CITY OF LAKE SHORE
PLANNING COMMISSION/BOARD OF ADJUSTMENT
AGENDA
July 13, 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. June 08, 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 07-26 – (5a):** Zorbaz on Gull Lake Real Estate, Inc. requests a variance for road right-of-way setback, parking lot setback, building height, and impervious surface coverage. PID# 90-016-2102.
   b. **Conditional Use Permit Application 07-26 – (5b):** Zorbaz on Gull Lake Real Estate, Inc. requests a Conditional Use Permit for additions to an existing restaurant. PID# 90-016-2102.
   c. **Variance Application 07-26 – (5c):** Roth, Gregory D., and Nicole E. request a variance to construct a Water Oriented Accessory Structure, which will not meet the side yard setback. PID# 90-372-0040.
   d. **Variance Application 07-26 – (5d):** Marrs, Christopher, and Marrs-Spratt, Kristy request a variance to construct a patio with a fire pit, located in the bluff impact zone. PID# 90-340-0190.

6. **New Business** *(Motion to approve, amend, or table)*
   a. Ernst – Potential Zoning Violation – PID #90-340-0255
   b. Weldon – Site sketch review for patio – PID #90-411-0110

7. **Old Business**
   a. None

8. **Reports**
   a. City Engineer
   b. Chairman
   c. Council Liaison
   d. Planning & Zoning
      - June Permit Report

9. **Public Forum**

10. **Adjournment** *(Motion to adjourn)*

BOARD OF ADJUSTMENT/PLANNING COMMISSION
CITY OF LAKE SHORE
LAKE SHORE CITY HALL
MINUTES
JUNE 8, 2026
9:00 AM

Commission Members in attendance: Commission Chair PJ Smith, Dave Riegert, Sean Weldon, TJ Graber, and Alex Kuhn; Council Liaison Darcy Peterson; City Engineer Alex Bitter; and Deputy Clerk Kathy Johansen. A quorum was present, and the Commission was competent to conduct business. There were five people in the audience, including Alternate Steve Hensel, Dave Baudler, Dan Juntunen, Kari Eliassen, and Tom Spicek.

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

Approval of the May 11, 2026, Regular Meeting Minutes – MOTION BY SEAN WELDON AND SECONDED BY DAVE RIEGERT TO APPROVE THE MINUTES FOR THE MAY 11, 2026, BOARD OF ADJUSTMENT/PLANNING COMMISSION AS PRESENTED. MOTION PASSED.

PUBLIC HEARING –

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

Variance Application 06-26 – (5a): 2 Gulls & 3 Buoys, LLC – to construct an addition to the northwest of an existing legal non-conforming dwelling that will connect the detached accessory structure to the principal dwelling, which will not meet the side yard setback. PID #90-437-2555.

The applicant is requesting the following variance:

1. To construct an 885 square foot addition to the west of an existing legal non-conforming dwelling with a 43 square foot roof over an open-air window well, and a 254 square foot covered open-air walkway (connecting the detached accessory structure to the principal dwelling)
    a. Located 5 feet on the northwest side (garage side) and 6 feet on the northeast side (dwelling side), where 15 feet is required (Section 17.2).
        i. All per architectural drawings received 5/07/2026 with the application.

The subject property is 47,794 sq. ft. and is zoned Residential, Medium Density R-2 (Shoreland) – Gull Lake (General Development).

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

1. The subject property is located at 8784 Interlachen Rd and is zoned Residential, Medium Density R-2 (Shoreland); (Gull Lake - General Development).
2. The subject property is 1.09 Acres (47,794 sq. ft.) total
3. The subject property contains a legal existing non-conforming dwelling.
4. The subject property contains a legal existing non-confirming guest cottage.
5. The existing accessory structure with living quarters would become part of the principal structure if a variance were approved.
6. The proposed addition would meet the lake setback and the road right-of-way setback, per architectural drawings received 5/07/2026 and the Certificate of Survey on file from 9/16/2025.
7. The applicant has provided a new septic system design to be installed with the proposed

additions. This design has been reviewed and approved by Andy Schwartz.

8. The total impervious surface for the property, including the proposed additions and existing structures provided on the site plan received 5/07/2026, is 20.93%, 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. Section 8.2 of the City of Lake Shore ordinance allows for a one-time addition to a non-conforming principal structure to be permitted without the need for a variance, provided all requirements of the section are met. This section does not allow for a structure over 2,500 square feet, which can only be approved by means of a variance from the code requirements.
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 along with the variance application.
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 City Engineer has been notified of the request.
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 put to a reasonable use that is not otherwise permitted by the zoning ordinance. The property is already developed with existing structures, and its use is constrained by site-specific conditions, including lot configuration, limited buildable area, and applicable shoreland and setback requirements. These conditions restrict the use of the property in a reasonable manner in compliance with strict ordinance standards. The requested variance allows for a reasonable use of the property that is consistent with existing development on the site and the surrounding area, while still maintaining the intent of the ordinance.
16. Does the property have unique circumstances that were not created by the landowner?
    a. Yes, the property is subject to unique circumstances that were not created by the landowner. These include the property's existing lot configuration, limited buildable area, and its location within the shoreland area, which impose additional setback and development constraints beyond those affecting typical lots in the zoning district. The presence of existing development and natural features further limits the reasonable placement of structures or improvements. These conditions are inherent to the property and predate the current variance request, making them unique circumstances not created by the landowner.
17. If the variance is granted, will the essential character of the locality remain consistent?
    a. Yes, granting the variance will not alter the essential character of the locality. The proposed request is consistent with the scale, placement, and pattern of existing development on the subject property and in the surrounding area. The variance allows for reasonable use of the property while maintaining compliance with other applicable zoning and shoreland standards. As proposed, the variance will not introduce a use, intensity, or visual impact that is incompatible with neighboring properties, and the overall character of the locality will remain unchanged.
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 variance request is based on factors beyond economic considerations alone. The request is grounded in site-specific physical conditions of the property, including existing development constraints, limited buildable area, and applicable zoning and shoreland requirements, which restrict reasonable use under strict ordinance standards. These conditions necessitate consideration of a variance to allow reasonable use of the property, rather than a request made solely for financial gain or convenience.

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 proposed downspout gutters and stormwater retention areas, as shown on the stormwater management plan, shall be implemented upon completion of the project if/when a zoning permit is applied for and approved by the City.
5. 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.
6. The guest cottage shall remain accessory to the principal use and shall not be sold or rented as a separate dwelling without further city approval.

Nicole Hausmann stated the following items will become part of the record: Notice of mailing, notice of publication, signed application and attachments, the staff report, and comments received. The DNR and city engineer were notified on May 21st, and no public comments have been received on this application.

Nicole Hausmann presented Variance Application 06-26 (5a).

Dave Baudler stated that the walls would look better straightened than in the original design.

Alex Bitter stated he was comfortable with the design.

MOTION BY SEAN WELDON AND SECONDED BY DAVE RIEGERT TO APPROVE THE VARIANCE APPLICATION 06-26 FOR 2 GULLS & 3 BUOYS BASED ON THE FACTS AND FINDINGS AND CONDITIONS PROVIDED IN THE PACKET. MOTION PASSED.

Variance Application 06-26 – (5b): Juntunen, Daniel & Danae – to construct guest quarters above an existing garage, which will not meet the side yard setback and shoreline lot width requirements, less than allowed by city ordinance. PID #90-469-0306.

The applicant is requesting the following variances:

1. To construct guest quarters above an existing garage (maximum square footage allowed 700 sq. ft.)
    a. Located 11 feet on the southeast side and 12 feet on the northeast side, where 15 feet is required (Section 17.2).

2. To allow guest quarters above an existing garage with a Lot width of 133 feet
    i. All per Certificate of Survey received 5/08/2026, and building drawings provided with the application.

The subject property is 41,166 sq. ft. and is zoned Residential, Medium Density R-2 (Shoreland) – Gull Lake (General Development).

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

1. The subject property is located at 9302 Interlachen Rd and is zoned Residential, Medium Density R-2 (Shoreland); (Gull Lake - General Development).
2. The subject property is +/- .945 Acres (41,166 sq. ft.)
3. The subject property contains a legal existing non-conforming dwelling.
4. The subject property contains a legal existing non-confirming detached garage which meets the lake setback, road right-of-way setback, and the bluff setback.
5. The proposed guest quarters will meet the lake setback, road right-of-way setback, and the bluff setback per Certificate of Survey received 05/08/2026.
6. The proposed guest quarters will have a separate septic tank. This design has been reviewed and approved by Andy Schwartz.
7. The total impervious surface for the property, including the proposed guest quarters, is 23.5%, 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 17.3.1.5).
8. 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.
9. A stormwater management plan has been submitted to the city.
10. The DNR has been notified of the request, and no comment has been received as of the time this staff report was drafted.
11. The City Engineer has been notified of the request.
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, granting the variance will allow the property to be put to a reasonable use that is not otherwise permitted by the zoning ordinance. The requested variance allows for the construction of guest quarters above an existing detached garage. Due to the property's existing conditions and layout, strict enforcement of the zoning ordinance's setback, height, and size requirements would limit the property's reasonable use. Granting the variance allows the property to be reasonably used without creating a land use not permitted by the City of Lake Shore Zoning Ordinance, consistent with the criteria for granting a variance under the City of Lake Shore Zoning Ordinance.
14. Does the property have unique circumstances that were not created by the landowner?
    a. Yes, the property is subject to unique circumstances that were not created by the landowner. These circumstances include the existing placement of the detached garage on the lot and the property's configuration, which limit compliance with the current side-yard setback for guest quarters.
15. If the variance is granted, will the essential character of the locality remain consistent?
    a. Yes, granting variance will not alter the essential character of the locality. The proposed guest quarters above the existing detached garage are consistent with the residential character of the surrounding neighborhood and are similar in scale and use to other legally established residential and accessory structures in the area. The variance allows reasonable improvements to the property while maintaining established development patterns and complying with applicable performance standards, thereby preserving the essential character of the R-2, Medium Density Residential District.
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 variance request is based on factors beyond economic considerations alone. The request is driven by site-specific constraints related to the existing placement of the detached garage and applicable zoning standards that limit compliance with current setback, size, and height requirements. These conditions create practical difficulties in reasonably using the property under the zoning ordinance. The variance is not requested for financial gain but to allow for reasonable use of the property consistent with residential use in the R-2, Medium Density Residential District, as contemplated by the City of Lake Shore Zoning Ordinance.

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 guest quarters shall not exceed 700 square feet per 17.3.1.6.
3. The guest quarters shall remain accessory to the principal dwelling and shall not be sold, rented, or used as a separate dwelling unit.
4. The guest quarters shall be screened from adjacent properties and public waters through vegetation, grading, color, or other methods approved by the City, assuming summer leaf-on conditions per Section 17.3.1.9.
5. 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.
6. The stormwater management plan shall be implemented upon completion of the project if/when a land use permit is applied for and approved by the City.
7. Approval of this variance does not eliminate the requirement to obtain all applicable land use permits. All construction shall comply with applicable City and State codes and regulations.

Nicole Hausmann stated the following items will become part of the record: Notice of mailing, notice of publication, signed application and attachments, the staff report, and comments received. The DNR and city engineer were notified on May 21st, and no public comments have been received on this application.

Nicole Hausmann presented Variance Application 06-26 –(5b).

Dan Juntunen stated their goal is to add some additional space for the kids and storage.

MOTION BY ALEX KUHN AND SECONDED BY TJ GRABER TO APPROVE VARIANCE APPLICATION 06-26 FOR DANIEL AND DANAE JUNTUNEN TO CONSTRUCT GUEST QUARTERS BASED ON THE FACTS, FINDINGS, AND CONDITIONS PROVIDED IN THE PACKET. MOTION PASSED.

MOTION BY SEAN WELDON AND SECONDED BY DAVE RIEGERT TO CLOSE THE PUBLIC HEARING AT 9:13 AM. MOTION PASSED.

NEW BUSINESS –

Johnson, James M & L G Haugen Trust – Metes & Bounds Lot Line Adjustment – PID # 90-469-0368 & 90-469-0370

The applicants propose completing a metes-and-bounds lot-line adjustment. "Tract A" would be 36,471 square feet with a buildable area of 17,166 square feet, which meets the lot size requirement for Residential, Medium Density, R-2. "Tract B" would be 44,400 square feet with a buildable area of 24,438 square feet, which also meets the lot size requirement for Residential, Medium Density, R-2. Both lots are on Gull Lake. The shoreline width will not be changing with this request. The full legal descriptions of the

proposed tracts are located on the Certificate of Survey, dated 05/14/2026, provided with the application by Paul Herkenhoff of 218 Surveying.

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

1. The metes and bounds subdivision request is to adjust lot lines for subject parcels, PID 90-469-0368 & 90-469-0370.
2. The subject parcel 90-469-0368 is owned by James Johnson, who is one of the applicants for this Metes & Bounds subdivision (lot line adjustment).
3. The subject parcel 90-469-0370 is owned by L G Haugen Trust Fund, which is the other applicant for this Metes & Bounds subdivision (lot line adjustment).
4. The subject properties are both zoned Residential, Medium-Density R-2 (Shoreland). The full legal descriptions of these subject properties are detailed on the Certificate of Survey submitted with the applications.
5. Proposed "Tract A" as shown on the Certificate of Survey is 36,471 square feet with 17,166 square feet of buildable area.
6. Proposed "Tract B" as shown on the Certificate of Survey is 44,400 square feet with 21,438 square feet of buildable area.
7. The subject parcels are accessed via Rocky Point Trail.
8. There is a proposed 33-foot easement along the western side of "Tract B".
9. The shoreline lot widths of the parcels will not be changing with this request.
10. The proposed lot configurations meet the minimum buildable area requirements of the Residential, Medium-Density, R-2.
11. The properties are suitable in their natural state for the intended purpose, and this lot line adjustment would not be harmful to the health, safety, or welfare of future residents or of the community.
12. The Certificate of Survey provided with the Metes and Bounds subdivision (lot line adjustment) application was prepared by Paul Herkenhoff, LS #45875 of 218 Surveying, and was submitted to the city on 05/14/2026.
13. This lot line adjustment 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."

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 (lot line adjustment) request.

If the Planning Commission wishes to approve the metes & bounds subdivision (lot line adjustment) request, the following conditions of approval are recommended:

1. The New legal descriptions for Tract A and Tract B must be recorded with Cass County within 12 months of this approval.

Nicole Hausmann presented the Metes and Bounds Lot Line Adjustment.

PJ Smith stated he viewed the lot and believes the change will improve the current configuration.

Further discussion continued regarding the size of the lots if the adjustment is approved.

MOTION BY DAVE RIEGERT AND SECONDED BY SEAN WELDON TO APPROVE THE METES AND BOUNDS LOT LINE ADJUSTMENT BASED ON THE FINDINGS OF FACT

IN THE STAFF REPORT, ALONG WITH THE CONDITION TO BE FILED WITHIN A YEAR WITH CASS COUNTY. MOTION PASSED.

Greene, Jerry & Karla – PID #90-469-0324

Background information on property:

- 617 square foot guest cabin (connected to septic system)
- 761 square foot detached garage (bathroom)
- 452 square foot detached garage (does not meet the road right-of-way setback)
- 5,954 square foot tennis court
- Total square footage for accessory structures: 7,167 square feet (without guest cabin)
- Impervious surface coverage is 27.9%

They are requesting the removal of the two detached garages and the construction of a single structure measuring 1,194 square feet, with an office/game room and bathroom. They would be removing the gazebo and potentially moving the septic system.

Planning Commission Direction: The Planning Commission will need to determine how staff should proceed with this request.

Nicole Hausmann presented the staff report for PID #90-469-0324. Nicole is requesting guidance from the commission on how to proceed with the owner's request on the city's behalf.

Further discussion between the Planning Commission and staff regarding the different structures in the request.

PJ Smith mentioned that the garage with living quarters can be an issue. The prior bathroom in the structure appears to have been designed without a permit. There are already three living structures on the property, so deciding on the structure in question is tricky.

The Planning Commission directed staff that this property must request a Conditional Use Permit for this proposal. Recommend meeting the road right-of-way setback; a variance would be required.

OLD BUSINESS – There was no old business.

REPORTS

City Engineer – Alex Bitter updated the commission on the trail progress.

Chair – Chair Smith had nothing to report.

Council Liaison – Darcy Peterson had nothing to report.

Zoning Administrator – Nicole Hausmann referenced the May permits in the packet.

PUBLIC FORUM – There was no public forum.

MOTION BY SEAN WELDON AND SECONDED BY DAVE RIEGERT TO ADJOURN THE BOARD OF ADJUSTMENT/PLANNING COMMISSION MEETING OF JUNE 8, 2026, AT 9:52 AM. MOTION PASSED.

Transcribed by Kathy Johansen
Lake Shore Deputy Clerk

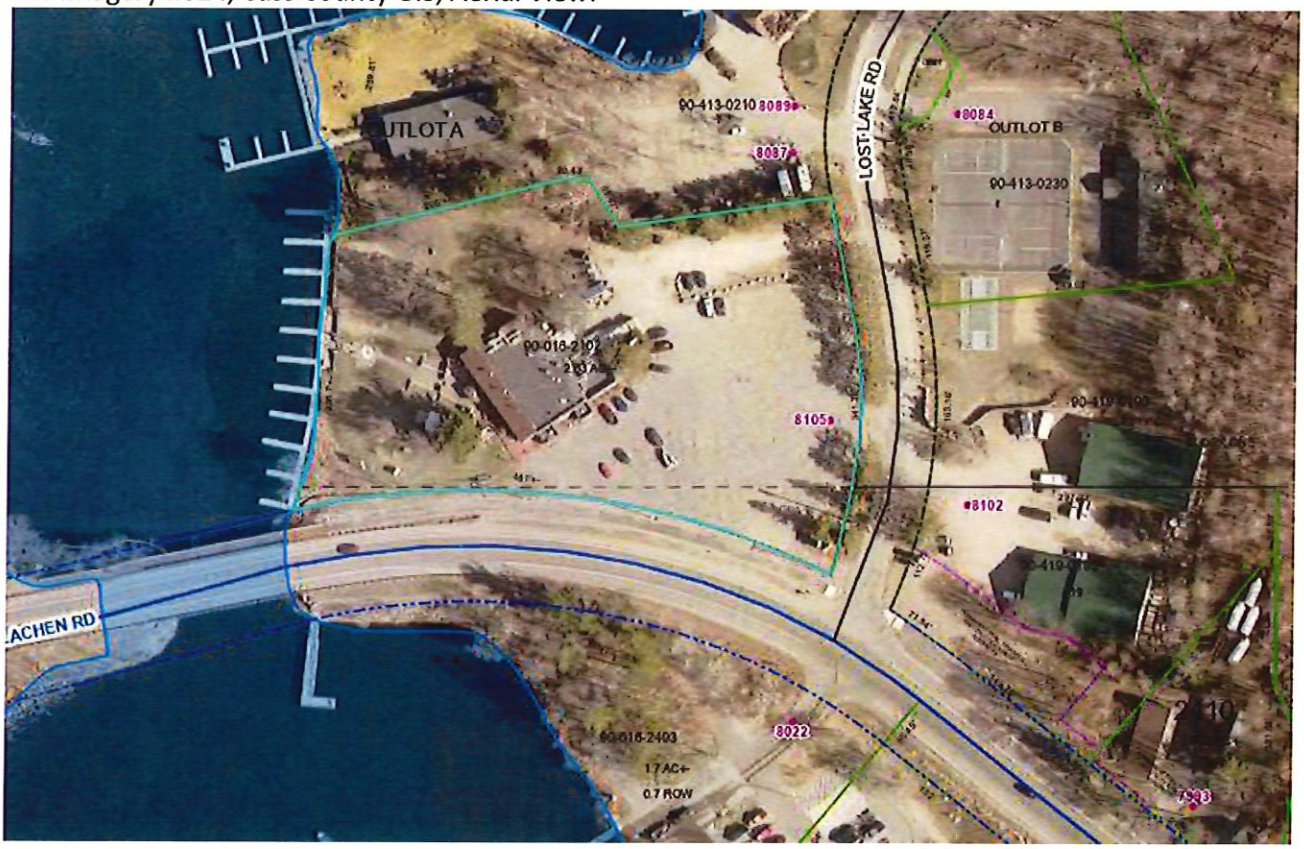
STAFF REPORT

Agenda Item:	**5a**
Application:	**Variance 07-26 – (5a)**
Property Owner:	**Zorbaz on Gull Lake Real Estate, Inc.**
Applicant/Authorized Agent:	**Mike Lovelace – Lighthouse Construction**

PROPERTY INFORMATION:

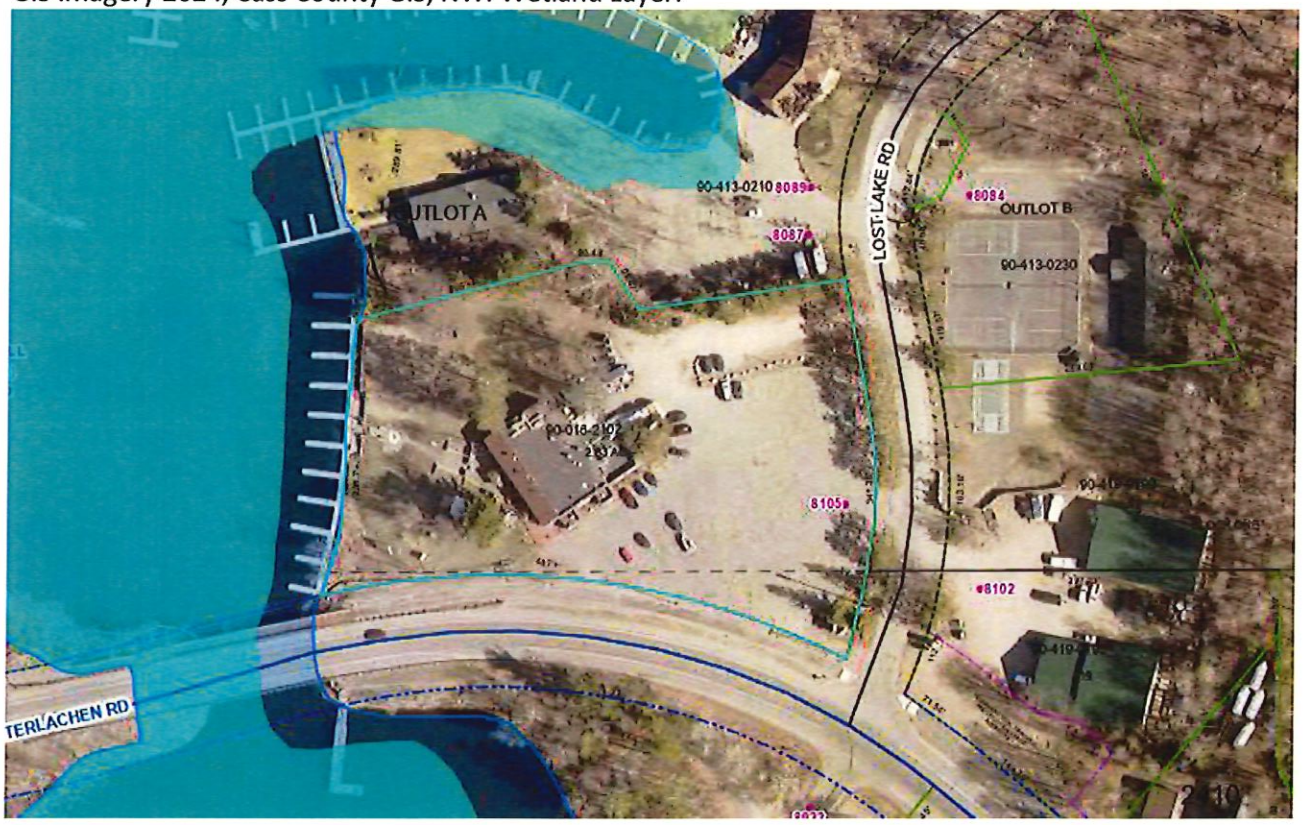
PID:	90-016-2102
Acres:	+/- 2.84 Acres (123,812 sq. ft.)
Zoning:	Commercial Waterfront District (C-W)
Physical Address:	8105 Lost Lake Road
Location:	16/135/29
Septic:	City Sewer
Existing Impervious:	55.01
Proposed Impervious:	54.94

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 a 980 square foot addition to the existing restaurant
    a. Located 19.9 feet from the road right-of-way setback, where 50 feet is required (Section 18.1.1).
2. To allow a parking lot 0 feet from the lot lines, when 10 feet is required (Section 18.1.1).
3. To allow impervious surface coverage of 54.94%, when 20% is allowed by Ordinance (Section 18.1.1).

**All per Certificate of Survey and site drawings provided on 6/12/2026.

The subject property is +/- 2.84 Acres (123,812 sq. ft.) and is zoned Commercial Waterfront (C-W) – Upper Gull Lake (Recreational Development).

Background Information:
The subject property features an existing restaurant. The property uses the city's sanitary sewer system.

The impervious surface coverage is currently 55.01% and will decrease to 54.94% with this request. A stormwater management plan has been submitted with this proposal.

EXISTING IMPERVIOUS CALCULATIONS			
ITEM		AREA (FT^2)	IMPERVIOUS (%)
TOTAL PROPERTY AREA	= 123,812		
EXISTING IMPERVIOUS COVERAGE			
BUILDINGS	=	7,625	6.16%
DECKING	=	1,581	1.28%
GRAVEL	=	8,215	6.64%
CONCRETE	=	3,956	3.20%
RETAINING WALLS	=	372	0.30%
BITUMINOUS	=	46,360	37.44%
TOTAL EXISTING IMPERVIOUS	**=**	**68,109**	**55.01%**

PROPOSED IMPERVIOUS CALCULATIONS			
ITEM		AREA (FT^2)	IMPERVIOUS (%)
TOTAL PROPERTY AREA	= 123,812		
EXISTING IMPERVIOUS COVERAGE			
BUILDINGS	=	9,123	7.37%
DECKING	=	1,530	1.24%
GRAVEL	=	0	0.00%
CONCRETE	=	5,359	4.33%
RETAINING WALLS	=	372	0.30%
BITUMINOUS	=	51,644	41.71%
TOTAL PROPOSED IMPERVIOUS	**=**	**68,028**	**54.94%**

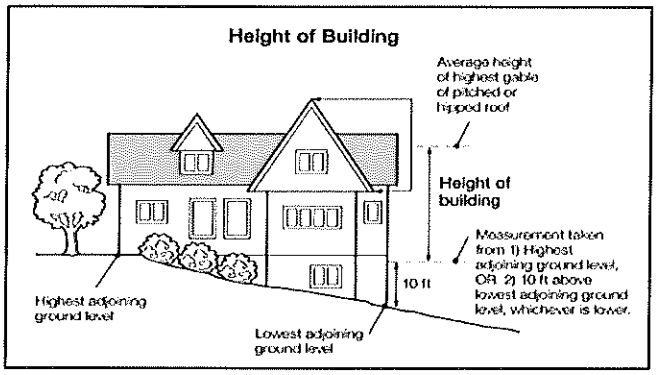
Complete Application Received:	6/10/2026
Action Deadline:	8/10/2026
15.99 Waiver:	N/A
Wetland Delineation:	N/A
Fees Collected:	$450.00 & $46.00 (recording)
Authorized Agent:	N/A
Reviewed by:	
• City Engineer:	Email sent 6/23/2026
• City Attorney:	N/A
Notifications:	
• DNR:	Email sent 6/23/2026
• MNDOT:	N/A
• CASS HWY:	Email sent 6/23/2026
• Neighbors within 500 ft.:	Letter mailed 6/26/2026
• Published in newspaper:	7/01/2026

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

Definitions:

4.6 Addition. A physical enlargement of an existing structure, or an increase in living space.

4.49 Building Height. The vertical distance between the highest adjoining ground level at the building or ten (10) feet above the lowest ground level, whichever is lower, and the highest point of a flat roof or average height between the eaves and the highest ridge of gable, hip or gambrel roofs or ten feet below the peak, whichever is greater.



4.68 Commercial Use. The principle use of land or buildings for the sale, lease, rental, trade of products, goods or services.

