

Breezy Point Planning Commission/Board of Adjustment

**August 8, 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 Joe Ayers, Lee Brisbin, Roger Theis, Marcy Weaver, and Teddy Zierden; City Planner Jerry Bohnsack, Administrator Clerk David Chanski, and Deputy Clerk Deb Runksmeier.

Approval of Agenda

Motion Theis/Zierden to approve Agenda, Motion Carried 5-0

Approval of 7/12/2023 regular meeting

Motion Theis/Zierden to approve the minutes as written, Motion carried 5-0.

City Council Liaison Report

Administrator Chanski reported on the August 1 council workshop and the August 7 city council meeting.

Open Forum

No one spoke

Public Hearing – Rezoning Petition (Application) Whitebirch, Inc. Rezone property presently Zoned R-1 and RC to R-4.

OUTLOT A, LOT 1, LOT 2, and LOT 3, BLOCK ONE, WHITEBIRCH VISTA, according to the record plat thereof, Crow Wing County, Minnesota. AND That part of OUTLOT E, WHITEBIRCH SEVEN, according to the record plat thereof, Crow Wing County, Minnesota described as follows; Commencing at the Southwest corner of Block 3, said plat; Thence North 21 degrees 42 minutes 41 seconds West, assumed bearing along the westerly line of said Block 3, a distance of 1355.00 feet to an angle point thereon; thence North 44 degrees 18 minutes 38 seconds East 121.41 feet to the Southwesterly Right of Way line of County State Aid Highway Number 11 as platted; thence North 45 degrees 41 minutes 22 seconds West along said Right of Way line 350.00 feet to the Point of Beginning of the tract to be herein described; thence South 44 degrees 18 minutes 38 seconds West 150.41 feet; thence North 45 degrees 41 minutes 22 seconds West 150.55 feet to the easterly line of Whitebirch Vista, according to the record plat thereof said County; thence northeasterly along said easterly line 150.41 feet to said westerly Right of Way line; thence South 45 degrees 41 minutes 22 seconds East 150.55 feet to the Point of Beginning.

The Public hearing was opened by Chairperson Weaver.

Mr. David Landecker representing Whitebirch, Inc. reviewed the request to rezone to facilitate construction of 4 – Twin Home Units. Similar to units in Whitebirch Village. Mr. Landecker further reviewed plans to extend municipal sewer to the Chickasaw Circle Cul-de-sac.

Planner Bohnsack reviewed the staff report.

Mr. Roger Jensen 7841 Chickasaw Circle and Mr. Jamie Hukriede 7778 Chickasaw Circle reviewed concerns with the commission:

- 1) Safety of Intersection County Road 11 and Ouray Drive
- 2) Number of Units proposed
- 3) Sewer extension – timing and expense
- 4) Rental vs. Ownership

Chairperson Weaver Closed the Public Hearing.

Motion Ayers/Zierden to Recommend Rezoning of the following described property R-1 and RC to R-4.

OUTLOT A, LOT 1, LOT 2, and LOT 3, BLOCK ONE, WHITEBIRCH VISTA, according to the record plat thereof, Crow Wing County, Minnesota. AND

That part of OUTLOT E, WHITEBIRCH SEVEN, according to the record plat thereof, Crow Wing County, Minnesota described as follows; Commencing at the Southwest corner of Block 3, said plat; Thence North 21 degrees 42 minutes 41 seconds West, assumed bearing along the westerly line of said Block 3, a distance of 1355.00 feet to an angle point thereon; thence North 44 degrees 18 minutes 38 seconds East 121.41 feet to the Southwesterly Right of Way line of County State Aid Highway Number 11 as platted; thence North 45 degrees 41 minutes 22 seconds West along said Right of Way line 350.00 feet to the Point of Beginning of the tract to be herein described; thence South 44 degrees 18 minutes 38 seconds West 150.41 feet; thence North 45 degrees 41 minutes 22 seconds West 150.55 feet to the easterly line of Whitebirch Vista, according to the record plat thereof said County; thence northeasterly along said easterly line 150.41 feet to said westerly Right of Way line; thence South 45 degrees 41 minutes 22 seconds East 150.55 feet to the Point of Beginning.

There being no further business the meeting adjourned at 7:39 p.m.

Submitted by Jerry Bohnsack
City Planner