland Inventory Report shows no wetlands within subject property. Wetland determination to be made when conditions allow prior to final plat.



VICINITY MAP



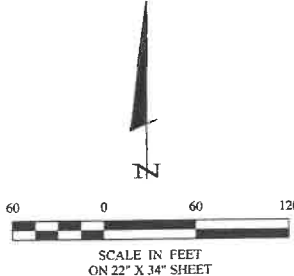
LEGAL DESCRIPTIONS PER DOC. NO. 874935

That part of the North Half of Northeast Quarter (N1/2 of NE1/4) described as follows: commencing at the northwest corner of the NE1/4, then South approximately 66 rods to the highway between Village of Pequot Lakes and Breezy Point, then Easterly along said highway a distance of 94 rods, then North 42 rods, then Westerly along section line between Sections 7 and 18 to the point of beginning, EXCEPT that portion East 278 feet to the NW 1/4 of NE1/4 and the West 100 feet of the NE1/4 of NE1/4, Section 18, Township 136, Range 28, lying North of State Aid Highway 11. Subject to easements of record.
ALSO EXCEPT that portion of the Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) of Section 18, Township 136, Range 28, lying North of State Aid Highway 11 as now established except the East 278 feet thereof

LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SPT MARKED BY LICENSE No. 41002

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE NE 1/4 TO HAVE AN ASSUMED BEARING OF S 0°44'33" W.



I HEREBY CERTIFY THAT THIS SURVEY, IN AN APPLICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Patrick A. Trotter
PATRICK A. TROTTER, P.L.S. 41002
DATE: 2-14-2025

REVISIONS	DATE	DESCRIPTION

DATE: 2-14-2025
SCALE: 1" = 60'
HORIZ. NAD 83
VERT. NAD 83

PROJECT No.:	2022
FILE NAME:	C24282.dwg
FIELD BOOK:	
BOOK:	
PROJECT MANAGER:	PAT
CHECKED:	CMH
DRAWN BY:	PAT/PLP

PRELIMINARY PLAT
WILDER WOODS
Sarah Lovejoy
7036 Nickel Road
Breezy Point, MN 56472

SHEET 1 OF 1

City of Breezy Point
Notice of Public Hearing
Tuesday March 11, 2025, 6:30 p.m.
Breezy Point Public Safety Building

To Whom It May Concern:

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Variance Application V-25-001 James and Susan Sackreiter 32601 Timberlane Point. Lot 31 Trotter-Cade. Parcel 10030538. Request to extend dwelling. Proposed addition 24 feet from OHW. Zone R-2.

Subdivision Application 25-01 Sarah Lovejoy, 7036 Nickel Road.

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

Jerry Bohnsack
Interim City Administrator
City of Breezy Point
218-569-1001
jbohnsack@cityofbreezypointmn.us

Echo Journal February 26, 2025



TO: Planning Commission
FROM: Jerry Bohnsack
RE: Staff Report for V-25-001 SACKREITER
DATE: March 11, 2025 Regular Meeting

Variance Request V-25-001

Applicant: James & Susan Sackreiter
Legal Description: Lots 31 & portion of vacated Timberlane Point. Trotter-Cade
Address: 32601 Timberlane Point, Breezy Point MN 56472
Property Identification Number (PIN): 10030538
Zoning: Residential Medium Density R-2
Applicable Code: 153.007, 153.032, 153.044, 153.045, 153.120

Request:
Expand legal nonconforming use 8 ft. x 32 ft. addition to dwelling unit. 24 ft. from OHW.

Property:
The property is located on Timberlane Point (vacated portion) Access to property from shared driveway on adjacent 32635 Timberlane Point. This property and adjacent properties (east) is a narrow peninsula in Lake Ossawinnamakee. The property currently hosts a dwelling, two out buildings, driveway, and miscellaneous concrete ground cover. The existing dwelling is located within the 75 ft. setback and the NE corner of the dwelling is 25 ft. from OHW.

Because the dwelling is located within the 75 ft. setback from OHW the dwelling is considered Legal Non-conforming use.

