

STAFF REPORT

Agenda Item: **7a**

Property Owner: Ernst, Robert & Jane

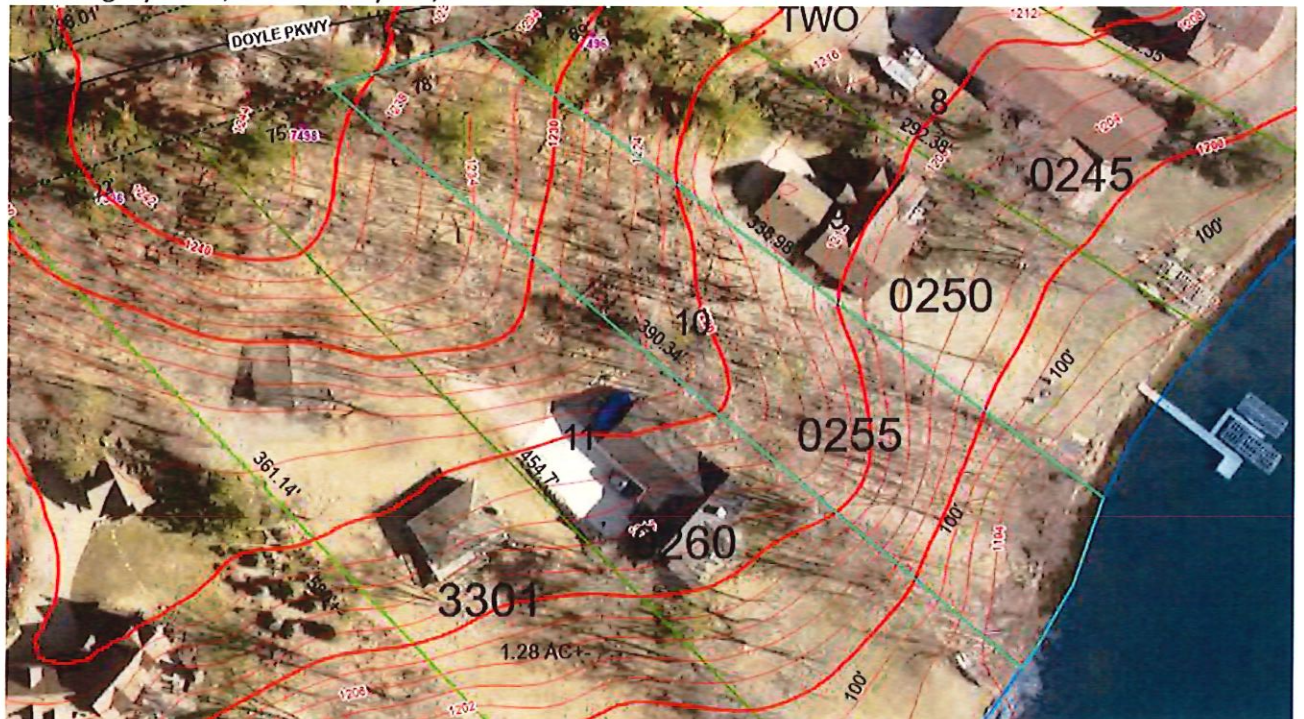
PROPERTY INFORMATION:

PID:	90-340-0255
Area:	+/- 20,045 sq. ft.
Zoning:	Residential, Medium Density R-2 (Shoreland)
Physical Address:	7497 Doyle Parkway
Location:	04/135/29
Septic:	New septic system

GIS Imagery 2024, Cass County GIS, Aerial View:



GIS Imagery 2024, Cass County GIS, Contours:



GIS Imagery 2024, Cass County GIS, NWI Wetland Layer:



Background Information:

- On-site visit to verify setbacks conducted; additional staking requested on the north side
- 2nd on-site visit conducted to verify side yard setback once staked by the surveyor
- 6/3/2026 - Permit No. 4036 issued for dwelling with attached garage, deck, detached garage, Water Oriented Accessory Structure, and installation of new septic system per approved design.
- 6/16/2026 – Multiple complaints received
- 6/17/2026 – On-site visit conducted by City Engineer

Applicable Regulations: The following ordinance regulations apply:

Definition:

- 4.237 Structure.** Any building, appurtenance including decks or other facility constructed, placed or erected by man except aerial or underground utility lines such as sewer, electric, telephone, telegraph, gas lines and except walks or steps on grade not more than four (4) feet wide outside of the Shore Impact Zone, stoops not exceeding thirty (30) square feet, temporary furniture, planter, or decorative material and retaining walls consisting of wood or decorative block.

A- allowed w/o a permit, P - permitted, C- conditional use, AC - accessory use, E - excluded
 *All uses and structures must meet all other requirements of the ordinance.

