

**Breezy Point Planning Commission/
Board of Adjustment
January 14, 2025 – 6:30 P.M.
Regular Meeting minutes**

Oaths of Office

The oaths of office were postponed to later in the agenda.

Call to Order

Chair Marcy Weaver called the meeting to order at 6:30 pm

Roll Call

Planning and Zoning Administrator Peter Gansen conducted the roll call. All members were present. Joe Ayers, Lee Brisbin, Roger Theis, Marcy Weaver, and Teddy Zierden. Staff present included Gansen and Deputy Clerk Deb Runksmeier.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Approval/Amendment of the Agenda

Theis made a motion to approve the agenda. Ayers seconded the motion. The motion passed unanimously.

Election of Officers

Marcy was nominated and elected as Chair. Joe Ayers was appointed to Vice Chair.

Theis nominated Marcy Weaver for Chair. Zierden seconded the motion. The motion passed unanimously.

Zierden nominated Joe Ayers for Vice Chair. Brisbin seconded the motion. The motion passed unanimously.

Open Forum

No members of the public approached to speak during the open forum.

Approval of Minutes

December 10, 2024 Planning Commission/Board of Adjustment Minutes

Theis made a motion to approve the December 10, 2024 minutes. Brisbin seconded the motion. The motion passed unanimously.

Petition for Rezoning Urban Reserve to Wooded Residential Z-24-001 Sarah Lovejoy 7036 Nickel Road

Petition for Rezoning Z-24-001 Lovejoy

Planning and Zoning Administrator Peter Gansen presented the staff report for the rezoning application. He explained that the applicant, Sarah Lovejoy, was requesting to rezone her property from Urban Reserve to Wooded Residential to allow for a smaller lot size of 5 acres. The property is currently approximately 10 acres. Peter noted that the rezoning would place the property in a more restrictive zoning category regarding most land uses. He recommended approval with the condition that a certificate of survey be required prior to applying to the city council.

Sarah Lovejoy approached the podium and explained her request. She stated that she wanted to split her property so her daughter and family could buy her current house, while she builds a new one on the split lot.

Several neighbors spoke in support of the rezoning request, including Gary Mitchell and John McGee. They emphasized the natural beauty of the area and expressed a desire to maintain larger lot sizes.

The commission discussed the application and the need for a survey. They decided to recommend approval to the city council, contingent on the survey confirming the property is at least 10 acres.

Zierden made a motion to recommend approval of the rezoning request to the city council, contingent on the current property being 10 acres or more so that both resulting lots would be 5 acres. Ayers seconded the motion. The motion passed unanimously.

Conditional Use Application for a Marina C-25-001 Breezy Point International Inc. 9252 Breezy Point Drive

Conditional Use Application for Marina C-25-001 Breezy Point International

Gansen presented the staff report for the conditional use application for a marina. He explained that the applicant, Breezy Point International Inc., was requesting to reclassify an existing harbor as a marina to allow for seasonal rentals of the 30 boat slips. Gansen noted that the area was already approved as a harbor in the 1980s, and the main change would be allowing rentals to non-resort guests.

David Landecker, representing Breezy Point International, explained the application. He clarified that the intent was for seasonal leases, with no additional services like gas pumps or overnight stays. He also addressed concerns about traffic and safety.

Several members of the public spoke, expressing concerns about increased boat traffic, safety issues in the channel, and the potential for overnight stays on boats. The commission discussed these concerns and worked with the applicant to add conditions to address them.

The commission added conditions to the approval, including:

- Maximum 30 mooring spaces.
- No additional docks or mooring spaces may be placed on Lots 1 – 26, Twenty First Addition to Breezy Point Estates.

- Protect existing vegetation in a 100 foot strip along the Breezy Channel on the channel side of said Lots 1 -26 no vegetation or land improvements allowed within this 100 foot strip.
- No additional excavation to increase size of Marina perimeter.
- Security lighting must be down lighted.
- Provide one parking space per mooring site (30).
- Consolidate lots 1 -26 into one tax parcel.
- Plantings of trees and shrubs between the marina and parking for stormwater.
- Native grass planting between marina and parking and exposed areas not to be regularly mowed however this area is allowed to be cleaned up annually.
- 3 - 4 foot walkways between the marina boardwalk and parking
- Golf Carts, ATVs, and similar vehicles are not permitted on walkways and boardwalks.
- No overnight stays on boats or vehicles
- No gas pumps
- Adding no wake signage within the marina
- Adding directional signage to keep traffic on the resort property

Weaver made a motion to approve the rezoning to Marina with conditions listed as stated on record. Ayers seconded the motion. The motion passed unanimously.

Staff Reports

February 11, 2025 Joint Planning Commission and Council Meeting

Peter Gansen announced his resignation from his position, effective January 28th. He has accepted a new position with a state agency. The commission expressed their appreciation for his work and contributions.

Peter discussed the upcoming joint meeting with the city council, suggesting it might be postponed to allow more time for review of ongoing projects, including the HGKI project and an assessment of buildable lots within the city.

Commissioner Reports

No specific commissioner reports were given.

Adjourn

The meeting was adjourned at 8:22 pm