4.74 Conditional Use. A land use or development as defined by the Ordinance that would not be appropriate without restriction, but may specifically be allowed without restrictions of conditions as determined by the

Planning Commission and the Council upon a finding that (a) the use or development is an appropriate Conditional Land Use in the land use zone, (b) the use or development, with conditions, conforms to the Comprehensive Land Use Plan, (c) the use, with conditions, is compatible with the existing neighborhood and (d) the use, with conditions, would not be injurious to the public health, safety, welfare, morals, order, comfort, convenience, appearance or prosperity of the City.

4.131 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.

4.154 **Maintenance.** The normal upkeep of a structure including but not limited to the replacement of decks and stairways provided there is no expansion of the original footprint, windows, siding, roofs, nonbearing walls or interior remodeling that does not expand the footprint of the existing structure, add volume to the usable living space or intensify a non-conforming use.

4.185 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.

4.197 Restaurant. An establishment where the principal business is the preparation, service and sale of food and beverages to be consumed by customers at tables or counters located within the building on the premises. In order to qualify as a restaurant pursuant to this definition, a restaurant shall also be fully licensed and permitted under appropriate state and local regulations.

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

18.1.2 Performance Standards (C-W).

18.1.2.1 Buildings. Four (4) unit or larger buildings or buildings open to the public shall be designed by a registered architect and shall meet the provisions of the State Building Code.

18.1.2.2 Centralization of Mooring Facilities. Uses that require short-term watercraft mooring for patrons must centralize these facilities and design them to avoid obstructions of navigation and to be the minimum size necessary to meet the need.

18.1.2.3 Impervious Coverage Placement. There shall be no impervious coverage within fifty (50) feet of the Ordinary High Water Level, excepts walks and steps on grade less than four (4) feet wide as provided for in this Ordinance.

18.1.2.4 Impervious Surface Replacement. Parcels that exceed the maximum allowed impervious surface may construct additional impervious surfaces if the overall impervious coverage is reduced on a 2:1 removal/construction ratio.

18.1.2.5 Impervious Coverage Increase. Impervious coverage may be increased by five percent (5%) if the following is provided:

18.1.2.5.1 A storm water retention plan showing containment of the ten (10-year), 24-hour storm event on the parcel.

18.1.2.5.2 Direct runoff of storm water to adjacent water bodies, including wetlands and adjacent parcels, shall be eliminated through the use of berms or other permanent means.

18.1.2.6 Direct Runoff. Direct runoff of storm water to adjacent water bodies, including wetlands and adjacent parcels, shall be eliminated through the use of berms or other permanent means.

18.1.2.7 Stairways, Lifts and Landings. Stairways and lifts are the only method for achieving access up and down bluffs and steep slopes to shore areas. Topographic

alteration to obtain access is not allowed. Stairways, lifts and landings must meet the following design requirements:

18.1.2.7.1 Stairways and lifts must not exceed four (4) feet in width on residential lots. Wider stairways may be used for commercial properties, public open-space recreational properties, and Planned Unit Developments.

18.1.2.7.2 Landings for stairways and lifts on residential lots must not exceed thirty-two (32) square feet in area.

18.1.2.7.3 Canopies or roofs are not allowed on stairways, lifts or landings.

18.1.2.7.4 Stairways, lifts and landings may be either constructed above the ground on posts or pilings, or placed into the ground, provided they are designed and built in a manner that ensures control of soil erosion.

18.1.2.7.5 Stairways, lifts and landing must be located in the most visually inconspicuous portions of lots, as viewed from the surface of the Public water assuming summer, leaf-on conditions, whenever practical.

18.1.2.7.6 Facilities such as ramps, lifts or mobility paths for physically handicapped persons are also allowed for achieving access to shore areas, provided that the dimensional and performance standards of sub-items (1) to (5) are complied with.

18.1.2.8 Fertilizer and Pesticides. Use of fertilizer and pesticides in the shoreland management district must be done in such a way as to minimize runoff into the Shore Impact Zone or Public water by the use of earth, vegetation or both. The use of fertilizers containing phosphorus is prohibited.

18.1.2.9 Park and Loading. Regulation of onsite parking and loading spaces in this Ordinance is to alleviate and/or prevent congestion of the public right-of-way and to promote the safety and general welfare of the public by establishing minimum requirements for onsite parking.

18.1.2.9.1 Application. The regulations and requirements set forth herein shall apply to all onsite parking facilities within the Waterfront Commercial District. All commercial construction shall be accompanied by a site plan, indicating the location of the onsite parking and loading spaces in compliance with the following general provisions.

18.1.2.9.2 General Provisions.

18.1.2.9.2.1 Floor Area. Floor area for the purpose of calculating the number of onsite parking spaces required shall be determined on the basis of the exterior floor area dimensions of the building provided; however, it shall not include areas such as utility rooms, maintenance areas, restrooms, fitting rooms, window display areas or lobbies.

18.1.2.9.2.2 Change of Use or Occupancy of Land. No change of use or occupancy of land already dedicated to an existing or future parking area,

parking spaces or loading spaces shall be made nor shall any sale of land be made which reduces the area necessary for existing or future parking below the minimum standards.

18.1.2.9.2.3 Change of Use or Occupancy of Building. Any change of use or occupancy of building, including additions requiring more parking area as required, shall not be permitted until there are additional parking spaces as required by this section.

18.1.2.9.3 Parking Lot Dimensions. The following requirements are designed to provide adequate onsite parking space for passenger automobiles of patrons, occupants and employees.

18.1.2.9.3.1 Size. A parking layout is required with each site plan for commercial uses. Stall and aisle dimensions shall be constructed to the following minimum specifications listed below. There shall be no parallel parking, except in areas where normal angle parking is not feasible.

STANDARD VEHICLE			
Parking Angle	Stall Width	Stall Width	Aisle Width
90 degrees	10 feet	20 feet	24 feet
60 degrees	10 feet	23 feet	15 feet
45 degrees	10 feet	27 feet	12 feet

VEHICLES FOR HANDICAPPED			
Parking Angle	Stall Width	Stall Length	Aisle Width
90 degrees	12 feet	20 feet	24 feet
60 degrees	12 feet	23 feet	15 feet
45 degrees	12 feet	27 feet	12 feet

18.1.2.9.3.2 All parking must also meet State and Federal Disability laws.

18.1.2.9.3.3 All onsite parking areas shall be striped between stalls.

18.1.2.9.3.4 Surface. Parking areas shall be adequately drained to a pervious surface designed to allow entrapment of silts and nutrients prior to discharge to Public water. All parking surfaces shall be paved or provided with all weather surface.

18.1.2.9.3.5 Landscaping. Parcels with six (6) or more paved parking stalls contiguously located and any commercial parking adjacent to a residential zone shall be landscaped according to a plan approved by the Planning & Zoning Commission.

18.1.2.9.3.6 Location. Parking on a commercial street front should be minimized and, where possible, be located behind or alongside a building.

18.1.2.9.3.7 Collective Parking. Onsite parking facilities for separate uses may be provided collectively, if the total number of spaces is not less than the sum of the separate requirements of each use. Shared driveway entrances and rear-yard driveways between parking lots can simply traffic circulation and are encouraged by the City.

18.1.2.9.3.8 Uses. Designated parking spaces shall not be utilized for other uses, such as storage, display, sales, rental, repair work, dumpster, garbage receptacles, the storage of inoperable vehicles, or storage of snow.

18.1.2.9.4 Required Parking Spaces. Parking shall be provided for principal structures at the following ratios, unless modified by a Conditional Use Permit. When determination of the number of parking spaces required by Ordinance results in a requirement of a fractional space, any fraction of one-half or less may be dropped, while a fraction in excess of one-half shall be counted as one (1) parking space.

18.1.2.9.4.1 Banks. At least one (1) parking space for each two hundred (200) square feet of floor area, plus one (1) parking space for each employee in the building.

18.1.2.9.4.2 General Purpose Office. At least one (1) parking space for each one hundred fifty (150) square feet of usable office space up to 20,000 square feet, plus two (2) spaces per one hundred (100) square feet of gross usable floor area for more than 20,000 square feet.

18.1.2.9.4.3 Places of worship or other places of public assembly. One (1) space per three (3) seats.

18.1.2.9.4.4 Hotels/Motels/Lodging. 1.25 spaces per unit.

18.1.2.9.4.5 Libraries and Museums. At least one (1) parking space for each 500 square feet of floor area with a minimum of six (6) spaces, whichever is greater.

18.1.2.9.4.5 Medical and Dental Clinics. Six (6) per Doctor.

18.1.2.9.4.6 Nursing Homes. One (1) space for every three (3) beds plus one space for every two (2) employees in the building.

18.1.2.9.4.7 Residential. Two (2) spaces per each dwelling unit (garage may be counted).

18.1.2.9.4.8 Multi Family Residential. 1.75 per dwelling

18.1.2.9.4.9 Restaurants. One (1) space per every three (3) seats plus one (1) space per number of employees on a shift.

18.1.2.9.4.10 Supermarkets. Convenience and Retail Stores. At least one (1) parking space for each two hundred (200) square feet of retail floor area.

18.1.2.9.4.11 Uses not mentioned above. Parking required shall be determined by the Planning and Zoning commission in accordance with consideration to the above standards.

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

18.1.2.10.1 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.

18.1.2.10.2 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.

18.1.2.10.3 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.

18.1.2.10.3.1 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.

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

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

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

18.1.3 Overhead Doors and Loading Spaces.

18.1.3.1 Location. Overhead doors/loading spaces shall be placed primarily in the rear yard and secondarily in the side yard, except doors for emergency vehicles. All loading spaces shall be located on the same lot as the use to be served and no portion of any vehicle shall, while occupying or servicing any loading space, project into a street, driveway or interfere with traffic flow.

18.1.3.2 Size. Loading berths shall be no less than fifteen feet (15') in width and fifty-five feet (55') long with sixteen feet (16') of vertical clearance. Berths shall have all weather surface and be well drained.

18.1.4 Landscaping/Screening.

18.1.4.1 All commercial construction shall be accompanied by a complete landscape plan. The landscape plan shall be developed in accordance with the site plan submitted for approval. Landscaping shall be completed one year from the date of issuance of zoning permit.

18.1.4.2 The retention of natural topography and vegetation will be required, where possible.

18.1.4.3 Construction plans will attempt to preserve the site in its natural state, insofar as practicable by minimizing tree and soil removal and designing any grade changes so as to be in keeping with the general appearance of neighboring areas.

18.1.4.4 All sites shall be heavily landscaped. Effect shall be partial screening from the road. Landscaping may include mature trees as well as saplings, shrubs and ground cover at the discretion of the Planning Commission.

18.1.4.5 At least ten (10) percent of the land area shall be sodded or seeded and landscaped with approved ground cover, shrubbery or trees.

18.1.4.6 A minimum landscaped buffer area of ten (10) feet in width shall separate any parking, driveway, or structure from a lot line common with any residential zoning district.

18.1.5 Trash Handling Equipment. All trash, waste materials, debris shall be kept in an enclosed container. Trash receptacles shall be located to the rear and/or side of the property. Trash receptacles must be enclosed with fencing compatible with the principal building it serves or an equivalent vegetative screen.

18.1.6 Mechanical Equipment. The impact of this equipment on the appearance of the building and the community should be minimized. Mechanical equipment shall not be located on the front façade of the building. Mechanical equipment on the ground shall be screened with a fence or plant materials.

18.1.7 Exterior Lighting.

18.1.7.1 Fixtures. Lighting fixtures shall be of a downcast, cutoff type, concealing the light source from view and preventing glare. Lighting levels at contiguous residential property lines shall not exceed one-half (1/2) foot candle.

18.1.7.2 All parking lot and security lighting shall be directed away from adjoining residential uses.

18.1.7.3 Lighting Levels.

18.1.7.3.1 Height Restrictions: Lighting fixtures mounted on poles or structures shall have a maximum height of twenty-five feet (25').

18.1.7.3.2 Maximum Lighting Levels: Any light or combination of lights used for exterior illumination on a commercial property that casts light on a public street shall not exceed one (1) foot candle (meter reading), as measured from the

centerline of said street. Light fixtures shall be baffled so the light does not protrude past the side and rear property lines.

18.1.8 Sign Standards (See Sec. 7.1 for additional sign standards).

18.1.8.1 Signs flush on a building and not protruding shall cover a maximum of twenty five percent (25%) of any face of the building.

18.1.8.2 Each lot shall have the choice of one of the following for a second onsite sign;

18.1.8.2.1 A sign protruding not more than two (2) feet from the front of the building with a maximum area of twenty-four (24) square feet.

18.1.8.2.2 A roof mounted sign not more than six (6) feet above the roof line with a maximum area of twenty-four (24) square feet.

18.1.8.2.3 A freestanding sign with a sign area not larger than forty-eight (48) square feet and ten (10) additional square feet per additional business in the same building or development complex. Maximum height shall be fifteen (15) feet from the ground to the top of the sign.

18.1.9 Architectural/Appearance Standards.

18.1.9.1 Materials for commercial buildings shall be selected for suitability to the type of buildings and the design for which they are used. Materials should be selected that are in harmony with the existing structures in the area, including wood, logs, brick and stone. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.

18.1.9.2 Permitted materials. This section identifies permitted building materials to be used in commercial building construction which are durable and long lasting. Exterior building finishes shall consist of two (2) or more of the following:

18.1.9.2.1 Brick and Stone.

18.1.9.2.2 Pre-cast concrete units and concrete block, provided that surfaces are molded, serrated or treated with a textured material in order to give the wall surface a three - dimensional character and enhancement materials are used.

18.1.9.2.3 Wood, provided surfaces are finished for exterior use and only woods of proven exterior use durability.

18.1.9.2.4 Curtain wall panels of glass, steel fiberglass and aluminum, provided such panels are factory fabricated and finished with permanent durable non-fade surfaces and enhancement materials are used.

18.1.9.3 Prohibited Materials. The following exterior building materials are prohibited:

18.1.9.3.1 Face materials which rapidly deteriorate or become unsightly, such as galvanized metal, unfinished structural plywood, unfinished structural clay tile and metal panels not factory finished with a permanent surface.

18.1.9.3.2 Sheet metal, plastic or fiberglass siding, unless such siding is a component of a factory fabricated and finished panel and is enhanced with preferred materials.

18.1.9.3.3 Unadorned and/or painted concrete block.

18.1.9.3.4 Neon lighting as part of the architecture of the building or used as accent lighting for the building.

18.1.9.3.5 Fiberglass or plastic tent material.

18.1.10 Minimum Commercial Permit Submittal Requirements.

18.1.10.1 Site Plan containing the following information.

18.1.10.1.1 Scale (minimum 1 inch equals 20 feet) and north arrow.

18.1.10.1.2 Legal description of site.

18.1.10.1.2 All property and street pavement issues.

18.1.10.1.3 Drainage plan (as required by Planning Commission).

18.1.10.1.4 Gross area of site.

18.1.10.1.5 Net area of site (minus wetlands and bluffs).

18.1.10.1.6 Parking layout.

18.1.10.1.7 Proposed ingress and egress to the site.

18.1.10.1.8 Existing wooded vegetation, proposed landscaping and vegetation alterations.

18.1.10.1.9 Location of all existing buildings (to remain) and proposed buildings with dimensions and setback from lot lines.

18.1.10.1.10 Proposed exterior lighting, if any.

18.1.10.1.11 Septic system and well.

18.1.10.1.12 Wetlands.

18.1.10.2 Elevation drawings of all proposed buildings with the following information.

18.1.10.2.1 Scale.

18.1.10.2.2 Proposed height of building.

18.1.10.2.3 Exterior building materials identified along with color.

18.1.10.3 The Planning Commission or staff may require additional information or plans dependent upon the site and use.

18.1.11 Sanitary Facilities. Water supply and sanitary facilities shall meet the state and/or City requirements and solid waste storage facilities shall be conforming.

18.1.12 Storage. Outside storage shall be screened.

18.1.13 Business Operation. Business operation shall be compatible with the surrounding development.

18.1.14 Fire lanes shall be unobstructed.

18.1.15 Historical Sites. 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.

18.1.16 Fences. Fences shall be constructed per the requirements of Section 26.

18.1.17 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:

18.1.17.1 The structure is the principal structure,

18.1.17.2 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,

18.1.17.3 The structure is a minimum of 50-feet from the Ordinary High Water line of any lake,

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

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

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

18.1.18 Excluded Uses. 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 120.3300 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.

18.2 Excluded Uses. 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 120.3300 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.

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

1. The subject property is located at 8105 Lost Lake Road and is zoned Commercial Waterfront District (C-W); (Upper Gull Lake - Recreational Development).
2. The subject property is +/- 2.84 Acres (123,812 sq. ft.).
3. The subject property contains an existing restaurant.
4. The subject property is requesting improvements and additions to the existing building, including a new building entrance to become ADA compliant, including an elevator, fire suppression system, energy-efficient HVAC, stormwater retention, and improvements to the parking lot.
5. The subject property is utilizing the city sewer sanitary system.
6. The total impervious surface for the property is 55.01%, where 20% is the maximum impervious surface total for the parcel in the Commercial Waterfront District; however, with these improvements, the impervious surface coverage would be decreasing to 54.94%.
7. 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.
8. A stormwater management plan has been submitted with the proposal.
9. The DNR has been notified of the request, and no comment has been received as of the time this staff report was drafted.
10. The Cass County Highway Department has been notified of the request, and a comment was received on 6/24/2026 and is included with the packet.
11. The City Engineer 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, granting the variance will allow for a reasonable use of the property not permitted by the zoning ordinance. The subject property is an existing bar and restaurant in the Commercial Waterfront (C-W) District, where such uses are anticipated under Section 18. The proposal allows for reinvestment and continued operation of this established commercial use. Due to the existing site layout and developed conditions, strict compliance with current dimensional standards is not feasible. The requested variances, therefore, enable reasonable use of the property consistent with its historic and current function within the district.
14. 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 subject property is a long-established commercial waterfront site on Upper Gull Lake, developed prior to current zoning standards, with an existing layout that includes significant impervious coverage and established setbacks that limit compliance with current dimensional requirements in Section 18.1.1. These conditions are inherent to the property and its historic development pattern, not the result of the current landowner's

actions. The site's size, existing structures, and configuration create practical constraints that are unique among properties in the Commercial Waterfront District.

15. If the variance is granted, will the essential character of the locality remain consistent?
    a. Yes, if the variance is granted, the essential character of the locality will remain consistent. The subject property is an established bar and restaurant located within the Commercial Waterfront (C-W) District on Upper Gull Lake, where water-oriented commercial uses are anticipated and supported under Section 18 of the Lake Shore Ordinance. The proposed improvements and additions maintain the existing use and are consistent with the site's scale and function. The request does not introduce a new or incompatible use and instead supports the continued operation of a long-standing commercial waterfront establishment. With the proposed site improvements, including stormwater management and infrastructure upgrades, the project will continue to operate in a manner that aligns with the surrounding commercial waterfront.
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, "Review the standards for commercial development to make sure that future commercial development is compatible with adjourning properties and ensure a need exists for such development." (pg. 5) and "Maintain and enhance the appearance, integrity, identity, and character of the City of Lake Shore." (pg. 4)
17. Has the variance request been made based on reasons other than economic considerations alone?
    a. Yes, the variance request has been made based on reasons other than economic considerations alone. The applicant is proposing improvements to an existing commercial waterfront property, including building updates, site improvements, and the implementation of a stormwater management plan to address drainage and water-quality concerns on the site. The request is driven by the need to update and improve the function, safety, and environmental performance of the existing restaurant, which is consistent with the intent of the Commercial Waterfront District under Section 18. Therefore, the variance is based on practical and site-related considerations beyond economic motivations.

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

18. Will granting the variance put the property to use in a reasonable manner not permitted by the zoning ordinance?
    a. No, granting the variance will not put the property to use in a reasonable manner not permitted by the zoning ordinance. The subject property is already in established use as a bar and restaurant within the Commercial Waterfront (C-W) District, a use that is permitted under Section 18 of the Lake Shore Ordinance. The proposed addition and site modifications expand upon an existing conforming use but do not demonstrate that the property cannot be reasonably used without the requested variances. The current use of the property can continue under existing conditions without further deviation from dimensional standards.
19. Does the property have unique circumstances that were not created by the landowner?
    a. No, the property does not have unique circumstances that were not created by the landowner. These conditions result from prior development and design decisions on the property, including expansions and site improvements over time, rather than from inherent physical limitations unique to the parcel. The site's configuration and level of development are consistent with other commercially developed waterfront properties and do not represent circumstances that are unique to this property.

20. If the variance is granted, will the essential character of the locality remain consistent?
    a. Yes, if the variance is granted, the essential character of the locality will remain consistent. The subject property is an established bar and restaurant located within the Commercial Waterfront (C-W) District on Upper Gull Lake, where water-oriented commercial uses are anticipated and supported under Section 18 of the Lake Shore Ordinance. The proposed improvements and additions maintain the existing use and are consistent with the site's scale and function. The request does not introduce a new or incompatible use and instead supports the continued operation of a long-standing commercial waterfront establishment. With the proposed site improvements, including stormwater management and infrastructure upgrades, the project will continue to operate in alignment with the surrounding commercial waterfront.
21. 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, "Review the standards for commercial development to make sure that future commercial development is compatible with adjourning properties and ensure a need exists for such development." (pg. 5) and "Maintain and enhance the appearance, integrity, identity, and character of the City of Lake Shore." (pg. 4)
22. Has the variance request been made based on reasons other than economic considerations alone?
    a. No, the variance request has not been made based on reasons other than economic considerations alone. The proposal is to expand and further develop existing commercial restaurant use in the Commercial Waterfront (C-W) District, which is already permitted under Section 18 of the Lake Shore Ordinance. While the application includes building and site improvements, the requested variances primarily facilitate expansion of the structure, parking, and overall site intensity beyond the ordinance standards. The existing use of the property can continue without these variances, indicating that the request is not necessary to address site constraints or functionality, but instead to accommodate additional development potential. Therefore, the request appears to be driven primarily by economic considerations rather than by factors beyond economic gain, and it does not satisfy this variance criterion.

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. The project shall be constructed and maintained in substantial conformance with the site plan, building plans, and application materials submitted with the Conditional Use Permit application.

2. The applicant shall implement the submitted stormwater management plan, subject to review and approval by the City Engineer, and maintain the system in perpetuity to ensure proper treatment of runoff and protection of Gull Lake water quality.
3. The property owner shall be responsible for implementing and maintaining an erosion and sediment control plan during all phases of construction, including site preparation, grading, excavation, building construction, and final site stabilization. All BMPs shall be installed prior to land disturbance, inspected regularly, and repaired or replaced as necessary to prevent sediment from leaving the site. Failure to maintain the approved plan may result in a stop-work order, permit suspension, or other enforcement action by the City until compliance is achieved.
4. Total impervious surface coverage shall not exceed the amount shown in the approved plans and shall remain at or below the proposed percentage identified in the approved plans.
5. 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.
6. 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.

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

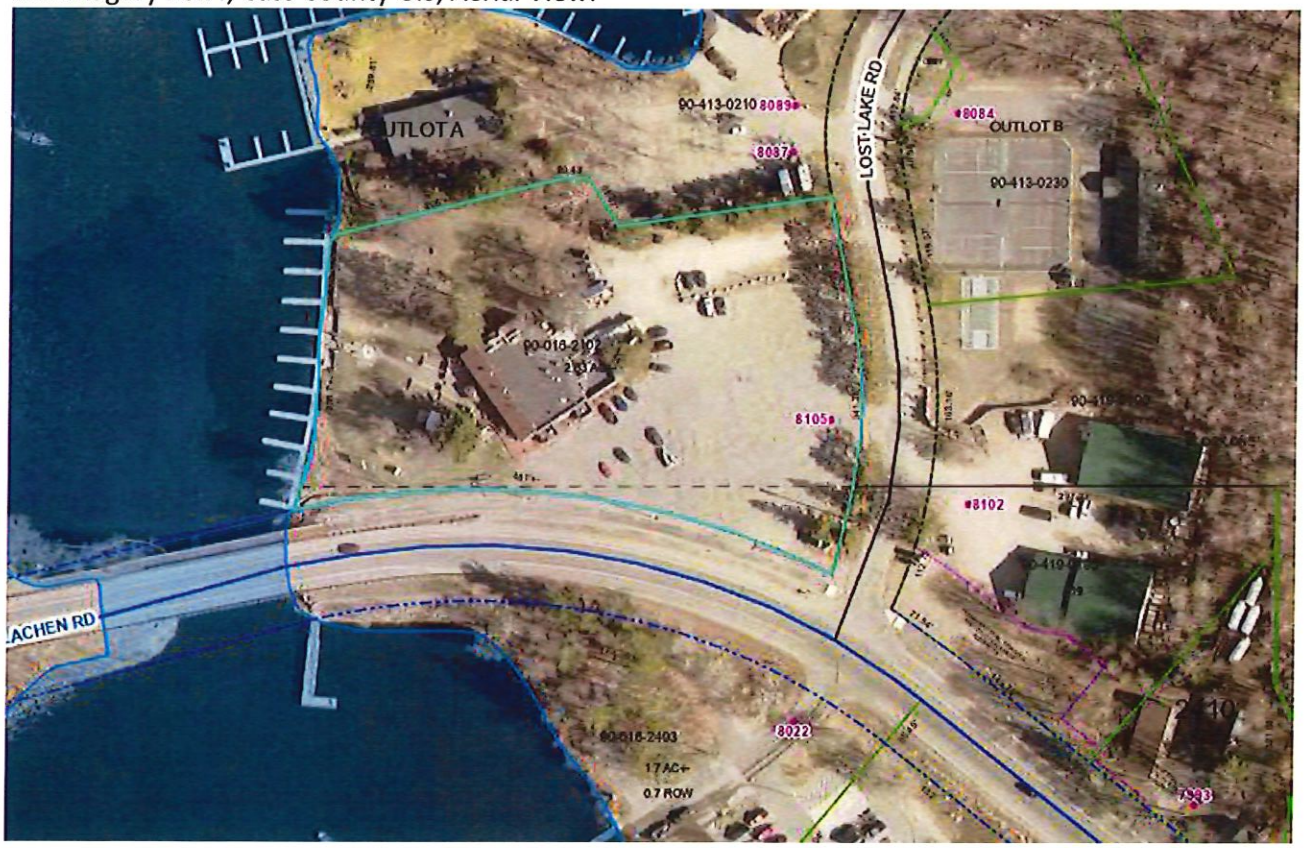
STAFF REPORT

Agenda Item:	**5b**
Application:	**Conditional Use Permit 07-26 – (5b)**
Property Owner:	**Zorbaz on Gull Lake Real Estate, Inc.**
Applicant/Authorized Agent:	**Mike Lovelace – Lighthouse Construction**

PROPERTY INFORMATION:

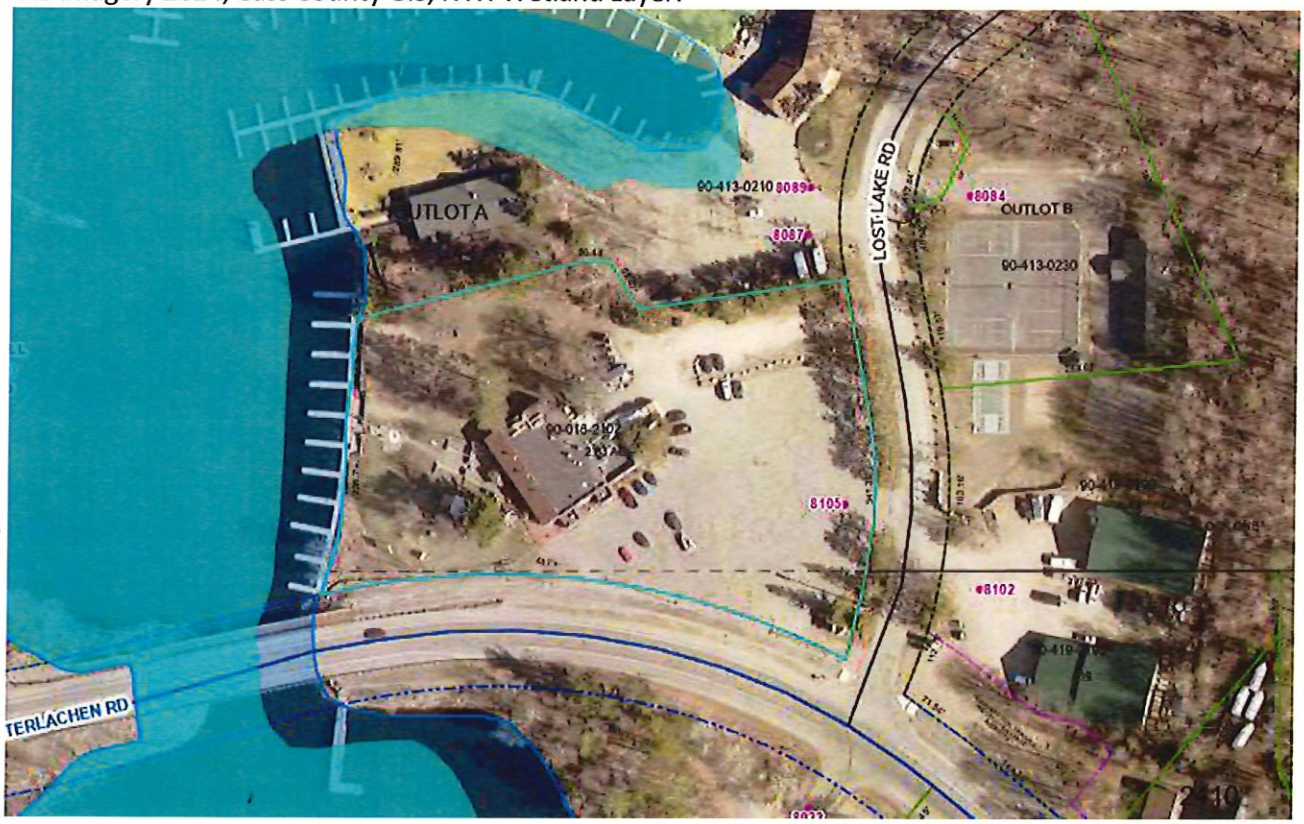
PID:	90-016-2102
Acres:	+/- 2.84 Acres (123,812 sq. ft.)
Zoning:	Commercial Waterfront District (C-W)
Physical Address:	8105 Lost Lake Road
Location:	16/135/29
Septic:	City Sewer
Existing Impervious:	55.01
Proposed Impervious:	54.94

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 Conditional Use Permit:

1. To construct additions to an existing restaurant, including a new building entrance, ADA-compliant access, including an elevator, a fire suppression system, energy-efficient HVAC, and improvements to the parking lot.

