



PLANNING COMMISSION MEETING

February 11, 2025 at 6:30 PM

City Hall Council Chambers – 450 Virginia Avenue, Long Lake, MN 55356

AGENDA

1. Call to Order

The 2024 Planning Commission Chair, Roger Adams, will call the meeting to order. The Commission's selection/recommendation for 2025 Planning Commission Chair and Chair Pro-Tempore officer positions will be addressed as Agenda Item No. 6A.

2. Pledge of Allegiance

3. Approve Agenda

4. Consent Agenda

[A.](#) Approve Minutes of December 10, 2024 Planning Commission Meeting

5. Open Correspondence

NOTE: Open Correspondence is an item on the agenda during which the public may address the Planning Commission. **No formal action is taken by the Commission** and comments shall be limited to five minutes or less. *Open Correspondence comments may also be emailed to City staff by 12:00 noon on the date of the meeting.*

6. Regular Business

- A. Recommendation for Appointment of Planning Commission Chair and Chair Pro-Tempore Positions for 2025

The Planning Commission is asked to make a motion recommending their selections for Commission Chair and Chair Pro-Tempore positions in 2025, with the final appointment to be made/ratified by the City Council.

- [B.](#) Public Hearing: Planning Case #2025-01 / Long Lake Rowing Crew Conditional Use Permit (CUP) Amendment Request

7. Other Business

8. Adjourn



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
December 10, 2024**

CALL TO ORDER

The meeting was called to order at 6:30 pm by Chair Adams.

Present: Commission Members Adams, Goodsell, See, Secord, and Axelson; City Administrator Weske; City Planner Rybak, Council Liaison Feldmann, City Engineer Johnson.

Absent: None.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA

Commissioner See moved to approve the agenda as presented. Commissioner Secord seconded. Ayes: all.

CONSENT AGENDA

The Consent Agenda consisted of the following:

- A. Approve Minutes of the November 19, 2024 Planning Commission Meeting

Commissioner Secord moved to approve the Consent Agenda as presented. Commissioner See seconded. Ayes: all.

OPEN CORRESPONDENCE

No one was in attendance to address the Planning Commission during Open Correspondence.

BUSINESS ITEMS

- A. **Public Hearing: Zoning Ordinance Amendments Related to Cannabis and Lower Potency Hemp Edible Businesses**

City Planner Rybak introduced the proposed zoning ordinance amendments related to cannabis and lower potency hemp edible businesses. She noted that the Office of Cannabis Management would be handling licensing for this type of business and making decisions on eligibility. She explained that the City, based on population, was required to allow at least one cannabis retail business. The new state law would also apply to the lower potency hemp edibles which were commonly sold at smoke shops and gas stations. Within the law, the state has given the City the opportunity to create buffer zones so that cannabis businesses would have restrictions on proximity to facilities like schools, daycares, and parks. She indicated that the draft ordinance included the maximum buffers allowed, but they could be reduced or eliminated. She advised that the state will allow something called 'Temporary Cannabis

Events', but noted that nobody really knows what that will actually look like, and they would be required to follow the City's regulations for buffer areas.

Commissioner Goodsell commented that her understanding from conversations with City Clerk Moeller was that there was a limit on a certain amount of cannabis businesses by County, so if a city like Minneapolis were to populate all of the licenses, then Long Lake would not have to actually issue one.

Chair Adams asked about compliance checks and who would be doing them.

Rybak confirmed that compliance checks were required.

City Administrator Weske believed it was likely that the Police Department would handle the compliance checks like they do for liquor or tobacco sales but mentioned that there may also be a third party company that they could hire to manage this as well.

Rybak reported that the City Council had a discussion about the cannabis issue and noted that their direction had been to establish the buffer areas at the maximum allowed. She presented a map exhibit outlining the impact of the proposed buffers.

Commissioner Axelson reflected that he felt the terminology used was subjective and pointed out that at Nelson Lakeside Park, the area on the northwest corner is the disc golf area.

Chair Adams responded that area was not a park because it was considered MnDNR land.

Commissioner Axelson stated that the disc golf area was part of the park, a feature of the park, and was utilized by minors. He asked if the buffer circle touched, for example, the parking lot, if it applied to the whole facility.

