

**BOARD OF ADJUSTMENT/PLANNING COMMISSION
CITY OF LAKE SHORE
LAKE SHORE CITY HALL
MINUTES
MARCH 9, 2026
9:00 AM**

Commission Members in attendance: Commission Chair PJ Smith, Sean Weldon, Dave Riegert, TJ Graber; and Alternate Steve Hensel. Mayor Andy Stewart; City Engineer Alex Bitter; Sourcewell Nicole Hausmann; and Deputy Clerk Kathy Johansen. Absent was Commission Member Alex Kuhn and Council Liaison Darcy Peterson. A quorum was present, and the Commission was competent to conduct business. There were four people in the audience including Susan Scherpelz, Pat Seidl, Paul Peterson, and Chris Erickson.

Commission Chair PJ Smith called the meeting to order at 9:00 AM.

Approval of the February 9, 2026, Regular Meeting Minutes – MOTION BY DAVE RIEGERT AND SECONDED BY TJ GRABER TO APPROVE THE MINUTES FOR THE FEBRUARY 9, 2026, BOARD OF ADJUSTMENT/PLANNING COMMISSION AS PRESENTED. MOTION PASSED.

PUBLIC HEARING –

MOTION BY TJ GRABER AND SECONDED BY DAVE RIEGERT TO OPEN THE PUBLIC HEARING AT 9:03 AM. MOTION PASSED.

Variance Application 03-26 – (5a) (Ruhland): to construct a 2nd story addition to the existing legal non-conforming principal structure totaling 540 square feet and to construct a front entry totaling 88 square feet not meeting the road right-of-way setback. PID 90-437-0240.

The subject property features multiple legal non-conforming structures, as this was previously known as Rainbow Resort. The property is served by the City's sanitary sewer system.

The impervious surface coverage is presently 24.6%, and with the proposed new impervious surface coverage, it would decrease to 23%. A Stormwater Management Plan will be submitted with the permit.

Staff Findings: Staff provides the following findings of fact for discussion and consideration:

1. The subject property is located at 8071 County 78 and is zoned Commercial Waterfront District (Margaret Lake - General Development & Upper Gull Lake).
2. The subject property is +/- .8 Acres (36,265 sq. ft.)
3. There are multiple structures located on the property, as this parcel is formally known as Rainbow Resort.
4. The proposed 2nd story addition totaling 540 square feet is 32.5 feet from the road right-of-way, where 50 feet is required.
5. The proposed 88 square foot front entry is 26.2 feet from the road right-of-way, where 50 feet is required.
6. The proposed 2nd story addition totaling 540 square feet, and 88 square foot front entry will meet the lake setback and the side yard setback, per the Certificate of Survey received 02/09/2026.
7. The subject property is adjacent to County 78 (public road).
8. This property is served by the City's sanitary sewer system.
9. The total impervious surface for the lot, including the proposed front entry and 2nd story

- provided on the Certificate of Survey received on 02/09/2026, is 23%, where 25% is the maximum impervious surface total for the parcel in the Commercial Waterfront District zone (stormwater management plan required per section 18.1.2.5).
10. No extensive research was conducted regarding similar structures in similar locations for property within the immediate vicinity of the subject property. A review of aerial imagery obtained from GIS was utilized.
 11. A stormwater management plan will be required at the time of a land use permit application. This stormwater management plan will be reviewed and approved by the City Engineer.
 12. The DNR has been notified of the request, and no comment has been received as of the time this staff report was drafted.
 13. The Cass County Highway Department has been notified of the request, and a comment was received on 2/19/2026 and was included with the packet.
 14. Notice of this variance application was published in the local newspaper & distributed to property owners within the required distance to the property (500 ft.). No comments have been received as of the drafting of this staff report.

