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Received by City: PL  
Application Number: C-24-005  
Non-refundable Fee Paid: 250  
Receipt #: 23808

## Conditional Use Application

Name of Applicant Terry Gruenhagen  
Address 8959 Ossawinnamakee Road Mailing Address: 4825 33rd Avenue South  
City, State, Zip Breezy Point, MN 56472 Minneapolis, MN 55417  
Phone (612) 963-6024 Alternate Phone (612) 373-4656 (work)  
Physical Address / Location of Property 8959 Ossawinnamakee Road  
Breezy Point, MN 56472  
Legal Description of Property Lot 6, Block 1, First Addition to Sunset Strip, Section 4, Township 136 North,  
Range 28 West, Crow Wing County, MN  
Parcel ID Number 10040839 Zoning District R-2 (Medium Density Res.)

Applicant is: Title Holder of Property (if different than applicant):  
☒ Legal Owner of Property Name \_\_\_\_\_  
☐ Contract Buyer Address \_\_\_\_\_  
☐ Option Holder City, State, ZIP \_\_\_\_\_  
☐ Agent Phone \_\_\_\_\_  
☐ Other \_\_\_\_\_

State the nature of your request in detail. What are you proposing for your property?  
In 2020/2021, my wife and I had a garage constructed on our lot. The garage has living quarters in the attic space.  
We intend to build our retirement home on the same lot as shown on the enclosed site plan. When we build, we  
understand that the new home must be designated as the primary residence and our garage will become an  
accessory structure and the living space within will need to be designated as guest quarters.

Signature of Owner, authorizing application Terry Gruenhagen 10/11/2024  
(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: New single family home to begin construction in 1 to 2 years.

Landscaping: We will have landscaping done around the new home. Design is pending.

Parking/Signs: Not applicable.

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

We believe our future home will have **no** impact on the use and enjoyment of adjacent properties as we intend to follow all applicable setback and zoning requirements.

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?

The area around our property is residential consisting of homes and lake cabins on sizable wooded lots that front on Lake Ossawinnamakee. All properties are accessed from Ossawinnamakee Road.

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

Our property and others around us are not connected to City sewer, water or drainage services. When we build the home, we will construct a new septic system on the site and a new well to serve the needs of our home consistent with all applicable regulations. Utilities such as electricity and natural gas will be extended to the home by the private utility companies in our area.

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

We believe our future home will have **no** impact on the character of our neighborhood as it will be very similar to other homes that are adjacent to us.

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?

We believe our future home will have **no** impact on the roads or highways on our vicinity. The home will be occupied by two people and occasionally by guests (family & friends). We do not intend to rent out any portion of our property.

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

We understand there is a limitation on impervious surface area. When we build, we will not exceed the limits set forth in the zoning code.

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

We believe our existing living quarters in the garage attic, comply with the area limitations set forth in Section 153.096 of the zoning code (700 square feet of land). Refer to the attached plans for our measurement method which is consistent with the State's Residential Building Code. Our garage measures 34 feet by 46 feet which is less than 1,600 square feet which we understand is the limit on the size of an accessory structure on our property.

### 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:

- X 1. This application must be completed, including responses to all parts of this application.
- X 2. The required fee must be paid. See fee schedule for details.
- X 3. Legal description of the site.
- X 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).
- X 5. The site plan or should also show the location of all structures and their square footage.
- X 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.
- X 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.
- X 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.
- Not applicable* 9. Proposed drainage plan. *Site will drain naturally - there are no structured drainage systems.*
- X 10. Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day. *Septic and Well for single family home.*
- Not applicable* 11. Soils data showing capability for building and on-site sewage treatment. *Soil testing will occur during construction.*
- X 12. Existing iron pipe boundary monuments marked with proof of survey.
- Not applicable* 13. Approximate location of any proposed signs (if applicable).
- Not applicable* 14. Color scheme for all existing and proposed structures. *New home is being designed - we don't have this yet.*
- Not applicable* 15. Outside storage proposal.
- X 16. Elevation plans for all existing ~~and proposed structures.~~ *Only the existing garage structure... the new home is still being designed*