USE	<u>Rural Residential/ Agricultural</u>	<u>Wooded Residential</u>	<u>Open Space</u>	<u>Residential - Low Density</u>	<u>Residential Medium- Density</u>	<u>Commercial Waterfront</u>	<u>Neighborhood Commercial</u>	<u>Public Ownership</u>
Planned Unit Development, Commercial	E	E	E	E	E	C	C	E
Planned Unit Development, Residential	C	C	E	C	C	C	C	E
Porch	AC	AC	E	AC	AC	AC	AC	AC
Recreational Vehicle	A	A	E	A	A	A	A	E
Resort	E	E	E	E	E	C	C	E
Restaurant	E	E	E	E	E	C	C	C
Retaining walls	E	E	E	E	P	P	E	E

- 9. LAND ALTERATIONS** - Any proposed grading and vegetation within and outside of the construction zone (20 feet from the building footprint) shall be indicated on the site plan.

Planning Commission Direction: The Planning Commission will need to determine whether a zoning ordinance violation has occurred and, if so, the remedy.

This report was prepared by Sourcewell for the City's review and consideration. The information in this report is derived from the City's official controls, which may include comprehensive plans, long-range plans, applicable ordinances, and information submitted to the City as part of application materials. Nothing in this report constitutes legal advice or engineering advice. Local government officials retain final decision-making authority.

City of Lake Shore
Zoning Permit

Permit No. 4046

Date 6/3/2026

This is to certify, that Brad McGuire of Lands End Development, at Bob & Jane Ernst, 7497 Doyle Pkwy, Lake Shore is hereby granted permission to immediately construct a 3-story 1983^{sq ft} (5,372^{sq ft} total) dwelling w/ attached garage, 522^{sq ft} deck, 720^{sq ft} detached garage, 120^{sq ft} WOA, and new septic system according to the specifications of the applicant for this permit on file in the city hall.

Location: Section 4 twp. 135N Range 29W Lot 10 Block 2

Addition PID# 90-240-0255 All per site plan & letter of conditions

Fee paid CK - Cash [Signature] Zoning Officer

In consideration of the issuance of this permit to me, I agree to do the proposed work in accordance with the specifications set forth in the application for this permit, and will at all times comply with the terms of all pertinent building codes and ordinances of the city relating to this subject. Construction must start in 90 days and exterior of building completed within one year.

Owner or Authorized Agent Via email



City of Lake Shore

Minnesota's Year-Round Playground on Gull Lake

June 3, 2026

Permit #4046
PID #90-340-0255

It is the responsibility of the property owner to ensure that all requirements of this permit and the City Ordinance are met. Permit #4046 is only for the construction of a new dwelling with an attached deck and garage, a detached garage, a Water Oriented Accessory Structure, and a new septic system. A permit is required for any patio and any additional work that will be completed in the shoreline area (stairs, walkway, landings, etc.).

Conditions for approved land use permit:

1. All structures must meet all setback and height requirements per Section 17.2 of the City Ordinance.
2. All construction shall be in substantial conformance with the presented plan as shown.
3. 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.
4. The stormwater management plan that was approved by the City Engineer on 5/29/2026 shall be implemented upon completion of the project.
5. Implement an erosion and sediment control plan utilizing best management practices (BMPs) before construction and dirt-moving activities. The BMPs must remain in place until all disturbed soils are stabilized.
6. SSTS shall be constructed in accordance with the approved design. Contact Andy Schwartz for SSTS inspection.
7. The Water Oriented Accessory Structure must not have any water hook-up or habitation.

If there are any questions, please contact me directly.

