



2025 Land Use Application

CITY OF LONG LAKE
450 Virginia Avenue
MAIL TO: PO Box 606
Long Lake, MN 55356
Phone / 952.473.6961

Escrow Deposit: \$ 1,500.00
Date Paid: 11/10/25
☒ Check # 1000800392
☐ Cash Receipt # _____

FOR OFFICE USE ONLY

Planning Case #:

2025-01

Application Fee: \$ 500.00
Date Paid: 11/11/25
☒ Check # 16153
☐ Cash Receipt # _____

PROPERTY INFORMATION

Address of Property Involved: 1310 Wayzata Blvd, Long Lake, MN

Property Identification Number: 35-118-23-31-0062

Current Zoning: Commercial

Legal Description of Property: Lot 1 Block 1 Lakeshore Addition Long Lake

Property Owner Name: Hunt Greene, LLC

Property Owner Mailing Address: PO Box 307

City, State, Zip: Long Lake, MN 55356

APPLICANT INFORMATION

Full Name: Long Lake Rowing Crew - Amy Johnson

Daytime Phone: (612) 850-3192

Fax: n/a

Email Address: llrc@longlakerowing.org

Street Address: 1310 Wayzata Blvd / PO Box 591

City, State, Zip: Long Lake, MN 55356

TYPE OF REQUEST (Check All That Apply)

Zoning:

- ☒ Conditional Use Permit
- ☐ Zoning Amendment (Rezoning or Text)
- ☐ Variance
- ☐ Change to Nonconforming Use or Structure
- ☐ PUD Master Development Plan or Concept Plan
- ☐ Final Site and Building Plan Review
- ☐ Interim Use Zoning Amendment/Permit

Subdivision:

- ☐ Preliminary or
- ☐ Final Plat
- ☐ Minor Subdivision
(6 lots or less)
- ☐ Major Subdivision
(more than 6 lots)

Other:

- ☐ Comprehensive Plan Amendment
- ☐ Sign Variance
- ☐ Informal Concept Review (PC)
- ☐ Village Design Guidelines Review
- ☐ _____

All applications must be accompanied by the Submittal Information for the specific type of request and the required list of items.

Description of Request: amend existing CUP to modify hours of operation (see attached narrative)

AGENDA DEADLINE & MEETING SCHEDULE

All regularly scheduled Planning Commission and City Council meetings are held in the City Hall Council Chambers beginning at 6:30 pm. The Planning Commission regularly meets on the second Tuesday of each month, and the City Council regularly meets on the first and third Tuesday of each month. Meeting dates may be subject to change due to member availability, holidays, election dates, or other conflicts that may arise during the calendar year.

APPLICANT ACKNOWLEDGMENT & SIGNATURE

With my signature below, I acknowledge that I have read, understand, and agree to all of the information listed in the Long Lake Land Use Application and fully understand and agree that I am responsible for all costs, including, without limitation, any consultant fees incurred by the City related to the processing and review of this application through completion and final inspection of any improvements, consistent with the 'Payment of Fees and Escrow Requirements' section above. I agree that if additional fees are required to cover costs incurred by the City, the City Administrator has the right to require additional payment from one or more of the undersigned, who shall be jointly and severally liable for such fees. I further understand and agree that if timely payment is not made, the application process may be terminated and the application denied for failure to reimburse the City for costs incurred. I also understand and agree that, in the event of non-payment of fees or costs related to this application or the project herein contemplated, the City may approve a special assessment against my property to recover the same and I hereby specifically waive any and all right to appeal said assessment pursuant to Minnesota Statute 429.

I, the undersigned, certify that the information on this application, to the best of my knowledge, is true and correct.

X Signature of Applicant Amy Johnson LLRC **Date** 1/7/25
Director

Is applicant also the owner of the properties involved in this application? ☐ YES ☒ NO

PROPERTY OWNER SIGNATURE

I am the owner of the property or properties involved in this application, and consent to the applicant making a Land Use Application.

