



MINUTES

SPECIAL MEETING OF THE CITY OF NISSWA
PLANNING COMMISSION/BOARD OF ADJUSTMENT
TUESDAY, SEPTEMBER 10, 2019, 4:00 PM

Members Present: Don Jacobson, Anne Laufman, Josh Young, Gary Harris

Members Absent: Bob Fier, Mark Hallan

Others Present:

Staff Present: Brittney Cotner, Maggi Wentler

1. Call To Order

2. Meeting Roll Call

3. Additions & Deletions from the agenda

4. Open Forum:

a. Tom Farrell

b. Joey Lord

5. Public Hearings:

a. Conditional Use Permit Horseshoe Cabins 030-19 – ETOC Co, Inc. – Approved

b. Conditional Use Permit 23436 Nokomis Cabin 031-19 – ETOC Co, Inc. – Tabled

6. New Business:

a. Sketch Plan Review for North Pines

7. Adjourn

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1. **Call to Order:** Laufman calls the meeting to order 4:00 pm.

2. **Meeting Roll Call:**

3. **Additions & Deletions from the agenda**

MOTION: Jacobson approved the agenda as presented, seconded by Harris. All members voting “Aye”, motion carries.

4. **Open Forum:**

Tom Farrell – W. Linden resident, questioned why the change to the ordinance at last week’s meeting in regards to access to properties with a Conditional Use Permit. Cotner stated that this would allow city staff to access the property to ensure that all conditions are being met as you can’t always see the property from the road.

Joey Lord – W. Linden resident, would like to see the sewer manhole on her property be moved with the new sewer upgrades that are being talked about. Cotner stated this would be a discussion for Tom Blomer, Public Works Director and the Public Works Commission.

5. **Public Hearings:**

MOTION: Young motioned to open the public hearing at 4:05 pm, Jacobson seconded. All members voting “Aye”, motion carries.

a. **Conditional Use Permit Application 030-19: to demo existing cabins on the horseshoe and replace in an adjusted footprint**

Property Location: 28220506

Applicant/Property Owner: ETOC, Inc. – Mark Ronnei, present

Cotner read her staff report in for the record.

Ronnei gave a presentation outlining what he is requesting for these two Conditional Use Permit applications presented tonight.

Dale Goodhue (audience) is a resident on W. Linden. He has concerns about the number of bedrooms that will be increasing from the current structures to the new structures and the amount of traffic that will be increased. He also questioned how many rental units total will be added. As currently there are 3-4 units in the horseshoe area and the new unit’s looks to be 3 units per structure. He noted this seems like a large increase in people. Ronnei stated he currently estimates that there are 22 beds plus sofa sleepers and the new structures will have a total of 25 beds. Goodhue also questioned if there would be more parking stalls as there will be more people staying in each unit. He is concerned there will be more traffic congestion in this area. Ronnei stated the

97 shuttles they had this summer for guests to get around was a great hit by
98 guests. Most guests will park and use the shuttle for getting around instead of
99 driving their vehicles. Ronnei noted they have reduced traffic on W. Linden
100 already this summer. Goodhue also has concerns about the golf cart traffic
101 with the new units. Ronnei stated they will likely not be any more than in the
102 past for housekeeping. It will be the same amount of units being served.
103 Ronnei stated they will be adding screening along the road and pushing the
104 new units back further from the street. Goodhue believes that Grand View
105 Lodge is pushing the envelope with all of their new development.

106
107 Jacobson questioned how Grand View Lodge will be putting one building on
108 3 separate parcels. Ronnei stated ETOC owns all of the lots so there are no
109 issues at this time, only if and when they would sell would they need to adjust
110 the lot lines. Jacobson questioned if there would be water meters in each unit.
111 Ronnei stated this is a reasonable approach and he would be happy to install
112 meters on these new larger units. He would have a hard time installing on
113 some of the smaller units though. Jacobson also questioned how many parking
114 stalls will be at each unit. Ronnei stated they are still working with their
115 engineer on parking. Jacobson questioned if there would be any on street
116 parking. Ronnei stated no on street parking.

