



Cass County
Planning Commission/Board of Adjustment

November 12, 2013

The Cass County Planning Commission/Board of Adjustment conducted a regular meeting November 12, 2013 in the meeting room of the Cass County Land Department in Backus. The field inspection was conducted November 4, 2013 with Anderson, Fitch, Froehlig, LaPorte, Moore and Sundberg present.

Sundberg called the meeting to order at 9:30 a.m.

Members present: Anderson, Fitch, Froehlig, LaPorte, Moore and Sundberg.

Staff Present: Berg, Fairbanks and Ringle.

Citizens Present: Jewell Anderson, Darin Aufderhar, Steve Baker, Gail Bergin, Beverly Brandt, Darrel Brandt, Tyler Crowe, Brian Dolan, Kathleen Dolan, Bill Doty, Chad Freeman, Terry Freeman, Mike Gavanda, Drew Haida, Randall Hendrickson, Paul Jaeger, Dave Olson, Jim O'Meara, Del Minske, Ginger Minske, Brian Prososki, Mike Prososki, Jay Riffle, Mike Rowell, Bruce Steiner, Tom Stewig, and Bob Wick.

MS/P Froehlig/Fitch to approve the minutes of the 10/14/13 PC/BOA meeting as presented.

Variance

Brandt, Darrel, Shingobee Township on property described as Part of Gov Lot 4, Section 26-142-31, PID #38-126-3416 located along Fisher Point Road NW. An application submitted to construct a structure 0 feet from the right-of-way of MN TH #371. Section 1126.1 B. of the Land Use Ordinance (02/15/13) requires structures to be at least 20 feet from the right-of-way of a state highway. The property contains 13.63 acres riparian to Leech Lake (GD).

PC members were at the site 11/04/13. 33 notices of the application were mailed. No responses were received from any persons or governmental entities notified of the application. The application was discussed and reviewed with the applicant Mr. Brandt.

MS/P Moore/LaPorte to approve the application as submitted for closer setback to the right-of-way of MN #371 for a structure to be located upon PID #38-126-3416 based upon review of the criteria contained in Section 800 of the Land Use Ordinance (02/15/13) and in M.S. 394.27, Subdivision 7 with the following findings and conditions:

Findings:

1. Fisher Point Road, a Shingobee Township road, lies within the boundaries of the right-of-way of MN #371.
2. The right-of-way of MN #371 varies from 300 feet to 395 feet.
3. The area of MN #371 right-of-way east of the driving surface of Fisher Point Road is 700 feet from north to south and varies from 57 feet to 108 feet west to east.
4. The closest a structure at zero feet setback from the MN #371 will be from the eastern edge of the driving surface of Fisher Point Road will be 57 feet.
5. The proposed setback seems not to be unreasonable when taking into account the width and configuration of the MN DOT right-of-way which therefore does not contradict the purpose of the Land Use Ordinance which is to protect, preserve and enhance the quality of the lakes, rivers, forests, wetlands, natural land forms and open space for future generations and to promote health, safety, and general welfare.
6. The proposed right-of-way setback could result in a structure no closer than 57 feet from the eastern edge of the driving surface of Fisher Point Road which will not be excessive or obtrusive to neighboring property which considering the location of the closet residence which therefore does not contradict the purpose of the comprehensive plan which is to 1. Provide a rational basis to make difficult land and resource decisions wisely, 2. Eliminate the conflicts caused by unplanned development, 3. Improve coordination and communication between county, local governments and the citizens in land use planning, and 4. Protect the County's natural resources from degradation.
7. Because the adjacent area contains no structures other than for the parcel requesting variance, there is no reason to conclude that area land use will be negatively affected or altered by the height of the proposed structure.
8. There is no reason to conclude that water quality will be in any way affected by the height of the proposed structure.
9. No responses or objections have been received from any persons or governmental entities notified of the application.
10. There is no reason or evidence to conclude that financial consideration is the sole reason for the application.

NOTICE TO APPLICANT: If the following conditions are included no permit to implement shall be issued until and if:

1. ESD required and approved erosion control is installed.
2. A written plan for suitable vegetation is approved by ESD and agreed to be implemented by applicant.
3. At applicant's option, the vegetative plan is substantially implemented as determined by ESD or financial assurance in the amount of \$1 per square foot of the buffer area for no-mow or \$3 per square foot for all other vegetative buffers or if less 125% of the cost estimate.
4. As required by other conditions as set forth.

NOTICE TO THE APPLICANT: No site preparation or building construction shall be commenced until issuance of Permit. Commencement of either prior to issuance of a Permit may result in withholding, withdrawal or revocation of a permit until inspection by ESD, correction of any circumstances in violation of laws or ordinances or the terms of this Variance, deposit of financial assurance as determined by ESD to secure correction of violations and completion of other measures required by ESD.

Conditions:

1. The applicant or successors must verify the MN #371 right-of-way boundary line in order to obtain land use permit approval.
2. ESD shall determine the need for construction erosion control and if required applicant shall install ESD approved erosion control placement prior to the commencement of construction.
3. No run-off to the lake or adjoining properties is permitted. If determined necessary by ESD, run-off shall be redirected from the expanded structure by gutters to water retention structures such as rain gardens to retain and prevent run-off to the lake and adjoining properties.
4. Applicant shall allow inspection of the property from time to time by ESD to verify compliance with conditions.
5. Unless commenced or otherwise extended or revised by the Planning Commission this approval shall be effective until 11/12/15.

COMPLIANCE WITH ALL CONDITIONS IS REQUIRED. FAILURE TO COMPLY WITH ANY CONDITION SHALL RESULT IN A VIOLATION AND SUBJECT THE APPLICANT TO ENFORCEMENT PROCEDURES WHICH MAY INCLUDE, BUT NOT LIMITED TO, REVOCATION OF THIS VARIANCE, REMOVAL OF VIOLATIONS AND MITIGATION.

