

**Breezy Point Planning Commission/  
Board of Adjustment  
January 13, 2026 – 6:30 p.m.  
Meeting minutes**

The Oaths to Office for Lee Brisbin and Marcy Weaver were completed.

The Planning Commission Board of Adjustment meeting was called to order on Wednesday, January 13, 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, and Marcy Weaver were present. Teddy Zierden was absent. Staff present included Administrator Allie Polsfuss, Planner Jerry Bohnsack, and Deputy City Clerk Deb Runksmeier.

**Election Of Officers - Chair and Vice Chair**

A motion was made to elect Marcy Weaver as Chair and Lee Brisbin as Vice Chair.

*Motion made by Commissioner Theis, seconded by Ayers, to elect Marcy Weaver as Chair and Lee Brisbin as Vice Chair. The motion passed unanimously 4-0.*

**Open Forum**

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

**Approval Of Minutes November 12, 2025 Planning Commission Meeting / Board Of Adjustment Minutes**

*Motion made by Ayers, seconded by Theis, to approve the November 12, 2025 Planning Commission Meeting / Board of Adjustment Minutes. The motion passed 4-0.*

**Conditional Use Application C-25-004** Whitebirch Inc. 7891 County Road 11 Breezy Point, MN. Parcels 10170778 and 10170500. Request relocation of Golf Course holes 8 and 9 – Whitebirch Golf Course. Zone RC.

**Open Public Hearing**

The public hearing was opened at 6:33 pm.

**Applicant Presentation**

David Landecker, representing Whitebirch Inc. presented the application. He explained that this hearing was to ensure all proper procedures were followed regarding the relocation of

golf course holes 8 and 9. He noted that the property had previously been divided and rezoned, with the east portion zoned R-4 and the west portion zoned resort commercial to allow for the relocation of holes 8 and 9. The plat had already been recorded and zoning changes completed.

## Staff Review

City Planner Jerry Bohnsack provided a review of the conditional use application C-25-004. The property is zoned RC and the request is consistent with sections 153.039, 153.044, 153.045, and 153.119 of the city code. Staff recommended approval with the condition that the realignment and rerouting of golf course holes 8 and 9 conform to the site plan.

## Public Input

No members of the public approached the podium to speak.

## Close Public Hearing

The public hearing was closed at 6:40 pm.

## Official Action CUP-25-004

The Commission discussed the findings and the suggested condition for approval. No concerns were raised about the application meeting the required findings.

*Motion made by Commissioner Ayers, seconded by Commissioner Theis, to approve the conditional use permit application C-25-004 with the condition that the realignment and rerouting of golf course holes 8 and 9 conform to the site plan. The motion passed 4-0.*

**Variance Application V-25-003** Michael & Debra Buckli 31162 Spring Loop. Lot 5 Block 20 Whitebirch 15. Parcel 10080934. Zone R-2 Medium Residential. Variance application for 20' setback from required 30 foot setback for existing accessory structure.

## Open Public Hearing

The public hearing was opened 6:41 pm.

## Applicant Presentation

Debra and Mike Buckley, property owners presented their variance application. They explained they had purchased the property in May of 2025, and were unaware that the previous owners had built a detached accessory structure without a permit that did not meet the 30-foot setback requirement. The structure was 20 feet from the property line. They stated that the previous owners had signed a disclosure stating there was nothing unpermitted on the property. The applicants noted they couldn't afford to move the building, and doing so might conflict with their existing well. The building was described as a steel structure with a cement floor, with no electricity or plumbing, used for storage only. The building was approximately 2 years old.

## Staff Review

Bohnsack reviewed variance application V-25-003. The home with attached garage was built in 2020 with a certificate of occupancy issued in 2022. The current owners purchased the

property in May 2025, which included a 30x24 detached accessory structure that was built without a permit and located 20 feet from the property line (the required setback is 30 feet).

Staff explained they had worked with the Bucklis for about three months and had located the property stakes to confirm the setback issue. Staff had attempted to contact the previous owner but was unsuccessful, and the previous owner's realtor was described as "less than cooperative." Staff determined that seeking a variance was more viable than pursuing legal action.

Staff noted that if the variance was approved, it would legitimize the building as a legal nonconforming use. If denied, the building would be considered an illegal nonconforming structure with no legal standing.

## Public Input

No members of the public approached the podium to speak.

## Close Public Hearing

The public hearing was closed 6:54 pm.

## Official Action V-25-003

The Commission discussed the findings, noting this was a pre-existing condition that the current owners were unaware of when they purchased the property. The building itself was within the permitted size for R-2 zoning. The Commission agreed that the owners were not at fault, as they had relied on the disclosures presented to them by the previous owners.