The applicant is seeking variance to expand existing dwelling (legal non-conforming use) with addition 8' x 32' on East wall of dwelling NE corner of proposed addition 24 ft. +- from OHW.

The existing impervious coverage of the original Lot 31 is 31.24%
Applicant is proposing to convert a portion of the existing impervious ground cover to pervious coverage.

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) The property is part of a 1961 Plat.
- 3) The use is consistent with character of surrounding Neighborhood.
- 4) Impervious coverage is proposed to be 24.99%.
- 5) _____

The following finding of fact may be used to support denial of the Variance request.

- 1) The property preexists subdivision and zoning regulations.
- 2) The proposed impervious Coverage does not exceed 25% (24.99%)
- 3) The proposed expansions does encroach OHW more than the existing dwelling.
- 4) Proposed impervious coverage 24.99%

The following may be used to support Approval of the of the Variance request.

- 1) The subdivision was created prior to zoning and subdivision regulations. (1961)
- 2) The Request is inharmony with general purpose and intent of official controls and consistent with comprehensive plan.
- 3) The property owner is proposing to use the property in a reasonable manner.
- 4) The plight of the owner is due to circumstances unique to the property not created by the owner?
- 5) The Variance if granted will not alter the essential character of the locality.

- 6) The practical difficulty is _____.
- 7) If approved the following may be conditions of approval:
 - a) Minimum elevation of lowest floor 1210
 - b) Maximum impervious coverage? 25%
 - c) Develop surface water retention and management plan.
 - d) Need current septic compliance and septic compliance to be performed every three years.

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.

Received by City: 02/14/2025
Application Number: V-25-001
Non-refundable Fee Paid: 250.00
Receipt #: _____



8319 County Road 11
Breezy Point, MN 56472
Phone: (218) 562-4093
Fax: (218) 562-4486
www.cityofbreezypointmn.us

Variance Application

Name of Applicant James and Susan Sackreiter
Address 32601 Timberlane Point
City, State, Zip Breezy Point, MN, 56472
Phone (979) 203-5840 Alternate Phone (979) 203-5620

Physical Address / Location of Property 32601 Timberlane Point, Breezy Point, MN 56472

Legal Description of Property TROTTER-CADE LOT 31 & ALSO INCL PT OF VACATED TIMBER LN ON DOC #897023.

Parcel ID Number 101400000310009 Zoning District _____

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?

We are requesting to extend the east side of our cabin eight feet (8') in a generally easterly/northeasterly direction to allow for a second bathroom.

Signature of Owner, authorizing application James Sackreiter

Digitally signed by James Sackreiter
Date: 2025.02.10 16:35:51 -06'00'

(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 hardship as the follows: "A hardship 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 hardship 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: We are proposing to extend the cabin 8' on the east side to allow a second bathroom

Landscaping: An engineered storm-water runoff plan will be incorporated

Parking/Signs: _____

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?

A. The lot is shaped in a way, and has a slope in it, which allow for very few possibilities other than the one proposed.

B. One of the stated goals of the Ordinance is to protect the environment, so strict reading resulting in a greater impact on the environment does not seem practical.

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

A. Granting this application would increase the aesthetic and economic value to the surrounding properties.

B. This variance would not cause any more impact on the shoreland, and any potential expansion of an encroachment would be negligible at worst.

C. This variance will improve the local environment by stopping the current stormwater runoff into the lake.

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

Reasonable use of the property will be deprived if the variance is not granted because the expansion will be negligible.

Many lots in the local area have similar land use and encroach more of the shoreland than this proposed change.

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

Because of the topography of the property and layout of the house, no other options were seriously considered as they would have been incredibly burdensome on the environment and would have been extraordinarily more expensive.

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

There would be no negative impact on the enjoyment of other property in the immediate vicinity. This addition would not negatively impact the views of any neighbors and would only increase the aesthetic and economic values of the immediate area. The proposal would also not increase the number of visitors or increase the occupancy of the Subject Property.