Dolan, Brian, Kego Township on property described as Part of Lot 9, Lot 10 & S 25 Feet of Lot 11, Block 2, "Pine Gables of the North", Section 33-141-28, PID #19-474-0214 located at 1078 Sarajac Road NE. An application submitted to expand the existing excavated walk-out basement area. The structure is non-conforming because it is located within the bluff impact zone. Section 1126.1 B. requires structures to be at least 30 feet from the top or toe of a bluff. Section 1115.3 B. of the Land Use Ordinance (02/15/13) requires a variance for the expansion of any non-conforming structure. The property contains .44 acre riparian to Girl Lake (RD).

PC members were at the site 11/04/13. More than 50 notices of the application were mailed. Three responses in support of approval for the application were received. No governmental entities notified of the application responded. The variance request was reviewed with the applicant the Dolans.

MS/P Froehlig/Fitch to approve the application as submitted for expansion of the existing walk-out area excavation and improve step and retaining wall construction in the shore impact zone area of PID #19-474-0214 based upon review of the criteria contained in Section 800 of the

Land Use Ordinance (02/15/13) and in M.S. 394.27, Subdivision 7 with the following findings and conditions:

Findings:

1. "Pine Gables of the North" was platted in 1928 prior to the adoption of land use regulation and the bluff standards.
2. There is no record in the permit archive for construction of the residence and it appears that it predates land use regulation and the bluff standards.
3. The current lakeside terracing was approved by permit in 1985.
4. The proposed reconfigure of the walk-out area along with the proposed terrace reconfiguration resulting in removal of the current treated timbers seems reasonable when taking into account the proposed vegetative enhancement, run-off containment enhancement and treated timber removal does not contradict the purpose of the Land Use Ordinance which is to protect, preserve and enhance the quality of the lakes, rivers, forests, wetlands, natural land forms and open space for future generations and to promote health, safety, and general welfare.
5. The proposed walk-out and terrace improvements will not be excessive or obtrusive to neighboring property and therefore does not contradict the purpose of the comprehensive plan which is to 1. Provide a rational basis to make difficult land and resource decisions wisely, 2. Eliminate the conflicts caused by unplanned development, 3. Improve coordination and communication between county, local governments and the citizens in land use planning, and 4. Protect the County's natural resources from degradation.
6. Because the area contains similar lots, structures and excavations there is no reason to conclude that area land use will be negatively affected or altered by the size or location of the proposed expansions.
7. The walk-out excavation, steps and treated timber retaining walls that this application is intended to improve were all undertaken and completed prior to the applicant's ownership of the property.
8. There is no reason to conclude that water quality will be negatively affected by the proposed project but in all likelihood will prevent degradation.
9. There is no reason or evidence to conclude that financial consideration is the sole reason for the application.

NOTICE TO APPLICANT: If the following conditions are included no permit to implement shall be issued until and if:

1. ESD required and approved erosion control is installed.
2. A written plan for suitable vegetation is approved by ESD and agreed to be implemented by applicant.
3. At applicant's option, the vegetative plan is substantially implemented as determined by ESD or financial assurance in the amount of \$1 per square foot of the buffer area for no-mow or \$3 per square foot for all other vegetative buffers or if less 125% of the cost estimate.
4. As required by other conditions as set forth.

NOTICE TO THE APPLICANT: No site preparation or building construction shall be commenced until issuance of Permit. Commencement of either prior to issuance of a Permit may result in withholding, withdrawal or revocation of a permit until inspection by ESD, correction of any circumstances in violation of laws or ordinances or the terms of this Variance, deposit of financial assurance as determined by ESD to secure correction of violations and completion of other measures required by ESD.

Conditions:

1. The dimensions and location of the retaining wall replacement and of the excavation shall not vary from the site plan submitted with the application 10/23/13.
2. The amount of excavation shall not exceed 50 cubic yards.
3. Pervious materials must be utilized for the walk-out area and steps.
4. ESD shall determine the need for construction erosion control and if required applicant shall install ESD approved erosion control placement prior to the commencement of construction.
5. No run-off to the lake or adjoining properties is permitted. If determined necessary by ESD, run-off shall be redirected from the walk-out area to water retention structures such as rain gardens to retain and prevent run-off to the lake and adjoining properties.
6. Applicants must submit to ESD their vegetation plan for the area from residence to lake for review and revision if necessary dependent upon type of vegetation proposed.
7. Applicants consent to inspection of the property from time to time by ESD to verify compliance with conditions.
8. Unless commenced or otherwise extended or revised by the Planning Commission this approval shall be effective until 11/12/15.

COMPLIANCE WITH ALL CONDITIONS IS REQUIRED. FAILURE TO COMPLY WITH ANY CONDITION SHALL RESULT IN A VIOLATION AND SUBJECT THE APPLICANT TO ENFORCEMENT PROCEDURES WHICH MAY INCLUDE, BUT NOT LIMITED TO, REVOCATION OF THIS VARIANCE, REMOVAL OF VIOLATIONS AND MITIGATION.

Fragodt, Jonathan, Woodrow Township on property described as Lot 17, "Hainings First Addition", Section 30-140-29, PID #51-507-0170 located at 1991 Big Deep Lake Drive NW. An application submitted to be allowed to retain "after the fact" a 9 feet x 19 feet deck constructed sans permit located 91 feet from the lake. The application also includes an 8 feet x 19 feet deck to be located 92 feet from the lake and to add 22 feet x 26 feet upper level addition to the residence. The residence is deemed non-conforming because construction of the 9 feet x 19 feet deck reduced the lake setback from 100 feet to 91 feet. Section 1126.1 A. of the Land Use Ordinance (02/15/13) requires structures to be at least 100 feet from a lake classified Recreational Development (RD). In addition, Section 1115.3 B. of the Land Use Ordinance (02/15/13) requires a variance for the expansion of any non-conforming structure. The property contains 1.05 acre riparian to Big Deep Lake (RD).