Rybak replied that it would not and was just for the building. She clarified that cannabis retail would be allowed in the City's B-2 General Business District and noted that right now the buffer area would not include the disc golf area because it was debatable on whether it catered more to adults or children.

Commissioner Axelson asked if increasing the buffer area to be inclusive of the disc golf area would create a problem.

Rybak believed that it could be a problem because she did not feel that doing so would hold up in court. She explained that the City cannot completely zone or buffer a cannabis business out because the City must have a reasonable amount of places where these businesses can go. She added that they have not gotten an exact amount of what would be considered 'reasonable', but she did not think having only four properties as eligible would stand up to that test.

Commissioner Axelson observed that if they included the disc golf area, he felt it would only reduce location eligibility from one space at the strip mall.

Chair Adams responded that he did not understand the point because the City was only going to allow one cannabis-related business.

Rybak concluded that the Commission could recommend the inclusion of the disc golf area.

Commissioner See asked what Commissioner Axelson's reasoning was behind buffering the disc golf area.

Commissioner Axelson explained that it would create a more contained environment for where these businesses could possibly go.

Commissioner Goodsell voiced that what she liked Commissioner Axelson's idea to include the disc golf area in order to eliminate some areas from consideration.

The Commission discussed zoning, buffers, and where the measurement for the buffer zone would be for the disc golf area.

Commissioner See inquired about the overall purpose of the discussion and shared that her brother had a brain tumor and utilized this type of dispensary as part of his treatment.

Chair Adams clarified that they were talking about retail cannabis businesses.

Commissioner See added that that her brother used a cannabis dispensary, which was a retail business.

Chair Adams commented that he had checked out some dispensaries in Canada and found that their security was pretty intense and had a lot of cameras. From what he had witnessed, the customers don't actually touch anything and would instead talk to an employee, order what they want, and the employee would bring it to them.

Commissioner Axelson indicated that he was not too worried about a minor entering the facility, but was more focused on the proximity of people who are buying the products.

Rybak reminded the Commission that individuals would be prohibited from using the product once they exited the facility.

Chair Adams reminded the Commission that the City did not have a lot of say in this situation because the state passed a law that says that they have to allow at least one cannabis business to operate in the City.

Commissioner Axelson understood that the City could not say 'no' to the business, but did feel that they could put in some restrictions.

Chair Adams stated that he felt restricting cannabis businesses to the B-2 district would be enough of a restriction.

Rybak asked the Commission to keep in mind that the use of marijuana was currently legal in Minnesota. She added that Long Lake's proximity to Minneapolis may be a good thing because Minneapolis was opening their arms to this type of business, so it is possible that the market may get saturated by a city that actually wanted these businesses.

Commissioner Axelson asked about the buffer that goes across Highway 12 and noted that he felt that may actually be more restrictive than it should be because Highway 12 is a buffer in and of itself.

Rybak indicated that the intent had been to display the buffers from those park features like the athletic fields and the playgrounds as a measure, and a stipulation could be added that buffers would not apply if separated by Highway 12.

Commissioner Goodsell stated that she was in support of buffers and noted that she would be more comfortable if the businesses were only allowed in B-2A.

Commissioner Axelson added that he was not as worried about the industrial production, but was worried about the retail aspect.

Rybak recommended against added buffers and limiting location to the B-2A district because she did not believe that would be enough properties available to meet the law's requirements and intent. She added that she and City Attorney Thames had looked at the issue from many different angles, and what was being presented tonight was what they felt was both the most defensible and the most conducive to what the use actually was.

Commissioner Secord stated that she wanted to make sure the City would stay out of court.

Council Liaison Feldmann asked how much the retail license would cost.

Rybak recalled that there was a \$500 registration fee but wasn't sure of additional licensing costs.

Commissioner Axelson questioned whether it may be worth the Commission discussing whether Highway 12 would be a sufficient buffer so they do not have to extend it over for the industrial uses.

Council Liaison Feldmann asked if the expectation was that these businesses would have the same kind of security measures that the businesses Chair Adams had visited in Canada were employing.

Rybak outlined the recommended language in the proposed ordinance related to security measures for all cannabis businesses.

Commissioner Axelson asked if the OCM would be the ones monitoring and ensuring that cannabis businesses had all the security measures in place.

Rybak responded that the City would be requiring the security features, so when they submit a registration application, they will have to provide plans and details showing them all and noted that the City would have the ability to inspect. She asked if there was support from the Commission to add language related to Highway 12.

