
CITY OF LAKE SHORE
PLANNING COMMISSION/BOARD OF ADJUSTMENT

AGENDA

March 09, 2026, 9:00 am

The meeting is being recorded. Anyone wishing to speak, please raise your hand until recognized by the chairperson, then state your name and residence.

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes** (*Motion to approve, amend, or table*)
 - a. February 09, 2026
4. **Additions or Deletions to Agenda**
5. **Public Hearings** (*Motion to open the hearing. Motion to approve, deny, or table each individual public hearing noted. Motion to close the hearing.*)
 - a. **Variance Application 03-26 – (5a) (Ruhland):** to construct a 2nd story addition to the existing legal non-conforming principal structure totaling 540 square feet & to construct a front entry totaling 88 square feet, not meeting the road right-of-way setback. PID 90-437-0240.
 - b. **Variance Application 03-26 – (5b) (Peterson):** 26-01 to construct an addition to the existing legal non-conforming principal structure totaling 1,435 square feet & to construct a 244 square foot patio within the bluff setback. PID #90-449-0212.
 - c. **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.
6. **New Business** (*Motion to approve, amend, or table*)
 - a. SusanJean Properties, LLC – Metes & Bounds Subdivision 03-26 – (6a) – PID #90-469-0120.
7. **Old Business**
 - a. None
8. **Reports**
 - a. City Engineer
 - b. Chairman
 - c. Council Liaison
 - d. Planning & Zoning
 - February Permit Report
9. **Public Forum**
10. **Adjournment** (*Motion to adjourn*)

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

Commission Members in attendance: Chair PJ Smith, Sean Weldon, Dave Riegert, TJ Graber, and Alternate Kevin Egan. Council Liaison Darcy Peterson; City Engineer Alex Bitter; Sourcewell Nicole Hausmann; Clerk/Administrator Laura Fussy; and Deputy Clerk Kathy Johansen. Member Alex Kuhn was absent. A quorum was present, and the Commission was competent to conduct business. There were five people in the audience, including Kathy Lundberg, Chuck Batko, Barb Pries, Rick Steer, and Seth Landon.

Chair PJ Smith called the meeting to order at 9:00 a.m.

Approval of the January 12, 2026, Regular Meeting Minutes – MOTION BY KEVIN EGAN AND SECONDED BY DAVE RIEGERT TO APPROVE THE MINUTES FOR THE JANUARY 12, 2026, BOARD OF ADJUSTMENT/PLANNING COMMISSION AS PRESENTED. MOTION PASSED.

PUBLIC HEARING –

MOTION BY TJ GRABER AND SECONDED BY SEAN WELDON TO OPEN THE PUBLIC HEARING AT 9:01 AM. MOTION PASSED.

Variance Application from the Tabled January 12, 2026, meeting (Michael Smith) (#5a) – To construct a new dwelling with an attached garage, porch, and a deck not meeting the side yard setback. PID 90-437-1650.

The applicant is requesting the following variances:

1. To construct a new dwelling with an attached garage, a porch totaling 1,977 square feet, and a 156 square foot deck
 - a. Located 13 feet from the side yard setback on the northwest side
 - b. Located 12.4 feet from the side yard setback on the northeast side
 - c. Located 12.4 feet from the side yard setback on the south side of the property
 - i. where 15 feet is required (Section 17.2) per Certificate of Survey received 01/21/2026 and updated site design drawings provided on 01/21/2026.
 - ii. This request is for a slab-on-grade dwelling (no basement)

The subject property is 23,552 sq. ft. and is zoned Residential, Medium Density R-2 (Shoreland) – located on Margaret Lake (General Development).

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

1. The subject property is located at 8561 Nottingham Rd and is zoned Residential, Medium Density R-2 (Shoreland); (Margaret Lake - General Development).
2. The subject property is +/- .50 Acres (23,552 sq. ft.)
3. The subject property contains a legal existing non-conforming structure that will be removed.
4. The proposed new dwelling with attached garage, porch totaling 1,977 square feet, and a 156 square foot deck is 13 feet from the side yard setback on the northwest side and 12.4 feet from the northeast side, and 12.4 feet from the south side of the property, where 15 feet is required.
5. The proposed new dwelling with attached garage, porch totaling 1,977 square feet, and a 156 square foot deck will meet the lake setback and road right-of-way setback, per the Certificate of Survey received 01/21/2026.
6. This new request is for a slab-on-grade dwelling (no basement).
7. The applicant has provided a new septic design and will be installing a new septic system. The current septic system is failing.

8. The total impervious surface for the lot, including the proposed new dwelling with an attached garage, porch and deck provided on the Certificate of Survey received 01/21/2026, is 24.1% 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 (stormwater management plan required per section 17.3.3).
9. 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.
10. A stormwater management plan has been submitted to the city with the variance application and reviewed by the City Engineer. A comment was received from the City Engineer on 12/29/2025, requesting updates to the stormwater management plan.
11. The DNR has been notified of the request, and no comment has been received as of the time this staff report was drafted.
12. 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:

13. Will granting the variance put the property to use in a reasonable manner not permitted by the zoning ordinance?
 - a. Yes, the applicant is proposing to continue the use of the property as a residential home with an attached garage. The proposal does not come closer to the lake than the existing dwelling. This is also an existing lot of record established prior to zoning regulations. The minimum dwelling width is 24 feet per Section 17.2, the side yard setback is 15 feet, and the lot width is 54.8 feet per the Certificate of Survey; a variance would be required for any new dwelling on this lot.
14. Does the property have unique circumstances that were not created by the landowner?
 - a. Yes, the property is a non-conforming legal lot of record that is very narrow. The proposals will meet the lake and road right-of-way setbacks as shown in the Certificate of Survey received 01/21/2026. The minimum dwelling width is 24 feet per Section 17.2, the side yard setback is 15 feet, and the lot width is 54.8 feet per the Certificate of Survey; a variance would be required for any new dwelling on this lot.
15. If the variance is granted, will the essential character of the locality remain consistent?
 - a. Yes, constructing the new dwelling will not alter the essential character of the neighborhood. The proposed improvements are consistent with other houses in the vicinity of the subject property.
16. 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)
17. 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. Implementing a stormwater management plan will help protect the water quality of Lake Margaret.

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.

Staff Recommendation: Staff recommends that the Board of Adjustment discuss and provide input regarding the proposed findings for approval and/or denial. The applicant has provided their testimony regarding the practical difficulty with the application provided to the city.

If the Board of Adjustment wishes to approve the variance request, staff recommends the following conditions of 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.

Seth Landon shared that the size was narrowed to accommodate the setbacks. Seth mentioned that the stormwater management plan will be submitted to the engineer.

Alex Bitter shared that the stormwater hadn't been updated and that it still needs to be done.

Kathy Lundberg shared concern about the increasing risk of fires when homes are closer to the setback.

Todd Pries shared that he believes there should be a 14-foot compromise.

PJ Smith summarized that the lot is a 50-foot lot with 15-foot setbacks, so the home can only be 20-feet wide so the Commission will either allow the setback shortfall or deny the variance by adhering to the strictest enforcement of the ordinance and request the home be modified to be built within the setback requirements, requiring the home to only be 24 feet.

Kevin Egan referenced the property owner being aware that the lot was only 50 feet.

Sean Weldon stated that the Planning Commission is responsible for reviewing variances to make them work with the lot sizes people have. Sean shared that a one or two-foot difference wouldn't make much of an impact on the setback requirement in this case.

Dave Riegert referenced the removal of 3 feet from the design and feels a compromise has been reached, and the yes questions on the potential findings align with the request.

TJ Graber stated his appreciation for the compromise and feels a 24-foot-wide house is not ideal.

MOTION BY PJ SMITH AND SECONDED BY SEAN WELDON TO APPROVE THE REVISED VARIANCE APPLICATION 01-26 FOR MICHAEL SMITH BASED ON THE YES FINDINGS AND SUBJECT TO CONDITIONS IDENTIFIED WITHIN THE PACKET.

Roll call vote was conducted. Voting YES-Graber, Riegert, Smith, and Weldon. Voting NO-Egan.

MOTION PASSED.

Ordinance Amendment 26-01 –

Ordinance Amendment 26-02 –

Nicole Hausmann reported the following items will become part of the record: Notice of publication, draft resolution and attachments, staff report, and comments received. DNR and the city engineer were notified on January 30th. No comment has been received as of drafting, but the city engineer has since provided a comment stating they have had no concerns.

Nicole Hausmann stated the purpose of Ordinance Amendment 26-01 is to amend the City of Lake Shore Land Use and Subdivision Ordinance to modify Section 4 “Definitions” and modify Section 21 “Land Use Matrix”. Nicole then stated the purpose of Ordinance Amendment 26-02 is to amend the City of Lake Shore Land Use and Subdivision Ordinance to modify “Performance Standards” within Chapter IV of the Land Use and Zoning Ordinance.

Nicole Hausmann highlighted the proposed definitions to be added to Section 4.

Alex Bitter shared the best course of action for defining street and road. Alex feels there is no need to add “road” as it is already included in the street definition.

Sean Weldon inquired into the recreation vehicle definition.

Further discussion continued in clarifying the definition of recreational vehicles.

Alex Bitter shared additional comments recommending the “road” language. Additional discussion held. The City Engineer's recommended language will be added to the definitions discussed for road vs. street.

MOTION BY DAVE RIEGERT AND SECONDED BY KEVIN EGAN TO RECOMMEND APPROVAL OF ORDINANCE AMENDMENT 26-01 BASED ON THE COMMENTS FROM THE CITY ENGINEER TO CITY COUNCIL. MOTION PASSED.

MOTION BY KEVIN EGAN AND SECONDED BY TJ GRABER TO RECOMMEND APPROVAL OF ORDINANCE AMENDMENT 26-02 TO CITY COUNCIL. MOTION PASSED.

MOTION BY KEVIN EGAN AND SECONDED BY SEAN WELDON TO CLOSE THE PUBLIC HEARING AT 9:39 AM. MOTION PASSED.

NEW BUSINESS – Jeffery Hall -Extend deadline for permit – PID 90-350-0150

Background Information:

- Permit approved on September 3, 2024
- New dwelling (slab-on-grade) 1737 sq. ft. with 844 sq. ft. attached garage, 163 sq. ft. entry, 206 sq. ft. patio, 326 sq. ft. patio, and new septic system
- All setback requirements will be met
- On August 6, 2025, the City extended the permit for six months
- Permit is set to expire on March 3, 2026, unless the Planning Commission extends the permit another six months

Planning Commission Direction: The Planning Commission should discuss and provide input on the staff report and accompanying documents. The Planning Commission can approve an extension of the permit for another six months (new deadline 09/03/2026) or deny the request. If the decision is denied, the applicant will need to apply for a new permit and pay the applicable fee.

Nicole Hausmann presented the permit deadline extension.

Discussion continued among Commission Members as they reviewed the permit applicant's reasons for an extension.

MOTION BY TJ GRABER AND SECONDED BY KEVIN EGAN TO APPROVE A DEADLINE EXTENSION FOR PERMIT 3891-JEFFERY HALL. MOTION PASSED.

OLD BUSINESS – There was no old business.

REPORTS

City Engineer – Alex Bitter shared that the Fritz Loven Bridge did receive comments from the state, and Widseth has those addressed. Once the plans are approved, they will be able to give an update to the Council.

Alex Bitter mentioned the trail is up for bid right now. The County continued to provide comments that have been addressed.

Alex shared that the 2026 Street Plans will be brought to the next Road/Wastewater meeting, and bids will be opened in March.

Chair – PJ Smith had nothing to report.

Council Liaison – Darcy Peterson had nothing to report.

Planning & Zoning – Nicole Hausmann referenced the new format of the monthly permit report.

Nicole shared a free training opportunity on March 26, 2026, from 10 am-3 pm at Sourcewell in Staples.

PUBLIC FORUM – Rick Steer inquired about the action being taken regarding short-term rentals.

MOTION BY KEVIN EGAN AND SECONDED BY DAVE RIEGERT TO ADJOURN THE BOARD OF ADJUSTMENT/PLANNING COMMISSION MEETING OF FEBRUARY 9, 2026, AT 9:52 AM. MOTION PASSED.

Transcribed by Kathy Johansen
Lake Shore Deputy Clerk

STAFF REPORT

Agenda Item: 5a
Application: Variance 03-26 – (5a)
Property Owner: Ruhland, Kathleen S & Michael J
Applicant: John Dotty from Dotty Brothers Construction, Inc.

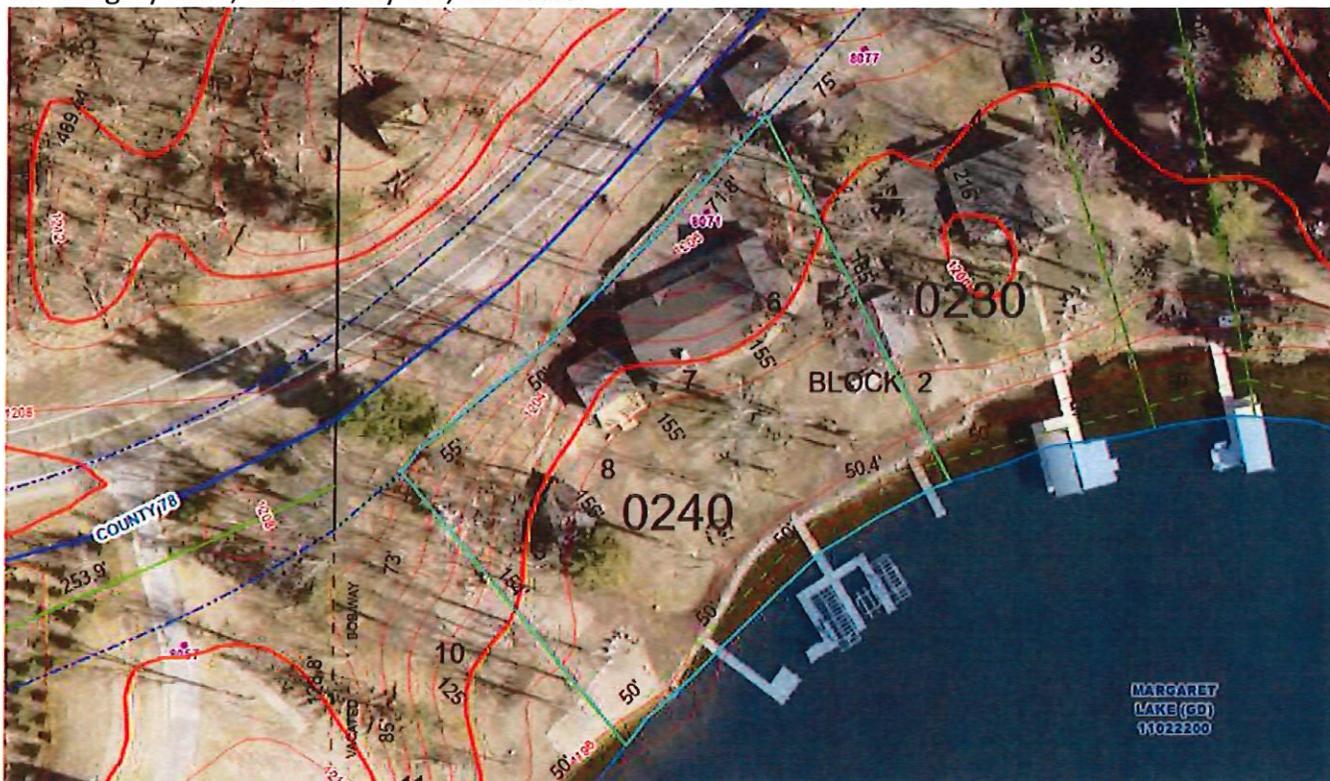
PROPERTY INFORMATION:

PID: 90-437-0240
Acres: +/- .8 Acres (36,265 sq. ft.)
Zoning: Commercial Waterfront District (C-W)
Physical Address: 8071 County 78
Location: 17/135/29
Septic: City Sewer
Existing Impervious: 24.6
Proposed Impervious: 23.0

GIS Imagery 2024, Cass County GIS, Aerial View:



GIS Imagery 2024, Cass County GIS, Contours:



Application:

The applicant is requesting the following variances:

1. To construct a 2nd-story addition totaling 540 square feet
 - a. Located 32.5 feet from the road right-of-way setback, where 50 feet is required (Section 18.1.1)
2. To construct a front entry totaling 88 square feet
 - a. Located 26.2 feet from the road right-of-way setback, where 50 feet is required (Section 18.1.1)
 - i. All per the Certificate of Survey received on 02/09/2026 and site design drawings provided with the application.

Background Information:

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 application if approved by the Board of Adjustment.

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq ft.)	Net Area (sq ft)	Percent Impervious (sq ft)
House	2,293	36,265	6.3%
Garage	636	36,265	1.5%
Shed 1	167	36,265	0.5%
Shed 2	127	36,265	0.4%
Shed 3	100	36,265	0.3%
Cabin 1	600	36,265	1.4%
Cabin 2	610	36,265	1.4%
Cabin 3	693	36,265	1.6%
Concrete & Pavement	1,678	36,265	4.6%
Bituminous	2,424	36,265	6.7%
Total	8,928	36,265	24.6%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq ft.)	Net Area (sq ft)	Percent Impervious (sq ft)
House & Proposed Covered Entry	2,351	36,265	6.6%
Garage	636	36,265	1.5%
Shed 1	167	36,265	0.5%
Shed 2	127	36,265	0.4%
Shed 3	100	36,265	0.3%
Cabin 1	600	36,265	1.4%
Cabin 2	610	36,265	1.4%
Cabin 3	693	36,265	1.6%
Proposed Concrete & Pavement	1,737	36,265	4.8%
Proposed Bituminous	1,706	36,265	4.7%
Total	8,357	36,265	23.0%

Complete Application Received: 02/09/2026
 Action Deadline: 04/09/2026
 15.99 Waiver: N/A
 Wetland Delineation: N/A
 Fees Collected: \$450.00

Authorized Agent: John Dotty
 Reviewed by:

- City Engineer: Email sent 02/18/2026
- City Attorney: N/A

Notifications:

- DNR: Email sent 02/18/2026
- MNDOT: N/A
- CASS HWY: Email sent 02/18/2026
- Neighbors within 500 ft.: Letter mailed 02/20/2026
- Published in newspaper: 02/25/2026

Applicable Regulations: The following ordinance regulations apply to this request:

Definitions:

4.223 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.

4.174 Practical Difficulties. The property owner proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include but are not limited to, inadequate access to direct sunlight for solar energy systems.

69. Variances

69.1 Variances shall not create a use not provided for in a zoning district.

69.2 Variances shall be issued to the property and are not transferable.

69.3 Variances shall be issued to the property for structures or other specified uses only after a public hearing and approval by the Board of Adjustment. All applications for a Variance shall be submitted to the Zoning Administrator thirty (30) days ahead of the hearing date, accompanied by a certificate of survey (unless waived by the Zoning Administrator) showing the details of the proposal and an accurate legal description, along with the appropriate fee. The fee or contract owner of the property shall sign the application. The Zoning Administrator shall notify all property owners within a minimum of five hundred feet (500) feet by regular mail and shall advertise the hearing once in the legal section of the official newspaper at least ten(10) days ahead of the public hearing. The Zoning Administrator shall send the same notice ten (10) days in advance of this hearing to the Department of Natural Resources if the proposed is in shoreland. At the applicant's option, the applicant may request a sketch plan review with no action by the Planning Commission and with no fee by giving fourteen (14) days notice thereof to the Zoning Administrator, meeting time permitted.

69.4 The applicant shall complete the Variance application approved by the City Council. The application shall contain submittal requirements, criteria for approval, procedure for consideration and City

contact information. The City shall not accept applications where the applicant has past due fees or charges due to the City until the account is made current.

69.5 Variances shall be decided within the required time frame with consideration for the following:

69.5.1 The applicant establishes that there are practical difficulties, as defined in this Ordinance, in complying with the official controls, and

69.5.2 The strict interpretation of the Ordinance would be impractical because of circumstances relating to lot size, shape, topographic or other characteristics of the property not created by the land owner, and

69.5.3 The deviation from the Ordinance with any attached conditions will still be in keeping with the spirit and intent of this Ordinance and the comprehensive plan, and

69.5.4 The Variance will not create a land use not permitted in the zone, and

69.5.5 The Variance will not alter the essential character of the locality, and

69.5.6 The Variance is not for economic reasons alone, but reasonable use of the property does not exist under the Ordinance.

69.6 The Board of Adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

69.7 When costs to the City involved in processing and reviewing an application exceeds the original application fees, the applicant shall reimburse the City for any additional costs. Such expenses may include, but are not limited to, payroll, mailing costs, consultant fees and other professional services the City may need to retain in reviewing permits.

69.8 Failure by the owner to act within one (1) year on a Variance unless extended by the Board of Adjustment shall void the Variance. A second extension shall require a new public hearing. This provision shall apply to any Variance outstanding at the time of the Ordinance adoption.

69.9 Appeals from the action of the City Council shall be filed with the City within fifteen (15) days and with the District Court within thirty (30) days after Council action.

69.10 The Variance shall be filed with the County Recorder within forty-five (45) days.

18. Commercial Waterfront District (C-W).

18.1 Purpose. To establish and maintain a commercial, recreational oriented district within the shoreland area comprised of resorts, restaurants, marinas and similar Water-oriented uses with independent sanitary facilities.

18.1.1 Lot and Use Requirements (C-W).

	GD Lake	RD Lake	NE Lake
Lot width at Ordinary High Water Level – feet, minimum	300	300	1000

Lot area - acres, minimum	2.5	5	10
Setback, right-of-way, City road- feet, minimum	30	30	30
Setback, top of bluff	50	50	50
Setback, right-of-way, County or State road, feet, minimum	50	50	50
Setback, side yard – feet, minimum	20	20	20
Setback, parking from lot lines– feet, minimum	10	10	10
Setback, between buildings – feet, minimum	10	10	10
Setback, corner side – feet, minimum	30	30	30
Setback, sign from Ordinary High Water Level	25	25	25
Setback, un-platted cemetery or archeological site – feet, minimum	50	50	50
Setback, sign from road– feet, minimum	1	1	1
Setback, Ordinary High Water Level of lake – feet, minimum	75	150	200
Setback, SSTS from Ordinary High Water Level - feet, minimum	75	75	100
Setback, wetland – feet, minimum	50	50	50
Impervious coverage - percent maximum Allow an increase to 25% via CUP w/stormwater management plan * Except for Resorts	20%	20%	15%
Building height, dwelling – feet, maximum	25	25	25
Building height, accessory structure – feet, maximum	20	20	20
Building above highest groundwater level – feet, minimum	3	3	3

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.

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

20. Will granting the variance put the property to use in a reasonable manner not permitted by the

- zoning ordinance?
- a. No, reasonable use of the property exists under the zoning ordinance without the requested variance. The requested variance is driven by the proposed placement of a 2nd-story addition and a front entry within the required 50-foot county road right-of-way setback. The zoning ordinance allows reasonable use of the property without encroachment into the road setback, and strict application of the ordinance does not deprive the property of reasonable use.
21. Does the property have unique circumstances that were not created by the landowner?
- a. No, the need for the variance results from the landowner's decision to expand the structure within the road right-of-way setback rather from the physical characteristics of the property that are unique and beyond the landowner's control.
22. If the variance is granted, will the essential character of the locality remain consistent?
- a. Yes, granting or denying the variance would not alter the essential character of the locality. The surrounding area contains a mix of developed waterfront and commercial properties, and the proposed additions are generally similar in scale and appearance to nearby structures. However, consistency with neighborhood character alone is not sufficient to justify approval of a variance.
23. 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. No, granting the variance would not be consistent with the purpose and intent of the zoning ordinance or the comprehensive plan. The zoning ordinance establishes road right-of-way setbacks to maintain safety, preserve orderly development patterns, and minimize impacts associated with development along public roadways. Reducing the required county road setback would undermine these objectives and conflict with the comprehensive plan's goals of protecting infrastructure, promoting orderly development, and minimizing development impacts within the corridor.
24. Has the variance request been made based on reasons other than economic considerations alone?
- a. No, the variance request is based primarily on the applicant's desire to expand the existing structure in a manner that does not comply with required setbacks. Reasonable use of the property exists under the zoning ordinance without the variance request.

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.

CERTIFICATE OF SURVEY

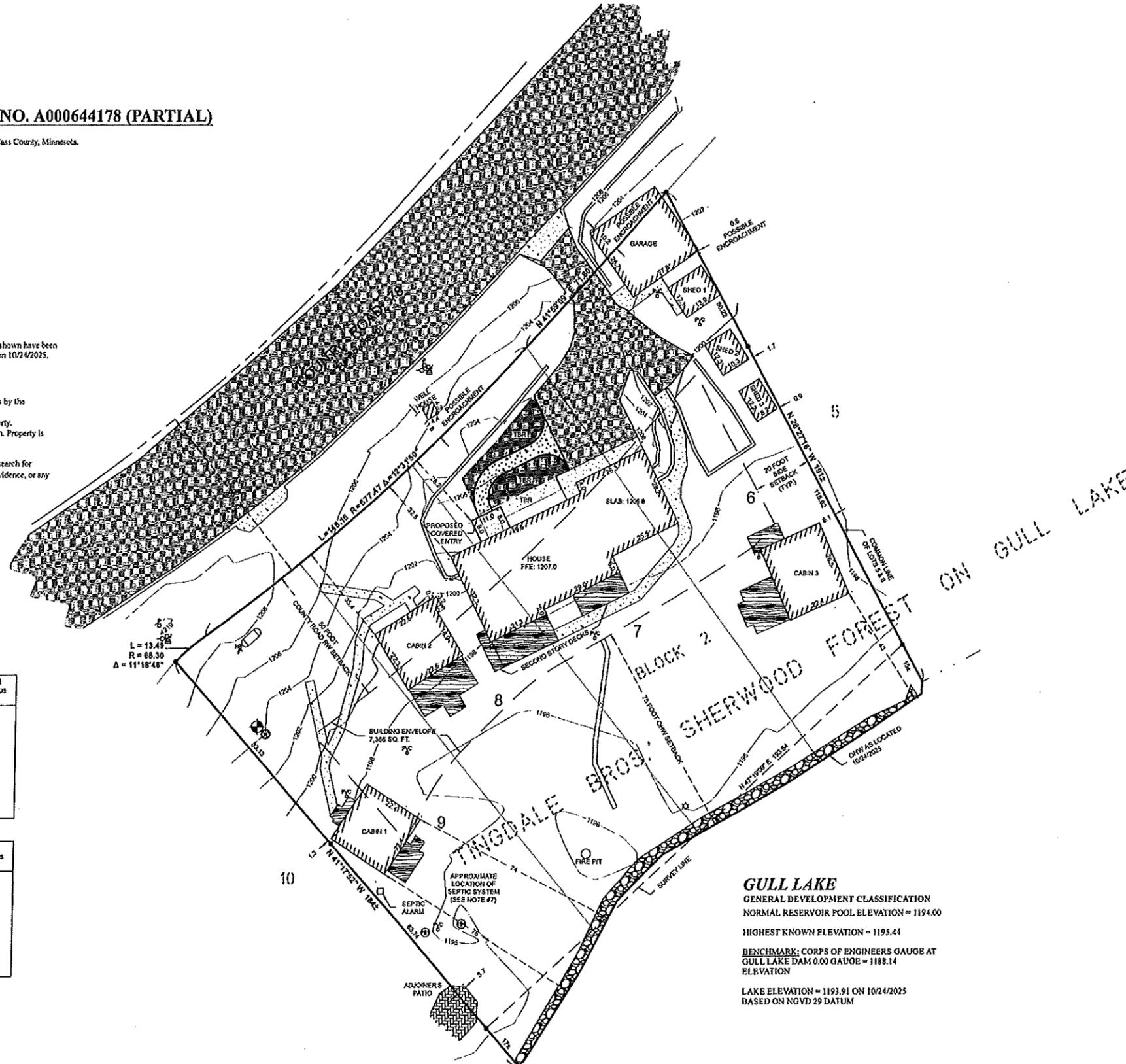
**LOTS 6 - 9, BLOCK 2, TINGDALE BROS.' SHERWOOD FOREST ON GULL LAKE,
SECTION 17, TOWNSHIP 135 NORTH, RANGE 29 WEST,
CITY OF LAKESHORE, CASS COUNTY, MINNESOTA
TOTAL AREA = 36,265 SQ. FT. ± / 0.8 ACRES ±**

LEGAL DESCRIPTION PER DOC. NO. A000644178 (PARTIAL)

Lots 6, 7, 8 and 9, Block 2, Tingdale Brothers Sherwood Forest on Gull Lake, Cass County, Minnesota.