PC members were at the site 11/04/13. 40 notices of the application were mailed. Two responses, one supporting approval and from Woodrow Township recommending denial of the application were received. The variance request was reviewed with the applicant's representative Mr. Rowell.

MS/P Moore/Froehlig to approve the application to be allowed to retain the existing deck and to expand the residence with an upper level deck for the residence located upon PID #51-507-0170 based upon review of the criteria contained in Section 800 of the Land Use Ordinance (02/15/13) and in M.S. 394.27, Subdivision 7 with the following findings and conditions:

Findings:

1. "Hainings First Addition" was platted in 1966.
2. The residence was constructed in 1993 with permit at the required setback of 100 feet by a previous owner.
3. The residence became non-conforming upon construction without permit by the applicant of the 9 feet x 19 feet deck which reduced the lake setback from 100 feet to 91 feet.
4. The proposed expansion, a partial second floor, which would not increase footprint and which would comply with lake setback seems reasonable when taking into account the configuration and location of the residence which therefore does not contradict the purpose of the Land Use Ordinance which is to protect, preserve and enhance the quality of the lakes, rivers, forests, wetlands, natural land forms and open space for future generations and to promote health, safety, and general welfare.
4. The existing deck seems not to have had a detrimental effect to the lake or neighboring property.
5. The proposed new deck will be off the upper level addition and no closer to the lake than existing setback.
6. The proposed expansion will not be excessive or obtrusive to neighboring property which therefore does not contradict the purpose of the comprehensive plan which is to 1. Provide a rational basis to make difficult land and resource decisions wisely, 2. Eliminate the conflicts caused by unplanned development, 3. Improve coordination and communication between county, local governments and the citizens in land use planning, and 4. Protect the County's natural resources from degradation.
7. Because the area contains similar lots and structures there is no reason to conclude that area land use will be negatively affected or altered by the size or location of the proposed expansion.
8. There is no reason to conclude that water quality will be in any way affected by the proposed expansions.
9. There is no reason or evidence to conclude that financial consideration is the sole reason for the application.

NOTICE TO APPLICANT: If the following conditions are included no permit to implement shall be issued until and if:

1. ESD required and approved erosion control is installed.

2. A written plan for suitable vegetation is approved by ESD and agreed to be implemented by applicant.
3. At applicant's option, the vegetative plan is substantially implemented as determined by ESD or financial assurance in the amount of \$1 per square foot of the buffer area for no-mow or \$3 per square foot for all other vegetative buffers or if less 125% of the cost estimate.
4. As required by other conditions as set forth.

NOTICE TO THE APPLICANT: No site preparation or building construction shall be commenced until issuance of Permit. Commencement of either prior to issuance of a Permit may result in withholding, withdrawal or revocation of a permit until inspection by ESD, correction of any circumstances in violation of laws or ordinances or the terms of this Variance, deposit of financial assurance as determined by ESD to secure correction of violations and completion of other measures required by ESD.

Conditions:

1. The dimensions and location of the expansion shall not vary from the site plan submitted with the application 10/01/13.
2. The approved new deck shall not be covered or closer to the lake than current lower level deck setback.
3. Approval does not allow or imply that the structure to be expanded can be removed by demolition or any other method from the site nor shall the structure to be expanded be reduced to "one wall".
4. Any debris resulting from construction not reused or recycled must be disposed of in a permitted facility.
5. ESD shall determine the need for construction erosion control and if required applicant shall install ESD approved erosion control placement prior to the commencement of construction.
6. No run-off to the lake or adjoining properties is permitted. If determined necessary by ESD, run-off shall be redirected from the expanded structure by gutters to water retention structures such as rain gardens to retain and prevent run-off to the lake and adjoining properties.
7. ESD shall evaluate shoreline vegetation and determine if necessary, vegetative enhancement or a no mow maintenance option shall be implemented.
8. Applicant consents to inspection of the property from time to time by ESD to verify compliance with conditions.
9. Unless commenced or otherwise extended or revised by the Planning Commission this approval shall be effective until 11/12/15.

COMPLIANCE WITH ALL CONDITIONS IS REQUIRED. FAILURE TO COMPLY WITH ANY CONDITION SHALL RESULT IN A VIOLATION AND SUBJECT THE APPLICANT TO ENFORCEMENT PROCEDURES WHICH MAY INCLUDE, BUT NOT LIMITED TO, REVOCATION OF THIS VARIANCE, REMOVAL OF VIOLATIONS AND MITIGATION.

Jaeger, Paul & Susan, Shingobee Township on property owned by Marjorie Hess described as Lots 32 & 33, "Crescent Beach 1st Addition" & Adjacent Part of Vacated West Shore Road, Section 26-141-31, PID 38-430-0320 & Part of Gov Lot 3, Section 26-141-31, PID #38-026-4108 located at 5366 County 71 NW. An application submitted to expand an existing non-conforming residence with a 36 feet x 72 feet addition along with a 28 feet x 36 feet attached garage. The residence is deemed non-conforming because it is located at less than 75 feet from the lake. Section 1126.1 A. of the Land Use Ordinance (02/15/13) requires structures to be at least 75 feet from a lake classified General Development (GD). Section 1115.3 B. of the Land Use Ordinance (02/15/13) requires a variance for the expansion of any non-conforming structure. The property contains 7.64 acres riparian to Ten Mile (GD).