Following discussion, Commission members were in agreement on providing direction to Planning Consultant Rybak to include language related to Highway 12 serving as a buffer in and of itself.

Commissioner Axelson emphasized that he would also prefer to include the disc golf area within the buffer zone.

Commissioner See pointed out that the liquor store was very close to the park and asked what would be different between that and a dispensary.

Commissioner Axelson shared his viewpoint that both alcohol and marijuana were bad but, but from an underage perspective, they couldn't go back and change things for the liquor store, but they could put measures in place for the cannabis businesses.

Commissioner Goodsell noted that when she enters a liquor store, the employees seem sober and professional, but she has had a different experience when she has walked into a smoke shop.

Following discussion, the Commission reached a consensus to recommend adding the disc golf area into the buffer zone map.

Rybak explained the recommendations from staff related to the lower potency hemp edibles and reminded the Commission that these products were already being sold. She outlined the proposed amendments for the non-retail cannabis businesses.

Chair Adams opened the public hearing at 7:23 pm. There being no public comment, he closed the public hearing.

Commissioner Axelson moved to recommend the City Council adopt the proposed Zoning Ordinance amendments related to cannabis and lower potency hemp edible businesses, with the amendments as discussed, including the addition of including the disc golf target areas within the buffer zones and acknowledging that Highway 12 serves as a natural buffer. Commissioner Adams seconded. Ayes: all.

OTHER BUSINESS

A. Council Liaison Report

Council member Feldmann provided a report of recent City Council discussions and actions to update the Commission.

B. Commission Member Business

No other Commission member business was discussed.

C. Staff Business

No other staff business was discussed.

ADJOURN

Hearing no objection, Chair Adams adjourned the meeting by general consent at 7:39 pm.

Respectfully submitted,

Scott Weske
City Administrator



CITY OF
LONG LAKE

Planning Commission Agenda Report

City of Long Lake

450 Virginia Avenue, PO Box 606

Long Lake, MN 55356

MEETING DATE / February 11, 2025

SUBJECT: Public Hearing: Planning Case #2025-01 / Long Lake Rowing Crew Conditional Use Permit (CUP) Amendment Request

Prepared By: Hannah Rybak, City Planner

Report Date: 2/04/2025

Planning Commission Action

The Planning Commission should review the information in this report and the supporting information provided by the Applicant. ***Following the public hearing***, the Planning Commission should discuss the request and make a recommendation to approve or deny the requested CUP amendment. The Planning Commission should clearly state the findings of fact for its decision.

1. In the event of a recommendation for approval, the Planning Commission may refer to Exhibit A – Resolution Approving the CUP Amendment.
2. In the event of a recommendation for denial, the Planning Commission may refer to Exhibit B – Resolution Denying the CUP Amendment.

Recommended Motion Language: “Motion to recommend that the City Council adopt Exhibit A, approving OR Exhibit B, denying the requested Conditional Use Permit amendment.”

Note: The Planning Commission may amend or add to the findings of fact within either draft resolution.

Overview / Background

The Long Lake Rowing Crew (LLRC) has been operating from the Birch’s on the Lake property at 1310 Wayzata Blvd., since 2015. Operations at the property include storage of equipment and lake access. The use is allowed under an existing Conditional Use Permit. The LLRC has requested an amendment to their existing CUP to modify their hours of operation.

An ordinance amendment to allow Rowing Club Facilities as a conditional use in the B-3 District was approved in 2017. The original CUP was approved along with that, to allow the LLRC to use the subject property. An amendment to the original CUP was approved in 2019, allowing additional temporary storage racks, expanded hours of operation, and the ability to offer rowing sprints as part of Birch’s FallFest without going through the special even permitting process.