Potential Findings for approval, for discussion with the Board of Adjustment:

15. Will granting the variance put the property to use in a reasonable manner not permitted by the zoning ordinance?
 - a. Yes, granting the variance will allow the property to be used in a reasonable manner that is not otherwise permitted by the zoning ordinance due to site-specific conditions. The location of existing structures and established setbacks limits the ability to reasonably expand or move the principal structure while meeting current road right-of-way setback requirements. The proposed 2nd-story addition and front entry remain compliant with lake and side-yard setbacks and allow continued use of the property in a manner consistent with surrounding development.
16. Does the property have unique circumstances that were not created by the landowner?
 - a. Yes, the property has unique circumstances that were not created by the landowner. The property contains multiple legally established nonconforming structures associated with its former use, Rainbow Resort. The required 50-foot county road right-of-way setback constrains the buildable area of the site. These conditions existed prior to the current application and were not created by the landowners. As a result of these site-specific circumstances, strict compliance with current setback standards limits reasonable expansion or improvement of the existing structure.
17. If the variance is granted, will the essential character of the locality remain consistent?
 - a. Yes, granting the requested variance will not alter the essential character of the locality. The proposed 2nd-story addition and front entry are located on an already developed site and will meet applicable lake and side-yard setback requirements, as shown on the Certificate of Survey received on 02/09/2026. The proposal does not increase impervious surface coverage and maintains consistency with other developed properties in the vicinity, as observed in a review of GIS aerial imagery.
18. Will the variance, if granted, be consistent with the comprehensive plan and be in harmony with the purpose and intent of the City of Lake Shore ordinances?
 - a. Yes, the request, with conditions, is consistent with the purpose and intent of the zoning ordinance and the following goal in the comprehensive plan, "Support growth patterns that reinforce our lake-oriented and rural development brand." (pg. 5) and "Protect the quality of the lakes and environmental resources within and around the City." (pg. 4)
19. Has the variance request been made based on reasons other than economic considerations alone?

- a. Yes, the request has been made on factors other than economic considerations alone. The request is driven by site-specific constraints related to the location of existing legally established structures on the property, proximity to County Road 78, and required right-of-way setbacks, which limit the ability to reasonably expand or improve the structure while meeting current ordinance standards. In addition, a stormwater management plan is required to be reviewed and approved by the City Engineer prior to permitting, demonstrating that the request is based on practical site limitations and environmental considerations rather than economic gain alone.

Board of Adjustment Direction: The Board of Adjustment may approve, deny, or table the request if additional information is required. If the motion is for approval or denial, findings of fact should be cited to support the motion.

Recommendation: The Board of Adjustment should discuss and provide input on the proposed findings for approval and/or denial. The applicant has provided their testimony regarding the practical difficulties encountered with the application submitted to the city.

If the Board of Adjustment wishes to approve the variance request, the following conditions are recommended with approval:

1. All construction shall be in substantial conformance with the presented plan as shown. Deviations from the presented plan will require modified approval by the Planning Commission.
2. Approval of this variance does not authorize any additional encroachment into required setbacks beyond what is specifically approved through this application.
3. The variance expires 12 months after approval by the Planning Commission, if the project is not commenced, unless extended per section 70.7 of the Ordinance.
4. Implement an erosion and sediment control plan utilizing best management practices (BMPs) before construction and dirt-moving activities. The city must approve the plan. The BMPs must remain in place until all disturbed soils are stabilized.
5. The stormwater management plan must be approved by the City Engineer and shall be implemented upon completion of the project if/when a zoning permit is applied for and approved by the City.
6. Impervious surface coverage shall not exceed what is shown on the approved plans. Any increase in impervious surface beyond what was reviewed may require additional City approvals.
7. Approval of this variance does not eliminate the requirement to obtain all applicable land use permits. All construction shall comply with applicable City and State codes and regulations.

Nicole Hausmann stated the following items will become part of the record: Notice of mailing, notice of publication, signed application and attachments, the staff report, and comments received. The DNR, Cass County Highway Department, and the City Engineer were notified on February 18. All comments received from these agencies are in the packet. No additional public comments were received.

Nicole Hausmann presented Variance Application 03-26 – (5a) (Ruhland).

Chris Erickson, representing the application, stated he was available to answer any questions regarding the variance.

PJ Smith inquired into the building in the right-of-way and whether it was a concern.

Nicole Hausmann stated that it does not affect the variance. The structure was approved and permitted years ago.

MOTION BY DAVE RIEGERT AND SECONDED BY TJ GRABER TO APPROVE VARIANCE APPLICATION 03-26 (5a) RUHLAND BASED ON THE FINDINGS OF FACT AND THE CONDITIONS LISTED IN THE PACKET. MOTION PASSED.

Variance Application 03-26 – (5b) (Peterson): to construct an addition to the existing legal non-conforming principal structure totaling 1,435 square feet and to construct a 244 square foot patio within the bluff setback. PID 90-449-0212.