The subject property is +/- 2.84 Acres (123,812 sq. ft.) and is zoned Commercial Waterfront (C-W) – Upper Gull Lake (Recreational Development).

Background Information:
The subject property features an existing restaurant. The property uses the city's sanitary sewer system.

The impervious surface coverage is currently 55.01% and will decrease to 54.94% with this request. A stormwater management plan has been submitted with this proposal.

EXISTING IMPERVIOUS CALCULATIONS			
ITEM		AREA (FT^2)	IMPERVIOUS (%)
TOTAL PROPERTY AREA	= 123,812		
EXISTING IMPERVIOUS COVERAGE			
BUILDINGS	=	7,625	6.16%
DECKING	=	1,581	1.28%
GRAVEL	=	8,215	6.64%
CONCRETE	=	3,956	3.20%
RETAINING WALLS	=	372	0.30%
BITUMINOUS	=	46,360	37.44%
TOTAL EXISTING IMPERVIOUS	=	68,109	55.01%

PROPOSED IMPERVIOUS CALCULATIONS			
ITEM		AREA (FT^2)	IMPERVIOUS (%)
TOTAL PROPERTY AREA	= 123,812		
EXISTING IMPERVIOUS COVERAGE			
BUILDINGS	=	9,123	7.37%
DECKING	=	1,530	1.24%
GRAVEL	=	0	0.00%
CONCRETE	=	5,359	4.33%
RETAINING WALLS	=	372	0.30%
BITUMINOUS	=	51,644	41.71%
TOTAL PROPOSED IMPERVIOUS	=	68,028	54.94%

Complete Application Received:	6/10/2026
Action Deadline:	8/10/2026
15.99 Waiver:	N/A
Wetland Delineation:	N/A
Fees Collected:	$450.00 & $46.00 (recording)
Authorized Agent:	N/A

Reviewed by:

- City Engineer: Email sent 6/23/2026
- City Attorney: N/A

Notifications:

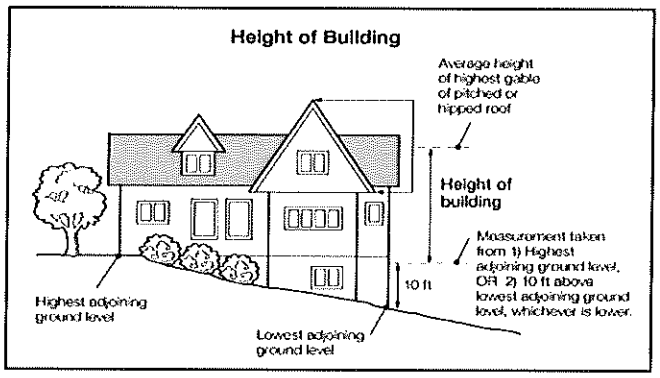
- DNR: Email sent 6/23/2026
- MNDOT: N/A
- CASS HWY: Email sent 6/23/2026
- Neighbors within 500 ft.: Letter mailed 6/26/2026
- Published in newspaper: 7/01/2026

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

Definitions:

4.6 **Addition.** A physical enlargement of an existing structure, or an increase in living space.

4.49 **Building Height.** The vertical distance between the highest adjoining ground level at the building or ten (10) feet above the lowest ground level, whichever is lower, and the highest point of a flat roof or average height between the eaves and the highest ridge of gable, hip or gambrel roofs or ten feet below the peak, whichever is greater.



4.74 **Conditional Use.** A land use or development as defined by the Ordinance that would not be appropriate without restriction, but may specifically be allowed without restrictions of conditions as determined by the Planning Commission and the Council upon a finding that (a) the use or development is an appropriate Conditional Land Use in the land use zone, (b) the use or development, with conditions, conforms to the Comprehensive Land Use Plan, (c) the use, with conditions, is compatible with the existing neighborhood and (d) the use, with conditions, would not be injurious to the public health, safety, welfare, morals, order, comfort, convenience, appearance or prosperity of the City.

4.131 **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.

4.154 **Maintenance.** The normal upkeep of a structure including but not limited to the replacement of decks and stairways provided there is no expansion of the original footprint, windows, siding, roofs, nonbearing walls or interior remodeling that does not expand the footprint of the existing structure, add volume to the usable living space or intensify a non-conforming use.

4.197 Restaurant. An establishment where the principal business is the preparation, service and sale of food and beverages to be consumed by customers at tables or counters located within the building on the premises. In order to qualify as a restaurant pursuant to this definition, a restaurant shall also be fully licensed and permitted under appropriate state and local regulations.

68. Conditional Use Permits.

68.1 Conditional Use Permits shall be issued to the property for structures or other specified uses after a public hearing and approval by the Planning Commission. All applications for a Conditional Use Permit 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 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 14 days notice thereof to the Zoning Administrator, meeting time permitted.

68.2 The applicant shall complete the Conditional Use Permit 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.

68.3 In permitting a new Conditional Use or alteration of an existing Conditional Use, the Planning Commission may impose, in addition to the standards and requirements expressly specified by this Ordinance, additional conditions that the Planning Commission considers necessary to protect the best interest of the surrounding area or the City as a whole. These conditions may include, but are not limited to the following:

68.3.1 Increasing the required lot size or yard dimension.

68.3.2 Limiting the height, size or location of buildings.

68.3.3 Controlling the location and number of vehicle access points.

68.3.4 Increasing the street width.

68.3.5 Increasing or decreasing the number of required off-street parking spaces.

68.3.6 Limiting the number, size, location or lighting of signs.

68.3.7 Requiring berming, fencing screening, landscaping or other facilities to protect adjacent or nearby property.

68.3.8 Designating sites for open space.

68.4 The Planning and Zoning Commission shall decide the issue with consideration to the following:

68.4.1 The following must be met:

68.4.1.1 The use or development is an appropriate Conditional use in the land use zone.

68.4.1.2 The use or development, with conditions, conforms to the Comprehensive Land Use Plan land use plan.

68.4.1.3 The use with conditions is compatible with the existing neighborhood.

68.4.1.4 The use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance or prosperity of the City.

68.4.2 The following must be considered:

68.4.2.1 The Conditional use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose permitted on that property, nor substantially diminish or impair values in the immediate vicinity.

68.4.2.2 The Conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

68.4.2.3 The Conditional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

68.4.2.4 The Conditional use will have vehicular approaches to the property which are so designed as not to create traffic congestion or indifference with traffic on surrounding public thoroughfares.

68.4.2.5 Adequate measures have been taken to provide sufficient off-street parking and loading space to serve the proposed use.

68.4.2.6 Adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so none of these will constitute a nuisance and to control lights and signs in such a manner, that no disturbance to neighboring properties will result.

68.4.2.7 The Conditional use will not result in the destruction, loss or damage of a natural, scenic or historical feature of major significance.

68.4.2.8 The Conditional use will promote the prevention and control of pollution of the ground and surface waters including sedimentation and control of nutrients.

68.5 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.

68.6 Conditional Use Permits may be transferable where requested by an applicant and approved by the Planning Commission.

68.7 Violations of the conditions of a Conditional Use Permit shall automatically suspend the permit. A review of the violation shall be conducted by the Planning Commission. The Planning Commission shall determine conditions for reinstating the permit or revocation, if applicable.

68.8 Failure by the owner to act on a Conditional Use Permit within twelve (12) months, or failure to complete the work under a Conditional Use Permit within two (2) years, unless extended by the Planning Commission, shall void the permit. A second extension shall require a new public hearing. This provision shall apply to any Conditional Use Permit outstanding at the time of the Ordinance adoption.

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

68.10 The Conditional Use Permit shall be filed with the County Recorder within forty-five (45) days. The applicant need not wait for filing to proceed.

18. Commercial Waterfront District (C-W). See Variance Staff Report

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

1. The subject property is located at 8105 Lost Lake Road and is zoned Commercial Waterfront District (C-W); (Upper Gull Lake - Recreational Development).
2. The subject property is +/- 2.84 Acres (123,812 sq. ft.).
3. The subject property contains an existing restaurant.
4. The subject property is requesting improvements and additions to the existing building, including a new building entrance to become ADA compliant, including an elevator, fire suppression system, energy-efficient HVAC, stormwater retention, and improvements to the parking lot.
5. The subject property is utilizing the city sewer sanitary system.
6. The total impervious surface for the property is 55.01%, where 20% is the maximum impervious surface total for the parcel in the Commercial Waterfront District; however, with these improvements, the impervious surface coverage would be decreasing to 54.94%.
7. 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.
8. A stormwater management plan has been submitted with the proposal.
9. The DNR has been notified of the request, and no comment has been received as of the time this staff report was drafted.
10. The Cass County Highway Department has been notified of the request, and a comment was received on 6/24/2026 and is included with the packet.
11. The City Engineer 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 Planning Commission:

13. The Conditional use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose permitted on that property, nor substantially diminish or impair values in the immediate vicinity.

a. The proposed Conditional Use Permit to allow additions and improvements to the existing Zorbaz on Gull Lake restaurant will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes permitted on those properties, nor will it substantially diminish or impair property values in the immediate vicinity. The subject property is a long-established restaurant use within the Commercial Waterfront District, and the request continues that existing use through building and site improvements, including structural upgrades, accessibility improvements, and parking and site enhancements. The proposed project does not introduce a new or incompatible use and includes site improvements such as stormwater management and a slight reduction in impervious surface coverage, which support compatibility with surrounding properties. Based on the application and staff review, the improvements are consistent with the area's character and will not result in impacts beyond those associated with the existing, legally established use; therefore, the standard is met.

14. The Conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
    a. The proposed Conditional Use Permit to allow additions and improvements to the existing Zorbaz on Gull Lake restaurant will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. The subject property is a long-established commercial waterfront restaurant within the Commercial Waterfront (C-W) District on Upper Gull Lake, where water-oriented commercial and recreational uses are anticipated. The proposed project consists of improvements and additions to the existing structure and site, including upgrades to building systems, accessibility, and parking areas, rather than expansion into new or conflicting land uses. The request maintains the existing use and site layout, includes stormwater management, and slightly reduces impervious surface coverage, supporting compatibility with surrounding development patterns. Based on the application materials and staff review, the continued operation and improvement of this established commercial use will not restrict or hinder the development of nearby vacant properties in a manner consistent with the zoning district and the character of the area; therefore, the standard is met.
15. The Conditional requirements at public cost for public facilities and services will not be detrimental to the economic welfare of the community.
    a. The proposed Conditional Use Permit to allow additions and improvements to the existing Zorbaz on Gull Lake restaurant will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community. The subject property is served by existing public infrastructure, including municipal sanitary sewer, and the proposed project consists of improvements and additions to an established restaurant use within the Commercial Waterfront District. The application includes site and infrastructure upgrades, such as stormwater management, building system improvements, and site circulation enhancements, intended to improve the functionality and efficiency of the existing use rather than requiring new or expanded public services. Based on the staff report and application materials, the continued operation and reinvestment in this long-standing commercial property will support the local economy and is not expected to result in undue demands on public services; therefore, the standard is met.
16. The Conditional use will have vehicular approaches to the property which are so designed as not to create traffic congestion or indifference with traffic on surrounding public thoroughfares.
    a. The proposed Conditional Use Permit to allow additions and improvements to the existing Zorbaz on Gull Lake restaurant will have vehicular approaches that are designed so as not to create traffic congestion or interfere with traffic on surrounding public thoroughfares.

The subject property is a long-established restaurant accessed from Lost Lake Road within the Commercial Waterfront District, and the proposed project maintains the existing use and general site layout. The application includes improvements to the existing parking lot and site circulation, such as resurfacing and site upgrades, intended to enhance traffic flow and on-site maneuverability rather than intensify use beyond its current operation. Based on the staff report and application materials, the continued use and planned improvements to the site will not create conditions that result in congestion or interference with surrounding roadways; therefore, the standard is met.

17. Adequate measures have been taken to provide sufficient off-street parking and loading space to serve the proposed use.
    a. The proposed Conditional Use Permit to allow additions and improvements to the existing Zorbaz on Gull Lake restaurant includes adequate measures to provide sufficient off-street parking and loading space to serve the proposed use. The subject property is an established restaurant site within the Commercial Waterfront District with existing parking and access arrangements, and the proposed project maintains and improves these features. The application includes improvements to the parking lot, including resurfacing and reconfiguration within the existing site, as well as the reconstruction of the loading area in a similar location and size, which will support continued functionality without intensifying demand beyond current operations. Based on the staff report and application materials, the planned site improvements enhance circulation and usability of the existing parking and loading areas and provide sufficient off-street parking and loading capacity for continued restaurant use; therefore, the standard is met.
18. Adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so none of these will constitute a nuisance, and to control lights and signs in such a manner that no disturbance to neighboring properties will result.
    a. The proposed Conditional Use Permit to allow additions and improvements to the existing Zorbaz on Gull Lake restaurant includes adequate measures to prevent or control offensive odors, fumes, dust, noise, and vibration so as not to constitute a nuisance, and to control lighting and signage in a manner that will not result in disturbance to neighboring properties. The subject property is a long-established restaurant use within the Commercial Waterfront District, and the proposed project consists primarily of upgrades and improvements to the existing building and site, including modernization of mechanical systems, interior renovations, and site improvements. These improvements, including updated HVAC and building systems and overall site rehabilitation, are intended to enhance operational efficiency and reduce potential impacts associated with the existing use. The request does not introduce new or intensified uses beyond the existing restaurant operation, and no evidence has been presented in the application or staff report indicating that the improvements will result in increased nuisance impacts. Based on the application materials and staff review, the proposed improvements will maintain or improve existing conditions and will not create nuisance conditions or disturbances to adjacent properties; therefore, the standard is met.
19. The Conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historical feature of major significance.
    a. The proposed Conditional Use Permit to allow additions and improvements to the existing Zorbaz on Gull Lake restaurant will not result in the destruction, loss, or damage of a natural, scenic, or historical feature of major significance. The subject property is an existing, developed commercial waterfront site on Upper Gull Lake, and the proposed project consists of improvements and additions to the existing structure and site rather than expansion into previously undeveloped areas. The application includes site and

building upgrades, such as structural improvements, utility upgrades, and site drainage and stormwater management, intended to maintain and improve existing conditions. Additionally, the project results in a slight reduction in impervious surface coverage and incorporates stormwater management measures, supporting the protection of surrounding natural resources, including Gull Lake. Based on the staff report and application materials, the proposed improvements will occur within an already developed site and will not adversely affect any identified natural, scenic, or historical features of major significance; therefore, the standard is met.

20. The Conditional use will promote the prevention and control of pollution of the ground and surface waters, including sedimentation and control of nutrients.
    a. The proposed Conditional Use Permit to allow additions and improvements to the existing Zorbaz on Gull Lake restaurant will promote the prevention and control of pollution of ground and surface waters, including sedimentation and nutrient runoff. The subject property is an existing, developed commercial waterfront site on Upper Gull Lake that is served by municipal sanitary sewer, and the proposed project includes site and infrastructure improvements rather than expanding impervious areas. The application materials indicate that a stormwater management plan has been submitted and that overall impervious surface coverage will be slightly reduced, which supports improved management of runoff and stormwater treatment prior to discharge. Additionally, planned upgrades to site drainage, parking areas, and building systems are intended to improve overall site conditions and reduce the potential for uncontrolled runoff. Based on the staff report and application materials, the proposed improvements are consistent with the goal of protecting Gull Lake water quality and will not contribute to increased pollution; therefore, the standard is met.

Planning Commission Direction: The Planning Commission 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 Planning Commission should discuss and provide input on the proposed findings for approval and/or denial.

If the Planning Commission wishes to approve the Conditional Use Permit request, the following conditions are recommended with approval:

1. The project shall be constructed and maintained in substantial conformance with the site plan, building plans, and application materials submitted with the Conditional Use Permit application.
2. The applicant shall implement the submitted stormwater management plan, subject to review and approval by the City Engineer, and maintain the system in perpetuity to ensure proper treatment of runoff and protection of Gull Lake water quality.
3. Total impervious surface coverage shall not exceed the amount shown in the approved plans and shall remain at or below the proposed percentage identified in the approved plans.
4. The parking lot shall be improved as proposed, including resurfacing and striping as applicable, to maintain safe and orderly traffic flow and adequate off-street parking for the use.
5. The loading and service areas shall be reconstructed and maintained consistently with the approved plans to ensure functionality without negatively impacting adjacent properties.
6. All site access points and internal circulation shall be maintained in a manner that minimizes

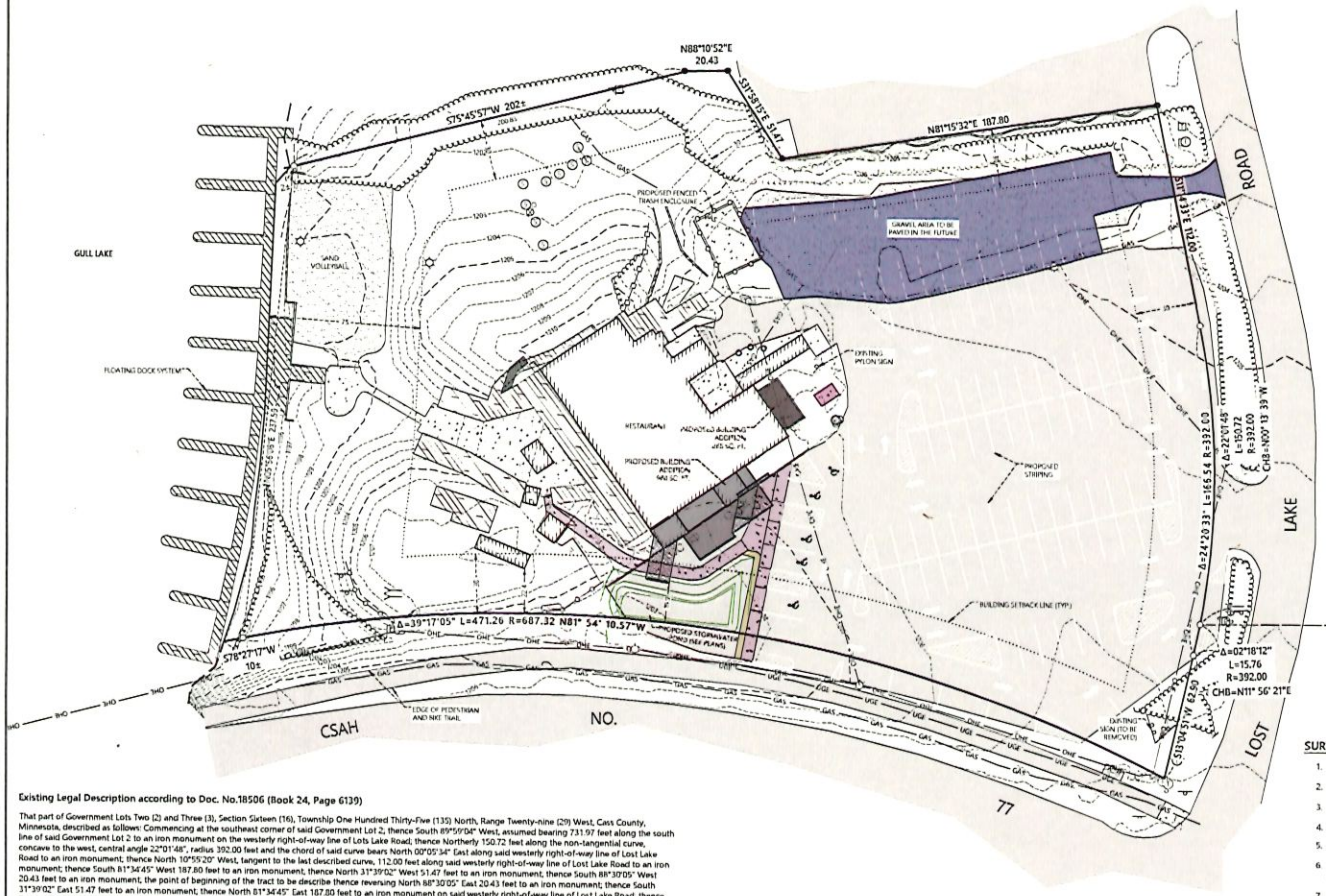
congestion and ensures safe ingress and egress onto Lost Lake Road, subject to any applicable review by Cass County.

7. All proposed building upgrades, including ADA accessibility (elevator), fire suppression, HVAC, and mechanical systems, shall be completed in accordance with applicable building and state codes.
8. Any new or modified exterior lighting shall be downcast and shielded to prevent glare onto adjacent properties and the lake and shall comply with City ordinance requirements.
9. Any new or modified signage shall comply with the City of Lake Shore Sign Ordinance and shall require separate review and approval if applicable.
10. The use shall be operated in a manner that does not create excessive noise, odor, or other nuisance impacts beyond those typical of an existing restaurant use in the district.
11. The applicant shall obtain all required permits and approvals from applicable agencies, including but not limited to the City Engineer, DNR, and any applicable septic, plumbing, or building authorities.
12. This Conditional Use Permit applies to the existing restaurant use and associated improvements only. Any expansion or change in use beyond what is approved shall require additional review and approval by the City.
13. The property owner shall be responsible for implementing and maintaining an erosion and sediment control plan during all phases of construction, including site preparation, grading, excavation, building construction, and final site stabilization. All BMPs shall be installed prior to land disturbance, inspected regularly, and repaired or replaced as necessary to prevent sediment from leaving the site. Failure to maintain the approved plan may result in a stop-work order, permit suspension, or other enforcement action by the City until compliance is achieved.
14. Failure by the owner to act on a Conditional Use Permit within 12 months, or failure to complete the work under a Conditional Use Permit within two (2) years, unless extended by the Planning Commission, shall void the permit per Section 68.8 of the Ordinance.

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

CERTIFICATE OF SURVEY

PART OF GOVERNEMNT LOTS 2 AND 3, SECTION 16, TOWNSHIP 135, RANGE 29, CASS COUNTY, MINNESOTA



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BITUMINOUS	=	51,644	41.71%
TOTAL PROPOSED IMPERVIOUS	=	**68,028**	**54.94%**

N

0 30 60

SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE DATABASE; NAD83

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OD 1929 NGVD 29

LEGEND

- DENOTES FOUND IRON MONUMENT
- DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE SET AND MARKED BY RLS #41641
- NATURAL GAS METER
- PROPANE TANK
- GAS — NATURAL GAS LINE
- SANITARY CLEANOUT
- SANITARY MANHOLE
- GUARD POST (BOLLARD)
- GUY WIRE ANCHOR
- SIGN - SINGLE
- CHAINLINK FENCE
- WOOD FENCE
- TELECOM MANHOLE
- TELECOM PEDESTAL
- WATER WELL
- AC UNIT
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC POLE
- TRANSFORMER
- OHE — OVERHEAD ELECTRIC LINE
- UGE — UNDERGROUND ELECTRIC LINE
- EDGE OF WOODS
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SUFACE
- BUILDING
- PROPOSED CONCRETE SURFACE

Existing Legal Description according to Doc. No.18506 (Book 24, Page 6139)

That part of Government Lots Two (2) and Three (3), Section Sixteen (16), Township One Hundred Thirty-Five (135) North, Range Twenty-nine (29) West, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Government Lot 2, thence South 89°59'04" West, assumed bearing 731.97 feet along the south line of said Government Lot 2 to an iron monument on the westerly right-of-way line of Lots Lake Road; thence Northerly 150.72 feet along the non-tangential curve, concave to the west, central angle 22°01'48", radius 392.00 feet and the chord of said curve bears North 00°05'34" East along said westerly right-of-way line of Lost Lake Road to an iron monument; thence North 10°55'20" West, tangent to the last described curve, 112.00 feet along said westerly right-of-way line of Lost Lake Road to an iron monument; thence South 81°34'45" West 187.80 feet to an iron monument, thence North 31°39'02" West 51.47 feet to an iron monument, thence South 88°30'05" West 20.43 feet to an iron monument; the point of beginning of the tract to be describe thence reversing North 88°30'05" East 20.43 feet to an iron monument; thence South 31°39'02" East 51.47 feet to an iron monument; thence North 81°34'45" East 187.80 feet to an iron monument on said westerly right-of-way line of Lost Lake Road, thence South 10°55'20" East 112.00 feet along said westerly right-of-way line of Lost Lake Road to an iron monument; thence Southerly 166.48 feet along a tangential curve, concave to the west, central angle 24°20'00", radius 392.00 feet along said westerly right-of-way line of Lost Lake Road to an iron monument; thence South 13°24'04" West, tangent to the last described curve, 62.90 feet along said westerly right-of-way line of Lost Lake Road to an iron monument on the northerly right-of-way line of CSAH 77, thence Westerly 471.26 feet along a non-tangential curve, concave to the south, central angle 39°17'05", radius 687.32 feet and the chord of said curve bears North 81°34'58" West along said northerly right-of-way line of CSAH 77 to an iron monument; thence South 78°46'30" West, tangent to the last described curve 10 feet, more or less, along said northerly right-of-way line of CSAH 77 to the shore of Upper Gull Lake, thence Northerly along said shore to the line that bears South 76°05'10" West from the point of beginning; thence North 76°05'10" East 206 feet, more or less, to the point of beginning.

