

**Breezy Point Planning Commission/
Board of Adjustment
March 10, 2026 – 6:30 p.m.
Meeting minutes**

The Planning Commission Board of Adjustment meeting was called to order on Tuesday, March 10, 2026, at 6:30 PM by Commission Marcy Weaver.

The Pledge of Allegiance was recited by all in attendance.

City Planner Jerry Bohnsack conducted the roll call. Planning Commissioners Joe Ayers, Teddy Zierden and Marcy Weaver were present. Lee Brisbin and Roger Theis were absent. Staff present included Administrator Allie Polsfuss, Planner Jerry Bohnsack, and City Council member Michael Moroni.

Open Forum

No one from the public came forward to speak during the open forum.

Approval Of Minutes January 13, 2026 Planning Commission Meeting / Board Of Adjustment Minutes

Motion made by Zierden, seconded by Ayers, to approve the January 13, 2026 Planning Commission Meeting / Board of Adjustment Minutes. The motion passed 3-0.

Conditional Use Application C-26-002 Whitebirch Inc. To create Planned Unit Development (PUD) Common Interest Community Storage Unit Complex. Lots 1, 2, 3, & 4 Block 2 of 3rd Addition to Wildwood Hills. Parcels 10070676, 10070677, 10070678, 10070679

Open Public Hearing

The public hearing was opened at 6:33 pm.

Applicant Presentation

David Landecker, representing Whitebirch Inc., presented the application. He explained that the hearing was to ensure all proper procedures were followed regarding the Conditional Use Application for a Common Interest Community storage unit complex.

There are four lots zoned Commercial adjacent to Wildwood Court, and the applicant is proposing to convert them into a six-unit storage facility to be individually owned and operated.

Landecker noted there is adequate parking for the proposed use. Access will be from Wildwood Court, municipal sewer is available for the development, and stormwater runoff

has been addressed. Additionally, there will be a private well and water system to serve each unit. The proposed buildings are adequately sized to accommodate individual storage.

Weaver asked about signage for the units. Landecker stated there may be temporary “for sale” signage; however, any permanent signage will be the responsibility of the owner of each unit. If the owner does not comply with existing code, they would need to come before the Commission for approval.

Weaver asked questions regarding the septic system. Landecker stated there will be a small restroom area in each unit with a shower, toilet, and sink. Owners can decide whether they want water service.

Weaver asked if there are any requirements or conditions regarding the types of owners of the units. Landecker stated he was not aware of any, but the use must comply with the zoning district.

Ayers asked if the bylaws allow outside storage. Landecker stated the bylaws do not allow outside storage, and the intent of the units is for storage to remain under cover.

Staff Review

City Planner Jerry Bohnsack reviewed Conditional Use Application C-26-002. The property is zoned Commercial, and the request is consistent with City Code. Staff recommended approval with the conditions proposed in the staff memo.

Public Input

Monica Voss of 6884 County Road 11 expressed concerns regarding:

- School safety and County Road 11 traffic plans to address the use
- Security of the units
- Responsibility of garbage hauling

Weaver stated that the County Road speed limit would need to be addressed at the County level.

Bohnsack explained the recent traffic study performed by Eagle View Elementary in coordination with Crow Wing County, the City of Pequot Lakes, and the City of Breezy Point. The study reviewed safety concerns and traffic impacts during school pick-up and drop-off hours. Both short-term and long-term solutions were discussed.

Moroni asked for clarification regarding the process for the six potential businesses.

Bohnsack stated the property is zoned for commercial use. As long as a business conforms to the commercial land use code, it would be permitted. Any commercial activity that does not conform would require a Conditional Use Permit.

Landecker stated the intent of the units is for storage use. He also clarified the facility is not intended to be gated, and traffic impacts should be minimal.

Zierden asked about site lighting. Landecker confirmed there will be lighting on the buildings themselves.

Warren Voss, 6884 County Road 11, expressed concerns regarding:

- Sewer capacity
- Coordination with the school regarding traffic plans

Bohnsack stated the development will utilize the existing roadway and will not create an additional entrance or roadway, limiting ingress and egress to one access point.

Close Public Hearing

The public hearing was closed at 7:07 pm.

Official Action C-26-002

The Commission discussed the findings and the suggested conditions for approval. No concerns were raised about the application meeting the required findings.

Motion made by Commissioner Ayers, seconded by Commissioner Zierden, to approve the conditional use permit application C-26-002 with the conditions as stated in the packet. The motion passed 3-0.

Preliminary Plat Subdivision Application Whitebirch Inc. Lots 1, 2, 3, & 4 Block 2 of 3RD Addition to Wildwood Hills. Parcels 10070676, 10070677, 10070678, 10070679.

Open Public Hearing

The public hearing was opened 7:12 pm.

Applicant Presentation

David Landecker, representing Whitebirch Inc., presented the application. He explained that the hearing was the next step in the process for re-subdividing four existing Commercial-zoned lots to create a Common Interest Community Plat for six storage units. The document outlines ownership rights, identifies lots, common space, and utilities in accordance with the zoning code.

Staff Review

Bohnsack reviewed the Subdivision Application and the process.

Public Input

No members of the public approached the podium to speak.

Close Public Hearing

The public hearing was closed 7:15 pm.

Official Action V-25-003

The Commission discussed the findings, noting that this is the next step in the process. If recommended, the approval will go to the City Council.

Motion made by Zierden, seconded by Ayers, to recommend approval the Preliminary Plat request. The motion passed 3-0.

Commission input 9057 Sunset Strip

Bohnsack stated the City received an application for a building permit at 9057 Sunset Strip for an interior remodel, fireplace, deck, and porch. The dwelling at 9057 Sunset Strip was constructed in 1985. The lot contains a bluff, and approximately 50% of the dwelling and the entire deck are within the 30-foot bluff setback.

Staff approved part of the permit but did not approve the portion of the application related to the proposed porch beneath the existing deck. The applicant is proposing to enclose that space and create a three-season porch.

Staff's opinion is that this would be an enhancement of a legal nonconforming use and requested the Commission's input.

Weaver, Zierden, and Ayers stated they agree it appears to be an expansion of a legal nonconforming use, changing the use of the space, enhancing indoor use, and adding square footage.

Staff will follow up with the property owner.

Staff Reports

- Administrator Polsfuss will follow up with the Commission on the Council's decision to adjust their pay. This will likely happen in the summer.
- The Planning and Zoning Administrator position has been posted, and Administrator Polsfuss will update the Commission as the process progresses.

The meeting was Adjourned at 7:24 PM.

Submitted By, Allie Polsfuss
City Administrator Clerk