

**Breezy Point Planning Commission/  
Board of Adjustment  
June 10, 2025  
Regular Meeting Minutes**

## **Call To Order**

The meeting was called to order at 6:30 pm by Chair Weaver.

## **Pledge Of Allegiance**

The Pledge of Allegiance was recited by all present.

## **Roll Call**

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

## **Open Forum**

The Chair opened the floor for public comments, but no one approached to speak.

## **Approval Of Minutes**

### **March 11, 2025 Planning Commission Minutes**

The Chair asked for any adjustments to the previous meeting minutes from March 11, 2025. No adjustments were proposed.

*Theis made a motion to approve the minutes. The motion was seconded by Ayers. All voted in favor, and the motion passed 3-0.*

## **Breezy Point Resort Golf Course Update Presentation**

David Landecker, representing Breezy Point Resort and Whitebirch, presented plans for significant changes and investments in the resort. He outlined three main topics:

- Changes to the Whitebirch Golf Course near holes 8 and 9.
- Modifications to the Traditional Golf Course.
- Development of a new social club and golf course.

For the Whitebirch course, Landecker explained that they would need to rezone an area from R4 to resort commercial, create a new plat, vacate existing easements, and obtain grading permits. The goal was to begin construction in the fall and complete most mass grading, with fine-tuning and seeding in the spring.

Regarding the traditional golf course, Landecker stated that they planned to shorten all fairways to create par-three holes. This change would not require permits, only involve moving tee boxes and some shaping. He emphasized that this modification would benefit the community by reducing the risk of golf balls entering residential areas.

For the new development, Landecker presented plans for a 12-hole lighted golf course with a social club clubhouse. The project would require conditional use permitting for the clubhouse and ancillary uses. He described features such as a 15,000 square foot clubhouse area, lighted golf course, 120 parking stalls, and a cart barn.

Eric Hart, Breezy Point Resort General Manager, explained the concept behind the new course design, emphasizing its educational aspect and the incorporation of template holes from famous courses worldwide. He also discussed the lighting plans, assuring that they would use directional lighting to minimize impact on surrounding areas.

The commissioners asked questions about the timeline, potential challenges, and impacts on the community. Landecker and Hart addressed these concerns, explaining their phased approach and efforts to mitigate any negative effects.

The Chair and other commissioners expressed appreciation for the presentation and the proactive approach to sharing information with the public.

## **Discussion Subdivision Of Consolidated Lots 8 & 9 Block 4 Whitebirch Four. 7602 Blackhawk Circle. Zoning R-1**

Bohnsack presented a request for subdivision of consolidated lots at 7602 Blackhawk Circle. He explained that this request had initially come to him 3-4 years ago, but he had initially said it couldn't be done based on the ordinance.

Outlined several issues with the request:

- The current house was built over the property line between the two original lots.
- The subdivision regulations at the time required a 40,000 square foot lot size, while current regulations require 2.5 acres for new subdivisions in the R1 zone.
- There is a guest house and garage on the far side of the second lot, which would become a nonconforming use if subdivided.

Bohnsack shared correspondence between himself and the city attorney regarding these issues. He asked the commission to consider the matter but did not expect an immediate answer.

The commissioners discussed the complexities of the request, including:

- Whether to apply current regulations or those in place when the lots were originally purchased.
- The creation of nonconforming structures through subdivision.
- The potential for setting precedents that could lead to similar requests in the future.

Bohnsack mentioned that the commission might be looking at changes to lot size requirements in the future, which could affect how this request is viewed.

No decision was made, as this was presented for informational purposes and future consideration.

## **Other**

Interim Administrator Bohnsack presented a request from a resident who wanted to place a container structure on their property for storage purposes. He explained that the current ordinance does not allow for such structures, except during construction or moving.

The commissioners discussed the pros and cons of allowing container structures, including:

- Their cost-effectiveness compared to traditional sheds
- Concerns about aesthetics and how they fit with the community's "up north" look
- The potential for these structures to become permanent fixtures

Bohnsack mentioned that he would share this information with the city council to see if there was any interest in changing the ordinance. He suggested that this topic could be revisited during the upcoming ordinance review process.

No decision was made, as this was presented for informational purposes and potential future consideration.

## **Staff Reports**

Interim Administrator Bohnsack provided an update on staffing:

- A new administrator, Allie Polsfuss, will start on July 1st. She is currently the assistant administrator in Minnetrista and has previous experience in Savage and Eagle Lake.
- The move to the new city offices is progressing, with furniture being assembled and many finishes in place.
- The new council chambers are expected to be ready by September.

## **Commissioner Reports**

A commissioner asked about the progress of filling staff positions.

The commissioners discussed the importance of allowing the new administrator to be involved in the hiring process for her team.

## **Adjourn**

The Chair thanked everyone and adjourned the meeting at 8:05 pm.