PC members were at the site 11/04/13. 48 notices of the application were mailed. No response from any person or governmental entity notified of the application was received. The application was discussed and reviewed with Mr. Jaeger.

MS/P Moore/Anderson to deny the application to expand the residence located at PID #38-430-0320 based upon review of the criteria contained in Section 800 of the Land Use Ordinance (02/15/13) and in M.S. 394.27, Subdivision 7 with the following findings:

Findings:

1. "Crescent Beach" was platted in 1943.
2. There is no record in the permit archive of the original construction and is obvious based upon the existing lake setback that it occurred prior to the adoption of land use regulation in the county.
3. The current condition contains a large amount of impervious asphalt near the lake and if approved, the expansion re-development with conditions to address run-off along mandated pervious materials will reduce that run-off potential to the lake.
4. The applicant's wish to build a new residential structure in excess of 2,500 square feet and attach it to a non-conforming structure that is less than 80% of the required setback is not compatible with the intent or the spirit of the Cass County Comprehensive Plan or Section 1126.1 of the Cass County Land Use Ordinance. An addition of over 2,500 square feet to an approximately 1,200 square feet residence is not reasonable but rather excessive and not within the bounds of common sense.
5. Approval of the application is not consistent with the Comprehensive Plan. As related to shoreland residential development, the Comprehensive Plan places an emphasis on maintaining and preserving the unique natural environment and natural resources of the County, especially shoreland, and balancing development that conserves and enhances the natural beauty and resources of the County for the present and the future. The Comprehensive Plan contains a Surface Water Quality Goal of preserving the quality of surface water. The Comprehensive Plan has a private Land Use Goal and policy of protecting natural resources fro degradation including development of lake shore property with minimal natural resources impacts and preservation of critical habitats. None of these goals would be met by approval of the

application to re-construct this residence with additions with a lake setback of 15 feet to 60 feet from the OHWL of Ten Miles Lake.

6. No practical difficulty can be established that demonstrates the necessity to construct an entirely new residence at less than the required setback in order for the applicants to have a reasonable use and enjoyment of the property. When combined, the property contains 7.46 acres with 299 feet of shoreline which provides numerous locations that will allow for placement of the residence at the required lake setback.

7. The need for variance was created by the applicant because the property currently has a suitable residence which may be maintained at the current non-conforming setback.

8. The request, if approved, will cause a substantial change in the character of the neighborhood or will result in a substantial detriment to neighboring properties because the intent of the Land Use Ordinance is to require, unless unreasonable, consistent development of the lake shore at not less than the required setback to enhance the quality of the shoreland setback area, protect the quality of the lake and protect and enhance the value of all properties on Ten Mile Lake.

9. As allowed by MS 394.36 the existing residence could be replaced at existing footprint and volume by permit.

10. There is no reason or evidence to conclude that financial consideration is the sole reason for the application.

Lerum, Reid, Thunder Lake Township on property described as Lots 3 - 6, Block 2, "Del Ray Point", Section 16-140-26, PID #42-409-0231 located at 3919 Del Ray Trail NE. An application submitted to construct a 26 feet x 28 feet attached garage, a 16 feet x 24 feet addition and 12 feet x 18 feet addition connecting the proposed garage to the residence. The structure is non-conforming because it is located 30 feet from the lake. Section 1126.1 requires structures to be at least 75 feet from a lake classified General Development (GD). In addition, Section 1115.3 of the Land Use Ordinance (02/15/13) requires a variance for the expansion of any non-conforming structure. The property contains 1.05 acre riparian to Thunder Lake (GD).

Consideration of this application was tabled 10/14/13 in order for a more definitive site plan to be submitted. PC members were at the site of the application 10/08/13. 34 notices of the application were mailed for the 10/14/13 meeting and the 11/04/13 meeting. No responses have been received from any persons or governmental entities notified of the application in response to either notice. The variance request was reviewed with the applicant's contractor Mr. Riffle.

MS/P Moore/Fitch to approve the application as submitted, less the 12 feet x 24 feet addition to the north side, for the expansion of the residence located upon PID #42-409-0231 based upon review of the criteria contained in Section 800 of the Land Use Ordinance (02/15/13) and in M.S. 394.27, Subdivision 7 with the following findings and conditions:

Findings:

1. "Del Ray Point" was platted in 1949.

2. Structure location is restricted by the lake, the access road and the steep slope beyond the road to the east which about 75 feet.
3. The proposed residence expansion seems a reasonable use of the property when taking into account the configuration and topography of the property which therefore does not necessarily contradict the purpose of the Land Use Ordinance which is to protect, preserve and enhance the quality of the lakes, rivers, forests, wetlands, natural land forms and open space for future generations and to promote health, safety, and general welfare.
4. The proposed residence expansion will not be excessive of scale or obtrusive to neighboring property which therefore does not contradict the purpose of the comprehensive plan which is to 1. Provide a rational basis to make difficult land and resource decisions wisely, 2. Eliminate the conflicts caused by unplanned development, 3. Improve coordination and communication between county, local governments and the citizens in land use planning, and 4. Protect the County's natural resources from degradation.
5. Because the surrounding area contains structures similar in size and scale, there is no reason or evidence to conclude that area land use will be negatively affected or altered by the proposed deck enclosure.
6. There is no reason to conclude that water quality will be in any way affected by the proposed deck enclosure.
7. There is no reason or evidence to conclude that financial consideration is the sole reason for the application.

NOTICE TO APPLICANT: The following conditions are included no permit to implement shall be issued until and if:

1. ESD required and approved erosion control is installed.
2. A written plan for suitable vegetation is approved by ESD and agreed to be implemented by applicant.
3. At applicant's option, the vegetative plan is substantially implemented as determined by ESD or financial assurance in the amount of \$1 per square foot of the buffer area for no-mow or \$3 per square foot for all other vegetative buffers or if less 125% of the cost estimate.
4. As required by other conditions as set forth.