PARKING CALCULATIONS			
PARKING STALLS (90°)	BOAT MOORING SPACES	PARKING STALLS PROVIDED	PARKING STALLS REQUIRED
Existing Parking Conditions			
127	21	148	117
Proposed Parking Conditions			
117	21	138	117

SURVEY NOTES

1. Benchmark: Top of well, Elevation = 1208.38 NGVD 29
2. The E911 address for the subject property is: 8105 Lost Lake Rd, Lakeshore Mn, 56468.
3. Property Identification Number: 90-016-2102
4. Owner: Zorbaz on Gull Real Estate Inc.
5. Contours shown are based on of field survey data.
6. Gull Lake is classified as a Recreational Development Lake according to Cass County Online GIS mapping.
7. The property is zoned Commercial Waterfront according to the City of Lakeshore zoning map. The building setback lines as shown are according to the City of Lakeshore land use ordinance.
8. This survey was completed without the benefit of a title commitment or opinion. There may be easements or other limiting factors not shown on this survey which affect the subject property.
9. The underground utilities shown on this survey are according to observed evidence together with utilities marked according to Gopher One, Ticket No. 261482240. Widseth assumes no responsibility for the completeness and accuracy of these locations. Further locations and verifications are recommended before any construction or excavation.
10. There are no bluffs located on the subject property

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DRAWN BY: ABS
CHECKED BY: CMC

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

CHAD M. CONNER LIC. NO. 41641 DATE: 06/12/2026

DATE	AMENDMENT DESCRIPTION

PREPARED FOR: LIGHTHOUSE CONSTRUCTION

PROJECT #: 2026-11419

SHEET INDEX

SHEET	PAGE	SHEET	PAGE
1	COVER PAGE	8	EXTERIOR ELEVATIONS
2	SITE PLAN	9	EXTERIOR ELEVATIONS
3	EXISTING FLOOR PLAN - LOWER LEVEL	10	FLOOR PLAN - LOWER LEVEL
		11	FLOOR PLAN - MIDDLE LEVEL
4	EXISTING FLOOR PLAN - MID LEVEL	12	FLOOR PLAN - UPPER LEVEL
5	EXISTING FLOOR PLAN - UPPER LEVEL	13	EXTERIOR ELEVATIONS
		14	EXTERIOR ELEVATIONS
6	BAR AREA - LOWER LEVEL 1/2"=1'	15	EXTERIOR ELEVATONS
7	BAR AREA - UPPER LEVEL 1/2" =1'	16	EXTERIOR 3D IMAGES

ZORBAZ GULL LAKE
REMODEL 2026

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DISCLAIMER
It is the owner's duty to consult a licensed engineer or architect or all other professionals as required by the Michigan Building Code. Lighthouse Construction Solutions LLC, or any of its affiliates, cannot be held responsible for errors or omissions in the plans, specifications, or other documents provided to us by the owner or their agents. Lighthouse Construction Solutions LLC is serving as the General Contractor. Lighthouse Construction Solutions LLC is not responsible for the design, engineering, or any errors, omissions, or inaccuracies in the plans. Verification of all provided plans is the responsibility of the owner or their agents. Lighthouse Construction Solutions LLC is not responsible for the accuracy of the provided plans. It is the responsibility of the owner and General Contractor.

PROJECT ADMIN: ANTHONY BOEHM
PROJECT MANAGER: MIKE LOVELACE
ARCH CRAFTER: OWEN FILCHER
INTERIOR DESIGNER:

PROJECT INFORMATION:
ZORBAZ GULL LAKE
3195 LOST LAKE RD
LAKE SHORE, 34068

CLIENT SIGN-OFF:

DATE:

DRAWING SET: PDA

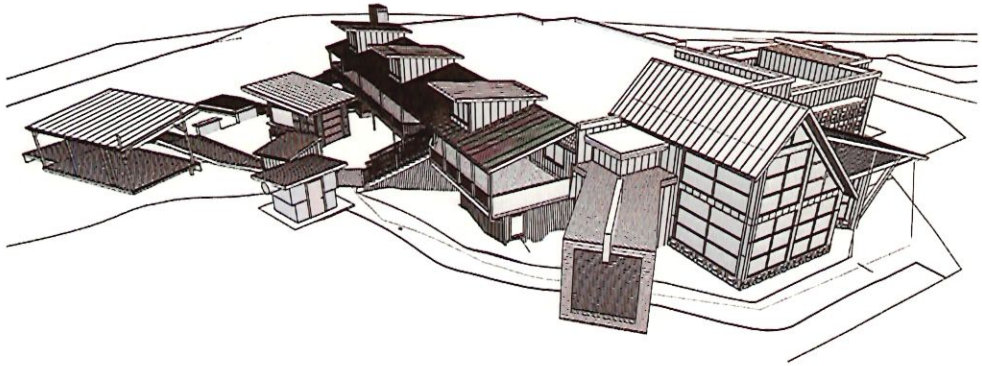
REVISION #: REV 11

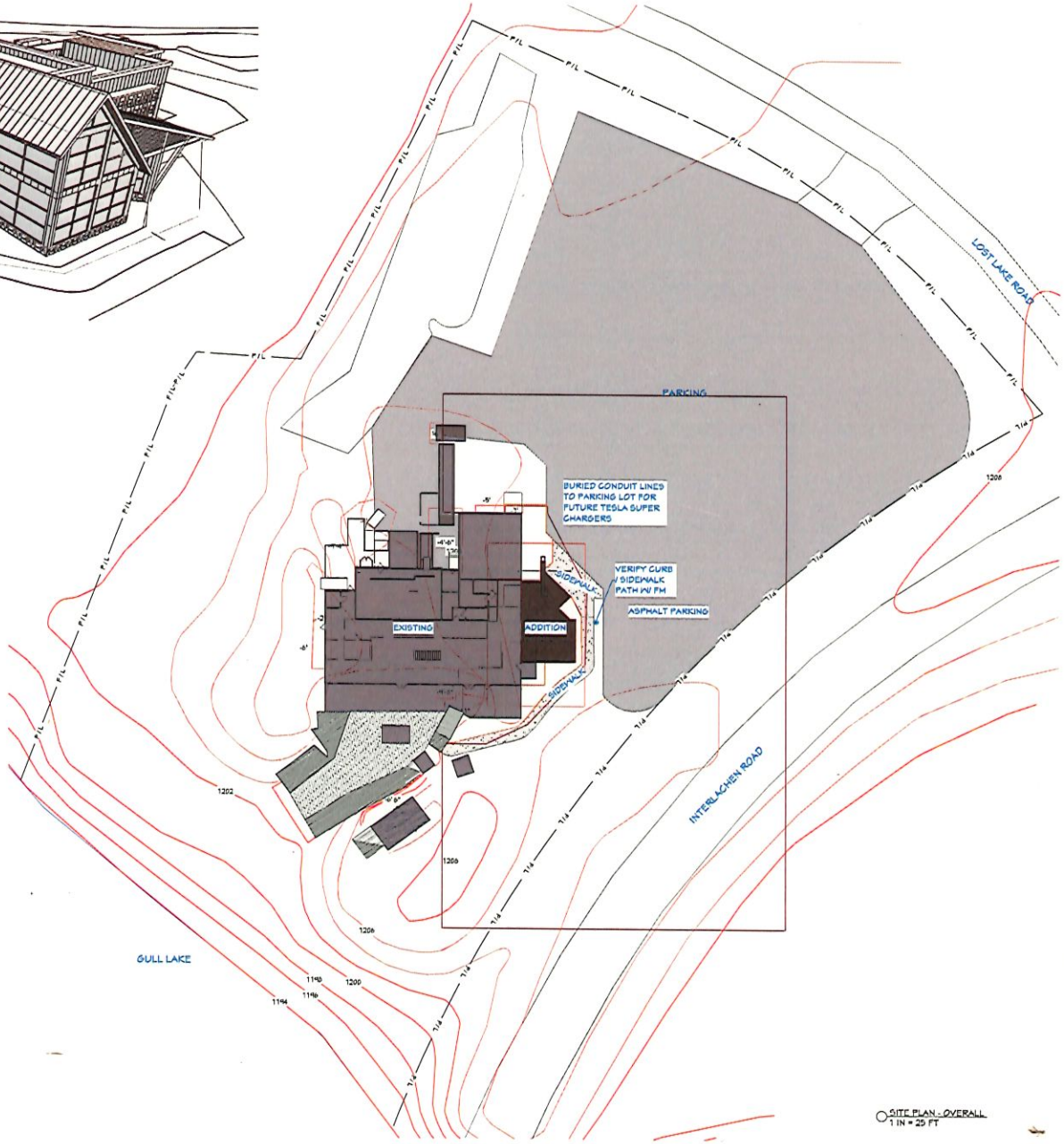
DATE REVISED: 8/22/26

PAGE: COVER PAGE

IF PRINTED ON 12 x 18 = HALF SCALE OF CALLOUT

SHEET: 1





SITE PLAN - OVERALL
1 IN = 25 FT

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DISCLAIMER
It is the Owner's sole responsibility to provide and verify all site information, including but not limited to, the following: Lighthouse Construction Solutions liable for errors and omissions contained in the drawing set for serving as the General Contractor. Lighthouse Construction Solutions is not responsible for any errors and omissions in the drawing set. Verification of all project details prior to construction is the sole responsibility of the Identified General Contractor.

PROJECT ADMIN: ANTHONY BOERM
PROJECT MANAGER: MIKE LOVELACE
ARCH. DRAFTER: GWEN FLECHER
INTERIOR DESIGNER:

PROJECT INFORMATION:
ZORBAZ GULL LAKE
11 GULL LAKE RD
LAKE SHORE, 56468

CLIENT SIGN-OFF:

DATE:

DRAWING SET
PDA

REVISION #:
REV 11

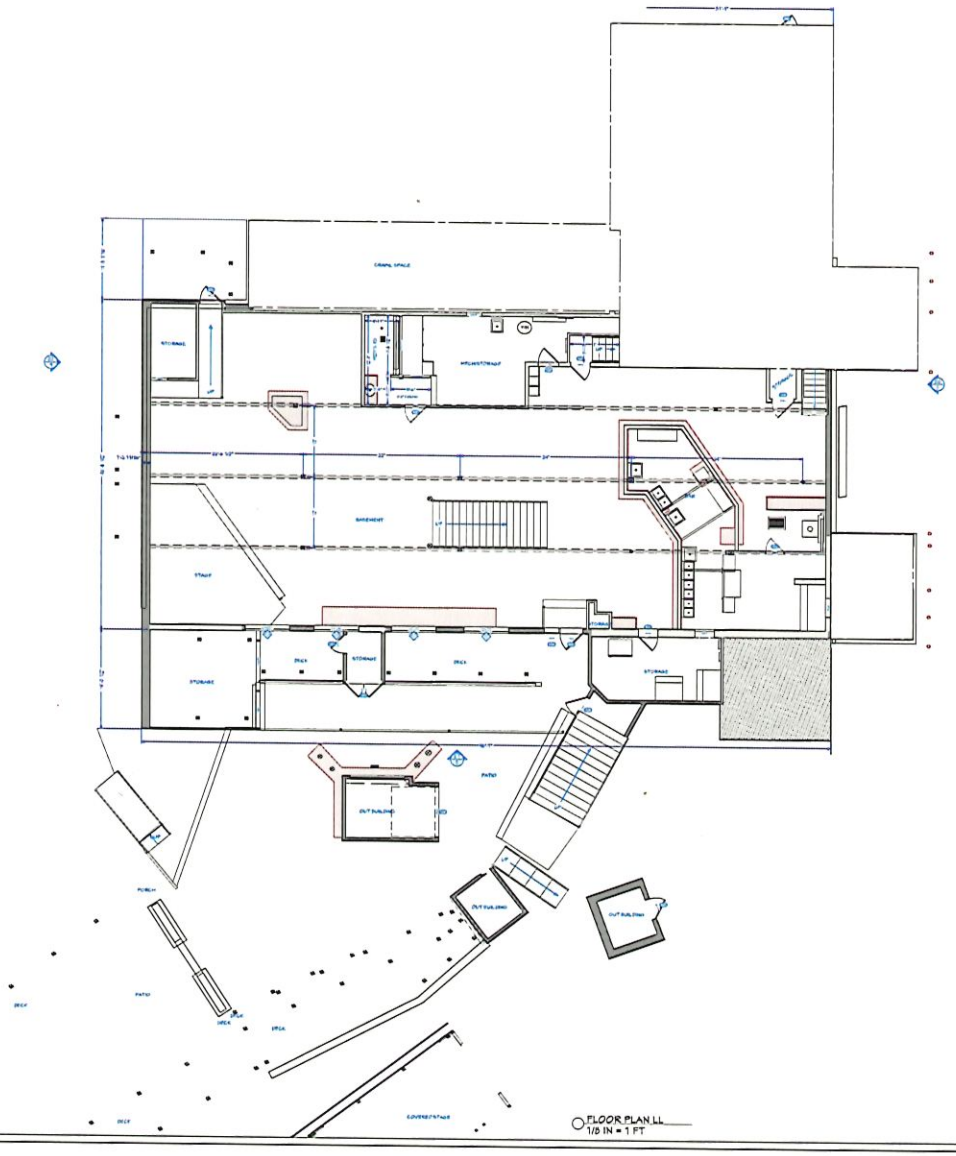
DATE REVISED:
6/22/26

PAGE:
SITE PLAN

IF PRINTED ON 12 x 18 = HALF SCALE OF CALLOUT

SHEET:
2

EXISTING



FLOOR PLAN LL
1/8 IN = 1 FT

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DISCLAIMER
"All information, data, & specifications provided are for review and verification of all dimensions and details are proposed in the provided drawings.
Lighthouse Construction disclaims liability for errors and/or omissions contained herein. Verification of all information, data, & specifications is the responsibility of the Contractor & Sub-Contractors.
Commencement of work serves as a General Contractor Lighthouse Construction's acceptance that all information, data, & specifications have been verified.
Error verification of all provided drawings & specifications is the sole responsibility of the selected General Contractor."

PROJECT ADMIN: ANTHONY BOEHM
PROJECT MANAGER: MIKE LOVELACE
ARCH DRAFTER: OWEN FLECHER
INTERIOR DESIGNER:

PROJECT INFORMATION:
2025-02 GULL LAKE
A139 LGST LAKE RD
LAKE SHORE, 56468

CLIENT SIGN-OFF:

DATE:

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PDA

REVISION #:
REV 11

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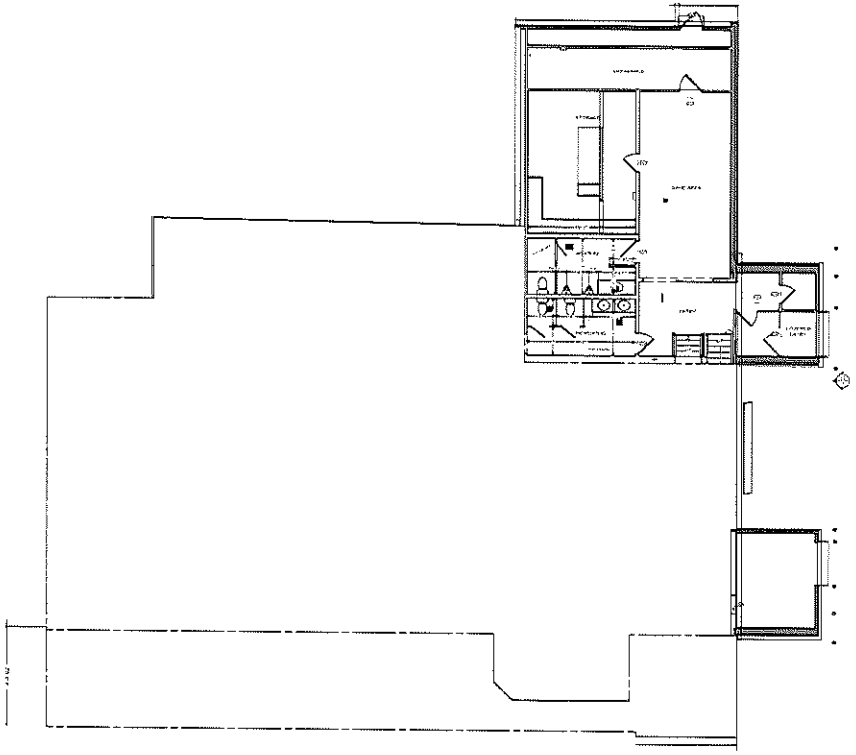
6/22/26

PAGE:
EXISTING FLOOR PLAN - LOWER LEVEL

IF PRINTED ON 12 x 18 = HALF SCALE OF CALLOUT

SHEET:
3

EXISTING



FLOOR PLAN
1/8 IN = 1 FT

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DISCLAIMER

PROJECT ADMIN ANTHONY BOSCH
PROJECT MANAGER MIKE LOVELACE
ARCH DRAFTER OWEN FALCHER
INTERIOR DESIGNER

PROJECT INFORMATION:
ZONBAE & ALLLAKE
3139 LOST LAKE RD
LAKE ELSINORE, 92483

CLIENT SIGN-OFF:

DATE:

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FDA

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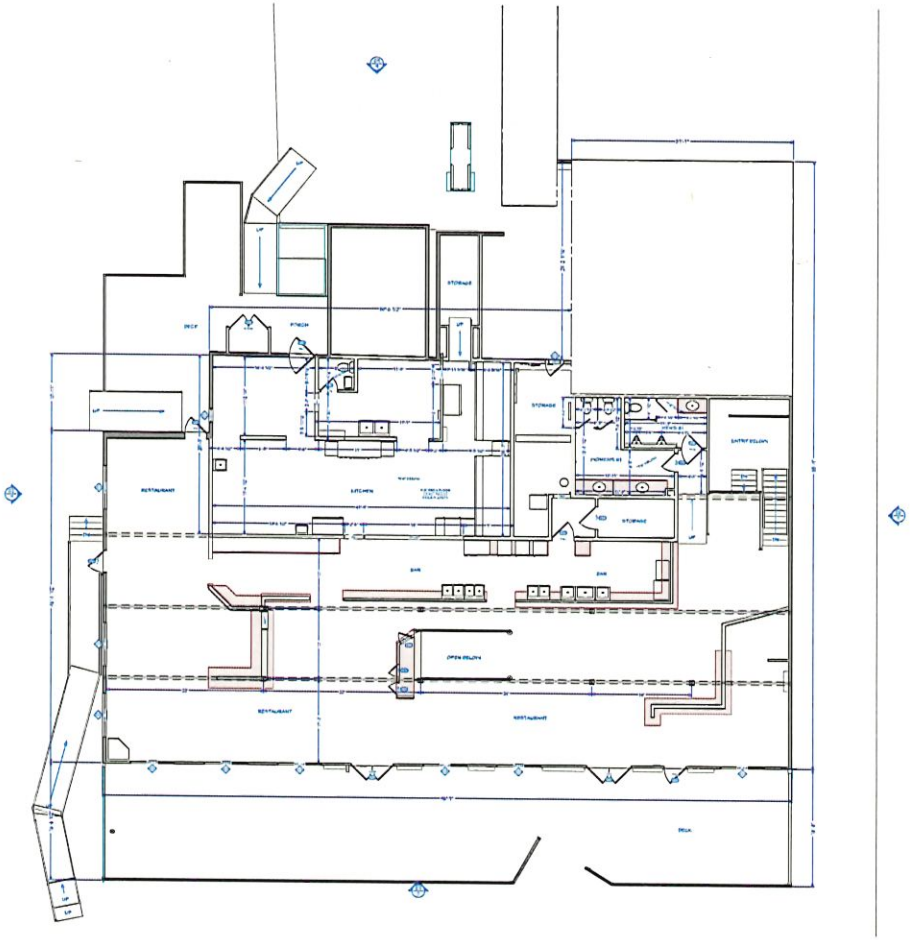
DATE REVISED:
6/23/26

PAGE:
EXISTING FLOOR PLAN - MID LEVEL

IF PRINTED ON 12 x 18 = HALF SCALE OF CALLOUT

SHEET:
4

EXISTING



FLOOR PLAN
1/8 IN = 1 FT

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DISCLAIMER
"It is the owner's &/or contractor's responsibility to review and verification of all dimensions and details as shown on this drawing prior to the start of any construction. Any discrepancies found on this drawing must be reported to the Design Consultant immediately. Failure to do so will result in the owner's and/or contractor's sole responsibility for any and all costs associated with the work."

PROJECT ADMIN: ANTHONY BOEHM
PROJECT MANAGER: MIKE LOVELACE
ARCH DRAFTER: GWEN FILCHER
INTERIOR DESIGNER:

PROJECT INFORMATION:
ZORBAZ GULL LAKE
5135 LOST LAKE RD
LAKE SHORE, 56468

CLIENT SIGN-OFF:

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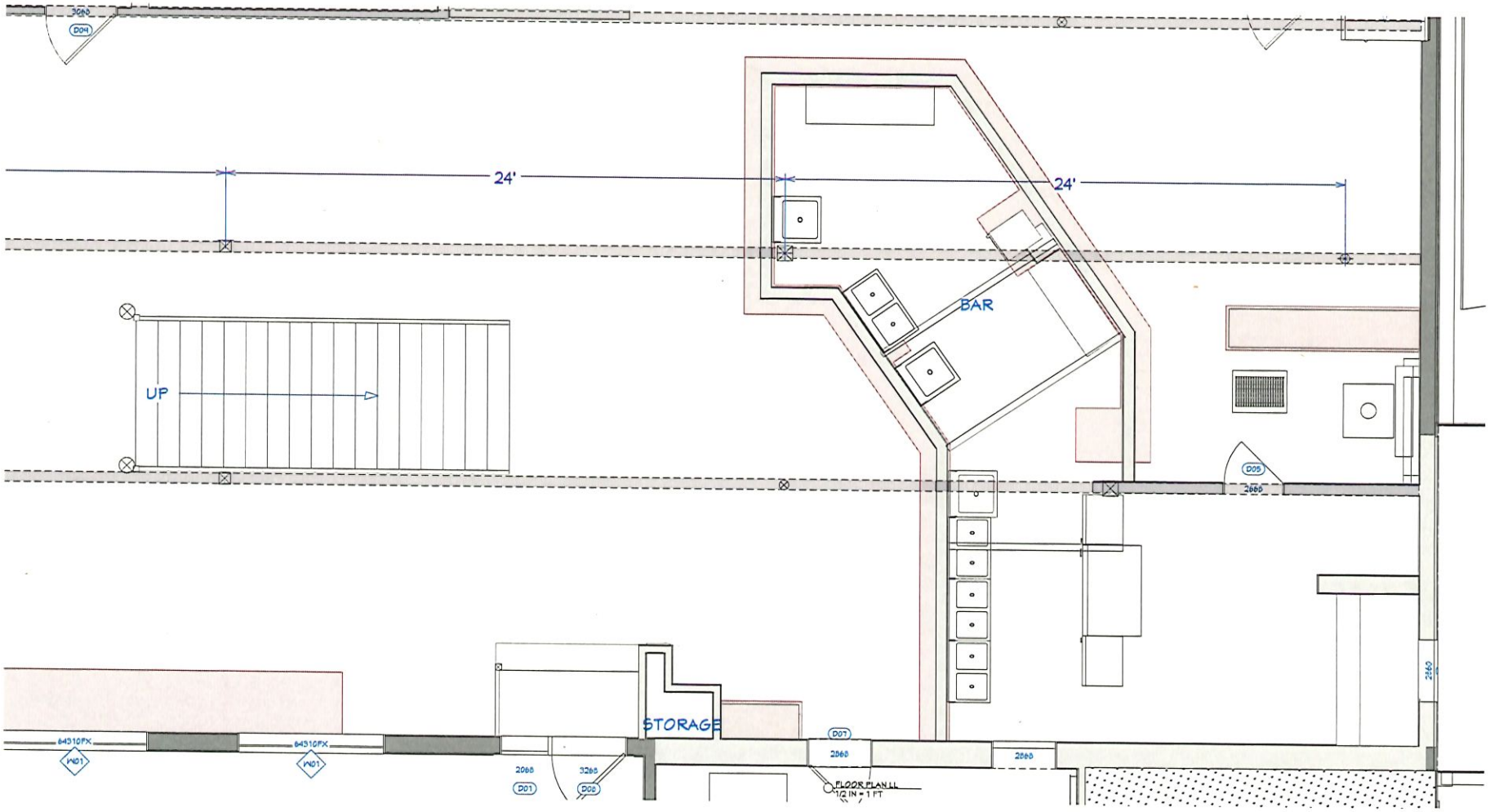
6/22/26

PAGE:
EXISTING FLOOR PLAN - UPPER LEVEL

IF PRINTED ON 12 x 18 = HALF SCALE OF CALLOUT

SHEET:
5



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DISCLAIMER

PROJECT ADMIN: ANTHONY BOEHM
PROJECT MANAGER: MIKE LOVELACE
ARCH DRAFTER: OWEN FILCHER
INTERIOR DESIGNER

PROJECT INFORMATION

ZORBAZ GULL LAKE
3125 LOST LAKE RD
LAKE SHORE, 56468

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DATE REVISED:

6/22/26

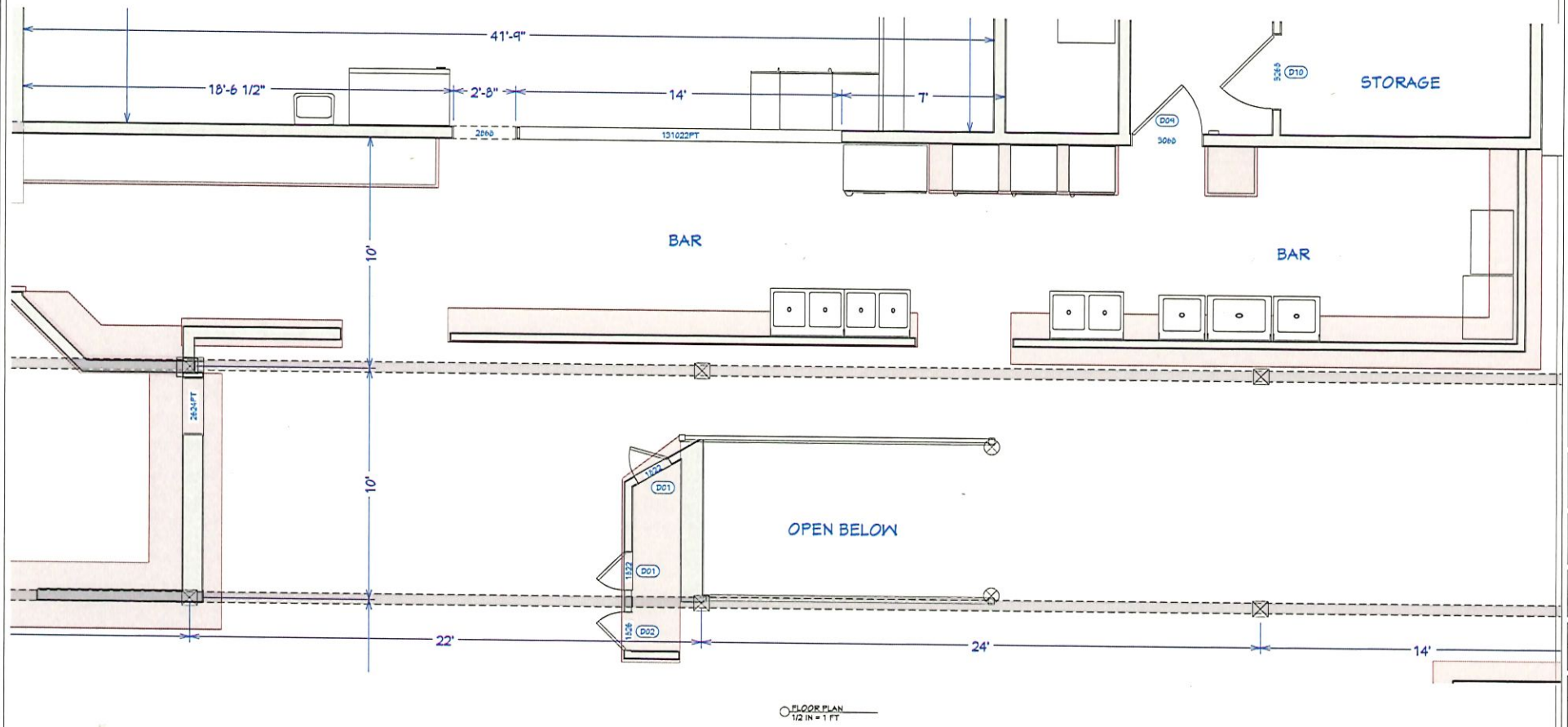
PAGE:

BAR AREA - LOWER LEVEL 1/2"=1'

IF PRINTED ON 12 x 18 = HALF SCALE OF CALLOUT

SHEET:

6



FLOOR PLAN
1/2 IN = 1 FT

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DISCLAIMER
It is the owner's duty to conduct a thorough review and verification of all dimensions and details as depicted in the enclosed drawings. Lighthouse Construction assumes no liability for any errors or omissions in these documents if not reported to the General Contractor. Lighthouse Construction reserves the right to revise the drawings and contract documents against human error. Any revisions made to the drawings and contract documents shall be the responsibility of the individual General Contractor.

