

**BOARD OF ADJUSTMENT/PLANNING COMMISSION  
CITY OF LAKE SHORE  
LAKE SHORE CITY HALL  
MINUTES  
MARCH 10, 2025  
9:00 AM**

**Commission Members in attendance:** Commission Chair Jim Woll, Sean Weldon, PJ Smith and Alternate Dave Reigert; Council Liaison Darcy Peterson; City Zoning Administrator Teri Hastings; City Clerk Laura Fussy; Absent were Pat Hastings and Alex Kuhn; Alternates Kevin Egan and TJ Graber. A quorum was present, and the Commission was competent to conduct business. There were 6 people in the audience.

Commission Chair Jim Woll called the meeting to order at 9:01 a.m.

Approval of the February 10, 2025, Regular Meeting Minutes – MOTION BY PJ SMITH AND SECONDED BY SEAN WELDON TO APPROVE THE MINUTES FOR THE FEBRUARY 10, 2025, BOARD OF ADJUSTMENT/PLANNING COMMISSION AS PRESENTED. MOTION PASSED.

**PUBLIC HEARING –**

Variance – Ryan Bergan and Monique Hoglund Bergan – The applicants request a variance to construct a new home/deck at a setback of 30’ from the top of bluff. The home, garage, porch will be 2227 square feet and will meet all other ordinance requirements. The property is legally described as Lot 5, Plat of Gullwood. The property is zoned R-2, Medium Density Residential and the site is located between addresses 8336 Gullwood Road and 8346 Gullwood Road.

The following documents became part of the record – Notice of mailing, notice of publication of public hearing, signed application and attachments and staff report. There were no written comments received regarding the application.

Monique and her father were present to answer any questions that the Commission had regarding the project.

Teri’s staff report indicated the following:

The lot does meet the current lot size standards for a general development lake which is 30,000 square feet. In this case, the bluff and the 50’ bluff setback are over 1/3 of the lot depth which does create some difficulty in siting a home, the septic system and alternate septic site. The lots on Gullwood were platted prior to the implementation of the bluff rule in 1989.

The applicants have submitted a septic system design that will serve the proposed home by Dave Rasinski. The design does include a well location.

The applicant has submitted building elevation drawings. The home will have a second story over a portion of the home and a basement. The basement will not be a walkout but will include window wells on the side of the home. The proposed home does not exceed the height requirement of the city and should fit in with the character of the neighborhood.

The applicants have cited the rationale within their variance application for the proposed location of the home which is reasonable. Part of the rationale is the location of the two adjacent properties and the impact on the site lines for Lot 5.

The survey indicates the amount of impervious surface for the site to be 16.99% with the proposed improvements and driveway.

The applicants have not addressed any additional landscaping or screening, and this may be a question that the commission should ask the applicant. Vegetation removal is not allowed on the bluff except for permitted structures such as steps.

Jim commented on how thorough the application was. He stated the issue they are dealing with is wanting to be consistent with the neighbors while maintaining their view of the lake.

No other questions or concerns from the Commission.

**STAFF DIRECTION:**

The Planning Commission may decide to approve the application, deny the application, or table the application if further information is required. If the decision is for approval or denial the findings of fact should be cited (listed below).

**MOTION OF PJ SMITH AND SECONDED BY SEAN WELDON TO APPROVE THE VARIANCE REQUEST RYAN BERGAN AND MONIQUE HOGLUND BERGAN BETWEEN 8336 AND 8346 GULLWOOD ROAD BASED ON THE FOLLOWING FINDINGS OF FACT:**

- The applicant has established that there are practical difficulties, as defined in this Ordinance, in complying with the official controls, and
- 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 landowner, and (the lot is a pre-existing lot, created before bluff setbacks existed).
- 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 (the proposed home will fit in with the neighborhood, similar type houses and setbacks).
- The Variance will not create a land use not permitted in the zone, and (the uses as proposed are a permitted land use within the R-2 zoning district)
- The Variance will not alter the essential character of the locality, and (the improvements as proposed will not alter the essential character as stated by the applicant).
- The Variance is not for economic reasons alone, but reasonable use of the property does not exist under the Ordinance (the applicant has cited sight lines and location of the adjacent structures for a portion of the rationale for their variance).

