



AGENDA

MEETING OF THE CITY OF NISSWA PLANNING COMMISSION/BOARD OF ADJUSTMENT TUESDAY, JANUARY 9, 2017

- 1) Call To Order (8:00 AM)
- 2) Tour of Properties (8:00 AM)
 - a. Grandview's Camp Lincoln property - 10,780 sf multi-function gym facility
 - b. Grandview's South Huber Lake property - 2,550 sf dining hall & 1,764 sf kitchen facility
 - c. Gull Four Seasons Resort. – Resort redevelopment
 - d. Lutheran Church of the Cross (Drive-by / time permitting)
- 3) Additions or Deletions to Agenda
- 4) Approval of Minutes
 - a. December 12, 2017 Minutes
- 5) Open Forum
- 6) Public Hearings
 - a. **Conditional Use Permit Application 036-17(CONTINUATION)** ; Consideration of plans to construct a 44 square foot (two-sided, 88 square foot total) freestanding dynamic display sign located at 23962 Smiley Road. Property Owner: Schaefer's of Nisswa /Applicant: City of Nisswa.
(Applicant requests item be tabled to February 13 , 2018 Planning Commission meeting)
 - b. **Conditional Use Permit Application 038-17(CONTINUATION)** ; Consideration of plans to construct a 2,550 sf dining hall & 1,764 sf kitchen facility generally located south of Lake Hubert, approximately 1,600 feet west of E. Lake Hubert Drive and 1,200 east of the terminus of S. Lake Hubert Drive. PIN 280254305000009. Property Owner/Applicant: ETOC CO Inc.
(Staff recommends this item be tabled to the February 13, 2018 meeting)
 - c. **Conditional Use Permit Application 035-17(CONTINUATION)** ; Consideration of plans to construct a 5,730 sf expansion of an existing spa structure within a Commercial Waterfront District generally located on the west side of Woodward Avenue, approximately 700 feet south of forest Avenue. Property Owner/Applicant: ETOC CO Inc.
(Staff recommends the item be tabled to the February 13, 2018 meeting, subject to 60-day rule extension by Applicant)
 - d. **Conditional Use Permit Application 043-17**; Request to place three, 160 square foot storage containers on a permanent basis to provide needed storage capacity associated with the Lutheran Church of the Cross Rummage Sale Ministry. The subject site is located at 5064 County Road 13 within a Highway Business (HB) Zone District. PIN 280144300H00009; Applicant; Duane A. Blanck / Owner,Lutheran Church of the Cross.

- e. **Conditional Use Permit Application 037-17(CONTINUATION)** Consideration of plans to construct a 10,780 sf multi-function gym facility within a Commercial Waterfront Zone District generally located on the west side of Camp Lincoln Road, approximately 1,950 feet south of the Camp Lincoln Road intersection with County Road13. PIN 281020000150009. Property Owner/Applicant: ETOC CO Inc.
- f. **Variance Application 042-17;** Request for relief from established maximum building height standard, permitting a 30-foot high 10,780 sf multi-function gym facility and relief from Commercial Design Standard Section 4.8.3 permitting a metal panel siding exterior finish upon the structure. PIN 281020000150009. Property Owner/Applicant: ETOC CO Inc. (Associated application CUP-037-17)
- g. **Conditional Use Permit Application 032-17 (CONTINUATION);** Consideration of plans for a 35,856 sf, 60-room hotel and attached conference room within a Commercial Waterfront Zone District, generally located at the northwest corner of Forest Avenue and Woodward Avenue. Property Owner/Applicant: ETOC CO Inc.
- h. **Conditional Use Permit Application 034-17(CONTINUATION);** Consideration of plans to construct a 1,260 sf Wedding Chapel within a Commercial Waterfront Zone District generally located at the southwest corner of Forest Avenue and Nokomis Avenue. Property Owner/Applicant: ETOC CO Inc.
- i. **Conditional Use Permit Application 044-17;** Consideration of plans for demolishing an existing 4-plex lodge structure and two cabins and redevelopment of the site with five additional new cabin structures. The resort encompasses 11.28 acres located within a Commercial Waterfront (CW) zone district, generally located on the northwest corner of the intersection of Donaldson Rd and St. Columbo Rd. PIN 281330000010889, 281330000020889, 281330000030889 281330000040889, 2811200000010889, 2811200000020889 281120000003010889 2811200000040889 28177000001A009; Applicant/Owner: Gull four Seasons Resort.

7) New Business

- a. **Final Plat Application 040-17;** Subdivision of a 1.73 acre tract of property in a proposed Commercial Waterfront (CW) zoning district, consisting of a 9 lots total, 8 duplex lots and one common area lot. The subject site is generally located on the east side of Oak Lane, 900 feet northwest of the intersection of Oak Lane with Poplar Avenue. PIN 281260009010009, 28126000902A009, 281650050050009, 28165005006B009 Applicant, Thomas Steffens/Property Owner, James E, Benedict.
(Staff recommends the item be tabled to the February 13, 2018 meeting for DNR response on plat and site plan)
- b. **Metes and Bounds Subdivision Application 045-17;** Robert Johnson Property- 25551 Main Street
- c. **Sketch plan – Luke Bluhm;** Proposed OHW Lake Setback Variance -26314 Padre Place

8) Old Business

9) Commission Discussion Items

- a. Nisswa Comprehensive Plan Update 2017, Special Meeting Scheduling
- b. February meeting ; Chair / Vice Chare selection
- c. February meeting ; Water Protection
- d. Filling Vacancy
- e. Nisswa Auto Clear Cutting
- f. Archeological digs
- g. List of potential discussion items

10) Planning & Zoning Administrator's Report

11) Adjourn