

TO: Planning Commission

FROM: Jerry Bohnsack

Meeting of June 9, 2026

**Conditional Use Application C-26-006**

Applicant: Barry and Becky Mosbrucker

Property Address: 11180 Old County Road 39 Breezy Point MN 56472

Property ID: 10020727

Legal Desc: PT OF LOT 4 BLOCK 1 LYING W'LY OF FOL DESC LINE: COMM AT SE COR OF SD LOT 4 & ASSM E LINE THEREOF BEARS N 0D 24'31"E THEN N 78D

Zoned: R-2

City Code: 153.032 Medium Density Residential R-2

Conditional Use Request:

- Construct a detached accessory structure up to 1600 sq. ft. 15-20' in height

Applicant has submitted an application for a Conditional Use Permit to construct detached accessory structure up to 1600 sq. ft. and up to 20 ft. in height. Property is zoned R-2

The existing property is 1.95 acres. Parcel south shore Lake Ossawinnamakee. The property currently hosts a dwelling with attached garage. The lots are proposed to be consolidated.

**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.

- (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 promote and preserve the Northwoods character of the community;

(e) 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.

(f) 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.

(g) 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.

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

Not Applicable

(i) 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, June 9, 2026.

Staff has reviewed the following:

- Site Plan
- CUP Application
- Building Code compliance

153.032, C-1

Accessory Structure cumulative up to 1600 sq ft on parcels less than 2 acres.

153.032, C-3

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

Accessory Structure is an appropriate Conditional Use in R-2 Zone.

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

- 1) Applicant shall obtain Building Permit for Principal and Accessory structure.

- 2) Applicant shall comply with all setback requirements.
- 3) Siding and Roofing of principal structure and accessory structure shall be of similar material.
- 4) All structures shall comply with state building code.
- 5) Height accessory structure shall not exceed 20 feet.
- 6) Accessory structure shall not exceed 1600 sq. ft.
- 7) Other.