



CITY OF
LONG LAKE

City Council Agenda Report

City of Long Lake

450 Virginia Avenue, PO Box 606

Long Lake, MN 55356

MEETING DATE / February 18, 2025

SUBJECT: Planning Case #2025-01 / Long Lake Rowing Crew Conditional Use Permit (CUP) Amendment Request

Prepared By: Hannah Rybak, City Planner

Report Date: 2/11/2025

Planning Commission Recommendation

At their February 11, 2025 regular meeting, the Planning Commission held the public hearing and voted 3-1 to recommend denial of the requested CUP amendment (see Resolution No. 2025-05, Option B).

Draft resolutions for both approval and denial were presented to the Planning Commission for their consideration. The draft resolution for approval is included here as Option A (Resolution No. 2025-05).

Overview / Background

The Long Lake Rowing Crew (LLRC) has been operating from the Birch's on the Lake property at 1310 Wayzata Blvd., since 2015. Operations at the property include storage of equipment and lake access. The use is allowed under an existing Conditional Use Permit. The LLRC has requested an amendment to their existing CUP to modify their hours of operation.

An ordinance amendment to allow Rowing Club Facilities as a conditional use in the B-3 District was approved in 2017. The original CUP was approved along with that, to allow the LLRC to use the subject property. An amendment to the original CUP was approved in 2019, allowing additional temporary storage racks, expanded hours of operation, and the ability to offer rowing sprints as part of Birch's FallFest without going through the special event permitting process.

The current CUP amendment request is to expand the hours of operation for a second time. The Applicant's narrative describes the following reasons for the request:

1. To provide additional availability for community members to try rowing
2. Provide an additional coaching session for LLRC rowers
3. Reducing the rower to coach ratio, which would increase the safety of the rowers
4. Allow rowers to be grouped by skill level, which would allow the rowing shells to be closer to the coach launch, which the LLRC states as a benefit for other lake users

Hours of Operation

Original CUP Hours (2017 CUP)

	Mon	Tues	Wed	Thurs	Friday	Sat	Sun
From	8:00 am	8:00 am	8:00 am	8:00 am	None	7:00 am	None
To	11:00 am	11:00 am	11:00 am	11:00 am		12:00 noon	
From	3:30 pm	3:30 pm	3:30 pm	3:30 pm		-	
To	5:30 pm	5:30 pm	5:30 pm	5:30 pm		-	
Total Hours	5	5	5	5	0	5	0

Current CUP Hours (2019 CUP Amendment)

	Mon	Tues	Wed	Thurs	Friday	Sat	Sun
From	6:00 am	6:00 am	6:00 am	6:00 am	7:00 am	7:00 am	None
To	8:00 pm	8:00 pm	8:00 pm	5:30 pm	12:00 noon	12:00 noon	
Total Hours	14	14	14	11.5	5	5	0
Increase from 2017 CUP	9	9	9	6.5	5	0	-

Proposed CUP Hours (2025 CUP Amendment Request)

	Mon	Tues	Wed	Thurs *	Friday *	Sat *	Sun
From	6:00 am	6:00 am	6:00 am	6:00 am	<i>6:00 am</i>	<i>6:00 am</i>	None
To	8:00 pm	8:00 pm	8:00 pm	<i>8:00 pm</i>	<i>5:30 pm</i>	12:00 noon	
Total Hours	14	14	14	14	11.5	6	0
Increase from 2019 CUP amend.	0	0	0	2.5	6.5	1	-

* The proposed/requested CUP amendment would expand the LLRC's operational hours on Thursdays, Fridays, and Saturdays, as noted in bold and italicized above.

Existing CUP Conditions

1. Up to no more than seven (7) racks for storage of boats and oars may be located on the north and east sides of the building for the storage of rowing boats and oars. No equipment may be stored within the bluff impact zone. No exterior storage of any other equipment is permitted on the property.
2. All storage and collection of solid waste shall be in compliance with City Code.
3. No noise amplification equipment shall be used by the Long Lake Rowing Crew.
4. The applicant shall provide a copy of an insurance certificate indemnifying or holding the City harmless from any future claims that may occur on the property prior to any rowing activities taking place on the property.

5. The dock and boat lift must be in compliance with MnDNR standards and shall be limited to four slips. No slides are permitted on the shoreline.
6. The applicant is responsible for any other permits required by other jurisdictions.
7. The conditional use will be operated in compliance with all other Federal, State and local laws, rules and regulations.
8. The property shall be reasonably maintained and kept in a neat condition. When not in use, all boats and oars shall be stored on the equipment racks. At no time shall there be any uncontained garbage on the property.
9. No major boat maintenance activities are permitted on the property.
10. The Long Lake Rowing Crew and its facilities shall be in continual compliance with all MnDNR requirements.
11. The applicant shall maintain the site in compliance with all representations listed in the Land Use Applications dated February 13, 2019, contained in the Staff Report dated March 12, 2019, as presented at the March 12, 2019 Planning Commission meeting, and as presented and agreed to during the March 19, 2019 City Council Meeting.
12. No more than two (2) motorized boats may be used by the Long Lake Rowing Crew at any time on Long Lake.
13. Use of the property and Long Lake for rowing club purposes shall be limited to Monday through Thursday, 6:00 am to 5:30 pm; Fridays and Saturdays, 7:00 am to 12:00 noon; and up to three weekday evenings per week from 5:30 pm to 8:00 pm. These hours would be permissible from ice out/April 1 to November 15, annually, subject to the applicant meeting jurisdictional permit requirements for annual rowing club organizational usage of Long Lake.
14. Any events or regattas hosted by the Long Lake Rowing Crew must go through the proper special event permitting process and obtain all required permits, with the exception of Birch's FallFest where the Long Lake Rowing Crew would be permitted to offer rowing sprints races for no more than a two (2) hour period on the event day without a special event permit.

Findings Necessary to Approve a CUP Amendment

1. Will not endanger, injure or detrimentally affect the use and enjoyment of other property in the immediate vicinity or the public health, safety, morals, comfort, convenience or general welfare of the neighborhood or the City.
2. Will be consistent with the comprehensive plan.
3. Will not impede the normal and orderly development and improvement of surrounding vacant property.
4. Will be served adequately by and will not adversely affect essential public facilities and services including streets, police and fire protection, drainage, refuse disposal, water and sewer systems, parks and schools; and will not, in particular, create traffic congestion or interference with traffic on adjacent and neighboring public thoroughfares.
5. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons or property because of excessive traffic, noise, smoke, fumes, glare, odors, dust or vibrations.
6. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.
7. Will fully comply with all other requirements of the City's Code of Ordinances, including any applicable requirements and standards for the issuance of a license or permit to establish and operate the proposed use in the City of Long Lake.

Questions to Consider

1. Is the LLRC currently in compliance with all conditions of the existing CUP?
2. Is there adequate parking at the property to serve the expanded evening hours on Thursdays and Fridays? (The expanded afternoon/evening hours coincide with peak restaurant hours).
3. Will the expanded hours have a negative impact on neighboring property owners?

Supporting Information

- Option A: Resolution No. 2025-05 Approving the CUP Amendment
- Option B: Resolution No. 2025-05 Denying the CUP Amendment
- Land use application materials
- Correspondence received regarding the application