NOTICE TO THE APPLICANT: No site preparation or building construction shall be commenced until issuance of Permit. Commencement of either prior to issuance of a Permit may result in withholding, withdrawal or revocation of a permit until inspection by ESD, correction of any circumstances in violation of laws or ordinances or the terms of this Variance, deposit of financial assurance as determined by ESD to secure correction of violations and completion of other measures required by ESD.

Conditions:

1. The 12 feet x 24 feet addition to the north side of the residence is not included as part of the approval.

2. The configuration and setbacks of the expansion shall not vary from that submitted 10/28/13.
3. The structures offered to be removed by the applicant's representative shall be the 12 feet x 16 feet bunkhouse and the small sheds located on the east side of Del Ray Trail no later than 06/30/14.
4. ESD shall determine the need for construction erosion control and if required applicant shall install ESD approved erosion control placement prior to the commencement of construction.
5. No run-off to the lake or adjoining properties is permitted. If determined necessary by ESD, run-off shall be directed by gutters from the garage to water retention structures such as rain gardens to retain and prevent run-off to the lake and adjoining properties.
6. Applicant consents to inspection of the property from time to time by ESD to verify compliance with conditions.
7. Unless commenced or otherwise extended or revised by the Planning Commission this approval shall be effective until 10/14/15.

COMPLIANCE WITH ALL CONDITIONS IS REQUIRED. FAILURE TO COMPLY WITH ANY CONDITION SHALL RESULT IN A VIOLATION AND SUBJECT THE APPLICANT TO ENFORCEMENT PROCEDURES WHICH MAY INCLUDE, BUT NOT LIMITED TO, REVOCATION OF THIS VARIANCE, REMOVAL OF VIOLATIONS AND MITIGATION.

Prosocki, Michael, Ponto Lake Township on property described as Lot 18, Block 1, "Smith Estates", Section 21-139-29, PID #32-427-0136 located at 916 State 84 NW. An application submitted to locate a residence 70 feet from the lake. Section 1126.1 A. of the Land Use Ordinance (02/15/13) requires structures to be located at least 100 feet from a lake classified Recreational Development (RD). The parcel contains 1.48 acres riparian to Lake Ada (RD).

PC members were at the site 11/04/13. 54 notices of the application were mailed. No responses were received from any persons or governmental entities notified of the application. The variance request was reviewed with Mr. Prosocki. Discussion included permit, variance and Planning Commission actions in the past as they relate to the plat of "Smith Estates" and that they variance application was requested by ESD based upon advice from the Office of County Attorney.

MS/P Moore/LaPorte - Withdrawn to deny the application.

MS/P Fitch/LaPorte to table consideration of the application until the 12/09/13 meeting in order for the applicant to consider various options to proceed or not.

Rivetts, Ron, Powers Township on property described as Part of Gov Lot 1, Section 32-139-30, PID #34-032-1405 located at 4085 2nd St NW. An application submitted to expand a non-conforming residence by rebuilding an existing 12 feet x 24 feet deck with roof which is considered an addition. The residence is deemed non-conforming because it is located less than 100 feet from the lake. Section 1126.1 A. requires structures to be at least 100 feet from a lake designated Recreational Development (RD). Section 1115.3 B. of the Land Use Ordinance

(02/15/13) requires a variance for the expansion of any non-conforming structure. The property contains .25 acre riparian to Bowen Lake (RD).

PC members were at the site of the application 11/04/13. 27 notices of the application were mailed. No responses were received from any persons or governmental entities notified of the application. The variance request was reviewed with Mr. Rivetts.

MS/P LaPorte/Froehlig to approve the application as submitted for the residence located upon PID #34-032-1405 upon review of the criteria contained in Section 800 of the Land Use Ordinance (02/15/13) and in M.S. 394.27, Subdivision 7 with the following findings:

Findings:

1. There is no record in the permit archive as to when the deck to be roofed was constructed although it was done by an owner other than the applicant
2. Although the structure is located 100 feet from the main lake, it is 56 feet from a cove area where the Boy River leaves the lake.
3. The proposed deck roof seems a reasonable and essentially an inconsequential use of the property when taking into account the configuration of the property along with the location of the residence which therefore does not necessarily contradict the purpose of the Land Use Ordinance which is to protect, preserve and enhance the quality of the lakes, rivers, forests, wetlands, natural land forms and open space for future generations and to promote health, safety, and general welfare.
4. The proposed deck roof will not be excessive of scale or obtrusive to neighboring property which therefore does not contradict the purpose of the comprehensive plan which is to 1. Provide a rational basis to make difficult land and resource decisions wisely, 2. Eliminate the conflicts caused by unplanned development, 3. Improve coordination and communication between county, local governments and the citizens in land use planning, and 4. Protect the County's natural resources from degradation.
5. Because the surrounding area contains structures similar in size and scale, there is no reason or evidence to conclude that area land use will be negatively affected or altered by the proposed deck roof.
6. There is no reason to conclude that water quality will be in any way affected by the proposed deck roof.
7. There is no reason or evidence to conclude that financial consideration is the sole reason for the application.

NOTICE TO APPLICANT: The following conditions are included no permit to implement shall be issued until and if:

1. ESD required and approved erosion control is installed.
2. A written plan for suitable vegetation is approved by ESD and agreed to be implemented by applicant.

3. At applicant's option, the vegetative plan is substantially implemented as determined by ESD or financial assurance in the amount of \$1 per square foot of the buffer area for no-mow or \$3 per square foot for all other vegetative buffers or if less 125% of the cost estimate.
4. As required by other conditions as set forth.

