



# CITY COUNCIL MEETING

## AGENDA ITEM

---

<b>Prepared By:</b> <i>Jerry Bohnsack on behalf of the Planning Commission</i>	<b>Meeting Date:</b> <i>10/6/2025</i>	<b>Item Name:</b> <i>Res. No 24-2025 Request to Rezone</i> <i>Res. No. 25-2025 Request to Vacate Easement</i> <i>Res. No. 26-2025 Approve Subdivision Application</i>
---	--	--

### **BACKGROUND**

At the Planning Commission meeting on September 16, 2025, the Planning Commission made a motion to recommend approval of:

1. Request to Rezone one Portion of Outlot A Whitebirch 7<sup>th</sup> Addition from R-4 to Resort Commercial and Rezone portion of Outlot B Whitebirch 7<sup>th</sup> Addition from RC to R4.
2. Request to Vacate Utility and Drainage Easement within Outlot C Whitebirch 7<sup>th</sup> Addition
3. Approve Subdivision Application for Whitebirch Inc.

### **OVERVIEW**

1. Whitebirch submitted a Rezoning Application (7891 CR 11) for portion of Outlot D and Outlot C, Whitebirch 7. The request included a rezoning R-4 Multifamily Residential to RC Resort Commercial and RC Resort Commercial to R-4 Multifamily Residential.

Whitebirch Inc. is proposing to reconfigure the NE Quadrant of the Whitebirch Golf Course by utilizing the south and west portions of Outlot C for a reroute of holes 7, 8, and 9. This area is proposed to become RC. The area proposed currently hosts holes 8 and 9 and the east portion of the lot C is proposed to become R-4

2. As a part of the Rezoning, Whitebirch Inc. Submitted a request to vacate the utility and drainage easements. At the time that Whitebirch 7 was platted, access to Outlot C was proposed from Shawnee Pass. Utility and Drainage easements from Osceola Circle and to and into Outlo C were included in the plat.

Whitebirch is reevaluating the access to Outlot C and is considering access form Osceola Circle. Access option and replat of the area negate the need for easement.

3. With the rerouting of golf holes 8 and 9 and the rezoning of the property, Whitebirch Inc. has submitted an application for a proposed Subdivision Whitebirth Fairway. A two-lot subdivision Outlot A and Outlot B (R-4.) Prior to utilizing Outlot A or B, the Outlots need to be re-platted.

The Planning Commission held a public hearing on September 16, 2025, which was published and mailed to property owners within 350 feet. During the public hearing, the Planning Commission considered all three items. No one provided oral testimony during the public hearing, however one resident letter was read aloud. The Planning Commission made a motion to recommend approval of all items.

[Planning Commission Meeting 9/16/2025](#) (starts at 1:08:00)

[Planning Commission Meeting Packet 9/16/2025](#) (starts on pg. 25)



## **CITY COUNCIL MEETING**

### **AGENDA ITEM**

---

#### **REQUESTED COUNCIL ACTION**

Three separate motions to approve:

1. Res No. 24-2025 Approve Request to Rezone one Portion of Outlot A. Whitebirch 7<sup>th</sup> Addition from R-4 to RC Resort Commercial and Rezone portion of Outlot B Whitebirch 7<sup>th</sup> Addition form RC to R4
2. Res. No 25-2025 Approve Request to Vacate Utility and Drainage Easement within Outlot C Whitebirch 7<sup>th</sup> Addition
3. Res. No 26-2025 Approve Subdivision Application Whitebirch Inc.

CITY OF BREEZY POINT  
RESOLUTION 24-2025

A RESOLUTION APPROVING ZONING OF PROPERTY

WHEREAS, Whitebirch Inc. owns Outlot D (10170500) Whitebirch 7<sup>th</sup> Addition and Outlot C (10170778) Whitebirch 7<sup>th</sup> Addition; and

WHEREAS, Current Zoning of Outlot D is Resort commercial (RC) and current Zoning of Outlot C is Multifamily Residential (R4); and

WHEREAS, Outlot D hosts the Whitebirch Golf Course (RC); and

WHEREAS, Outlot C is currently vacant property surrounded by Golf Course zoned (RC); and

WHEREAS, Whitebirch Inc. has petitioned that the zoning of the NE Section of the Whitebirch Golf Course be reconfigured; and

WHEREAS, Whitebirch Inc. has proposed the rerouting of Golf holes 8 and 9; and

WHEREAS, the proposed re-rout of golf holes 8 and 9 anticipates utilization of portions of Outlot C; and

WHEREAS, Golf Course is a Conditional Use is Resort Commercial Zone (RC); and

WHEREAS, Whitebirch Inc. has made application to Rezone Outlot C and portions of Outlot D; and

WHEREAS, published and mailed notice of hearing to consider the application to Rezone was given to property owners within 350 feet; and