**MOTION PASSED.**

Variance/Conditional Use Permit – Troy Hoekstra – The applicant is seeking a variance/conditional use permit for the construction of a new home at a setback of 30' from the top of bluff. The applicant is also requesting to move more than 10 cubic yards of earth within the bluff impact zone and to move more than 50 cubic yards of earth within the shoreland zone. The property is legally described as Parts of Lots 10 & 11, Block 4, Tingdale Brothers' Sherwood Forest (site address 8285 Interlachen Road). The property is zoned R-2, Medium Density Residential.

The following documents became part of the record – Notice of mailing, notice of publication of public hearing, signed application and attachments and staff report. No written comments were received regarding the application. Troy Hoekstra was not in attendance and no one was present to represent the application as required.

Teri's staff report indicated the following:

The lot is 68,425 square feet which meets the required lot area for a general development lake within the R-2 zoning district. The property was reconfigured in 2001 when the city had a 0' setback requirement from the bluff. Today, the setback is 50 feet. This property has some difficult topography which is one of the reasons it has remained undeveloped. The building envelope is shown on the survey which without the topography would be generous. The property is riparian and with that, there should be riparian views.

The proposed footprint of the home is 1462 square feet with an attached garage of 1064 feet. There will be a basement under the main portion of the home along with a second story. There is a four-foot elevation difference between the garage and the main level of the home.

The applicant has submitted a grading and erosion control plan for the property by Sonmor Consulting. The lakeside of the property does not show any type of silt fence or any other acceptable erosion control measure. This should be addressed.

A stormwater management plan has also been submitted by Sonmor Consulting. A drainage area is planned on the southeast corner of the property.

The applicants have submitted a septic site evaluation and design by Seth Gravdahl. Since it is winter conditions, soil borings were unable to be completed. A soil sizing factor of 1.27 was used to get an area calculation need for the amount of drainfield and location on the property. The septic system is proposed on the north side of the property.

The applicants are proposing a deck over the sunroom. The applicant should be asked if any other decks or patios will be constructed on the property.

The stormwater management plan indicates the amount of impervious surface for the site to be 5.8% with the proposed improvements and driveway.

The applicants have not specifically addressed landscaping and screening. The applicant should be asked what plans they have for tree removal and landscaping. Vegetation removal on the bluff is not permitted except for permitted structure such as steps.

Elevation drawings and floor plans for the proposed home have been provided.

The property was reconfigured in 2001 with a controlled access lot (a riparian lot that provides access to non-riparian properties). There are four lots; two lake lots and two off-lake lots who have lake access through the

controlled access lot. The two lake lots are not allowed individual docks on their property and must use the common dock facility located on the controlled access lot.

Listed below is a portion of the city ordinance as it pertains to grading within the shoreland area:

- Grading within the Shore Impact Zone, including the placement of fill material along the shoreline, shall not be authorized if the grading creates or expands a shoreline recreation area, such as a beach.
- The smallest amount of bare ground is exposed for as short a time as feasible.
- Four inches of topsoil is placed, temporary ground cover such as mulch is used and permanent ground cover such as sod is planted.
- Methods to prevent erosion and trap sediment are employed.
- Fill is stabilized to acceptable engineering standards and must not create an unstable slope.
- Plans to place fill or excavated material on steep slopes must be reviewed by a qualified professional for continued slope stability and must not create finished slopes of 30% or greater.
- Fill or excavated material must not be placed in bluff impact zones.
- Fill placed in public water below the ordinary high-water line requires a Department of Natural Resources Waters Permit and a Corps of Engineers Permit.
- Excavation in the bed of public waters requires a Department of Natural Resources Waters Permit and a Corps of Engineers Permit.
- Only clean fill consisting of sand, gravel or rock will be allowed where contact with water is anticipated. Mineral soil may be allowed elsewhere.
- Alterations to topography must only be allowed if they are accessory to permitted or conditional uses and do not adversely affect adjacent or nearby properties.

