

**Breezy Point Planning Commission/
Board of Adjustment
November 12, 2025 – 6:30 p.m.
Meeting minutes**

The Planning Commission Board of Adjustment meeting was called to order on Wednesday, November 12, 2025, at 6:30 PM by Commissioner Brisbin.

The Pledge of Allegiance was recited by all in attendance.

City Planner Jerry Bohnsack conducted the roll call. Planning Commissioners Lee Brisbin, Roger Theis, and Teddy Zierden were present. Joe Ayers and Marcy Weaver were absent. Staff present included Administrator Allie Polsfuss, Planner Jerry Bohnsack, and Deputy City Clerk Deb Runksmeier.

Open Forum

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

Approval of September 16, 2025 Planning Commission / Board of Adjustment Meeting Minutes

Motion to approve the September 16th minutes made by Planning Commissioner Theis, seconded by Planning Commissioner Zierden. All voted in favor. Motion passed 3-0

PUBLIC HEARING- CONDITIONAL USE APPLICATION C-25-003

Planning Commissioner Brisbin opened the public hearing at 6:33 p.m. for Matt Juntunen's application to construct a 1040 sq. ft. accessory building at 8862 County Road 11 Breezy Point, MN.

Matt Juntunen, 8862 County Road 11, Breezy Point, Minnesota, addressed the commission. He explained he was seeking permission to build an accessory building on his property for additional storage. The proposed building would be located on the Harvest Road side of his property where there is an existing driveway to a clearing area. Mr. Juntunen stated it would be a cold storage building with no plumbing or septic.

Mr. Juntunen detailed that the building's color scheme would match existing buildings on the property. His residential home is approximately 2,400 square feet with dark bronze log siding. He has a small garage tucked in the middle of the property with a second driveway off Harvest Road. The proposed building would be on that same driveway, closer to the road. The building would have black wainscoating on the bottom and dark bronze metal siding for the majority of the building, with black garage doors, doors, and windows to match the existing structures.

Planning Commissioner Theis asked about the height of the sidewalls. Mr. Juntunen explained that Sandman Engineering was designing it in accordance with city code, with the midpoint height of the roof not exceeding 15 feet tall.

Planning Commissioner Theis inquired if a survey was being conducted to ensure proper setbacks. Mr. Juntunen stated he created his own site plan and was confident they were well within tolerance for setbacks between the road and neighboring lots. He also mentioned his lot is approximately 1.86 acres.

Planner Bohnsack presented the staff review. He identified the property as 8862 County Road 11, with PID Number 10080631 and legal description of Lot 11, Block 23, White Bird 16. The zoning is R-2 medium residential. The applicable city codes are 1530.032, 1530.044045, and 1530.119.

Mr. Bohnsack explained that the property is 1.842 acres (80,286 square feet) located between Harvest Road and County Road 11. The lot currently has an existing house and a 22 by 24 detached garage. The applicant is seeking to construct another detached garage, 26 by 40 feet, resulting in a cumulative total square footage of accessory structures of 1,568 square feet, with access from Harvest Road.

Mr. Bohnsack reviewed the conditional use findings required in section 1530.19, noting that:

- The use is an appropriate conditional use in land use zoned R-2
- The property is zoned R-2 and the request is consistent with city codes 1530.032, 1530.044045, and 1530.119
- The use is compatible with the comprehensive land use plan
- The use is compatible with the existing neighborhood
- The use and conditions would not be injurious to public health, safety, welfare, decency, comfort, convenience, appearance, or prosperity of the city

He noted the appropriate conditions for approval would be:

- Applicant shall obtain a building permit for the accessory structure
- Applicant shall comply with all setback requirements
- Siding and roofing of accessory structure to be similar to principal structure
- Accessory structure to comply with state building code
- Height of the accessory structure shall not exceed 15 feet midpoint of the roof
- Cumulative square footage of accessory structure shall not exceed 1600 square feet
- Access to accessory structure to be from Harvest Road

No members of the public came forward to provide input.

Planning Commissioner Brisbin closed the public hearing at 6:43 p.m.

Conditional Use Permit Application C-25-003

Motion to approve conditional use permit application C-25-003 under the conditions presented was made by Planning Commissioner Zierden, seconded by Planning Commissioner Theis. All voted in favor. Motion passed 3-0.

City Zoning Ordinance Talking Points

City Planner Jerry Bohnsack suggested that discussion on the zoning ordinance be postponed until a full board was present. The commissioners agreed to table this item until the December meeting.

Staff Reports

Jerry Bohnsack reported on a property at 31162 Spring Loop that has an unpermitted garage approximately 10 feet too close to the property line. The current owners purchased the property in May 2025 and were unaware of the issue. The building was constructed around 2003-2004 by previous owners.

Mr. Bohnsack explained that based on the city attorney's advice, they can only pursue compliance with the current property owner, not the previous owner. He recommended asking the current owners to apply for an after-the-fact variance for the setback, which is 20 feet instead of the required 30 feet.

The commissioners discussed the situation, with Planning Commissioner Zierden stating that an after-the-fact variance seemed sufficient since the current owners were victims in the situation. Planning Commissioner Theis agreed. Mr. Bohnsack noted that this approach would legitimize the building, which would be important if it ever needed to be rebuilt in the future.

The discussion then briefly touched on other code enforcement issues in the same neighborhood, including impervious coverage concerns and camping violations.

Adjourn

Motion to adjourn the meeting made by Planning Commissioner Zierden, seconded by Planning Commissioner Brisbin. All voted in favor. Meeting adjourned at 6:29 p.m.

Submitted By: Deb Runksmeier
Deputy City Clerk