PROJECT ADMIN ANTHONY BOEHM
PROJECT MANAGER MIKE LOVELACE
ARCH DRAFTER OWEN FILCHER
INTERIOR DESIGNER

PROJECT INFORMATION
ZORBAZ GULL LAKE
8135 LOST LAKE RD
LAKE SHORE, 56468

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REV 11

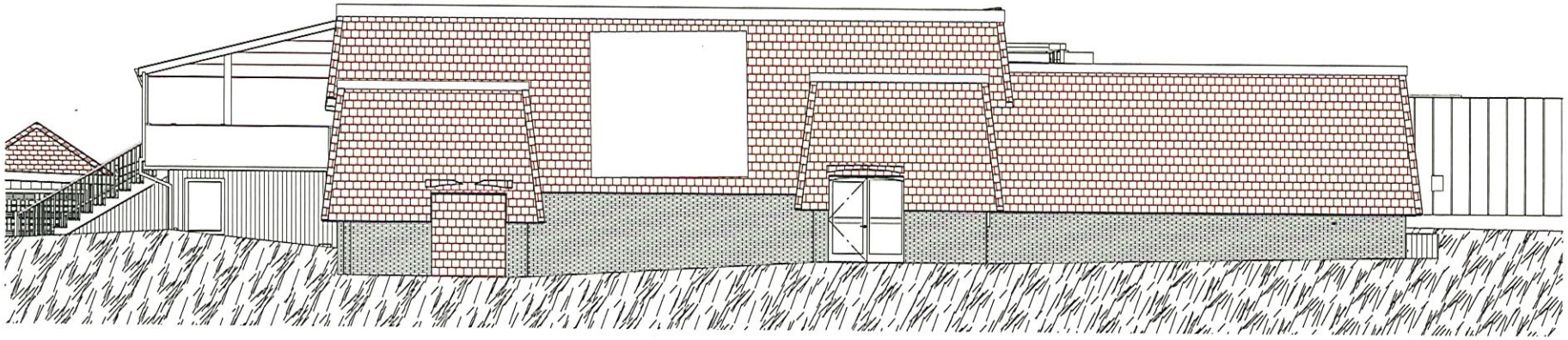
DATE REVISED:
8/22/26

PAGE:
BAR AREA - UPPER LEVEL 1/2" =1'

IF PRINTED ON 12 x 18 = HALF SCALE OF CALLOUT

SHEET:
7

EXISTING



E6 ELEVATION 6
1/4 IN = 1 FT

E7 ELEVATION 7
1/4 IN = 1 FT

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DISCLAIMER
"It is the owner's duty to conduct a thorough review and verification of all dimensions and details as depicted in the enclosed drawings. Commencement of construction signifies the owner's acceptance of the construction documents and their adherence to the General Contractor Lighthouse Construction Inc.'s stipulations, which encompass the entirety of the construction process. Lighthouse Construction Inc. is not liable for any losses or damages arising from deviations from the specified plans, as the responsibility of the lies solely with the General Contractor."

PROJECT ADMIN: ANTHONY BOEHM
PROJECT MANAGER: MIKE LOVELACE
ARCH DRAFTER: OWEN FILCHER
INTERIOR DESIGNER:

PROJECT INFORMATION:
ZORBAZ GULL LAKE
3129 LOST LAKE RD
LAKE SHORE, 56468

CLIENT SIGN-OFF:

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6/22/26

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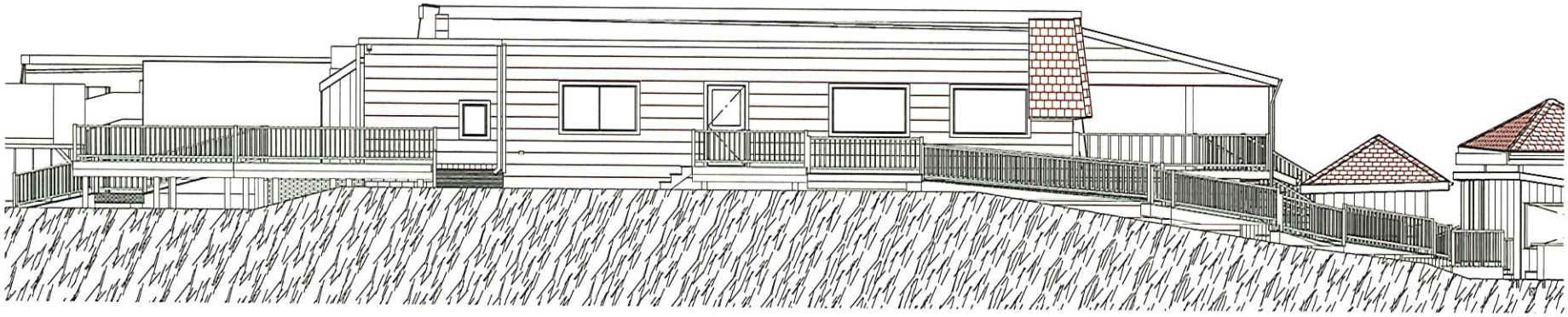
EXTERIOR ELEVATIONS

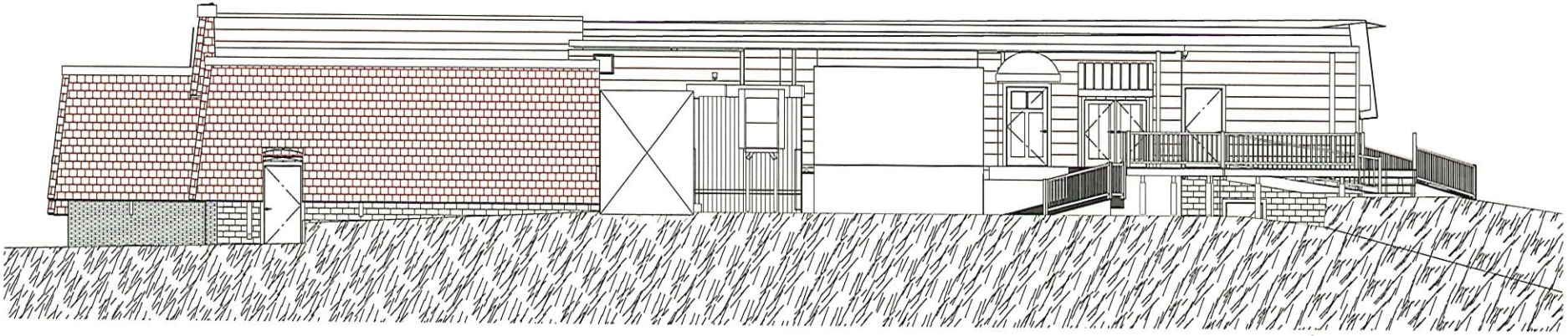
IF PRINTED ON 12 x 18 = HALF SCALE OF CALLOUT

SHEET:
8

EXISTING



E8 ELEVATION 8
1/4 IN = 1 FT



E9 ELEVATION 9
1/4 IN = 1 FT

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DISCLAIMER
"1) It is Lighthouse Construction's responsibility to verify and confirm all dimensions and conditions before ordering and installation of any materials. 2) Lighthouse Construction assumes no liability for errors made by Lighthouse Construction if not working to the General Contractor Lighthouse Construction's Plans and Specifications. 3) Lighthouse Construction is not responsible for any errors, omissions, etc. verification of the product design & construction is the sole responsibility of the Material Supplier & General Contractor."

PROJECT ADMIN: ANTHONY BOEHM
PROJECT MANAGER: MIKE LOVELACE
ARCH DRAFTER: OWEN FLECHER
INTERIOR DESIGNER:

PROJECT INFORMATION
20982 GULL LAKE
31705 LAKEWOOD RD
LAKESHORE, 49448
1

CLIENT SIGN-OFF:
DATE:

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PDA

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6/22/26

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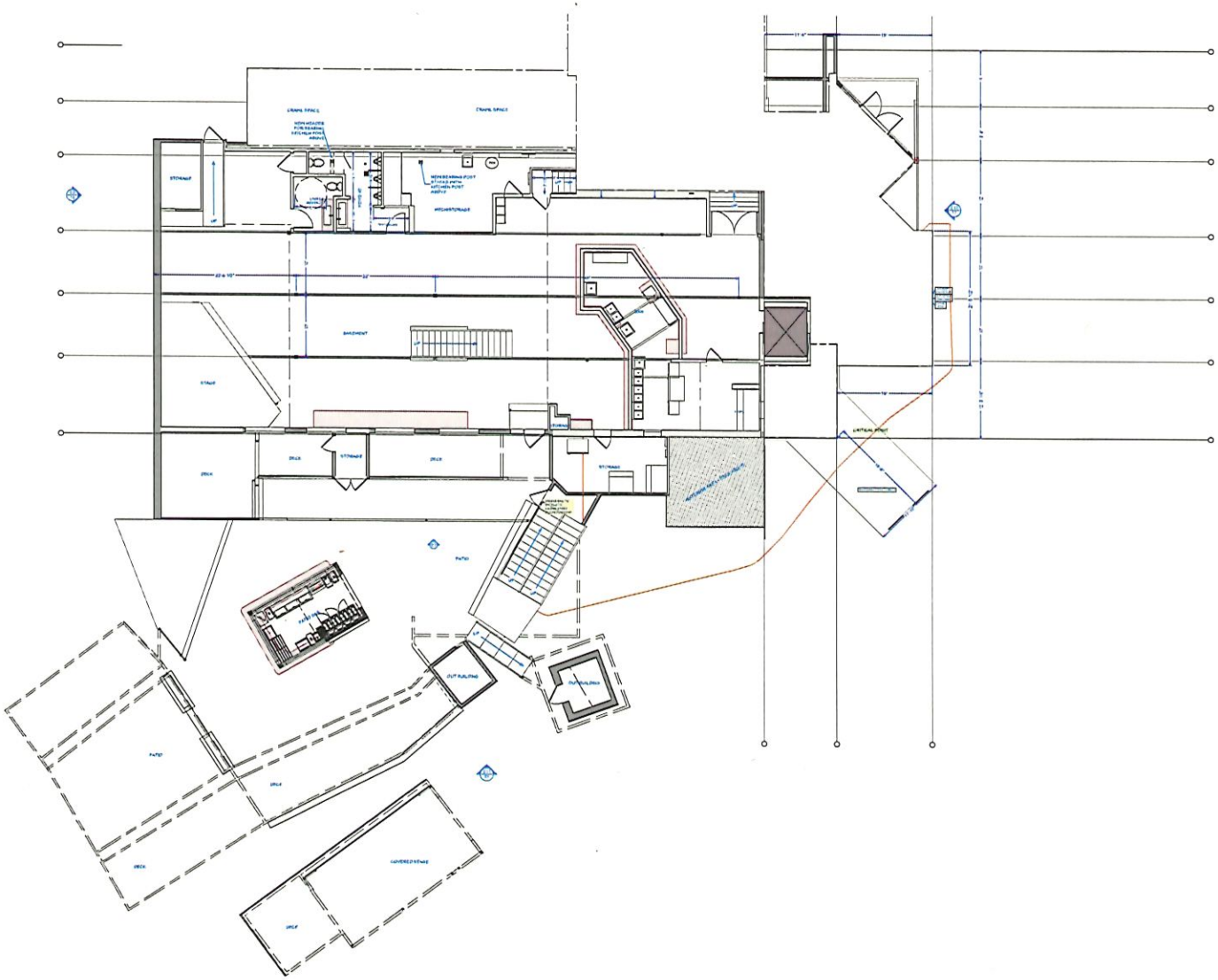
EXTERIOR ELEVATIONS

IF PRINTED ON 12 x 18 = HALF SCALE OF CALLOUT

SHEET:
9



FLOOR PLAN - LL
1/8 IN = 1 FT

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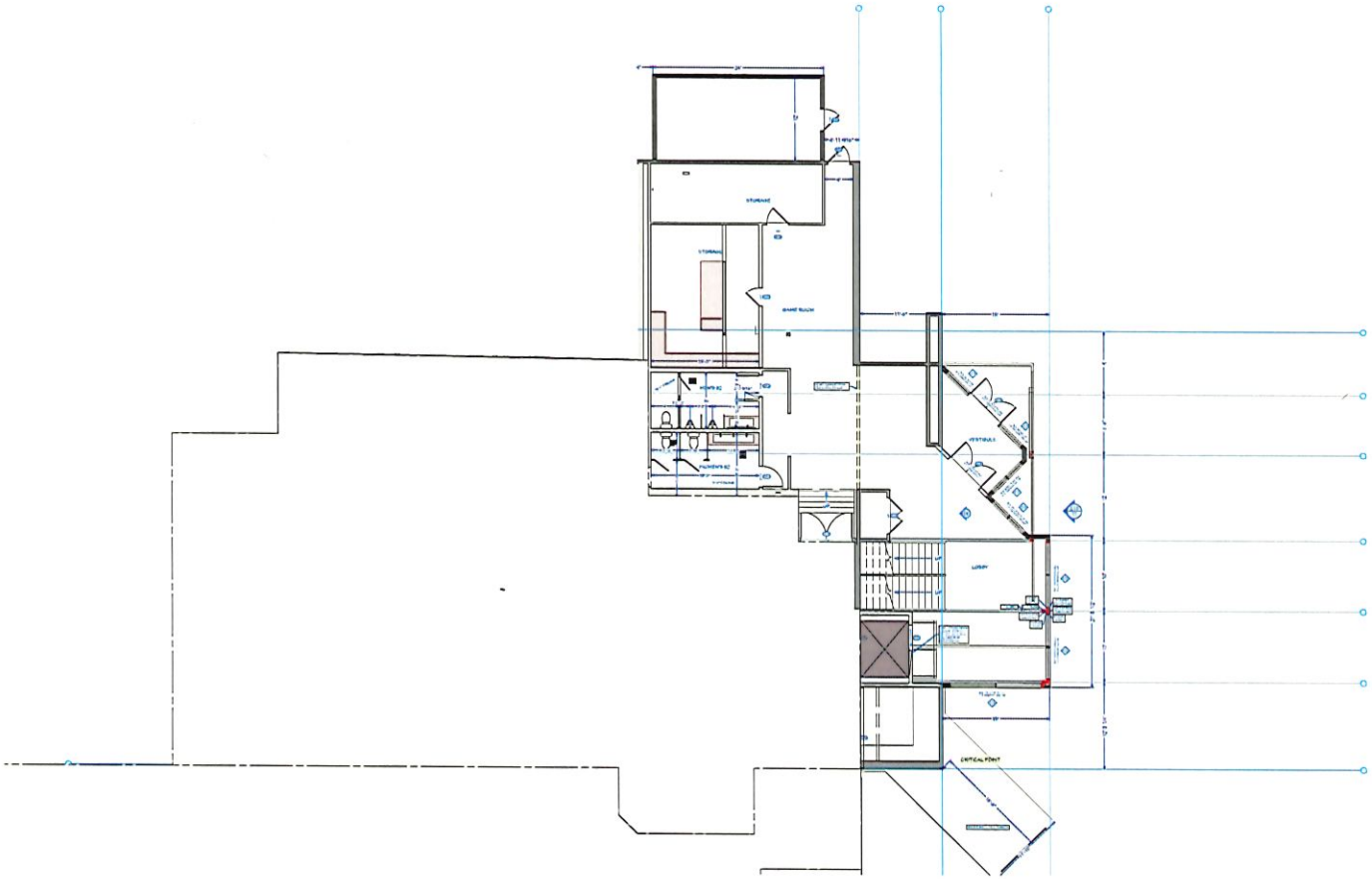
DISCLAIMER:
"Lighthouse Construct LLC is currently in the process of verification of all dimensions and details as depicted in the enclosed drawings. Lighthouse Construct disclaims liability for errors and construction commenced prior to finishing all the above verification. Lighthouse Construct will not be liable for any errors or omissions in these drawings. Error verification of all project details prior to construction is the sole responsibility of the selected General Contractor."

PROJECT ADMIN: ANTHONY BOSKIN
PROJECT MANAGER: MIKE LOVELACE
ARCH DRAFTER: OWEN FILCHER
INTERIOR DESIGNER:

PROJECT INFORMATION:
DORRIE & ULLMER
RESIDENCE
LAKE SHORE, 56468

CLIENT SIGN-OFF:	
DATE:	
DRAWING SET	PDA
REVISION #:	REV 11
DATE REVISED:	6/22/26
PAGE:	FLOOR PLAN - LOWER LEVEL
IF PRINTED ON 12 x 18 = HALF SCALE OF CALLOUT	
SHEET:	10



FLOOR PLAN
1/8 IN = 1 FT

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DISCLAIMER
"It is the Sub-Trade's duty to conduct a thorough review of the specifications and drawings as designed in the proposed project. Lighthouse Construction disclaims liability for any post-construction consequences that result from failing as the General Contractor. Lighthouse Construction cannot be held responsible for any issues arising from errors, omissions, or inaccuracies in the plans. Verification of the provided design is the sole responsibility of the selected General Contractor."

PROJECT ADMIN: ANTHONY BOSEMA
PROJECT MANAGER: MIKE LOVELACE
ARCH DRAFTER: OWEN FLICHER
INTERIOR DESIGNER:

PROJECT INFORMATION:
ZORBAZ BULLLAKE
3155 BULLLAKE BLVD
LAKE SHORE, 56468

CLIENT SIGN-OFF:

DATE:

DRAWING SET: PDA

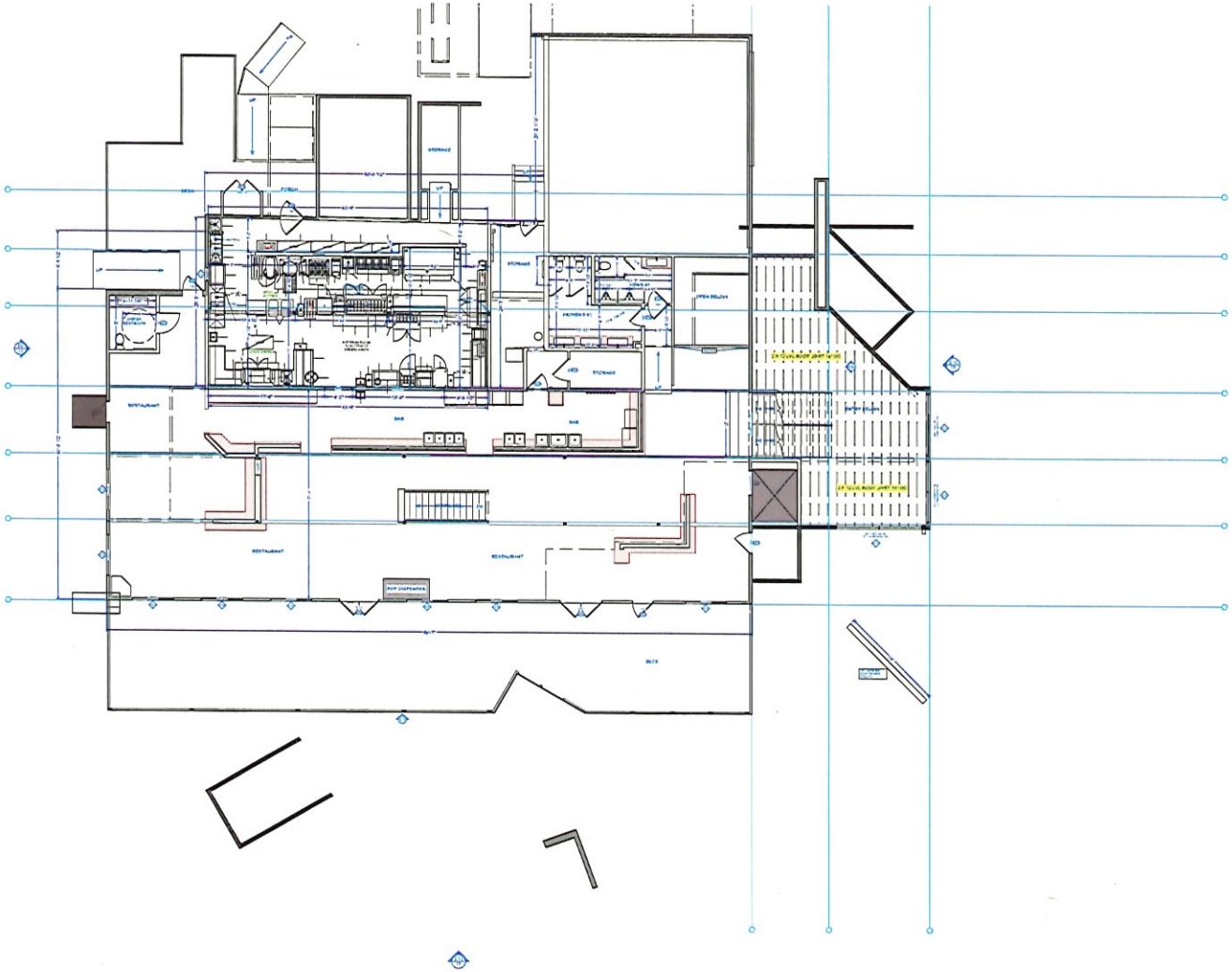
REVISION #: REV 11

DATE REVISED: 6/22/26

PAGE: FLOOR PLAN - MIDDLE LEVEL

IF PRINTED ON 12 x 18 = HALF SCALE OF CALLOUT

SHEET: 11



FLOOR PLAN
1/8 IN = 1 FT

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DISCLAIMER
It is the owner's sole responsibility to review and verify the accuracy of all specifications and dimensions before ordering materials or commencement of construction. Lighthouse Construction is not responsible for any errors or omissions in the plans or specifications. Lighthouse Construction is not liable for any costs, losses, or damages resulting from the owner's failure to review and verify the accuracy of the plans and specifications. The owner assumes full responsibility, at his sole cost, for any corrections or revisions required by the owner or General Contractor.

PROJECT ADMIN: ANTHONY BOSHER
PROJECT MANAGER: MIKE LOVELACE
ARCH DRAFTER: OWEN FILCHER
INTERIOR DESIGNER:

PROJECT INFORMATION:
ZORBAZ BULL LAKE
31195 LOST LAKE RD
LAKE SHORE, 56468

CLIENT SIGN-OFF:

DATE:

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PDA

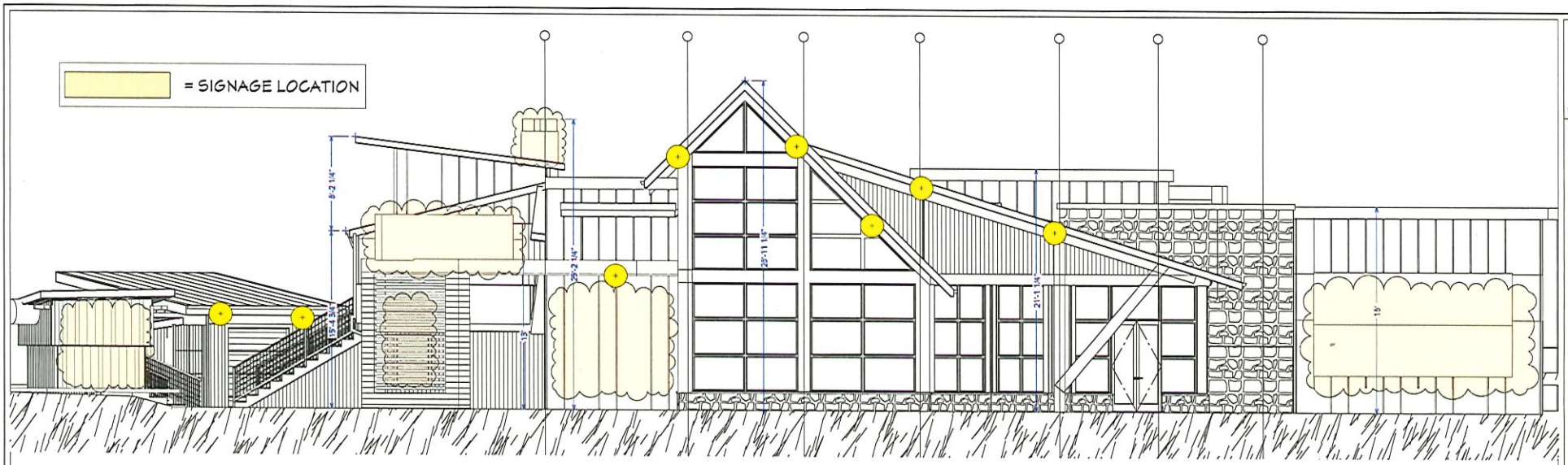
REVISION #:
REV 11

DATE REVISED:
6/22/26

PAGE:
FLOOR PLAN - UPPER LEVEL

IF PRINTED ON 12 x 18 = HALF SCALE OF CALLOUT

SHEET:
12



E10 ELEVATION 10
1/4 IN = 1 FT

E11 ELEVATION 11
1/4 IN = 1 FT

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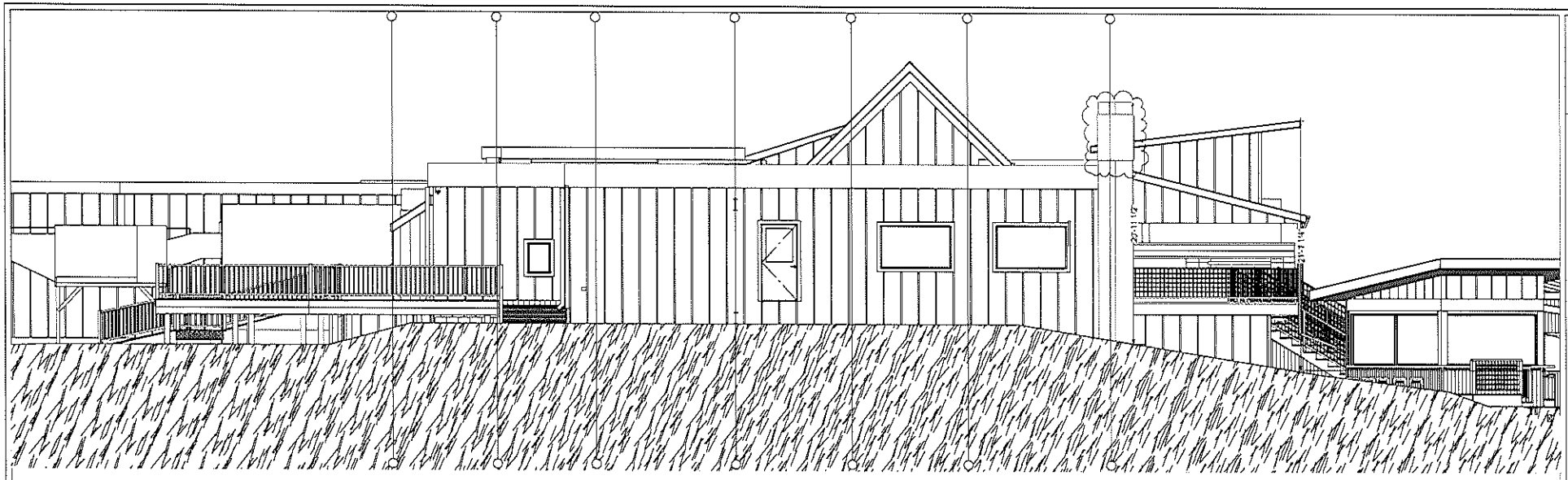
DISCLAIMER
It is the owner's sole responsibility to conduct a thorough review and verification of all drawings and specifications prior to bidding or construction. Lighthouse Construction assumes no responsibility for errors or omissions in construction documents if not serving as the General Contractor. Lighthouse Construction is not responsible for any deviations from approved plans made without written approval. Verification of all provided dimensions is the sole responsibility of the selected General Contractor.