NOTICE TO THE APPLICANT: No site preparation or building construction shall be commenced until issuance of Permit. Commencement of either prior to issuance of a Permit may result in withholding, withdrawal or revocation of a permit until inspection by ESD, correction of any circumstances in violation of laws or ordinances or the terms of this Variance, deposit of financial assurance as determined by ESD to secure correction of violations and completion of other measures required by ESD.

Conditions:

1. The dimensions and location of the roofed deck shall not vary from that submitted with the application 10/22/13.
2. Any material resulting from construction not reused or recycled must be disposed of in a permitted facility.
3. ESD shall determine the need for construction erosion control and if required applicant shall install ESD approved erosion control placement prior to the commencement of construction.
4. No run-off to the lake or adjoining properties is permitted. If determined necessary by ESD, run-off shall be directed by gutters from the garage to water retention structures such as rain gardens to retain and prevent run-off to the lake and adjoining properties.
5. Applicant consents to inspection of the property from time to time by ESD to verify compliance with conditions.
6. Unless commenced or otherwise extended or revised by the Planning Commission this approval shall be effective until 11/12/15.

COMPLIANCE WITH ALL CONDITIONS IS REQUIRED. FAILURE TO COMPLY WITH ANY CONDITION SHALL RESULT IN A VIOLATION AND SUBJECT THE APPLICANT TO ENFORCEMENT PROCEDURES WHICH MAY INCLUDE, BUT NOT LIMITED TO, REVOCATION OF THIS VARIANCE, REMOVAL OF VIOLATIONS AND MITIGATION.

Rollins, Michael, Ponto Lake Township on property described as Lot 46, Block 1, "Smith Estates", Section 21-139-29, PID #32-427-0192 located at 910 Pondweed Trail NW. An application submitted to locate a residence 75 feet from the lake. Section 1126.1 A. of the Land Use Ordinance (02/15/13) requires structures to be located at least 100 feet from a lake classified Recreational Development (RD). The parcel contains 1.45 acres riparian to Lake Ada (RD).

PC members were at the site of the application 11/04/13. 41 notices of the application were mailed. Two responses both objecting to approval of the application were received. No responses were received from governmental entities notified of the application. Neither the applicant nor a representative was in attendance.

MS/P Fitch/Froehlig to table consideration of the application until the 12/09/13 meeting in order for the applicant or a representative to be present.

Steiner, Bruce, Thunder Lake Township on property described as Ely Part of Gov Lot 1, Section 9-140-26 & Gov Lot 1, Section 10-140-26, PID #42-009-1101 located at 5985 Deer Haven Bay Drive. An application submitted to replace and existing 22 feet x 32 feet residence and to expand it with an 8 feet x 30 feet deck and an 8 feet x 22 feet porch. The structure is non-conforming because it is located less than 30 feet from the top of a bluff. Section 1126.1 A. requires structures to be at least 30 feet from the top or toe of a bluff. In addition, Section 1115.3 B. of the Land Use Ordinance (02/15/13) requires a variance for the expansion of any non-conforming structure. The property contains 55.29 acres riparian to Thunder Lake (GD).

PC members were at the site 11/04/13. 43 notices of the application were mailed. One response from the Thunder Lake Association supporting approval of the application was received. No other responses were received from any persons or governmental entities notified of the application. The application was discussed and reviewed with Mr. Steiner.

MS/P Fitch/Anderson to approve the application for replacement expansion for PID #42-009-1101 based upon review of the criteria contained in Sections 800 of the Land Use Ordinance (02/15/13) and in M.S. 394.27, Subdivision 7 with the following findings and conditions:

Findings:

1. The property became a lot of record in 1970 and was developed prior to the adoption of the bluff standards.
2. The proposed replacement/expanded structure will not be visible to the lake or neighbors.
3. The proposed replacement/expanded structure seems not unreasonable when taking into account its proposed location along the configuration and the size of the lot, 55 acres, which therefore does not contradict the purpose of the Land Use Ordinance which is to protect, preserve and enhance the quality of the lakes, rivers, forests, wetlands, natural land forms and open space for future generations and to promote health, safety, and general welfare.
4. The size of the proposed replacement/expanded structure will not be excessive or obtrusive to neighboring property which will not contradict the purpose of the comprehensive plan which is to 1. Provide a rational basis to make difficult land and resource decisions wisely, 2. Eliminate the conflicts caused by unplanned development, 3. Improve coordination and communication between county, local governments and the citizens in land use planning, and 4. Protect the County's natural resources from degradation.
5. No responses or objections have been received from any persons or governmental entities notified of the application.
6. The proposed replacement/expanded structure is unobservable from the lake or neighboring property to which there is no reason to conclude that area land use will be negatively affected or altered.
7. There is no reason to conclude based upon the size and location of the proposed replacement/expanded structure that water quality will be negatively affected.

8. There is no reason to conclude that financial consideration is the sole reason for the application.

NOTICE TO APPLICANT: If the following conditions are included, No permit to implement shall be issued until and if:

1. ESD required and approved erosion control is installed.
2. A written plan for suitable vegetation is approved by ESD and agreed to be implemented by applicant.
3. At applicant's option, the vegetative plan is substantially implemented as determined by ESD or financial assurance in the amount of \$1 per square foot of the buffer area for no-mow or \$3 per square foot for all other vegetative buffers or if less 125% of the cost estimate.
4. As required by other conditions as set forth.

NOTICE TO THE APPLICANT: No site preparation or building construction shall be commenced until issuance of Permit. Commencement of either prior to issuance of a Permit may result in withholding, withdrawal or revocation of a Permit until inspection by ESD, correction of any circumstances in violation of laws or ordinances or the terms of this Variance, deposit of financial assurance as determined by ESD to secure correction of violations and completion of other measures required by ESD.