The subject property features an existing legal non-conforming structure (2,016 sq. ft.) that will partly remain. The existing shed will be removed from the property near Interlachen Road. There is an existing floating deck (380 sq. ft.) and a second floating deck at the lake (191 sq. ft.) Neither of these floating decks have concrete underneath them. The applicant has signed a winter window form for a new septic design, which will be required with this proposed addition. The proposed new detached garage and proposed covered entry are not part of the variance request, as they meet all requirements in Section 17.

The impervious surface coverage is presently 15.6%, and with the proposed new impervious surface coverage, it would increase to 18.6%. A Stormwater Management Plan has been provided with the application.

Staff Findings: Staff provides the following findings of fact for discussion and consideration:

1. The subject property is located at 8936 Interlachen Road and is zoned Residential, Medium Density R-2 (Shoreland); (Gull Lake - General Development).
2. The subject property is +/- .73 Acres (31,813 sq. ft.)
3. The subject property contains a legal existing non-conforming dwelling which meets the lake, side yard, and road right-of-way setbacks.
4. The proposed addition totaling 1,435 square feet is 11 feet from the bluff, where 50 feet is required.
5. The proposed 244 square foot patio is within the bluff setback.
6. The proposed addition totaling 1,435 square feet, and a 244-square-foot patio will meet the lake setback, the road right-of-way setback, and the side yard setback, per the Certificate of Survey received on 02/09/2026.
7. The shed located by Interlachen Road will be removed.
8. This property will need an updated septic system. A winter window has been signed by the property owners and is on file at City Hall.
9. The total impervious surface for the lot, including the proposed addition provided on the Certificate of Survey received on 02/09/2026, is 18.7% where 25% is the maximum impervious surface total for the parcel in the Residential, Medium Density R-2 (Shoreland) zone for a riparian GD lake.
10. No extensive research was conducted regarding similar structures in similar locations for property within the immediate vicinity of the subject property. A review of aerial imagery obtained from GIS was utilized.
11. A stormwater management plan has been submitted to the city with the variance application and reviewed by the City Engineer.
12. The DNR has been notified of the request, and no comment has been received as of the time this staff report was drafted.
13. Notice of this variance application was published in the local newspaper & distributed to property owners within the required distance to the property (500 ft.). No comments have been received as of

the drafting of this staff report.

Potential Findings for approval, for discussion with the Board of Adjustment:

14. Will granting the variance put the property to use in a reasonable manner not permitted by the zoning ordinance?
 - a. Yes, granting the variance will allow the subject property to be used in a reasonable manner that is not otherwise permitted by the zoning ordinance. The applicants proposed improvements that are residential in nature and accessory to the existing dwelling. The proposed use is customary for lakefront residential properties and consistent with the development pattern in the surrounding area.
15. Does the property have unique circumstances that were not created by the landowner?
 - a. Yes, the practical difficulties associated with the property are due to circumstances unique to the site, including its lakefront location, lot configuration, and existing development constraints. These conditions are inherent to the property and were not created by the current landowners. Compliance with the zoning ordinance under these conditions limits the property's reasonable use, necessitating consideration of a variance.
16. If the variance is granted, will the essential character of the locality remain consistent?
 - a. Yes, constructing the addition will not alter the essential character of the neighborhood. The proposed improvements are consistent in scale and with other nearby residential lakefront properties. Granting the variance will not result in adverse impacts to the neighboring properties or change the established residential character of the area. The neighborhood's overall appearance and function will remain intact.
17. Will the variance, if granted, be consistent with the comprehensive plan and be in harmony with the purpose and intent of the City of Lake Shore ordinances?
 - a. Yes, the request, with conditions, is consistent with the purpose and intent of the zoning ordinance and the following goal in the comprehensive plan, "Support growth patterns that reinforce our lake-oriented and rural development brand." (pg. 5) and "Protect the quality of the lakes and environmental resources within and around the City." (pg. 4)
18. Has the variance request been made based on reasons other than economic considerations alone?
 - a. Yes, the request is based on practical difficulties related to the unique physical characteristics of the property, including existing lot conditions and site constraints that limit reasonable placement of structures in compliance with the zoning requirements. Implementing a stormwater management plan will help protect the water quality of Gull Lake.

