



PLANNING COMMISSION/BOARD OF ADJUSTMENT

Tuesday, January 09, 2024 at 7:00 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. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL/AMENDMENT OF THE AGENDA

5. OPEN FORUM

6. APPROVAL OF MINUTES

A. November 11, 2023 Regular Planning Commission Meeting Minutes

7. NEW BUSINESS

A. Election of Chair and Vice-Chair

B. Conditional Use Permit Application C-24-001 Scott Hemmer 9131 Ossawinnmakee Road Breezy Point. Lot 15 Block 1 First Addition to Sunset Strip. Parcel 10040831. Construct 1440 Sq. Ft. Accessory Structure 20 Feet in Height. Zone R-2.

8. OLD BUSINESS

9. STAFF REPORTS

10. COMMISSIONER REPORTS

11. ADJOURN

Breezy Point Planning Commission/Board of Adjustment

**November 14, 2023
Regular Meeting**

The regular meeting of the Breezy Point Planning Commission/Board of Adjustment was called to order by Commission Chair Marcy Weaver at 7:00 p.m. Those in attendance included members Lee Brisbin, Roger Theis, Marcy Weaver, and Teddy Zierden; City Planner Jerry Bohnsack and Deputy Clerk Deb Runksmeier. Joe Ayers was absent.

Approval of Agenda

Motion Theis/Brisbin to approve Agenda, Motion Carried 4-0

Approval of 10/10/2023 Regular Meeting

Motion Zierden/Theis to approve the minutes as written, Motion carried 4-0.

City Council Liaison Report - None

Open Forum

No one spoke

Public Hearing - Conditional Use Permit Application C-23-008 Patricia K Lane Rev Trust 9069 Apple Lane Breezy Point. Lot 3 Block 1 Copperud First Addition. Parcel 10150537. Construct accessory structure 15-20 feet height. 1600 sq. ft. Zone R-2

The Public hearing was opened by Chairperson Weaver.

Mr. Chuck Lane reviewed request for Conditional Use Permit to construct detached accessory structure 1600 sq. ft. 18 feet high.

Planner Bohnsack reviewed the staff report and ordinance language regarding building height.

Joann Weaver spoke to the ordinance and the neighbor's concern for esthetics of the area.

Mr. Steve Schultz (neighboring property owner) for the accessory structure.

Chair Weaver Closed the Public Hearing.

Motion Brisbin/Zierden to Approve the following Resolution PC-23-11, Motion Carried 4-0

RESOLUTION PC 23-11

A RESOLUTION APPROVING CONDITIONAL USE PERMIT APPLICATION 2023-008

WHEREAS, Patricia K. Lane Rev. Trust is the recorded property owner of Lot 3 Block 1 Copperud First Addition. Parcel 10150537; and

WHEREAS, Patricia K. Lane Rev. Trust has submitted application for Conditional Use Permit to construct 1600 square foot accessory structure (40 x 40) 18 feet high to midpoint of roof; and

WHEREAS, the property is Zoned Medium Density Residential (R-2); and

WHEREAS, the property is 1.87 acres (81,853 sq. ft.); and

WHEREAS, Accessory structure up to 1600 feet on parcels 2 acres or less is a Conditional Use in R-2 Zone; and

WHEREAS, Accessory structure 15 to 20 feet in height is a Conditional Use in R-2 Zone; and

WHEREAS, published and mailed notice of hearing to consider CUP application was given to property owners within 350 feet; and

WHEREAS, a public hearing to consider CUP Application was held Tuesday, November 14, 2023; and

WHEREAS, written and oral comments regarding the CUP Application were heard; and

NOW THEREFORE BE IT RESOLVED by the Board of Adjustment of the City of Breezy Point that Conditional Use Permit 2023-008 is approved and be subject to conditions. (Accessory Structure 1600 sq. ft.)

BE IT FURTHER RESOLVED THAT THE Conditional Use Permit 2023-008 is subject to the following conditions;

- 1) Applicant shall obtain building permit for accessory structure.
- 2) Applicant shall comply with all setback requirements.
- 3) Siding and Roofing of principal structure and accessory structure shall be of similar materials and color.
- 4) All structures shall comply with state building code.
- 5) Height of accessory structure shall not exceed 18 feet to mid-point of roof.

Adopted this 14th day of November, 2023.

Planner Bohnsack reported that Variance V-23-005 has been withdrawn for consideration by applicant. Applicant will resubmit revised application with additional materials in 2024. Applicant and Legal counsel notified of resubmittal.

There being no further business the meeting adjourned at 8:35 p.m.

Submitted by Jerry Bohnsack
City Planner

Received by City: 12/22/2023
Application Number: CUP 2024-001
Non-refundable Fee Paid: 250.00
Receipt #: 22590



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

Conditional Use Application

Name of Applicant Scott Hemmer
Address 9131 Ossawinma Makee Email: _____
City, State, Zip Breezy Point, MN 56472
Phone 218-616-0525 Alternate Phone 763 843 3444

Physical Address / Location of Property 9131 Ossawinma Makee Rd

Legal Description of Property Sec: 04 Twp: 136 Range: 028
First Addition to Sunset Strip
Lot 15 Block 1

Parcel ID Number 10040831 Zoning District R-2.

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

Title Holder of Property (if different than applicant):

Name Hemmer, Scott R Trust (und 1/2)
Address 9198 Kagan Ave NE
City, State, ZIP Osseo, MN 56472
Phone Cell: 218-616-0525

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

Signature of Owner, authorizing application Scott R Hemmer
(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.

