

**Breezy Point Planning Commission/  
Board of Adjustment  
April 14, 2026 – 6:30 p.m.  
Meeting minutes**

The Planning Commission Board of Adjustment meeting was called to order on Tuesday, April 14, 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**

No one from the public came forward to speak during the open forum.

### **Approval Of Minutes March 10, 2026 Planning Commission Meeting / Board Of Adjustment Minutes**

*Motion made by Zierden, seconded by Brisbin, to approve the March 10, 2026 Planning Commission Meeting / Board of Adjustment Minutes. The motion passed 5-0.*

### **Public Hearing - Conditional Use Application C-26-003 Timothy Horvath to Construct Accessory Structure up to 1600 sq. ft. and up to 20 ft. in height.**

#### **Open Public Hearing**

The public hearing was opened at 6:32 pm for the conditional use application.

#### **Applicant Presentation**

Timothy Horvath of 31859 Harvest Road presented his application. He explained he was doing an addition to his current garage, which would have been straightforward, but he also wanted to build an accessory building at 40 by 40 feet. He clarified that his submitted plans showed a 6/12 pitch roof that would reach 22 feet in height, though the application stated up to 20 feet. He offered to lower the pitch to 5/12 to reach 20 feet 4 inches if necessary, but preferred the 6/12 pitch for snow runoff and to match his existing house.

Horvath explained that he recently married and they were combining households and belongings, necessitating the additional storage space. He planned to use gray metal siding to match his gray and white house with a black roof, and would position the building to maintain tree buffers between neighbors. He emphasized wanting to maintain an attractive appearance that wouldn't be detrimental to the neighborhood.

Commissioner Weaver noted that with 12-foot sidewalls, the height to the midpoint would be acceptable. Staff clarified that the maximum allowable height for accessory structures in residential districts is 20 feet to the midpoint of the roof, so the 6/12 pitch would be acceptable.

Horvath confirmed all setbacks and impervious coverage requirements were met, and that well and septic inspections were completed. He acknowledged the need to consolidate the lots and had delayed that process pending permit approval.

A commissioner asked about lighting plans. Horvath explained he would install one security light using a vintage sodium lot light from his grandfather's Studebaker dealership, plus carriage lights and walkway lighting between the house and new structure.

### **Staff Review**

Planning and Zoning Administrator Bohnsack presented the staff review for conditional use application C-26-003 for Timothy Horvath at 31859 Harvest Road. The property consists of lots 29, 30, and 31 of block 21, White Birch 16, zoned R-2. The request was to construct a detached accessory structure up to 1600 square feet and 15-20 feet in height.

Staff noted the property currently has a dwelling with attached garage and the lots are proposed to be consolidated. The request is appropriate for R-2 zoning under section 153.044. Staff found the use conforms to the comprehensive land use plan and is compatible with the existing neighborhood.

Staff recommended seven conditions for approval: obtaining building permits, complying with setback requirements, using similar materials for siding and roofing, complying with state building code, limiting height to 20 feet, limiting accessory structure size to 1600 square feet, and consolidating the parcels.

A commissioner asked about the garage addition, and staff clarified it would be a standard building permit as an addition to the principal structure, not subject to accessory structure limitations.

Regarding materials, staff clarified that colors should be similar but the material didn't need to match exactly - metal siding would be acceptable if colors coordinated with the house.

### **Public Input**

No members of the public came forward to provide input.

### **Close Public Hearing**

The public hearing was closed at 6:45 pm

### **Official Action CUP-26-003**

The commission discussed that all required findings were met and the suggested conditions were appropriate. A commissioner noted that conditions 1 through 7 covered all necessary requirements.

*Motion made by Theis, seconded by Zierden, to approve the conditional use permit C-26-003 with conditions 1 through 7. The motion passed 5-0.*

## **Eagle View Storage Final CIC Plat**

Bohnsack explained this was follow-up to the previous meeting where the commission approved a conditional use permit to create a common interest community plat for storage units. This involves replanting four existing platted lots located near Eagle View School, adjacent to existing storage units. Staff noted the plat was essentially unchanged from the previous month's proposal and recommended final approval.

*Motion To approve the Eagle View Storage final plat. Motion by Ayers, seconded by Theis. Motion carried 5-0.*

## **Staff Reports**

Bohnsack presented a concern about residents operating a food truck from their residential property across from the newly approved Eagle View Storage plat, east of Eagle View Elementary along County Road 11. The property owners had contacted staff asking how to properly operate their food truck business, which they run in Florida during winter and bring to Minnesota for summer festivals.

The issue was that sometimes they prepare food orders at their residence for customer pickup, which could constitute a commercial activity in an Urban Reserve Zone. Bohnsack suggested this might qualify as a home occupation but noted concerns about the traffic limitations (10 round trips per day) and the location being on County Road 11 near the elementary school and the new storage units.

Commissioners expressed concerns about traffic safety, noting the intersection's existing challenges and upcoming traffic from the new storage facility. They discussed that food trucks typically operate in commercially zoned areas, and allowing this could set a precedent for food trucks in all residential districts.

Discussion included whether food preparation could be considered "manufacturing" under home occupation rules, but commissioners remained concerned about traffic impacts on the residential area and County Road 11. Staff indicated they would advise the residents they could apply but would need to meet ordinance requirements, with traffic being a significant concern.

## **Commissioner Reports**

No commissioner reports were presented.

## **Adjourn**

The meeting was adjourned at 7:01 pm