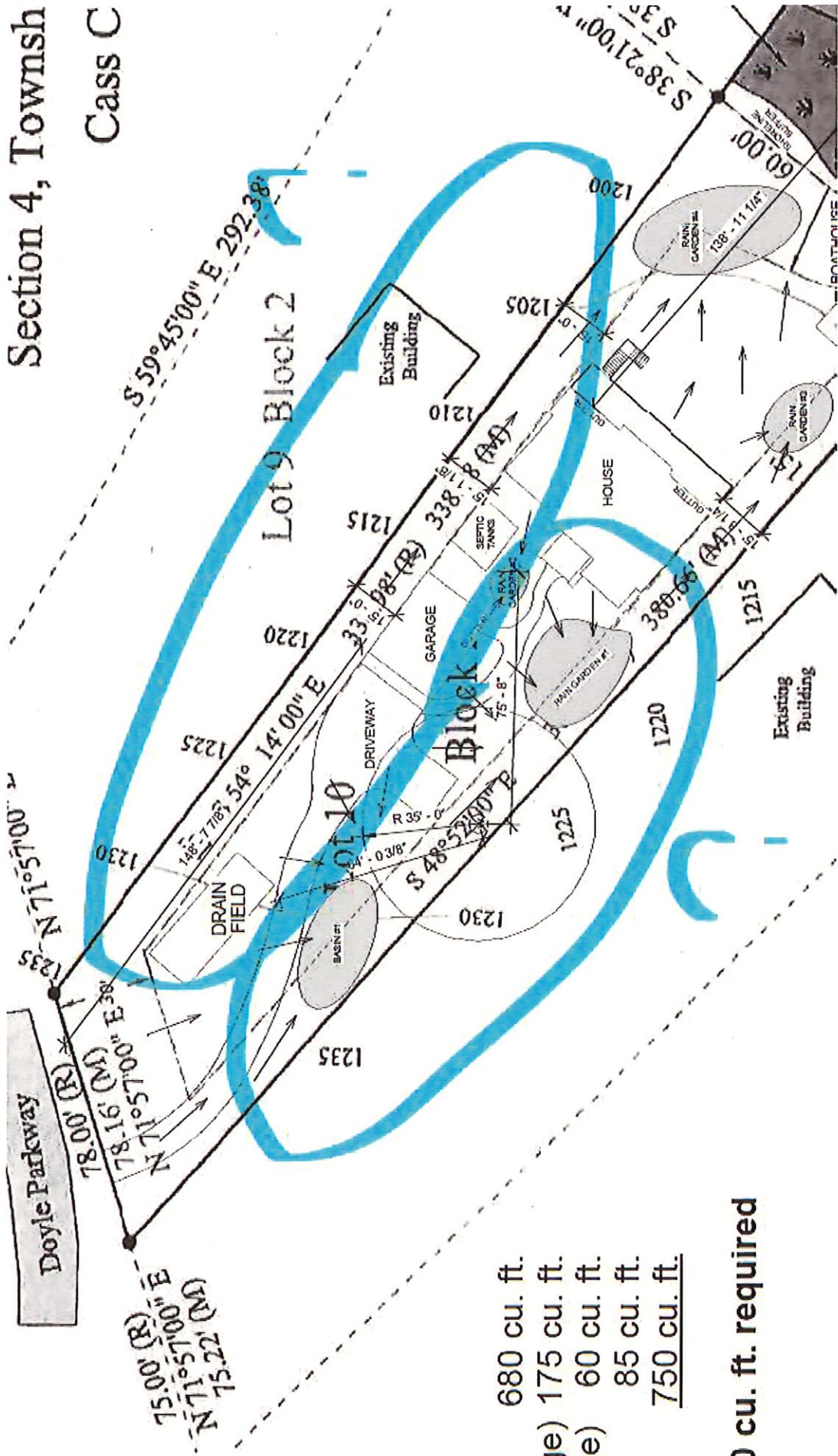
Sincerely,

Nicole Hausmann

Nicole Hausmann
Community Development Administrator – Sourcewell
Nicole.Hausmann@sourcewell-mn.gov
218-541-5538