PROJECT ADMIN: ANTHONY BOBINK
PROJECT MANAGER: MIKE LOVELACE
ARCH DRAFTER: GWEN FALCHER
INTERIOR DESIGNER:

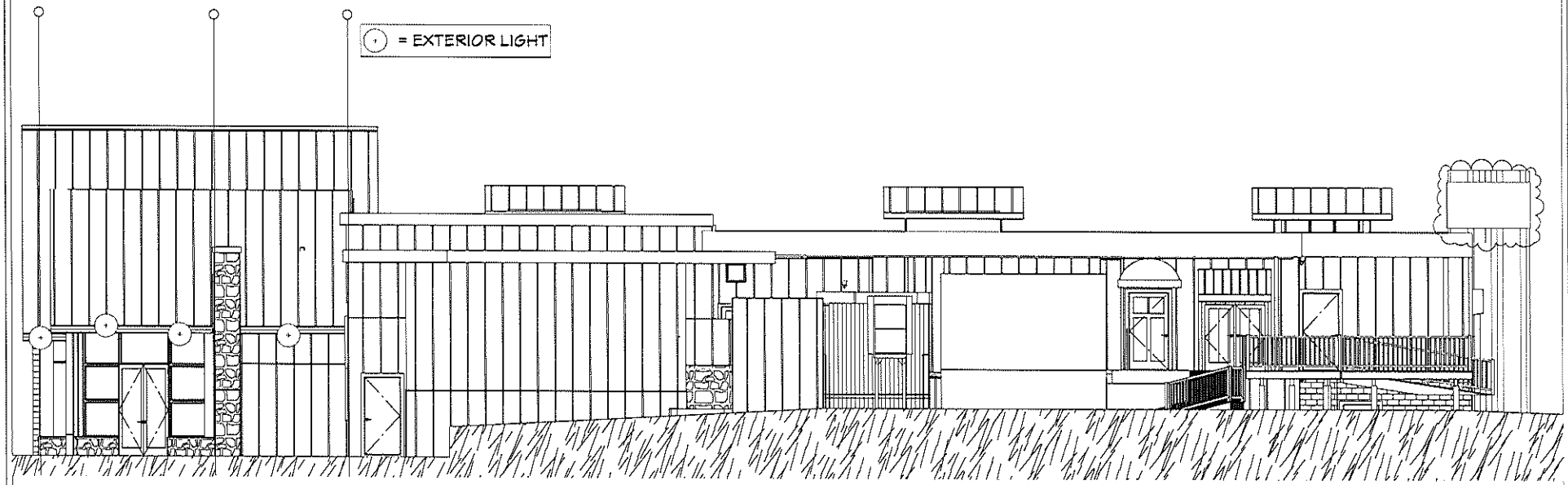
PROJECT INFORMATION:
ZOFBAUER FULL LAKE
3139 LOST LAKE RD
LAKE SHORE, 56468

CLIENT SIGN-OFF:	
DATE:	
DRAWING SET	PDA
REVISION #:	REV 11
DATE REVISED:	8/22/26
PAGE:	EXTERIOR ELEVATIONS
IF PRINTED ON 12 x 18 = HALF SCALE OF CALLOUT	
SHEET:	13



E8 ELEVATION P.
1/4 IN = 1 FT

= EXTERIOR LIGHT



E12 ELEVATION 12
1/4 IN = 1 FT

EightHouseconstruct.com

DISCLAIMER

PROJECT ADDRESS: ANTHONY BURDEN

PROJECT MANAGER: MIKE LOVELACE

ARCH: CRAFTER OWEN FILCHER

INTERIOR DESIGNER

PROJECT INFORMATION

ROSE BULL LAKE
3135 GLENLAKE RD
LAKE STORE, MN 55

CLIENT SIGN-OFF:

DATE:

DRAWING SET

FDA

REVISION #:

REV 11

DATE REVISED:

6/03/06

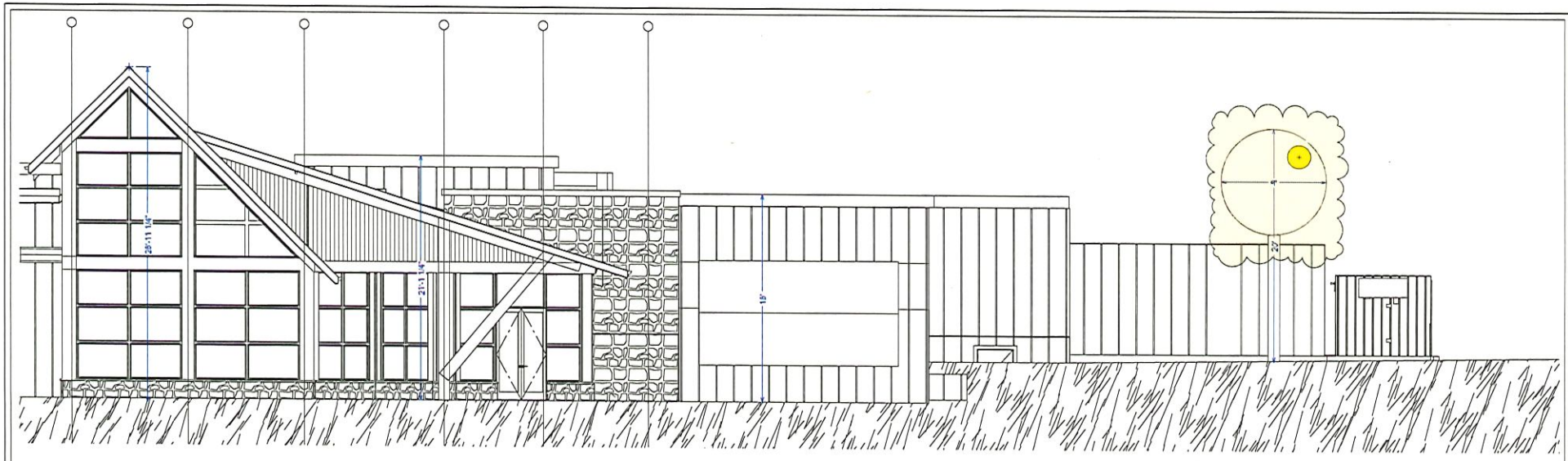
PAGE:

EXTERIOR ELEVATIONS

IF PRINTED ON 12 x 18 = HALF SCALE OF CALLOUT

SHEET:

14



E10 ELEVATION 10
1/4 IN = 1 FT

= EXTERIOR LIGHT

lighthousecoinstruct.com

DISCLAIMER
"I have carefully & fully constructed & approved, review and verification of all dimensions & specifications, for accuracy & completeness, prior to submitting to Lighthouse Construction & specifically for accuracy & completeness of all components & fixtures, prior to ordering, as the General Contractor. Lighthouse Construction will not be responsible for any errors, omissions, or incorrect specifications, which are not caught by me & are not in accordance with the plans & specifications, or are not in accordance with the Residential Building Code of Idaho (IRC 2018)"
"Approved by the Residential General Contractor"

PROJECT ADMIN: ANTHONY BOEHM
PROJECT MANAGER: MIKE LOVELACE
ARCH DRAFTER: OWEN FALCHER
INTERIOR DESIGNER:

PROJECT INFORMATION:
ZORBAZ GULL LAKE
3139 LOST LAKE RD
LAKE SHORE, 56468

CLIENT SIGN-OFF:

DATE:

DRAWING SET
PDA

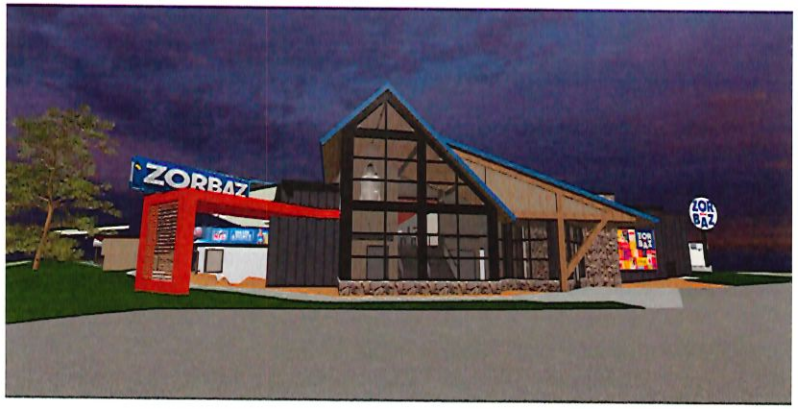
REVISION #:
REV 11

DATE REVISED:
6/22/26

PAGE:
EXTERIOR ELEVATONS

IF PRINTED ON 12 x 18 = HALF SCALE OF CALLOUT

SHEET:
15



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PROJECT ADMIN: ANTHONY BOERM
PROJECT MANAGER: MIKE LOVELACE
ARCH DRAFTER: OWEN FILCHER
INTERIOR DESIGNER:

PROJECT INFORMATION:
ZORBAZ-GULL LAKE
8250 GULL LAKE DR
LAKE SHORE, 56468

CLIENT SIGN-OFF:

DATE:

DRAWING SET
PDA

REVISION #:
REV 11

DATE REVISED:
6/22/26

PAGE:
EXTERIOR 3D IMAGES

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SHEET:
16

ZORBAZ GULL LAKE REMODEL 2026

LAKE SHORE, MN

JUNE 2026

PROJECT LOCATION

LAKE SHORE, CASS COUNTY, MN

PROJECT INFORMATION:

ARCHITECT - LIGHTHOUSE CONSTRUCTION
NAME: OWEN PILCHER
ADDRESS: 3725 E. COLORADO BLVD, SPEARFISH, SD 57783
BUILDER/CONTRACTOR - LIGHTHOUSE CONSTRUCTION
NAME: ANTHONY BOEHM
ADDRESS: 25096 CO HWY 6, DETROIT LAKES, MN 56501
ENGINEER - WIDSETH
NAME: CHRISTOPHER J. DAHN
ADDRESS: 13076 FIRST ST, BECKER, MN 55308

MAP SOURCE & YEAR: AUTOCAD GEOLOCATION 2026
MAP DESCRIPTION: PARTIAL MAP OF LAKE SHORE, CASS COUNTY, MINNESOTA

SHEET INDEX TABLE

SHEET NUMBERS	SHEET TITLE
C1.00	TITLE SHEET
C2.00	LEGEND SHEET
C3.00	DETAILS
C3.01	DETAILS
C4.00	DEMOLITION PLAN
C5.00	SITE PLAN
C6.00	GRADING PLAN
C7.00	EROSION CONTROL PLAN

THIS PLAN CONTAINS 8 SHEETS

THIS PLAN SET CONTAINS COLOR GRAPHICS. BLACK AND WHITE PRINTS ARE NOT OFFICIAL SIGNED DOCUMENTS.

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DRAWN BY: DML
CHECKED BY: CJD

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CHRISTOPHER J. DAHN LIC. NO: 50678 DATE: 06/12/2026

DATE	REV#	REVISIONS DESCRIPTION

ZORBAZ GULL LAKE REMODEL 2026

TITLE SHEET

C1.00

PROJECT #: 2026-11419

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SURVEY MONUMENTS - FOUND
- FOUND CAST IRON MONUMENT
- FOUND CONTROL POINT
- FOUND IRON PIPE
- FOUND JUDICIAL LAND MONUMENT
- FOUND LATH

SURVEY MONUMENTS - STAKED
- BENCHMARK
- STAKED CAST IRON MONUMENT
- STAKED CONTROL POINT
- STAKED IRON PIPE
- STAKED JUDICIAL LAND MONUMENT

PROPERTY LINEWORK
- SECTION LINE
- QUARTER SECTION LINE
- QUARTER QUARTER SECTION LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- DESCRIPTION LINE
- DEEDED LOT LINE
- PLATTED LOT LINE
- BOUNDARY LINE
- SUBDIVISION LINE
- SETBACK LINE

TOPOGRAPHIC INFORMATION - EXISTING
- 1230 MAJOR CONTOURS
- 1234 MINOR CONTOURS
- 1234.56 SPOT ELEVATION

TOPOGRAPHIC INFORMATION - PROPOSED
- 1230 MAJOR CONTOURS (WITH LABEL)
- 1234 MINOR CONTOURS (WITH LABEL)
- 1234.56 SPOT ELEVATION
- +-1.23% SLOPE - PERCENT
- 1:2 SLOPE - RISE : RUN
- TBC-1234.56 FLW-1234.00 SPOT ELEVATIONS @ CURB (TBC: TOP BACK CURB / FLW: CURB FLOWLINE)
- +1.23 -1.21 SPOT ELEVATIONS, CUT/FILL (GREEN: FILL DEPTH / RED: CUT DEPTH)

VEGETATION SYMBOLS - EXISTING
- SHRUB
- STUMP
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- WETLAND

VEGETATION LINEWORK - EXISTING
- EDGE OF WOODS
- EDGE OF WETLANDS

VEGETATION SYMBOLS - PROPOSED
- SHRUB
- TREE - CONIFER
- TREE - DECIDUOUS

VEGETATION LINEWORK - PROPOSED
- EDGE OF WOODS

ROADWAY/PAVEMENT LINEWORK - EXISTING
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CURB & GUTTER
- GRAVEL SURFACE
- ROADWAY/DRIVE/TRAIL CENTERLINE

ROADWAY/PAVEMENT LINEWORK - PROPOSED
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CURB & GUTTER
- GRAVEL SURFACE
- ROADWAY/DRIVE/TRAIL CENTERLINE

SITE SYMBOLS - EXISTING
- FENCE POST
- FLAG POLE
- GUARD POST (BOLLARD)
- GUY POLE
- GUY WIRE ANCHOR
- ACCESSIBLE PARKING MARKING
- MAILBOX
- SIGN - DOUBLE POST
- SIGN - SINGLE
- SIGN - FIRE #

SITE LINEWORK - EXISTING
- BUILDING
- BARB WIRE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- RAILROAD
- RETAINING WALL

SITE SYMBOLS - PROPOSED
- FENCE POST
- FLAG POLE
- GUARD POST (BOLLARD)
- GUY POLE
- GUY WIRE ANCHOR
- MAILBOX
- SIGN - DOUBLE POST
- SIGN - FIRE #
- SIGN - SINGLE

SITE LINEWORK - PROPOSED
- BUILDING
- FENCE - BARB WIRE
- FENCE - CHAINLINK
- FENCE - WOOD
- RETAINING WALL

COMMUNICATION/TELECOM UTILITY SYMBOLS - EXISTING
- TELECOM HANDHOLE
- TELECOM MANHOLE
- TELECOM PEDESTAL
- TELECOM POLE
- TV HANDHOLE
- TV PEDESTAL
- SATELLITE DISH

COMMUNICATION/TELECOM UTILITY LINEWORK - EXISTING
- FOC UNDERGROUND FIBER OPTIC LINE
- DHT OVERHEAD TELEPHONE LINE
- UGT UNDERGROUND TELEPHONE LINE
- OHC OVERHEAD TV LINE
- UGC UNDERGROUND TV LINE

COMMUNICATION/TELECOM UTILITY SYMBOLS - PROPOSED
- TELECOM HANDHOLE
- TELECOM MANHOLE
- TELECOM PEDESTAL
- TELECOM POLE
- TV HANDHOLE
- TV PEDESTAL
- SATELLITE DISH

COMMUNICATION/TELECOM UTILITY LINEWORK - PROPOSED
- FOC UNDERGROUND FIBER OPTIC LINE
- UGT UNDERGROUND TELEPHONE LINE
- OHC OVERHEAD TV LINE
- UGC UNDERGROUND TV LINE

ELECTRICAL UTILITY SYMBOLS - EXISTING
- AC UNIT
- GENERATOR
- GROUND LIGHT (FLOODLIGHT)
- ELECTRIC HANDHOLE
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC POLE
- TRAFFIC SIGNAL
- TRANSFORMER
- YARD LIGHT

ELECTRICAL UTILITY LINEWORK - EXISTING
- OHE OVERHEAD ELECTRIC LINE
- UGE UNDERGROUND ELECTRIC LINE

ELECTRICAL UTILITY SYMBOLS - PROPOSED
- AC UNIT
- GENERATOR
- GROUND LIGHT (FLOODLIGHT)
- ELECTRIC HANDHOLE
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC POLE
- TRAFFIC SIGNAL
- TRANSFORMER
- YARD LIGHT

ELECTRICAL UTILITY LINEWORK - PROPOSED
- OHE OVERHEAD ELECTRIC LINE
- UGE UNDERGROUND ELECTRIC LINE

NATURAL GAS UTILITY SYMBOLS - EXISTING
- NATURAL GAS METER
- NATURAL GAS VALVE
- PROPANE TANK

NATURAL GAS UTILITY LINEWORK - EXISTING
- GAS NATURAL GAS LINE

NATURAL GAS UTILITY SYMBOLS - PROPOSED
- NATURAL GAS METER
- NATURAL GAS VALVE
- PROPANE TANK

NATURAL GAS UTILITY LINEWORK - PROPOSED
- GAS NATURAL GAS LINE

SANITARY SEWER SYMBOLS - EXISTING
- SANITARY AIR RELEASE MANHOLE
- SANITARY CLEANOUT
- LIFT STATION WET WELL
- LIFT STATION VALVE VAULT
- SANITARY MANHOLE
- SANITARY VALVE (FORCEMAIN)

SANITARY SEWER LINEWORK - EXISTING
- FM SANITARY FORCE MAIN
- SANITARY GRAVITY MAIN
- SS SANITARY SERVICE LINE

SANITARY SEWER SYMBOLS - PROPOSED
- SANITARY AIR RELEASE MANHOLE
- SANITARY CLEANOUT
- LIFT STATION WET WELL
- LIFT STATION VALVE VAULT
- SANITARY MANHOLE
- SANITARY VALVE (FORCEMAIN)

SANITARY SEWER LINEWORK - PROPOSED
- FM SANITARY FORCE MAIN
- SANITARY GRAVITY MAIN
- SS SANITARY SERVICE LINE

STORM SEWER SYMBOLS - EXISTING
- STORM SEWER CATCH BASIN
- STORM SEWER CLEANOUT
- CULVERT APRON
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE

STORM SEWER LINEWORK - EXISTING
- STORM SEWER GRAVITY MAIN
- DT STORM SEWER DRAINTILE

STORM SEWER SYMBOLS - PROPOSED
- STORM SEWER CATCH BASIN
- STORM SEWER CLEANOUT
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE

STORM SEWER LINEWORK - PROPOSED
- STORM SEWER GRAVITY MAIN
- DT STORM SEWER DRAINTILE

WATER SYMBOLS - EXISTING
- CURB STOP
- WATER HANDHOLE
- FIRE HYDRANT
- YARD HYDRANT
- WATER MANHOLE
- WATER METER
- WATER MAIN VALVE
- WATER WELL

WATER LINEWORK - EXISTING
- WATER MAIN LINE
- WS WATER SERVICE LINE

WATER SYMBOLS - PROPOSED
- CURB STOP
- HANDHOLE
- HYDRANT
- YARD HYDRANT
- MANHOLE
- WATER METER
- WATER MAIN VALVE
- WATER WELL

WATER LINEWORK - PROPOSED
- WATER MAIN PIPE
- WS WATER SERVICE PIPE

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CHRISTOPHER T. DAHN LIC. NO: 50628 DATE: 06/12/2026

DATE	REV#	REVISIONS DESCRIPTION

ZORBAZ GULL LAKE REMODEL 2026

LEGEND SHEET

C2.00

PROJECT # 2026-11419

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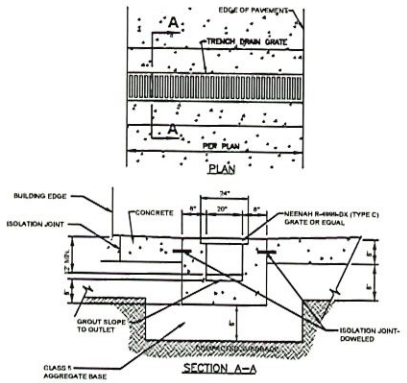
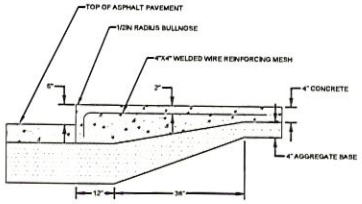


SIDEWALK TRENCH DRAIN
N.T.S.



CONCRETE SIDEWALK- THICKENED EDGE
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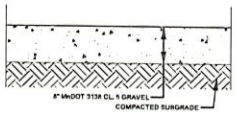

GRAVEL SECTION
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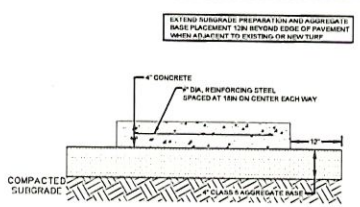

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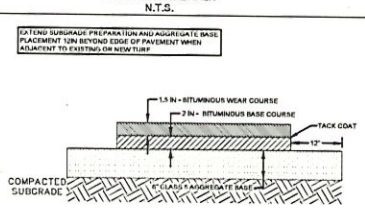

BITUMINOUS PAVEMENT SECTION
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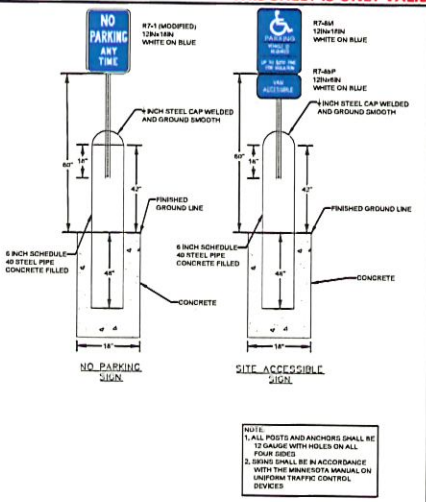
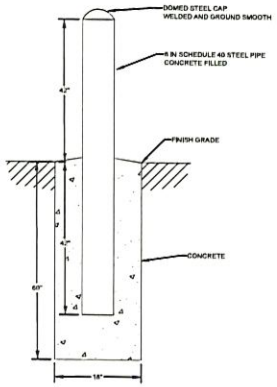


SITE SIGNAGE WITH BOLLARD
N.T.S.



6" STEEL BOLLARD POST
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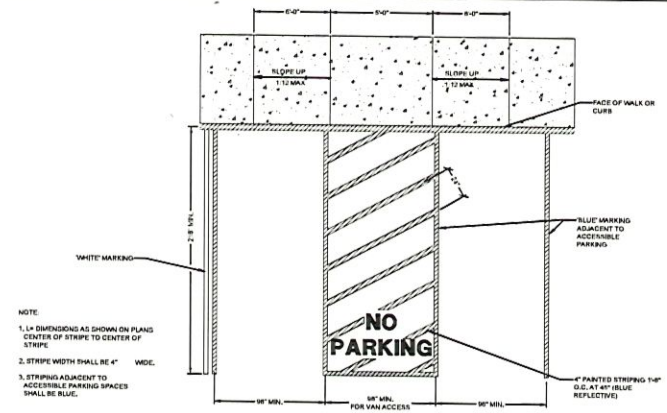
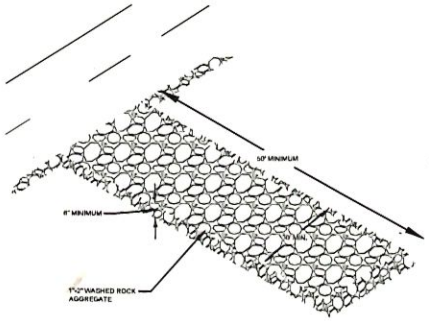


ACCESSIBLE PARKING SPACE AND HANDICAP RAMP
N.T.S.



ROCK CONSTRUCTION EXIT
N.T.S.

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CHRISTOPHER J. DAHN IE NO: 56678 DATE: 06/12/2026

DATE	REV#	REVISIONS DESCRIPTION

ZORBAZ GULL LAKE REMODEL 2026
DETAILS

C3.00
PROJECT #: 2026-11419

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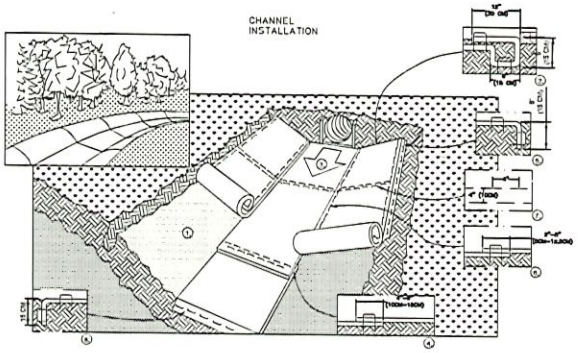


WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.

WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH, ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.

AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

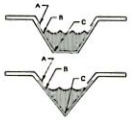
STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER TO SECURE BLANKETS. **

12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.

A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.

IN A 8" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



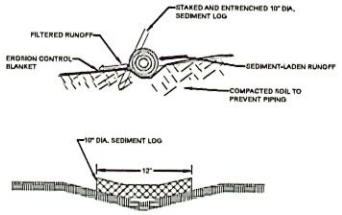
CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:

* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

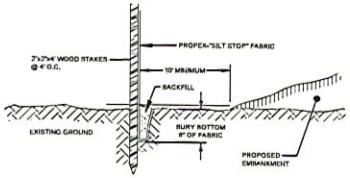
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

EROSION CONTROL MATTING (FOR POND)
N.T.S.

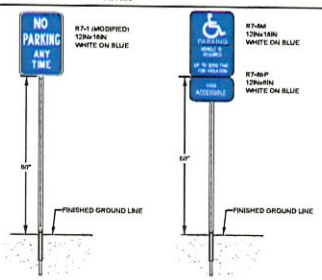


1. THE SEDIMENT LOGS SHALL BE TRENCHED 4" INTO THE GROUND AND SHALL BE STAKED BY STEEL FENCE POSTS OR 2"X 2" WOOD STAKES.
2. SOIL SHALL BE COMPACTED ON THE UPSLOPE SIDE OF LOGS.

SEDIMENT FILTER LOG INSTALLATION
N.T.S.

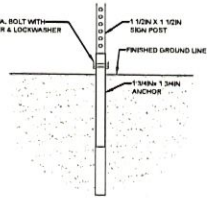


TEMPORARY SILT FENCE
N.T.S.



NO PARKING SIGN

SITE ACCESSIBLE SIGN



NOTE:
1. ALL POSTS AND ANCHORS SHALL BE 12 GAUGE WITH HOLES ON ALL FOUR SIDES
2. LEAVE 1 TO 2 HOLES EXPOSED ABOVE FINISHED GROUND LINE FOR CONNECTIONS OF POST TO ANCHOR
3. SIGNS SHALL BE IN ACCORDANCE WITH THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

SITE SIGNAGE
N.T.S.