Due to the topography of the property and current zoning regulations; it is challenging to site a home. The proposed home is not out of scale for the property and the proposed setback helps to reduce the amount of fill needed for the proposed home.

Dave summarized the comments he had in regards to the project. His biggest concerns were having Stormwater basins and management/protections during construction to protect the proposed basin.

Kim Anderson – 8259 Interlachen Rd - came before the Commission to voice her concerns. She believes there is a better spot to build the home and asking the Commission to deny this variance/conditional use permit. Kim gave her opinion of the history of the property.

PJ Smith asked about if he was cutting into bluff and bringing dirt back or just filling behind the bluff.

Dave stated what he saw on the plan was a retaining wall on both sides of the house. He doesn't believe he will be cutting into the bluff.

PJ Smith said maybe a site visit would be better to get an idea of how the project would be completed.

Sean Weldon asked where the applicant would put in a dock.

Teri stated the City issued a Condition Use Permit 25 years ago to allow all four lots in the area to have lake access and stated the property does have established riparian rights.

Kim Anderson stated the house is not as small as the applicant is stating and the amount of fill they will need to bring in is large. She also stated that a spot at the bottom of the hill would be less disruptive to the property itself.

John Spartz another member of the public asked about the dock situation and stated that it is in such disrepair.

Sean Weldon also stated that even if the house were to be built lower on the bluff that the dock issue is still a question of concern.

**Planning Commission Direction:**

The planning Commission may decide to approve the application, deny the application, or table the application if further information is required. If the decision is for approval or denial the findings of fact should be cited.

**FINDINGS-CUP:** *Answers have been provided by City Staff in red.*

Findings shall be made in either recommending approval or denial of a conditional use application. **The following findings must be met:**

- The use must be appropriate for the zoning district (R-2).  
*Grading within the bluff impact zone and shoreland is a conditional use in the R-2 district.*
- The use with conditions would be compatible with the city's Comprehensive Plan:  
*The project will enhance the rural character of the area while and the lake-oriented brand of Lake Shore and will not create a demand for additional public services.*
- The use with conditions would be compatible to neighborhood. *The neighborhood is predominantly residential.*
- The use would not be injurious to the public health, safety, welfare, decency, order and comfort, convenience, appearance, or prosperity of the city. *The proposed project would enhance the appearance of the community and would not be injurious to the public health, safety, and welfare.*

**In addition, the Planning Commission should consider the following:**

- 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. *The proposed project would not diminish the use or enjoyment of surrounding properties but may enhance the value of those properties.*
- The Conditional use will not impede the normal and orderly development and

improvement of surrounding vacant property for uses predominant in the area. The proposed use would not impede the development or improvement of surrounding properties in the area. The property would be developed similarly as the adjacent properties.

- The Conditional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. There should be no cause for public requirements or facilities and not cause a detriment to the economic welfare of the community.
- 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. No changes are planned for the current access to the property.
- Adequate measures have been taken to provide sufficient off-street parking and loading space to serve the proposed use. There will be adequate parking on the property for at least two vehicles excluding the garage.
- 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. The proposed project will generate noise with the use of heavy equipment and machinery but only during constructions. The applicant should be asked about any planned lighting for the property, including landscaping lights.
- The Conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historical feature of major significance. There are no known historical features on the site.
- The Conditional use will promote the prevention and control of pollution of the ground and surface waters including sedimentation and control of nutrients. The applicant has provided a stormwater plan, grading, and erosion plan. Additional silt fence should be placing lakeside.