NOTES:

- Contour Interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 10/24/2023.
- Zoning for subject tract = Waterfront Commercial - CW
- Parcel ID of subject parcel: 90-437-0240
- The E911 address of subject parcel: 8071 County Road 78
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- National Wetland Inventory Report shows no wetlands within subject property.
- Location of septic system above ground utilities depleted from field location. Property is connected to the City of Lakeshore septic system.
- There are no bluffs located within surveyed property.
- Stonemark Land Surveying, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

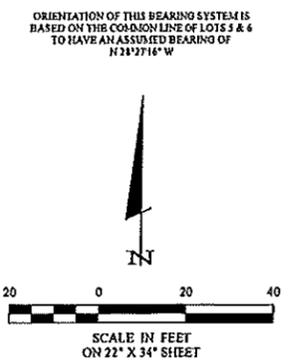


IMPERVIOUS CALCULATIONS			
EXISTING	IMPERVIOUS AREA (sq ft.)	Net Area (sq ft.)	Percent Impervious (sq ft.)
House	2,293	36,265	6.3%
Garage	636	36,265	1.6%
Shed 1	167	36,265	0.6%
Shed 2	127	36,265	0.4%
Shed 3	100	36,265	0.3%
Cabin 1	600	36,265	1.4%
Cabin 2	610	36,265	1.4%
Cabin 3	693	36,265	1.6%
Concrete & Pavement	1,678	36,265	4.6%
Bituminous	2,424	36,265	6.7%
Total	8,928	36,265	24.6%

IMPERVIOUS CALCULATIONS			
PROPOSED	IMPERVIOUS AREA (sq ft.)	Net Area (sq ft.)	Percent Impervious (sq ft.)
House & Proposed Covered Entry	2,341	36,265	6.6%
Garage	636	36,265	1.6%
Shed 1	167	36,265	0.6%
Shed 2	127	36,265	0.4%
Shed 3	100	36,265	0.3%
Cabin 1	600	36,265	1.4%
Cabin 2	610	36,265	1.4%
Cabin 3	693	36,265	1.6%
Proposed Concrete & Pavement	1,737	36,265	4.9%
Proposed Bituminous	1,768	36,265	4.7%
Total	8,337	36,265	23.0%

LEGEND

- DENOTES EXISTING RETAINING WALL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF PROPOSED CONCRETE
- DENOTES EDGE OF EXISTING PAVING STONES
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EDGE OF EXISTING RIP-RAP
- 1208 DENOTES EXISTING INTERMEDIATE CONTOURS
- 1210 DENOTES EXISTING INDEX CONTOURS
- DENOTES EXISTING LP TANK
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING MOUNTED LIGHT
- DENOTES EXISTING PHONE PEDIESTAL & PHONE BOX
- DENOTES EXISTING WELL
- DENOTES EXISTING HOSE BIB
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING MAN HOLE COVER
- (TBR) DENOTES "TO BE REMOVED"
- (123.45) DENOTES FLAT AND/OR DEEDED MEASURE
- BENCHMARK: HIGH POINT OF WELL
ELEV. = 1185.13
BASED ON NGVD 29 DATUM
- DENOTES MONUMENT FOUND



GULL LAKE
GENERAL DEVELOPMENT CLASSIFICATION
NORMAL RESERVOIR POOL ELEVATION = 1194.00
HIGHEST KNOWN ELEVATION = 1195.44
BENCHMARK: CORPS OF ENGINEERS GAUGE AT GULL LAKE DAM 0.00 GAUGE = 1188.14 ELEVATION
LAKE ELEVATION = 1193.91 ON 10/24/2023
BASED ON NGVD 29 DATUM

30206 Rammann Road
Suite 1
P. O. Box 374
Pequot Lakes, MN 56472
318-568-1940
www.stonemarksurvey.com

I HEREBY CERTIFY THAT THIS SURVEY PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

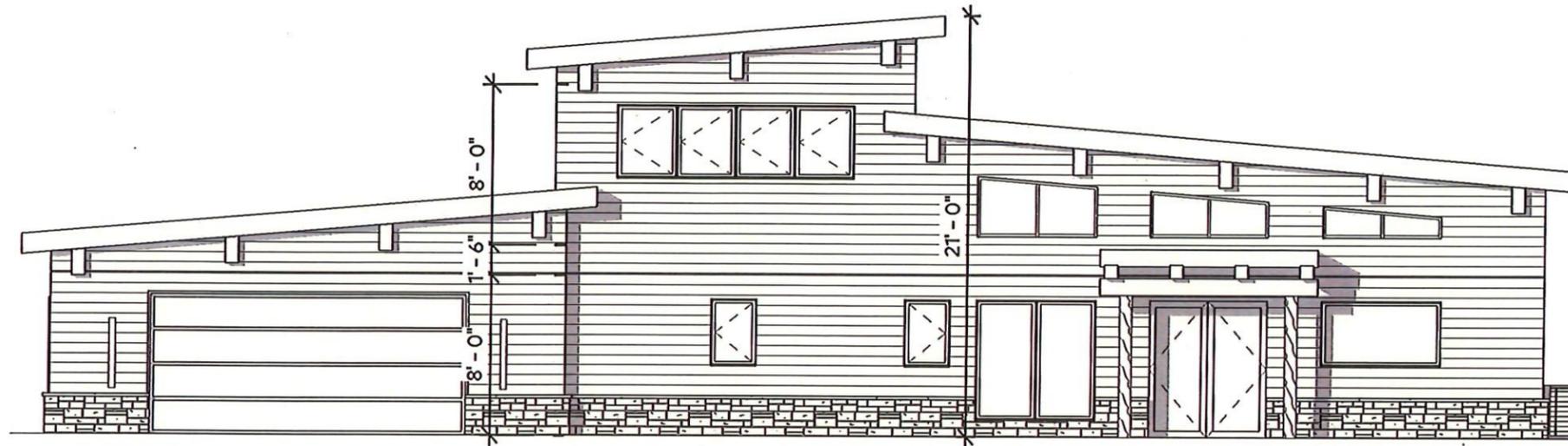
PATRICK A. TROTHIER, LICENSED SURVEYOR
 DATE: 2-01-2025 U.C. NO. 44002

REVISIONS	DATE	DESCRIPTION	BY	DATE	SCALE	HORIZ.	VERT.
1	11/6/2025	ADDED PROPOSED CONDITIONS	ICL		1" = 30'		NONE

PROJECT NO.	25241	PROJECT MANAGER	PAT
FILE NAME	C3241.DWG	PREPARED BY	PAT/TJF
FIELD BOOK		DRAWN BY	ICL
BOOK		PC	

CERTIFICATE OF SURVEY
Ruhland Property
Dorcy Brothers Construction
ATTN: John Dorcy
4595 Warehouse Drive
Pequot Lakes, MN 56472

1 of 1



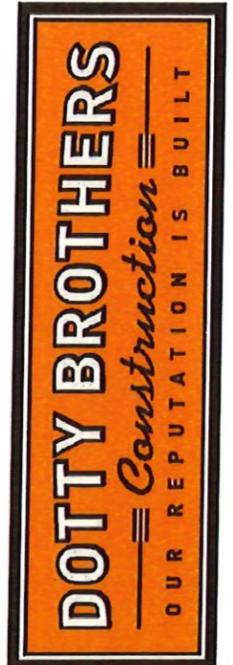
1	NEW - STREET ELEVATION
X-004	1/8" = 1'-0"

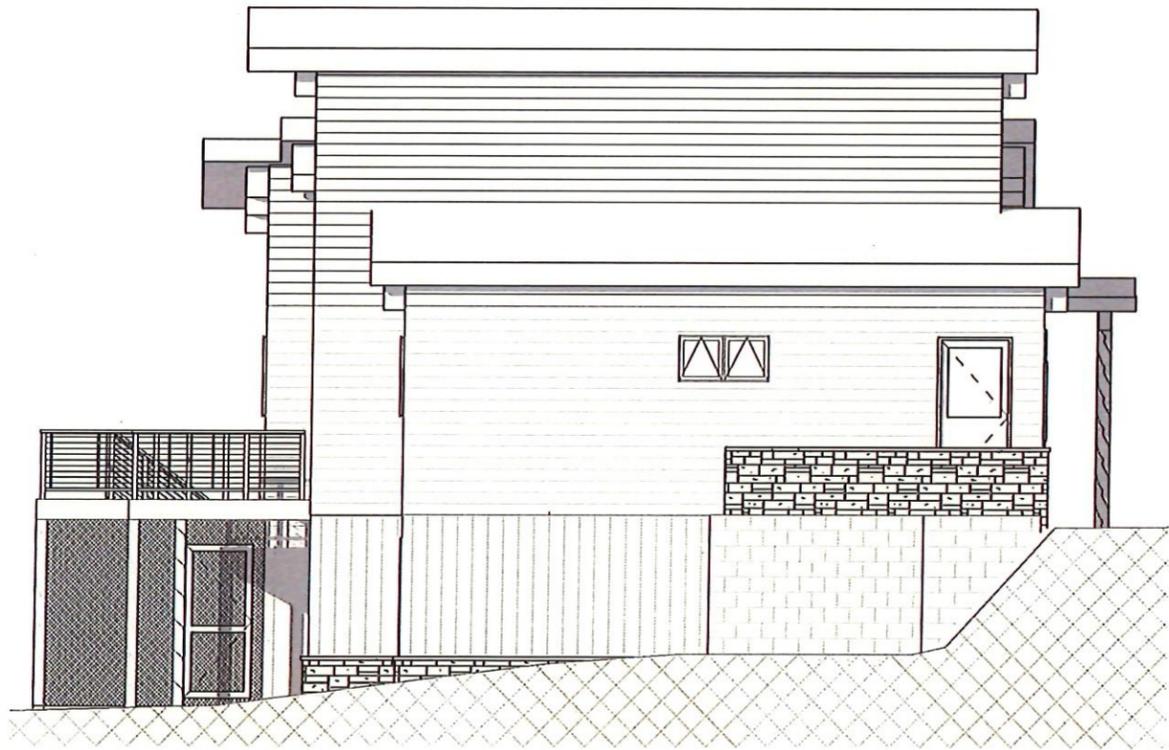


2	NEW - LAKE ELEVATION
X-004	1/8" = 1'-0"

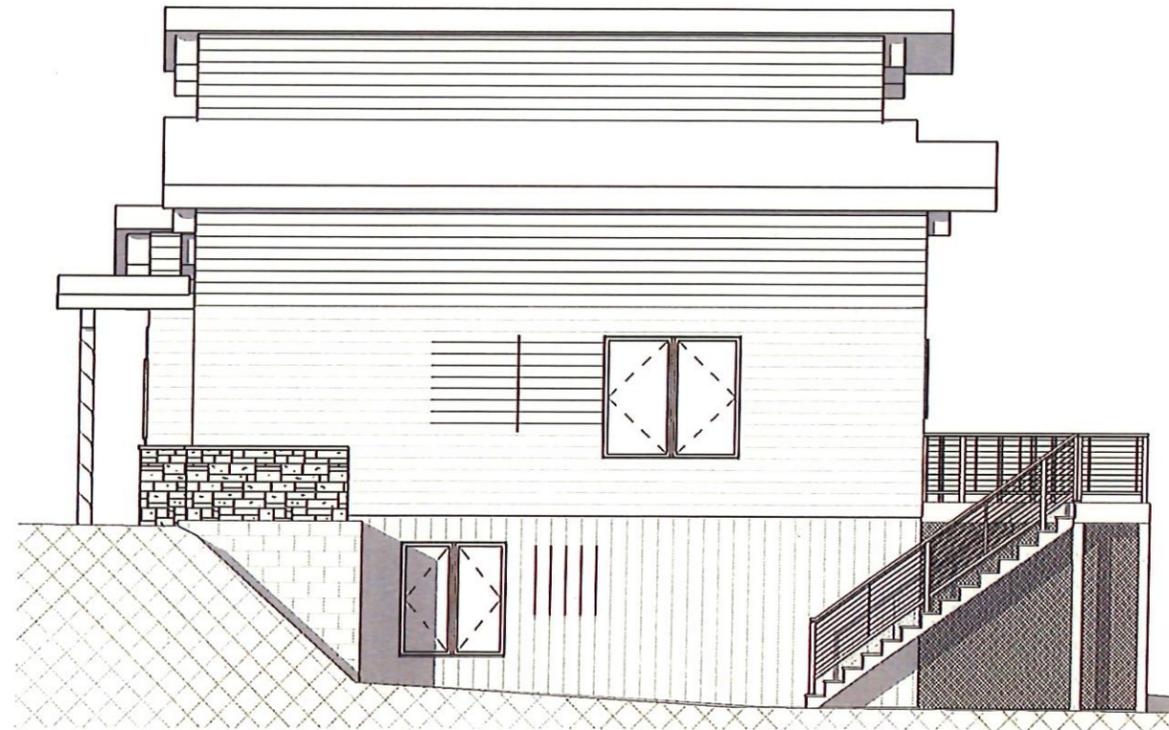
PROJECT	DOTTY_RULAND
NUMBER	DOT036
DATE	02.09.26

2/9/2026 8:06:32 AM

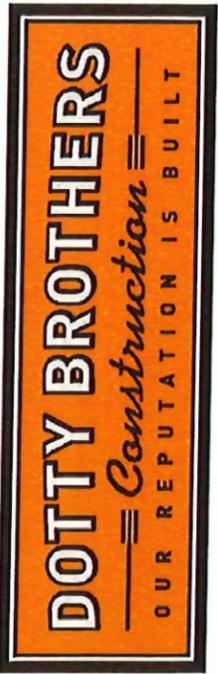




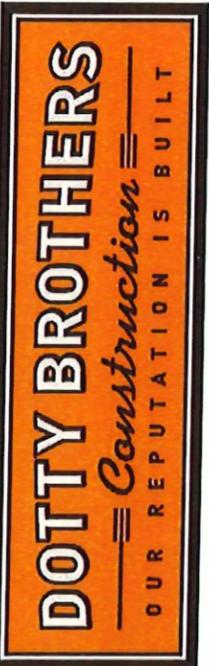
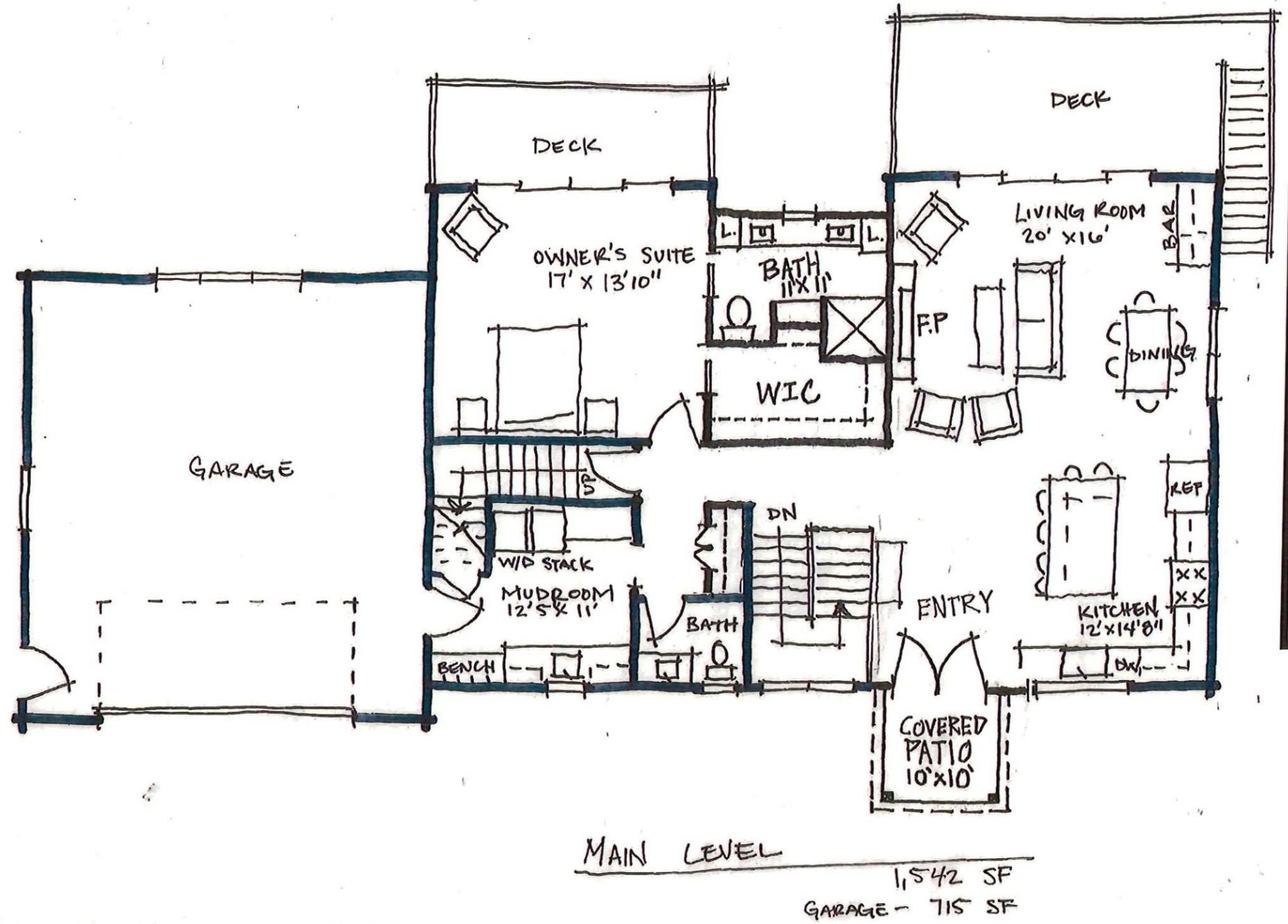
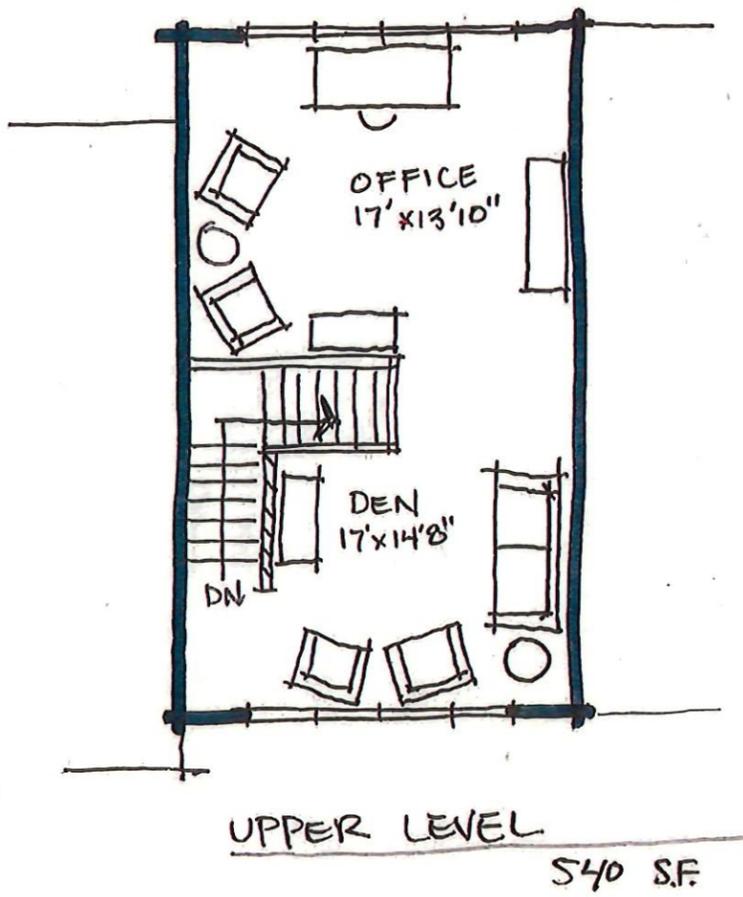
1	NEW - LEFT ELEVATION
X-006	1/8" = 1'-0"



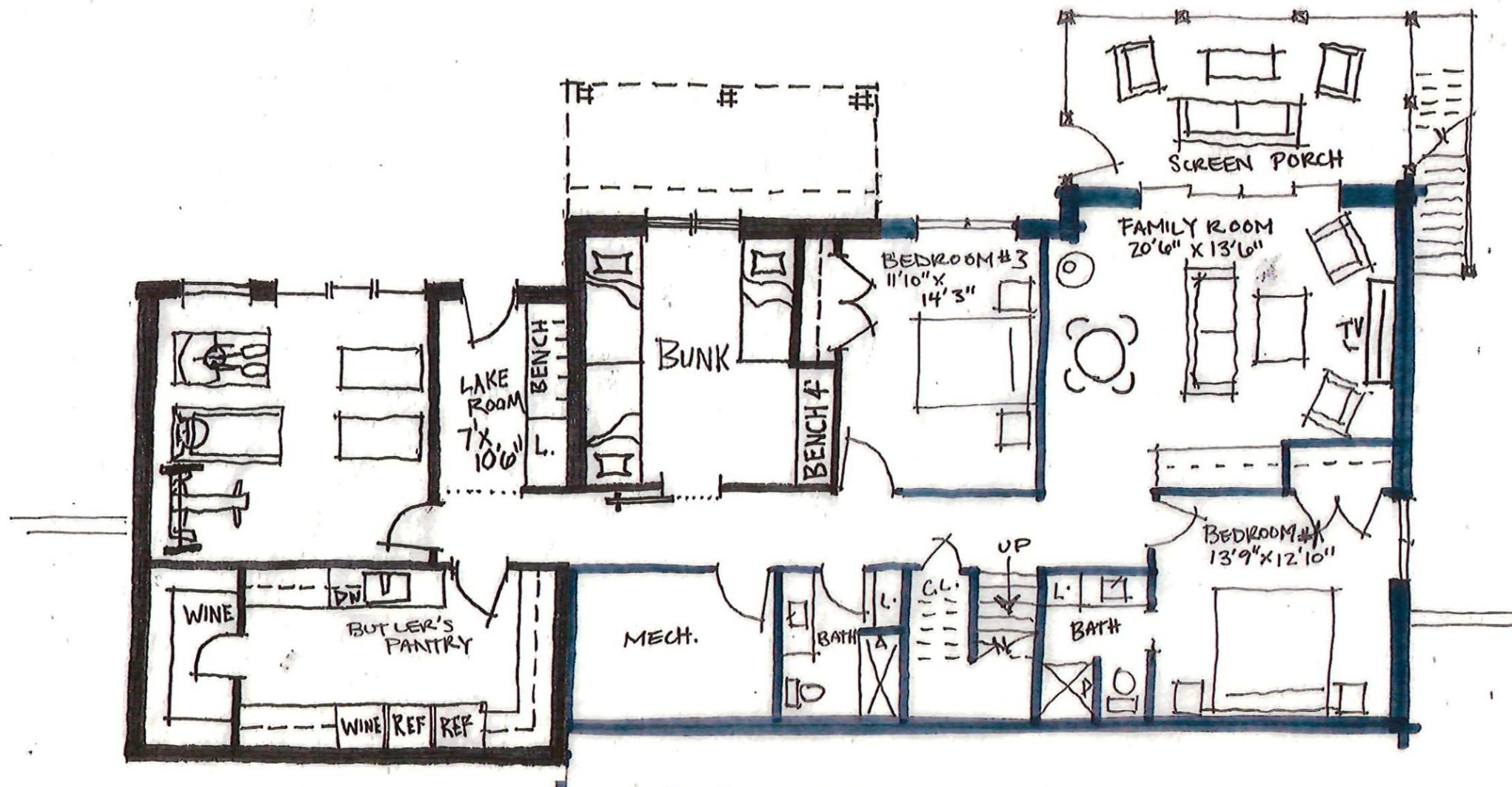
2	NEW - RIGHT ELEVATION
X-006	1/8" = 1'-0"



PROJECT	DOTTY_RULAND
NUMBER	DOT036
DATE	02.09.26

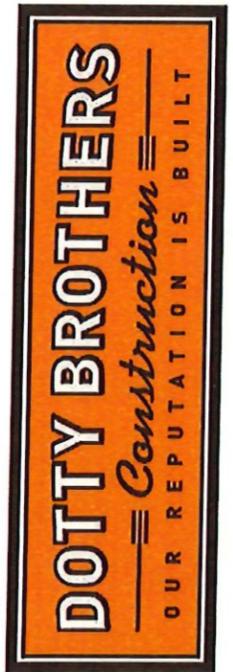


PROJECT	DOTTY_RULAND
NUMBER	DOT036
DATE	02.09.26



LOWER LEVEL

EXISTING - 1,415 SF
 NEW - 715 SF



PROJECT	DOTTY_RULAND
NUMBER	DOT036
DATE	02.09.26

APP# _____
Date _____
(for office use only)

**CITY OF LAKE SHORE
VARIANCE APPLICATION**

Name of Applicant John Dotty, DottyBrothers Construction, Inc. Phone 218-820-4464

Address 4593 Morehouse Drive Email john@dottybrothers.com

City, State, Zip Pequot Lakes, MN 56472

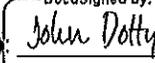
Applicant is:

Title Holder of Property:

- Legal Owner
- Contract Buyer
- Option Holder
- Agent
- Other _____

Michael & Kathleen Ruhland
(Name)
2772 West River Parkway
(Address)
Minneapolis, MN 55406-1840
(City, State, Zip)

Signature of Owner, authorizing application:  _____
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner):  _____
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Location of property involved in this request:
8071 County Road 78

Parcel ID No. 90-437-0240 Zoning District CW - Waterfront Commercial

Description of Proposed Project in detail:
Addition of a covered front entry, addition of a 2nd Story to the home, removal of some asphalt and the addition of a new sidewalk.

Specify the section of the ordinance from which a variance is sought:
Road right away setback for front entry and 2nd story addition.

Explain how you wish to vary from the applicable provisions of the ordinance: _____
We wish to extend into the right of way setback to install a front entry and add a 2nd story to the home.

A variance is a modification or variation of the provisions of the zoning code as applied to a specific piece of property. Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are **practical difficulties** in complying with the zoning ordinance. Practical difficulties as used in connection with granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

- (1) In your opinion, is the variance in harmony with the purposes and intent of the ordinance?
Yes (X) NO () Why or why not?

We are working to minimize further impact on the property by remodeling and not tearing down the structure and rebuilding

- (2) In your opinion, is the variance consistent with the Comprehensive Plan?
Yes (X) No () Why or why not?

We are improving the impervious coverage on the lot and plan to submit a storm water management plan as a part of the project.

- (3) In your opinion, does the proposal put the property to use in a **reasonable** manner?
Yes (X) No () Why or why not?

It will be consistent with its current use.

- (4) What other options, either conforming or non-conforming, have been considered and why were those options not chosen?

Tearing down and rebuilding was considered but we are trying to keep the building consistent with the property's original use which was a family resort.

- (5) Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

We are not changing the impact on properties in the vicinity as we are only trying to remodel the current structure for the private use of the current Owners.

(6) In your opinion, are there circumstances unique to the property?

Yes (X) No () Why or why not?

The property operated as a small resort for many years and has several structures on it. The road was developed after the resort buildings had already been built for many years.

(7) In your opinion, will the variance maintain the essential character of the locality?

Yes (X) No () Why or why not?

We are not trying to increase the size of the current footprint of the home except for the covered entry way

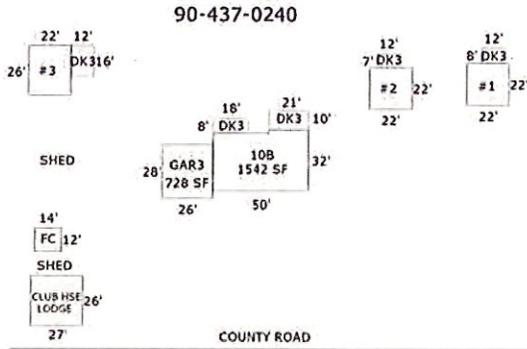
(8) Discuss any environmental limitations of the site or area.

I'm not aware of any.

(9) Please include any other comments pertinent to this request.

I'm not aware of any.

The Board of Adjustment must make an affirmative finding on all criteria listed above to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria above have been satisfied.