WHEREAS, a public hearing to consider the rezoning application was held Tuesday, September 16, 2025; and

WHEREAS, the Planning Commission considered oral and written testimony at the hearing; and

WHEREAS, the Planning Commission has also considered the current zoning of the petition and the adjacent properties; and

WHEREAS, the Planning Commission has recommended the Rezoning as per the application; and

NOW THEREFORE BE IT RESOLVED by the Breezy Point City Council that the following described property is here by Zoned Resort Commercial (RC); and

That part of Outlot C and that part of Outlot D, WHITEBIRCH SEVEN, according to the recorded plat thereof, Crow Wing County, Minnesota, described as follows;

*Beginning at the southeast corner of said Outlet C, and assuming the east line of said*

*Outlet C, bears North 00 degrees 55 minutes 01seconds East; thence South 77 degrees 44 minutes 11 seconds West along the south line of said Outlet C, a distance of 372.50 feet; thence North 77 degrees 32 minutes 41 seconds West along said south line 210.00 feet to the southwest corner thereof, thence North 00 degree 48 minutes 34 seconds West along the west line of said Outlot C, a distance of 382.50 feet; thence North 04 degrees 23 minutes 39 seconds East along said west line 426.50 feet; thence North 07 degrees 24 minutes 08 seconds East along said west line 351.50 feet; thence North 00 degrees 43 minutes 26 seconds West 33.00 feet to the centerline of vacated Shawnee Pass said plat; thence easterly 37.68 feet along said centerline being a nontangential curve concave to the northeast having a radius of 533.00 feet, a central angle of 04 degrees 03 minutes 01 seconds and the chord of said curve chord bears North 87 degrees 15 minutes 04 seconds East for a chord length of 37.67 feet; thence North 85 degrees 13 minutes 34 seconds East along said center line 207.66 feet; thence South 05 degrees 56 minutes 38 seconds East 333.45 feet; thence South 08 degrees 49 minutes 29 seconds West 546.18 feet; thence South 63 degrees 20 minutes 12 seconds East 769.05 feet to the westerly right of way line of Osceola Circle said plat; thence South 30 degrees 39 minutes 19 seconds West along said right of way line 18.00 feet to the intersection with a line bearing South 81 degrees 19 minutes 35 seconds East from the point of beginning; thence North 81 degrees 19 minutes 35 seconds West 380.84 feet to the point of beginning.*

NOW THEREFORE BE IT FURTHER RESOLVED that the following described property is Herby Zoned Multifamily Residential R4;

That part of Outlot C and that part of Outlot D, WHITEBIRCH SEVEN, according to the recorded plat thereof, Crow Wing County, Minnesota, lying easterly and northeasterly of the following described line;

*Commencing at the southeast corner of said Outlot C, and assuming the east line of said Outlot C, bears North 00 degrees 55 minutes 01 seconds East; thence South 77 degrees 44 minutes 11 seconds West along the south line of said Outlot C, a distance of 372.50 feet; thence North 32 degrees 32 minutes 41 seconds West along said south line 210.00 feet to the southwest corner thereof; thence North 00 degree 48 minutes 34 seconds West along the west line of said Outlot C, a distance of 382.50 feet; thence North 04 degrees 23 minutes 39 seconds East along said west line 426.50 feet; thence North 07 degrees 24 minutes 08 seconds East along said west line 351.50 feet; thence North 00 degrees 43 minutes 26 seconds West 33.00 feet to the centerline of vacated Shawnee Pass said plat; thence easterly 37.68 feet along said centerline being a nontangential curve concave to the northeast having a radius of 533.00 feet, a central angle of 04 degrees 03 minutes 01 seconds and the chord of said curve chord bears North 87 degrees 15 minutes 04 seconds East for a chord length of 37.67 feet; thence North 85 degrees 13 minutes 34 seconds East along said center line 207.66 feet, to the point of beginning of the line to be described; thence South 05 degrees 56 minutes 38 seconds East 333.45 feet; thence South 08 degrees 49 minutes 29 seconds West 546.18 feet; thence South 63 degrees 20 minutes*

*12 seconds East 769.05 feet to the westerly right of way line of Osceola Circle, said plat, and said line there terminating.*

Council person seconded the resolution and upon roll call the following vote was recorded.

Mayor Declared said resolution.

Rebecca Ball: \_\_\_\_\_

Brad Scott: \_\_\_\_\_

Steve Jensen: \_\_\_\_\_

Todd Roggenkamp: \_\_\_\_\_

Michael Moroni: \_\_\_\_\_

Adopted this 6th Day of October 2025

\_\_\_\_\_  
Mayor, Todd A. Roggenkamp

Attest:

\_\_\_\_\_  
City Administrator, Allie Polsfuss