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 character of the area is single family residential homes in a shoreland area. There are numerous properties

in the immediate vicinity of the Subject Property that encroach in a similar manner, or greater, than the proposal contained in this petition. This proposal simply allows us to use the Subject Property in the same way our neighbors do.

8. Discuss any environmental limitations of the site or the area that limit building in other areas. The slope of the lot confines the driveway to one location, it cannot reasonably be moved and there is further slope on the property that makes building in other locations impractical.

9. Please include any other comments pertinent to this request. Due to the topography of this lot, the driveway cannot be moved and this proposed variance is for an encroachment that is of negligible change from the current encroachment. There are also many examples of similar land use in the immediate area so there would be no negative impact in the essential character of the locality.

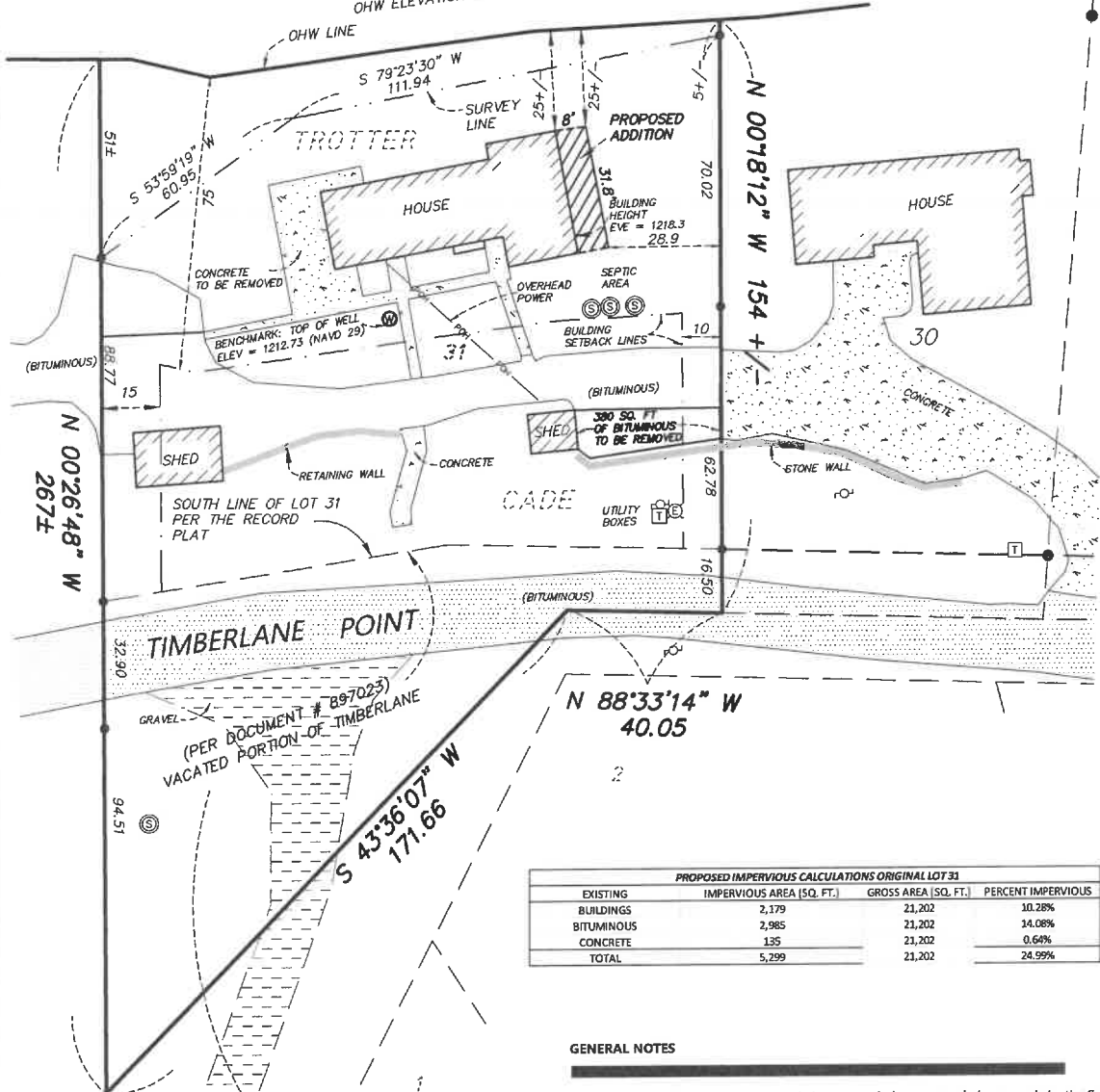
INSTRUCTIONS TO THE APPLICANT

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.

CERTIFICATE OF SURVEY

OSSAWINNAMAKEE LAKE
 GENERAL DEVELOPMENT (GD)
 WATER ELEVATION = 1205.6 (NAVD 29)
 OHW ELEVATION = 1206.1 (NAVD 29)