Fee Owner: 94727 FALCO: DISTRICTS: LEGAL DESCRIPTION:
 RUHLAND, KATHLEEN S & MICHAEL J Twp/City . : 90 LAKE SHORE CITY Sec/Twp/Rge : 17 135.0 29 Acres: .00
 Taxpayer: 94727 FALCO:FO Plat . . . : 437 TINGDALE BROS' SHERWOOD FOLOTS 6,7 8 & 9, BLK 2
 RUHLAND, KATHLEEN S & MICHAEL J School . . : 181 BRAINERD SCHOOL
 2772 W RIVER PKWY Lake . . . : 11022200 MARGARET 17,20,29-135-29
 MINNEAPOLIS MN 55406-1840
 Primary Address/911 #:
 8071 COUNTY 78
 LAKE SHORE

SALES HISTORY: ----- | TRANSFER HISTORY: -----

Buyer/Seller	Date	Inst	Reject	Sale	Adjusted	Doc Date	Doc Nbr	To
RUHLAND, KATHLEEN H.E. & R.B. FAMILY	08/30/2018	T	4 4	670,000	661,900	2018/08/30	A 000644176	RUHLAND, KATHLEEN S & MI
RUHLAND, KATHLEEN R.B. & H.E. FAMIL	08/30/2018	T	5 5	670,000	661,900			

ASSESSMENT DETAILS: -----

2025 Rcd:	1 Class:	151 Non-Comm Seasonal Residential Recreationa	Land	1.38	1,195,000	1,195,000	Deferred	Taxable
Hstd:	0 seasonal		Building		587,363	587,400		587,400
MP/Seq:	90-437-0240	000	Total MKT		1,782,363	1,782,400		1,782,400
Own%	Rel AG%	Rel NA%	Dsb%					

2024 Rcd:	1 Class:	151 Non-Comm Seasonal Residential Recreationa	Land	1.38	922,000	922,000	Deferred	Taxable
Hstd:	0 seasonal		Building		548,960	549,000		549,000
MP/Seq:	90-437-0240	000	Total MKT		1,470,960	1,471,000		1,471,000
Own%	Rel AG%	Rel NA%	Dsb%					

2023 Rcd:	1 Class:	151 Non-Comm Seasonal Residential Recreationa	Land	1.38	831,000	831,000	Deferred	Taxable
Hstd:	0 cabin		Building		516,729	516,700		516,700
MP/Seq:	90-437-0240	000	Total MKT		1,347,729	1,347,700		1,347,700
Own%	Rel AG%	Rel NA%	Dsb%					

ASSESSMENT SUMMARY: -----

Year	Class	Hstd	Land Mkt	Land Dfr	Building	Total Mkt	Total Dfr	Limited Mkt	Limited Dfr	Exemptions	Taxable	New Imp
2025	151	0	1,195,000	0	587,400	1,782,400		1,782,400			1,782,400	0
2024	151	0	922,000	0	549,000	1,471,000		1,471,000			1,471,000	0
2023	151	0	831,000	0	516,700	1,347,700		1,347,700			1,347,700	0

CAMA LAND DETAILS: ----- NOTES: -----

Land market: 90 LAKESHORE CITY Last calc date/env: 02/24/25 B
 Neighborhood: 90222B MARGARET-GL2-4S17; GL6-9S20; G 1.00 Asmt year: 2025
 COG: 94727 1 Ac/FF/SF: 1.38 Lake: 11022200 MARGARET 17,20,29-1
 Wid: .00 Dth: 300.00 Avg CER:
 Land/Unit Type Units Qlt/Acc -Other- OV Base Rate Adj Rate Value Asmt Cd Acreage PTR Value Improvement CER Factors
 Size Comment Df Est/Dfr Est/Dfr Est/Dfr Typ New
 SL UN 1.00 12000.00 12000.00 12000 1 151
 1.00 SV
 222B FF 200.00 6500.00 5915.00 1183000 1 151 1.38
 200.00 OV
 Front feet: 200.00 Totals: 1,195,000
 Mineral:

CAMA SUMMARY: -----
 Schedule: 2025 Quintile date: 09/27/2023 Insp/By/Cmp: 09/27/2023 AH R
 Neighborhood: 90222B MARGARET-GL2-4S17; GL6-9S20; G

Nbr	Typ	Subtype	Description	Wid	Len	Size	Class	Qlt	H/G	Est Value	New Imp	Class Code
1	RES	1-3		+	+	1542	065	H		389,643	0	151
2	RES	GAR	ATT HSE	26	28	728	3	G		27,676	0	151
3	RES	1-3	#1	+	+	484	030	H		44,145	0	151
4	RES	1-3	#2	+	+	484	030	H		43,972	0	151
5	RES	1-3	#3	+	+	572	030	H		51,034	0	151
6	OTH	LODGE	CLUB HSE	26	27	702				23,693	0	151
7	OTH	SHED				1	5			700	0	151
8	OTH	FC		12	14	168				500	0	151
9	OTH	DRIVEWAY				1	2			3,000	0	151
10	OTH	LDSC				1	5			3,000	0	151

Estimated land value : 1,195,000
 Mineral value :
 Improvement value . . : 587,363
 Total value : 1,782,363

CAMA IMP DETAILS: 1 RES 1-3
 House/Garage: H Schedule: 2025
 Construction class/Quality: 065
 Actual/Effective year built: 2003
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: RES .88
 Functional incurable . . .
 Economic: 90222B 1.35
 Additional
 Total percent good 1.19

NOTES: -----

----	Characteristics/Areas	---	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD	
_010	MEASURED	Y	YES																
_020	VIEWED	Y	INTERIOR																
_030	COLOR	BLU	BLUE																
_040	CONSTRUCTN	1	FRAME																
_050	FOUNDATION	1	CONC BLOCK																
_060	EXT WALLS	WD	WD LAP/DRP																
_070	ROOF TYPE	1	GABLE																
_080	ROOF MAT	1	ASPHLT SHG																
_090	WINDOWS	1	CASE C/O																
_100	FURN TYPE	1	FORCED AIR																
_110	FUEL TYPE	4	NAT'RL GAS																
_120	ELEC SERV	7	UNKNOWN																
_130	WELL	Y	YES																
_140	SEPTIC	Y	YES																
_150	INT WALL	1	DRYWALL																
_160	INT FLOOR	2	CPT/TL/WD																
_170	# BATHS	5	=5																
_180	# BEDROOMS	4	=4																
_200	PATIO	3	CONC SLAB			1				1,200.00	1,200	1		1.00				1,426	
_240	FIREPLACE1	4	ORNAMENTAL			1				5,000.00	5,000	1		1.00				5,940	
_250	AIR COND	Y	YES			1				2,000.00	2,000	1		1.00				2,376	
_260	WALKOUT 1	3	SL DRW/WD			1				2,500.00	2,500	1		1.00				2,970	
_270	BF	2	GD W/BATH			1400				40.00	56,000	1		1.00				66,528	
_300	STYLE	RAM	RAMBLER																
_BAS	BASE AREA	065	D6.5			1542				166.00	255,972	1		1.00				304,095	
_DK	DECKING	3	W/RAIL	8	18	144				15.00	2,160	1		1.00				2,566	
_DK	DECKING	3	W/RAIL	10	21	210				15.00	3,150	1		1.00				3,742	

Effective BAS rate: 197.21 Totals: 327,982 389,643
 Ground floor area: 1,542
 Gross floor area: 1,542

CAMA IMP DETAILS: 2 RES GAR ATT HSE
 House/Garage: G Schedule: 2025
 Construction class/Quality: 3
 Actual/Effective year built: 2003
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: RES .88
 Functional incurable . . .
 Economic: 90222B 1.35
 Additional
 Total percent good 1.19

NOTES: -----

----	Characteristics/Areas	---	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_BAS	GARAGE	3	TYPICAL	26	28	728				32.00	23,296	1		1.00				27,676

Effective BAS rate: 38.02 Totals: 23,296 27,676
 Ground floor area: 728
 Gross floor area: 728

CAMA IMP DETAILS: 3 RES 1-3 #1
 House/Garage: H Schedule: 2025
 Construction class/Quality: 030
 Actual/Effective year built: 1965
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: RES .71
 Functional incurable . . .
 Economic: 90222B 1.35
 Additional
 Total percent good96

NOTES: -----

_080	ROOF MAT	1	ASPHLT SHG																	
_090	WINDOWS	4	DBL HUNG																	
_100	FURN TYPE	7	SPACE HTR																	
_110	FUEL TYPE	1	PROPANE																	
_120	ELEC SERV	7	UNKNOWN																	
_130	WELL	Y	YES																	
_140	SEPTIC	Y	YES																	
_150	INT WALL	4	PANELING																	
_160	INT FLOOR	1	CPT/VINYL																	
_300	STYLE		RAM RAMBLER																	
BAS	BASE AREA	030	D3	22	26	572		88.00	50,336	1		1.00								48,272
_DK	DECKING	3	W/RAIL	12	16	192		15.00	2,880	1		1.00								2,762

Effective BAS rate: 84.39 Totals: 53,216 51,034
 Ground floor area: 572
 Gross floor area: 572

CAMA IMP DETAILS: 6 OTH LODGE CLUB HSE DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2025 Physical: 1.00
 Construction class/Quality: Functional incurable . . .
 Actual/Effective year built: Economic: 90222B 1.35
 Condition: Additional
 Total percent good 1.35

----	Characteristics/Areas	---	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New	Imp	RCNLD	
_BAS	LODGE		USER	26	27	702			R	25.00	17,550	1			1.00					23,693

Effective BAS rate: 33.75 Totals: 17,550 23,693
 Ground floor area: 702
 Gross floor area: 702

CAMA IMP DETAILS: 7 OTH SHED DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2025 Physical: 1.00
 Construction class/Quality: 5 Functional incurable . . .
 Actual/Effective year built: Economic: 90222B 1.00
 Condition: Additional
 Total percent good 1.00

----	Characteristics/Areas	---	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New	Imp	RCNLD	
_BAS	SHED		AVG W/FLR			1				700.00	700	1			1.00					700

Effective BAS rate: 700.00 Totals: 700 700
 Ground floor area: 1
 Gross floor area: 1

CAMA IMP DETAILS: 8 OTH FC DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2025 Physical: 1.00
 Construction class/Quality: Functional incurable . . .
 Actual/Effective year built: Economic: 90222B 1.35
 Condition: Additional
 Total percent good 1.35

----	Characteristics/Areas	---	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New	Imp	RCNLD	
_BAS	FISH CLEAN		USER	12	14	168			V		500	1			1.00					500

Effective BAS rate: 2.98 Totals: 500 500
 Ground floor area: 168
 Gross floor area: 168

CAMA IMP DETAILS: 9 OTH DRIVEWAY DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2025 Physical: 1.00
 Construction class/Quality: 2 Functional incurable . . .
 Actual/Effective year built: Economic: 90222B 1.00
 Condition: Additional
 Total percent good 1.00

----	Characteristics/Areas	---	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New	Imp	RCNLD	
_BAS	DRIVEWAY		AVG DRIVE			1				3,000.00	3,000	1			1.00					3,000

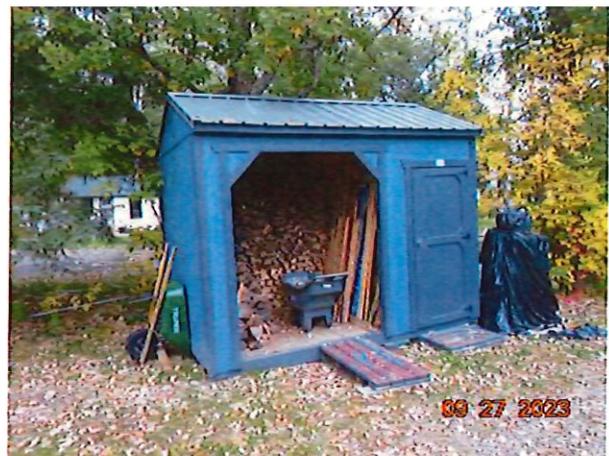
Effective BAS rate: 3,000.00 Totals: 3,000 3,000
 Ground floor area: 1
 Gross floor area: 1

CAMA IMP DETAILS: 10 OTH LDSC DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2025 Physical: 1.00
 Construction class/Quality: 5 Functional incurable . . .
 Actual/Effective year built: Economic: 90222B 1.00
 Condition: Additional
 Total percent good 1.00

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	FD	Curable	%Cmp	%New	New Imp	RCNLD
BAS LANDSCAPE 5 LIMITED			1					3,000.00	3,000	1			1.00			3,000

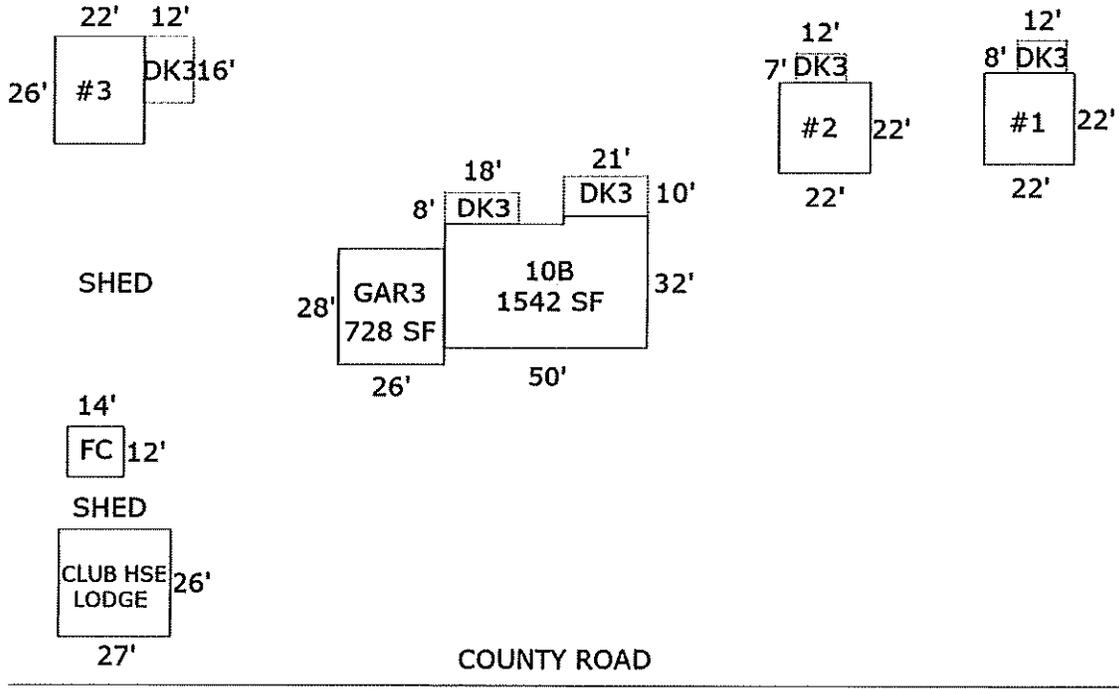
Effective BAS rate: 3,000.00 Totals: 3,000 3,000
 Ground floor area: 1
 Gross floor area: 1

Field check value: Appraiser's initials: Date of inspection:





90-437-0240



Re: PUBLIC HEARING - CITY OF LAKE SHORE - 03.09.2026

From Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>
Date Mon 2/23/2026 8:46 AM
To Darrick Anderson <darrick.anderson@casscountymn.gov>
Cc Laura Fussy <lfussy@cityoflakeshore.gov>

Good morning Darrick,

Thank you for submitting your comments.

For the Ruhland application, the variance request is an addition, so they will not be removing the main cabin. The City's files indicate that this parcel was formerly Rainbow Bay Resort, and the structure marked "garage" on the survey is actually a cabin or clubhouse/lodge. I will certainly provide your comment to the contractor on the application and see if he can provide some guidance on why they marked it as a "garage".

Thank you,

Nicole Hausmann | Community Development Administrator

Office: 218-541-5538

Website: mn.sourcewell.org



From: Darrick Anderson <darrick.anderson@casscountymn.gov>
Sent: Thursday, February 19, 2026 2:42 PM
To: Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>
Cc: Laura Fussy <lfussy@cityoflakeshore.gov>
Subject: RE: PUBLIC HEARING - CITY OF LAKE SHORE - 03.09.2026

EXTERNAL

Good Afternoon Laura,

Below are my comments on these two applications as they pertain to our county highways.

Ruhland – Based on the Certificate of Survey it calls out the building closest to CSAH 78 as a garage when it appears from Google and driving by that there is not a garage door into the building and rather window and a people door and appears to be another cabin. Based on the COS it also shows that this building and the retaining wall around it encroaches on our County ROW. If the property (the main cabin) is being rebuilt it would be our preference that this building be removed from the ROW. Does the City have any records of how this got installed within the setback and apparently even into the ROW? We don't have any concerns with the entryway encroachment into the setback.

SusanJean Properties – The proposed parcel would appear to be accessing Agate Lake Rd and is far enough back from CSAH 77 to not be a concern for us.

Thank you,

Darrick Anderson, PE
County Engineer



Cass County Highway Department

Email: darrick.anderson@casscountymn.gov

Office: 218-547-5201

DISCLAIMER: Information in this message or an attachment may be government data and thereby subject to the Minnesota Government Data Practices Act, may be subject to attorney-client or work product privilege, may be confidential, privileged, proprietary, or otherwise protected. The unauthorized review, copying, retransmission, or other use or disclosure of the information is strictly prohibited. If you are not the intended recipient of this message, please immediately notify the sender of the transmission error and then promptly delete this message from your computer system.

From: Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>
Sent: Wednesday, February 18, 2026 3:44 PM
To: Darrick Anderson <darrick.anderson@casscountymn.gov>
Cc: Laura Fussy <lfussy@cityoflakeshore.gov>
Subject: PUBLIC HEARING - CITY OF LAKE SHORE - 03.09.2026

Good afternoon Darrick,

The Lake Shore Planning Commission/Board of Adjustment will hear the following items at their regular scheduled meeting on Monday, March 9th at 9:00 am, City Hall.

VARIANCE: Kathleen S. & Michael J. Ruhland requests a variance to construct a 2nd story addition to an existing legal non-conforming dwelling with an attached front entry, which does not meet the road right-of-way setback requirements per city ordinance. The property is legally described as Lot 6,7,8, & 9, Block 2, of Tingdale Bros' Sherwood Forest on Gull Lake, and the site address is 8071 County 78. The property is zoned Commercial Waterfront District, PID 90-437-0240.

REZONE: SusanJean Properties, LLC requests to rezone .918 acres "Tract A" from a 4-acre "Tract B" parcel #90-469-0120 located at 9215 Interlachen Road from "Commercial Neighborhood" to "Residential, Low Density (R-1)". The property is legally described as Lot 2 Block 1, Lot 3 Block 1, except SELY 180 ft., of Auditors Plat of Rocky Point, and the site address is 9215 Interlachen Road. The property is zoned Commercial – Neighborhood District, PID 90-469-0120.

Please provide the City of Lake Shore with any comments or concerns on these applications.

Thank you,

Re: Cass County Highway Comment Received - Ruhland Variance

From Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>

Date Mon 2/23/2026 2:28 PM

To John Dotty <john@dottybrothers.com>

Thank you for the clarification. I will let Cass County Highway know.

Enjoy your day!

Nicole Hausmann | Community Development Administrator

Office: 218-541-5538

Website: mn.sourcewell.org



From: John Dotty <john@dottybrothers.com>

Sent: Monday, February 23, 2026 12:58 PM

To: Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>

Subject: RE: Cass County Highway Comment Received - Ruhland Variance

EXTERNAL

Good afternoon Nicole, that is not a garage it is the original checking building for what was formerly Rainbow Resort. The City of Lakeshore issued the Ruhland's a permit about 5-7 years ago to improve that building and restore it to its original stature. Let me know if you need anything further from me on this.

Regards,

John Dotty *President/Owner*

C. 218.820.4464

john@dottybrothers.com



From: Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>
Sent: Monday, February 23, 2026 8:52 AM
To: John Dotty <john@dottybrothers.com>
Subject: Cass County Highway Comment Received - Ruhland Variance

Good morning John,

The city received the following comment from Cass County Highway. Can you please clarify why the survey shows the structure closest to the highway labeled as "garage" when there is no garage door?

Ruhland – Based on the Certificate of Survey it calls out the building closest to CSAH 78 as a garage when it appears from Google and driving by that there is not a garage door into the building and rather window and a people door and appears to be another cabin. Based on the COS it also shows that this building and the retaining wall around it encroaches on our County ROW. If the property (the main cabin) is being rebuilt it would be our preference that this building be removed from the ROW. Does the City have any records of how this got installed within the setback and apparently even into the ROW? We don't have any concerns with the entryway encroachment into the setback.

Thank you,

Darrick Anderson, PE
County Engineer

Thank you,

Nicole Hausmann | Community Development Administrator

Office: 218-541-5538

Website: mn.sourcewell.org

Sourcewell 

RE: PUBLIC HEARING - CITY OF LAKE SHORE - 03.09.2026 - Ruhland

From Alex Bitter <Alex.Bitter@widseth.com>
Date Wed 2/25/2026 9:20 AM
To Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>
Cc Laura Fussy <lfussy@cityoflakeshore.gov>

EXTERNAL

Nicole,

Please provide stormwater calculations and facilities for review.

Thank you,

Alex Bitter, PE

Civil Engineer, VP
218-316-3627
7804 Industrial Park Road
Baxter, MN 56425

WIDSETH

Widseth.com

File Transfer | [Click here to transfer large files](#)

50 Best Places to Work (*Prairie Business Magazine, 2025*)

From: Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>
Sent: Wednesday, February 18, 2026 3:45 PM
To: Alex Bitter <Alex.Bitter@widseth.com>
Cc: Laura Fussy <lfussy@cityoflakeshore.gov>
Subject: PUBLIC HEARING - CITY OF LAKE SHORE - 03.09.2026 - Ruhland

Good afternoon Alex,

The following variance will be heard by the Lake Shore Planning Commission/Board of Adjustment at their regular scheduled meeting on Monday, March 9th at 9:00 am, City Hall.

VARIANCE: Kathleen S. & Michael J. Ruhland requests a variance to construct a 2nd story addition to an existing legal non-conforming dwelling with an attached front entry, which does not meet the road right-of-way setback requirements per city ordinance. The property is legally described as Lot 6,7,8, & 9, Block 2, of Tingdale Bros' Sherwood Forest on Gull Lake, and the site address is 8071 County 78. The property is zoned Commercial Waterfront District, PID 90-437-0240. (No stormwater management plan has been submitted with the variance application. One will be provided with the permit application if approved.)

Please provide the City of Lake Shore with any comments or concerns.

BJORKLUND, LAURA E
PO BOX 367
NISSWA MN 56468-0367

USA

CITY OF LAKE SHORE
8583 INTERLACHEN RD
LAKE SHORE MN 56468-8700

WACHOLZ, STEVEN PORTER
8082 COUNTY 78
LAKE SHORE MN 56468-2532

COOK, GLEN L & SANDRA J, TRUSTEES
800 S HEATHWOOD DR
MARCO ISLAND FL 34145-5865

COOK, GLEN L & SANDRA J, TRUSTEES
C/O GLEN P COOK
8041 COUNTY 78
LAKE SHORE MN 56468-2532

EHLEN, JOHN G & VIRGINIA G
17340 46TH AVE N
PLYMOUTH MN 55446-2383

EHLEN, K JAMES
4221 WOODLAND TRL
GOLDEN VALLEY MN 55422-4281

GOFF, ANNETTE C
8081 COUNTY 78
LAKE SHORE MN 56468-2532

J EVAN PROPERTIES, LLC
1405 COLORADO AVE S
ST LOUIS PARK MN 55416-1409

RUHLAND, KATHLEEN S & MICHAEL J
2772 W RIVER PKWY
MINNEAPOLIS MN 55406-1840

TRAN, DIEM & LUNNING, CALEB
8077 COUNTY 78
NISSWA MN 56468-2532

STAFF REPORT

Agenda Item: 5b
Application: Variance 03-26 – (5b)
Property Owner: Peterson, Paul G & Lisa L
Applicant: Travis Miller, TWM Architecture

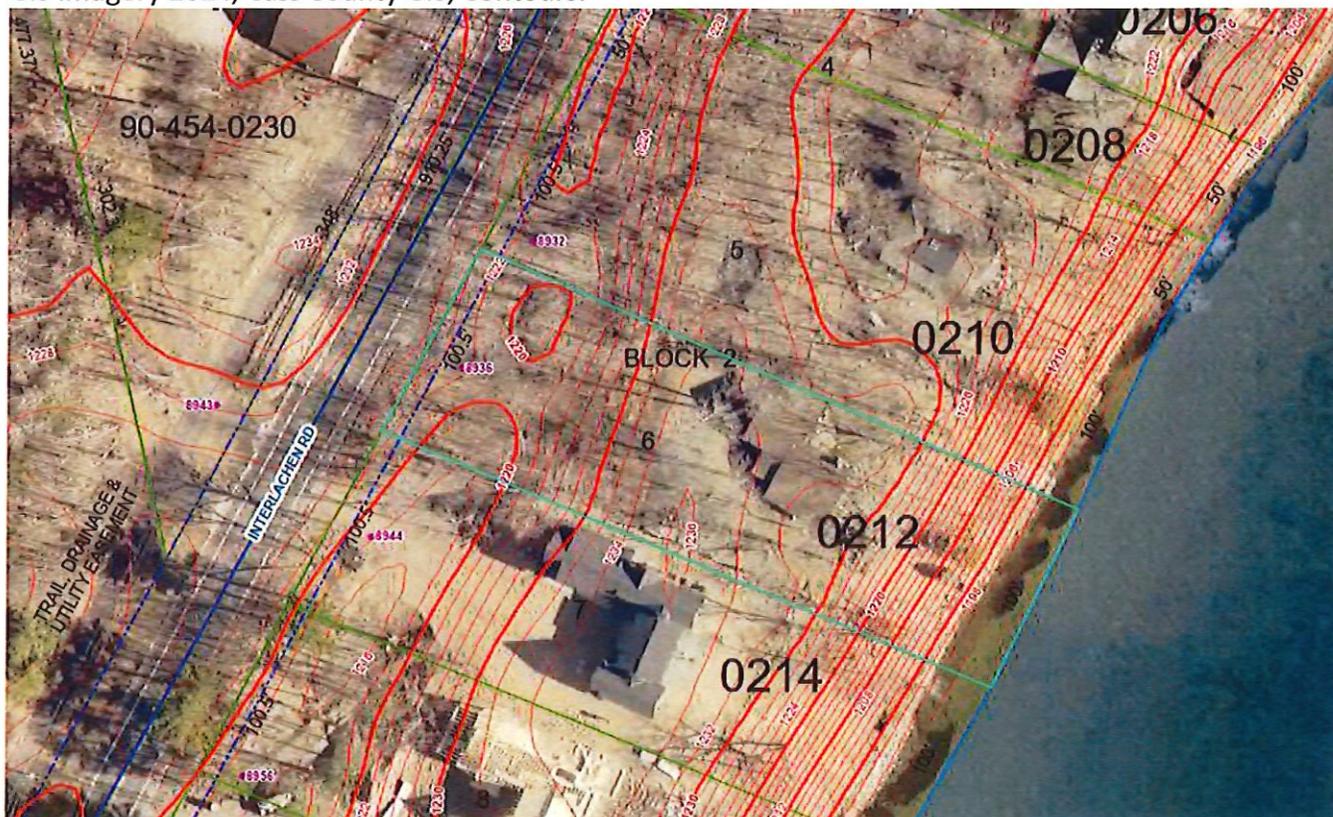
PROPERTY INFORMATION:

PID:	90-449-0212
Acres:	+/- .73 Acres (31,813 sq. ft.)
Zoning:	Residential, Medium Density R-2 (Shoreland)
Physical Address:	8936 Interlachen Road
Location:	29/135/29
Septic:	Winter Window signed for new septic design
Existing Impervious:	15.6
Proposed Impervious:	18.6

GIS Imagery 2024, Cass County GIS, Aerial View:



GIS Imagery 2024, Cass County GIS, Contours:



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



Application:

The applicant is requesting the following variances:

1. To construct an addition to the existing legal non-conforming principal structure totaling 1,435 square feet (997 square feet is the new square footage in the bluff setback)
 - a. Located 11 feet from the bluff setback (closest point), where 50 feet is required (Section 17.2)
2. To construct a 244 square foot patio within the bluff setback
 - a. Located 27 feet from the top of the bluff, where 50 feet is required (Section 17.2).
 - i. All per the Certificate of Survey received 02/09/2026 and site design drawings provided with the application.

Background Information:

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 decrease to 18.6%. A Stormwater Management Plan has been provided with the application.

Impervious Calculation

Total Area = 31,813 Sq. Ft.