8583 Interlachen Rd. Lake Shore, MN 56468
(218) 963-2148 • www.cityoflakeshore.gov

Section 4, Townsh
Cass C

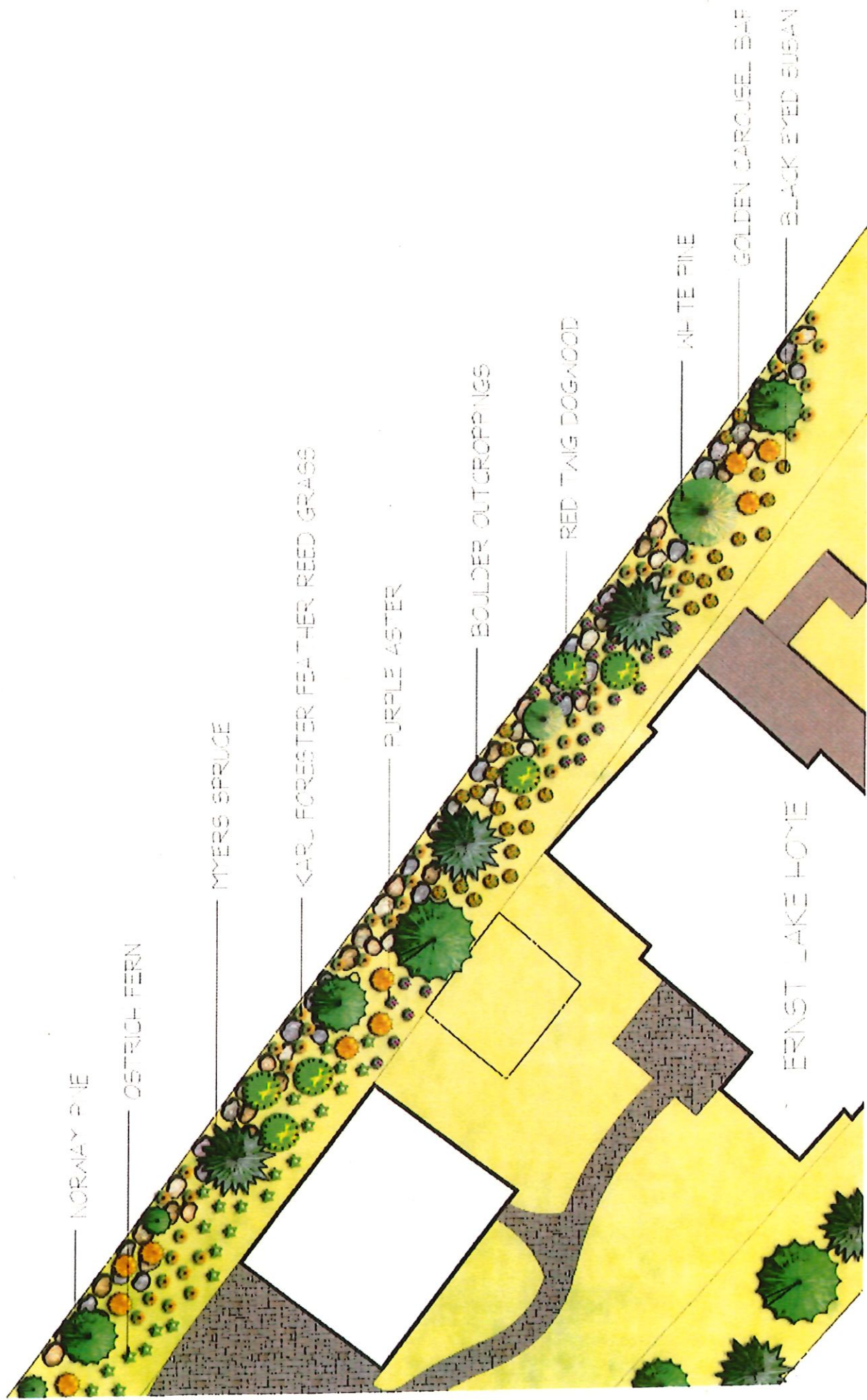


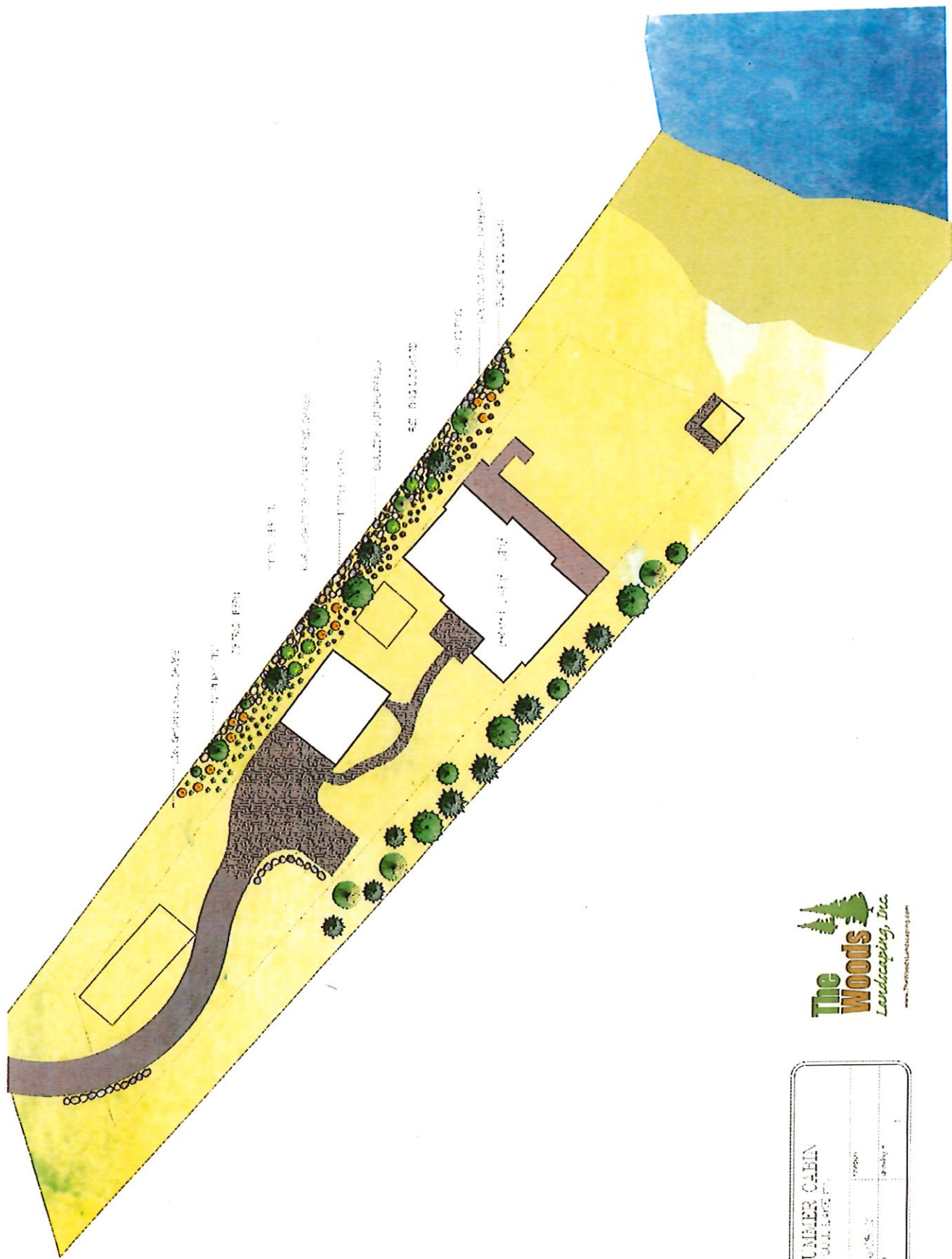
lations

- on) 680 cu. ft.
- & Garage) 175 cu. ft.
- & Garage) 60 cu. ft.
- 85 cu. ft.
- 750 cu. ft.