CONDITIONAL USE: A land use or land development, as defined by the Ordinance, that is allowed, but would not be appropriate without restrictions or conditions as determined by the Planning Commission. The proposed use must meeting the following standards: (a) the use or development is an appropriate conditional use in the land use zone, (b) the use or development with conditions conforms to the comprehensive land use plan, (c) The use with conditions is compatible with the existing neighborhood, and (d) the use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, or prosperity of residents in the City.

The following questions must be answered.

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

Building: Add garage
Landscaping: as appropriate
Parking/Signs: N/A

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

items stored outside can be secured inside garage. cleaning up items stored outside and security

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

Standard garage.

4. Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Explain if additional facilities will be required.

Elec + Gas

5. Describe the impact on the character of the neighborhood in which the property is located.

none

6. Describe the impact to the traffic on roads and highways in the vicinity, and the expected traffic generated by the proposed use. Is there adequate off-street parking available to accommodate the proposal?

Should not impact anyone yes

7. Discuss any environmental limitations of the area that would limit or constrain construction on this property.

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

Survey completed

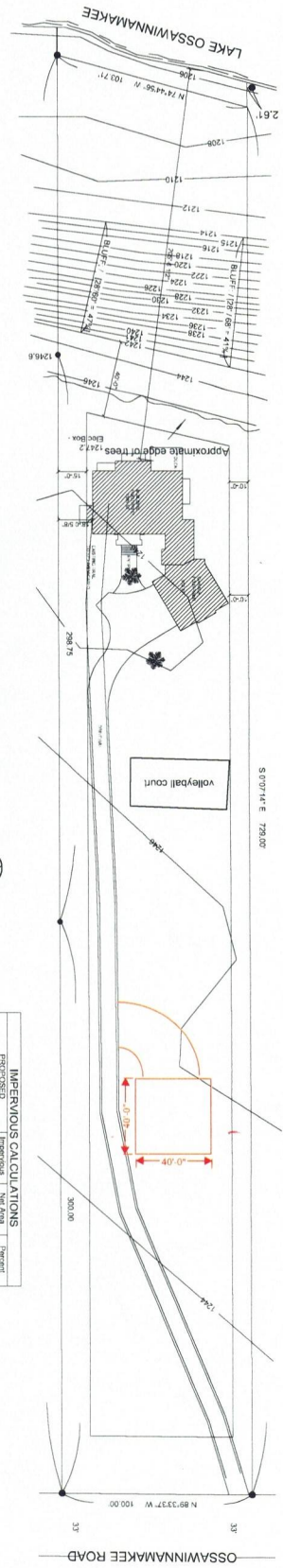
INSTRUCTIONS TO THE APPLICANT

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 information **must** be submitted:

- 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. Legal description of the site.
- 4. Site plan, drawn to scale, showing parcel and existing structure dimensions, 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).
- 5. The site plan or should also show the location of all structures and their square footage.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. Proposed drainage plan.
- 10. Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.
- 11. Soils data showing capability for building and on-site sewage treatment.
- 12. Existing iron pipe boundary monuments marked with proof of survey.
- 13. Approximate location of any proposed signs (if applicable).
- 14. Color scheme for all existing and proposed structures.
- 15. Outside storage proposal.
- 16. Elevation plans for all existing and proposed structures.



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.



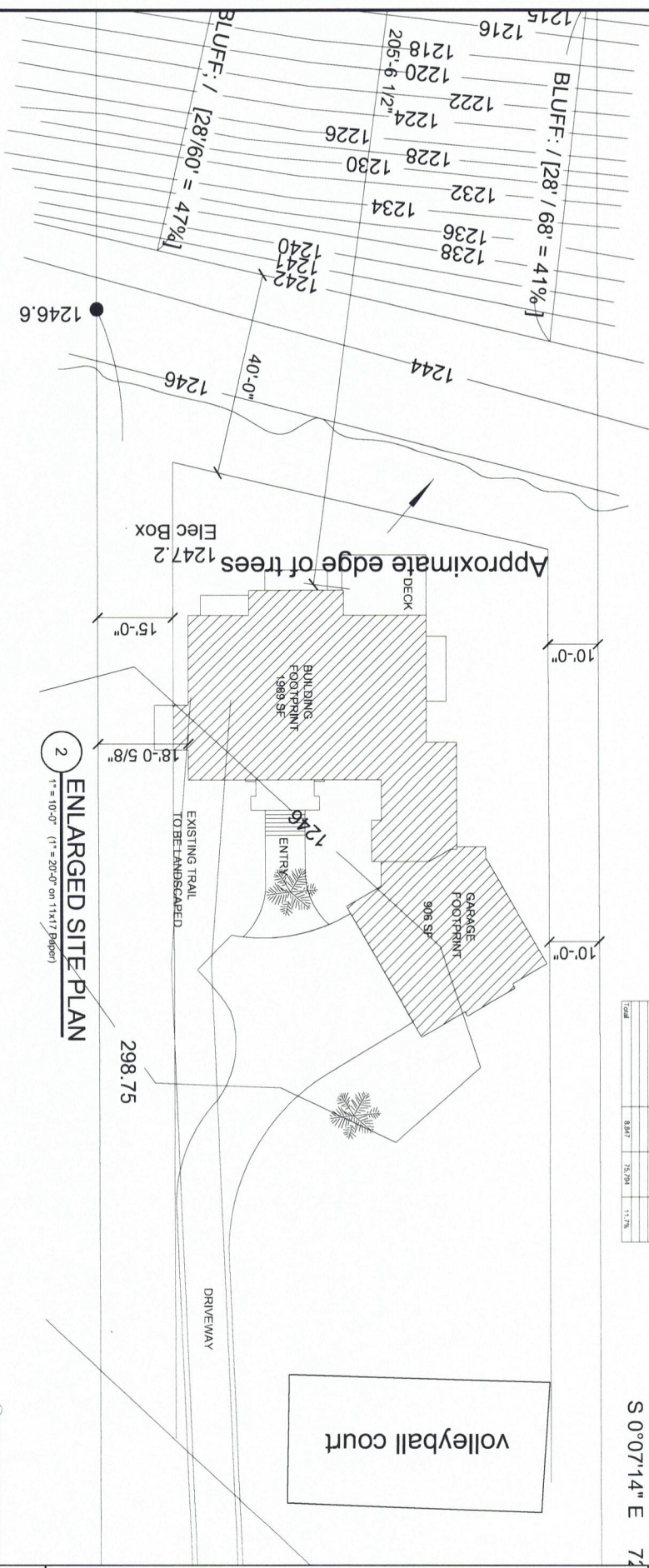
1 OVERALL SITE PLAN
 1" = 30'-0" (1" = 60'-0" on 11x17 Paper)



