

**Breezy Point Planning Commission/
Board of Adjustment
September 16, 2025 – 6:30 p.m.
Meeting minutes**

The Planning Commission Board of Adjustment meeting was called to order on Tuesday, September 16, 2025, at 6:30 PM by Chair 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, Marcy Weaver, Roger Theis, and Teddy Zierden were present. Staff present included Administrator Allie Polsfuss, Planner Jerry Bohnsack, and Deputy City Clerk Deb Runksmeier.

Open Forum

Chair Weaver read the rules for open forums and public hearings. No one approached the podium during the open forum.

Approval of August 12, 2025 Planning Commission Meeting Minutes

Motion to approve the August 12, 2025 minutes was made by Ayers and seconded by Theis. The motion passed 5-0.

Variance Application V-25-002 Jeff & Shivaun Kuffel 10672 Hilltop Drive. Lot 18 Valley of Contentment. Dwelling Closer than 75 feet from OHW, (59.2) & 13.2 feet from side yard.

The Public Hearing was Opened

Applicant Presentation

Jeff Kuffel, accompanied by his wife Shivaun, presented their application. They proposed moving their existing manufactured home, which has been sold back to Eisman Homes, and building a new dwelling with the same 26-foot width but 10 feet longer. Mr. Kuffel explained that they have reduced their impervious ground cover to about 21.8% and have an extensive water runoff plan. He detailed their efforts to secure the shoreline and follow Crow Wing County Land Use Department guidelines for shoreline restoration.

Staff Review

Bohnsack presented the staff review of the variance application. He outlined the applicable codes, the request details, and the property information. Jerry noted that a variance for the existing dwelling was granted in 2005.

Public Input

Bryan Skaudis a neighbor at 10688 Hilltop Drive, expressed concerns about the proposed retaining wall and its potential impact on their view and property value. He also raised questions about the impervious surface calculations and water runoff.

The Public Hearing was Closed at 7:20 p.m.

Official Action Variance Application V-25-002

The commission discussed the application, focusing on the impervious surface calculations, the retaining wall height, and water runoff management. They decided to add conditions to the approval, including a review by the city engineer and specifications for the retaining wall.

Motion to approve the variance with additional conditions was made by Weaver and seconded by Zierden. The motion passed 5-0.

The conditions included:

- Minimum first floor elevation of 1209
- Elevation and building setbacks to be set and staked by a registered surveyor
- Gutters to be installed on the dwelling to contain, direct, and treat surface water
- Building permit to be obtained and conformed to the Minnesota state building code
- Applicant to work with Crow Wing County Soil and Water to develop a lakeshore landscape plan
- Drainage plan to be reviewed and approved by the city engineer
- Retaining wall to be made of boulders no more than approximately 2 feet high

Whitebirch Inc. Request to Rezone one portion of Out Lot A. Whitebirch 7th Addition. R-4 to RC Resort Commercial and Rezone portion of Out Lot B Whitebirch 7th Addition RC to R-4.

The Public Hearing was Opened at 7:39 p.m.

Applicant Presentation

David Landecker, representing White Birch Inc., presented the rezoning request. He explained that the purpose was to redesign holes 8 and 9 of the golf course, which required crossing the current R-4 land. The proposal aimed to create resort commercial zoning over part of Outlot C and move the R-4 land to connect with existing R-4 land to the east.

Staff Review

Bohnsack provided a brief staff review, noting the complexity of the request and explaining that it was part of a larger plan to redesign holes 8 and 9 of the Whitebirch golf course.

Public Input

A letter from Jessi Hattervig and Ken Mahoney, property owners at 30103 Osceola Circle, was read. They expressed concerns about the rezoning's potential impact on their property value and the character of their lot.

The Public Hearing was Closed at 8:01 p.m.

Official Action Rezoning Request (Recommendation to City Council) Rezone Request Whitebirch Inc.

The commission discussed the rezoning request. Eric Carter, the general manager of the resort, provided additional information about the rationale behind the golf course redesign, including safety considerations and improved playability.

Motion to recommend approval of the rezoning request to the city council was made by Theis and seconded by Ayers. The motion passed 5-0.

Request to Vacate Utility & Drainage Easements within Out Lot C Whitebirch 7th and Utility Drainage Easement across Out Lot D Whitebirch 7th Addition between Osceola Circle & Out Lot C Whitebirch 7th Addition.

The Public Hearing was Opened at 8:02 p.m.

Applicant Presentation

David Landecker explained that the easements were created in the 1978 plat but were now obsolete and potentially a nuisance for future development. He stated that vacating these easements was part of cleaning up ambiguities in the property descriptions.

Staff Review

Bohnsack noted that this was the simplest part of the process. He explained that since no development was currently proposed and the easements were from 1978 for a type of development no longer marketable, staff felt there was no need for the easements and they should be vacated.

Public Input

There was no public input on this item.

The Public Hearing was Closed at 8:07 p.m.

Official Action Vacation Request (Recommendation to City Council) Petition to Vacate Utility & Drainage Easements Whitebirch Inc.

Motion to recommend approval of the vacation request to the city council was made by Zierden and seconded by Theis. The motion passed 5-0.

Subdivision Application Whitebirch Inc. Preliminary Plat. Final Plat of Whitebirch Fairway Addition.

The Public Hearing was Opened 8:08 p.m.

Applicant Presentation

David Landecker with Whitebirch Inc. presented the subdivision plat, explaining that it was creating two new outlots to accommodate the zoning change. He noted that this would help with zoning district demarcation, taxation, and potential future mortgaging.

Staff Review

Bohnsack viewed the subdivision as temporary, coinciding with the proposed zoning. He noted that any outlot created would need to be resubdivided at the time of development.

Public Input

There was no public input on this item.

The Public Hearing Was Closed at 8:12 p.m.

Official Action Subdivision Application Whitebirch Inc. (Recommendation to City Council)

Motion to recommend approval of the subdivision application to the city council was made by Weaver and seconded by Ayers. The motion passed 5-0.

Staff Reports

Bohnsack reported on discussions with the city council regarding the land use zoning ordinance rewrite. He noted that there wasn't much appetite for a full rewrite at this point, but there might be room for specific amendments.

Commissioner Reports

There were no reports.

Adjourn

The meeting was adjourned 8:25 p.m.

Submitted By, Deb Runksmeier
Deputy City Clerk