

**Breezy Point Planning Commission/  
Board of Adjustment  
August 12, 2025  
Regular Meeting Minutes**

## Call to Order

The Planning Commission Board of Adjustment meeting was called to order on Tuesday, August 12, 2025, at 6:30 PM.

## Pledge of Allegiance

The Pledge of Allegiance was recited.

## Roll Call

City Planner Jerry Bohnsack conducted the roll call. Joe Ayers, Lee Brisbin, Marcy Weaver, and Teddy Zierden were present. Roger Theis was absent. Staff present included Administrator Allie Polsfuss, Planner Jerry Bohnsack, and Deputy Clerk Deb Runksmeier.

The Chair Weaver welcomed the new city administrator Allie Polsfuss to her first planning and zoning meeting. It was also noted that Jerry Bohnsack had officially agreed to stay on with planning and zoning.

## Open Forum

No one from the public spoke.

## Approval of Minutes June 10, 2025 Minutes

The minutes from the June 10, 2025 meeting were presented for approval.

*A motion was made by Joe Ayers to approve the June 10, 2025 minutes. The motion was seconded by Lee Brisbin. The motion was approved unanimously.*

## **Public Hearing - Conditional Use Application C-25-002 Whitebirch, Inc. to Construct Social Club and Golf Cart Storage structures. Location existing Traditional Golf Course.**

Open Public Hearing at 7:00 pm

The Chair opened the public hearing for the conditional use application C-25-002.

David Landecker, representing Whitebirch Inc., presented the Conditional Use permit application. He outlined the main components of the project:

- A 6,600 square foot building with 3 levels, including both indoor and outdoor seating for about 216 individuals.
- The facility will include a bar and restaurant, serving two golf courses.
- A putting course and pickleball courts are planned for the south end of the parking area.
- Two golf cart barns will be constructed to house golf carts for different uses.
- Landscaping will include berms and screening around the parking area to minimize light disturbance.
- A shared cart path will be available for both the project and public use.
- A lighting plan for the short course north of the clubhouse.
- A right turn lane will be constructed at the entrance from County Road 4.

Landecker emphasized that the project aims to accommodate various needs, including social events, golf course service, and parking requirements.

## Staff Review

Bohnsack presented the findings required for the conditional use application. He outlined the following points:

- The property is zoned resort commercial, and the request is appropriate under section 153.039.
- The use conforms to the comprehensive land use plan.
- The use is compatible with the existing neighborhood.
- The use would not be injurious to public health, safety, welfare, and other factors.

Bohnsack also suggested potential conditions for approval, including obtaining necessary permits, complying with zoning requirements, and addressing lighting and water management issues.

## Public Input was opened by Chair Weaver at 7:00 pm

Casey McChesney, property owner at 8729 Bluebird Lane, expressed concerns about the project:

- The size and nature of the "social club," which he viewed as potentially being the largest bar in the area.
- The impact of lighting on surrounding properties.
- Noise concerns from potential live music and events.
- The hours of operation for the golf course lighting.

He suggested additional conditions, including specific hours of operation, a detailed lighting plan, restrictions on concerts, and annual reviews of the conditional use permit.

Paul Gerdes, president of the board chair for the Waldenheim Condo Association at 8890 Breezy Point Drive, requested more details about landscaping between the parking lot and adjacent properties.

Richard Burbach, property owner at 29582 Poplar Drive near the seventeenth fairway, inquired about the future look of the golf course and the status of the pickleball courts.

## Closed Public Hearing at 7:36 pm

Eric Hart, the general manager of Breezy Point Resort, addressed some of the concerns raised:

- Clarified that the clubhouse would be smaller than other resort buildings due to one story being underground.
- Explained that the resort operates under a noise ordinance of 10:30 PM.
- Detailed the lighting plan and operation hours for the golf course.
- Described winter uses for the facility, including potential sledding and skating areas.

The commission discussed the findings and conditions for the conditional use permit. They agreed to add conditions regarding the annual review of the permit starting in 2028 and specifying lighting operation hours.

## Official Action CUP-25-002

*Motion by Marcy Weaver to approve the conditional use permit with conditions 1 through 10 as presented, with the addition of specifying a start time of 9 PM for lighting with the last lights going out at 11:30 PM, and adding condition 11 that the conditional use permit be reviewed annually starting in 2028 prior to the start of the season. The motion was seconded by Teddy Zierden. The motion passed 4-0*

## Whitebirch Inc - Presentation Introduction of Planned Improvement to Breezy Point Marina Area.

David Landecker presented plans for improvements to the Breezy Point Marina area. Key points included:

- Upgrading the boat ramp to a proper two-lane launch.
- Implementing a stormwater management plan to protect the shoreline.
- Renovating the existing boathouse and dock system.
- Creating a green space with pollinator-friendly plants.
- Reducing impervious coverage slightly.

The total project cost was estimated at nearly half a million dollars. David sought guidance on the permitting process, given that they already had DNR approval for various aspects of the project.

Jerry viewed the project as a rehabilitation of an existing area and suggested it could likely be handled with an over-the-counter permit, given that impervious coverage was being reduced.

The commission expressed support for the project, particularly its environmental considerations.

## Scott Vee Request to Un-Consolidate Lots 17 & 18 Block 2 Breezy Point Estates. SW Intersection of North Drive and N Lakeview Drive Request to Separate Lot Consolidation

Scott Vee presented his request to un-consolidate lots 17 and 18 in Block 2 of Breezy Point Estates. He explained:

- The lots were combined 30 years ago by a previous owner.
- He intends to sell lot 17 and retain lot 18.
- There is a non-conforming garage on lot 17 that would need to be removed.
- The garage on lot 18 has a 22-foot driveway from the street, which would require an after-the-fact variance.

The commission discussed the potential issues, including:

- The need for a survey to confirm setbacks and property lines.
- The importance of removing the non-conforming garage on lot 17 prior to sale.
- The existing garage on lot 18 being too close to the street, but potentially eligible for a variance due to existing conditions.

The commission advised Mr. Vee to proceed with getting a survey if he felt confident about the setbacks, and to ensure the removal of the non-conforming garage on lot 17 prior to any sale.

### Variance Information

Bohnsack provided reading material on variance considerations for the commission. He emphasized the importance of having concrete reasons for granting variances beyond simply wanting something. The commission discussed the challenges of dealing with variances, particularly for properties developed in earlier decades.

### Adjourn

The meeting was adjourned at 8:00 PM.