The current CUP amendment request is to expand the hours of operation for a second time. The Applicant’s narrative describes the following reasons for the request:

1. To provide additional availability for community members to try rowing
2. Provide an additional coaching session for LLRC rowers
3. Reducing the rower to coach ratio, which would increase the safety of the rowers
4. Allow rowers to be grouped by skill level, which would allow the rowing shells to be closer to the coach launch, which the LLRC states as a benefit for other lake users

Hours of Operation**Original CUP Hours (2017 CUP)**

	Mon	Tues	Wed	Thurs	Friday	Sat	Sun
<i>From</i>	8:00 am	8:00 am	8:00 am	8:00 am	None	7:00 am	None
<i>To</i>	11:00 am	11:00 am	11:00 am	11:00 am		12:00 noon	
<i>From</i>	3:30 pm	3:30 pm	3:30 pm	3:30 pm		-	
<i>To</i>	5:30 pm	5:30 pm	5:30 pm	5:30 pm		-	
Total Hours	5	5	5	5	0	5	0

Current CUP Hours (2019 CUP Amendment)

	Mon	Tues	Wed	Thurs	Friday	Sat	Sun
<i>From</i>	6:00 am	6:00 am	6:00 am	6:00 am	7:00 am	7:00 am	None
<i>To</i>	8:00 pm	8:00 pm	8:00 pm	5:30 pm	12:00 noon	12:00 noon	
Total Hours	14	14	14	11.5	5	5	0
Increase From 2017 CUP	9	9	9	6.5	5	0	-

Proposed CUP Hours (2025 CUP Amendment Request)

	Mon	Tues	Wed	Thurs *	Friday *	Sat *	Sun
<i>From</i>	6:00 am	6:00 am	6:00 am	6:00 am	<i>6:00 am</i>	<i>6:00 am</i>	None
<i>To</i>	8:00 pm	8:00 pm	8:00 pm	<i>8:00 pm</i>	<i>5:30 pm</i>	12:00 noon	
Total Hours	14	14	14	14	11.5	6	0
Increase From 2019 CUP Amend.	0	0	0	2.5	6.5	1	-

* The proposed/requested CUP amendment would expand the LLRC's operational hours on Thursdays, Fridays, and Saturdays, as noted in bold and italicized above.

Existing CUP Conditions

1. Up to no more than seven (7) racks for storage of boats and oars may be located on the north and east sides of the building for the storage of rowing boats and oars. No equipment may be stored within the bluff impact zone. No exterior storage of any other equipment is permitted on the property.
2. All storage and collection of solid waste shall be in compliance with City Code.
3. No noise amplification equipment shall be used by the Long Lake Rowing Crew.

4. The applicant shall provide a copy of an insurance certificate indemnifying or holding the City harmless from any future claims that may occur on the property prior to any rowing activities taking place on the property.
5. The dock and boat lift must be in compliance with MnDNR standards and shall be limited to four slips. No slides are permitted on the shoreline.
6. The applicant is responsible for any other permits required by other jurisdictions.
7. The conditional use will be operated in compliance with all other Federal, State and local laws, rules and regulations.
8. The property shall be reasonably maintained and kept in a neat condition. When not in use, all boats and oars shall be stored on the equipment racks. At no time shall there be any uncontained garbage on the property.
9. No major boat maintenance activities are permitted on the property.
10. The Long Lake Rowing Crew and its facilities shall be in continual compliance with all MnDNR requirements.
11. The applicant shall maintain the site in compliance with all representations listed in the Land Use Applications dated February 13, 2019, contained in the Staff Report dated March 12, 2019, as presented at the March 12, 2019 Planning Commission meeting, and as presented and agreed to during the March 19, 2019 City Council Meeting.
12. No more than two (2) motorized boats may be used by the Long Lake Rowing Crew at any time on Long Lake.
13. Use of the property and Long Lake for rowing club purposes shall be limited to Monday through Thursday, 6:00 am to 5:30 pm; Fridays and Saturdays, 7:00 am to 12:00 noon; and up to three weekday evenings per week from 5:30 pm to 8:00 pm. These hours would be permissible from ice out/April 1 to November 15, annually, subject to the applicant meeting jurisdictional permit requirements for annual rowing club organizational usage of Long Lake.
14. Any events or regattas hosted by the Long Lake Rowing Crew must go through the proper special event permitting process and obtain all required permits, with the exception of Birch's FallFest where the Long Lake Rowing Crew would be permitted to offer rowing sprints races for no more than a two (2) hour period on the event day without a special event permit.