re 1,740 cu. ft. required

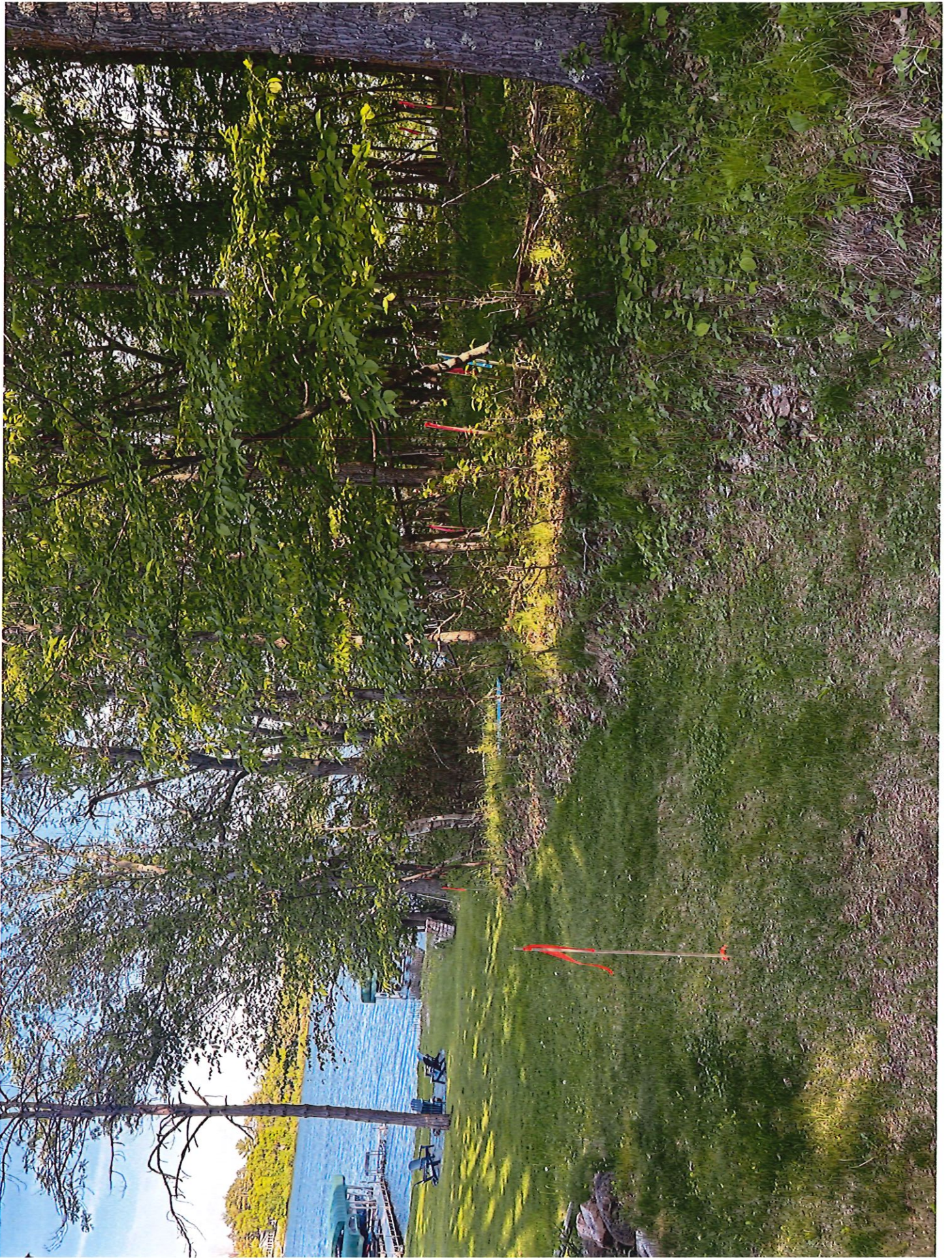
— LOW GROW FESCUE GRASS





ERNST SUMMER CABIN 1715 S. 10th St.				
DATE	TIME	DATE	TIME	DATE
DRAWN BY		CHECKED BY		
DATE		DATE		











STAFF REPORT

Agenda Item: 7b

Property Owner: Weldon, Stacy G & Sean P

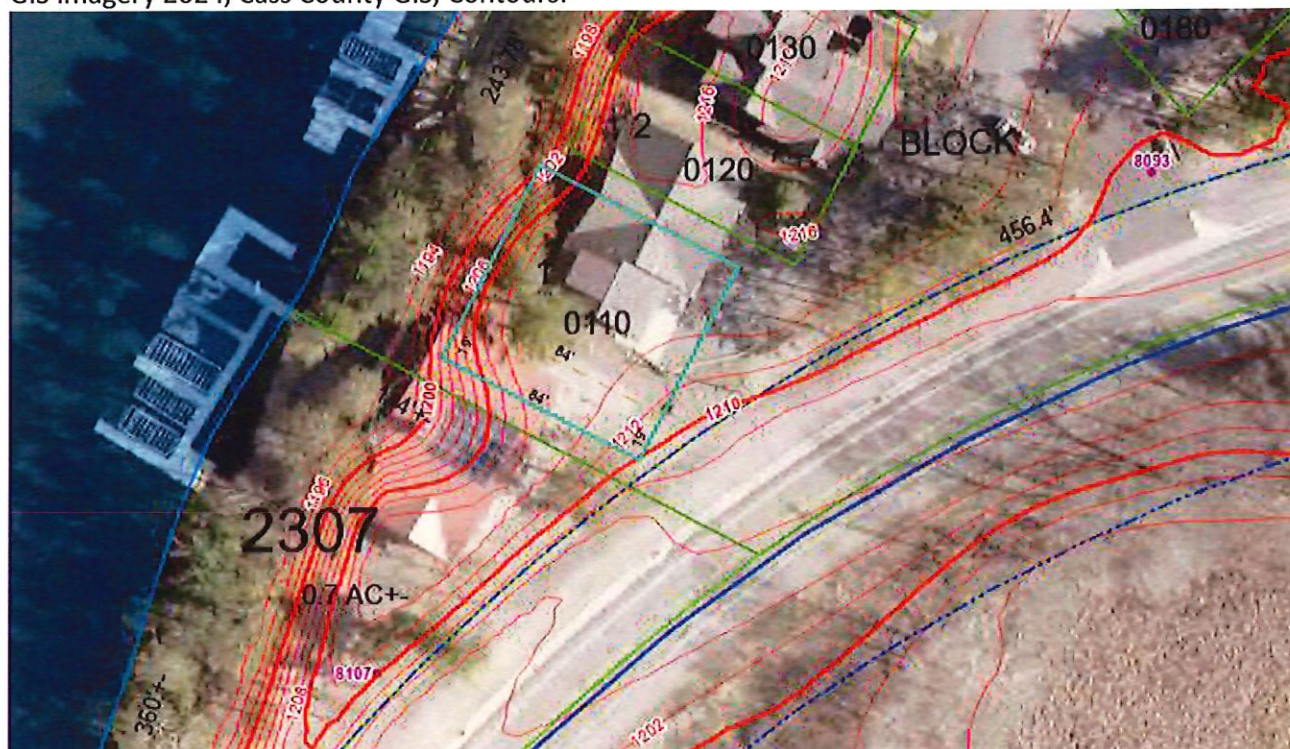
PROPERTY INFORMATION:

PID:	90-411-0110
Area:	+/- 20,045 sq. ft.
Zoning:	PUD – The Narrows (Shoreland)
Physical Address:	8093 Interlachen Rd, Unit A
Location:	16/135/29
Septic:	City Sanitary System

GIS Imagery 2024, Cass County GIS, Aerial View:



GIS Imagery 2024, Cass County GIS, Contours:



GIS Imagery 2024, Cass County GIS, NWI Wetland Layer:



Background Information:

- There was an approved PUD in the 90s for the townhome project, which included a variance for a 35-foot setback from the ROW (CSAH 77) and a maximum amount of impervious surface of 32%.
 - Since this property is a townhome development (PUD), the typical lot areas and widths will not apply. The property owner will need to obtain the Homeowners Association's approval to add a patio.
 - The property is served by city sewer.
 - Pervious material will be utilized on the property.
-

Planning Commission Direction: The Planning Commission will need to determine whether a variance is required for impervious surface coverage or whether the proposed patio is permitted.

This report was prepared by Sourcewell for the City's review and consideration. The information in this report is derived from the City's official controls, which may include comprehensive plans, long-range plans, applicable ordinances, and information submitted to the City as part of application materials. Nothing in this report constitutes legal advice or engineering advice. Local government officials retain final decision-making authority.