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DRAWN BY: DML
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CHRISTOPHER J. DAHN IC NO: 18618 DATE: 06/12/2026

DATE	REV#	REVISIONS DESCRIPTION

ZORBAZ GULL LAKE REMODEL 2026

DETAILS

C3.01

PROJECT # 2026-11419

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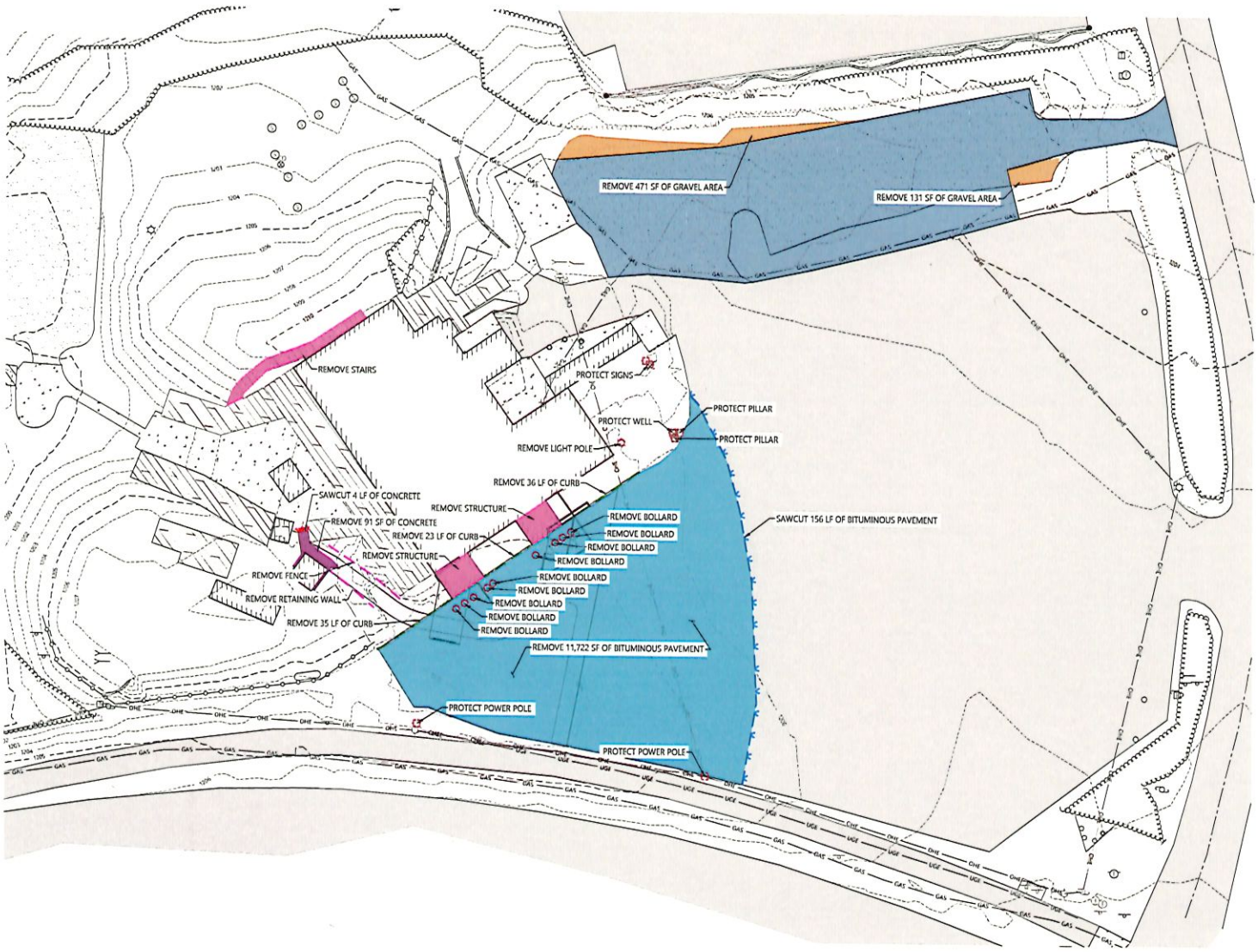

DEMOLITION & REMOVAL LEGEND

- REMOVE ITEM (CALLOUT FOR ITEM TYPE)
- PROTECT ITEM (CALLOUT FOR ITEM TYPE)
- RELOCATE ITEM (CALLOUT FOR ITEM TYPE)
- REMOVE CONCRETE CURB AND GUTTER
- REMOVE BITUMINOUS PAVEMENT (SY)
- SAWING BITUMINOUS PAVEMENT (FULL DEPTH) (LF)
- REMOVE STRUCTURE/STAIRS
- REMOVE CONCRETE SIDEWALK (SY)
- REMOVE GRAVEL (SY)
- SAWING CONCRETE PAVEMENT (FULL DEPTH) (LF)
- REMOVE RETAINING WALL/FENCE

GENERAL DEMOLITION & REMOVAL PLAN NOTES:

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".
- PRIVATE UTILITY LOCATES ARE TO BE COORDINATED WITH THE ENGINEER. THE PRIVATE LOCATES WILL BE DONE BY GOPHER STATE ONE CALL. ALL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL PLAN ARE TO BE IN PLACE PRIOR TO BEGINNING REMOVALS.
- CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, TREES, CONCRETE PAVEMENT, BITUMINOUS PAVEMENT, BUILDINGS, LIGHT POLES & BASES, ETC. NOT NOTED FOR DEMOLITION & REMOVAL DURING REMOVALS. ANY DAMAGED STRUCTURES TO REMAIN SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.
- ALL SAWCUT EDGES IN CONCRETE WALK, CONCRETE PAVEMENT AND BITUMINOUS PAVEMENT SHALL BE PROTECTED AFTER REMOVALS THROUGH THE DURATION OF THE PROJECT. PAYMENT FOR SAWCUTTING WILL BE MADE ONLY ONCE. ADDITIONAL SAWCUTTING TO MAINTAIN A CLEAN SAWCUT EDGE WILL BE AT THE EXPENSE OF THE CONTRACTOR.
- ALL MATERIALS IDENTIFIED FOR REMOVAL SHALL BE DISPOSED OFF SITE IN ACCORDANCE WITH STATE AND LOCAL LAWS.
- THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AT PROPOSED CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMPLETING ANY DISCONNECTIONS AND/OR REMOVALS OF UTILITIES.

0 20 40 SCALE IN FEET

N

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DRAWN BY: DML
CHECKED BY: CJD

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

CHRISTOPHER J DAHN LIC. NO: 58678 DATE: 06/12/2026

DATE	REV#	REVISIONS DESCRIPTION

ZORBAZ GULL LAKE REMODEL 2026

DEMOLITION PLAN

C4.00

PROJECT # 2026-11419

© 2025 WIDSETH FILE: W:\PROJECTS\LPCHOUSE CONSTRUCTION-51553-2026C-419-24 DESIGN\DWG\C400-C-DEMOLITION PLAN.DWG PLOTTED BY CHRIS DAHN June 12, 2026

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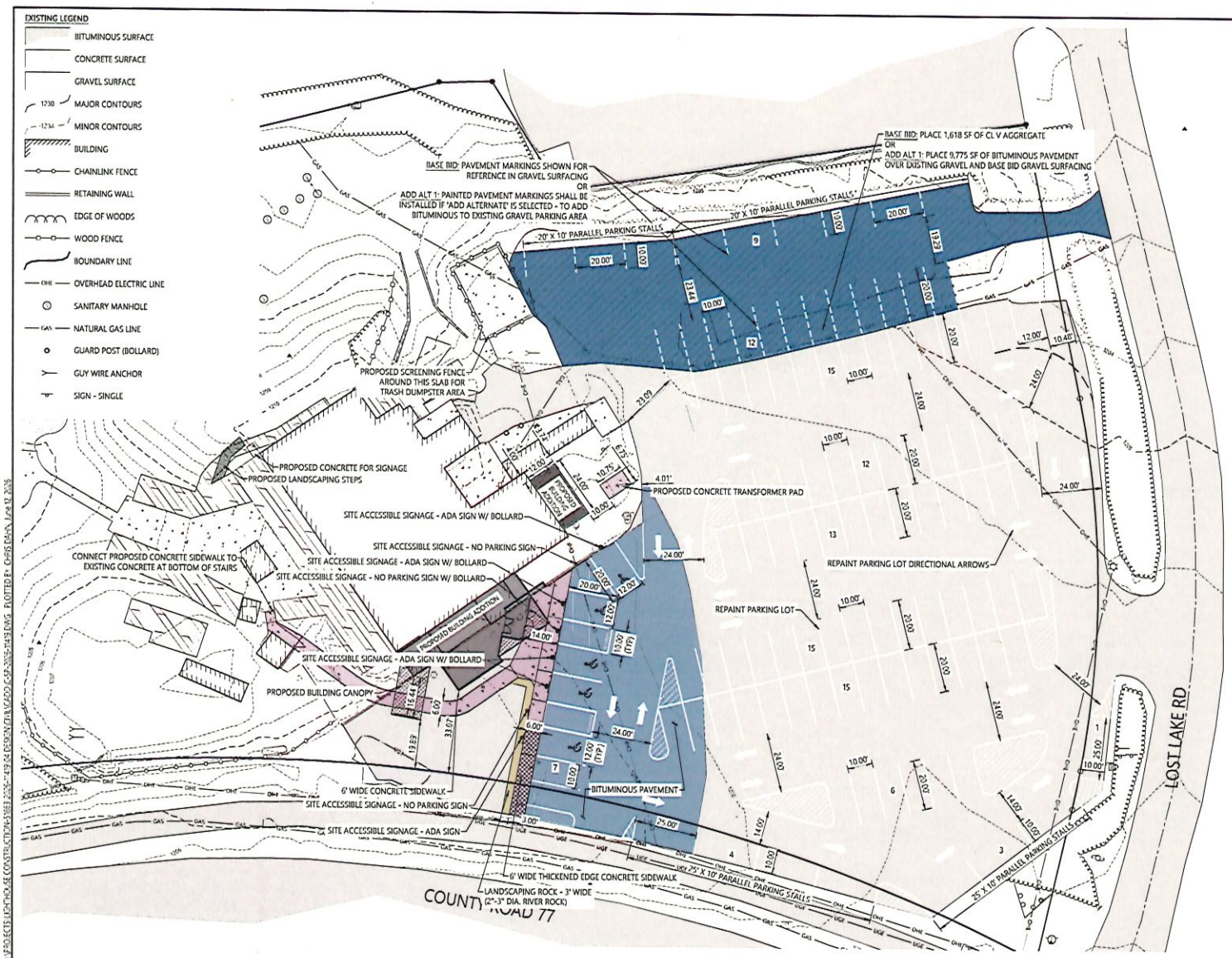

PROPOSED LEGEND

- BITUMINOUS SURFACE
- ADD ALT 1: BITUMINOUS SURFACE
- CONCRETE SURFACE
- THICKENED EDGE CONCRETE SIDEWALK
- GRAVEL SURFACE
- LANDSCAPING ROCK
- BUILDING
- FENCE - CHAINLINK
- GUARD POST (BOLLARD)
- SIGN - SINGLE

GENERAL SITE PLAN NOTES:

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".
- CONTRACTOR SHALL CALL GOPHER STATE ONE CALL PRIOR TO BEGINNING REMOVALS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER AND ENGINEER OF ANY DIFFERENCES BETWEEN THE FIELD AND PLAN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL AND SHALL BE IN COMPLIANCE WITH THE MINNESOTA UNIFORM TRAFFIC CONTROL DEVICES MANUAL AND TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL. THE TRAFFIC CONTROL SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSION/PERMITS FOR ALL WORK LOCATED OUTSIDE OF THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LIMITS.
- ALL CONCRETE RAMPS, SIDEWALKS AND ACCESSIBLE HANDICAPPED PARKING STALLS TO CONFORM TO CURRENT A.D.A. REQUIREMENTS.

GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF ANY DIFFERENCES BETWEEN THE FIELD AND PLAN.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE 2023 EDITION OF THE "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION, WATERMAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA AND THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION, 2020 EDITION. THE CONTRACTOR SHALL REQUIRE ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSION/PERMITS FOR ALL WORK LOCATED OUTSIDE OF THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LIMITS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.

PARKING COUNT				
STRAIGHT STALLS (90°)	ANGLED STALLS (0°, 30°, 45°, 60°)	Boat Mooring	ADA STALLS	TOTAL PARKING STALLS
Existing Parking Conditions				
125		21	2	146
Proposed Parking Conditions				
95	17	21	5	133

SITE SURFACE AREA COVERAGE			
EXISTING CONDITIONS			
Total Site Area	123,812	Sq. Ft.	
Impervious Areas	68,109	Sq. Ft.	55.01%
Pervious Areas	55,703	Sq. Ft.	44.99%
PROPOSED CONDITIONS			
Total Site Area	123,812	Sq. Ft.	
Impervious Areas	68,028	Sq. Ft.	54.94%
Pervious Areas	55,784	Sq. Ft.	45.06%

SUBSURFACE UTILITY NOTE

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UTILITIES.

GOPHER STATE ONE CALL
1-800-252-1166

0 20 40 SCALE IN FEET

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CHRISTOPHER J. DAHN LIC. NO. 50678 DATE: 06/12/2026

DATE	REV#	REVISIONS DESCRIPTION

ZORBAZ GULL LAKE REMODEL 2026

SITE PLAN

C5.00

PROJECT # 2026-11419

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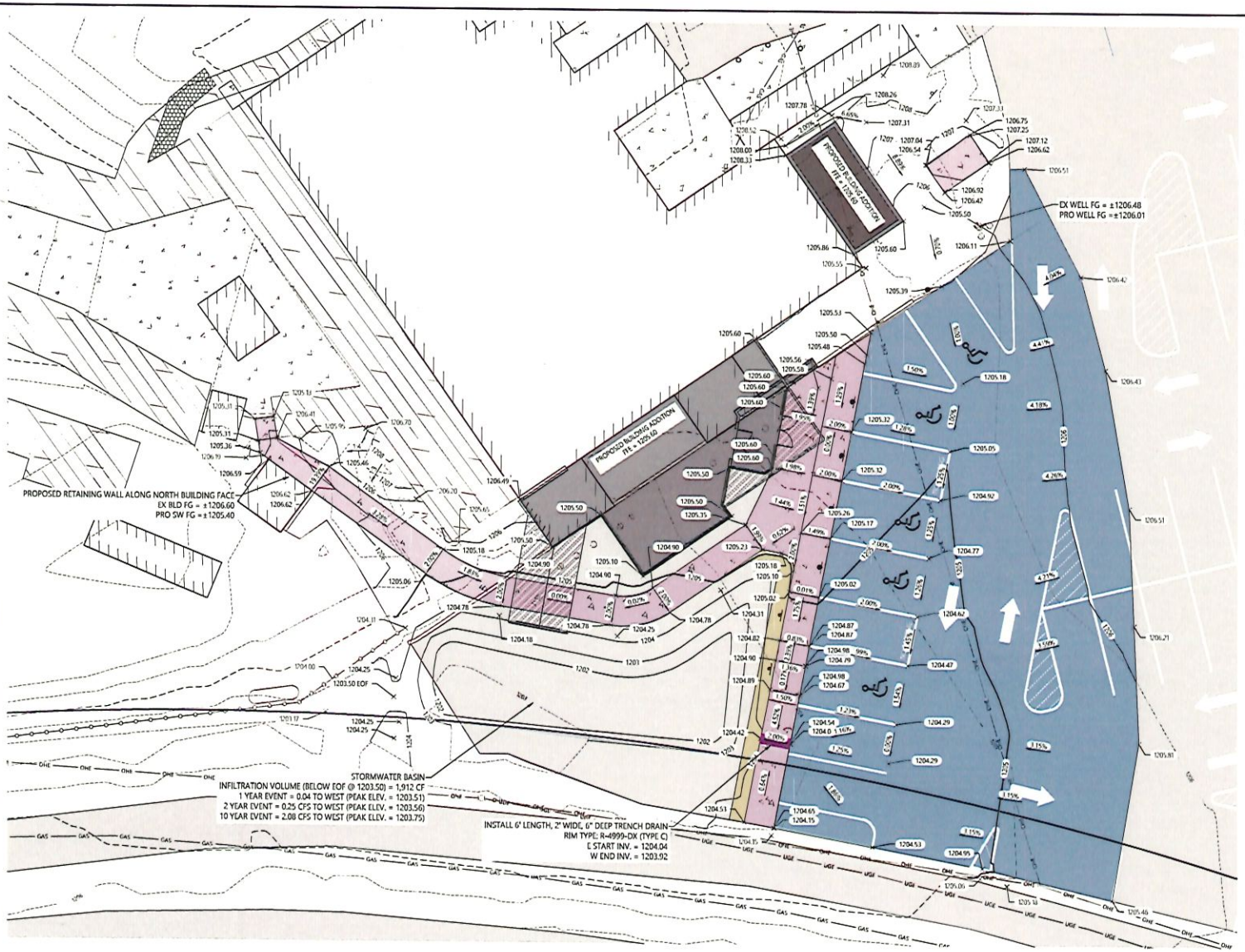

TOPOGRAPHIC INFORMATION - PROPOSED

- 1230 — MAJOR CONTOURS (WITH LABEL)
- 1234 — MINOR CONTOURS (WITH LABEL)
- 1234.56 — SPOT ELEVATION
- +-1.23% — SLOPE - PERCENT
- 1:2 — SLOPE - RISE : RUN

TOPOGRAPHIC INFORMATION - EXISTING

- 1230 — MAJOR CONTOURS
- 1234 — MINOR CONTOURS

GENERAL GRADING NOTES:

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS, GUTTER FLOW LINE OF CURB GUTTER (FL), BACK OF CURB ELEVATIONS (TC), TOP OF SIDEWALK (TW), AND FINISHED SURFACE GRADE, UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE NOTED ON THE PLANS.
- THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY THE OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
- CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
- 6.PROPOSED SPOT ELEVATIONS ARE TO THE TOP OF CURB UNLESS NOTED OTHERWISE. ELEVATION OF FLOW LINE IS 6" BELOW TOP OF CURB UNLESS OTHERWISE SHOWN.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.
- IT IS INTENDED THAT EARTHWORK (CUT VS. FILL) **WILL NOT** BALANCE ON SITE. THE CONTRACTOR SHALL SUBMIT THE QUANTITY OF MATERIAL AND AMOUNT OF ANTICIPATED GRADE ADJUSTMENT FOR REVIEW BY THE ENGINEER A MINIMUM OF FOUR WEEKDAYS PRIOR TO MAKING ADJUSTMENTS. ALL GRADE ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR WORK ASSOCIATED WITH GRADING ADJUSTMENTS, INCLUDING, BUT NOT LIMITED TO, EARTHWORK OPERATIONS, STORM SEWER PIPING AND STRUCTURE ADJUSTMENTS, CONSTRUCTION SURVEYING FOR ADJUSTING FEATURE LOCATIONS ACCORDINGLY, SILT FENCE, ETC.
- CONTRACTOR SHALL MAINTAIN DRAINAGE FROM EXISTING & NEW BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER (INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, ETC.) AS REQUIRED. EXISTING STORM SEWER SHALL NOT BE REMOVED UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.
- SEE PLAN LEGEND FOR A COMPLETE LIST OF HATCHES AND SYMBOLS USED FOR GRADING.

CUT/FILL VOLUME TABLE

ITEM	VALUE
CUT VOLUME (UNADJUSTED)	152 CU.YD
FILL VOLUME (UNADJUSTED)	117 CU.YD
CUT FACTOR	1.0
FILL FACTOR	1.0
ADJUSTED CUT VOLUME[1]	152 CU.YD
ADJUSTED FILL VOLUME[2]	117 CU.YD
TOTAL CUT/FILL VOLUME[3]	~35 CU.YD

[1] ADJUSTED CUT VOLUME = CUT VOLUME x CUT FACTOR

[2] ADJUSTED FILL VOLUME = FILL VOLUME x FILL FACTOR

[3] NEGATIVE NUMBER (-123, ETC.) DENOTES VOLUME OF MATERIAL TO BE REMOVED FROM THE SITE, POSITIVE (123, ETC.) DENOTES VOLUME OF MATERIAL TO BE DELIVERED TO THE SITE.

0 10 20 SCALE IN FEET

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DRAWN BY: DML
CHECKED BY: CJD

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CHRISTOPHER J. DAHN LIC. NO. 58678 DATE: 08/12/2026

DATE	REV#	REVISIONS DESCRIPTION

ZORBAZ GULL LAKE REMODEL 2026

GRADING PLAN

C6.00

PROJECT # 2026-11419

© 2025 WIDSETH FILE W:\PROJECTS\LIGHTHOUSE CONSTRUCTION\19563 2026-419\24 DESIGN\DWG\ZAZO\C-GR-2026-11419.DWG FLOTTED BY: CJD-GD DATE: June 12, 2026

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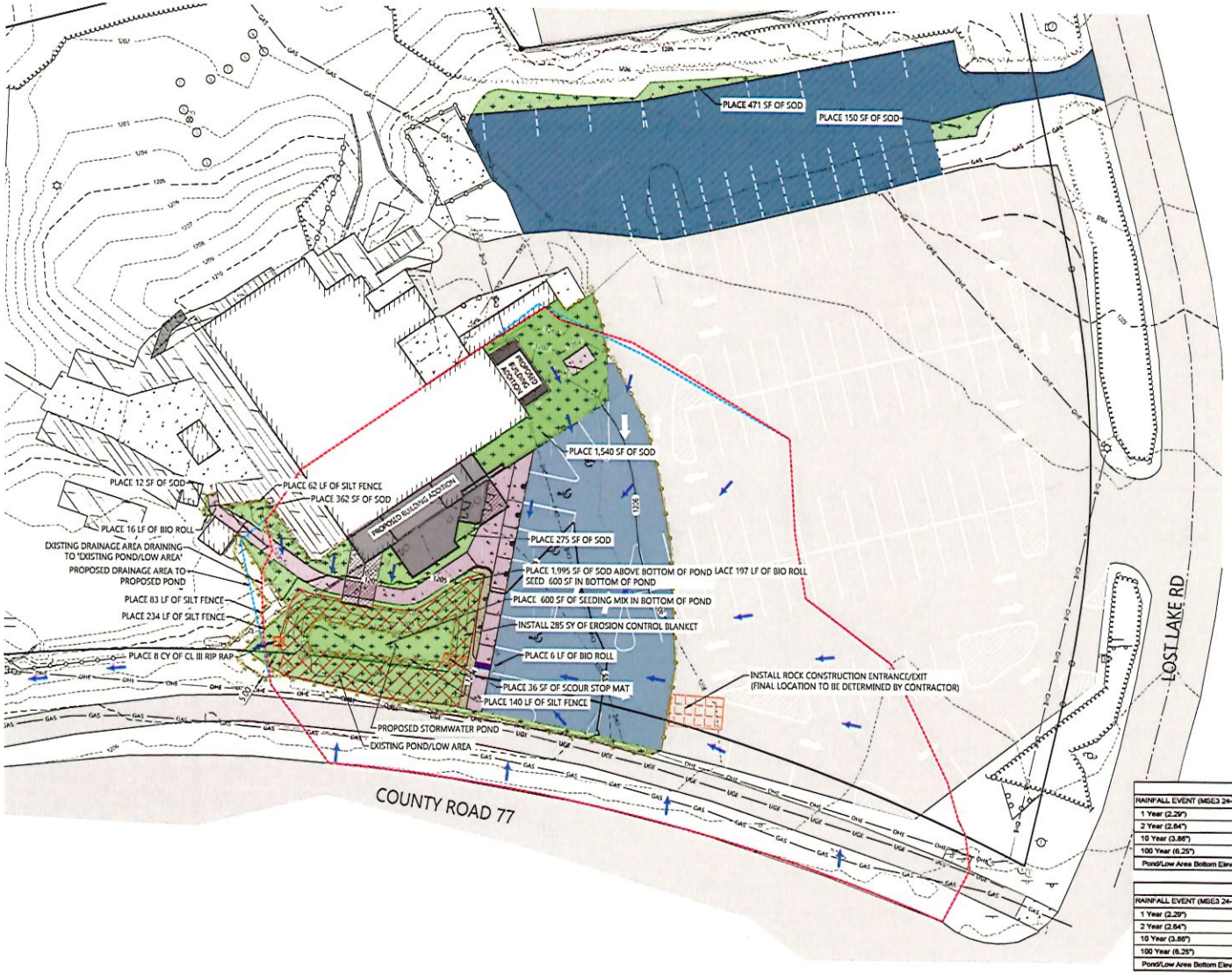

EROSION CONTROL LEGEND

- STABILIZED CONSTRUCTION EXIT
- ROLLED EROSION PREVENTION (SEE CALLOUT FOR CATEGORY)
- RANDOM RIPRAP (SEE CALLOUT FOR CLASS)
- SOD
- BIO ROLL
- SILT FENCE, TYPE MS
- SCOUR STOP MAT
- EXISTING DRAINAGE AREA
- PROPOSED DRAINAGE AREA
- SURFACE DRAINAGE FLOW DIRECTION ARROW

GENERAL EROSION CONTROL NOTES:

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- ALL SILT FENCE AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. MAINTENANCE AND REMOVAL OF SEDIMENT CONTROL DEVICES SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS UTILIZED FOR PROJECT CONSTRUCTION MUST BE CLEANED AT THE END OF EACH DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO THE DETAILS TO REDUCE TRACKING OF SEDIMENT ONTO PUBLIC STREETS. STREET SWEEPING MAY BE NECESSARY AND WILL BE CONSIDERED INCIDENTAL.
- ALL EXPOSED SOILS MUST BE STABILIZED WITHIN 14 CALENDAR DAYS OF ROUGH GRADE COMPLETION OF AFTER CONSTRUCTION TERMINATES. ALL STOCKPILES SHALL HAVE ADEQUATE SEDIMENT TRAPPING SYSTEMS INSTALLED AROUND THEM.
- ALL AREAS TO BE ESTABLISHED TO GRASS COVER SHALL RECEIVE 6" OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- INLET PROTECTION SHALL BE INSTALLED AT ALL STORM SEWER INLETS WHICH HAVE A POTENTIAL TO RECEIVE RUNOFF FROM THE CONSTRUCTION SITE.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
- FAILURE OF TURF ESTABLISHMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
- SEE PLAN LEGEND FOR A COMPLETE LIST OF HATCHES AND SYMBOLS USED FOR EROSION CONTROL.

GENERAL EROSION CONTROL QUANTITIES

- EROSION CONTROL ENTRANCE: 1 EACH
- INLET PROTECTION: - EACH
- TEMPORARY SILT FENCE, MS: 379 LF
- TEMPORARY BIO-ROLL: 219 LF
- SOD: 0.12 ACRE
- EROSION CONTROL BLANKET, 3N: 146 SY
- RIP RAP, CL III: 8 CY
- SCOUR STOP MAT: 36 SF

STORMWATER CALCULATIONS - EXISTING CONDITIONS

RAINFALL EVENT (MSE3 24-HR)	Peak Flow to West (cfs)	Peak Elev. of Pond/Low Area	Storage Volume (cf)
1 Year (2.29")	1.32	1203.49	685.00
2 Year (2.64")	1.68	1203.51	722.00
10 Year (3.88")	2.97	1203.56	845.00
100 Year (6.25")	5.53	1203.64	1,059.00
Pond/Low Area Bottom Elev. 1203.00	Pond/Low Area Top Elev. 1204.00	EOF Elev. 1203.40	

STORMWATER CALCULATIONS - PROPOSED CONDITIONS

RAINFALL EVENT (MSE3 24-HR)	Peak Flow to West (cfs)	Peak Elev. of Pond/Low Area	Storage Volume (cf)
1 Year (2.29")	0.04	1203.51	1,941.00
2 Year (2.64")	0.25	1203.56	2,034.00
10 Year (3.88")	2.08	1203.75	2,427.00
100 Year (6.25")	4.87	1203.92	2,843.00
Pond/Low Area Bottom Elev. 1202.00	Pond/Low Area Top Elev. 1204.00	EOF Elev. 1203.50	

0 20 40 SCALE IN FEET N

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CHRISTOPHER J. DAHN LIC. NO. 50678 DATE 08/12/2026

DATE	REV#	REVISIONS DESCRIPTION

ZORBAZ GULL LAKE REMODEL 2026

EROSION CONTROL PLAN

C7.00

PROJECT # 2026-11419

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CITY OF LAKE SHORE

PLANNING & ZONING
8583 INTERLACHEN ROAD, LAKE SHORE, MN 56468
Phone: (218) 963-2148

VARIANCE APPLICATION

REQUIREMENTS AND INFORMATION

Definition of a Variance A legally permitted deviation as provided in **MNSS 462.357,** subd. 6, from the **provisions of the Land Use Ordinance as deemed necessary by the Board of Adjustment upon the showing of practical difficulties in complying with the provisions of the Land Use Ordinance, provided the deviation from the Land Use Ordinance with any attached conditions will still be in harmony with the general purposes and intent of the Land Use Ordinance and the variance is consistent with the City's Comprehensive Plan. Refer to Lake Shore Ordinance Section 69.**

A **Certificate of Survey** signed by a licensed land surveyor MUST be submitted for all Variance applications, unless waived by the planning and zoning administrator. The survey requirements are attached to a checklist below.