Conditions:

1. The dimensions and location of the structure shall not vary from that submitted with the application 10/22/13.
2. Any material/debris resulting from construction not reused or recycled must be disposed of in a permitted facility.
3. ESD shall determine the need for construction erosion control and if required applicant shall install ESD approved erosion control placement prior to the commencement of construction.
4. No run-off to the lake or adjoining properties is permitted. The approved structure if determined necessary by ESD shall redirect run-off by gutters to water retention structures such as rain gardens to retain and prevent structure run-off to the lake and adjoining properties.
5. Applicant consents to inspection of the property from time to time by ESD to verify compliance with conditions.
6. Unless commenced or otherwise extended or revised by the Planning Commission this approval shall be effective until 10/14/15.

COMPLIANCE WITH ALL CONDITIONS IS REQUIRED. FAILURE TO COMPLY WITH ANY CONDITION SHALL RESULT IN A VIOLATION AND SUBJECT THE APPLICANT TO ENFORCEMENT PROCEDURES WHICH MAY INCLUDE, BUT NOT LIMITED TO, REVOCATION OF THIS VARIANCE, REMOVAL OF VIOLATIONS AND MITIGATION.

Walberg, Vicki, Powers Township on property described as part of Gov Lot 2, Section 15-139-30, PID #34-015-1214 located at 3590 Oxyoke Road NW. An application submitted to divide the property into two lots one riparian and one non-riparian. The proposed non-riparian lot will comply with the minimum standard and the proposed riparian lot will comply with the area requirements and lot width at structure setback but will be 119 feet wide at the water. Section 1113.1 of the Land Use Ordinance (02/15/13) requires a riparian RD lot to contain 50,000 square feet total area, 16,000 square buildable area, be at least 150 feet wide at the structure setback and be 150 wide at the water. A non-riparian RD lot must contain 50,000 square feet total area, contain 20,000 square feet buildable area and be at least 150 wide at the midpoint of the longest axis. The parcel contains 5.2 acres riparian to Oxyoke Lake (RD).

Consideration of this application was tabled during the 10/14/13 meeting. PC members were at the site 10/07/13. 34 notices of the application were mailed. No response was received from any persons or governmental entities notified of the application. The application was discussed and reviewed with the applicant's representative Mr. O'Meara. Several persons in attendance requested clarification and additional detail in regard to the application.

MS/P Fitch/Froehlig to approve the application to divide the existing lot into two lots consisting of one riparian and one non-riparian lot divided at Oxyoke Road for PID #34-015-1214 based upon review of the criteria contained in Sections 800 of the Land Use Ordinance (02/15/13) and in M.S. 394.27, Subdivision 7 with the following findings and conditions:

Findings:

1. The property became a lot of record in 1986 with both sides of the Oxyoke Road containing structures constructed with permit and variance from 1990 - 2009.
2. The riparian and non-riparian sides of the lot each contain residential structures.
3. The proposed lot configuration based upon existing development seems a reasonable means, one riparian lot and one non-riparian lot, to resolve the applicant's personal and family issues which therefore does not necessarily contradict the purpose of the Land Use Ordinance which is to protect, preserve and enhance the quality of the lakes, rivers, forests, wetlands, natural land forms and open space for future generations and to promote health, safety, and general welfare.
5. As far as neighboring property is concerned nothing will change except for a boundary and two legal descriptions, there will be no visible change which therefore will not be excessive or obtrusive to neighboring property which will not contradict the purpose of the comprehensive plan which is to 1. Provide a rational basis to make difficult land and resource decisions wisely, 2. Eliminate the conflicts caused by unplanned development, 3. Improve coordination and communication between county, local governments and the citizens in land use planning, and 4. Protect the County's natural resources from degradation.
6. No responses or objections have been received from any persons or governmental entities notified of the application.
7. The proposed parcel split is unobservable from the lake or neighboring property to which there is no reason to conclude that area land use will be negatively affected or altered.

8. There is no reason to conclude based upon the size and location of the proposed replacement/expanded structure that water quality will be negatively affected.
9. There is no reason to conclude that financial consideration is the sole reason for the application.

NOTICE TO APPLICANT: If the following conditions are included, No permit to implement shall be issued until and if:

1. ESD required and approved erosion control is installed.
2. A written plan for suitable vegetation is approved by ESD and agreed to be implemented by applicant.
3. At applicant's option, the vegetative plan is substantially implemented as determined by ESD or financial assurance in the amount of \$1 per square foot of the buffer area for no-mow or \$3 per square foot for all other vegetative buffers or if less 125% of the cost estimate.
4. As required by other conditions as set forth.

NOTICE TO THE APPLICANT: No site preparation or building construction shall be commenced until issuance of Permit. Commencement of either prior to issuance of a Permit may result in withholding, withdrawal or revocation of a Permit until inspection by ESD, correction of any circumstances in violation of laws or ordinances or the terms of this Variance, deposit of financial assurance as determined by ESD to secure correction of violations and completion of other measures required by ESD.

Conditions:

1. The riparian lot shall contain that area from the lake to the road and the non-riparian shall contain the remainder.
2. No easement shall be granted to the non-riparian for lake access over the riparian lot.
3. Unless commenced or otherwise extended or revised by the Planning Commission this approval shall be effective until 11/12/15.

COMPLIANCE WITH ALL CONDITIONS IS REQUIRED. FAILURE TO COMPLY WITH ANY CONDITION SHALL RESULT IN A VIOLATION AND SUBJECT THE APPLICANT TO ENFORCEMENT PROCEDURES WHICH MAY INCLUDE, BUT NOT LIMITED TO, REVOCATION OF THIS VARIANCE, REMOVAL OF VIOLATIONS AND MITIGATION.