2026 per client proposed conditions

37765 existing
- 232 concrete
+ 1000 pavers (50% credit)
(500) previous

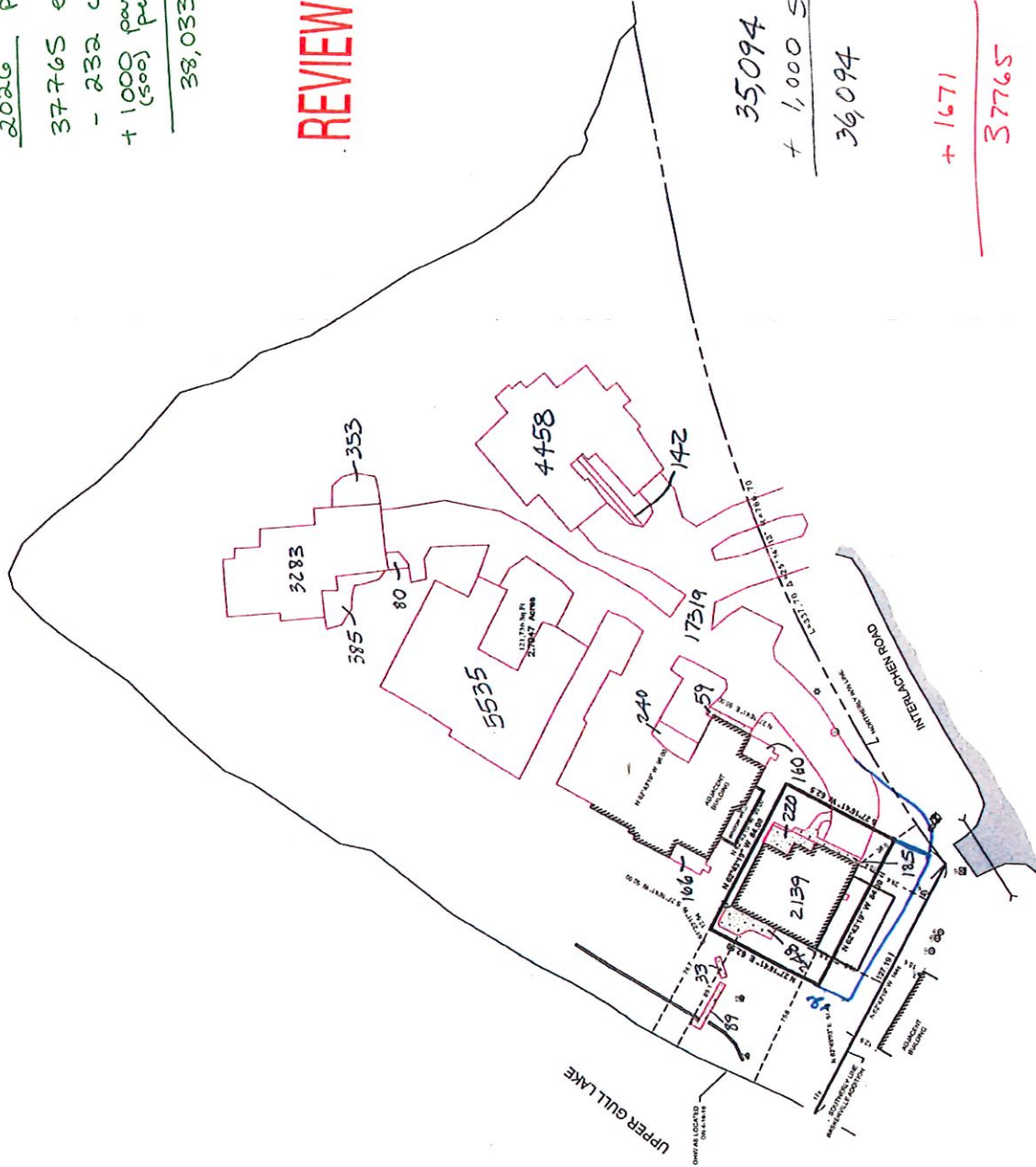
38,033 = 31.2%



STONEMARK
PO Box 874
Pequot Lakes, MN 56472
218-568-4940

REVIEW COPY

Area = 121,736



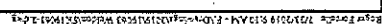
35094
+ 1,000 Sidewalk

36094 29.7%

+ 1671 Proposed garage & bit
37765

REVISED IMPERVIOUS

LOT 1 AND PART OF LOT 9, BLOCK ONE, BASKERVILLE ADDITION
SECTION 16, TOWNSHIP 135 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA



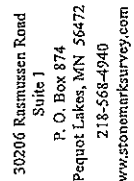
Lot 1, Block One, Baskerville Addition, according to the recorded plat thereof, Cass County, Minnesota.