PROPOSED IMPERVIOUS CALCULATIONS ORIGINAL LOT 31			
EXISTING	IMPERVIOUS AREA (SQ. FT.)	GROSS AREA (SQ. FT.)	PERCENT IMPERVIOUS
BUILDINGS	2,179	21,202	10.28%
BITUMINOUS	2,985	21,202	14.08%
CONCRETE	135	21,202	0.64%
TOTAL	5,299	21,202	24.99%

GENERAL NOTES

- No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
- Bearings shown are based upon the Crow Wing County Coordinate System.
- 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.
- No wetlands were delineated as a part of this survey.
- Total area of subject property: 30,690± Sq. Ft.
- The subject property consists of a portion of vacated Timberlane Point Road. The portion of the road attached to the subject property has an irregular shape and is subject to interpretation as to how the vacated portion should be allocated.
- All setback lines should be verified with the City of Breezy Point prior to construction.

LEGAL DESCRIPTION PER DOCUMENT NUMBER A923939

Lot 31 Trotter-Cade and that portion of Vacated Timber Lane Contained in Resolution filed of record, November 22, 2017 as Document No. A-897023

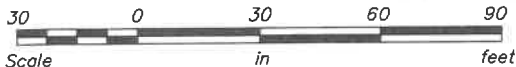
LEGEND

- POWER POLE
- FOUND MONUMENT
- TELEPHONE BOX
- SEWER CLEANOUT

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.

PRELIMINARY

Paul Herkenhoff, R.L.S. License No. 45875
 Date
 REVISED 8-16-23
 REVISED 8-21-23
 REVISED 7-8-24



REQUESTED BY:

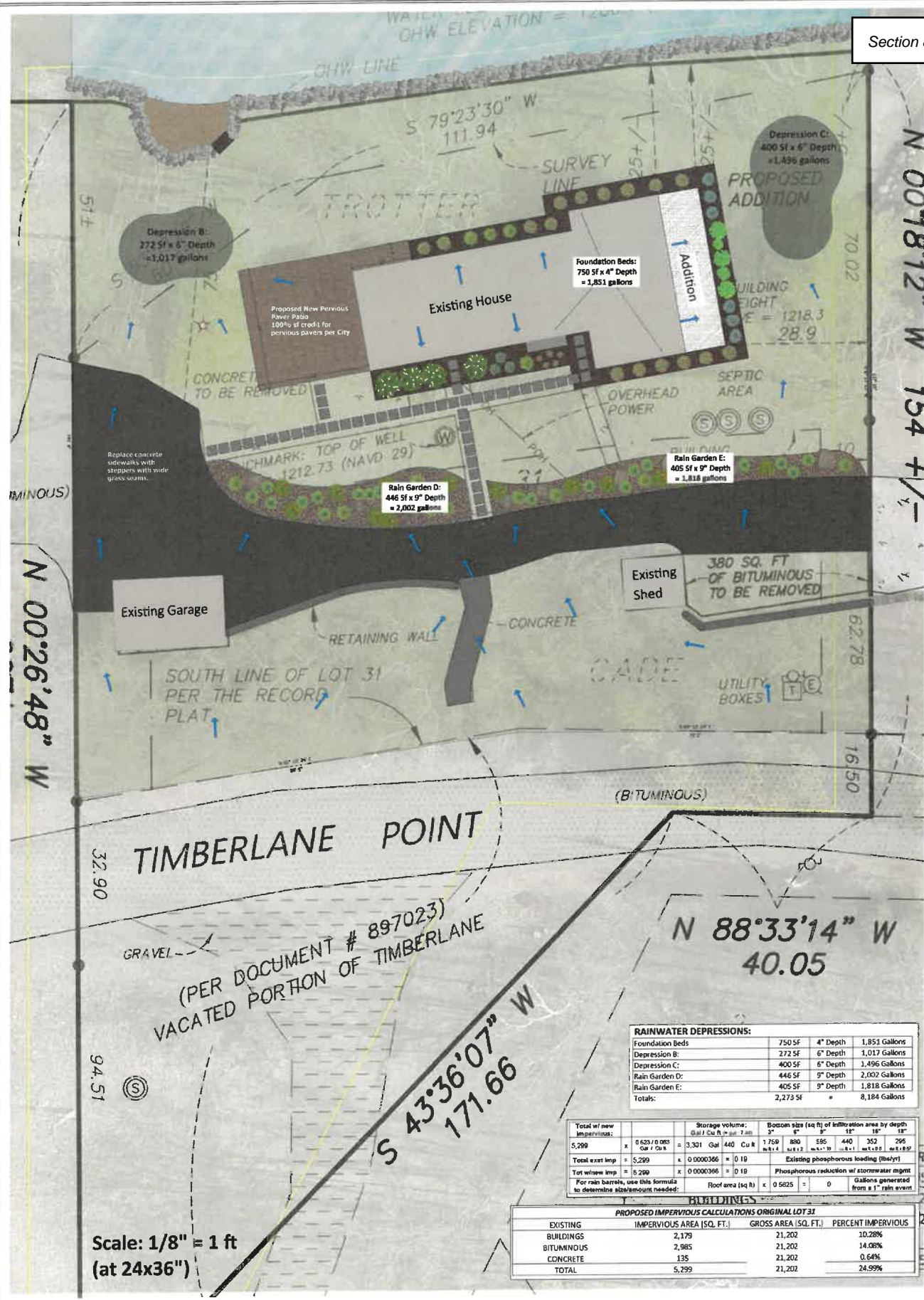
SACKREITER

Lakes Area
SURVEYING
 LLC.

24314 SMILEY ROAD, SUITE C
 NISSWA, MN 56468
 OFFICE (218) 961-0090



Drawn by: PDH Date: 07/13/23 Job No: 23-117



Scale: 1/8" = 1 ft
(at 24x36")



Sackreiter Stormwater
32601 Timberlane Pt
Breezy Point, MN 56472



BACKYARD REFLECTIONS

Backyard Reflections, Inc.
24142 Smiley Rd
Nisswa, MN 56468
877-365-4034
www.backyardmn.com

8/8/2024

City of Breezy Point
Notice of Public Hearing
Tuesday March 11, 2025, 7:00 p.m.
Breezy Point Public Safety Building

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 March 11, 2025 at 7:00 p.m. or shortly thereafter at Breezy Point City Hall, 8361 County Road 11, to consider the following;

Variance Application V-25-001 James and Susan Sackreiter 32601 Timberlane Point. Lot 31 Trotter-Cade. Parcel 10030538. Request to extend dwelling. Proposed addition 24 feet from OHW. Zone R-2.

Subdivision Application 25-01 SARAH LOVEJOY, 7036 NICKEL RD BREEZY POINT, Parcel 10181327. Preliminary and Final Plat Wilder Woods. Zone WR

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
Interim City Administrator
City of Breezy Point
218-569-1001
jbohnsack@cityofbreezypointmn.us

Echo Journal February 26, 2025