IMPERVIOUS CALCULATIONS

PROPOSED	Impervious Area (sq. ft.)	Impervious Area (sq. ft.)	Impervious Area (sq. ft.)
Garage	906	0.24%	3.2%
Building	1988	0.54%	7.0%
Driveway	100	0.27%	0.2%
Other	100	0.27%	0.2%
Total	3094	1.32%	11.7%

S 0°07'14" E 72'



2 ENLARGED SITE PLAN
 1" = 10'-0" (1" = 20'-0" on 11x17 Paper)

REMWHIRL COPYRIGHT 2016

Date: 8/10/2023 - 12:35 PM

Design ID: 316358799911

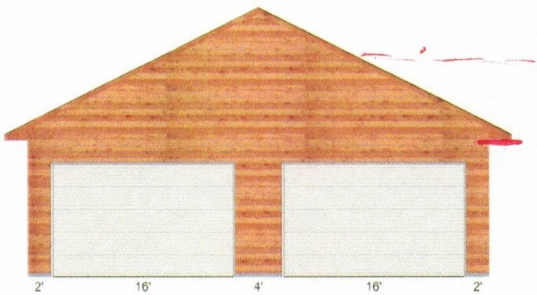
Estimated Price: \$40,805.29

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

Dimensions

Wall Configurations

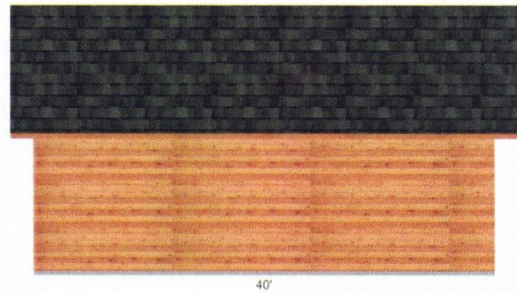
*Some items like wainscot, gutter, gable accents, are not displayed if selected.



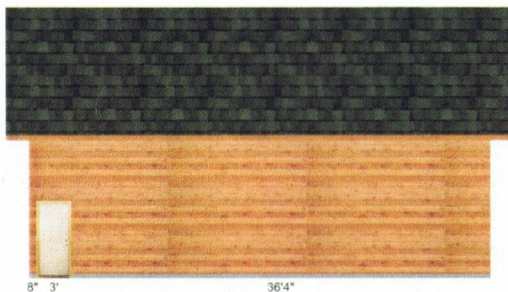
ENDWALL B

Ideal Door® Commercial 16' x 10' White Insulated

Ideal Door® Commercial 16' x 10' White Insulated

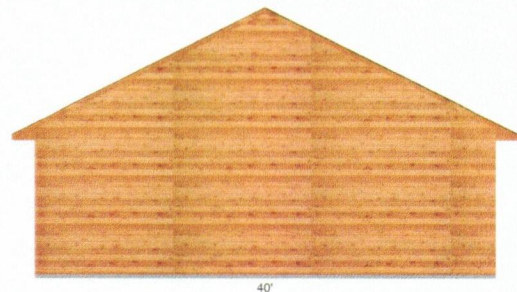


SIDEWALL D



SIDEWALL C

Mastercraft® 36W x 80H Primed Steel 6-Panel



ENDWALL A

Date: 8/10/2023 - 12:35 PM

Design ID: 316358799911

Estimated Price: \$40,805.29

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How to recall and purchase your design at home:



