

OPTION A



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

**A RESOLUTION APPROVING 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 approve 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 meets the standards contained within the Zoning Ordinance, Section 28 Conditional Uses, Subd. 2, based on the following findings:

1. The proposed use 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. The proposed use will be consistent with the comprehensive plan.
3. The proposed use will not impede the normal and orderly development and improvement of surrounding vacant property.
4. The proposed use 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. The proposed use 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. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.
7. The proposed use 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.

**NOW THEREFORE, BE IT RESOLVED,** that the City Council of the City of Long Lake hereby approves a Conditional Use Permit amendment for expanded hours of operation for Rowing Club Facilities on property located at 1310 Wayzata Boulevard W based on the above-referenced findings, and subject to the following conditions.

1. 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 securing any and all 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 8:00 pm; Fridays, 6:00 am to 5:30 pm; and Saturdays, 6:00 am to 12:00 noon. These hours would be permissible from ice out/April 1 to November 15, annually, subject to the applicant meeting all 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.

Adopted by the City Council of the City of Long Lake this 18<sup>th</sup> day of February 2025.

BY:

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Charlie Miner, Mayor

ATTEST:

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Jeanette Moeller, City Clerk