**In permitting new conditional use permits, the Planning Commission may impose, in addition; to the standards and requirements expressly specified by the ordinance, additional conditions that the Planning Commission considers necessary to protect the best interest of the surrounding area or the city as a whole. This may include the following:**

- Increasing the required lot size or yard dimension
- Limiting the height, size, or location of buildings.
- Controlling the location and number of vehicle access points.
- Increasing the street width.
- Increasing or decreasing the number of required off-street parking spaces.
- Limiting the number, size, location, or lighting of signs.

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

**THE FOLLOWING MAY BE POTENTIAL CONDITIONS:**

- A timeline for the project should be submitted prior to the permit being issued. The smallest amount of bare ground is exposed for as short a time as feasible.
- Four inches of topsoil is placed, temporary ground cover such as mulch is used and permanent ground cover such as sod is planted.
- Prior to a permit being issued; a plan showing areas of erosion control on the lakeside should be submitted.
- Prior to a permit being issued; a completed site evaluation and design for the septic system with adequate soil borings should be submitted.

**MOTION OF PJ SMITH AND SECONDED BY SEAN WELDON TO DENY THE VARIANCE/CONDITIONAL USE PERMIT REQUEST TROY HOEKSTRA AT 8285 INTERLACHEN RD BASED ON THE NUMBER OF UNANSWERED QUESTIONS REGARDING THE APPLICATION AND REQUIRING MORE INFORMATION ALONG WITH NO REPRESENTATION PRESENT. MR. HOEKSTRA MAY RESUBMIT AT NO ADDITIONAL COST.**

**MOTION PASSED.**

Conditional Use Permit – Sherwood Forest Property LLC/Ryan Scheeler –

Ryan Scheeler of Sherwood Property LLC has made application for a conditional use permit for the purpose of operating a liquor store out of an existing accessory structure on the premises along with adding a 12'x24' addition (beer cave) meeting all setbacks. The property is legally described as Lots 13 -25, Block 24, Tingdale Brothers Sherwood Forest on Gull Lake. The site address is 8787/8789 Interlachen Road and the property is zoned Neighborhood Commercial.

The following documents became part of the record – Notice of mailing, notice of publication of public hearing, signed application and attachments and staff report. Multiple comments were received in oppose of the Conditional Use Permit.

John and Mary Bennett of 8749 Lincoln Green Road had many concerns regarding traffic, beer cave, parking, noise levels, boat traffic, dock issue, garbage and light pollution.

Dale Moore – Sherwood Forest Condos – had several concerns regarding parking, traffic, trespassing and light pollution.

Matt and Jen Smith - 8753 Lincoln Green Road – They are against this application because of the potential light, noise and traffic pollution.

Teri stated the restaurant has now closed.

Ryan Scheeler came before the Commission to answer questions regarding the request.

He thought the liquor license was good through the end of the month and that he could transfer the off-sale liquor license.

Teri stated that the liquor license is with F & B foods and he would have to get his own license established.

Ryan stated PJ and Laura O'Brien would be the tenants for the small liquor store.

He also spoke about the difficulties of the property and his hopes to keep it going for many years to come.

John Spartz went before the council to support the liquor license and how to carry the vision forward. He asked if we were to approve the CUP for the liquor store, would they be allowed to start renovating and then work on liquor license requirements.

Ryan Scheeler spoke more about the potential liquor store and how it would be there for ease of convenience.

Kim Anderson stated she is for the liquor store as any new business in the area would be great for Lake Shore.

Kurt and Ruth Hunstiger – 8755 Lincoln Green Rd - brought up concerns about lighting and stated their house is at the bottom of the hill which makes the light pollution worse for them.

He also voiced his concerns for the man cave and asked if there was going to be any on-site consumption.

Ryan stated that the beer cave is just a cooler and that the liquor store is just that of a place where you can come grab a bottle of wine and go home.