X Signature of Property Owner Hunt Greene LLC **Date** 1/9/25

Long Lake Rowing Crew – request to amend CUP - 2025

The Long Lake Rowing Crew (LLRC) seeks to amend our existing CUP to modify the hours of operation. This would: 1) provide additional availability for community members to try rowing, and 2) provide an additional coaching session for LLRC rowers, which could reduce the rowers/coach ratio (increasing safety of rowers).

LLRC celebrated our 10th anniversary this past summer and we have appreciated the support of the Long Lake community for the past 11 seasons, including the Long Lake City Council and city officials.

LLRC brings a special lifelong recreational activity to the shores of Long Lake and provides this opportunity to local residents right in their back yard. We have shared this unique sport with 100's of people over the years, inspiring and leading high school athletes (Juniors) to attend and row competitively at top tier D1 universities. LLRC also provides this recreational activity for adult rowers (Masters), helping them maintain their health, even when faced with chronic illness and disease such as Parkinson's and Diabetes. In short, people of all ages and backgrounds are incredibly grateful for the opportunity to row on the lovely waters of Long Lake.

Ever since LLRC began in 2014 we have strived to be a supportive partner in the community as well as being a good steward of the waters of Long Lake. Our rowers consistently help with community projects such as painting Nelson Park picnic tables & fishing pier, assisting the Lions with their annual Snowball Open fundraising event, bi-weekly clean up and watering at Union Cemetery, helping the Long Lake Water Association with their water quality improvement initiatives, participating in the LLFD's annual parade, local trash pick-up, and others. Also, rowing is a quiet activity that is not detrimental to the lake or other lake users.

To achieve items 1 and 2 above we are looking to amend the hours of operation as follows:

Proposed CUP hours:

Mon-Thurs: 6am - 8pm

Fri: 6am - 5:30pm

Sat: 6am - 12 noon

Sun: none

Current CUP hours:

Mon-Wed: 6am - 8:00 pm

Thurs: 6am - 5:30pm

Friday 7am - 12 noon

Sat 7am - 12 noon.

Sun: none

Please note:

- 1) There are no organized rowing groups on the lake for many of the mid-day/afternoon hours of operation; these hours have been included to provide availability for periodic community education lessons.
- 2) There are no organized rowing groups on the lake Friday evenings, Saturday afternoons and evenings, all day Sunday, as well as many weekends during the summer when LLRC is out of town at regattas.
- 3) There are no organized rowing groups on the lake Memorial Day, 4th of July, or Labor Day.
- 4) The hours of operation are from ice out/April 1 to November 15, annually, subject to LLRC meeting jurisdictional permit requirements.

Safety continues to be LLRC's primary focus. MN DNR boating and safety rules are followed closely and rowers wear high visibility apparel. Coaches strive to keep rowers close to their safety launch and utilize a consistent route on the lake to provide predictable open water for other lake users. The modified hours of operation will allow rowers to be more readily grouped by skill level which will be safer for rowers because the rowing shells will be closer to the coach launch (which is also beneficial for other lake users).

Long Lake Rowing Crew – Land Use Application Requesting Amendment to CUP (Operating Hours Only)

Breakdown of Current v. Proposed CUP Hours

Current CUP Hours

	Mon	Tues	Wed	Thurs	Friday	Sat	Sun
<i>From</i>	6:00 am	6:00 am	6:00 am	6:00 am	7:00 am	7:00 am	None
<i>To</i>	8:00 pm	8:00 pm	8:00 pm	5:30 pm	12:00 noon	12:00 noon	None

PROPOSED CUP HOURS

	Mon	Tues	Wed	Thurs *	Friday *	Sat *	Sun
<i>From</i>	6:00 am	6:00 am	6:00 am	6:00 am	<i>6:00 am</i>	<i>6:00 am</i>	None
<i>To</i>	8:00 pm	8:00 pm	8:00 pm	<i>8:00 pm</i>	<i>5:30 pm</i>	12:00 noon	None

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