And

That part of Lot 9, Block One, Baskerville Addition, according to the recorded plat thereof, Cass County, Minnesota, described as follows: Beginning at the most westerly corner of Lot 1, Block One, said plat; thence South 62 degrees 43 minutes 19 seconds East, assumed bearing, along the southerly line of said Lot 1 for a distance of 84.00 feet to the most southerly corner of said Lot 1; thence South 27 degrees 16 minutes 41 seconds West along the southwesterly extension of the easterly line of said Lot 1 for a distance of 19.00 feet; thence North 62 degrees 43 minutes 19 seconds West parallel with the southerly line of said Lot 1 for a distance of 84.00 feet to the intersection with the southwesterly extension of the westerly line of said Lot 1; thence North 27 degrees 16 minutes 41 seconds East along said last described southwesterly extension 19.00 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

PROJECT NO.: 19063
DATE: 6-20-19
DATE: 7-23-19



1. Zoning for subject tract = "Residential-Multi-Family (R-3)".
2. Parcel ID of subject parcel: 90-411-0110.
3. The property address of subject parcel: 8093 Interaction Road Unit A.
4. Approximate existing impervious coverage based on field work, aerial imaging and google earth map 29.7%
5. Proposed garage and bituminous driveway 1648 sq. ft. - total proposed impervious 31.0%

				2026 Land Use Permits							
PERMIT NUMBER	DATE RECD	DATE APPROVED	PROPERTY ADDRESS	LAST	FIRST	ZONE	PIN	DESCRIPTION	FEE	Check#	Condition(s)
								A 3-story 1983 sq. ft. (5,372 sq. ft. total) new dwelling with attached garage, 522 sq. ft. deck, 720 detached garage, 120 sq. ft. WDOAS and new septic system. E911 address applied for with the City.			
4046	5/21/2026	6/3/2026	7497 Doyle Parkway	Ernst	Bob & Jane	R-2	90-340-0255	Install 20x20 beach, 2' boulders, stairway/steps, 10 cu. yds. Dirt moving in SIZ.	\$1475	2000	Conditions provided in letter
4047	6/1/2026	6/4/2026	924 Bass Lake Road 8638 Birchwood Hills Rd	Johnson	Aaron & Amanda	R-2	90-378-0090		\$150	7213	Conditions provided in letter
4048	6/2/2026	6/5/2026	8643 Birchwood Hills Rd	Reiley	Nate	R-2	90-021-4224	New fence	\$75		Must meet Section 26
4049	6/8/2026	6/10/2026	Rd	Wheeler	Martin	R-2	90-021-4219	Repair shoreline from ice heave	\$75		
4050	6/9/2026	6/10/2026	1398 Little John Rd	Hinker	Daniel	R-1	90-437-0830	SSTS upgrade	\$225		
4051	6/15/2026	6/17/2026	1398 Rocky Point Rd	Driessen	Arthur	R-1	90-472-0140	18x16 detached garage/shed	\$200	1121	Must meet Section 15 & 16
4052	6/12/2026	6/17/2026	TBD	Sheady	Patrick	RR	90-030-3305	New 5,058 sq. ft. dwelling with attached garage, patio and install a new septic system.	\$1675	110002	Must meet Section 12; SSTS shall be constructed in accordance with the approved design. Contact Andy Schwartz for SSTS inspection.
4053	6/12/2026	6/22/2026	1554 Pine Harbor Lane	Crandall	Richard	R-2	90-457-0160	Repair shoreline from ice heave	\$75		Must meet all conditions per approved
4054	6/22/2026	6/29/2026	8784 Interlachen Road	2 Gulls & 3 Buoys LLC		R-2	90-437-2555	885 sq. ft. addition per approved BOA 6/8/2026	\$400	4345	BOA on 6/8/26
4055	6/22/2026	6/29/2026	8639 Nottingham Rd	Rivard	Matthew & Jocelyne	R-2	90-437-1755	2430 detached garage with living quarters above.	\$500		Must meet all setbacks & Section 17.
4056	6/29/2026	6/30/2026	1014 Point Narrows Rd	Kirschner	Karen	R-2	90-009-1205	Remove existing timber along shoreline and replace with light layer of riprap (DNR approved per email received).	\$75		Must meet conditions in letter
4057	6/15/2026	6/30/2026	8147 County 78	Johnson	Shea	R-2	90-437-0210	Install 2 stone steps, beach, rock retaining wall, riprap.	\$225		Must meet conditions in letter
4058	6/25/2026	6/30/2026	8936 Interlachen Rd	Peterson	Paul	R-2	90-449-0212	Addition (1,435 sq. ft.), patio (244 sq. ft.), detached garage (672 sq. ft. with living quarters above (632 sq. ft.) and a new septic system per approved variance by BOA on 3/9/26.	\$1300		Must meet conditions in letter