Existing impervious coverage

Buildings	=	2,016 Sq. Ft.
Concrete	=	155 Sq. Ft.
Bituminous	=	<u>2,797 Sq. Ft.</u>
Total	=	4,968 Sq. Ft. (15.6% Impervious Coverage)

Proposed impervious coverage

Buildings	=	2,807 Sq. Ft.
Concrete	=	558 Sq. Ft.
Bituminous	=	<u>2,567 Sq. Ft.</u>
Total	=	5,932 Sq. Ft. (18.6% Impervious Coverage)

Permit history:

- 6/26/1984 – Permit to replace windows & doors
- 11/3/1994 – Permit for 24x24 addition

- 5/2/1991 – Permit to install septic system

Complete Application Received:	02/09/2026
Action Deadline:	04/09/2026
15.99 Waiver:	N/A
Wetland Delineation:	N/A
Fees Collected:	\$450.00 & \$46.00 (recording)
Authorized Agent:	Travis Miller
Reviewed by:	
• City Engineer:	Email sent 02/18/2026
• City Attorney:	N/A
Notifications:	
• DNR:	Email sent 02/18/2026
• MNDOT:	N/A
• CASS HWY:	N/A
• Neighbors within 500 ft.:	Letter mailed 02/20/2026
• Published in newspaper:	02/25/2026

Applicable Regulations: The following ordinance regulations apply to this request:

Definitions:

4.223 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.

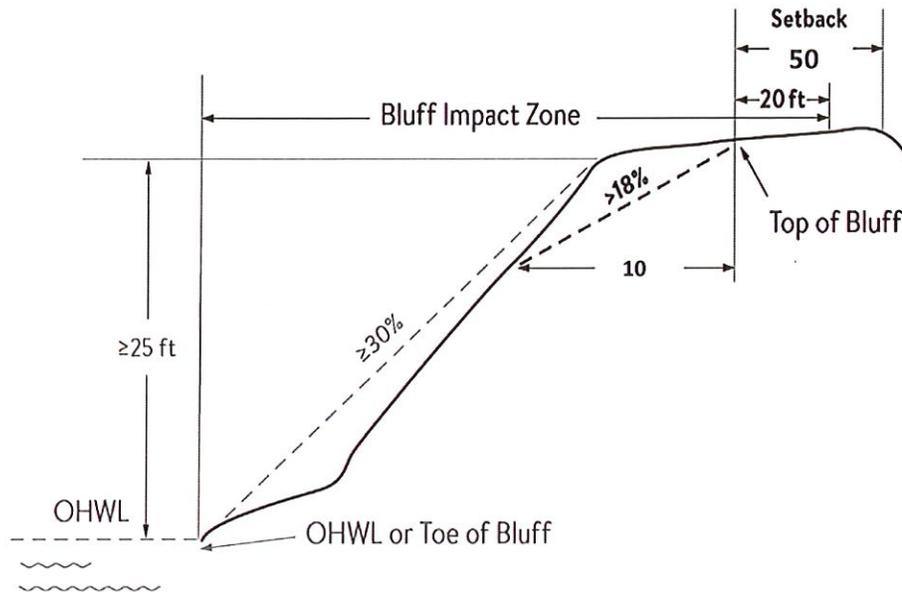
4.122 Impervious Surface. The horizontal area of buildings, patios, walks, driveways, accessory structures and other surfaces generally impervious to the penetration of stormwater, including gravel drives and parking.

4.36 Bluff.

A topographic feature such as a hill, cliff, or embankment having the following characteristics:

- Part or all of the feature is located in a shoreland area;
- The slope must drain toward the waterbody;
- The slope rises at least 25 feet above the ordinary high water level;
- The grade of the slope from the toe of the bluff to a point 25 feet or more above the ordinary high water level averages 30 percent or greater (see Figure 1).

Figure 1. Illustration of Bluff



4.37 Bluff Impact Zone. A bluff and land located within 20 feet of the top and toe of a bluff. See Figure 1.

4.38 Bluff, Toe. For the purpose of measuring setbacks, the lower point of a 10-foot segment with an average slope exceeding 18 percent or the ordinary high water level, whichever is higher. See Figure 1.

4.39 Bluff, Top. For the purpose of measuring setbacks, bluff impact zone, and administering vegetation management standards, the higher point of a 10-foot segment with an average slope exceeding 18 percent. See Figure 1.

4.245 Water-oriented accessory structure or facility. A small, above ground building or other improvement, except stairways, fences, docks, and retaining walls, which, because of the relationship of its use to surface water, reasonably needs to be located closer to public waters than the normal structure setback. Examples of such structures and facilities include, watercraft and watercraft equipment storage structures, gazebos, screen houses, fish houses, pump houses, [saunas](#), [patios](#), and detached decks. Boathouses and boat storage structures given the meaning under [Minnesota Statutes, Section 103G.245](#) are not a water-oriented accessory structures.

4.174 Practical Difficulties. The property owner proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include but are not limited to, inadequate access to direct sunlight for solar energy systems.

69. Variances

69.1 Variances shall not create a use not provided for in a zoning district.

69.2 Variances shall be issued to the property and are not transferable.

69.3 Variances shall be issued to the property for structures or other specified uses only after a public hearing and approval by the Board of Adjustment. All applications for a Variance shall be submitted to the Zoning Administrator thirty (30) days ahead of the hearing date, accompanied by a certificate of survey (unless waived by the Zoning Administrator) showing the details of the proposal and an accurate legal description, along with the appropriate fee. The fee or contract owner of the property shall sign the application. The Zoning Administrator shall notify all property owners within a minimum of five hundred feet (500) feet by regular mail and shall advertise the hearing once in the legal section of the official newspaper at least ten(10) days ahead of the public hearing. The Zoning Administrator shall send the same notice ten (10) days in advance of this hearing to the Department of Natural Resources if the proposed is in shoreland. At the applicant's option, the applicant may request a sketch plan review with no action by the Planning Commission and with no fee by giving fourteen (14) days notice thereof to the Zoning Administrator, meeting time permitted.

69.4 The applicant shall complete the Variance application approved by the City Council. The application shall contain submittal requirements, criteria for approval, procedure for consideration and City contact information. The City shall not accept applications where the applicant has past due fees or charges due to the City until the account is made current.

69.5 Variances shall be decided within the required time frame with consideration for the following:

69.5.1 The applicant establishes that there are practical difficulties, as defined in this Ordinance, in complying with the official controls, and

69.5.2 The strict interpretation of the Ordinance would be impractical because of circumstances relating to lot size, shape, topographic or other characteristics of the property not created by the land owner, and

69.5.3 The deviation from the Ordinance with any attached conditions will still be in keeping with the spirit and intent of this Ordinance and the comprehensive plan, and

69.5.4 The Variance will not create a land use not permitted in the zone, and

69.5.5 The Variance will not alter the essential character of the locality, and

69.5.6 The Variance is not for economic reasons alone, but reasonable use of the property does not exist under the Ordinance.

69.6 The Board of Adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

69.7 When costs to the City involved in processing and reviewing an application exceeds the original application fees, the applicant shall reimburse the City for any additional costs. Such expenses may include, but are not limited to, payroll, mailing costs, consultant fees and other professional services the City may need to retain in reviewing permits.

69.8 Failure by the owner to act within one (1) year on a Variance unless extended by the Board of Adjustment shall void the Variance. A second extension shall require a new public hearing. This provision shall apply to any Variance outstanding at the time of the Ordinance adoption.

69.9 Appeals from the action of the City Council shall be filed with the City within fifteen (15) days

and with the District Court within thirty (30) days after Council action.

69.10 The Variance shall be filed with the County Recorder within forty-five (45) days.

17. Residential, Medium Density R-2 (Shoreline).

17.1 Purpose. To establish and maintain a district within the shoreland area that is recreational-residential in character with independent sanitary facilities that is compatible with the natural resources of lake and streams.

17.2 Lot, Use and Density Requirements (R-2).

	General Development Riparian (1st Tier Only)	Recreation Development 2nd Tier Gen. Development	Natural Environment
Lot width at ordinary high water line and building line – feet	100	150	200
Lot area, square feet	30,000	40,000	80,000
Buildable Area, square feet	15,000	20,000	40,000
Setback, City Road – feet	30	30	30
Setback, County Road – feet	50	50	50
Setback, waterfront – feet	75	100	150
Setback, top of bluff	50	50	50
Setback, side – feet	15	15	15
Setback Side accessory structure – feet	15	15	15
Setback, corner side – feet	15	15	15
Setback, side for storage sheds (<200 sq ft) - feet	5	5	5
Setback, rear-feet	20	20	20
Setback, sign, road – feet	1	1	1
Setback, unplatted cemetery – feet/minimum	50	50	50
Setback, wetland - feet	30	30	30
Patio setback, waterfront – feet/minimum	50	50	50
Patio area-square feet	<250	<250	<250
Maximum impervious coverage	20%	20%	15%
Parking/driveway setback from property line – feet/minimum	10	10	10
Maximum building height – feet	25	25	25
Maximum building height, accessory structure	20	20	20
Building above highest known groundwater, lake level or flood of record – feet	3	3	3
Maximum density – square feet (duplex or guest cabin with	1 Unit/20,000	1 Unit/40,000	1 Unit/80,000

principal structure are considered two units)			
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Minimum dwelling width – feet	24	24	24
Accessory Structure Size – square feet, maximum, cumulative	1,200	1,200	1,200
Lot width and shoreline with guest cabin or duplex feet/minimum	180	225	300
Lot width with guest cabin or duplex – off shore line	200	225	400
Septic tank and/or pump chamber from ordinary high water mark – feet	50	75	150
Soil absorption system from ordinary high water mark – feet	75	75	150

17.3 Performance Standards (R-2).

17.3.12 Water-Oriented Accessory Structures or Facilities. Each residential lot may have one water-oriented structure or facility if it complies with the following provisions.

17.3.12.1 The structure may not occupy a combined area greater than 250 square feet. It may include the following:

17.3.12.2 A covered facility or a detached deck with a combined area no greater than 120 square feet. The covered facility may not exceed ten feet in height and decks shall not exceed eight feet above grade at any point or

17.3.12.3 An at grade patio with an area that does not exceed 250 square feet or

17.3.12.4 Any combination of facilities listed in Sections 17.3.12.2 or 17.3.12.3 provided that their combined area does not exceed 250 square feet.

17.3.12.5 The structure or facility is not in the Bluff Impact Zone;

17.3.12.6 The setback of the structure or facility from the ordinary high water line must be at least ten feet.

17.3.12.7 The structure is not a boathouse or a boat storage structure as defined under [Minnesota Statutes Section 103G.245](#);

17.3.12.8 The structure or facility must be treated to reduce visibility as viewed from the public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer, leaf-on conditions.

17.3.12.9 The roof may be used as an open-air deck with safety rails, but must not be enclosed with a roof or sidewalls or used as a storage area.

17.3.12.10 The structure or facility must not be designed or used for human habitation and must not contain water supply or sewage treatment facilities.

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.

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

19. Will granting the variance put the property to use in a reasonable manner not permitted by the zoning ordinance?
- a. No, the subject property can be reasonably used in compliance with the requirements of the zoning ordinance without the requested variance. The variance is not necessary for all reasonable uses of the property, but rather to accommodate a preferred design or placement. Because reasonable use is already permitted under this ordinance, the criterion is not met.
20. Does the property have unique circumstances that were not created by the landowner?
- a. No, the plight of the landowner is due to circumstances unique to the property owner, created by the landowner's preferred design or placement of the addition and patio. The addition could be set back from the bluff, behind the existing dwelling. Because the circumstances cited are not unique to the property and were not caused by conditions inherent to the land, this criterion is not met.
21. 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.
22. 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. No, granting the variance would not be consistent with the Comprehensive Plan goals of promoting orderly development and ensuring uniform application of development standards. Approval of this request would undermine established development standards that are intended to preserve community character and guide long-term planning.
23. Has the variance request been made based on reasons other than economic considerations alone?
- a. No, the request is based primarily on economic considerations and personal preferences rather than circumstances related to the physical characteristics of the property. The applicant has not demonstrated that the request is driven by practical difficulties beyond convenience or maximizing the use or value of the property. Because economic considerations alone do not constitute practical difficulties, this criterion is not met.

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.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE SYSTEM NAD 83 (1999 ADJ.)



Surveyor's Notes

The property address for the subject property is:
 5936 Interlachen Road
 Lake Shore, MN 56458

The Parcel Number for the subject property is 90-449-0212.

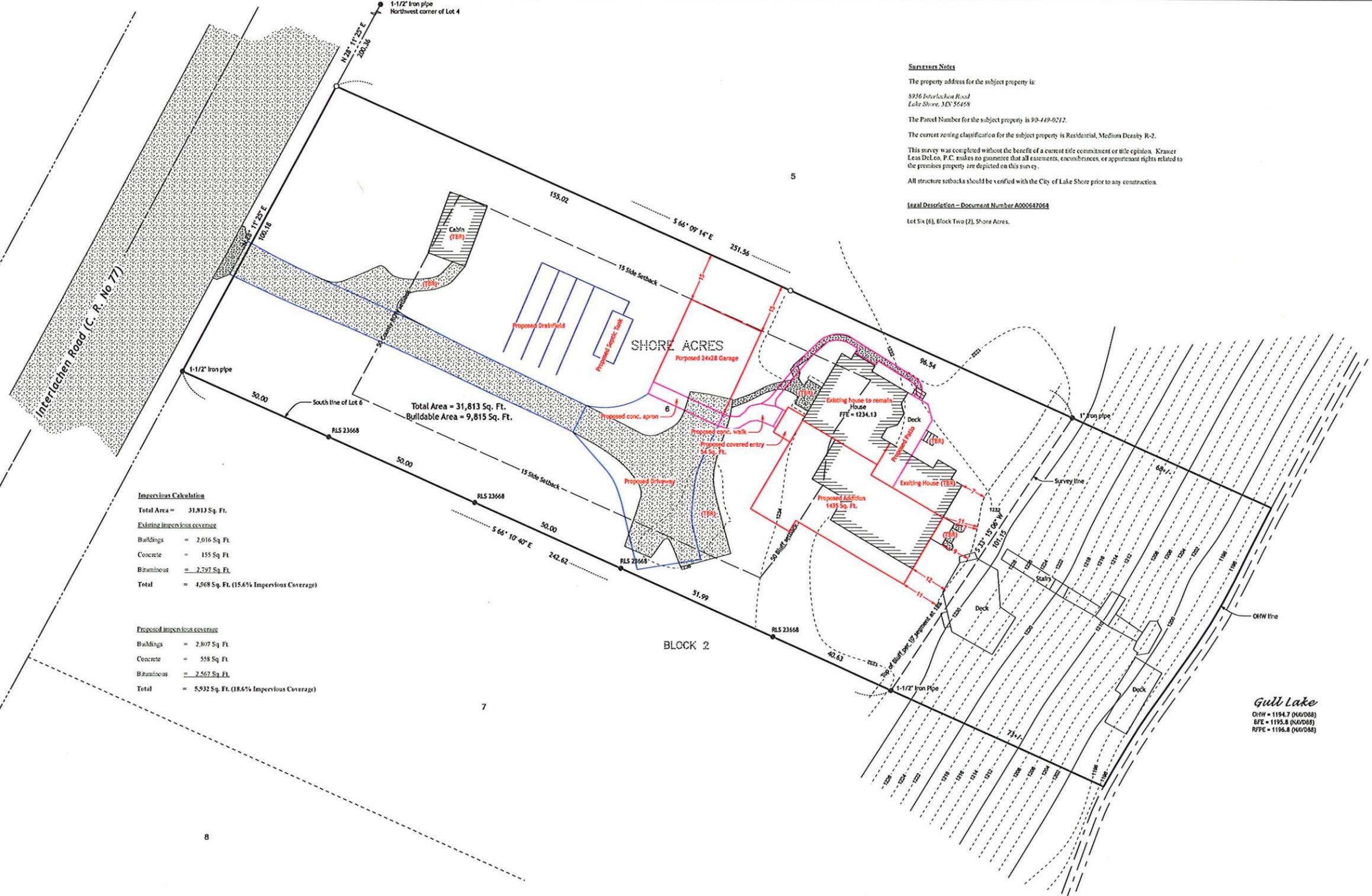
The current zoning classification for the subject property is Residential, Medium Density R-2.

This survey was completed without the benefit of a current title commitment or title opinion. Kramer Leas DeLeo, P.C. makes no guarantee that all easements, encumbrances, or appurtenant rights related to the premises property are depicted on this survey.

All structure setbacks should be verified with the City of Lake Shore prior to any construction.

Legal Description - Document Number A000647064

Lot Six (6), Block Two (2), Shore Acres.



Impervious Calculation

Total Area = 31,813 Sq. Ft.

Existing impervious coverage

Buildings = 2,016 Sq. Ft.
 Concrete = 155 Sq. Ft.
 Bituminous = 2,797 Sq. Ft.
 Total = 4,968 Sq. Ft. (15.6% Impervious Coverage)

Proposed impervious coverage

Buildings = 2,807 Sq. Ft.
 Concrete = 558 Sq. Ft.
 Bituminous = 2,567 Sq. Ft.
 Total = 5,932 Sq. Ft. (18.6% Impervious Coverage)

NO.	REVISIONS SINCE INITIAL DATE OF	DATE
1	Added Proposed Improvements	02-02-2026

PROPERTY BOUNDARY MONUMENT LEGEND

○ SET IRON PIPE WITH CAP STAMPED "RLS 57077"

● FOUND IRON MONUMENT

KLD
 KRAMER LEAS DELEO
 SURVEYING • ENGINEERING • PLANNING
 BRAINARD ST. CLOUD

1100 Industrial Park Road
 St. Cloud, MN 56301
 7-16-02-0123

12 North 110 Avenue
 St. Cloud, MN 56302
 807-556-0266

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: *John Chappard* 08/27/2025
 Jordan Chappard, MN License No. 57077 Date

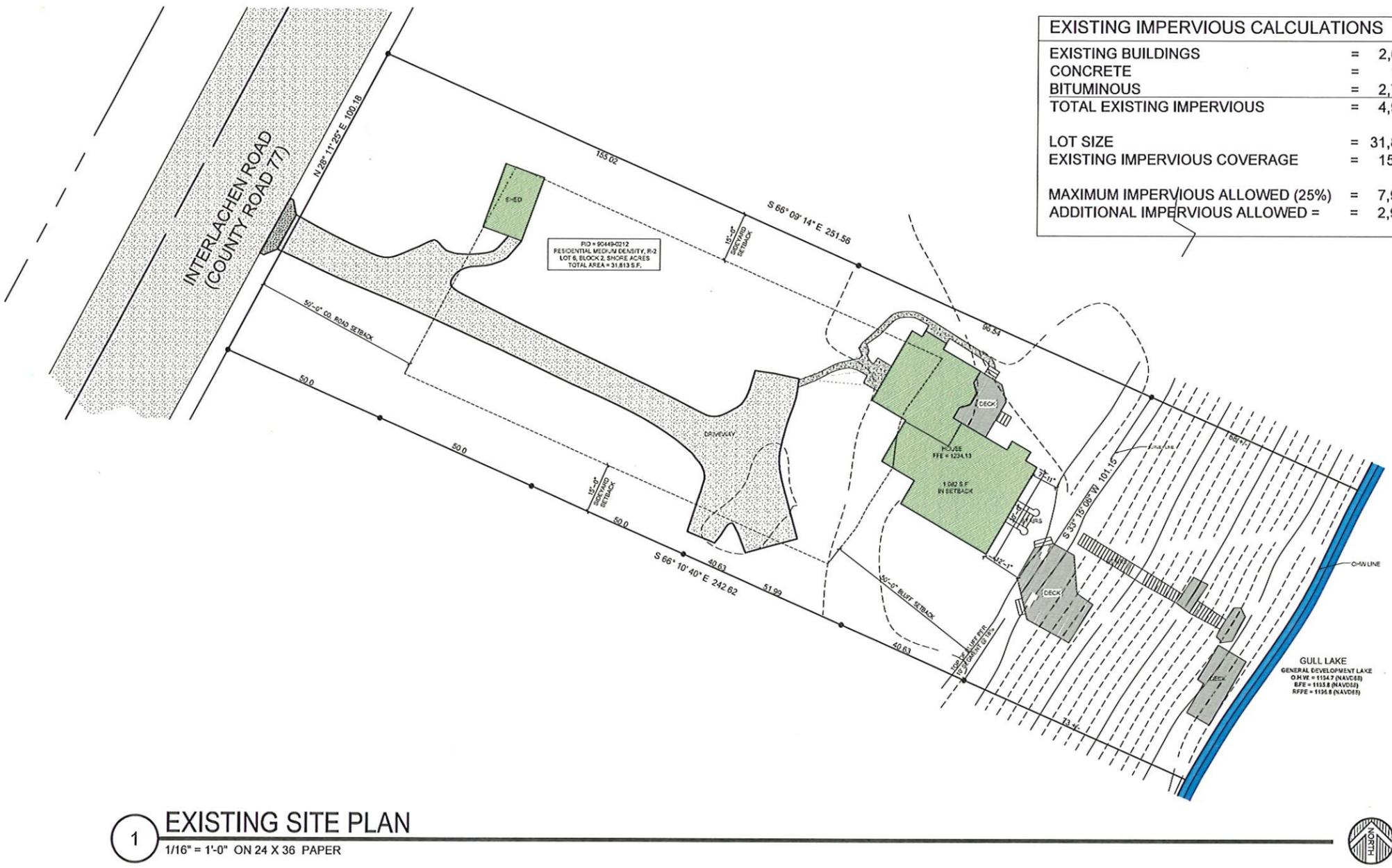
PROJECT NO. MILLT2503

CERTIFICATE OF SURVEY
 Topographic and Property Boundary Survey

Travis Miller
 Located in Section 29, Township 135 North, Range 29 West, Cass County, Minnesota.

Sheet No. 1 of 1

PRELIMINARY - NOT FOR CONSTRUCTION

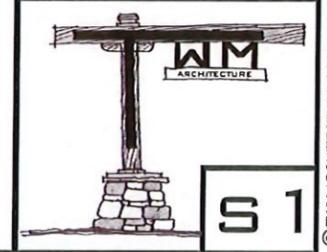


2-2-26

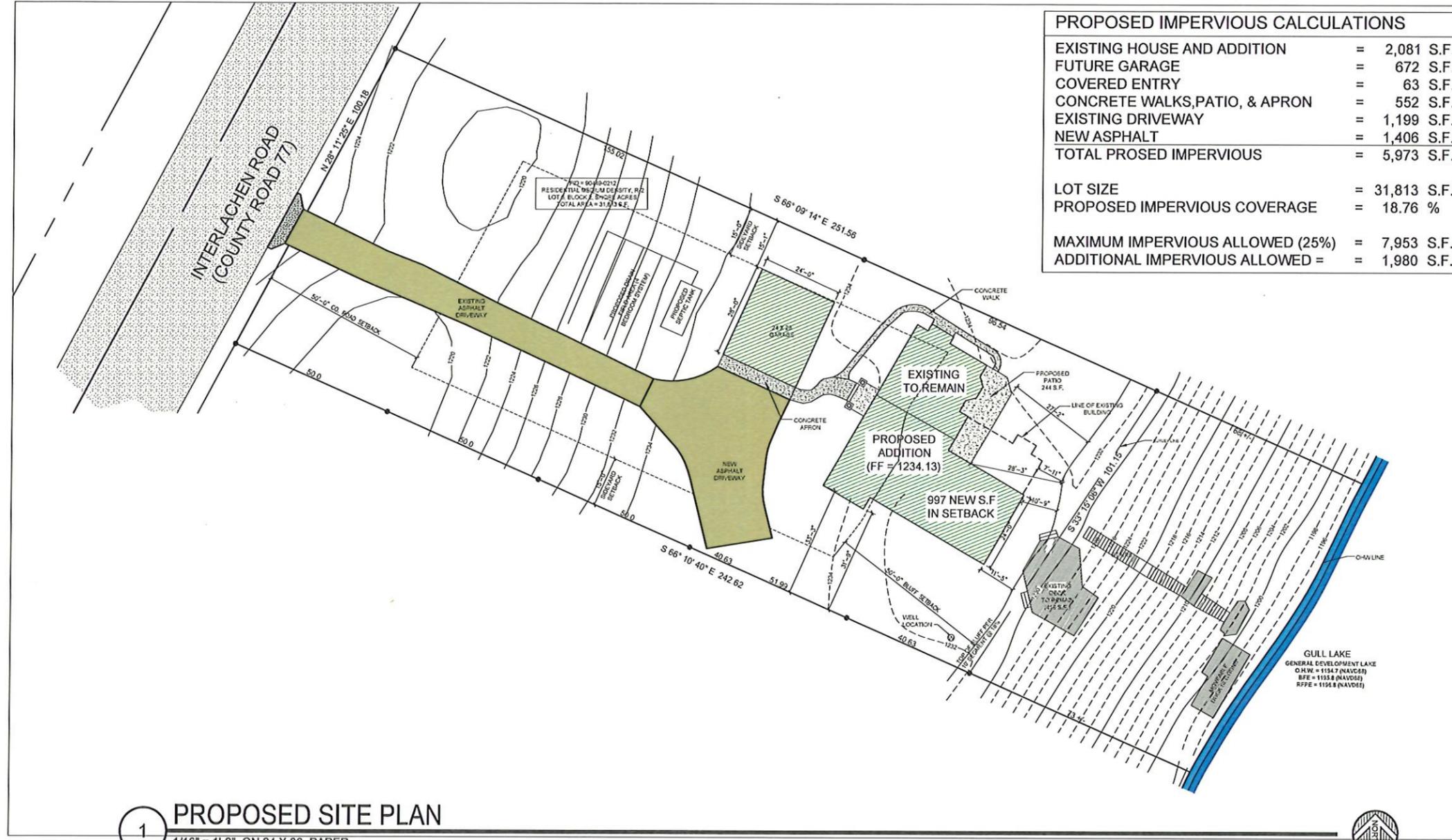
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

TRAVIS MILLER DATE: LIC. # 45743

PAUL & LISA PETERSON
HOME RENOVATION
 8936 INTERLACHEN ROAD
 LAKE SHORE, MINNESOTA 56468



PRELIMINARY - NOT FOR CONSTRUCTION



1 PROPOSED SITE PLAN
1/16" = 1'-0" ON 24 X 36 PAPER

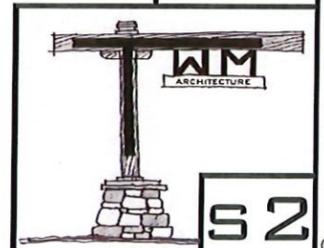
2-2-26

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

LIC. # 45743

DATE: TRAVIS MILLER

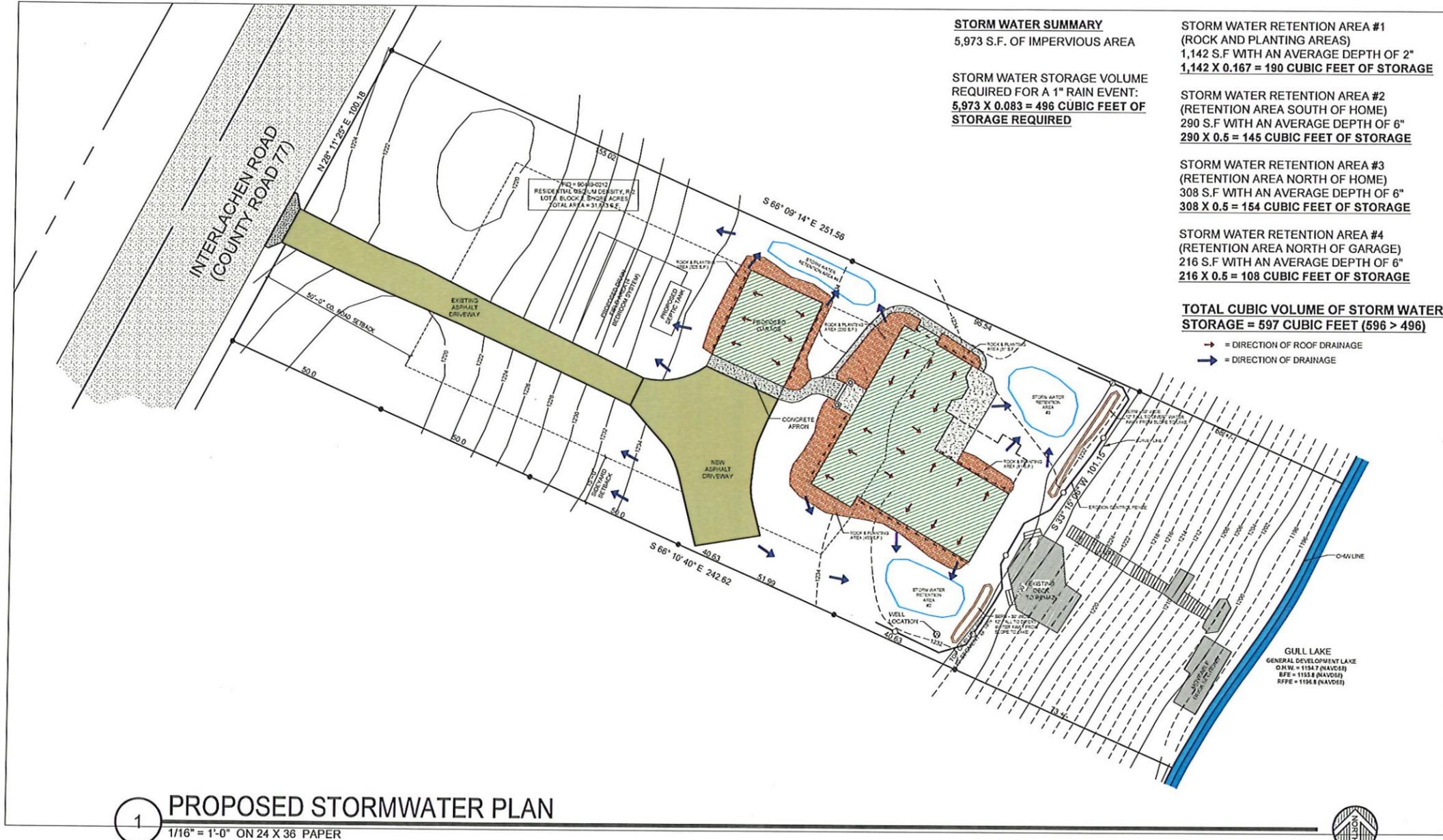
PAUL & LISA PETERSON
HOME RENOVATION
8936 INTERLACHEN ROAD
LAKE SHORE, MINNESOTA 56468