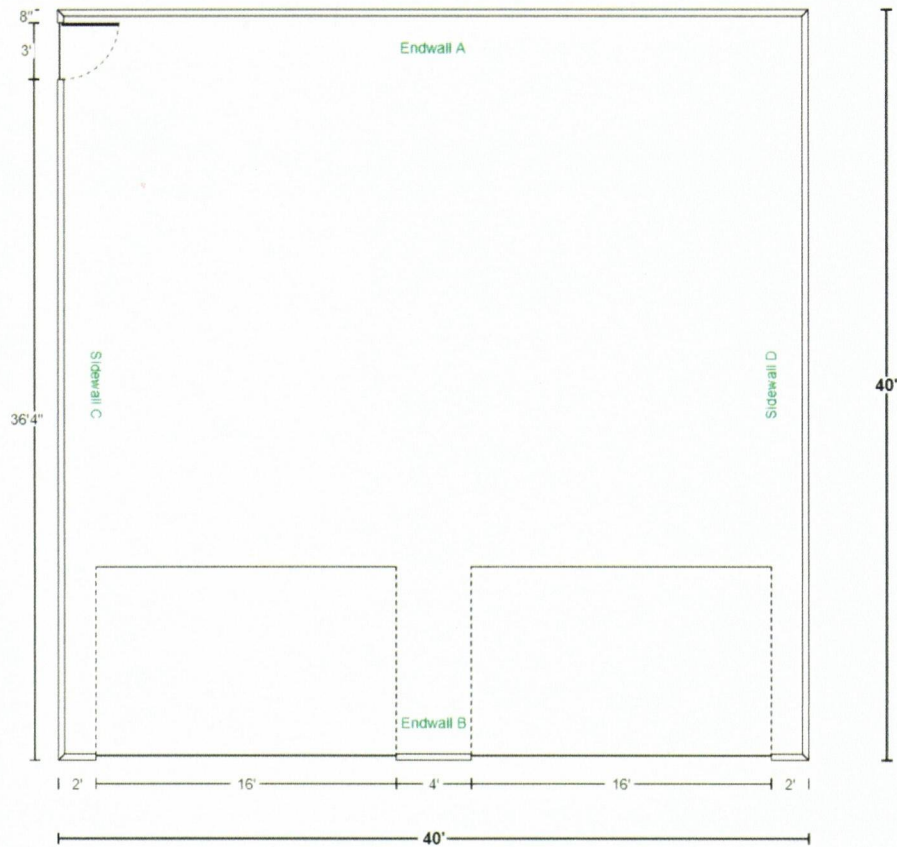
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 316358799911
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 316358799911 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Garage Image



Date: 8/10/2023 - 12:35 PM

Design ID: 316358799911

Estimated Price: \$40,805.29

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

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Materials

Building Info

Building Location Zip Code:	56472
Building Width:	40'
Building Length:	40'
Building Height:	12'
Curb:	Poured Curb
Curb Height:	4"
Foundation Type:	Thickened Slab
Wall Framing Stud:	2 x 6
Roof Framing:	Truss Construction
Truss Type:	Common
Roof Pitch:	6/12 Pitch
Eave Overhang:	24"
Gable Overhang:	24"
Custom Garage Plan:	No I do not need a custom building plan

Wall Info

Siding Material Types:	Cedar Bevel Lap
Accent Material Type:	None
Wainscot Material Type:	None
Wall Sheathing:	7/16 x 4 x 8 OSB(Oriented Strand Board)
House Wrap:	Kimberly-Clark BLOCK-IT®9'x75'House Wrap
Gable Vents:	None

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Roof Info

Roof Sheathing:	1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Owens Corning® TruDefinition® Duration® Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Estate Gray
Roof Underlayment:	Owens Corning® ProArmor® Synthetic Roofing Underlayment 42" x 286' (1,000 sq. ft.)
Ice and Water Barrier:	Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7'(200sq.ft)
Fascia Material Type:	Cedar Fascia
Fascia:	1 x 6 Red Cedar Board
Soffit Material Type:	Cedar Soffit
Soffit:	3/8 x 4 x 8 Textured No Groove Plywood
Roof Edge:	12' Aluminum Style D Roof Edging, Color: White
Eave Vent:	None
Gutter Material Type:	None
Ridge Vent:	None
Roof Vents:	None

Openings

Service Door:	Mastercraft® 36W x 80H Primed Steel 6-Panel
Overhead Door:	Ideal Door® Commercial 16' x 10' White Insulated
Overhead Door:	Ideal Door® Commercial 16' x 10' White Insulated
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White

Additional Options

Ceiling Insulation:	Blow-in Cellulose
Ceiling Insulation R Value:	R13 INSULMAX® Blow-in Cellulose Insulation
Wall Insulation:	R-19 Unfaced Fiberglass Insulation 6-1/4" x 15" x 39.2' - 48.96 sq ft
Ceiling Finish:	Cut to Length Pro-Rib® Steel Panel
Wall Finish:	Cut to Length Pro-Rib® Steel Panel
Hydronic Radiant Heat:	No
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners:	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Roofing/Shingle Fasteners:	Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count
Truss Fastener:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count
Overhead Opening Hardware:	No