The following information needs to be submitted with the application:

- Certificate of Survey: (1) 11"x17" copy and (1) electronic PDF copy
- Signed application form & Authorized Agent Form (if applicable)
- Non-refundable application fee
- Building elevations (each side) sheet not to exceed 11" x 17" and (1) PDF electronic copy
- Building height shall be shown on building elevations as defined in Lake Shore Ordinances, sheet not to exceed 11" x 17", and (1) PDF electronic copy
- Floor plans (each level) sheet not to exceed 11" x 17" and (1) PDF electronic copy
- Certificate of Compliance or Septic System Design and Evaluation

PLEASE NOTE: Applications WILL NOT be processed unless all required information for a Variance is submitted and fees are paid by the application deadline date. We cannot accept the application if any of the above items has not been met, which will delay your start time for your project. If you have any questions please feel free to ask PRIOR to the application deadline; a question now may save time and money later.

REVIEW:

A. Planning and Zoning Department shall review the application for completeness and assign a reference number to the application, plans, and any other attachments. The applicant shall be notified within 10 days if additional information is required to complete the application.

B. After receiving a completed Variance Application and supporting documents, the Zoning Administrator shall add the application to the next available public hearing date on the Planning Commission's agenda. Applicants will be notified by email of the date and time of the public hearing.

C. The Zoning Administrator will prepare a Staff Report on the application. The Staff Report will be available for public review at City Hall no later than one week prior to the scheduled meeting date. The City Engineer may comment on the application if appropriate.

D. The City Fee Schedule is based on average processing and review costs for land use applications. When costs exceed 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 obtain in reviewing permits. The City may withhold final action on a land-use application and/or hold the release of a construction permit until all fees are paid.

ACTION:

A. The Board of Adjustment shall hold a public hearing on the variance application.

B. At the conclusion of the public hearing, and after consideration of the testimony presented, the Board of Adjustment shall make a decision to table, approve, or deny the application.

C. The variance application shall be accompanied by all applicable fees made payable to the City of Lake Shore. This includes the recording fee, payable to Cass County. **This fee does not cover the land-use permit, which must be filed separately if necessary.**

APP# 03
Date 6/10/2026
(for office use only)

CITY OF LAKE SHORE
VARIANCE APPLICATION

Name of Applicant Lighthouse Construction Phone 218-640-1314

Address 25096 County Highway 6 Email mikel@lighthouseconstruct. com

City, State, Zip Detroit Lakes, MN 56501

*Email of property owner (if different than applicant)

Applicant is:

Legal Owner ()
Contract Buyer ()
Option Holder ()
Agent (X)
Other

Title Holder of Property:

Zorbaz on Gull Lake Real Estate, Inc
(Name)
8105 Lost Lake Road
(Address)
Lake Shore, MN 56468
(City, State, Zip)

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

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

Location of property involved in this request:
8105 Lost Lake Road

Parcel ID No. 90-016-2102 Zoning District CW

Description of Proposed Project in detail:
See attached plans. Improvements and additions to the existing building including new building entrance, ADA compliant access including elevator, stormwater retention, fire suppression system, energy efficient HVAC and improvements to the parking lot.

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

Impervious Surface Coverage, Building Height, Building setback and Parking Setback

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

Impervious Surface will be reduced but still over allowed amount. Height of building necessary for elevator installation. Proposed covered Walkway less than required building setback. Existing parking lot does not meet 10 foot setback.

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?

The variance will allow for continued commercial use of the property with proposed improvements for ADA accessibility and improved stormwater plan.

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

The proposed improvements allow for growth and improved access while maintaining compatibility with adjoining properties.

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

There will be no change to the use of the structure. Added safety measures call for a minimal increase in the height of the area of the building housing the elevator equipment. The proposal improves ADA access and increases safety to the public visiting the facility.

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

The improvements proposed decreased the impervious coverage, added stormwater retention, and added increased accessibility to bring it closer to ordinance requirements than other options considered.

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

There should be no negative impact to the properties in the vicinity. The proposed changes improve drainage and stormwater storage and improve public accessibility and safety.

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

Fitting the elevator in the existing building created the need for increased building height. Existing parking lot has been in existence for many years. Updating the parking lot will decrease impervious coverage.

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

All properties adjacent to the parcel are commercial. The project does not change the current use of facility and improves access and safety.

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

The changes improve stormwater retention and reduce run off to the lake and nearby properties.

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

This project includes several improvements that will enhance the overall site and surrounding area. The proposed work includes updating the exterior façade, improving stormwater management by better capturing and directing water runoff, and improving ADA accessibility for safer and more functional access to the building. These improvements are intended to create a more attractive, accessible, and well-managed property while reducing potential impacts on neighboring properties and public infrastructure.

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.

SURVEY CHECKLIST

___ **Proposed improvements must be staked 10 days before the meeting.**

Legal Description of Site

Property Identification Number (PID)

Building Envelope

Site plan, prepared by a licensed surveyor, showing parcel, dimensions and 10-foot contours (smaller contour intervals may be required where deemed necessary)

Location of all existing and proposed structures, their square footage, height, dimensions, and setbacks from lot lines and lakes

Existing and proposed driveway, access roads, parking, off-street loading, and sidewalks

Proposed landscaping and screening plans

Proposed Drainage Plan

Location of the Septic System and the well

Building Elevations

Impervious surface calculations (existing and proposed)

Soils data

Bluff determination if necessary.

Name of record owner/title holder of property

Approximate location of existing and proposed water courses, wooded areas, and other significant physical features

CITY OF LAKE SHORE CONTACT INFORMATION

Planning and Zoning:	Nicole Hausmann- Sourcewell Phone: (218) 541-5538 Email: Nicole.Hausmann@sourcewell-mn.gov
City of Lake Shore:	8583 Interlachen Road Lake Shore, MN 56468 Phone: 218-963-2148 Email: info@cityoflakeshore.gov

CITY OF LAKE SHORE
CONDITIONAL USE PERMIT APPLICATION

APPLICATION:

A. Applicant shall complete the Conditional Use Permit Application provided by the Zoning Department and submit it to the Zoning Department 30 days prior to scheduling a public hearing.

B. A certificate of survey shall accompany the application: one (1) 11"x17" copy and one (1) PDF electronic copy, complete with, as a minimum, the information from the Conditional Use Permit Checklist.

C. Application shall be accompanied by an application fee made payable to the City of Lake Shore. This includes the recording fee, payable to Cass County. **This fee does not cover the land use permit, which must be filed separately, if necessary.**

REVIEW:

A. Planning and Zoning Department shall review the application for completeness and assign a reference number to the application, plans, and any other attachments. Applicant shall be notified within 10 days if additional information is required to complete the application.

B. After receipt of a completed Conditional Use Permit Application and supporting documents, the Zoning Department shall add the application to the next available public hearing date on the Planning Commission's agenda. Applicants will be notified by mail of the date and time of the public hearing.

C. City Staff will prepare a Staff Report on the application. The Staff Report will be available for public review at City Hall no later than one week prior to the scheduled meeting date. The City Engineer may comment on the application if appropriate.

D. The City Fee Schedule is based on average processing and review costs for land use applications. When costs exceed 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 obtain in reviewing permits. The City may withhold final action on a land-use application and/or hold the release of a construction permit until all fees are paid.

ACTION:

A. The Planning Commission shall hold a public hearing on the conditional use permit application.

B. At the conclusion of the public hearing, and after consideration of the testimony presented, the Planning Commission shall make a decision to table, approve or deny the application.

APP# 04
Date 6/10/2026
(for office use only)

CITY OF LAKE SHORE
CONDITIONAL USE PERMIT APPLICATION

Name of Applicant Lighthouse Construction Phone 218-640-1314

Address 25096 County Highway 6 Email mikel@lighthouseconstruct. com

City, State, Zip Detroit Lakes, MN 56501

*Email of property owner (if different than applicant)_____

Applicant is:

Legal Owner ()
Contract Buyer ()
Option Holder ()
Agent (X)
Other _____

Title Holder of Property:

Zorbaz on Gull Lake Real Estate, Inc
(Name)
8105 Lost Lake Road
(Address)
Lake Shore, MN 56468
(City, State, Zip)

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

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

Location of property involved in this request:
8105 Lost Lake Road

Parcel ID No. 90-016-2102 Zoning District CW

State nature of request in detail: (What are you proposing for the property?)
See attached plans. Improvements and additions to the existing building including new building entrance, ADA compliant access including elevator, stormwater retention, fire suppression system, energy efficient HVAC and improvements to the parking lot.

What changes (if any) are you proposing to make to this site?

Building: entryway addition, mechanical room and signage

Landscaping: ADA sidewalk on northwest side of property

Parking/Signs: ADA accessible ramp and updates to parking lot and retention ponds. New Signs at road and on lake side. See Attached plans

Pursuant to the Lake Shore City Ordinance, Section 68.4.2, the applicant should be prepared at the public hearing to discuss the following issues by explaining how the proposed Conditional Use will not cause significant adverse effects.

(1) Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is not impact, explain why.

Proposed improvements update ADA accessibilty without changing the use of the building. Little to no change in impact to the properties in the immediate vicinity is expected.

(2) Describe the character of the area and the existing patterns and uses of development in the area. How is the proposal consistent with those development patterns.

The existing business has been there for many years, along with other adjacent commercial uses. The changes proposed are consistent with current use, update the building, improve access and provide safety measures.

(3) Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Describe if additional facilities will be required.

The proposed updates provide improved drainage and retention ponds. The project involves reduced seating, which will lessen impact on sewer and water services.

(4) Describe the impact on the character of the neighborhood in which the property is located.

Site improvements will update the look of the facility, and improve stormwater retention which will benefit the lake and surrounding area.

(5) Describe the impact to traffic on roads and highways in the vicinity and on expected traffic generated by this application. Is there adequate parking available to accommodate the proposal?

The parking updates will improve the layout and improve the flow of traffic in and around the lot.

(6) Describe the effects of the proposed use on the environment, including its impact on groundwater, surface water, and air quality.

Drainage and runoff will be improved with updated stormwater plan, which will minimize the impact on the lake and surrounding area.

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

This project includes several improvements that will enhance the overall site and surrounding area. The proposed work includes updating the exterior façade, improving stormwater management by better capturing and directing water runoff, and improving ADA accessibility for safer and more functional access to the building. These improvements are intended to create a more attractive, accessible, and well-managed property while reducing potential impacts on neighboring properties and public infrastructure.

CITY OF LAKE SHORE
CONDITIONAL USE PERMIT CHECKLIST

__ Completed application with signatures and authorized agent form (if applicable)

__ Fee paid

__ One (1) 11"x17" & One (1) PDF Electronic Copy

__ Sewer Compliance Inspection (if ISTS)

__ All current City charges paid

__ Certificate of Survey with the following information, as a minimum (unless waived by P&Z Department): **Proposed improvements must be staked 10 days prior to the meeting.**

Legal Description of Site

Building Envelope

Site plan, prepared by a licensed surveyor, showing parcel, dimensions, and 10-foot contours (smaller contour intervals may be required where deemed necessary)

Location of all existing and proposed structures, their square footage, dimensions and setbacks from lot lines and lakes

Existing and proposed driveway, access roads, parking, off-street loading and sidewalks

Proposed landscaping and screening plans

Proposed Drainage Plan

Location of Septic System and well. Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day

Building Elevations

Impervious surface calculations (existing and proposed).

Soils data

Bluff determination if necessary.

Name of record owner/title holder of property

Approximate location of existing and proposed water courses, wooded areas, and other significant physical features

In addition, the following requirements are required for commercial applications:

___ For all commercial buildings exceeding 1500 square feet in area, plans signed by an architect, licensed in Minnesota, indicating conformance with applicable regulations and codes.

___ Parking lot and loading layout

___ Exterior Lighting Plan

___ Trash Handling Equipment/Mechanical Equipment

___ Signage Plan

CITY OF LAKE SHORE CONTACT INFORMATION

Planning and Zoning:

Nicole Hausmann- Sourcewell
Phone: (218) 541-5538
Email: Nicole.Hausmann@sourcewell-mn.gov

City of Lake Shore:

8583 Interlachen Road
Lake Shore, MN 56468
Phone: 218-963-2148
Email: info@cityoflakeshore.gov

City of Lake Shore

Minnesota's Year-Round Playground on Gull Lake
8583 Interlachen Rd.
Lake Shore, MN 56468
Phone: 218-963-2148
Website: www.cityoflakeshore.gov

Authorized Agent Form

I hereby authorize MIKE LOVELACE to act as my Authorized Agent in dealing with the City of Lake Shore to obtain the following:

X Land Use Permit

X Public Hearing PCBOA

_____ Metes & Bounds Subdivision

_____ Lot line adjustment

_____ Shoreland Alteration Permit

_____ Other

For the following property:

Name of property owner: ZORBAZ ON GULL LAKE REAL ESTATE INC

Address of property: 8105 LOST LAKE RD LAKE SHORE 56468

Parcel ID: 90-016-2102

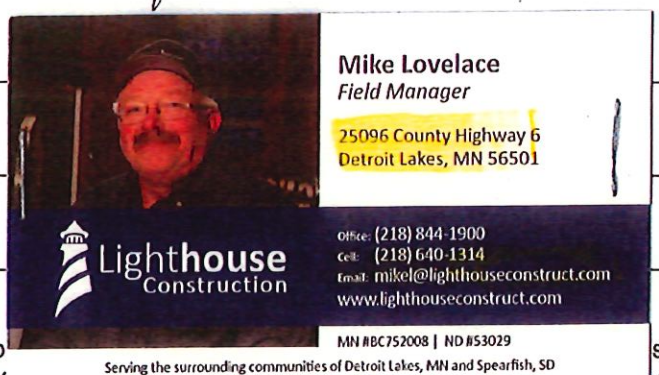
Email: COLE@LAKELIFEHOSPITALITY.COM Phone Number: 218-841-8239

Property owner signature: [signature] Date: 05/20/26

Authorized Agent Mailing Address:

Authorized Agent Email Address:

Authorized Agent Phone Number:



***Actions taken in furtherance of a permit or app[illegible] sponsibility of the Property Owner. The City of Lake Shore assumes [illegible] or to third parties, caused by any actions taken pursuant to permit(s) or approval granted to any Authorized Agent of Property Owner.

Outlook

RE: [External] PUBLIC HEARING - CITY OF LAKE SHORE - 07.13.2026 - ZORBAZ ON GULL LAKE

From Darrick Anderson <darrick.anderson@casscountymn.gov>
Date Wed 6/24/2026 2:44 PM
To Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>
Cc City of Lake Shore Info <info@cityoflakeshore.gov>

EXTERNAL

Nicole,

We have a couple concerns with the proposed redevelopment project. The existing parking is within the right of way and with a redevelopment project it would be nice to get that outside the right of way. We would defer to the city on the final decision as your trail is closer and likely being impacted more.

The other concern is the proposed lighting and that is just to make sure none of the exterior lighting is shining towards the oncoming traffic on CSAH 77 to cause any safety issues. Lately we have had some unshielded lighting that blinds oncoming motorists.

Thank you for the opportunity to comment.

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: Tuesday, June 23, 2026 11:47 AM
To: Darrick Anderson <darrick.anderson@casscountymn.gov>
Cc: City of Lake Shore Info <info@cityoflakeshore.gov>
Subject: [External] PUBLIC HEARING - CITY OF LAKE SHORE - 07.13.2026 - ZORBAZ ON GULL LAKE

WARNING: This email contains links or attachments.
Do not click links or open attachments unless you are expecting and know the content is safe.

Good morning, Darrick,

The Lake Shore Planning Commission/Board of Adjustment will hear the following variance at their regular scheduled meeting on Monday, July 13th at 9:00 AM, City Hall. Please review the attached packet and submit any comments before the Planning Commission/Board of Adjustment meeting, so they can be considered.

VARIANCE & CONDITIONAL USE PERMIT: Zorbaz on Gull Lake Real Estate, Inc. requests a variance for road right-of-way setback, parking setback, building height, and impervious surface coverage. A Conditional Use Permit for the additions to the existing restaurant. The property is legally described as part of Gov Lots 2 & 3, on Upper Gull Lake, and the site address is 8105 Lost Lake Road. The property is zoned C-W, Commercial Waterfront District, PID 90-016-2102.

Thank you,

~Nicole

Nicole Hausmann | Community Development Administrator

Office: 218-541-5538
Website: mn.sourcewell.org

Sourcewell

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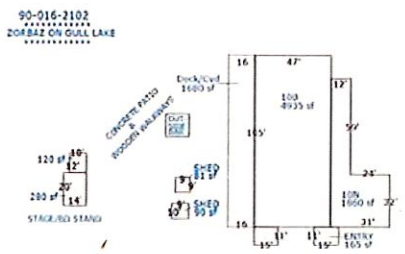


Fee Owner: 47379 FALCO: DISTRICTS: LEGAL DESCRIPTION:
ZORBAZ ON GULL LAKE REAL ESTATE,IN Twp/City . : 90 LAKE SHORE CITY Sec/Twp/Rge : 16 135.0 29 Acres: 2.83
Taxpayer: 47379 FALCO:FO School . . : 181 BRAINERD SCHOOL PART OF GOV LOTS 2 & 3
ZORBAZ ON GULL LAKE REAL ESTATE,IN Lake . . . : 11021800 UPPER GULL4,8,9,16,17-13
THOMAS W HANSON, VICE PRESIDENT
1462 E SHORE DR
DETROIT LAKES MN 56501-4723
Primary Address/911 #:
8105 LOST LAKE RD
LAKE SHORE

ASSESSMENT DETAILS: ----------

		Acres	CAMA	Estimated	Deferred	Taxable
2025 Rcd: 1 Class: 231 Seasonal Restaurant on a Lake	Land	2.83	769,364	769,400		769,400
Hstd: 0 Restaurant-Lake	Building		531,040	531,000		531,000
MP/Seq: 90-016-2102 000	Total MKT		1,300,404	1,300,400		1,300,400
Own% Rel AG% Rel NA% Dsb%						
2024 Rcd: 1 Class: 231 Seasonal Restaurant on a Lake	Land	2.83	768,266	768,300		768,300
Hstd: 0 Restaurant-Lake	Building		531,040	531,000		531,000
MP/Seq: 90-016-2102 000	Total MKT		1,299,306	1,299,300		1,299,300
Own% Rel AG% Rel NA% Dsb%						
2023 Rcd: 1 Class: 231 Seasonal Restaurant on a Lake	Land	2.83	768,266	768,300		768,300
Hstd: 0 Restaurant-Lake	Building		531,040	531,000		531,000
MP/Seq: 90-016-2102 000	Total MKT		1,299,306	1,299,300		1,299,300
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	231	0	769,400	0	531,000	1,300,400		1,300,400			1,300,400	0
2024	231	0	768,300	0	531,000	1,299,300		1,299,300			1,299,300	0
2023	231	0	768,300	0	531,000	1,299,300		1,299,300			1,299,300	0

CAMA LAND DETAILS: ---------- NOTES: ----------
Land market: 90 LAKESHORE CITY Last calc date/env: 02/24/25 B
Neighborhood: 90218J UPPER GULL-GL 5,S GL6 S9; GL2 1.00 Asmt year: 2025
COG: 47379 1 Ac/FF/SF: 2.83 Lake: 11021800 UPPER GULL4,8,9,16,
Wid: .00 Dth: 300.00 Avg CER:

Land/Unit Type		Units Size	Qlt/Acc Comment	-Other- OV Df	Base Rate Est/Dfr	Adj Rate Est/Dfr	Value Est/Dfr	Asmt Cd Typ	New	Acreage	PTR Value	Improvement	CER Factors
SC	UN	1.00			20000.00	20000.00	20000	1	231				
		2.83						SV					
218J	FF	237.00			3500.00	3080.00	729960	1	231	1.63			
		237.00						OV					
WD	AC	1.20			16170.00	16170.00	19404	1	231	1.20			
		2.83						TW					

Front feet: 237.00 Other Acres: 1.20 Totals: 769,364
FF/SF acres: 1.63 CAMA acres: 2.83
Mineral:

CAMA SUMMARY: ----------
Schedule: 2025 Quintile date: 09/27/2023 Insp/By/Cmp: 04/22/2024 CN R
Neighborhood: 90218J UPPER GULL-GL 5,S GL6 S9; GL2

Nbr	Typ	Subtype	Description	Wid	Len	Size	Class	Qlt	H/G	Est Value	New Imp	Class Code
1	C/I	RESTAURANT	ZORBAZ	+	+	8805				504,540	0	231
2	C/I	MISC	PATIO/WALK							5,000	0	231
3	C/I	PARK LOT				1				15,000	0	231
4	OTH	SCR HSE	OUTSDE BAR			1		1		3,500	0	231
5	OTH	SHED	2 SHEDS			3		6		3,000	0	231

Estimated land value : 769,364
Mineral value . . . . :
Improvement value . . : 531,040
Total value . . . . . : 1,300,404

CAMA IMP DETAILS: 1 C/I RESTAURANT ZORBAZ
House/Garage: Schedule: 2025
Construction class/Quality:
Actual/Effective year built:
Condition:

DEPRECIATION PCT GOOD FACTORS:
Physical: 1.00
Functional incurable . . .
Economic: 90218J O 1.00
Additional . . . . . .
Total percent good 1.00

NOTES: ----------

---- Characteristics/Areas ---	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_BAS RESTAURANT USER	47	105	4935			R		80.00	394,800	1			1.00			394,800
_BAS RESTAURANT USER			1860			R		50.00	93,000	1			1.00			93,000
_BAS RESTAURANT USER	11	15	165			R		10.00	1,650	1			1.00			1,650
_BAS RESTAURANT USER	11	15	165			R		10.00	1,650	1			1.00			1,650
_BAS RESTAURANT USER			1680			R		8.00	13,440	1			1.00			13,440

Effective BAS rate: 57.30 Totals: 504,540 504,540
Ground floor area: 8,805
Gross floor area: 8,805

CAMA IMP DETAILS: 2 C/I MISC PATIO/WALK
House/Garage: Schedule: 2025
Construction class/Quality:
Actual/Effective year built:
Condition:

DEPRECIATION PCT GOOD FACTORS:
Physical: 1.00
Functional incurable . . .
Economic: 90218J O 1.00
Additional . . . . . .
Total percent good 1.00

NOTES: ----------

---- Characteristics/Areas ---	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_BAS MISC USER			1			V			5,000	1			1.00			5,000

Effective BAS rate: .00 Totals: 5,000 5,000
Ground floor area:
Gross floor area:

CAMA IMP DETAILS: 3 C/I PARK LOT
House/Garage: Schedule: 2025
Construction class/Quality:
Actual/Effective year built:
Condition:

DEPRECIATION PCT GOOD FACTORS:
Physical: 1.00
Functional incurable . . .
Economic: 90218J O 1.00
Additional . . . . . .
Total percent good 1.00

NOTES: ----------

---- Characteristics/Areas ---	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_BAS PARK LOT USER			1						15,000	1			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: 4 OTH SCR HSE OUTSDE BAR
House/Garage: Schedule: 2025
Construction class/Quality: 1
Actual/Effective year built:
Condition:

DEPRECIATION PCT GOOD FACTORS:
Physical: 1.00
Functional incurable . . .
Economic: 90218J O 1.00
Additional . . . . . .
Total percent good 1.00

NOTES: ----------

---- Characteristics/Areas ---	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_BAS SCREEN HSE 1 LG W/BENCH			1					3,500.00	3,500	1			1.00			3,500

Effective BAS rate: 3,500.00 Totals: 3,500 3,500
Ground floor area: 1
Gross floor area: 1

CAMA IMP DETAILS: 5 OTH SHED 2 SHEDS
House/Garage: Schedule: 2025
Construction class/Quality: 6
Actual/Effective year built:
Condition:

DEPRECIATION PCT GOOD FACTORS:
Physical: 1.00
Functional incurable . . .
Economic: 90218J O 1.00
Additional . . . . . .
Total percent good 1.00

NOTES: ----------

---- Characteristics/Areas ---	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_BAS SHED 6 SVRL/BTR			3					1,000.00	3,000	1			1.00			3,000

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

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

09/27/2023

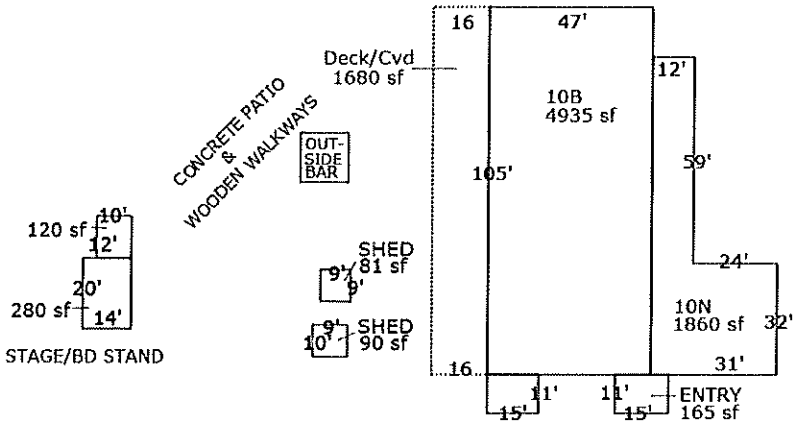
MAIN STAGE
09/27/2023

09/27/2023

09/27/2023

09/27/2023

90-016-2102
****
ZORBAZ ON GULL LAKE
****



Sketch by Apex Sketch

8093G LLC
PO BOX 966
LONG LAKE MN 55356-0966

CARPENTER, NICOLE A & JETHRO M
AS TRUSTEES
5500 VERDE VALLEY RD NW
NOWTHEN MN 55303-8535

CAUSEWAY DEVELOPMENT, INC
C/O NARVESON MANAGEMENT, INC
PO BOX 285
PEQUOT LAKES MN 56472-0285

CAUSEWAY ON GULL ASSOC, INC
C/O NARVESON MANAGEMENT
PO BOX 285
PEQUOT LAKES MN 56472-0285

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

HALL, CHAD
23961 NE 69TH PL
REDMOND WA 98053-8664

INTERLACHEN 8093H LLC
PO BOX 966
LONG LAKE MN 55356-0966

KMD CABIN, LLC
C/O MARK WEGMILLER
5315 BEARD AVE S
MINNEAPOLIS MN 55410-2119

LDK INVESTMENTS, LLC
8242 125TH AVE
MILACA MN 56353-4418

LUOMA, ERIC R & LUOMA, HAILEY M
29421 LEILANI LN
CHISAGO CITY MN 55013-5075

PIRAM, CHARLES J
2907 BUTTERNUT DR
CHASKA MN 55318-1111

REXE PROPERTIES, LLC
16300 BIRCHWOOD LN
BRAINERD MN 56401-6184

SMOTHERS, PETER M & JACQUELINE K
33611 REDWING AVE
SHAFER MN 55074-9713

STANLEY, GWEN N, TRUSTEE &
GLRCB, LLC
C/O GULL FIVE ASSOCIATION
PO BOX 285
PEQUOT LAKES MN 56472-0285

STATE OF MINNESOTA

SZCZEPANSKI, MICHAEL J & NANCY D
1174 MILLER LN
LAKE SHORE MN 56468

THE NARROWS HOME OWNER'S ASSOC, INC
C/O GOEDKER REALTY MGMT CO
ATTN: KEVIN GOEDKER
2029 S 6TH ST
BRAINERD MN 56401-5502

TIMBERSTONE INVESTORS LLLP
C/O JOHN ALLEN
321 1ST AVE N
MINNEAPOLIS MN 55401-1609

TK WAHL LAKESIDE HOLDINGS LLC
8930 177TH ST W
LAKEVILLE MN 55044-6670

VON BARGEN, JEREME & SARA
6358 HOMESTEAD LN S
COTTAGE GROVE MN 55016-4173

WHISKEY ROAD, LLC
10517 214TH AVE
KELDRON SD 57634-7204

WILMAX PROPERTIES LLC
12492 MENTZER TRL
LINDSTROM MN 55045-9426

ZORBAZ ON GULL LAKE REAL ESTATE,INC
THOMAS W HANSON, VICE PRESIDENT
1462 E SHORE DR
DETROIT LAKES MN 56501-4723