52

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PRELIMINARY - NOT FOR CONSTRUCTION



1

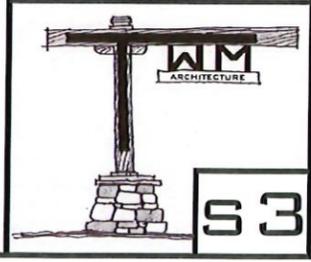
2-2-26

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

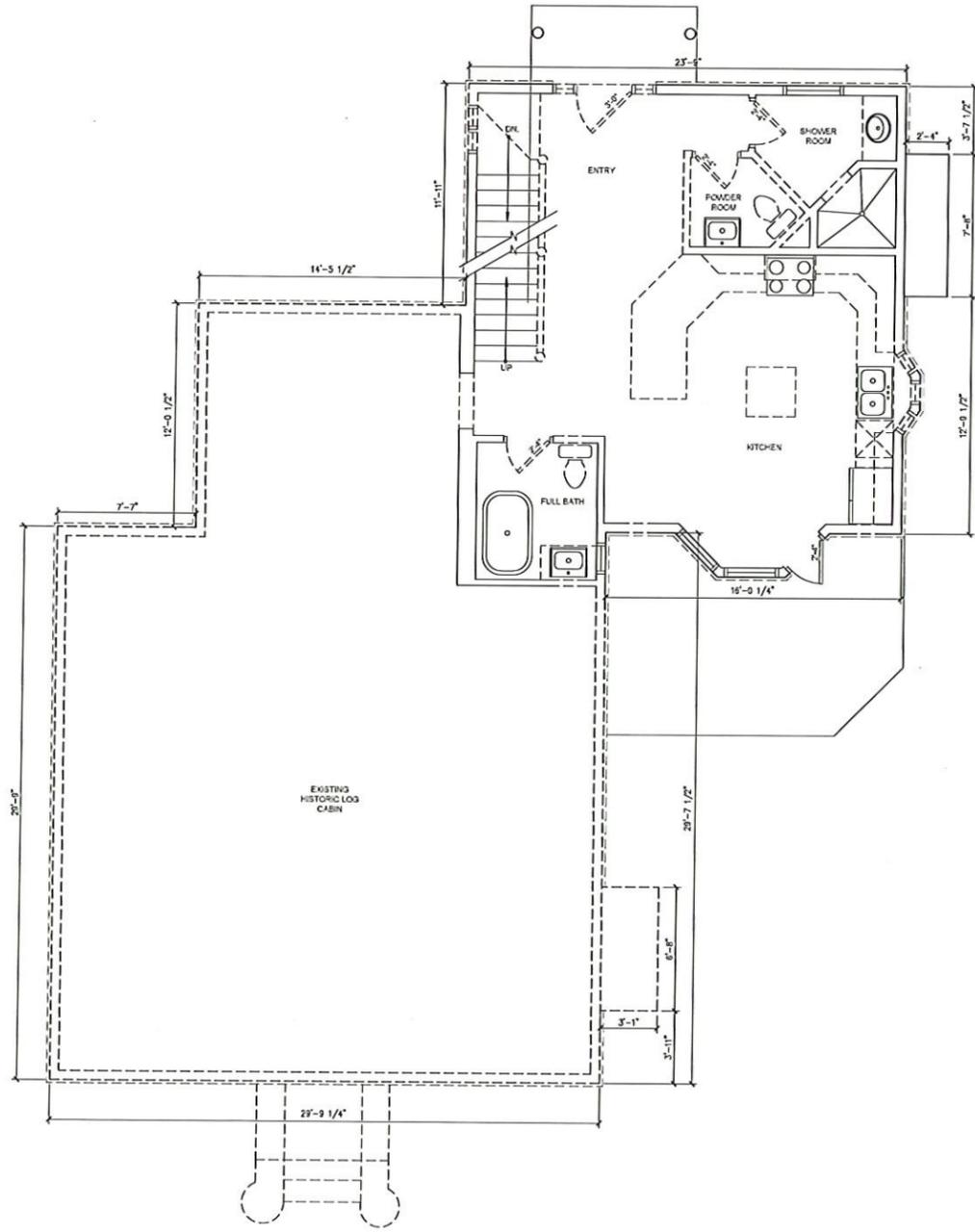
TRAVIS MILLER DATE: LIC. # 45743

PAUL & LISA PETERSON
HOME RENOVATION

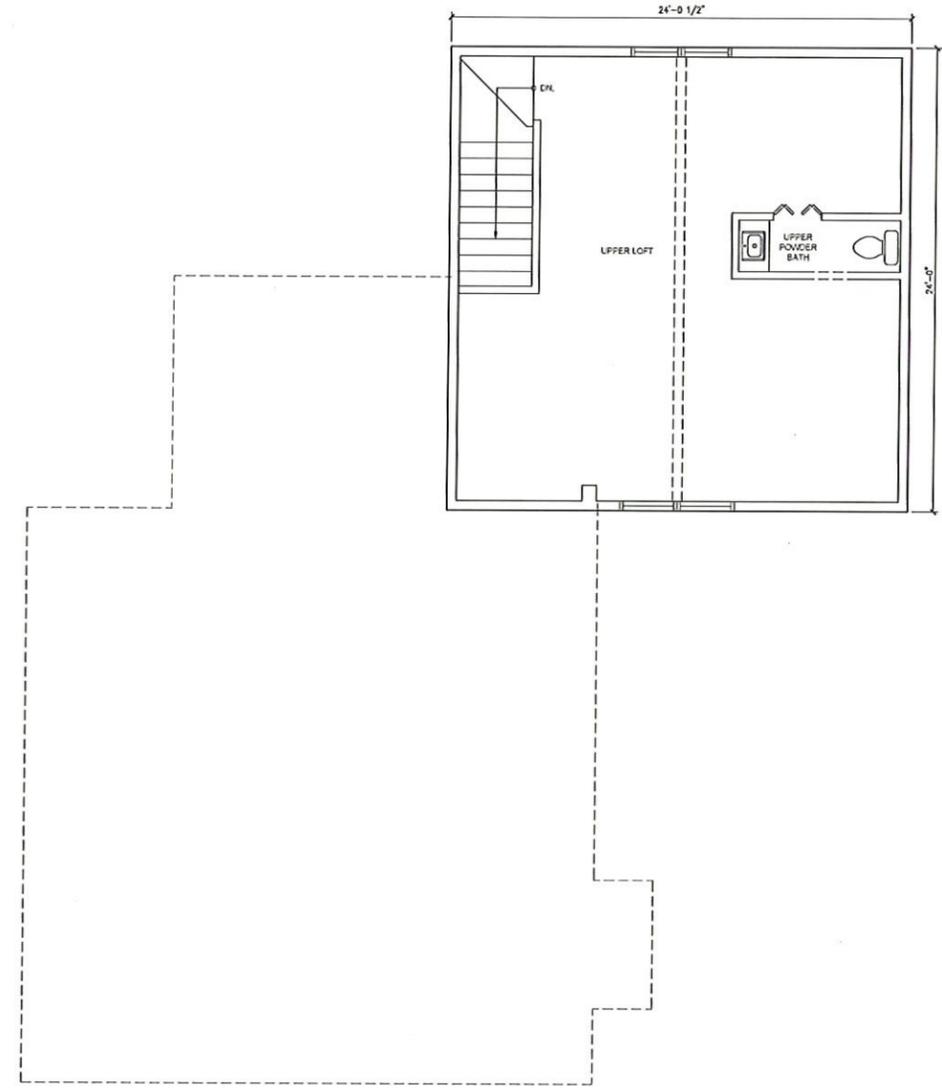
8936 INTERLACHEN ROAD
LAKE SHORE, MINNESOTA 56468



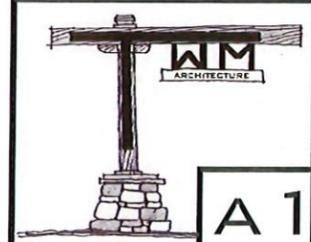
PRELIMINARY - NOT FOR CONSTRUCTION



1 EXISTING MAIN LEVEL PLAN
1/4" = 1'-0" ON 24 X 36 PAPER



2 EXISTING UPPER LEVEL PLAN
1/4" = 1'-0" ON 24 X 36 PAPER



A1

PAUL & LISA PETERSON
HOME RENOVATION
8936 INTERLACHEN ROAD
LAKE SHORE, MINNESOTA 56468

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, AND CONTRACT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

TRAVIS MILLER DATE: 2-2-26 LIC. # 45743

PRELIMINARY - NOT FOR CONSTRUCTION



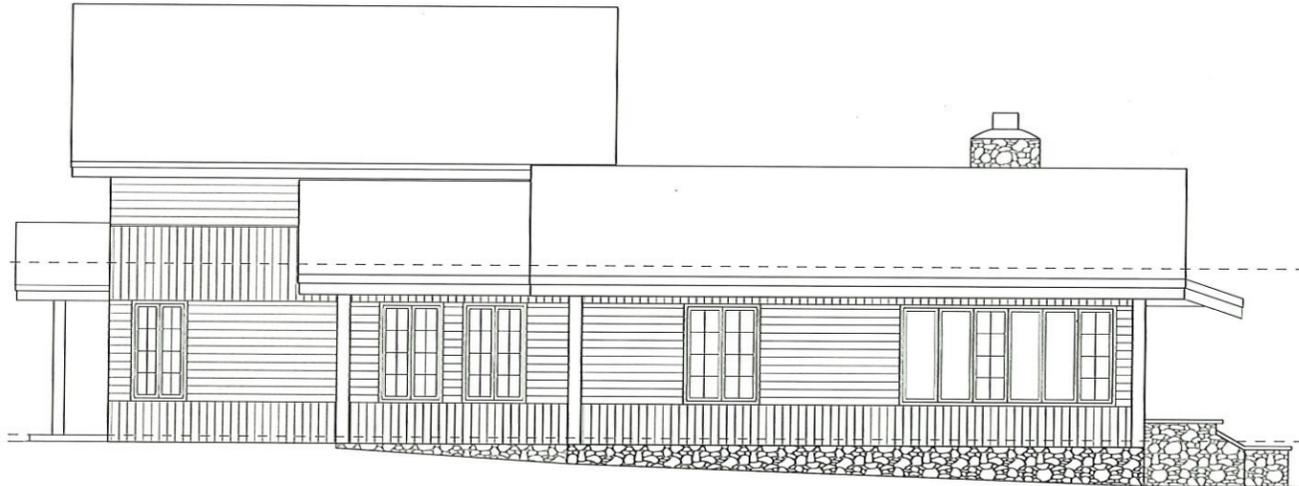
1 EXISTING WEST ELEVATION
1/4" = 1'-0" ON 24 X 36 PAPER



2 EXISTING NORTH ELEVATION
1/4" = 1'-0" ON 24 X 36 PAPER



3 EXISTING EAST ELEVATION
1/4" = 1'-0" ON 24 X 36 PAPER



4 EXISTING SOUTH ELEVATION
1/4" = 1'-0" ON 24 X 36 PAPER

2-2-26

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

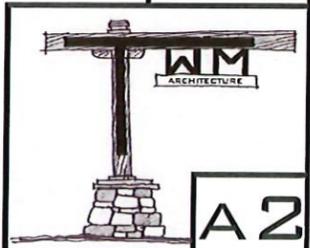
LIC. # 45743

DATE:

TRAVIS MILLER

PAUL & LISA PETERSON
HOME RENOVATION

8936 INTERLACHEN ROAD
LAKE SHORE, MINNESOTA 56468

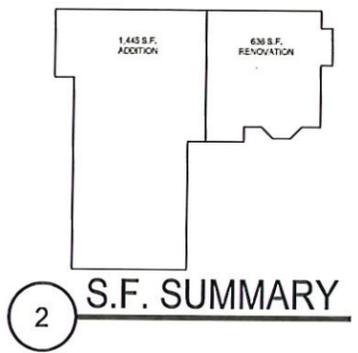


A2

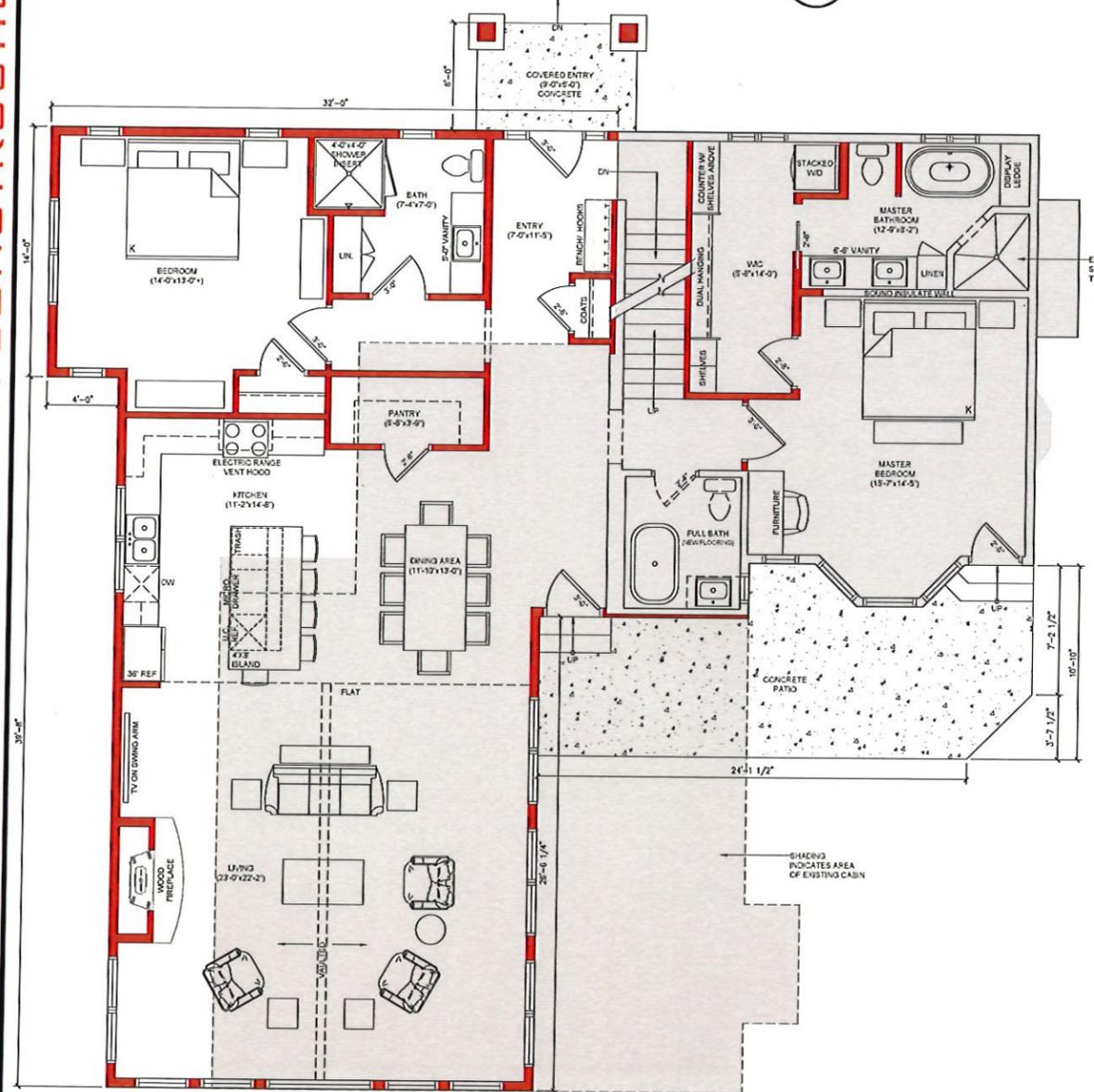
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PRELIMINARY - NOT FOR CONSTRUCTION

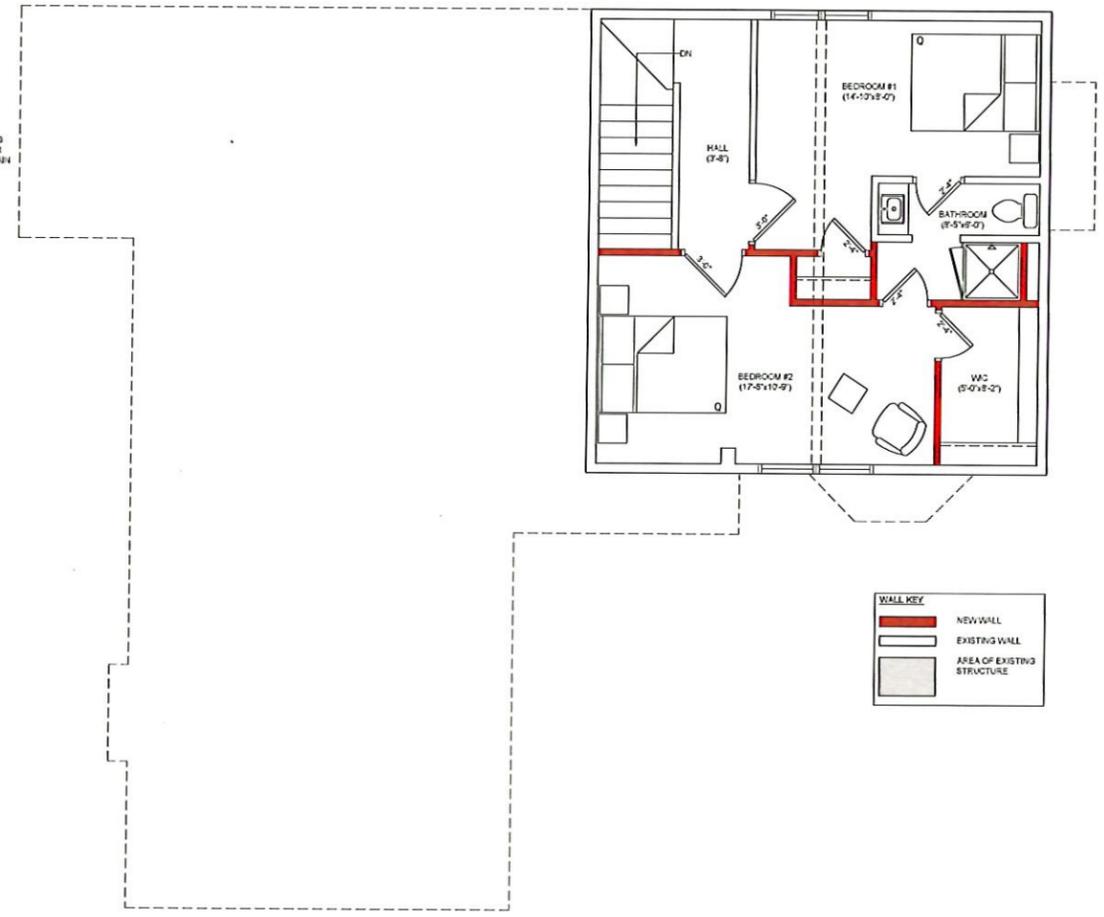
2-2-26



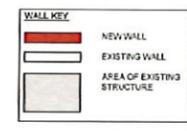
2 S.F. SUMMARY



1 MAIN LEVEL PLAN
1/4" = 1'-0" ON 24 X 36 PAPER



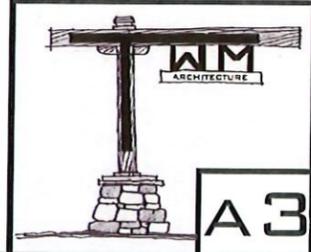
3 UPPER LEVEL PLAN
1/4" = 1'-0" ON 24 X 36 PAPER



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

TRAVIS MILLER DATE: LIC. # 45743

PAUL & LISA PETERSON
HOME RENOVATION
8936 INTERLACHEN ROAD
LAKE SHORE, MINNESOTA 56468



A3

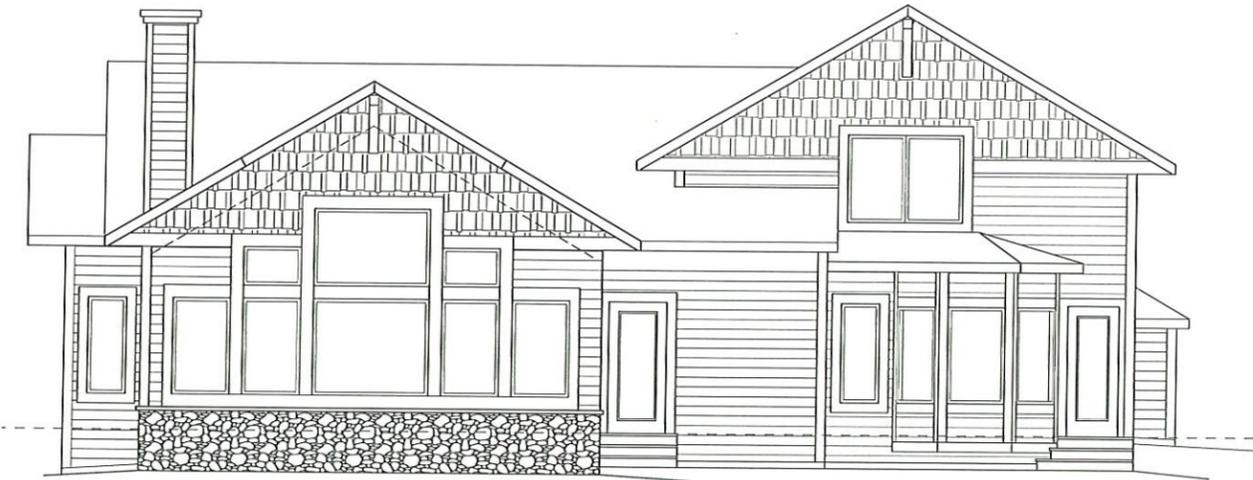
PRELIMINARY - NOT FOR CONSTRUCTION



1 PROPOSED WEST ELEVATION
1/4" = 1'-0" ON 24 X 36 PAPER



2 PROPOSED NORTH ELEVATION
1/4" = 1'-0" ON 24 X 36 PAPER



3 PROPOSED EAST ELEVATION
1/4" = 1'-0" ON 24 X 36 PAPER

2-2-26

I HEARBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

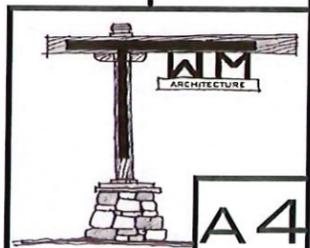
LIC. # 45743

DATE:

TRAVIS MILLER

PAUL & LISA PETERSON
HOME RENOVATION

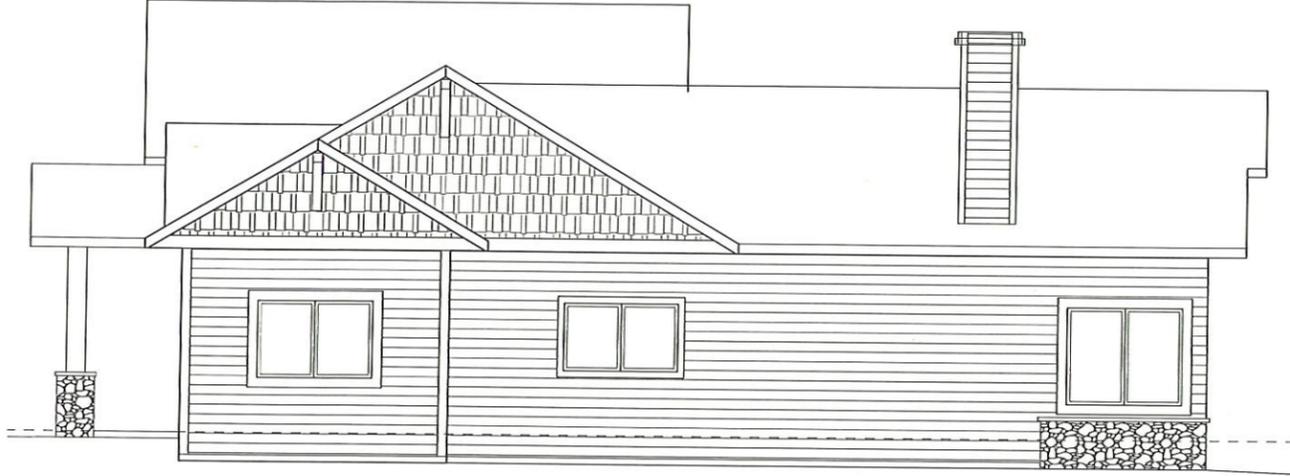
8936 INTERLACHEN ROAD
LAKE SHORE, MINNESOTA 56468



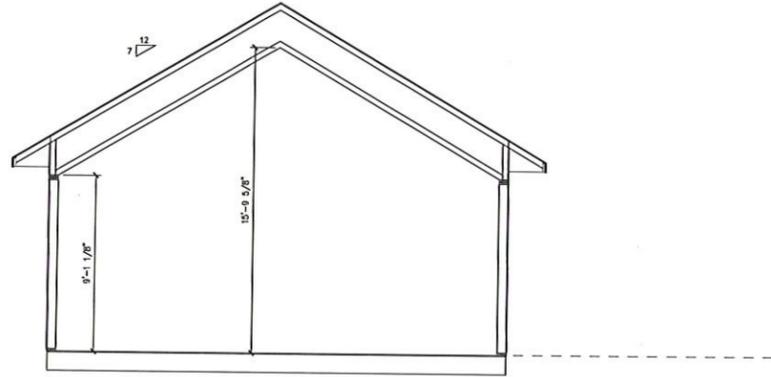
A4

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PRELIMINARY - NOT FOR CONSTRUCTION



1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0" ON 24 X 36 PAPER



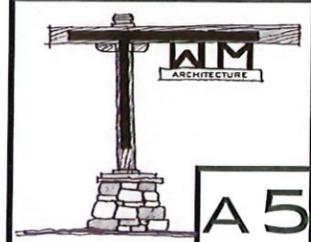
2 PROPOSED BUILDING SECTION
1/4" = 1'-0" ON 24 X 36 PAPER

2-2-26

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

TRAVIS MILLER DATE: LIC. # 45743

PAUL & LISA PETERSON
HOME RENOVATION
8936 INTERLACHEN ROAD
LAKE SHORE, MINNESOTA 56468



A5

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APP# _____
 Date _____
 (for office use only)

**CITY OF LAKE SHORE
 VARIANCE APPLICATION**

Name of Applicant Travis Miller / Paul Peterson Phone 218-821-6780
 Address 11443 Co RD 77 SW Email Travis@TWM-ARCH.COM
 City, State, Zip NISSWA, MN 56468

Applicant is:

- Legal Owner
- Contract Buyer
- Option Holder
- Agent
- Other

Title Holder of Property:

PAUL + LISA PETERSON
 (Name)
111 ANGLEWOOD DR
 (Address)
Kenyon, MN 55946
 (City, State, Zip)

Signature of Owner, authorizing application: 
 (By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): 
 (By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Location of property involved in this request:
8936 Interlachen ROAD
LAKE SHORE, MN

Parcel ID No. 90-449-0212 Zoning District R-2

Description of Proposed Project in detail:

- REMOVAL OF PART OF CABIN TO BE RE-BUILT IN A SIMILAR LOCATION
- CONSTRUCTION OF A NEW GARAGE

Specify the section of the ordinance from which a variance is sought:

CHAPTER IV-SECTION #8-Non Conforming Structures + Uses

Explain how you wish to vary from the applicable provisions of the ordinance:

- REBUILD PART of Cabin that was w/in the Buff setback in A SIMILAR LOCATION
- BUILDING OF A PATIO WITHIN THE BUFF SETBACK IN A LOCATION WHERE A CURRENT DECK IS LOCATED.