*Motion made by Weaver, seconded by Theis, to approve the variance request V-25-003.  
The motion passed 4-0.*

After the vote, Mr. Buckley asked if they would receive documentation of the approval. Staff explained that a resolution would be prepared, and the Bucklis would receive a copy. The resolution would also be filed with the county and would show up in title searches.

**Conditional Use Application C-26-001** Breezy Point Sports Inc. 9250 Breezy Point Drive. Site Address 7370 County Road 11 Breezy Point. Parcel 10181332. Legal Attached. Requested sales and display camping park-model recreation vehicle

## Open Public Hearing

The public hearing was opened 6:56 pm.

## Applicant Presentation

David Landecker, representing Breezy Point Sports Inc., presented the application for a conditional use permit to place a park model recreational vehicle on the ice arena property, which is zoned commercial. He explained that the park model would be used for appointment-only sales viewings. If purchased, these units would be placed in campgrounds to upgrade from traditional campers. The location was chosen for visibility and easy access, with electricity available on site.

Mr. Landecker clarified that the park model would not be on a permanent foundation but on a rail system with wheels, allowing it to be moved if needed. There were no plans for

improvements to the site, no additional parking needed, and no attachment to sewer or water. The unit would have a sign on it noting it was for sale with a number for appointments. He explained that these units are classified as "motor vehicle sales" in the land use chart, as they require a dealer license certificate with the state.

Mr. Landecker indicated that initially they planned for one unit but might desire to have two in case one was sold. He confirmed that lighting would only be from plugging in the unit itself and possibly a light pedestal for security, which would be directed downward.

## Staff Review

Bohnsack reviewed conditional use application C-26-001. The property is zoned commercial and is 113.56 acres located northwest of the intersection of County Road 11 and Ranchette Avenue. It currently hosts an ice arena, dormitory facility, parking area, and recreation area.

Staff noted that the request was consistent with the applicable city codes, and the use with conditions would be compatible with the comprehensive land use plan and neighborhood. Staff recommended several conditions for approval: compliance with setback requirements, using existing accesses, maintaining a motor vehicle sales license, and limiting the number of display vehicles to a number determined by the Commission.

## Public Input

No members of the public approached the podium to speak.

## Close Public Hearing

The public hearing was closed 7:10 pm.

## Official Action CUP-26-001

The Commission discussed potential conditions for the permit, focusing on the number of display vehicles, lighting, and signage. They agreed to limit the display to two vehicles, to allow for construction of a light pole with inward-facing lighting, and to restrict signage to advertisements on the units themselves.

The conditions established were:

- Applicant shall comply with all setback requirements of the C zone
- Access to sale facility to utilize existing access
- Applicant to maintain motor vehicle license
- Display vehicles limited to 2
- Ability to construct lighting as a post that would face inward for lighting
- Restricting signage to advertisements on the unit

*Motion made by Brisbin, seconded by Ayers, to approve conditional use permit application C-26-001 with the six conditions as discussed. The motion passed 4-0.*

## City Zoning Ordinance

Staff presented several zoning ordinance topics that might warrant further discussion:

- Minimum house size requirements - Currently, most zones require 26 feet width and 1,296 square feet footprint, with R-3 zone allowing 26 by 26 feet (676 square feet).
- Construction of accessory structures on vacant lots - Current ordinance requires a principal structure before an accessory structure can be built.
- Size limitations for accessory structures - Currently related to lot size, with maximum of 2% of lot square footage.
- Camping restrictions - Currently not allowed on vacant lots.
- Use of shipping containers as accessory structures - Currently only allowed for temporary use during construction.
- Subdivision lot size requirements - Currently minimum of 2.5 acres for new subdivisions, which increases development costs.
- Code enforcement approach - Currently complaint-based rather than proactive.

The Commission discussed these topics and the City Administrator suggested that these issues would be part of the strategic planning discussions. It was recommended that the Commission prioritize these items and address them in stages rather than all at once. Staff suggested a joint workshop with the City Council to get their perspective before moving forward.

David Landecker with Whitebirch Inc. suggested also looking at "housekeeping" items in the ordinance that might need clarification, such as parking and signage regulations.

## **2025 Building Permit Summary**

Staff presented the 2025 building permit summary, which showed about 35 new home permits and significant residential reconstruction activity. While there were fewer garage permits than in some previous years, the total number of permits was similar to the previous year. Staff noted that despite higher interest rates, construction activity remained strong.

The meeting was Adjourned at 7:46 PM.

Submitted By, Deb Runksmeier

Deputy City Clerk