For other design systems search "Design & Buy" on Menards.com

Date: 8/10/2023 - 12:35 PM

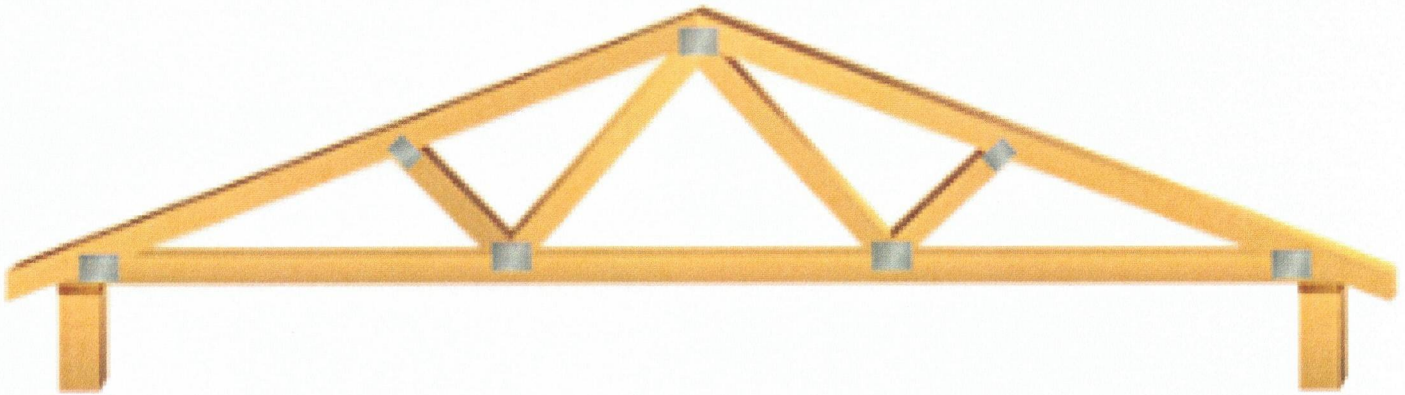
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Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- For 10- and 12-foot-tall buildings studs should be cut for an approximate 10- or 12-foot plate height.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses should not be cut or modified with the exception of trimming the truss tails to the correct overhang.
- The bottom chord is designed to support standard ceiling and insulation materials.
- Dropped end trusses are estimated with 18 inch and 24 inch gable overhangs.



Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates provided can be changed to meet your needs.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

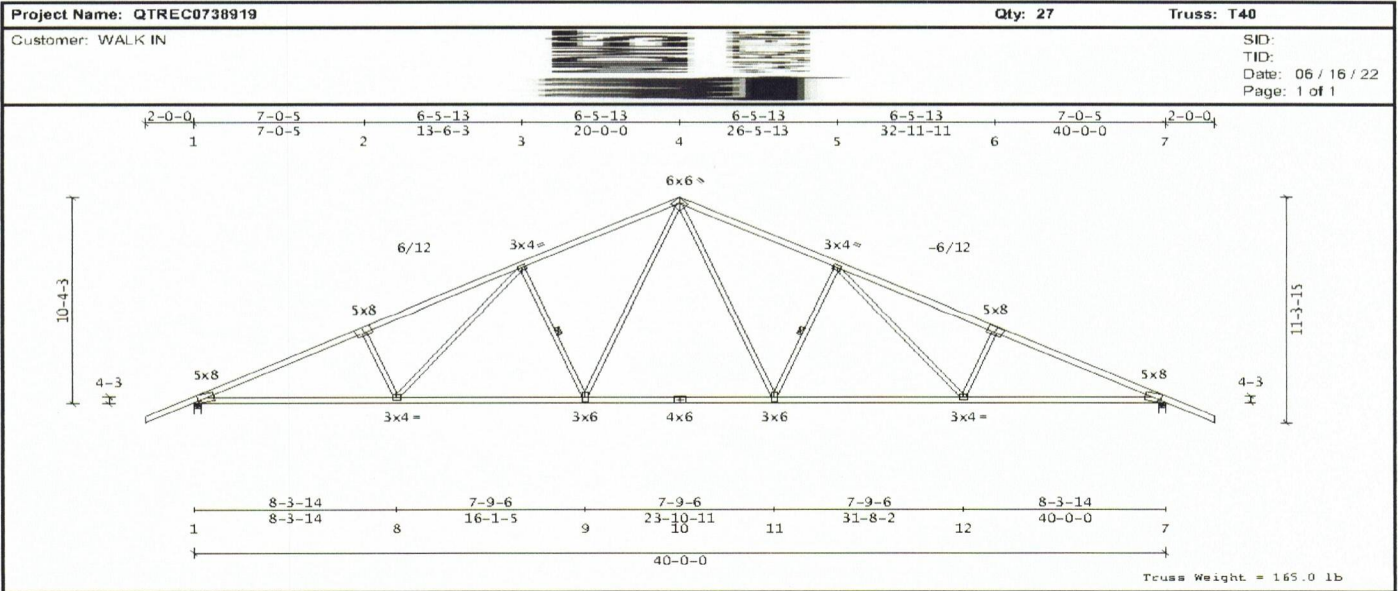
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Section 7, Item B. Design & Buy GARAGE



Code/Design: IRC-2018/TPI-2014
PSF Live Dead Dur Factors
TC 42.0 7.0 Live Wind Snow
BC 0.0 10.0 Lum 1.15 1.60 1.15
Total 59.0 Plt 1.15 1.60 1.15
Spacing: 2-00-00 o.c. Piles: 1
Repetitive Member Increase: Yes
Green Lumber: No Wet Service: No
Fib Tolerance: 15% Creep (Kcc) = 2.0
OH Soffit Load: 1.0 psf

Material Summary
TC 2x4 SPF 1650/1.5
BC 2x4 SPF 2100/1.8 2-4 4-6
Webs 2x3 SPF Stud 1650/1.5
2x3 SPF #2 4-11 9-4

Member Forces Summary
Max CSI in TC PANEL 1 - 2 0.83
Max CSI in BC PANEL 1 - 8 0.76
Max CSI in Web 3 - 9 0.77

Reaction Summary
Jnt --X--Loc--React--Up-- --Width-- --Reqd-- --Mat-- PSI
1 01-12 2560 0 03-08 04-00** DPL 425
7 39-10-04 2560 0 03-08 04-00** DPL 425

Loads Summary
This truss has been designed for the effects of an unbalanced top chord live load occurring at [20-00-00] using a 1.00 Full and 0.00 Reduced load factor.
See Loadcase Report for loading combinations and additional details.

