

**Breezy Point Planning Commission/
Board of Adjustment
March 11, 2025
Regular Meeting Minutes**

Call to Order

The meeting was called to order at 6:30 PM on March 11, 2025 by Chair Weaver.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

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

Approval/Amendment of the Agenda

Ayers moved to approve the agenda. Brisbin seconded the motion. The motion passed unanimously.

Open Forum

There were no speakers for the open forum.

Approval of Minutes

January 14, 2025 Planning Commission Minutes

Theis made a motion to approve the January 14, 2025 Planning Commission minutes. Zierden seconded the motion. The motion passed unanimously.

**Public Hearing - Subdivision Application S-25-001 Sarah Lovejoy
7036 Nickel Road. Preliminary Plat Wilder Woods. Zone WR**

Open Public Hearing

Applicant Presentation

Sarah Lovejoy, the applicant, presented her request to divide her property into two five-acre lots. She explained that the property had recently been rezoned to Wooded Residential. Lovejoy stated that she planned to sell her existing home and driveway to her daughter and build on the newly divided part. She confirmed that there would be two separate driveways.

Staff Review

Bohnsack presented the staff review. He noted that the application was for a subdivision, with the property address at 7036 Nickel Road. The property was recently rezoned from Urban Reserve to Wooded Residential. Jerry stated that the proposed plat conformed to the requirements of the wooded residential zone, which has a five-acre minimum. He recommended that an easement for the existing septic system be dedicated as part of the final plat.

Public Input

There was no public input.

Close Public Hearing

Official Action

Ayers moved to approve the Preliminary and Final Plat of Wilder Woods Addition with the condition that an easement for the existing septic be dedicated to the final plat. Zierden seconded the motion. The motion passed unanimously.

Public Hearing - Variance V-25-001 James & Susan Sackreiter 32601 Timberlane Point. Lot 31 Trotter Cade. Request to expand Legal non-conforming use. Proposed addition to existing dwelling 24 feet from OHW. Zone R-2.

Open Public Hearing

Applicant Presentation

Jim Sackreiter, the applicant, presented his request to add an eight-foot addition to the side of his cabin to add a bathroom. He explained that the lot had multiple issues, being squeezed between Timberland and the OHW. Sackreiter stated that the change was fully supported by his neighbors and that they intended to keep the same look of the cabin. He addressed the practical difficulties, including the nonconforming nature of the lot and the challenges of having only one bathroom for six to eight adults. Sackreiter also discussed plans to improve drainage issues and reduce impervious coverage to below 25%.

Staff Review

Jerry presented the staff review, noting that the request was to expand a legal nonconforming use with an 8 by 32 foot addition to the dwelling unit, 25 feet from the OHW. He explained that because the dwelling is located within the 75-foot setback of the OHW, it is considered a legal nonconforming use. Jerry outlined the variance review criteria and presented findings that could support both approval and denial of the request.

Public Input

There was no public input.

Close Public Hearing

Official Action

Weaver moved to approve the variance with the following conditions: 1) The current septic is maintained with a compliance inspection occurring every three years, and 2) The current drain water management plan would be implemented as part of this approval. Zierden seconded the motion. The motion passed 4-1, Theis Opposed.

Staff Reports

Interim Administrator Bohnsack reported that interviews for administrative candidates would be held the following Wednesday, starting around 8:45 in the morning. He mentioned that these interviews would be open to the public. Bohnsack also stated that he would prepare and distribute information about variances and practical difficulties to the commission members for their review.

Commissioner Reports

There were no commissioner reports.

Adjourn

The meeting was adjourned at 7:15 PM.