Findings Necessary to Approve a CUP Amendment

1. Will not endanger, injure or detrimentally affect the use and enjoyment of other property in the immediate vicinity or the public health, safety, morals, comfort, convenience or general welfare of the neighborhood or the City.
2. Will be consistent with the comprehensive plan.
3. Will not impede the normal and orderly development and improvement of surrounding vacant property.
4. Will be served adequately by and will not adversely affect essential public facilities and services including streets, police and fire protection, drainage, refuse disposal, water and sewer systems, parks and schools; and will not, in particular, create traffic congestion or interference with traffic on adjacent and neighboring public thoroughfares.
5. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons or property because of excessive traffic, noise, smoke, fumes, glare, odors, dust or vibrations.
6. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.
7. Will fully comply with all other requirements of the City's Code of Ordinances, including any applicable requirements and standards for the issuance of a license or permit to establish and operate the proposed use in the City Of Long Lake.

Questions to Consider

1. Is the LLRC currently in compliance with all conditions of the existing CUP?
2. Is there adequate parking at the property to serve the expanded evening hours on Thursdays and Fridays? (The expanded afternoon/evening hours coincide with peak restaurant hours).
3. Will the expanded hours have a negative impact on neighboring property owners?

Supporting Information

- Exhibit A: Draft Resolution Approving the CUP Amendment
- Exhibit B: Draft Resolution Denying the CUP Amendment
- Exhibit C: Application Packet



**City Council
Resolution No. 2025-DRAFT**

A RESOLUTION **APPROVING AN AMENDMENT TO A CONDITIONAL USE PERMIT TO ALLOW ROWING CREW FACILITIES FOR THE LONG LAKE ROWING CREW ON PROPERTY LOCATED AT 1310 WAYZATA BOULEVARD WEST**

WHEREAS, Amy Johnson, on behalf of the Long Lake Rowing Crew, has submitted a land use application for an amendment to the existing Conditional Use Permit to expand the hours of operation for the Rowing Club Facilities on property located at 1310 West Wayzata Boulevard; and

WHEREAS, the property is owned by Hunt Greene LLC and is legally described as follows:

Lots 1, Block 1, Lake Shore Addition, Long Lake, Minnesota

WHEREAS, the subject property is located in the B-3 Lakeshore Business district, where Rowing Club Facilities are a conditional use; and

WHEREAS, the Long Lake Rowing Club currently holds a Conditional Use Permit for rowing facilities which was approved by the City Council on January 17, 2017, and amended on March 19, 2019; and

WHEREAS, on February 11, 2025 the Planning Commission held a public hearing, reviewed the staff report and considered the land use application and recommended that the City Council approve the requested amendment to the Conditional Use Permit; and

WHEREAS, based upon the information presented in the staff report, the public hearing comments, the Planning Commission discussion held on February 11, 2025 as documented in the minutes, and the City Council staff report dated February 12, 2025, by majority vote the City Council finds:

The proposed land use application and supporting information for a Conditional Use Permit amendment to allow expanded hours for the Rowing Club Facilities on property located at 1310 West Wayzata Boulevard meets the standards contained within the Zoning Ordinance, Section 28 Conditional Uses, Subd. 2, based on the following findings:

1. The proposed use will not endanger, injure or detrimentally affect the use and enjoyment of other property in the immediate vicinity or the public health, safety, morals, comfort, convenience or general welfare of the neighborhood or the City.
2. The proposed use will be consistent with the comprehensive plan.
3. The proposed use will not impede the normal and orderly development and improvement of surrounding vacant property.
4. The proposed use will be served adequately by and will not adversely affect essential public facilities and services including streets, police and fire protection, drainage, refuse disposal, water and sewer systems, parks and schools; and will not, in particular, create traffic congestion or interference with traffic on adjacent and neighboring public thoroughfares.
5. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons or property because of excessive traffic, noise, smoke, fumes, glare, odors, dust or vibrations.

6. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.
7. The proposed use will fully comply with all other requirements of the City's Code of Ordinances, including any applicable requirements and standards for the issuance of a license or permit to establish and operate the proposed use in the City of Long Lake.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Long Lake hereby approves a Conditional Use Permit amendment for expanded hours of operation for Rowing Club Facilities on property located at 1310 West Wayzata Boulevard based on the above-referenced findings, and subject to the following conditions.