Notes
Plates designed for Cq of 0.85 and Rotational Tolerance of 10.0 degrees
Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across those joints.
Continuous Lateral Restraint (CLR) crows require diagonal bracing per D-WESCLRBACE. Alternatively, see D-WESREINFORCE.

Wind Load Specs
ASCE7-16 Wind Speed (V) = 115 mph
Risk Cat: II Exposure Cat: B
Bldg Dims: L = 0.0 ft S = 0.0 ft
M.R.H(h) = 15.0 ft Kzt = 1.0
Bldg Enclosure: Enclosed
Wind Dir (psf): TC = 4.2 BC = 6.0
End Vertical Exposed: L = Yes R = Yes
Wind Uplift Reporting: ASCE7 MWFRS
C&C End Zone: 4-00-00

Deflection Summary
TrussSpan Limit Actual (in) Location
Vect LL L/240 L/999 (-0.39) 11-12
Vect DL L/90 L/999 (-0.18) 11-12
Vect CR L/180 L/833 (-0.57) 11-12
Horz LL 0.75in (0.14) @Jt 7
Horz CR 1.25in (0.20) @Jt 7
Ohng CR 2L/180 2L/982 (-0.05) 1-1
Ohng CR 2L/180 2L/982 (-0.05) 7-7

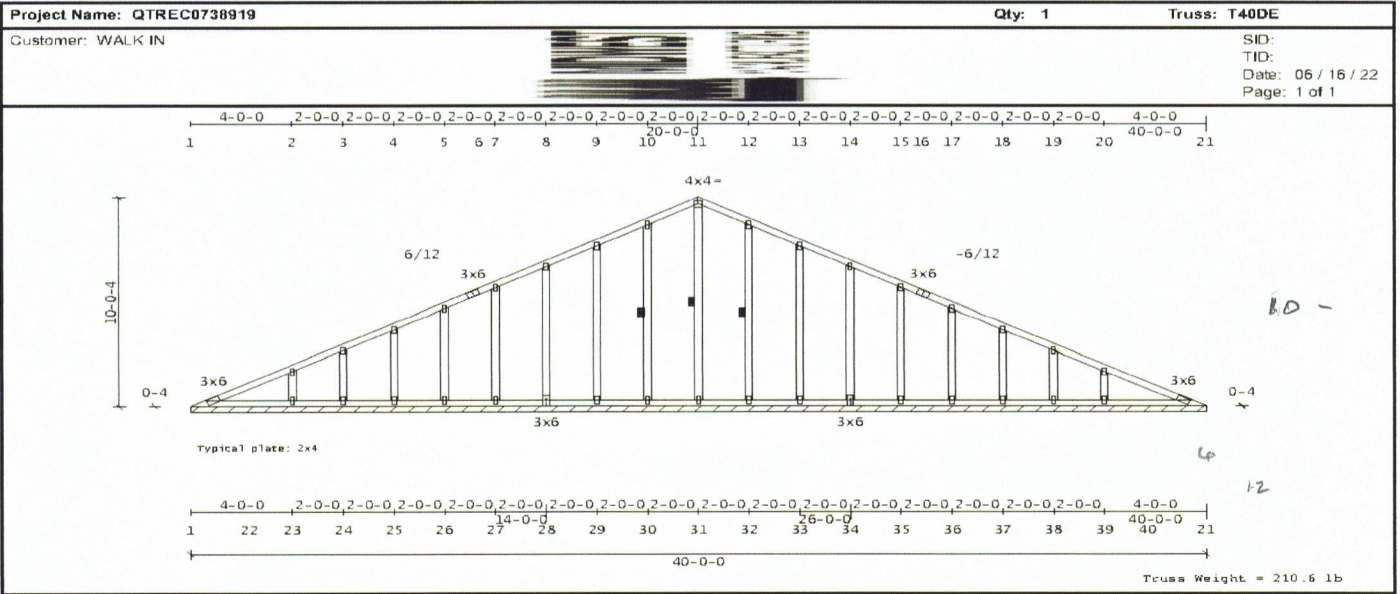
Bracing Data Summary
Chords: continuous except where shown
Web Bracing -- CLR
Single: 3- 9 11- 5
Continuous Restraint Bracing Req'd
See BCSI-83 3.0

Plate offsets (X, Y):
(Jnt1 (02-10,01-08), Jnt2 (-00-07,00-14), Jnt4 (0,-00-03), Jnt6 (00-07,00-14), Jnt7 (-02-10,01-08), Jnt10 (0,00-04)

Joint Stress Index (JSI):
Jnt1 (0.97), Jnt2 (0.88), Jnt3 (0.98), Jnt4 (0.94), Jnt5 (0.98), Jnt6 (0.88), Jnt7 (0.97), Jnt8 (0.90), Jnt9 (0.94), Jnt10 (0.99), Jnt11 (0.94), Jnt12 (0.90)

NOTICE A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the "Important Information & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc in accordance with ESR-2762. All connector plates are 20 gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "#8 15", which indicates a high tension 18 gauge plate.