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118 Young questioned what percentage of occupancy is expected with these new
119 units. Ronnei stated around 65-69% is what they are expecting. Laufman
120 questioned if they had renumbered the cabins, as the documentation doesn't
121 match up in certain areas. Ronnei stated that yes they had renumbered some
122 units. He will be updating their maps and documents and will supply to city
123 staff. Laufman would also like to keep updated density and impervious
124 coverage calculations and survey's up to date as well. Ronnei stated he will
125 provided updated calculations and maps as well for density and impervious
126 coverage. Laufman questioned the height of the new structures. Ronnei stated
127 they are all single-story and are approximately 14 ft. in height. Laufman
128 questioned if the docking will be changing. Ronnei stated no changes to the
129 docking system. Laufman questioned if there would be a landscaping plan
130 provided. Ronnei stated these are replacement units not a new development.
131 He stated they will be planting grass, leaving all the trees and they will be
132 adding trees along the road for additional screening. Laufman questioned if
133 there would be a stormwater plan submitted. Ronnei stated they will be adding
134 a berm in the basin towards the back of the property and all units will drain
135 towards the back of all the units where the low land is. All drainage will stay
136 on their property. Laufman noted that all lighting must be downcast. Ronnei
137 stated yes all lighting will be downcast and similar to what is already there
138 currently. Jacobson would like to get final documentation on what is being
139 approved and proposed on what Ronnei is saying is happening. He would like
140 these documents to be completed before he comes in for the proposal. Ronnei
141 stated he can submit before permits to build are issued.

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143 **Motion:** Jacobson motioned to approve this Conditional Use Permit 030-19 to
144 demo 4 existing cabins on the horseshoe and replace with 5 new cabins in an
145 adjusted footprint located at parcel ID#28220506, with the following
146 conditions:

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1. The exterior finish and foot print of the building shall be in substantial compliance with the Planning Commission approved architectural plans.
2. Water meters must be installed on building associated with the Conditional Use Permit.
3. There is to be NO on street parking.
4. Parking stalls are to be a minimum of 1 stall per bedroom.
5. An updated plan/survey must be submitted showing everything that is happening with this property area and units.
6. No less than fifteen 10 ft. pine trees be added for additional screening along the path to shield these units from the road.

Seconded by Young. All members voting “Aye”, motion carries.

- b. Conditional Use Permit Application 031-19: to demo an existing cabin on Nokomis and replace in the same footprint**
Property Location: 223436 Nokomis Ave.
Applicant/Property Owner: ETOC, Inc. – Mark Ronnei, present

Cotner read her staff report in for the record.

Ronnei noticed that the incorrect documents were sent for this structure. He will need to come back at a future meeting. He noted it will have to be the November meeting as he will not be able to make the October meeting. Ronnei signed the 60-day waiver form at the meeting to allow this to be tabled until November.

Motion: Jacobson motioned to table this application 030-19 until the November meeting as the incorrect documents were provided for the packet, noting that Ronnei signed the 60-day waiver at the current meeting, seconded by Harris. All members voting “Aye”, motion carries.

MOTION: Harris motioned to close the public hearing at 4:55 pm, Jacobson seconded. All members voting “Aye”, motion carries.

6. New Business

a. Sketch Plan Review for North Pines

Ronnei discussed their overall plans for this new development they are looking to build on a property they own off of Lower Roy Lake Road, just north of the golf course. This 60 acre parcel would be platted to be 52 one acre homes, which would be around 1400-1700 sq. ft. in size. They would be looking to have this gated community for snowbirds, with the option to rent when they go south for the winter. These would have private roads, private snowplowing and landscaping. Each unit would have individual wells. There also would need to be discussion on how to connect to city sewer and work with the new trail that would be coming by the property. These units would

197 have 2 car garages with extra depth for a golf cart. This would not be a VRBO
198 community. This gated community would have security, maintenance and
199 front desk staff 24 hours a day. Approximate selling price for each unit would
200 be around \$400,000 - \$500,000.

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202 Young questioned if these residents would be able to drive their golf carts
203 down to the water. Ronnei stated there is currently not a crossing on County
204 Road 77 at this time. The thought is to keep the golf cart traffic on the north
205 side of County Road 77, as most residents would be driving their golf carts to
206 the golf course. The shuttle would be available if they wanted to go to the lake
207 or someplace else within the Grand View property. Harris questioned if there
208 would need to be any road improvements on Lower Roy Lake Road. Ronnei
209 stated that a traffic study me need to be required after the first phase has been
210 started. Jacobson questioned the timeline of this project. Ronnei stated they
211 are looking to start the first phase yet this fall, which would include 20 units.

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214 **7. Adjourn**

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216 **Motion:** Laufman motioned to adjourn the September 10, 2019 special meeting at
217 5:12 pm, seconded by Young. All members voting “Aye”, motion carries

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221 Respectfully submitted,

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224 Maggi Wentler, Deputy City Clerk