Kurt is more concerned about lighting.

Kurt also brought up the refrigeration and the decibel levels that it would give off.

Ryan brought up the cooler stating it would not be more than a normal air conditioner decibel level.

PJ O'Brien had sent an email answering some of the potential issues and resolutions for those problems.

Ryan stated that they will do a fence around the refrigeration unit

Sean brought up the fencing issues and how that would solve a lot of the issues.

PJ Smith stated that he also lives in the area and sees the property as an asset and to be able to keep these businesses viable we need to be able to produce income.

Kurt voiced his concerns again regarding the conditional use permit and the need for the concerns to be addressed, and the Commission agreed.

PJ Smith discussed that the audience is not against the CUP for the liquor store but more on making sure the conditions are met and completed.

John Spartz stated he believes these issues have been on-going and asked if it was fair to put all of the repairs on the existing issues to a tenant.

Teri stated its on the owner of the property to complete those conditions.



Jim Woll asked how the commission would like to proceed and PJ Smith is still unsure of how the Commission approves a liquor store without a valid liquor license.

Teri stated that per the City Attorney, the Commission can approve the CUP contingent upon getting a valid off-sale liquor license.

The Commission then looked to Teri's staff report that states all the conditions minus the fencing around the compressor.

Dave Reese stated this was all good discussion and liked the idea of having the compressor be ground level and having a fence around it.

Ryan Scheeler stated whatever type of fence that the Commission would recommend then that is what he would do.

Teri then again summarized all the items on her report.

Dave Reigert brought up the issues of the trees and their location.

Ryan Scheeler said he would prefer to do more trees than more fence in the area.

Teri's staff report indicated the following:

1. The applicant is requesting a conditional use permit to change the use of the existing hair salon building to an off-sale liquor store and for a 12'x24' addition (beer cave) to the building. No other structures are planned to be constructed.
2. The property is zoned Neighborhood Commercial. The lot size for the Neighborhood Commercial District is 40,000 square feet with 20,000 square feet being buildable. The Sherwood Forest property contains over 130,000 square feet.
3. In permitting new conditional use permits, the Planning Commission may impose, in addition; to the standards and requirements expressly specified by the ordinance, additional conditions that the Planning Commission considers necessary to protect the best interest of the surrounding area or the city. This may include the following:
  - Increasing the required lot size or yard dimension.
  - Limiting the height, size, or location of buildings.
  - Controlling the location and number of vehicle access points.
  - Increasing the street width.
  - Increasing or decreasing the number of required off-street parking spaces.
  - Limiting the number, size, location, or lighting of signs.
  - Requiring berming, fencing screening, landscaping, or other facilities to protect adjacent or nearby property.

4. The following should be met for the conditional use to be approved: the use must be appropriate for the zoning district (neighborhood commercial). The use with conditions would be compatible with the city's Comprehensive Plan. The use with conditions would be compatible to neighborhood. The use would not be injurious to the public health, safety, welfare, decency, order and comfort, convenience, appearance, or prosperity of the city.

*The property of Sherwood Forest has been designated commercial for the past 30 years and has been operating as commercial property for most of that time by various owners and has coexisted with the residential properties that surround it.*

*The proposed use would be consistent with the Comprehensive plan as this use would promote year-round businesses and promote the attractiveness of Lake Shore being a year-round destination. In addition, the Comprehensive Plan encourages the development of service-oriented businesses to support the growing number of full-time residents.*