A variance is a modification or variation of the provisions of the zoning code as applied to a specific piece of property. Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are **practical difficulties** in complying with the zoning ordinance. Practical difficulties as used in connection with granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

- (1) In your opinion, is the variance in harmony with the purposes and intent of the ordinance?
Yes (X) NO () Why or why not?

New Addition is slightly Smaller + Farther away From the tip of the Bluff than the Existing.

- (2) In your opinion, is the variance consistent with the Comprehensive Plan?
Yes (X) No () Why or why not?

THE WORK PROMOTES economy By CONSTRUCTION; Growth of TAX VALUE OF THE PROPERTY + Development of the PROPERTY.

- (3) In your opinion, does the proposal put the property to use in a **reasonable** manner?
Yes (X) No () Why or why not?

Currently the Home is Nonconforming... Proposed addition is slightly Smaller + Farther From the Bluff... LOT IS VERY VEGETATED ALONG the Lakeshore so Very Screened From the Water.

- (4) What other options, either conforming or non-conforming, have been considered and why were those options not chosen?

We Looked at Building Back The same size + Location.. We Are Trying to Better manage water Runoff. We Looked at PUTTING THE ADDITION BACK Farther From the Bluff BUT THE TERRAIN MAKES IT DIFFICULT FOR MANEUVERING VEHICLES

- (5) Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

Very Minimal Impact.. LOT IS FAIRLY LARGE + We Have provided For A STORMWATER PLAN. CONSTRUCTION NOISE + Equipment Usage will Affect Neighbors.

- (6) In your opinion, are there circumstances unique to the property?
Yes (X) No () Why or why not?

THE IS A BLUFF @ the Lakeside AND A STEEP HILL ON THE ROADSIDE
AND VERY LITTLE FLAT GROUND FOR PARKING, DRIVEWAY, + BUILDING

- (7) In your opinion, will the variance maintain the essential character of the locality?
Yes (X) No () Why or why not?

Very SIMILAR in size + SCALE of the existing home. The Shoreline is
heavily VEGETATED so views FROM THE LAKE ARE GOING TO BE UNAFFECTED.

- (8) Discuss any environmental limitations of the site or area.

There is A Bluff... We Are Proposing Berms + Stormwater to
manage Runoff towards the Lake.

- (9) Please include any other comments pertinent to this request.

• Septic to Be designed after SPRING THAW ALLOW

• See NARRATIVE ATTACHED.

The Board of Adjustment must make an affirmative finding on all criteria listed above to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria above have been satisfied.



TWM Architecture

11443 Co. Rd. 77 SW – Nisswa, MN 56468

Dated: 2-6-26

**Nicole Hausmann – City of Lake Shore
Planning and Zoning Department – City of Lakeshore
RE: Paul and Lisa Peterson Variance Application**

Ms. Hausmann and Planning and Zoning Members

Thanks for your time regarding the variance application for Paul and Lisa Peterson's Property located at 8936 Interlachen Road.

We are asking to remove a portion of the home that is a true historic log home built in the 1920's or 1930's. While Paul and Lisa love the character of the cabin, it just isn't feasible to use as they would like. The walls are uninsulated, the roof is sagging, and they are having a tough time keeping rodents out of the home. There was a story and a half addition put next to the cabin, and they would like to keep that portion of the cabin and add back in a similar location to where the existing portion being removed is located.

The lot has a bluff on the lakeside, then is relatively flat back to where the driveway starts and then the terrain drops towards Interlachen Road. There is very little flat ground between the home and the hill towards Interlachen road so we would like to build back in a similar location.

We know that we are allowed to build back in the same footprint but we are proposing something slightly smaller and slightly farther away from the bluff. The reason for this to help eliminate an existing issue they have where one slope of the roof is draining directly into a vertical wall of the part of the home they would like to remain.

The current cabin that is located 7'-11" from the top of the bluff. Of this existing cabin, 1,082 square feet of the home sits within the bluff setback and this part of the home is 30'-0" wide along the lake side. The proposed home will be 10'-9" from the top of the bluff and 997 square feet will be within the bluff setback and the proposed construction is only 24'-0" wide along the lake side.

We are also proposing to put a patio in the location where a current deck is located. This particular deck is connected to the portion of the home that was added onto. The deck currently lies within the bluff setback.

We have designed a stormwater plan that has gutters on the home to route roof runoff towards retention ponds we have designed. We have also planned for adding (2) small berms near the top of the bluff to help alleviate some of the rainwater from reaching the bluff area. The bluff is very vegetated with trees and under brush and we are proposing to leave that all as is.

We are also proposing a modest 24' x 28' detached garage in the flat area between the part of the home that will remain and the hill that sloped towards Interlachen road. A small shed that is currently located near Interlachen road will be removed and that area will be planted to grass.

A new well and septic will be added to the property. The septic design will be submitted prior to any construction when spring thaw allows.

Thanks for your consideration in this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Travis Miller", with a long horizontal flourish extending to the right.

Travis Miller, AIA

Date 2-6-26

WINTER WINDOW AGREEMENT
CITY OF LAKE SHORE
PLANNING AND ZONING OFFICE

SEPTIC COMPLIANCE AND/OR INSPECTION AGREEMENT

NAME: Paul & Lisa Peterson

PROPERTY ADDRESS: 8936 Interlachen Road, Lake Shore, MN 56468

MAILING ADDRESS (If different from above): 111 Anglewood Drive, Kenyon, MN 55946

PHONE NUMBER: Lisa cell 507-202-2578, Paul cell 651-208-4299

EMAIL ADDRESS: lisa8peterson@gmail.com, paul21peterson@gmail.com

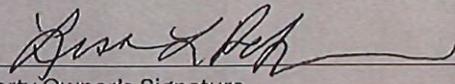
In accordance with Section 54 "Sanitary Provision Standards" of the City of Lake Shore Zoning Ordinance, the above-named property owner hereby agrees to have a compliant septic system installed or a Subsurface Sewage Treatment System (SSTS) compliance inspection completed before **June 1, 2026**, for the parcel of property in Cass County, Minnesota, described below. Pursuant to this agreement, should said parcel require the installation of a new system, said property owner further agrees to submit to Lake Shore Planning and Zoning Department an acceptable replacement design and apply for a septic permit no later than **July 1, 2026**.

LEGAL DESCRIPTION: SECTION 29, TOWNSHIP 135, RANGE 29

PARCEL NUMBER: 90-449-0212

Failure to comply with the provisions established in this agreement shall constitute a misdemeanor and shall be subject to enforcement by the City of Lake Shore or other applicable agencies.

I hereby swear and affirm that all the above information is true and correct to the best of my knowledge.

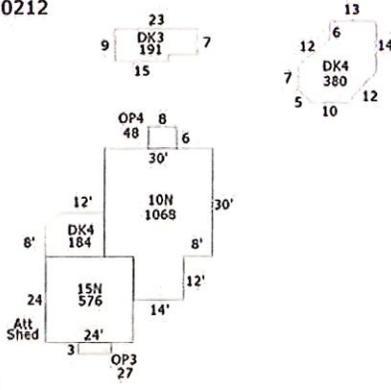
2/10/2026
Date

Property Owner's Signature

Subscribed and sworn to before me this 10 day of February, 2026.

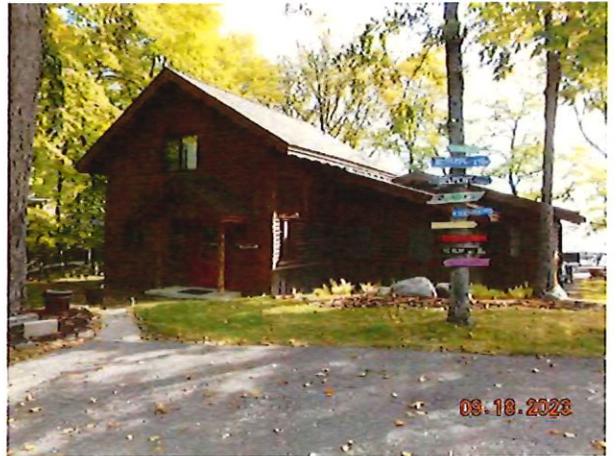
Nicole Hausmann

This form is valid from December 1, 2025, until April 15, 2026.

90-449-0212



Old Shed=NV



Fee Owner: 95621 FALCO:
 PETERSON, PAUL G & LISA L
 Taxpayer: 95621 FALCO:FO
 PETERSON, PAUL G & LISA L
 111 ANGLEWOOD DR
 KENYON MN 55946-1415
 Primary Address/911 #:
 8936 INTERLACHEN RD
 LAKE SHORE

DISTRICTS:
 Twp/City . . : 90 LAKE SHORE CITY
 Plat . . . : 449 SHORE ACRES
 School . . . : 181 BRAINERD SCHOOL
 Lake . . . : 11030500 GULL 134,135-29;30

LEGAL DESCRIPTION:
 Sec/Twp/Rge : 29 135.0 29 Acres: .00
 LOT 6 BLK 2

SALES HISTORY: -----					TRANSFER HISTORY: -----				
Buyer/Seller	Date	Inst	Reject	Sale	Adjusted	Doc Date	Doc Nbr	To	
PETERSON, PAUL G	12/28/2018	W		400,000	392,600	2018/12/28	A 000647064	PETERSON, PAUL G & LISA	
GULLWOOD HOLDINGS, MILLER, DANIEL P.	08/09/2018	W		385,000	385,000	2018/08/09	A 000643136	GULLWOOD HOLDINGS, LLC	
MILLER, DANIEL P. HARMON, WAYNE	06/29/2018	W	13 13	385,000	385,000	2018/06/29	A 000642108	MILLER, DANIEL P & DEBOR	

ASSESSMENT DETAILS: -----					Acres	CAMA	Estimated	Deferred	Taxable
2025 Rod: 1 Class: 151 Non-Comm Seasonal Residential Recreational	Land	.69	462,000	462,000		462,000		462,000	
Hstd: 0 seasonal	Building		243,979	244,000				244,000	
MP/Seq: 90-449-0212 000	Total MKT		705,979	706,000				706,000	
Own% Rel AG% Rel NA% Dsb%									
2024 Rod: 1 Class: 151 Non-Comm Seasonal Residential Recreational	Land	.69	462,000	462,000		462,000		462,000	
Hstd: 0 seasonal	Building		226,144	226,100				226,100	
MP/Seq: 90-449-0212 000	Total MKT		688,144	688,100				688,100	
Own% Rel AG% Rel NA% Dsb%									
2023 Rod: 1 Class: 151 Non-Comm Seasonal Residential Recreational	Land	.69	432,000	432,000		432,000		432,000	
Hstd: 0 cabin	Building		229,193	229,200				229,200	
MP/Seq: 90-449-0212 000	Total MKT		661,193	661,200				661,200	
Own% Rel AG% Rel NA% Dsb%									

ASSESSMENT SUMMARY: -----												
Year	Class	Hstd	Land Mkt	Land Dfr	Building	Total Mkt	Total Dfr	Limited Mkt	Limited Dfr	Exemptions	Taxable	New Imp
2025	151	0	462,000	0	244,000	706,000		706,000			706,000	0
2024	151	0	462,000	0	226,100	688,100		688,100			688,100	0
2023	151	0	432,000	0	229,200	661,200		661,200			661,200	0

CAMA LAND DETAILS: -----					NOTES: -----					
Land market: 90	LAKESHORE CITY	Last calc date/env: 02/24/25 B								
Neighborhood: 90305G	GULL LK-GL1,2,4,5 S29;GL1PT GL 1.00	Asmt year: 2025								
COG: 95621	1 Ac/FF/SF: .69	Lake: 11030500 GULL 134,135-29;30								
Wid: .00	Dth: 300.00	Avg CER:								
Land/Unit Type	Units	Qlt/Acc	-Other- OV	Base Rate	Adj Rate	Value Asmt Cd	Acreage	PTR Value	Improvement	CER Factors
SL	UN	1.00		12000.00	12000.00	12000 1 151				
		1.00				SV				
305G	FF	100.00	4	7500.00	4500.00	450000 1 151	.69			
		100.00				OV				
Front feet:	100.00			Totals:		462,000				

Mineral:

CAMA SUMMARY:

Schedule: 2025 Quintile date: 09/18/2023 Insp/By/Cmp: 09/18/2023 ND R

Neighborhood: 90305G GULL LK-GL1,2,4,5 S29;GLIPT GL

Nbr	Typ	Subtype	Description	Wid	Len	Size	Class	Qlt	H/G	Est Value	New Imp	Class Code
1	RES	1-3		+	+	1644	060	060	H	234,709	0	151
2	OTH	SHED				1		2		100	0	151
3	OTH	DK				380		4		3,591	0	151
4	OTH	DRIVEWAY				1		2		3,000	0	151
5	OTH	DK	@ LAKE			191		3		2,579	0	151
Estimated land value :										462,000		
Mineral value												
Improvement value										243,979		
Total value										705,979		

CAMA IMP DETAILS: 1 RES 1-3
 House/Garage: H Schedule: 2025
 Construction class/Quality: 060
 Actual/Effective year built: 1980
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: RES .75
 Functional incurable . . .
 Economic: 90305G 1.35
 Additional
 Total percent good 1.01

NOTES: -----

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	FD	Curable	%Cmp	%New	New Imp	RCNLD
010 MEASURED	Y	YES														
020 VIEWED	N	INTERIOR														
030 COLOR	BRN	BROWN														
040 CONSTRUCTN	1	FRAME														
050 FOUNDATION	1	CONC BLOCK														
060 EXT WALLS	LSD	LOG SIDED														
070 ROOF TYPE	1	GABLE														
080 ROOF MAT	1	ASPHLT SHG														
090 WINDOWS	1	CASE C/O														
090 WINDOWS	3	COTTAGE														
100 FURN TYPE	1	FORCED AIR														
110 FUEL TYPE	4	NAT'RL GAS														
120 ELEC SERV	7	UNKNOWN														
130 WELL	Y	YES														
140 SEPTIC	Y	YES														
150 INT WALL	1	DRYWALL														
160 INT FLOOR	2	CPT/TL/WD														
240 FIREPLACE1	4	ORNAMENTAL		1				5,000.00		5,000	1		1.00			5,065
300 STYLE	RAM	RAMBLER														
BAS BASE AREA	060	D6			1068	5		123.12		131,492	1		1.00			133,201
BAS BASE AREA	060	D6	24	24	576	15	5	160.06		92,195	1		1.00			93,394
DK DECKING	4	NO RAIL			184			10.00		1,840	1		1.00			1,864
OP OPEN PORCH	2	>AVG QUAL	3	9	27			22.00		594	1		1.00			602
OP OPEN PORCH	4	SML/CONCFL	6	8	48			12.00		576	1		1.00			583
Effective BAS rate:			137.83	Totals:				231,697							234,709	
Ground floor area:			1,644													
Gross floor area:			2,220													

CAMA IMP DETAILS: 2 OTH SHED
 House/Garage: Schedule: 2025
 Construction class/Quality: 2
 Actual/Effective year built:
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: 1.00
 Functional incurable . . .
 Economic: 90305G 1.00
 Additional
 Total percent good 1.00

NOTES: -----

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	FD	Curable	%Cmp	%New	New Imp	RCNLD
BAS SHED	2	1	SML SIZE		1			100.00		100	1		1.00			100
Effective BAS rate:			100.00	Totals:				100							100	
Ground floor area:			1													
Gross floor area:			1													

CAMA IMP DETAILS: 3 OTH DK
 House/Garage: Schedule: 2025
 Construction class/Quality: 4
 Actual/Effective year built:
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: 1.00
 Functional incurable . . .
 Economic: 90305G 1.35
 Additional
 Total percent good 1.35

NOTES: -----

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	FD	Curable	%Cmp	%New	New Imp	RCNLD
-----------------------	-----	-----	-------	-----	-----	-----	----	------	-----	-----	----	---------	------	------	---------	-------

BAS DECKING 4 NO RAIL 380 7.00 2,660 1 1.00 3,591

Effective BAS rate: 9.45 Totals: 2,660 3,591
 Ground floor area: 380
 Gross floor area: 380

CAMA IMP DETAILS: 4 OTH DRIVEWAY DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2025 Physical: 1.00
 Construction class/Quality: 2 Functional incurable . . .
 Actual/Effective year built: Economic: 90305G 0 1.00
 Condition: Additional
 Total percent good 1.00

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
<u>BAS DRIVEWAY</u>	2	AVG DRIVE	1					3,000.00	3,000	1			1.00			3,000

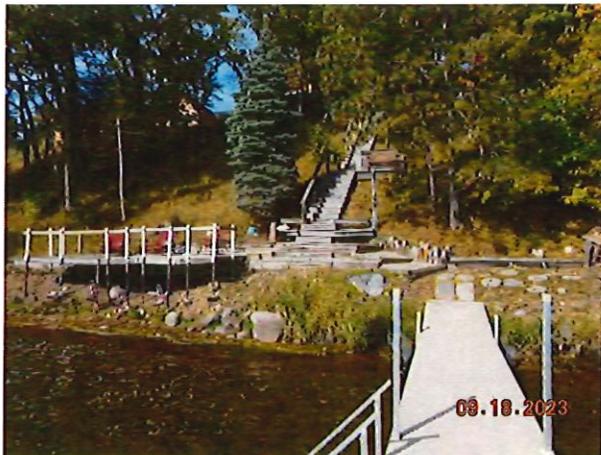
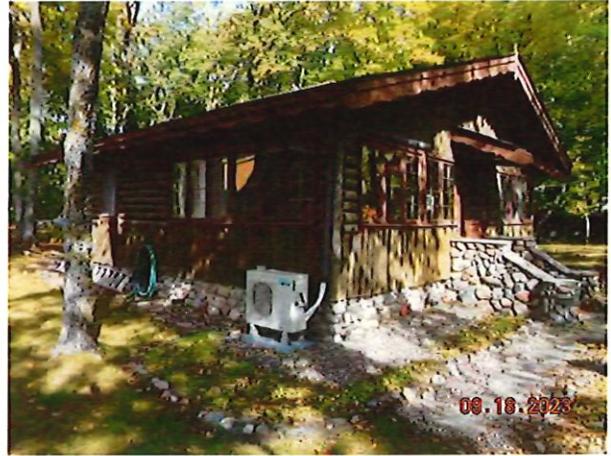
Effective BAS rate: 3,000.00 Totals: 3,000 3,000
 Ground floor area: 1
 Gross floor area: 1

CAMA IMP DETAILS: 5 OTH DK @ LAKE DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2025 Physical: 1.00
 Construction class/Quality: 3 Functional incurable . . .
 Actual/Effective year built: Economic: 90305G 1.35
 Condition: Additional
 Total percent good 1.35

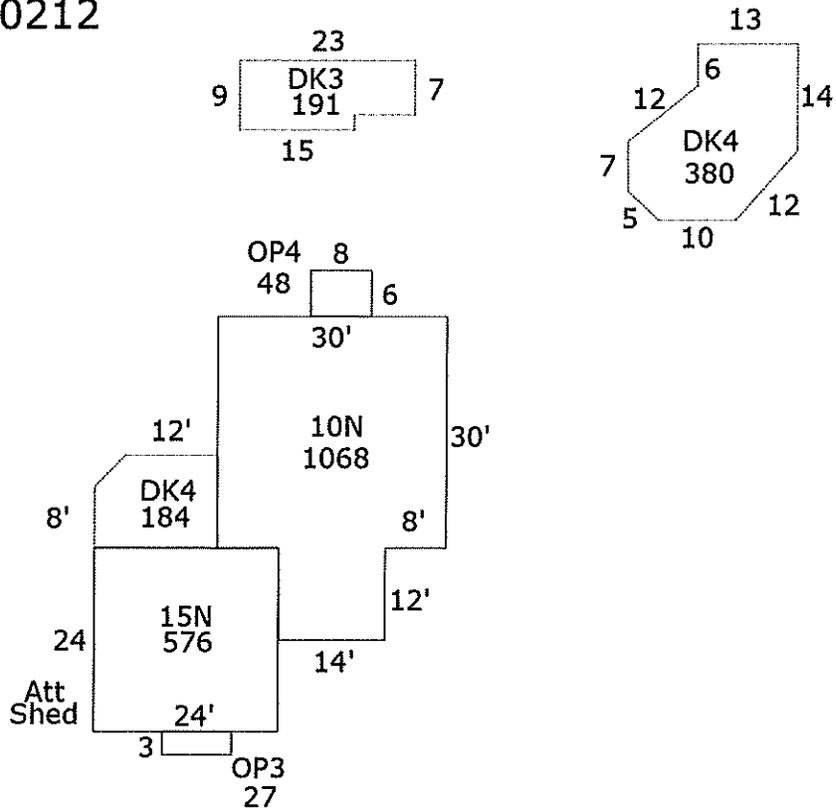
Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
<u>BAS DECKING</u>	3	W/RAIL	191					10.00	1,910	1			1.00			2,579

Effective BAS rate: 13.50 Totals: 1,910 2,579
 Ground floor area: 191
 Gross floor area: 191

Field check value: Appraiser's initials: Date of inspection:



90-449-0212



Old Shed=NV

Sketched by Ape/Sketch



Outlook

RE: PUBLIC HEARING - CITY OF LAKE SHORE - 03.09.2026 - Peterson

From Alex Bitter <Alex.Bitter@widseth.com>
Date Wed 2/25/2026 8:56 AM
To Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>
Cc Laura Fussy <lfussy@cityoflakeshore.gov>

EXTERNAL

Hi Nicole,

Our only comment at this point is to maintain a 35' setback from the water supply well and the stormwater retention area.

Thank you,

Alex Bitter, PE

Civil Engineer, VP
[218-316-3627](tel:218-316-3627)
7804 Industrial Park Road
Baxter, MN 56425

WIDSETH

Widseth.com

File Transfer | [Click here to transfer large files](#)

50 Best Places to Work (*Prairie Business Magazine, 2025*)

From: Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>
Sent: Wednesday, February 18, 2026 3:44 PM
To: Alex Bitter <Alex.Bitter@widseth.com>
Cc: Laura Fussy <lfussy@cityoflakeshore.gov>
Subject: PUBLIC HEARING - CITY OF LAKE SHORE - 03.09.2026 - Peterson

Good afternoon Alex,

The following variance will be heard by the Lake Shore Planning Commission/Board of Adjustment at their regular scheduled meeting on Monday, March 9th at 9:00 am, City Hall.

VARIANCE: Paul G. & Lisa L. Peterson request a variance to construct an addition to an existing legal non-conforming dwelling with an attached patio that does not meet the bluff setback requirements per city ordinance. The property is legally described as Lot 6 Block 2, of Shore Acres, and the site address is 8936 Interlachen Road. The property is zoned R-2, Medium Density Residential, PID 90-449-0212.

Please provide the City of Lake Shore with any comments or concerns.

ALM, JUDITH A
C/O RICHARD ALM
3519 37TH AVE S
MINNEAPOLIS MN 55406

PETERSON, PAUL G & LISA L
111 ANGLEWOOD DR
KENYON MN 55946-1415

BECKEN, TIMOTHY A & ROXANE L, TTEES
9703 WHISTLING VALLEY RD
LAKE ELMO MN 55042-4455

SCHEIDERER, CHARLES A & JEANNE E
1784 DUPONT AVE S
MINNEAPOLIS MN 55403-3065

CHRISTMAN, ANNADELL WITTA, TRUSTEE
4511 COLFAX AVE S
MINNEAPOLIS MN 55419-4736

SHAUGHNESSY, MICHAEL RICHARD
& SHAUGHNESSY, DENISE MARIE
8901 INTERLACHEN RD
LAKE SHORE MN 56468-8728

COLE, DARWIN L & COLE, MARY A
10213 COUNTY ROAD 1 SW
PEQUOT LAKES MN 56472-2026

WHITTENS ACRE LLC
2946 110TH AVE
GLENWOOD CITY WI 54013-7108

EGAN, KEVIN J & MARY BETH
1544 POMEROY LN
LAKE SHORE MN 56468-8704

HARTMAN, MARGARET R & JAY T/TTEES &
OWENS, JIM AS TRUSTEE AND
WENDEL, SUSAN & AMLIE, THOMAS R
220 MISSISSIPPI RIVER BLVD S
SAINT PAUL MN 55105-1111

JOHANNSEN CABIN LLC
NKA JOHANNSEN LAKE HOUSE, LLC
C/O DAVID JOHANNSEN
9754 JORDAN AVE NE
HANOVER MN 55341-4406

JOHN N ALLEN 2012 MN QUAL PERS TRST
& REBECCA B ALLEN 2012 QUAL PERS TR
C/O JOHN N ALLEN
321 1ST AVE N
MINNEAPOLIS MN 55401-1609

MAGNUSON, TROY & ROBIN
8943 INTERLACHEN RD
LAKE SHORE MN 56468-8728

MILES, RICHARD J, JR
8960 INTERLACHEN RD
LAKE SHORE MN 56468-8728

STAFF REPORT

Agenda Item: 5c
Application: Rezone 03-26 – (5c)
Property Owner/Applicant: Susanjean Properties, LLC

PROPERTY INFORMATION:

PID: 90-469-0120
Acres: Tract A +/- .918 Acres (40,004 sq. ft.) – *if rezoned to R-1*
Tract B +/- 3.45 Acres (150,282 sq. ft.)
Zoning: Commercial Neighborhood
Physical Address: 9215 Interlachen Road
Location: 32/135/29
Septic: Winter Window signed for new septic design & inspections
Existing Impervious Tract B: 13.9

GIS Imagery 2024, Cass County GIS, Aerial View:



GIS Imagery 2024, Cass County GIS, Contours:



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



Application:

The applicant is requesting to rezone .918 acres "Tract A" from a 4-acre "Tract B" parcel #90-469-0120 located at 9215 Interlachen Road from "Commercial Neighborhood" to "Residential, Low Density (R-1)". This property is located in the Shoreland Area (Gull Lake – General Development).

Background Information:

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%.

Complete Application Received: 02/09/2026
 Action Deadline: 04/09/2026
 15.99 Waiver: N/A
 Wetland Delineation: N/A
 Fees Collected: \$500.00
 Authorized Agent: N/A
 Reviewed by:
 • City Engineer: Email sent 02/18/2026
 • City Attorney: N/A
 Notifications:
 • DNR: Emails sent 01/13/2026 & 02/18/2026
 • MNDOT: N/A
 • CASS HWY: Email sent 02/18/2026
 • Neighbors within 500 ft.: Letter mailed 02/20/2026
 • Published in newspaper: 02/25/2026

Applicable Regulations: The following ordinance regulations apply to this request:

15. Residential, Low Density (R-1) (Includes Off Lake Shoreland).

15.1 Purpose. To establish and maintain a low density zoning district within the shoreland area, which will provide a buffer between rural residential/Agriculture (RR/AG) and higher density residential zones. This zoning district does not have lake frontage.

15.2 Lot Use and Density Requirements (R-1).

	Lake Classification: General Development or Recreational Development	Lake Classification: Natural Environment
Lot Width – feet	150	200

Lot Area – square feet	40,000	80,000
Buildable Area – square feet	20,000	40,000
Setback, City Road – feet	30	30
Setback, County Road – feet	50	50
Setback, side – feet	15	15
Setback, corner side – feet	15	15
Setback, side for storage sheds (<200 sq ft) - feet	5	5
Setback, rear-feet	20	20
Setback, top of bluff	50	50
Setback, unplatted cemetery – feet	50	50
Setback – wetland - feet	30	30
Setback, sign – feet	50	50
Parking/driveway setback from property line – feet/minimum	10	10
Maximum impervious coverage	25%	20%
Maximum building height – feet	25	25
Maximum building height, accessory structure	20	20
Accessory Structure Size – square feet, maximum, cumulative	1,200 square feet for parcels 40,000 square feet or less, 1% increase for lot area over 40,000 square feet	1,200 square feet for parcels 80,000 square feet or less, 1% increase for lot area over 80,000 square feet
Building above highest known ground water or lake level – feet	3	3
Lot width w/guest cabin or duplex – feet/minimum	265	400
Minimum dwelling width - feet	24	24

16. Performance Standards (R-1).

16.1 Accessory Structures. Total cumulative detached accessory structure size may be increased to a maximum of 2,000 square feet by Conditional Use Permit provided the following:

16.1.1 The exterior of the additional accessory structure matches or is consistent with the exterior of the existing principal structure.