1. No more than seven (7) racks for storage of boats and oars may be located on the north and east sides of the building for the storage of rowing boats and oars. No equipment may be stored within the bluff impact zone. No exterior storage of any other equipment is permitted on the property.
2. All storage and collection of solid waste shall be in compliance with City Code.
3. No noise amplification equipment shall be used by the Long Lake Rowing Crew.
4. The applicant shall provide a copy of an insurance certificate indemnifying or holding the City harmless from any future claims that may occur on the property prior to any rowing activities taking place on the property.
5. The dock and boat lift must be in compliance with MnDNR standards and shall be limited to four slips. No slides are permitted on the shoreline.
6. The applicant is responsible for securing any and all other permits required by other jurisdictions.
7. The conditional use will be operated in compliance with all other Federal, State and local laws, rules and regulations.
8. The property shall be reasonably maintained and kept in a neat condition. When not in use, all boats and oars shall be stored on the equipment racks. At no time shall there be any uncontained garbage on the property.
9. No major boat maintenance activities are permitted on the property.
10. The Long Lake Rowing Crew and its facilities shall be in continual compliance with all MnDNR requirements.
11. The applicant shall maintain the site in compliance with all representations listed in the Land Use Applications dated February 13, 2019, contained in the Staff Report dated March 12, 2019, as presented at the March 12, 2019 Planning Commission meeting, and as presented and agreed to during the March 19, 2019 City Council Meeting
12. No more than two (2) motorized boats may be used by the Long Lake Rowing Crew at any time on Long Lake.
13. Use of the property and Long Lake for rowing club purposes shall be limited to Monday through Thursday, 6:00 am to 8:00 pm; Fridays, 6:00 am to 5:30 pm; and Saturdays, 6:00 am to 12:00 noon. These hours would be permissible from ice out/April 1 to November 15, annually, subject to the applicant meeting all jurisdictional permit requirements for annual rowing club organizational usage of Long Lake.

14. Any events or regattas hosted by the Long Lake Rowing Crew must go through the proper special event permitting process and obtain all required permits, with the exception of Birch's FallFest where the Long Lake Rowing Crew would be permitted to offer rowing sprints races for no more than a two (2) hour period on the event day without a special event permit.

Adopted by the City Council of the City of Long Lake this 18th day of February 2025.

BY:

Charlie Miner, Mayor

ATTEST:

Jeanette Moeller, City Clerk



**City Council
Resolution No. 2025-DRAFT**

A RESOLUTION **DENYING AN AMENDMENT TO A CONDITIONAL USE PERMIT TO ALLOW ROWING CREW FACILITIES FOR THE LONG LAKE ROWING CREW ON PROPERTY LOCATED AT 1310 WAYZATA BOULEVARD WEST**

WHEREAS, Amy Johnson, on behalf of the Long Lake Rowing Crew, has submitted a land use application for an amendment to the existing Conditional Use Permit to expand the hours of operation for the Rowing Club Facilities on property located at 1310 West Wayzata Boulevard; and

WHEREAS, the property is owned by Hunt Greene LLC and is legally described as follows:

Lots 1, Block 1, Lake Shore Addition, Long Lake, Minnesota

WHEREAS, the subject property is located in the B-3 Lakeshore Business district, where Rowing Club Facilities are a conditional use; and

WHEREAS, the Long Lake Rowing Club currently holds a Conditional Use Permit for rowing facilities which was approved by the City Council on January 17, 2017, and amended on March 19, 2019; and

WHEREAS, on February 11, 2025 the Planning Commission held a public hearing, reviewed the staff report and considered the land use application and recommended that the City Council deny the requested amendment to the Conditional Use Permit; and

WHEREAS, based upon the information presented in the staff report, the public hearing comments, the Planning Commission discussion held on February 11, 2025 as documented in the minutes, and the City Council staff report dated February 12, 2025, by majority vote the City Council finds:

The proposed land use application and supporting information for a Conditional Use Permit amendment to allow expanded hours for the Rowing Club Facilities on property located at 1310 West Wayzata Boulevard does not meet the standards contained within the Zoning Ordinance, Section 28 Conditional Uses, Subd. 2, based on the following findings:

1. The proposed expanded hours will detrimentally affect the use and enjoyment of other property in the immediate vicinity.
2. The proposed expanded hours will involve activities of operation that will be detrimental to nearby persons because of lake traffic and noise associated with the rowing use of the property.

