



8319 County Road 11
 Breezy Point, MN 56472
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www.cityofbreezypointmn.us

Received by City: 6/15/2023
 Application Number: C-23-004
 Non-refundable Fee Paid: 350.00
 Receipt #: 22138

Conditional Use Application

Name of Applicant Mark Pietig
 Address 8101 County Road 11 Email: mark@pietigproperties.com
 City, State, Zip Breezy Point, MN 56472
 Phone 218-821-0767 Alternate Phone Ross - 612-323-8151

Physical Address / Location of Property Three contiguous lots west of 8101 County Rd 11

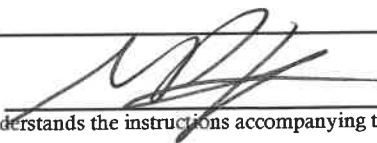
Legal Description of Property LOT 329, LOT 330, LOT 331, EXCEPT MINERALS.

Parcel ID Number 10161586, 10161585, 10161584 Zoning District _____

Applicant is: Legal Owner of Property Contract Buyer Option Holder Agent Other _____

Title Holder of Property (if different than applicant):
 Name _____
 Address _____
 City, State, ZIP _____
 Phone _____

State the nature of your request in detail. What are you proposing for your property?
Develop lots into a mini golf course. Clubhouse to include retail sales.

Signature of Owner, authorizing application 
 (By signing, the owner is certifying that he/she has read and understands the instructions accompanying this application.)

Signature of Applicant (if different than owner) _____
 (By signing, the applicant is certifying that he/she has read and understands the instructions accompanying this application.)

By signing above, I acknowledge that I understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.

CONDITIONAL USE: A land use or land development, as defined by the Ordinance, that is allowed, but would not be appropriate without restrictions or conditions as determined by the Planning Commission. The proposed use must meeting the following standards: (a) the use or development is an appropriate conditional use in the land use zone, (b) the use or development with conditions conforms to the comprehensive land use plan, (c) The use with conditions is compatible with the existing neighborhood, and (d) the use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, or prosperity of residents in the City.

The following questions must be answered.

1. What changes are you proposing to make to this property?

Building: Build clubhouse with bathroom

Landscaping: Surrounding mini golf holes and pond to be installed. See landscaping plan

Parking/Signs: 16 regular parking spots with 1 additional ADA compliant spot. 8'x8' sign by road.

2. Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

Both locals and visitors will be able to enjoy the facility, increasing tourism to the City of Breezy Point. Course will be in business from late spring through the fall.

3. Describe the character of the area and the existing patterns and use of development in the area. How is the proposal consistent with those patterns and uses?

Lots are currently flanked by Re/Max Advantage Plus office and former commercial bakery turned residential dwelling. Commander Restaurant and Bar is across the Hwy. Our proposed use is consistent with commercial use.

4. Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Explain if additional facilities will be required.

Will need to connect to city sewer and drill a new well. Drainage and stormwater plan attached. Anticipated peak use of average 300 visitors per day, estimated 25% of visitors to use restroom facility based on similar use of other mini golf locations in area.

5. Describe the impact on the character of the neighborhood in which the property is located.

A new recreational opportunity will impact the community positively.

We are hopeful the course attracts additional visitors to the area and gives the current residents and tourists an option to enjoy the area even further. We anticipate the business being a family friendly experience.

6. Describe the impact to the traffic on roads and highways in the vicinity, and the expected traffic generated by the proposed use. Is there adequate off-street parking available to accommodate the proposal?

There will be increased traffic due to visitors entering and exiting the parking lot. However, we expect 25% of visitors to arrive by golf cart or ATV. We have 16 regular parking spots with 1 additional ADA compliant spot. Golf carts will park 2 carts per car parking spot delineated by dotted line vertically through the space. Central location will also allow for walk-in traffic.

7. Discuss any environmental limitations of the area that would limit or constrain construction on this property.

We do not foresee any environmental limitations that would constrain construction.

8. Please include any other comments pertinent to this request.

Survey is being completed by Widseth. Property is currently staked. We expect to have the certificate of survey back by the end of June.

INSTRUCTIONS TO THE APPLICANT

Completed applications, with *all* submittal requirements, must be submitted to the Planning & Zoning Department no fewer than **25 days** prior to the meeting date. In order for your application to be accepted as complete, and to have a public hearing scheduled, the following information **must** be submitted:

- 1. This application must be completed, including responses to all parts of this application.
- 2. The required fee must be paid. See fee schedule for details.
- 3. Legal description of the site.
- 4. Site plan, drawn to scale, showing parcel and existing structure dimensions, water features, and 10 foot contour lines (smaller contour lines may be required if deemed necessary by the Planning Department, Planning Commission, or City Council).
- 5. The site plan or should also show the location of all structures and their square footage.
- 6. Existing and proposed curb cuts, driveways, access roads, turn-arounds, parking including RV, boat and additional vehicle storage, off-street loading, and sidewalks. Size and type of surface should also be included.
- 7. Proposed landscaping and screening plans: garbage dumpsters, areas preserved in natural state including buffer areas, areas to be developed into lawn (grass), areas to be covered by woodchips or mulch, garden areas, shrubbery, types, size, age, and number of proposed trees and their locations, exterior lighting to be proposed including location and type, any other items deemed appropriate.
- 8. Square footage of all impervious coverage. Impervious coverage includes the horizontal area of all buildings, decks, roof overhangs, patios, walks, driveways, and any other parking areas and drives constructed of any material.
- 9. Proposed drainage plan.
- 10. Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.
- 11. Soils data showing capability for building and on-site sewage treatment.
- 12. Existing iron pipe boundary monuments marked with proof of survey.
- 13. Approximate location of any proposed signs (if applicable).
- 14. Color scheme for all existing and proposed structures.
- 15. Outside storage proposal.
- 16. Elevation plans for all existing and proposed structures.