MIDWEST Manufacturing
5311 Kane Road
Eau Claire, WI 54703
(715) 876-5555
midwestmanufacturing.com



<p>Code/Design: IRC-2018/PP1-2014</p> <p>PSF Live Dead: 42.0 7.0</p> <p>TC: 42.0 7.0</p> <p>BC: 0.0 10.0</p> <p>Total: 59.0</p> <p>Spacing: 2'-00" o.c.</p> <p>Repetitive Member Increase: Yes</p> <p>Green Lumber: No</p> <p>Fab Tolerance: 15% Creep (Kcr) = 2.0</p> <p>OH Soffit Load: 1.0 psf</p>	<p>Snow Load Specs:</p> <p>ASCE7-16 Ground Snow (Pg) = 60.0 psf</p> <p>Risk Cat: II Terrain Cat: B</p> <p>Roof Exposure: Fully Exposed</p> <p>Thermal Condition: Cold</p> <p>Ventilated (I.1):</p> <p>Unobstructed Slippery Roof: No</p> <p>Low-Slope Minimum (P_{min}): No</p> <p>Unbalanced Snow Loads: Yes</p> <p>Rain Surcharge: No Ice Dam Chk: Yes</p>	<p>Wind Load Specs:</p> <p>ASCE7-16 Wind Speed (V) = 115 mph</p> <p>Risk Cat: II Exposure Cat: B</p> <p>Slgd Dims: L = 0.0 Et B = 0.0 Et</p> <p>M.R.H(h) = 15.0 Et Kzt = 1.0</p> <p>Slgd Enclosure: Enclosed</p> <p>Wind Dir (psf): TC = 4.2 BC = 6.0</p> <p>End Vertical Exposed: L = Yes R = Yes</p> <p>Wind Uplift Reporting: ASCE7 MWFRS</p> <p>C&C End Zone: 4-00-00</p>	<p>Additional Design Checks:</p> <p>10 psf Non-Concurrent BC LL: Yes</p> <p>20 psf BC Limited Storage: Yes</p> <p>200 lb BC Accessible Ceiling: No</p> <p>300 lb TC Maintenance Load: No</p> <p>2000 lb TC Safe Load: No</p> <p>Unbalanced TCLR: Yes</p>
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<p>Material Summary</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>TC</td><td>2x4</td><td>SFF</td><td>#2</td><td></td></tr> <tr><td>BC</td><td>2x4</td><td>SFF</td><td>#2</td><td></td></tr> <tr><td>Webs</td><td>2x4</td><td>SFF</td><td>Stud</td><td></td></tr> <tr><td>J2-12</td><td>33-13</td><td>SFF</td><td>#2</td><td>29-9 30-10 31-11</td></tr> </table> <p>Member Forces Summary</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Max CSI in TC PANEL</td><td>1 - 2</td><td>0.17</td></tr> <tr><td>Max CSI in BC PANEL</td><td>1 - 22</td><td>0.11</td></tr> <tr><td>Max CSI in Web</td><td>29 - 9</td><td>0.32</td></tr> </table>	TC	2x4	SFF	#2		BC	2x4	SFF	#2		Webs	2x4	SFF	Stud		J2-12	33-13	SFF	#2	29-9 30-10 31-11	Max CSI in TC PANEL	1 - 2	0.17	Max CSI in BC PANEL	1 - 22	0.11	Max CSI in Web	29 - 9	0.32	<p>Reaction Summary</p> <p>Reactions not shown: down < 400 and up < 150</p> <p>---- Reaction Summary (plf) ----</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Jnt-Jnt</td><td>React</td><td>Up</td><td>Width</td></tr> <tr><td>1- 21</td><td>118</td><td>0.40-00-00</td><td></td></tr> <tr><td>Max Horiz</td><td>=</td><td>-135 /</td><td>+135 at Joint 31</td></tr> </table> <p>Loads Summary</p> <p>This truss has been designed for the effects of an unbalanced top chord live load occurring at [20-00-00] using a 1.00 Full and 0.00 Reduced load factor.</p> <p>See Loadcase Report for loading combinations and additional details.</p>	Jnt-Jnt	React	Up	Width	1- 21	118	0.40-00-00		Max Horiz	=	-135 /	+135 at Joint 31	<p>Deflection Summary</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Truss Span</th><th>Limit</th><th>Actual (in)</th><th>Location</th></tr> <tr><td>Vect DL</td><td>L/240</td><td>L/999 (-0.00)</td><td>1-22</td></tr> <tr><td>Vect LL</td><td>L/90</td><td>L/999 (-0.00)</td><td>1-22</td></tr> <tr><td>Vect CR</td><td>L/180</td><td>L/999 (-0.01)</td><td>1-22</td></tr> <tr><td>Horiz LL</td><td>0.75in</td><td>(0.01)</td><td>@Jt21</td></tr> <tr><td>Horiz CR</td><td>1.25in</td><td>(0.01)</td><td>@Jt21</td></tr> </table>	Truss Span	Limit	Actual (in)	Location	Vect DL	L/240	L/999 (-0.00)	1-22	Vect LL	L/90	L/999 (-0.00)	1-22	Vect CR	L/180	L/999 (-0.01)	1-22	Horiz LL	0.75in	(0.01)	@Jt21	Horiz CR	1.25in	(0.01)	@Jt21	<p>Bracing Data Summary</p> <p>-----Bracing Data-----</p> <p>Chords: continuous except where shown</p> <p>----- Web Bracing ----- CLR -----</p> <p>Single: 30-10 31-11 32-12</p> <p>Continuous Restraint Bracing Req'd</p> <p>See BCSI-83 3.0</p>
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<p>Notes</p> <p>Gable webs are attached with min. 1x3 20 ga. plates. The max. rake overhang = 1/2 the truss spacing. If this truss is exposed to wind loads perpendicular to the plane of the truss, it must be braced according to a standard detail matching the wind criteria shown, or according to the Construction Documents and/or BCSI - 83.</p> <p>Plates designed for C_q at 0.85 and Rotational Tolerance of 10.0 degrees</p> <p>Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across those joints.</p> <p>Continuous Lateral Restraint (CLR) cove requires diagonal bracing per D-WEBCLRRACE. Alternatively, see D-WEBREINFORCE.</p>																																																																				

