

**Breezy Point
Planning Commission/Board of Adjustment
Meeting Minutes
June 9, 2026, 6:30 PM**

The Planning Commission Board of Adjustment meeting was called to order on Tuesday, June 9, 2026, at 6:30 PM by Commission Marcy Weaver.

Planning Commissioners Joe Ayers, Lee Brisbin, Roger Theis, Marcy Weaver, and Teddy Zierden were present. Staff present included Planner Jerry Bohnsack, City Clerk Deb Runksmeier, and City Council Liaison Michael Moroni.

Open Forum

No members of the public approached the podium during this time.

Approval Of Minutes

May 12, 2026 Planning Commission / Board of Adjustment Meeting Minutes

Motion: Commissioner Zierden moved to approve the May 12, 2026 Planning Commission / Board of Adjustment Meeting Minutes. Motion was seconded by Commissioner Ayers. Motion carried 5-0.

Public Hearing - Conditional Use Application C-26-005 Whitebitch Inc. 30375 Alpine Drive Breezy Point MN 56472. Parcel 10171090 and 1017109 to host Retail Cannabis License (Mary Jane Consulting, LLC) in existing building. Zone (C) Commercial.

Public Hearing

The chair opened the public hearing at 6:38 pm for the conditional use application.

Applicant Presentation

David Landecker representing Whitebitch Inc. introduced himself. He explained they were seeking a conditional use permit to change the uses inside the existing building that had been used for real estate, timeshare, and other resort activities for several decades. The goal was to allow for a cannabis dispensary and office spaces inside the building. He noted the building had existing parking with 23-24 parking stalls total, including 11 in front, 3 along Alpine Drive, and 9 in the back, which was adequate for the 4400 square foot building.

Kirsten Libby representing Mary Jane Consulting LLC explained she was a cannabis lawyer who had received her license a year ago and was working with Breezy Point Resort for the space. She described the process of securing space with local government, then getting construction in order before submitting final plans to the state.

Bill Parker, president of Great White Companies consulting firm, addressed security measures. He explained that security was extremely tight, with almost a third of total costs

going toward security assets including access control, surveillance systems, window breaks, and motion sensors. The state required view of the entire area plus perimeter, with 90 days of security footage maintained.

Parker described the interior as very inviting and beautiful, comparing it to Apple stores with a clean aesthetic. He explained that no active product could sit on the retail floor per state requirements, and windows had coatings preventing view into the facility. Customers entered through a vestibule with a security guard checking IDs, then met with budtenders using iPads to make purchases. Fulfillment occurred in secure vault spaces with pass-through windows. No use was allowed on premises.

When asked about occupancy limits, Parker explained they followed city guidance but also had internal limits based on security reviews and staffing capabilities. Total staff for a store this size would be about 20 including full-time and part-time employees, with 3-6 employees per shift depending on time of day and week.

Staff Review

Bohnsack presented the review, noting the application was for retail cannabis sales in the existing 4472 square foot building with 24 parking spaces. The property was serviced by well and septic on-site. He clarified that unlike his written report stating commercial office would continue in the easterly portion, the applicants had indicated they would occupy the entire building.

He reviewed the required findings for conditional use permits and noted the property was appropriately zoned commercial for this use. He outlined recommended conditions including obtaining building permits, cannabis retail license, signage compliance, proper lighting orientation, and consolidating the two parcels. He also noted they had received a certificate of compliance for the septic system.

When asked about time limits, Bohnsack explained this was a conditional use permit with no time constraints, valid as long as they performed according to ordinance. Any transfer of license to another licensee would require a CUP amendment. Issues would likely be police matters regarding state compliance, with the council having authority to pull the license for non-conformance.

Public Input

Bill Toff of 31877 Green Sea Drive, Breezy Point spoke in opposition to cannabis retail in the city.

Close Public Hearing

The chair closed the public hearing portion at 6:58 pm.

Motion To Approve Conditional Use Permit C-26-005 of Whitebirch Inc. to host retail Cannabis. Motion by Theis, seconded by Brisbin. Motion carried 5-0.

Public Hearing - Conditional Use Application C-26-006 Barry & Becky Mosbrucker 1118 Old County Road 39 Breezy Point MN 56472. Parcel

10020727 to construct Accessory Structure up to 1600 sq. ft. and 15 – 20 feet in height. Zone R-2 Medium Density Residential.

Open Public Hearing

The chair opened the public hearing for the conditional use application at 7:00 pm.

Applicant Presentation

Emily Olstad representing West Hansen Builders introduced herself as located at 34103 County Road 3, Cross Lake, Minnesota. She explained their client wanted to construct a detached garage with a 1465 square foot footprint and 697 square feet of living space, which was under the 700 requirement. The issue was the height restriction, with the halfway point to peak measuring 17 feet 9¾ inches, exceeding the required 15 feet. The client needed the height for a storage workshop and to fit a pontoon boat.

The applicant confirmed the building would be a two-car garage with additional space for two more cars and a wood shop. The exterior would completely match the existing house, with no plumbing planned.

Staff Review

Jerry presented the review for the 1.95-acre property on the south shore of Lake Owassa McKee. The applicant requested to construct a detached accessory structure around 1400 square feet and 17 feet 6 inches to the roof midpoint. He reviewed the required findings and noted the request was appropriate under R-2 zoning.

Jerry outlined recommended conditions including obtaining building permits, complying with setback requirements, using similar materials to the principal structure, complying with state building code, and not exceeding 20 feet height or 1600 square feet.

Public Input

No members of the public provided input.

Close Public Hearing - The chair closed the public hearing at 7:08 pm.

Motion To approve Conditional Use Permit C-26-006 Mosbrucker accessory structure with the conditions 1-6 listed. Motion by Ayers, seconded by Theis. Motion carried 5-0.

Staff Reports

Bohnsack announced he would likely be saying goodbye soon, with a new Planning and Zoning Administrator is expected to start in mid-July. Councilman Michael Moroni noted they had interviewed several great applicants for the planning and zoning administrator position. He also mentioned the council had discussed pay increases for the planning and zoning commission, with compensation going up to \$80 per meeting, likely taking effect starting 2027.

Bohnsack informed the commission that a petition for rezoning will be on the July meeting agenda.

No commissioner reports were provided.

The meeting was Adjourned 7:13 pm

Submitted By, Deb Runksmeier
City Clerk