3. The proposed expanded hours do not comply with all other requirements of the City's Code of Ordinances. Specifically, the intensified use will result in off-street parking deficiencies on the subject property. Many of the proposed expanded hours are in conflict with the peak restaurant use hours on the subject property. The restaurant use is experiencing parking shortages without this conflict and the proposed use will exacerbate this problem.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Long Lake hereby denies the Applicant's request for approval of a Conditional Use Permit amendment for expanded hours of operation for Rowing Club Facilities on property located at 1310 West Wayzata Boulevard.

Adopted by the City Council of the City of Long Lake this 18th day of February 2025.

BY:

Charlie Miner, Mayor

ATTEST:

Jeanette Moeller, City Clerk



2025 Land Use Application

CITY OF LONG LAKE
450 Virginia Avenue
MAIL TO: PO Box 606
Long Lake, MN 55356
Phone / 952.473.6961

Escrow Deposit: \$ 1,500.00
Date Paid: 11/10/25
☒ Check # 1000800392
☐ Cash Receipt # _____

FOR OFFICE USE ONLY

Planning Case #:

Section 6B.

2025-01

Application Fee: \$ 500.00
Date Paid: 11/11/25
☒ Check # 16153
☐ Cash Receipt # _____

PROPERTY INFORMATION

Address of Property Involved: 1310 Wayzata Blvd, Long Lake, MN

Property Identification Number: 35-118-23-31-0062

Current Zoning: Commercial

Legal Description of Property: Lot 1 Block 1 Lakeshore Addition Long Lake

Property Owner Name: Hunt Greene, LLC

Property Owner Mailing Address: PO Box 307

City, State, Zip: Long Lake, MN 55356

APPLICANT INFORMATION

Full Name: Long Lake Rowing Crew - Amy Johnson

Daytime Phone: (612) 850-3192

Fax: n/a

Email Address: llrc@longlakerowing.org

Street Address: 1310 Wayzata Blvd / PO Box 591

City, State, Zip: Long Lake, MN 55356

TYPE OF REQUEST (Check All That Apply)

Zoning:

- ☒ Conditional Use Permit
☐ Zoning Amendment (Rezoning or Text)
☐ Variance
☐ Change to Nonconforming Use or Structure
☐ PUD Master Development Plan or Concept Plan
☐ Final Site and Building Plan Review
☐ Interim Use Zoning Amendment/Permit

Subdivision:

- ☐ Preliminary or
☐ Final Plat
☐ Minor Subdivision
(6 lots or less)
☐ Major Subdivision
(more than 6 lots)

Other:

- ☐ Comprehensive Plan Amendment
☐ Sign Variance
☐ Informal Concept Review (PC)
☐ Village Design Guidelines Review
☐ _____

All applications must be accompanied by the Submittal Information for the specific type of request and the required list of items.

Description of Request: amend existing CUP to modify hours of operation (see attached narrative)

AGENDA DEADLINE & MEETING SCHEDULE

All regularly scheduled Planning Commission and City Council meetings are held in the City Hall Council Chambers beginning at 6:30 pm. The Planning Commission regularly meets on the second Tuesday of each month, and the City Council regularly meets on the first and third Tuesday of each month. Meeting dates may be subject to change due to member availability, holidays, election dates, or other conflicts that may arise during the calendar year.

APPLICANT ACKNOWLEDGMENT & SIGNATURE

With my signature below, I acknowledge that I have read, understand, and agree to all of the information listed in the Long Lake Land Use Application and fully understand and agree that I am responsible for all costs, including, without limitation, any consultant fees incurred by the City related to the processing and review of this application through completion and final inspection of any improvements, consistent with the 'Payment of Fees and Escrow Requirements' section above. I agree that if additional fees are required to cover costs incurred by the City, the City Administrator has the right to require additional payment from one or more of the undersigned, who shall be jointly and severally liable for such fees. I further understand and agree that if timely payment is not made, the application process may be terminated and the application denied for failure to reimburse the City for costs incurred. I also understand and agree that, in the event of non-payment of fees or costs related to this application or the project herein contemplated, the City may approve a special assessment against my property to recover the same and I hereby specifically waive any and all right to appeal said assessment pursuant to Minnesota Statute 429.

I, the undersigned, certify that the information on this application, to the best of my knowledge, is true and correct.