Board of Adjustment Direction: The Board of Adjustment may approve, deny, or table the request if additional information is required. If the motion is for approval or denial, findings of fact should be cited to support the motion.

Recommendation: The Board of Adjustment should discuss and provide input on the proposed findings for approval and/or denial. The applicant has provided their testimony regarding the practical difficulties encountered with the application submitted to the city.

If the Board of Adjustment wishes to approve the variance request, the following conditions are recommended with approval:

1. All construction shall be in substantial conformance with the presented plan as shown. Deviations from the presented plan will require modified approval by the Planning

Commission.

2. The variance expires 12 months after approval by the Planning Commission, if the project is not commenced, unless extended per section 70.7 of the Ordinance.
3. Implement an erosion and sediment control plan utilizing best management practices (BMPs) before construction and dirt-moving activities. The city must approve the plan. The BMPs must remain in place until all disturbed soils are stabilized.
4. The stormwater management plan must be approved by the City Engineer and shall be implemented upon completion of the project if/when a zoning permit is applied for and approved by the City.
5. All development shall comply with applicable septic system approvals, agreements, and conditions on file with the City. No construction activity shall interfere with the operation or location of the proposed septic system.
6. Impervious surface coverage shall not exceed what is shown on the approved plans. Any increase in impervious surface beyond what was reviewed may require additional City approvals.
7. Approval of this variance does not eliminate the requirement to obtain all applicable land use permits. All construction shall comply with applicable City and State codes and regulations.

Nicole Hausmann stated the following items will become part of the record: Notice of mailing, notice of publication, signed application and attachments, the staff report, and comments received. The DNR, Cass County Highway Department, and the City Engineer were notified on February 18. All comments received from these agencies are in the packet. No additional comments from the public have been received.

Nicole Hausmann presented Variance Application 03-26 – (5b) (Peterson).

Alex Bitter referenced his prior comment that the well was too close to the stormwater pond.

Paul Peterson explained that there is an existing deck attached to the house and is planning to remove that deck and put in a patio in its place.

Further discussion continued regarding the specifications of the addition's design.

Paul Peterson stated that repairing the existing structure would not be feasible due to its poor condition.

MOTION BY DAVE RIEGERT AND SECONDED BY SEAN WELDON TO APPROVE VARIANCE APPLICATION 03-26 (5b) PETERSON BASED ON THE FINDINGS OF FACT AND THE SEVEN-LISTED CONDITIONS IN THE PACKET. MOTION PASSED.

Rezone 03-26 – (5c) (SusanJean Properties): to rezone .918 acres “Tract A” from a 4-acre “Tract B” from “Commercial Neighborhood” to “Residential, Low Density (R-1)”. PID 90-469-0120.

The subject property features a 9-unit motel, a motel with an attached garage (unit 10), a cabin (unit 11), another cabin (unit 12), and a shed. The applicant has signed a winter window form for a new septic design for proposed “Tract A” and septic compliance inspections for “Tract B”. The impervious surface coverage for “Tract B” is 13.9%.

Staff Findings: Staff provides the following findings of fact for discussion and consideration:

1. The subject property is located at 9215 Interlachen Road and is zoned Commercial Neighborhood (Gull Lake - General Development).
2. The subject property is “Tract A” +/- .918 Acres (40,004 sq. ft.) – *if rezoned to R-1*, “Tract B”

- +/- 3.45 Acres (150,282 sq. ft.).
3. The request is to rezone the .918 acres “Tract A” from a 4-acre “Tract B” parcel #90-469-0120 from Commercial Neighborhood to Residential, Low Density (R-1).
 4. An application for the Metes and Bounds subdivision, MB 03-26 - (6a), has been submitted for concurrent review & decision by the Planning Commission.
 5. Proposed “Tract B” meets the minimal dimensional requirements of the Commercial Neighborhood District.
 6. The proposed “Tract A” meets the minimal dimensional requirements of Residential Low Density (R-1); however, should this Rezone application not be approved, the proposed parcel “Tract A” would not be compliant with the minimal dimensional requirements of the Commercial Neighborhood District, the underlying zone of the parent (subject) parcel.
 7. The subject property is located in the Shoreland Area (Gull Lake – General Development).
 8. The subject property is adjacent to County Road 77 (public road).
 9. The subject property is not served by municipal utilities and has existing subsurface sewage treatment systems (SSTS) & private well(s).
 10. The subject property is adjacent to property zoned “Residential, Low Density (R-1)” to the north and south and “Wooded Residential” to the west.
 11. Notice for this application was published in the local newspaper and distributed to property owners within the required radius of the subject property.
 12. The Cass County Highway Department has been notified of the request, and a comment was received on 02/19/2026, which is included in the packet.
 13. The DNR was notified of the request in January and February. A comment was received on the lot split (01/14/2026), and no comment was received from the February notification.