16.1.2 The Conditional Use criteria in Section 68 have been met.

16.2 Side-Yard Setback. To accommodate modest additions to existing structures that are already encroaching within the side-yard setback, the side-yard setback may be reduced to five (5) feet on General Development or Recreational Development lakes and ten (10) feet on Natural Environment lakes through the Conditional Use Permit process provided all of the following:

16.2.1 The structure is the principal structure,

16.2.2 The structure existed prior to the enactment of this Ordinance, continues to exist and will not be replaced or otherwise destroyed as part of construction within the setback,

16.2.3 The structure is a minimum of fifty (50-feet) from the Ordinary High Water line of any lake,

16.2.4 The proposed construction does not encroach further on the Ordinary High Water line than the existing structure,

16.2.5 The proposed construction does not encroach further into the side-yard setback than the existing encroachment, and

16.2.6 The addition does not increase the height of the existing structure.

16.3 A guest cabin or guest quarters may be allowed, provided the structure meets the standards outlined in this section (15.2)

16.3.1 A guest cabin shall meet all requirements including, impervious coverage limits, setbacks, adequate septic system capacity or the ability to connect to the city sewer system and a storm water management plan.

16.3.2 A guest cabin shall not cover more than 700 square feet of land and shall not exceed 15 feet in height. Basements are prohibited. Porches decks and outside stairways and stoops exceeding four feet in width shall be included in the 700 square feet of land covered.

16.3.3 Shall be located to reduce its visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setback of 100 feet on a GD lake and 125 feet on a RD lake, color or other uses acceptable to the City assuming summer leaf-on conditions.

16.3.4 A guest cabin shall not be permitted if guest quarters exist on the lot.

16.3.5 Guest quarters shall meet all requirements including, impervious coverage limits, setbacks, adequate septic system capacity or the ability to connect to the city sewer system and a storm water management plan.

16.3.6 Guest quarters shall not exceed 700 square feet in size regardless the size of the accessory structure upon which they are built. Balconies and outside stairways exceeding four feet in width shall be included in the 700 square feet maximum size.

16.3.7 Guest Quarters shall not be permitted if a guest cabin exists on the lot.

16.3.8 Existing boathouses and other detached accessory structures within the lake setback shall not be converted to guest cabins or guest quarters.

16.4 A significant historical site may not be modified, altered or built upon in a manner which affects the values of the site and without consultation with the Minnesota Historical Society.

16.5 Artificial pervious surface is defined as pervious pavers, pervious asphalt or pervious concrete for the purposes of this ordinance.

16.5.1 A property owner desiring to use an artificial pervious surface in meeting the impervious surface limitations imposed by the City Code shall obtain any permits required by the regulations of any other applicable agencies and the city.

16.5.2 The city shall give no more than a 50% credit of the total area covered by an artificial pervious surface in meeting the total impervious on a specific site.

16.5.3 All artificial pervious surface areas shall be installed by a professional, in accordance with the Minnesota Pollution Control Agency's Stormwater Best Management Practices and meet the following criteria below in order to receive credit for impervious surface.

16.5.3.1 The base of the pervious surface product shall be installed with an infiltration system that maintains no less than a minimum of a 3 foot separation from the seasonally saturated soils, bedrock or water table to ensure soil absorption, contaminate removal and enhanced retention of storm-water.

16.5.3.2 The artificial pervious system should be set back from structures having basements, septic systems, steep slopes and wells.

16.5.3.3 The city shall be notified when construction is taking place so the site may be inspected for compliance.

16.5.3.4 The designer of the system must include maintenance instructions to the property owner along with a maintenance schedule with copy to the Zoning Administrator.

16.6 All principal residential structures shall have a minimum average structure width of twenty-four feet and a minimum living area of 576 square feet. No residential attached garage or storage area shall exceed 200% of the ground floor footprint of the living area unless a conditional use permit is obtained.

16.7 Excluded Uses (R-1). Easements to non-riparian lot owners to allow access to Public waters shall be prohibited. The use of any riparian lot, tract or parcel of land, however, designated or described, other than as a controlled access lot as defined in Department of Natural Resources Standards 6120.3300 Subd. 2E., to provide access to Public waters for owners of non-riparian lots, including, but not limited to, by easement, share, license or any other legal or illegal arrangement, scheme or plan, shall be prohibited.

81. Amendment. The City Council may adopt amendments by 4/5 vote to either the Zoning Ordinance, Zoning Map or Overlay Maps in relation to the land uses within a District or the boundaries of the District(s). Such amendments shall not be issued indiscriminately, but shall only be used as a means to reflect changes in the goals of the community or changes in the conditions of the City.

81.1 An amendment may be initiated by the Council, the Planning Commission or by any property owner.

81.2 The Zoning Administrator shall review the proposed changes and make a recommendation to the Planning Commission.

81.3 The Planning Commission shall make a reasonable attempt to cause all property owners within a minimum of five-hundred (500) feet of proposed Zoning District change to be notified by regular mail and shall publish a hearing notice for either a Zoning District change or Zoning Ordinance change in the legal section of the official newspaper and shall provide notice to the Department of Natural Resources at least ten (10) days ahead of the public hearing. The Planning Commission shall hold the hearing and make a timely recommendation to the City Council. Adoption of a new Zoning map shall require published notice only. The Planning Commission shall consider the criteria for land use categories, Sec 11.5 in its decision.

81.4 The City Council shall review the recommendations and shall make a timely decision. An amendment requires a 4/5 vote to be enacted.

81.5 The City Clerk shall publish a summary of the text of the change or description of boundary change or a new Zoning map; whichever is appropriate, in the official newspaper within (thirty) 30 days after action by the Council.

Note: Approval of an amendment to the Zoning Ordinance shall require a majority vote of the City Council.

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:

14. Rezoning of the property **IS/IS NOT*** 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.

*

15. The proposed rezone **IS/IS NOT*** 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.

CERTIFICATE OF SURVEY
 Topographic and Property Boundary Survey
 Susan Schmeitz
 Section 32, Township 135 North, Range 29 West
 Cass County, Minnesota

I HEREBY CERTIFY THAT THIS PLAT, SUBJECT OR REFERENCE TO, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: *Susan Schmeitz* 02/04/2024
 Jordan Christoph, MFL License No. 57077

KLD
 KRAMER LEAS DELLS
 SURVEYING, ARCHITECTURE & PLANNING
 BREATHERS ST., GLOBE, MN 55923

PROJECT NO. - SCHE23501

NO.	REVISIONS SINCE PREVIOUS DATE OF	DATE

Survey Notes

The property address for the subject property is:
 9215 Interlachen Road
 Lake Shore, MN 56468

The Parcel Number for the subject property is 99-459-0129

The current zoning classification for the subject property is Commercial-Neighborhood

This survey was completed without the benefit of a current title commitment or title opinion. Kramer Leas DeLoo, P.C. makes no guarantee that all easements, encroachments, or appurtenant rights related to the premises property are depicted on this survey.

All structure setbacks should be verified with the City of Lake Shore prior to any construction.

The survey work was done under heavy snow/ice conditions and there may be improvements on this property that are not accurately represented.

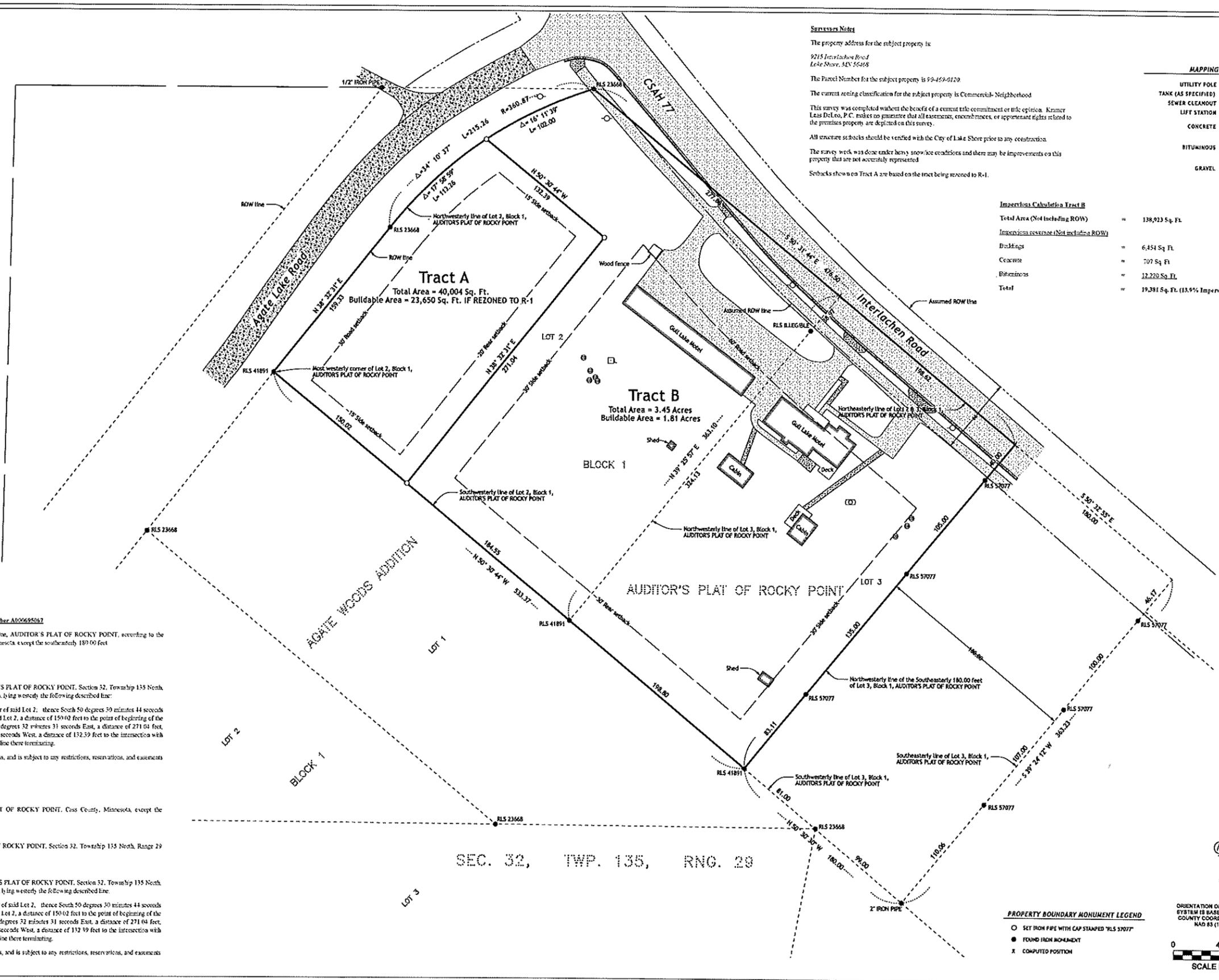
Setbacks shown on Tract A are based on the tract being rezoned to R-1.

MAPPING LEGEND

UTILITY POLE	
TANK (AS SPECIFIED)	
SEWER CLEANOUT	
LIFT STATION	
CONCRETE	
BITUMINOUS	
GRAVEL	

Impervious Calculations Tract B

Total Area (Not including ROW)	= 138,923 Sq. Ft.
Impervious coverage (Not including a ROW)	
Buildings	= 6,454 Sq. Ft.
Concrete	= 707 Sq. Ft.
Bituminous	= 12,220 Sq. Ft.
Total	= 19,381 Sq. Ft. (13.9% Impervious Coverage)



Legal Description per Document Number A000695067

Lot 2, and that part of Lot 3, Block One, AUDITOR'S PLAT OF ROCKY POINT, according to the recorded plat thereof, Cass County, Minnesota, except the southeasterly 189.00 feet

Proposed Legal Description Tract A

That part of Lot 2, Block 1, AUDITOR'S PLAT OF ROCKY POINT, Section 32, Township 135 North, Range 29 West, Cass County, Minnesota, lying westerly the following described line:

Commencing at the most westerly corner of said Lot 2; thence South 50 degrees 30 minutes 44 seconds East, along the southeasterly line of said Lot 2, a distance of 150.02 feet to the point of beginning of the line to be described; thence North 38 degrees 32 minutes 31 seconds East, a distance of 271.04 feet, thence North 59 degrees 30 minutes 44 seconds West, a distance of 152.59 feet to the intersection with the northwesterly line of said Lot 2; said line there terminating.

Said tract contains 0.9 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

Proposed Legal Description Tract B

Lot 3, Block One, AUDITOR'S PLAT OF ROCKY POINT, Cass County, Minnesota, except the southeasterly 189.00 feet thereof.

AND

Lot 2, Block 1, AUDITOR'S PLAT OF ROCKY POINT, Section 32, Township 135 North, Range 29 West, Cass County, Minnesota.

EXCEPT

That part of Lot 2, Block 1, AUDITOR'S PLAT OF ROCKY POINT, Section 32, Township 135 North, Range 29 West, Cass County, Minnesota, lying westerly the following described line:

Commencing at the most westerly corner of said Lot 2; thence South 50 degrees 30 minutes 44 seconds East, along the southeasterly line of said Lot 2, a distance of 150.02 feet to the point of beginning of the line to be described; thence North 38 degrees 32 minutes 31 seconds East, a distance of 271.04 feet, thence North 59 degrees 30 minutes 44 seconds West, a distance of 152.59 feet to the intersection with the northwesterly line of said Lot 2; said line there terminating.

Said tract contains 3.4 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

SEC. 32, TWP. 135, RNG. 29





Date 2/19/2026

LAKE SHORE CITY COUNCIL

PETITION FOR AMENDMENT OF ZONING ORDINANCE OR MAP

Initiator of Petition Susan Jean Properties, LLC Address 9221 Interlachen Rd. Lake Shore mn 56468

Authorized Agent Susan Scherpelz Address 9221 Interlachen Rd. Lake Shore

Location of Property Lot 2, and that part of Lot 3, Block One, Auditor's Plat of Rocky Point, according to the recorded plat thereof (Legal Description) Lake Shore Mn 56468

Character of Amendment:

- 1. Change in Zoning Ordinance Text
- 2. Change in Zoning Map

Description of Proposed Change See attached description

Attach to this form a map showing property locations, shapes and dimensions of existing and proposed building, all streets and roads, North direction, and any other information pertinent to this petition.

Signature of Petitioner Susan Scherpelz Date 2/19/2026

Fee of \$ 500 paid in full. Date 2/9/2026 Clerk [Signature]

Official publication of Planning Commission Hearing 3/9/2026 (Date)

Amendment adopted rejected by the Planning Commission on _____ Chairman _____

Amendment adopted rejected by the City Council on _____ (Date)

Clerk _____

Total acres: Total est: 578,700 Total taxable: 566,341

CAMA LAND DETAILS: ----- NOTES: -----

Land market: 90 LAKESHORE CITY Last calc date/env: 02/24/25 B
 Neighborhood: 90OFFWAT LAKESHORE CITY OFF WATER 1.00 Asmt year: 2025
 COG: 98672 1 Ac/FF/SF: .00 Lake:
 Wid: .00 Dth: .00 Avg CER:
 Land/Unit Type Units Qlt/Acc -Other- OV Base Rate Adj Rate Value Asmt Cd Acreage PTR Value Improvement CER Factors
 Size Comment Df Est/Dfr Est/Dfr Est/Dfr Typ New
 S2 UN 1.00 10000.00 10000.00 10000 1 201
 1.00 SV
 90469BA UN 1.00 45000.00 45000.00 45000 1 201
 1.00 OV
 SC UN 1.00 20000.00 20000.00 20000 2 233
 1.00 SV
 Front feet: .00 Other Acres: .00 Totals: 75,000
 FF/SF acres: .00 CAMA acres: .00
 Mineral:

CAMA SUMMARY: -----

Schedule: 2025 Quintile date: 09/26/2023 Insp/By/Cmp: 09/26/2023 CN R
 Neighborhood: 90OFFWAT LAKESHORE CITY OFF WATER
 Nbr Typ Subtype Description Wid Len Size Class Qlt H/G Est Value New Imp Class Code
 1 RES 1-3 MAIN RES 8 14 828 055 H 151,715 0 201
 2 C/I MISC OFFICE + + 8,544 0 233
 3 OTH LODGE MOTEL #1-9 9 135,000 0 233
 4 RES 1-3 UNIT #10 8 12 470 030 H 42,385 0 201
 5 RES 1-3 UNIT #11 16 22 352 030 H 27,503 0 201
 6 RES 1-3 UNIT #12 16 28 448 030 H 32,967 0 201
 7 RES GAR MOTEL STG 22 28 616 3 G 19,219 0 233
 8 C/I PARK LOT BITUMINOUS 1 15,000 0 233
 9 OTH SHED 2 MISC STG 1 6 1,000 0 233
 Estimated land value : 75,000
 Mineral value :
 Improvement value . . : 433,333
 Total value : 508,333

CAMA IMP DETAILS: 1 RES 1-3 MAIN RES DEPRECIATION PCT GOOD FACTORS: NOTES: -----

House/Garage: H Schedule: 2025 Physical: RES .75
 Construction class/Quality: 055 Functional incurable . . .
 Actual/Effective year built: 1980 Economic: 90OFFWAT 1.30
 Condition: Additional
 Total percent good98

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_010 MEASURED	Y	YES														
_020 VIEWED	Y	INTERIOR														
_030 COLOR	NAT	NATURAL														
_030 COLOR	BRN	BROWN														
_040 CONSTRUCTN	1	FRAME														
_050 FOUNDATION	1	CONC BLOCK														
_060 EXT WALLS	CED	CEDAR														
_060 EXT WALLS	WD	WD LAP/DRP														
_060 EXT WALLS	VYN	VINYL LAP														
_070 ROOF TYPE	1	GABLE														
_080 ROOF MAT	1	ASPHLT SHG														
_090 WINDOWS	4	DBL HUNG														
_090 WINDOWS	1	CASE C/O														
_100 FURN TYPE	1	FORCED AIR														
_110 FUEL TYPE	4	NAT'RL GAS														
_120 ELEC SERV	7	UNKNOWN														
_130 WELL	Y	YES														
_140 SEPTIC	Y	YES														
_150 INT WALL	1	DRYWALL														
_160 INT FLOOR	1	CPT/VINYL														
_170 # BATHS	1	=1														
_180 # BEDROOMS	3	=3														
_300 STYLE	RAM	RAMBLER														
_BAS BASE AREA	055	D5.5			828	15		185.90		153,925	1		1.00			150,077
_DK DECKING	3	W/RAIL	8	14	112			15.00		1,680	1		1.00			1,638

Effective BAS rate: 181.25 Totals: 155,605 151,715
 Ground floor area: 828
 Gross floor area: 1,656

---- Characteristics/Areas ---		Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	FD	Curable	%Cmp	%New	New Imp	RCNLD
<u>BAS</u>	PARK LOT																
	USER			1				V		15,000		2		1.00			15,000

Effective BAS rate: 9,999.99 Totals: 15,000 15,000
 Ground floor area: 1
 Gross floor area: 1

CAMA IMP DETAILS: 9 OTH SHED 2 MISC STG DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2025 Physical: 1.00
 Construction class/Quality: 6 Functional incurable . . .
 Actual/Effective year built: Economic: 90OFFWAT O 1.00
 Condition: Additional
 Total percent good 1.00

---- Characteristics/Areas ---		Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	FD	Curable	%Cmp	%New	New Imp	RCNLD
<u>BAS</u>	SHED	6	SVRL/BTR						1,000.00	1,000		2		1.00			1,000

Effective BAS rate: 1,000.00 Totals: 1,000 1,000
 Ground floor area: 1
 Gross floor area: 1

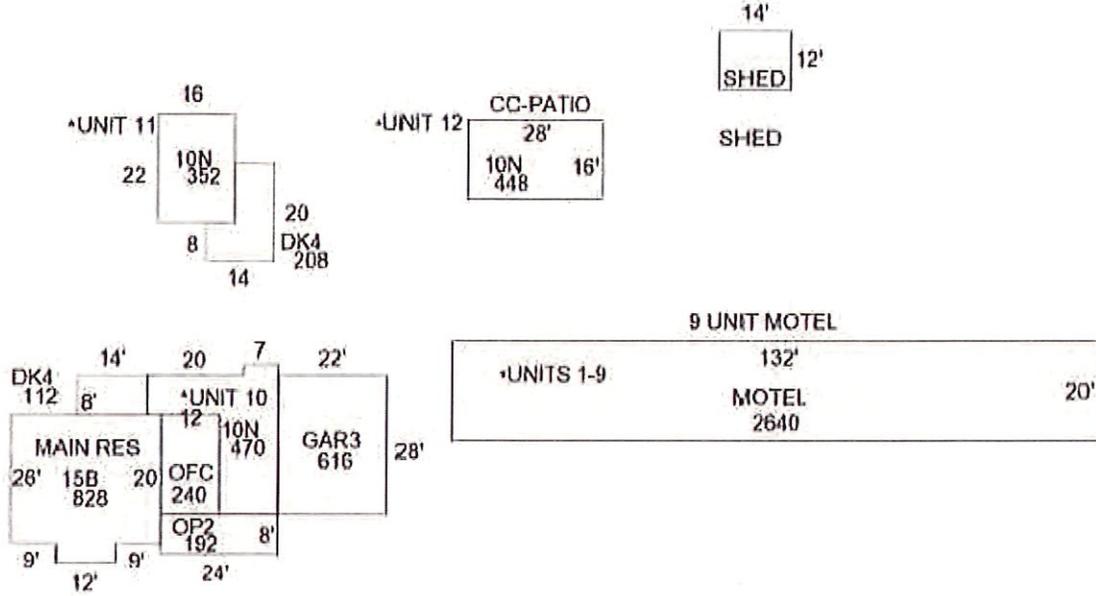
Field check value: Appraiser's initials: Date of inspection:





90-469-0120

GULL LAKE MOTEL



5/2/11, Am 3/11

SusanJean Properties – The proposed parcel would appear to be accessing Agate Lake Rd and is far enough back from CSAH 77 to not be a concern for us.

Thank you,

Darrick Anderson, PE
County Engineer



Cass County Highway Department

Email: darrick.anderson@casscountymn.gov

Office: 218-547-5201

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From: Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>
Sent: Wednesday, February 18, 2026 3:44 PM
To: Darrick Anderson <darrick.anderson@casscountymn.gov>
Cc: Laura Fussy <lfussy@cityoflakeshore.gov>
Subject: PUBLIC HEARING - CITY OF LAKE SHORE - 03.09.2026

Good afternoon Darrick,

The Lake Shore Planning Commission/Board of Adjustment will hear the following items at their regular scheduled meeting on Monday, March 9th at 9:00 am, City Hall.

VARIANCE: Kathleen S. & Michael J. Ruhland requests a variance to construct a 2nd story addition to an existing legal non-conforming dwelling with an attached front entry, which does not meet the road right-of-way setback requirements per city ordinance. The property is legally described as Lot 6,7,8, & 9, Block 2, of Tingdale Bros' Sherwood Forest on Gull Lake, and the site address is 8071 County 78. The property is zoned Commercial Waterfront District, PID 90-437-0240.

REZONE: SusanJean Properties, LLC requests to rezone .918 acres "Tract A" from a 4-acre "Tract B" parcel #90-469-0120 located at 9215 Interlachen Road from "Commercial Neighborhood" to "Residential, Low Density (R-1)". The property is legally described as Lot 2 Block 1, Lot 3 Block 1, except SELY 180 ft., of Auditors Plat of Rocky Point, and the site address is 9215 Interlachen Road. The property is zoned Commercial – Neighborhood District, PID 90-469-0120.

Please provide the City of Lake Shore with any comments or concerns on these applications.

Thank you,

RE: PUBLIC HEARING - CITY OF LAKE SHORE - 03.09.2026 - SusanJean Properties LLC

From Alex Bitter <Alex.Bitter@widseth.com>
Date Wed 2/25/2026 9:22 AM
To Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>
Cc Laura Fussy <lfussy@cityoflakeshore.gov>

EXTERNAL

Nicole,

I will have to review with Dave, who is out this week, on a rezoning as I have not encountered this yet.

Thank you,

Alex Bitter, PE

Civil Engineer, VP

218-316-3627

7804 Industrial Park Road

Baxter, MN 56425

WIDSETH

Widseth.com

File Transfer | [Click here to transfer large files](#)

50 Best Places to Work (Prairie Business Magazine, 2025)

From: Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>
Sent: Wednesday, February 18, 2026 3:45 PM
To: Alex Bitter <Alex.Bitter@widseth.com>
Cc: Laura Fussy <lfussy@cityoflakeshore.gov>
Subject: PUBLIC HEARING - CITY OF LAKE SHORE - 03.09.2026 - SusanJean Properties LLC

Good afternoon Alex,

The following rezone application will be heard by the Planning Commission at their regular scheduled meeting on Monday, March 9th at 9:00 am, City Hall.

REZONE: SusanJean Properties, LLC requests to rezone .918 acres "Tract A" from a 4-acre "Tract B" parcel #90-469-0120 located at 9215 Interlachen Road from "Commercial Neighborhood" to "Residential, Low Density (R-1)". The property is legally described as Lot 2 Block 1, Lot 3 Block 1, except SELY 180 ft., of Auditors Plat of Rocky Point, and the site address is 9215 Interlachen Road. The property is zoned Commercial – Neighborhood District, PID 90-469-0120.

Please provide the City of Lake Shore with any comments or concerns.



RE: Potential Lot Split - City of Lake Shore

From Hemphill, Rodger (DNR) <rodger.hemphill@state.mn.us>
Date Wed 1/14/2026 10:53 AM
To Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>

EXTERNAL

Hi Nicole,

As long as the spit is not creating nonconforming lots I don't have any issue.

Thanks,
Rodger

Rodger Hemphill
Area Hydrologist | Ecological & Water Resources

Minnesota Department of Natural Resources
14583 County Highway 19
Detroit Lakes, MN 56501
Phone: 218-849-8464
Email: Rodger.Hemphill@state.mn.us
mndnr.gov



From: Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>
Sent: Tuesday, January 13, 2026 1:12 PM
To: Hemphill, Rodger (DNR) <rodger.hemphill@state.mn.us>
Cc: Groshens, Tom P (DNR) <tom.groshens@state.mn.us>
Subject: Potential Lot Split - City of Lake Shore

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Good afternoon,

The City of Lake Shore has requested DNR feedback on a proposed lot split on PID #90-469-0120. I have attached a preliminary sketch of the property. The lot is a non-riparian commercial property, but it is located within 1,000 feet of Gull Lake.

On Tract B, there is a legal non-conforming motel with 13 total habitable units. Tract A would be for a single-family dwelling unit. No changes are being proposed for Tract B, and no additional units would be allowed. The lot split meets the city's requirements for commercial use; however, they would like to know if the DNR has any concerns if this application were to come before the Planning Commission for approval. If you have any questions, please don't hesitate to let me know.

Any feedback you could provide would be appreciated.