X Signature of Applicant Amy Johnson LLRC **Date** 1/7/25
Director

Is applicant also the owner of the properties involved in this application? ☐ YES ☒ NO

PROPERTY OWNER SIGNATURE

I am the owner of the property or properties involved in this application, and consent to the applicant making a Land Use Application.

X Signature of Property Owner Hunt Greene LLC **Date** 1/9/25

Long Lake Rowing Crew – request to amend CUP - 2025

The Long Lake Rowing Crew (LLRC) seeks to amend our existing CUP to modify the hours of operation. This would: 1) provide additional availability for community members to try rowing, and 2) provide an additional coaching session for LLRC rowers, which could reduce the rowers/coach ratio (increasing safety of rowers).

LLRC celebrated our 10th anniversary this past summer and we have appreciated the support of the Long Lake community for the past 11 seasons, including the Long Lake City Council and city officials.

LLRC brings a special lifelong recreational activity to the shores of Long Lake and provides this opportunity to local residents right in their back yard. We have shared this unique sport with 100's of people over the years, inspiring and leading high school athletes (Juniors) to attend and row competitively at top tier D1 universities. LLRC also provides this recreational activity for adult rowers (Masters), helping them maintain their health, even when faced with chronic illness and disease such as Parkinson's and Diabetes. In short, people of all ages and backgrounds are incredibly grateful for the opportunity to row on the lovely waters of Long Lake.

Ever since LLRC began in 2014 we have strived to be a supportive partner in the community as well as being a good steward of the waters of Long Lake. Our rowers consistently help with community projects such as painting Nelson Park picnic tables & fishing pier, assisting the Lions with their annual Snowball Open fundraising event, bi-weekly clean up and watering at Union Cemetery, helping the Long Lake Water Association with their water quality improvement initiatives, participating in the LLFD's annual parade, local trash pick-up, and others. Also, rowing is a quiet activity that is not detrimental to the lake or other lake users.

To achieve items 1 and 2 above we are looking to amend the hours of operation as follows:

Proposed CUP hours:

Mon-Thurs: 6am - 8pm

Fri: 6am - 5:30pm

Sat: 6am - 12 noon

Sun: none

Current CUP hours:

Mon-Wed: 6am - 8:00 pm

Thurs: 6am - 5:30pm

Friday 7am - 12 noon

Sat 7am - 12 noon.

Sun: none

Please note:

- 1) There are no organized rowing groups on the lake for many of the mid-day/afternoon hours of operation; these hours have been included to provide availability for periodic community education lessons.
- 2) There are no organized rowing groups on the lake Friday evenings, Saturday afternoons and evenings, all day Sunday, as well as many weekends during the summer when LLRC is out of town at regattas.
- 3) There are no organized rowing groups on the lake Memorial Day, 4th of July, or Labor Day.
- 4) The hours of operation are from ice out/April 1 to November 15, annually, subject to LLRC meeting jurisdictional permit requirements.

Safety continues to be LLRC's primary focus. MN DNR boating and safety rules are followed closely and rowers wear high visibility apparel. Coaches strive to keep rowers close to their safety launch and utilize a consistent route on the lake to provide predictable open water for other lake users. The modified hours of operation will allow rowers to be more readily grouped by skill level which will be safer for rowers because the rowing shells will be closer to the coach launch (which is also beneficial for other lake users).

Long Lake Rowing Crew – Land Use Application Requesting Amendment to CUP (Operating Hours Only)

Breakdown of Current v. Proposed CUP Hours

Current CUP Hours

	Mon	Tues	Wed	Thurs	Friday	Sat	Sun
<i>From</i>	6:00 am	6:00 am	6:00 am	6:00 am	7:00 am	7:00 am	None
<i>To</i>	8:00 pm	8:00 pm	8:00 pm	5:30 pm	12:00 noon	12:00 noon	None

PROPOSED CUP HOURS

	Mon	Tues	Wed	Thurs *	Friday *	Sat *	Sun
<i>From</i>	6:00 am	6:00 am	6:00 am	6:00 am	<i>6:00 am</i>	<i>6:00 am</i>	None
<i>To</i>	8:00 pm	8:00 pm	8:00 pm	<i>8:00 pm</i>	<i>5:30 pm</i>	12:00 noon	None

* The proposed/requested CUP amendment would expand the LLRC's operational hours on Thursdays, Fridays, and Saturdays, as noted in bold and italicized above.