For Discussion with the Planning Commission:

1. Rezoning of the property is compatible with the intent of the “Residential, Low Density (R-1)” for “Tract A” and “Commercial Neighborhood” for “Tract B”: It is the intent of this district to provide for residential purposes and directly related complementary uses.
2. The proposed rezone is compatible with the land uses and zoning classifications of the surrounding properties, which are primarily utilized for residential purposes.

Planning Commission Direction: The Planning Commission should review this report & seek clarification as needed. The Planning Commission may recommend approval or denial by motion to be forwarded to the City Council by developing findings of fact.

If the Planning Commission wishes to recommend approval of the rezone request, the following condition is recommended:

1. The approval of this rezoning application shall not be published or relied upon until the metes & bounds subdivision, MB 03-26 – (6a) has been recorded with the County Recorder.

Nicole Hausmann stated the following items will become part of the record: Notice of mailing, notice of publication, signed application and attachments, the staff report, and comments received. The DNR, Cass County Highway Department, and the City Engineer were notified on February 18. All comments received from these agencies are in the packet. No additional comments from the public have been received.

Nicole Hausmann presented Rezone 03-26 – (5c) (SusanJean Properties).

Susan Scherpelz shared that their wish is to split the lot on the north side of their property and build a small, single-family residence and a pole barn.

MOTION BY DAVE RIEGERT AND SECONDED BY SEAN WELDON TO RECOMMEND APPROVAL TO CITY COUNCIL FOR THE REZONE APPLICATION 03-26 (5c) SUSANJEAN PROPERTIES WITH THE FINDINGS OF FACT AND THE CONDITION LISTED IN THE STAFF REPORT. STATING THE REZONING OF THE PROPERTY IS COMPATIBLE WITH THE INTENT OF THE “RESIDENTIAL, LOW DENSITY (R1)” FOR “TRACT A” AND “COMMERCIAL NEIGHBORHOOD” FOR “TRACT B” AND THE PROPOSED REZONE IS COMPATIBLE WITH THE LAND USES AND ZONING CLASSIFICATIONS OF THE SURROUNDING PROPERTIES, WHICH ARE PRIMARILY UTILIZED FOR RESIDENTIAL PURPOSES. MOTION PASSED.

MOTION BY SEAN WELDON AND SECONDED BY TJ GRABER TO CLOSE THE PUBLIC HEARING AT 9:26 AM. MOTION PASSED.

NEW BUSINESS –

SusanJean Properties, LLC – Metes & Bounds Subdivision 03-26 – (6a) – PID 90-469-0120

The applicant is requesting a metes-and-bounds subdivision to split 0.918 acres, “Tract A,” from a 4-acre “Tract B” parcel #90-469-0120 located at 9215 Interlachen Road. This property is located in the Shoreland Area (Gull Lake – General Development). “Tract A” will meet the lot size and dimensions as set forth in the Certificate of Survey received and in accordance with the approved rezoning to “Residential – Low Density (R-1)” by the City Council. Proposed new legal descriptions were provided by the surveyor, KLD.

The subject property features a 9-unit motel, a motel with an attached garage (unit 10), a cabin (unit 11), another cabin (unit 12), and a shed. The applicant has signed a winter window form for a new septic design for proposed “Tract A” and septic compliance inspections for “Tract B”. The impervious surface coverage for “Tract B” is 13.9%.