5. In addition, the Planning Commission should consider the following:

- 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. *The proposed use will have minimal impact on the property. The building has been used for a commercial use in the past with no issues nor impact on surrounding property values.*
- The Conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. *The property has been used for commercial purposes for the past 30 years with no impediment to residential development in the neighborhood.*
- The Conditional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. *The proposed uses should not create the need for additional public facilities or services. This property does not have lake frontage; there is a public access on Margaret and Gull across from the Sherwood property. The City has allowed a dock for public use to be constructed on the Margaret access. The dock is for public use and not for one specific business or use. Boats permanently moored are prohibited.*
- 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. *There are two entrances into the property (Cobbanwood Way and Interlachen) to allow for adequate traffic movement. A third entrance from Lincoln Green Road was abandoned and should not be permitted.*
- Adequate measures have been taken to provide sufficient off-street parking and loading space to serve the proposed use. *The applicant has provided a site plan depicting an area to be used for parking and depicting a parking layout. The applicant has been asked to provide the seating capacity for the restaurant and coffee shop on the property which was received the afternoon of January 31<sup>st</sup>. Based on this information; the site is short on parking to accommodate all 3 businesses. Approximately, 20 additional parking stalls will need to be added (I have conservatively calculated 10 cars for the gravel area). The liquor store is required to have 1 space for every 200 square feet of retail area (storage, bathrooms, would be excluded). There is area to expand the parking but that would change the impervious coverage for the property. I am not a strong advocate overbuilding parking lots if they are not necessary. This may be an item the Planning Commission may want to review after a certain time period to determine the adequacy of parking. In addition, there will need to be proper signage and the proper number of parking spaces to accommodate ADA (Americans with Disabilities Act) standards. Currently, there are 2 handicapped parking spaces. *The updated site plan distributed to the Planning Commission last month shows that there is adequate parking for the existing businesses and the proposed liquor store.**

- 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. **Lighting was a concern discussed at length at the February meeting. PJ O'Brien has commented on the plan to address the lighting.**
  - The Conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historical feature of major significance. *Sherwood Forest is listed on the National Historical Preservation List; the proposed improvements will not impact the lodge.*
  - The Conditional use will promote the prevention and control of pollution of the ground and surface waters including sedimentation and control of nutrients. *The SSTS (septic) was upgraded several years ago. The last certificate of compliance was done in 2021 because of a property transfer. A new certificate of compliance will be required if the cup is approved.*
6. The applicant's property contains 131,298 square feet. The Neighborhood Commercial District allows 40% impervious surface. The amount of impervious surface for this site plan is 25%. An updated site plan has been requested since some of the features are incorrectly labeled or do not exist. **An updated plan was submitted.**
  7. The applicant has indicated there is no additional landscaping planned. **The applicant has stated 3 blue spruce trees will be planted in the area where the old Lincoln Green access was located.**
  8. Trash handling equipment: The city approved a cup for the property in 2014 and it included a condition to screen the dumpster area. This was not completed and should be completed no later than June 1, 2025.
  9. Mechanical Equipment: The application is for an addition for a beer cave. Will additional cooling equipment be necessary and if so, where will it be located? Screening may be required.
  10. Exterior Lighting: The applicant should be prepared to discuss lighting for the exterior of the building and the property (parking areas). Due to the proximity of residential properties, the lighting should be downcast and prevent glare and be dark sky compliant. **See comments from PJ O'Brien.**
  11. Signage: The applicant has stated there will be minimal sign changes (adding to the existing Sherwood North sign) but how big etc. need to be addressed. The applicant should be asked if there will be signage in the windows (advertising beer etc.)? A condition on the location of signs should be addressed by the commission particularly since the property is in a residential neighborhood. A sign shall not cover more than 25% of the face of the building. Two signs are allowed for the business; additional signage is allowed for additional businesses.
  12. Architectural Appearance: **The applicant has submitted a narrative on the cooler addition. It will not be a typical addition and not an integral part of the building.** The applicant states a fence will be used for screening constructed out of cedar material. Currently the buildings all have a cohesive look and fit well into the neighborhood. **Drawings from Travis Miller have been submitted which shows the cooler addition and the fencing.**
  13. Outdoor Storage: The applicant should address if any outdoor storage is planned.
  14. An off-sale liquor license was issued to F&B Foods LLC who operates Sherwood North restaurant. The applicant/property owner should be asked to confirm that F&B Foods LLC will be operating the liquor store.