NOTICE A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the "Important Information & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc in accordance with ESR-2762. All connector plates are 20 gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "S18", which indicates a high tension 18 gauge plate.

Midwest Manufacturing
5311 Kane Road
Eau Claire, WI 54703
(715) 876-5555
midwestmanufacturing.com

TO: Planning Commission

FROM: Jerry Bohnsack

Meeting of January 9, 2024

Conditional Use Permit Application 2024-001

Applicant: Scott Hemmer

Property Address: 9131 Ossawinnamakee Road

Parcel ID: 10040831

Legal Description: Lot 15 Block 1 First Addition to Sunset Strip

Zoned: Medium Density Residential (R-2)

Code §153.032 Medium Density Residential (R-2)

Conditional Use Request:

- Construct detached accessory structure (1,400 sq. ft.) Height ____

The Property

Lot 15 Block 1 First Addition to Sunset Strip. (1969 Plat) is a 75,780 sq. ft. lot (1.739 acres) Located on North shore of Lake Ossawinnamakee. Access from Ossawinnamakee Road. Zoning of area is R-2. New residence built in 2016. Existing 10 x 16 storage shed.

Findings

Upon review of a Conditional Use application the commission needs to consider the findings as required in Section §153.119 (E). In review the commission should state whether or not the finding is acceptable towards granting the CUP, if applicable.

The following findings must be met:

- (a) The use or development is an appropriate conditional use in the land use zone

The property is zoned R-2 and the request is appropriate under Section §153.044 & §153.032.

- (b) The use or development with conditions conforms to the Comprehensive Land Use Plan.
- (c) The use with conditions is compatible with the existing neighborhood.
- (d) The use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance or prosperity of the city.

The following must be considered:

(a) The conditional use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose permitted on that property, nor substantially diminish or impair property values in the immediate vicinity;

(b) The conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area;

(c) The conditional use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community;

The use does not require any additional public infrastructure.

(d) The conditional use will have vehicular approaches to the property which are so designed as not to create traffic congestion or an interference with traffic on surrounding public thoroughfares;

The proposed use is in keeping with the residential character of the neighborhood creating nominal additional traffic flow.

(e) Adequate measures have been taken to provide sufficient off-street parking and loading space to serve the proposed use;

The use is in keeping with the residential character of the neighborhood creating nominal additional parking or loading requirements.

(f) Adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance and to control lights and signs in such a manner that no disturbance to neighboring properties will result;

The proposed use is in keeping with the residential character of the neighborhood. No commercial use of the property is proposed as a condition of the CUP.

(g) The conditional use will not result in the destruction, loss or damage of a natural, scenic or historical feature of major significance; and

(h) The conditional use will promote the prevention and control of pollution of the ground and surface waters including sedimentation and control of nutrients.

The proposed use is in keeping with the residential character of the neighborhood.

- Applicant has filed the appropriate application for CUP.
- Applicant has paid the appropriate fee for the application.
- Public notice of Conditional Use Hearing was published in the legal newspaper and all property owners within 350' were given mailed notice of said hearing.
- Public Hearing was held on Tuesday, January 9, 2024.

Staff has reviewed the following:

- Site Plan
- CUP Application
- Building Code compliance

§153.032 C-1

Accessory Structure cumulative up to 1,600 sq. ft. on Parcels 2 acres or less.

§153.032 C-3

Accessory structure in excess of 15 to 20 feet in height.

The following may be appropriate conditions for approval of C.U.P.

- 1) Applicant shall obtain Building Permit for Accessory structure.
- 2) Applicant shall comply with all setback requirements.
- 3) Siding and Roofing of principal structure and accessory structure shall be of similar materials and color.
- 4) All structures shall comply with state building code.
- 5) Height of accessory structure shall not exceed 20 feet to mid point of roof.

City of Breezy Point
Notice of Public Hearing
Tuesday, January 9, 2024, 7:00 p.m.
Breezy Point City Hall

Whom It May Concern:

Notice is hereby given that the City of Breezy Point Planning Commission / Board of Adjustment will hold a public hearing on Tuesday, January 9, 2024 at 7:00 p.m. or shortly thereafter at Breezy Point City Hall, 8319 County Road 11, to consider the following;

Conditional Use Permit Application C-24-001 Scott Hemmer 9131 Ossawinnmakee Road Breezy Point. Lot 15 Block 1 First Addition to Sunset Strip. Parcel 10040831. Construct 1440 sq. ft. accessory structure 20 feet height. Zone R-2.

A notice relative to above listed request 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 that any property owner has been missed, or that our records are not correct.

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

Jerry Bohnsack, Planner
City of Breezy Point
218-569-1003
planner@cityofbreezypointmn.us

Echo Journal
January 3, 2024