

OPTION B



**City Council
Resolution No. 2025-05**

**A RESOLUTION DENYING AN AMENDMENT TO A CONDITIONAL USE PERMIT
TO ALLOW ROWING CLUB FACILITIES FOR THE LONG LAKE ROWING CREW ON PROPERTY LOCATED AT
1310 WAYZATA BOULEVARD W**

WHEREAS, Amy Johnson, on behalf of the Long Lake Rowing Crew, has submitted a land use application for an amendment to the existing Conditional Use Permit to expand the hours of operation for the Rowing Club Facilities on property located at 1310 Wayzata Boulevard W; and

WHEREAS, the property is owned by Hunt Greene LLC and is legally described as follows:

Lots 1, Block 1, Lake Shore Addition, Long Lake, Minnesota

WHEREAS, the subject property is located in the B-3 Lakeshore Business district, where Rowing Club Facilities are a conditional use; and

WHEREAS, the Long Lake Rowing Club currently holds a Conditional Use Permit for rowing facilities which was approved by the City Council on January 17, 2017, and amended on March 19, 2019; and

WHEREAS, on February 11, 2025 the Planning Commission held a public hearing, reviewed the staff report and considered the land use application and recommended that the City Council deny the requested amendment to the Conditional Use Permit; and

WHEREAS, based upon the information presented in the staff report, the public hearing comments, the Planning Commission discussion held on February 11, 2025 as documented in the minutes, and the City Council staff report dated February 12, 2025, by majority vote the City Council finds:

The proposed land use application and supporting information for a Conditional Use Permit amendment to allow expanded hours for the Rowing Club Facilities on property located at 1310 Wayzata Boulevard W does not meet the standards contained within the Zoning Ordinance, Section 28 Conditional Uses, Subd. 2, based on the following findings:

1. The proposed expanded hours will detrimentally affect the use and enjoyment of other property in the immediate vicinity.
2. The proposed expanded hours will involve activities of operation that will be detrimental to nearby persons because of lake traffic and noise associated with the rowing use of the property.

3. The proposed expanded hours do not comply with all other requirements of the City's Code of Ordinances. Specifically, the intensified use will result in off-street parking deficiencies on the subject property. Many of the proposed expanded hours are in conflict with the peak restaurant use hours on the subject property. The restaurant use is experiencing parking shortages without this conflict and the proposed use will exacerbate this problem.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Long Lake hereby denies the Applicant's request for approval of a Conditional Use Permit amendment for expanded hours of operation for Rowing Club Facilities on property located at 1310 Wayzata Boulevard W.

Adopted by the City Council of the City of Long Lake this 18th day of February 2025.

BY:

Charlie Miner, Mayor

ATTEST:

Jeanette Moeller, City Clerk