## STAFF DIRECTION:

The Planning Commission may decide to approve the application, deny the application, or table the application if further information is required. If the decision is for approval or denial the findings of fact should be cited (listed below in the rationale) along with the following conditions:

- Access to the property to be limited to the Interlachen entrance and the Cobbanwood Way.
- Maintain the gravel area for adequate parking to serve the 3 businesses on the property. Off-street parking should not be relied upon for satisfying the parking requirement.
- Lighting for the building/property should be brought into compliance by June 1, 2025. Lighting should not extend beyond the property boundaries.
- Light blocking tree
- Signs shall adhere to the ordinance requirement.
- Outdoor storage on any permanent basis is prohibited or unless modified by the Planning Commission.
- There shall be no parking along Interlachen Road.
- Liquor store hours of operation shall comply with state statute.
- Garbage dumpster should be screened
- Solid fence around the compressor and rear of the building
- Applicant to get an off-sale liquor license

**Rationale for the conditional use permit:**

The use with the above conditions should not be injurious to the use and enjoyment of other property in the immediate vicinity. The use will not require public cost for public facilities and services. The property will have proper vehicle approaches which should not cause traffic congestion or hazardous conditions. The business will not result in the destruction of a natural or historical feature of the area but rather the historic building will be used to enhance the community.

There were no further questions or concerns from the Commission.

**MOTION SEAN WELDON AND SECONDED BY DAVE REIGERT TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT FOR SHERWOOD FOREST PROPERTY LLC/Ryan Scheeler WITH THE FOLLOWING CONDITIONS:**

- Access to the property to be limited to the Interlachen entrance and the Cobbanwood Way.
- Maintain the gravel area for adequate parking to serve the 3 businesses on the property. Off-street parking should not be relied upon for satisfying the parking requirement.
- Lighting for the building/property should be brought into compliance by June 1, 2025. Lighting should not extend beyond the property boundaries.
- Light blocking tree plan to be approved by the City
- Signs shall adhere to the ordinance requirement.
- Outdoor storage on any permanent basis is prohibited or unless modified by the Planning Commission.
- There shall be no parking along Interlachen Road.
- Liquor store hours of operation shall comply with state statute.
- Garbage dumpster should be screened by June 1, 2025

- Solid fence around the compressor and rear of the building
- Applicant to get an off-sale liquor license before operation

**MOTION PASSED.**

**NEW BUSINESS** – There was no new business.

**OLD BUSINESS** – The Commission needs to establish a sign sub-committee. PJ Smith, Jim Woll, Sean Weldon and Dave Reigert all agreed to be a part of the committee.

Teri is working on collecting information from surrounding cities and the League of Minnesota Cities.

PJ Smith stated one of the biggest issues with digital signs he sees is the difference in Lake Shore and the Hwy 371 corridor.

Dave Reese brought up the difficulty with digital signs and the intensity of them.

**REPORTS**

City Engineer – Dave Reese stated Widseth is going out bids for the 2025 road projects. Widseth is meeting with the landscape architect for the Fritz Loven Bridge project. The bridge is in the review process with State Aid and the DNR. Dave also spoke about the Gull Lake Trail having to go through the NEPA (National Environmental Policy Act) process again. There will also be some work with wetland delineation and easements for the trail.

Chair – Jim Woll - No report.

Council Liaison – Darcy Peterson had nothing to report.

Zoning Administrator – Teri Hastings had nothing more to report.

**PUBLIC FORUM** – There was no public forum.

MOTION BY SEAN WELDON AND SECONDED BY PJ SMITH TO ADJOURN THE BOARD OF ADJUSTMENT/PLANNING COMMISSION MEETING OF MARCH 10, 2025 @ 10:27 AM. MOTION PASSED.

Transcribed by Laura Fussy  
Lake Shore City Clerk