Thank you,

Nicole Hausmann | Community Development Administrator

Office: 218-541-5538

Website: mn.sourcewell.org



BENSON, LLOYD K, JR & VICKI L
PO BOX 471
WAYZATA MN 55391-0471

MILLER, BRADLEY T & NEIBAUR, SHELLEY
15341 75TH ST NE
OTSEGO MN 55330-8600

WILSON, MICHELLE A & ALEXANDER H
TRUSTEES
9624 XYLON AVE S
BLOOMINGTON MN 55438-1641

BLATTNER, HENRY B & ANGELENA J-TTEE
29642 COUNTY ROAD 9
AVON MN 56310-9641

MORIARTY, PATRICK R
9275 INTERLACHEN RD
LAKE SHORE MN 56468-8737

CRANDALL, RICHARD & NANCY
4445 OAKVIEW LN N
PLYMOUTH MN 55442-2778

NEWBY, PATTY M ANDERSON-TRUSTEE &
ANDERSON, CHRISTY & THOMAS, TAMMY
16904 HARBOR CT
LAKEVILLE MN 55044-9369

EIGEN, DANIEL & SHELLEY
9287 ANDERSON RD
LAKE SHORE MN 56468-8787

PAHL, DANIEL R
6529 COUNTRYSIDE DR
EDEN PRAIRIE MN 55346-2209

EISCHENS, CYNTHIA A & MARK J,
AS TRUSTEES
1058 SUGARBUSH LN
WACONIA MN 55387-1254

PEDERSON, MICHAEL J
9172 PEBBLE BEACH RD
LAKE SHORE MN 56468-8748

HAHN, ADAM & HAUGE, TOM
9321 ANDERSON RD
LAKE SHORE MN 56468

PINES AND SHORE, LLC
29642 COUNTY ROAD 9
AVON MN 56310-9641

HAYS, KEVIN R
1077 LAWNVIEW AVE
SHOREVIEW MN 55126-8406

REYNOLDS, JUDY
PO BOX 268
LAKE SHORE MN 56468-0268

HERBERT, JOHN M & JOLEEN M, TRSTEEES
9256 AGATE LAKE RD SW
LAKE SHORE MN 56468-8703

SPOHN, DALE & SPOHN, JODI
4931 112TH ST SW
PILLAGER MN 56473-2446

KENNETH P DARULA QUAL PERS RES TRST
& LINDA M DARULA QUAL PERS RES TRUST
4338 FAIRWAY DR
MEDINA MN 55340-4101

SUSANJEAN PROPERTIES, LLC
9221 INTERLACHEN RD
LAKE SHORE MN 56468-8737

KOCH, STEVEN T & KOCH, ROXANNE M
2928 FAIRWAY DR
CHASKA MN 55318-3416

SWANSON, DARCY
1711 E DIVOT DR
TEMPE AZ 85283-5131

STAFF REPORT

Agenda Item: 6a
Application: Metes & Bounds Subdivision 03-26 – (6a)
Property Owner/Applicant: Susanjean Properties, LLC

PROPERTY INFORMATION:

PID: 90-469-0120
Acres: Tract A +/- .918 Acres (40,004 sq. ft.) – *if rezoned to R-1*
Tract B +/- 3.45 Acres (150,282 sq. ft.)
Zoning: Commercial Neighborhood
Physical Address: 9215 Interlachen Road
Location: 32/135/29
Septic: Winter Window signed for new septic design & compliance
Existing Impervious Tract B: 13.9

GIS Imagery 2024, Cass County GIS, Aerial View:



Application:

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.

Background Information:

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%.

Complete Application Received:	02/09/2026
Action Deadline:	04/09/2026
15.99 Waiver:	N/A
Wetland Delineation:	N/A
Fees Collected:	\$300.00
Authorized Agent:	N/A
Reviewed by:	
• City Engineer:	Email sent 02/18/2026
• City Attorney:	N/A
Notifications:	
• DNR:	Emails sent 01/13/2026 & 02/18/2026
• MNDOT:	N/A
• CASS HWY:	Email sent 02/18/2026
• Neighbors within 500 ft.:	N/A
• Published in newspaper:	N/A

Applicable Regulations: The following ordinance regulations apply to this request:

15. Residential, Low Density (R-1) (Includes Off Lake Shoreland).

15.1 Purpose. To establish and maintain a low density zoning district within the shoreland area, which will provide a buffer between rural residential/Agriculture (RR/AG) and higher density residential zones. This zoning district does not have lake frontage.

15.2 Lot Use and Density Requirements (R-1).

	Lake Classification: General Development or	Lake Classification: Natural Environment
--	---	---

	Recreational Development	
Lot Width – feet	150	200
Lot Area – square feet	40,000	80,000
Buildable Area – square feet	20,000	40,000
Setback, City Road – feet	30	30
Setback, County Road – feet	50	50
Setback, side – feet	15	15
Setback, corner side – feet	15	15
Setback, side for storage sheds (<200 sq ft) - feet	5	5
Setback, rear-feet	20	20
Setback, top of bluff	50	50
Setback, unplatted cemetery – feet	50	50
Setback – wetland - feet	30	30
Setback, sign – feet	50	50
Parking/driveway setback from property line – feet/minimum	10	10
Maximum impervious coverage	25%	20%
Maximum building height – feet	25	25
Maximum building height, accessory structure	20	20
Accessory Structure Size – square feet, maximum, cumulative	1,200 square feet for parcels 40,000 square feet or less, 1% increase for lot area over 40,000 square feet	1,200 square feet for parcels 80,000 square feet or less, 1% increase for lot area over 80,000 square feet
Building above highest known ground water or lake level – feet	3	3
Lot width w/guest cabin or duplex – feet/minimum	265	400
Minimum dwelling width - feet	24	24

16. Performance Standards (R-1).

16.1 Accessory Structures. Total cumulative detached accessory structure size may be increased to a maximum of 2,000 square feet by Conditional Use Permit provided the following:

16.1.1 The exterior of the additional accessory structure matches or is consistent with the exterior of the existing principal structure.

16.1.2 The Conditional Use criteria in Section 68 have been met.

16.2 Side-Yard Setback. To accommodate modest additions to existing structures that are already encroaching within the side-yard setback, the side-yard setback may be reduced to five (5) feet on General Development or Recreational Development lakes and ten (10) feet on Natural Environment lakes through the Conditional Use Permit process provided all of the following:

16.2.1 The structure is the principal structure,

16.2.2 The structure existed prior to the enactment of this Ordinance, continues to exist and will not be replaced or otherwise destroyed as part of construction within the setback,

16.2.3 The structure is a minimum of fifty (50-feet) from the Ordinary High Water line of any lake,

16.2.4 The proposed construction does not encroach further on the Ordinary High Water line than the existing structure,

16.2.5 The proposed construction does not encroach further into the side-yard setback than the existing encroachment, and

16.2.6 The addition does not increase the height of the existing structure.

16.3 A guest cabin or guest quarters may be allowed, provided the structure meets the standards outlined in this section (15.2)

16.3.1 A guest cabin shall meet all requirements including, impervious coverage limits, setbacks, adequate septic system capacity or the ability to connect to the city sewer system and a storm water management plan.

16.3.2 A guest cabin shall not cover more than 700 square feet of land and shall not exceed 15 feet in height. Basements are prohibited. Porches decks and outside stairways and stoops exceeding four feet in width shall be included in the 700 square feet of land covered.

16.3.3 Shall be located to reduce its visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setback of 100 feet on a GD lake and 125 feet on a RD lake, color or other uses acceptable to the City assuming summer leaf-on conditions.

16.3.4 A guest cabin shall not be permitted if guest quarters exist on the lot.

16.3.5 Guest quarters shall meet all requirements including, impervious coverage limits, setbacks, adequate septic system capacity or the ability to connect to the city sewer system and a storm water management plan.

16.3.6 Guest quarters shall not exceed 700 square feet in size regardless the size of the accessory structure upon which they are built. Balconies and outside stairways exceeding four feet in width shall be included in the 700 square feet maximum size.

16.3.7 Guest Quarters shall not be permitted if a guest cabin exists on the lot.

16.3.8 Existing boathouses and other detached accessory structures within the lake setback shall not be converted to guest cabins or guest quarters.

16.4 A significant historical site may not be modified, altered or built upon in a manner which affects the values of the site and without consultation with the Minnesota Historical Society.

16.5 Artificial pervious surface is defined as pervious pavers, pervious asphalt or pervious concrete for the purposes of this ordinance.

16.5.1 A property owner desiring to use an artificial pervious surface in meeting the impervious surface

limitations imposed by the City Code shall obtain any permits required by the regulations of any other applicable agencies and the city.

16.5.2 The city shall give no more than a 50% credit of the total area covered by an artificial pervious surface in meeting the total impervious on a specific site.

16.5.3 All artificial pervious surface areas shall be installed by a professional, in accordance with the Minnesota Pollution Control Agency's Stormwater Best Management Practices and meet the following criteria below in order to receive credit for impervious surface.

16.5.3.1 The base of the pervious surface product shall be installed with an infiltration system that maintains no less than a minimum of a 3 foot separation from the seasonally saturated soils, bedrock or water table to ensure soil absorption, contaminate removal and enhanced retention of storm-water.

16.5.3.2 The artificial pervious system should be set back from structures having basements, septic systems, steep slopes and wells.

16.5.3.3 The city shall be notified when construction is taking place so the site may be inspected for compliance.

16.5.3.4 The designer of the system must include maintenance instructions to the property owner along with a maintenance schedule with copy to the Zoning Administrator.

16.6 All principal residential structures shall have a minimum average structure width of twenty-four feet and a minimum living area of 576 square feet. No residential attached garage or storage area shall exceed 200% of the ground floor footprint of the living area unless a conditional use permit is obtained.

16.7 Excluded Uses (R-1). Easements to non-riparian lot owners to allow access to Public waters shall be prohibited. The use of any riparian lot, tract or parcel of land, however, designated or described, other than as a controlled access lot as defined in Department of Natural Resources Standards 6120.3300 Subd. 2E., to provide access to Public waters for owners of non-riparian lots, including, but not limited to, by easement, share, license or any other legal or illegal arrangement, scheme or plan, shall be prohibited.

71. Subdivisions.

71.1 Pre-Application Meeting. A pre-application meeting shall be held including the subdivider, City Zoning Administrator, City Engineer, if requested by the Zoning Administrator, and the City Clerk. Discussion at this meeting shall be limited to procedure, Ordinance requirements and timing.

71.2 Sketch Plan Review Meeting with Planning Commission. A sketch plan review meeting by the Planning Commission is mandatory prior to a public hearing.

71.2.1 The subdivider shall submit fifteen (15) copies of the sketch plan, fourteen (14) days prior to the normal Planning Commission meeting, and request a position on the formal agenda.

71.2.2 The Planning Commission shall not take action on the proposal, but may make suggestions to facilitate the preparation of an approvable Preliminary Plat or plan.

71.3 Metes and Bounds Subdivision Approval, Subdivisions ten (10) acres or greater in size and five hundred (500) feet or greater in width or where there is no net increase in the number of parcels.

71.3.1 Shall be subject to approval by the Zoning Administrator if both of the resulting parcels are ten (10) acres or greater and five hundred (500) feet of width or greater.

71.3.2 Such subdivisions shall be limited to no more than one (1) split of a parcel into two (2) parcels in a three (3) year period of time.

71.3.3 The proposed legal description for subdivision of land by Metes and Bounds shall be prepared and certified by a Registered Land Surveyor and must contain the essential information of a preliminary plat.

71.3.4 Approval by the City shall be indicated by the stamp of approval affixed by the City Clerk to said legal description. The County Recorder or Registrar of Deeds may accept each such Certificate for filing and recording upon compliance with these provisions.

71.4 Metes and Bounds Subdivision Approval, Subdivisions less than ten (10) acres in size or less than five hundred (500) feet in width.

71.4.1 Where appropriate, under the provisions of this Ordinance, the subdivider shall submit documents containing the essential information of a proposed plat or plan and including dimensions computed to one hundredth (1/100th) of a foot and bearing computed to equivalent accuracy to the Planning Commission for approval.

71.4.2 The review of the Planning Commission need not include a public hearing.

71.4.3 The subdivider shall submit fifteen (15) copies of his proposal to the Zoning Administrator thirty (30) days prior to the normal Planning Commission meeting and pay the corresponding fee.

71.4.4 The Zoning Administrator shall review the proposed lot split for compliance with the Zoning Ordinance including a field review at his discretion.

71.4.5 The Planning Commission shall decide on the subdivision within the required time based on the resulting lots complying with the Ordinance, the feasibility of the resulting lots for their intended purpose, and the provision for access to adjacent properties. Conditions may be attached to an approval requiring appropriate improvements. No more than one (1) split into two (2) parcels shall be allowed in a three (3) year period of time. An additional parcel for right-of-way or commonly owned driveway access may also be allowed.

71.4.6 The decision of the Planning Commission may be appealed to the City Council.

71.4.7 The resulting land descriptions shall be prepared and signed by a Registered Land Surveyor and shall comply with all provisions of this Ordinance.

71.4.8 Failure of the subdivider to act after an approval of a Metes and Bounds subdivision within one (1) year shall void the approval unless extended by the Planning Commission. A second extension shall require a new review by the Planning Commission.

71.4.9 Approval by the City shall be indicated by the stamp of approval fixed by the City Clerk

to said legal description. The County Recorder or Registrar of Deeds may accept each such Certificate for filing and recording upon compliance with these provisions.

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)".

CERTIFICATE OF SURVEY
Topographic and Property Boundary Survey
 Susan Schepetz
 Section 32, Township 135 North, Range 29 West
 Cass County, Minnesota

Surveyor's Note

The property address for the subject property is:
 9215 Interlachen Road
 Lake Shore, MN 56465

The Parcel Number for the subject property is 93-459-0126

The current zoning classification for the subject property is Commercial-Neighborhood

This survey was completed without the benefit of a current title commitment or title opinion. Kramer Leas DeLeo, P.C. makes no guarantee that all easements, encroachments, or appurtenant rights related to the premises property are depicted on this survey.

All structure setbacks should be verified with the City of Lake Shore prior to any construction.

The survey work was done under heavy snow/ice conditions and there may be improvements on this property that are not accurately represented.

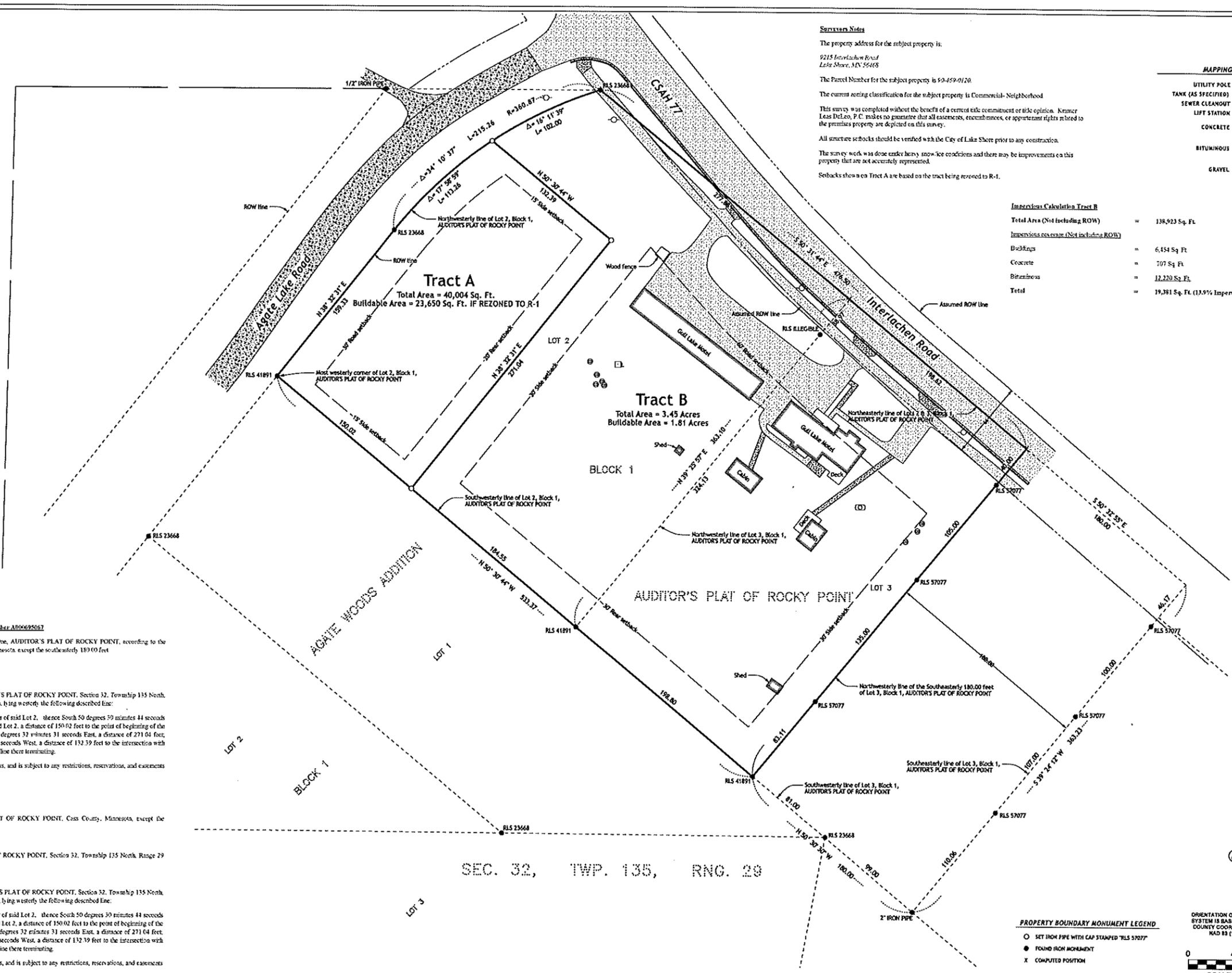
Setbacks shown on Tract A are based on the tract being rezoned to R-1.

MAPPING LEGEND

UTILITY POLE	○
TANK (AS SPECIFIED)	⊗
SEWER CLEANOUT	⊕
LIFT STATION	⊞
CONCRETE	[Stippled Pattern]
BITUMINOUS	[Cross-hatched Pattern]
GRAVEL	[Dotted Pattern]

Impervious Calculation Tract B

Total Area (Not including ROW)	=	138,923 Sq. Ft.
Impervious coverage (Not including ROW)		
Driveways	=	6,454 Sq. Ft.
Concrete	=	707 Sq. Ft.
Bituminous	=	12,220 Sq. Ft.
Total	=	19,381 Sq. Ft. (13.9% Impervious Coverage)



Legal Description per Document Number A000695067

Lot 2, and that part of Lot 3, Block One, AUDITOR'S PLAT OF ROCKY POINT, according to the recorded plat thereof, Cass County, Minnesota, except the southeasterly 189.00 feet

Proposed Legal Description Tract A

That part of Lot 2, Block 1, AUDITOR'S PLAT OF ROCKY POINT, Section 32, Township 135 North, Range 29 West, Cass County, Minnesota, lying westerly the following described line:

Commencing at the most westerly corner of said Lot 2, thence South 59 degrees 39 minutes 44 seconds East, along the southeasterly line of said Lot 2, a distance of 150.02 feet to the point of beginning of the line to be described, thence North 38 degrees 32 minutes 31 seconds East, a distance of 271.04 feet, thence North 59 degrees 39 minutes 44 seconds West, a distance of 132.39 feet to the intersection with the northwesterly line of said Lot 2, said line there terminating.

Said tract contains 0.9 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

Proposed Legal Description Tract B

Lot 3, Block One, AUDITOR'S PLAT OF ROCKY POINT, Cass County, Minnesota, except the southeasterly 189.00 feet thereof.

AND

Lot 2, Block 1, AUDITOR'S PLAT OF ROCKY POINT, Section 32, Township 135 North, Range 29 West, Cass County, Minnesota.

EXCEPT

That part of Lot 2, Block 1, AUDITOR'S PLAT OF ROCKY POINT, Section 32, Township 135 North, Range 29 West, Cass County, Minnesota, lying westerly the following described line:

Commencing at the most westerly corner of said Lot 2, thence South 59 degrees 39 minutes 44 seconds East, along the southeasterly line of said Lot 2, a distance of 150.02 feet to the point of beginning of the line to be described, thence North 38 degrees 32 minutes 31 seconds East, a distance of 271.04 feet, thence North 59 degrees 39 minutes 44 seconds West, a distance of 132.39 feet to the intersection with the northwesterly line of said Lot 2, said line there terminating.

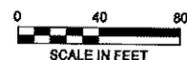
Said tract contains 3.4 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

SEC. 32, TWP. 135, RNG. 29

PROPERTY BOUNDARY MONUMENT LEGEND

- SET IRON PIPE WITH CAP STAMPED 'RLS 57077'
- FOUND IRON MONUMENT
- x COMPUTED POSITION

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE SYSTEM NAD 83 (1996 ADJ.)



1. I HEREBY CERTIFY THAT THIS SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: *Jordan Schepetz* 02/04/2026
 Jordan Schepetz, M.S. License No. 57077

KLD
 KRANER LEAS DELEO
 SURVEYING & ENGINEERING, L.L.C.
 BEAVER LAKE, MINNESOTA
 BEAVER LAKE, MINNESOTA

PROJECT NO. SCHE52501

NO.	REFERENCE SINCE INITIAL DATE OF	DATE

CITY OF LAKE SHORE BOARD OF ADJUSTMENT
APPLICATION FOR A LOT SPLIT/SUBDIVISION

Applicant (Fee Owner) Susan Jean Properties, LLC (Susan Scherpelz)

Address 9215 Interlachen Rd, Lake Shore Phone # 218-251-7638

Authorized Agent Susan Scherpelz Phone # 218-251-7638

Legal Description of Property Lot 2, and that part of Lot 3, Block One, Auditor's Plat of Rock Point

Zoning District Commercial Neighborhood Lake Classification Gull Lake

Property ID Number 90-469-020

Metes and Bounds Subdivision or Plat

Signature of Applicant Susan Scherpelz

Fee \$ 300 Paid in Full Date \$300

Clerk Signature [Signature]

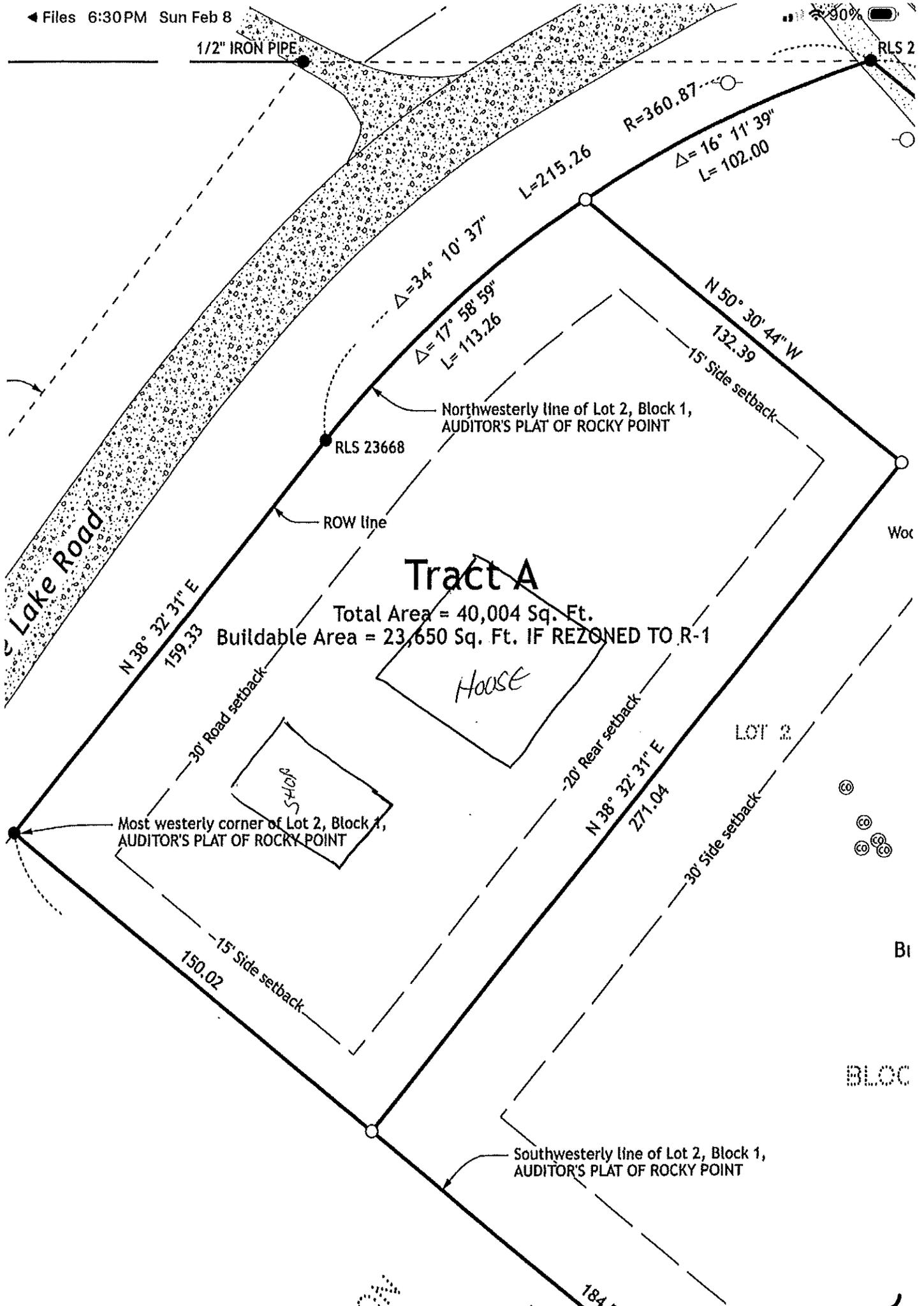
Date of Planning Commission Hearing 3/9/2020

Application Approved / Denied by Planning Commission

Conditions _____

Planning and Zoning Administrator

Date



WINTER WINDOW AGREEMENT
CITY OF LAKE SHORE
PLANNING AND ZONING OFFICE

SEPTIC COMPLIANCE AND/OR INSPECTION AGREEMENT

NAME: Susan Scherpelz, SusanJean Properties, LLC
PROPERTY ADDRESS: 9215 Interlachen Rd, Lake Shore, mn 56468
MAILING ADDRESS (If different from above):
9221 Interlachen Road, Lake Shore, mn 56468
PHONE NUMBER: 218-251-7638 mobile
EMAIL ADDRESS: sjscherpelz@gmail.com

In accordance with Section 54 "Sanitary Provision Standards" of the City of Lake Shore Zoning Ordinance, the above-named property owner hereby agrees to have a compliant septic system installed or a Subsurface Sewage Treatment System (SSTS) compliance inspection completed before **June 1, 2026**, for the parcel of property in Cass County, Minnesota, described below. Pursuant to this agreement, should said parcel require the installation of a new system, said property owner further agrees to submit to Lake Shore Planning and Zoning Department an acceptable replacement design and apply for a septic permit no later than **July 1, 2026**.

LEGAL DESCRIPTION: SECTION 32, TOWNSHIP 135, RANGE 29
PARCEL NUMBER: 90-469-0120

Failure to comply with the provisions established in this agreement shall constitute a misdemeanor and shall be subject to enforcement by the City of Lake Shore or other applicable agencies.

I hereby swear and affirm that all the above information is true and correct to the best of my knowledge.

2/8/2026 Date
Susan Scherpelz Property Owner's Signature

Subscribed and sworn to before me this 9 day of February, 2026.



Outlook

RE: Potential Lot Split - City of Lake Shore

From Hemphill, Rodger (DNR) <rodger.hemphill@state.mn.us>
Date Wed 1/14/2026 10:53 AM
To Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>

EXTERNAL

Hi Nicole,

As long as the spit is not creating nonconforming lots I don't have any issue.

Thanks,
Rodger

Rodger Hemphill
Area Hydrologist | Ecological & Water Resources

Minnesota Department of Natural Resources
14583 County Highway 19
Detroit Lakes, MN 56501
Phone: 218-849-8464
Email: Rodger.Hemphill@state.mn.us
mndnr.gov



From: Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>
Sent: Tuesday, January 13, 2026 1:12 PM
To: Hemphill, Rodger (DNR) <rodger.hemphill@state.mn.us>
Cc: Groshens, Tom P (DNR) <tom.groshens@state.mn.us>
Subject: Potential Lot Split - City of Lake Shore

This message may be from an external email source.

Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

Good afternoon,

The City of Lake Shore has requested DNR feedback on a proposed lot split on PID #90-469-0120. I have attached a preliminary sketch of the property. The lot is a non-riparian commercial property, but it is located within 1,000 feet of Gull Lake.

On Tract B, there is a legal non-conforming motel with 13 total habitable units. Tract A would be for a single-family dwelling unit. No changes are being proposed for Tract B, and no additional units would be allowed. The lot split meets the city's requirements for commercial use; however, they would like to know if the DNR has any concerns if this application were to come before the Planning Commission for approval. If you have any questions, please don't hesitate to let me know.

Any feedback you could provide would be appreciated.

Thank you,

Nicole Hausmann | Community Development Administrator

Office: 218-541-5538

Website: mn.sourcewell.org



2026 Land Use Permits

PERMIT NUMBER	DATE RECD	DATE APPROVED	PROPERTY ADDRESS	LAST	FIRST	ZONE	PIN	DESCRIPTION	FEE	Check#	Condition(s)
4008	2/5/2026	2/12/2026	Lot 9 Block 1, Spider Lake Preserve	Wilmes	Paul & DeAnn	O	90-385-0190	Construct a 2,479 square foot new dwelling and a 23.9x14 deck. Hook up to city sanitary sewer system.	\$8,750	8030	
4009	2/10/2026	2/12/2026	9173 Pebble Beach Road, Lake Shore, MN	Pederson	Mike	R-2	90-457-0120	Shoreland permit for riprap	\$75	6881	See written letter attached to permit card
4010	2/17/2026	2/18/2026	7993 County 78, Lake Shore, MN	Fischer	Ron	WR	90-017-3103	12x40 lean-to addition on north side of existing garage (cold storage only)	\$200	5069	Must meet Section 13 of city ordinance