

**Breezy Point Planning Commission/
Board of Adjustment
May 12, 2026, 6:30 p.m.
Meeting Minutes**

The Planning Commission Board of Adjustment meeting was called to order on Tuesday, May 12, 2026, at 6:30 PM by Commission Marcy Weaver.

The Pledge of Allegiance was recited by all in attendance.

City Planner Jerry Bohnsack conducted the roll call. Planning Commissioners Joe Ayers, Lee Brisbin, Roger Theis, Marcy Weaver, and Teddy Zierden were present. Staff present included Planner Jerry Bohnsack and City Clerk Deb Runksmeier.

Open Forum

The chairperson opened the forum for public comment on topics not on the agenda. No members of the public approached the podium to speak, so the open forum was closed.

Approval Of Minutes

April 14, 2026 Planning Commission / Board of Adjustment Meeting Minutes

Motion: Commissioner Brisbin moved to approve the April 14, 2026 Planning Commission / Board of Adjustment Meeting Minutes. Motion was seconded by Commissioner Theis. Motion carried 5-0.

Public Hearing - Conditional Use Application C-26-004 Christopher Cullen 8156 County Road 11 Breezy Point, MN. Parcel 10161853.

Open Public Hearing was opened

The public hearing was opened for Conditional Use Application C-26-004 at 6:32 p.m.

Applicant Presentation

Christopher Cullen of 31310 Summer Drive, Breezy Point presented his application to construct two 100-foot by 10-foot mini storage units. Cullen explained that the project would provide substantial parking and turnaround area with approximately 40 feet between the two units, ensuring adequate space for vehicles without impacting the neighborhood. He noted that the project fits well with the surrounding area, particularly the airport hangars that are primarily used for storage.

Cullen stated that construction would follow all Minnesota building standards using thickened edge slabs and 2x4 framing with a single slope roof design. The colors would match his existing office building to maintain aesthetic consistency. He planned to extend his sprinkler system and plant maple trees to enhance the appearance.

Regarding signage, Cullen indicated he would comply with city ordinances and focus any signage primarily on his real estate business rather than the mini storage units. He mentioned possibly using a small sign with a phone number or website, or a QR code for access.

For lighting, Cullen planned outdoor lighting and security cameras for monitoring, though the storage buildings themselves would not be wired for electricity. When asked about controlled access, he explained his phased approach - starting with one building to test demand, then potentially adding fencing and gated entry in the future within the two-year conditional use permit timeframe.

Cullen confirmed his plan for 10 doors (10x10 units) instead of the 5 shown on the initial plan, with doors to be white or gray rather than orange. For drainage, he planned to install French drains on the east and west sides of the property to manage surface water runoff, even though the area is primarily sand.

Staff Review

City Planner Jerry Bohnsack presented the comprehensive review of Conditional Use Application C-26-004 for Christopher Cullen's property at 8156 County Road 11. The property is zoned commercial, and the current impervious coverage is 22.9 percent, with the proposed coverage increasing to 45.9 percent.

Bohnsack outlined the required findings under section 153.119(e) that must be met for approval, including that the use is appropriate for the commercial zone, conforms to the comprehensive land use plan, is compatible with the existing neighborhood, and would not be detrimental to public health, safety, or welfare.

Staff confirmed that proper application procedures were followed, fees were paid, and public notice was provided to property owners within 350 feet. Storage units for rental are identified as an appropriate conditional use in the commercial zone under section 153.04(c)(24).

Bohnsack recommended the following conditions for approval: obtaining building permits, compliance with setback requirements, matching siding and roofing to the existing real estate office, compliance with state building code, and surface water collection and treatment on-site.

Commissioner Theis requested clarification on water treatment plans, and staff indicated they would require submission of plans to be reviewed by the city engineer. Theis also suggested adding a condition requiring overhead doors to be white or gray rather than orange.

Public Input

The chairperson opened the floor for public input. No members of the public came forward to speak, so public input was closed.

Close Public Hearing

The public hearing was formally closed at 6:49 p.m.

Official Action CUP-26-004

The commission discussed additional conditions beyond staff recommendations. They considered adding requirements for natural tone colors for overhead doors and provisions for a tree line to maintain northwoods character. There was discussion about the specificity needed for tree requirements and enforcement challenges.

Cullen confirmed his intention to plant maple trees for aesthetic purposes and noted that existing trees on the north side toward the hangars were mostly scraggly jack pines that might need removal.

Motion: Commissioner Weaver moved to approve the conditional use permit 26-004 with condition stated as Applicant shall obtain Building Permit for Storage structures, Applicant shall comply with all setback requirements, Siding and Roofing of rental structures shall match real estate office, Structures shall comply with state Building Code. surface water shall be collected and treated on-site with a plan to be provided and reviewed along with the building permit application, overhead doors to be of a natural tone color, and require creation of a tree line to maintain northwoods character, ideally maple trees. Motion was seconded by Ayers. motion passed 5-0.

Staff Reports

Staff reported on the home business issue that has involved attorneys and multiple conversations.

Discussion occurred about the job posting for a planning and zoning position, which had been reposted after initial interviews. The timeline for planning commissioner and council rate adjustments was indicated to be June or July.

Commissioner Reports

No specific commissioner reports were presented.

Adjourn

The meeting was adjourned at 6:56 p.m.