

[IGNORE_INDENT]

CALL MEETING TO ORDER

Chair John Weiers calls the meeting to order at 6:00pm with the following members present: John Weiers, Chris Carlson, Deanna Soderberg, Amy Birnbaum, Kendal Braun, Loren Lueck and Steven Johnson.

Zoning staff present: Keenan Hayes, Jessica Sonsteby

PLEDGE OF ALLEGIENCE

Chair John Weiers led those present in the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

NOVEMBER 10, 2025 MINUTES

Mr. Carlson makes a motion to approve the November 10th, 2025 minutes as presented and seconded by Mrs. Birnbaum.

Motion carried unanimously 7-0.

OLD BUSINESS:

None

NEW BUSINESS:

CONSIDERATION OF A REQUEST BY TONY ROBACK FOR A REZONE

Mr. Hayes reads the staff report.

No written comment.

Public comment opens and closes at 6:03pm

No discussion.

Mr. Lueck makes a motion to approve the request as submitted and seconded by Mr. Carlson.

Motions carries 7-0.

CONSIDERATION OF A REQUEST BY TONY ROBACK FOR A REZONE

Mr. Hayes reads the staff report.

No written comment.

Public comment opens and closes at 6:05pm

No discussion.

Mr. Carlson makes a motion to approve the request as submitted and seconded by Ms. Soderberg.

Motions carries 7-0.

CONSIDERATION OF A REQUEST BY RYAN GUNDERSON FOR A REZONE

Mr. Hayes reads the staff report.

Katie Bolker, 5102 Cant Rd, Duluth, MN is here for Ryan Gunderson, the applicant. Mr. Weiers asks the applicant if a fence is required. Mr. Hayes states that the request at this time is for the rezone and a separate hearing will be required for the conditional use permit for the propane storage. The applicant states the nozzle will have a fence around it.

No written comment.

Public comment opens at 6:10pm

Darla Manke; 11858 206th St, would like to know if the entire parcel will be used for storage of the tank and where the tank will sit. Katie states there will be a driveway way that will lead to the tank for the trucks.

Public comment closes at 6:12pm

Mrs. Birnbaum would like to know the relationship with Kirk Kroll, the property owner. Mr. Hayes states the applicant will be purchasing the property.

Mr. Lueck makes a motion to approve the request as submitted and seconded by Mr. Johnson.

Motions carries 7-0.

CONSIDERATION OF A REQUEST BY JACOB MICKUS FOR A REZONE

Mr. Hayes reads the staff report.

No written comment.

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Public comment opens and closes at 6:14pm

No discussion.

Mr. Johnson makes a motion to approve the request as submitted and seconded by Mr. Braun.

Motions carries 7-0.

CONSIDERATION OF A REQUEST BY TODD & PATRICIA RUEDY FOR A VARIANCE

Mr. Hayes reads the staff report.

Mr. Weiers would like Mr. Hayes to repeat the denial reason to increase the impervious surfaces. Mr. Lueck asks Mr. Hayes what the County would like to see removed to meet the 25%. Mr. Hayes states that will be up to the applicant.

No written comment.

The applicant speaks about the 2023 approved variance and the request; the expansion of a non-conforming structure and to increase the impervious surfaces to 31.5%. The house plans have changed since 2023 because the applicant's architect passed away. The applicant states that the removal of cement is ongoing since 2023. Mr. Weiers asks Mr. Hayes if gravel is impervious. Mr. Hayes states yes. The applicant says that the landscaping hasn't been decided yet. The board discusses all the impervious surfaces on the property with the applicant and removal options. Mr. Johnson asks Mr. Hayes if there were any notes from the previous board meeting about the impervious surfaces. Mr. Hayes states the Board usually doesn't provide a rationale for that. Mr. Johnson asks what the current impervious surface is, Ms. Sonstebly states 30.9%. Mr. Johnson wants to know if the County has calculated the proposed new project's impervious surfaces. Mr. Hayes states that we are going by what the applicant provides us with and the applicant is stating 31.5%. The board think the impervious surface will be increased based on the proposal submitted. Mr. Carlson asks if they remove the basement; will this be considered new construction? Mr. Hayes explains that the application states everything will stay, so the basement will have to stay as proposed in the application. If the basement is removed, the new project will have to meet all required setbacks and the septic system will have to be upgraded to a three bedroom. Mr. Braun asks why the old variance isn't still valid. Mr. Hayes states if the variance isn't started within one year, it expires.

Public Comment opens 6:38pm and closes.

The board discusses what items are impervious and what isn't. Mr. Hayes states that the impervious surface is written in the state statute and the impervious surface requirement comes from the state and not the County.

Ms. Soderberg makes a motion to approve the request per the staff recommendation, approving the request to expand a non-conforming structure and denying the request to increase the impervious surface allotment. Seconded by Mr. Lueck.

Motion carried unanimously 7-0.

OTHER BUSINESS:

None

ADJOURNMENT.

Mr. Johnson makes a motion to adjourn at 6:47 pm and is seconded by Mr. Carlson.

Motion carried unanimously 7-0.