Staff Findings: Staff provides the following findings of fact for discussion and consideration:

1. The subject property is located at 9215 Interlachen Road (Gull Lake - General Development).
2. The subject property is owned by SusanJean Properties LLC, which is the applicant for this metes & bounds subdivision.
3. The subject property is “Tract A” +/- .918 Acres (40,004 sq. ft.) – *if rezoned to R-1*, “Tract” B +/- 3.45 Acres (150,282 sq. ft.)
4. The metes and bounds subdivision request is to split the subject parcel, PID 90-469-0120, into proposed “Tract A” & “Tract B.”
5. The subject property “Tract B” meets the minimal dimensional requirements of the Commercial Neighborhood District.
6. The subject property proposed “Tract A” meets the minimal dimensional requirements of Residential Low Density (R-1) if the rezone application 03-26 – (5c) is approved by the City Council.
7. The subject property is located in the Shoreland Area (Gull Lake – General Development).
8. The subject property is adjacent to County Road 77 (public road).
9. The subject property is not served by the centralized sanitary sewer system.
10. The subject property “Tract A” would meet the minimum lot size and dimensional requirements for Residential, Low Density (R-1).
11. The subject property “Tract B” would meet the minimum lot size and dimensional requirements

- for Commercial Neighborhood.
12. The property is suitable in its natural state for the intended purpose, and this metes & bounds subdivision would not be harmful to the health, safety, or welfare of future residents or of the community.
 13. The proposed lot layout meets the requirements of the ordinance if the rezoning application is approved by the City Council.
 14. The applicant submitted a signed winter window to comply with the requirement of a septic design for "Tract A" and septic compliance inspection for "Tract B".
 15. The Certificate of Survey provided with the Metes and Bounds subdivision application was prepared by Jordan Chouanard, PLS #57077 of KLD, and was submitted to the city on 02/09/2026.
 16. This metes & bounds subdivision request is consistent with the Comprehensive Plan for the City of Lake Shore, specifically on page 5, which outlines the "Goals" objectives of the Comprehensive Plan with consideration to "Ensure new residential development/redevelopment is efficient, environmentally sensitive, and offset any increased demand for services through valuation."
 17. The Cass County Highway Department has been notified of the request, and a comment was received on 02/19/2026, which is included in the packet.
 18. The DNR was notified of the request in January and February. A comment was received on the lot split (01/14/2026) and no comment was received from the February notification.

Planning Commission Direction: The Planning Commission may approve, deny, or table the request if additional information is needed. If the motion is for approval or denial, findings of fact should be cited.

Recommendation: The Planning Commission should discuss and provide input regarding the metes & bounds subdivision request.

If the Planning Commission wishes to approve the metes & bounds subdivision request, it is recommended that the following conditions of approval:

1. This metes & bounds subdivision is contingent on the City Council approving the rezone of "Tract A" to "Residential – Low Density (R-1)" at the next available City Council meeting. If the City Council denies the rezone to "Residential – Low Density (R-1)", this metes & bounds subdivision is null & void.
2. The New legal descriptions for "Tract A" and "Tract B" must be recorded with Cass County within 2 months of the City Council approving the rezone of "Tract A" to "Residential – Low Density (R-1)".

Nicole Hausmann presented SusanJean Properties, LLC – Metes & Bounds Subdivision 03-26 – (6a).

Alex Bitter inquired about the driveway location for access.

MOTION BY TJ GRABER AND SECONDED BY SEAN WELDON TO APPROVE THE SUSANJEAN PROPERTIES METES & BOUNDS SUBDIVISION BASED ON THE FINDINGS OF FACT, THE CONDITIONS LISTED IN THE PACKET, AND CITY COUNCIL'S APPROVAL OF THE REZONE. MOTION PASSED.

OLD BUSINESS – There was no old business.

REPORTS

City Engineer - Alex Bitter shared that the trail contract documents are secured with Anderson Brothers Construction, and they are ready to begin work. The boardwalk was built by Koschak Enterprises, and they will help Anderson Brothers install the boardwalk this spring.

Chair – PJ Smith had nothing to report.

Council Liaison – Mayor Stewart mentioned the topic of access points in Lake Shore, noting a recent issue at one of the access points and indicating that further discussion with Parks and Rec will be needed to determine a solution.

Zoning Administrator – Nicole Hausmann referenced the permit report in the packet.

PUBLIC FORUM – There was no public forum.

MOTION BY SEAN WELDON AND SECONDED BY DAVE RIEGERT TO ADJOURN THE BOARD OF ADJUSTMENT/PLANNING COMMISSION MEETING OF MARCH 9, 2026, AT 9:37 AM. MOTION PASSED.

Transcribed by Kathy Johansen
Lake Shore Deputy Clerk