Wick, Bob, Crooked Lake Township on property described as Lot 11, "Andresen Bay", Section 14-139-26, PID #12-422-0110 located at 6559 Andresen Bay Drive. An application submitted to replace and existing residence located 9 feet from the lake with new construction to be located 17 feet from the lake. Section 1126.1 A. of the Land Use Ordinance (02/15/13) requires structures to be located at least 75 feet from a lake classified General Development (GD). The parcel contains one acre riparian to Lake Roosevelt (GD).

PC members were at the site of the application 11/04/13. 44 notices of the application were mailed. Two responses one supporting and one objecting to approval of the application were received. No responses were received from governmental entities notified of the application. The variance request was discussed with the applicant Mr. Wick.

MS/P Froehlig/Anderson to table consideration of the application until the 12/09/13 meeting in order for ESD to obtain verification on the suitability of the proposed foundation system for the construction intended for the property.

Conditional Use Permit Application

Crow, Tyler, Shingobee Township on property described as Part of SW NW & NW SW, Section 28-142-31, PID #38-128-2305 located at 7739 County 12 NW. An application submitted to establish a Home Business for the applicant's trucks and equipment. Section 1110 of the Land Use Ordinance (02/15/13) establishes the Home Business criteria and that it requires a conditional use permit (CUP). Section 705 of the Land Use Ordinance (02/15/13) establishes CUP review criteria. The property contains 5.74 acres (RR-2.5).

PC members were at the site 11/04/13. 37 notices of the application were mailed. No responses were received from any persons or governmental entities notified of the application. The application was discussed and reviewed with Mr. Crow.

MS/P LaPorte/Froehlig to approve the establishment of a Home Business land use upon PID #38-128-2305 based upon review of the criteria contained in Sections 705 and 1110 of the Land Use Ordinance (02/15/13) with the following findings:

Findings:

1. The applicant's commercial activity is already established and on-going with CUP to acknowledge and provide legal standing.
2. The parcel and the commercial activity have no particular characteristic that would lead to soil erosion or degradation of ground or surface water.
3. The site is not visible from any public water.
4. No wetland or critical habitat is affected.
3. No scenic or historic features are affected.
4. The home business activity poses no increased likelihood to harm public health, safety or the common good.
5. The proposed home business, which utilizes existing roads, does not increase the need or demand for governmental infrastructure or services.
6. No responses or objections have been received from any persons or governmental entities notified of the application.
7. There appears that the home business activity has not caused any adverse effects to adjoining property.

Freeman, Chad, Turtle Lake Township on property described as w 405.57 Feet of s 626.7 Feet of Gov lot 4 & That Part of W 405.57 Feet of Gov Lot 4 Lying N of S 626.7 Feet, Section 7-141-30, PID #45-007-3301 located at 4790 64th St NW. An application submitted to establish a Home Business for the applicant's trucks and equipment. Section 1110 of the Land Use Ordinance (02/15/13) establishes the Home Business criteria and that it requires a conditional use permit (CUP). Section 705 of the Land Use Ordinance (02/15/13) establishes CUP review criteria. The property contains 12.23 acres (RR-2.5).

PC members were at the site 11/04/13. 50 notices of the application were mailed. No response was received from any persons or governmental entities notified of the application. The application was discussed and reviewed with Mr. Freeman.

MS/P Fitch/LaPorte to approve the establishment of a Home Business land use upon PID #45-007-3301 upon review of the criteria contained in Sections 705 and 1110 of the Land Use Ordinance (02/15/13) with the following findings:

Findings:

1. The applicant's commercial activity is already established and on-going with CUP to acknowledge and provide legal standing.
2. The parcel and the commercial activity have no particular characteristic that would lead to soil erosion or degradation of ground or surface water.
3. The site is not visible from any public water.
4. No wetland or critical habitat is affected.
3. No scenic or historic features are affected.
4. The home business activity poses no increased likelihood to harm public health, safety or the common good.
5. The proposed home business, which utilizes existing roads, does not increase the need or demand for governmental infrastructure or services.
6. No responses or objections have been received from any persons or governmental entities notified of the application.
7. There appears that the home business activity has not caused any adverse effects to adjoining property.

Smith, Rick, Powers Township on property described as N 400 Feet of E 400 Feet of NE NW Less That Part Lying Ely of Westerly R-O-W of state Hwy 371, Section 17-139-30, PID #34-017-2104 located at 4207 16th St NW. An application submitted to reclassify the parcel from Rural Residential 2.5 to Commercial 2 (C-2) for the purpose of commercial activity which requires approval by conditional use permit (CUP). Sections 903, 1000 and 1001 of the Land Use Ordinance (02/15/13) establish various land use categories and criteria. Section 705 of the Land Use Ordinance (02/15/13) establishes CUP review criteria. The property contains 2.91 acres (RR-2.5).

PC members were at the site 11/04/13. 34 notices of the application were mailed. One response from MN DOT was received. No other responses were received from any persons or governmental entities notified of the application. The application was discussed and reviewed with Mr. Smith.

MS/P Moore/LaPorte to approve the application for reclassification to C-2 and for the CUP for commercial land use for PID #34-017-2104 upon review of the criteria contained in Sections 705, 1000 and 1101 of the Land Use Ordinance (02/15/13) with the following findings:

Findings:

1. The proposed C-2 designation complies with the purpose established for the district by the ordinance. "The purpose of this district is to provide adequate space areas for general retail, and service activities as conditional uses in rural areas. C-2 commercial districts shall be located along federal, state, county or township roads and shall include all of parcel so designated".
2. The property borders MN #371, a state highway and 16th Street NW which is a county road.
3. There is existing commercial activity located within closes proximity of the location of the application.
4. No responses or objections have been received from any persons or governmental entities notified of the application.
5. There is no reason to expect that the reclassified parcel will cause adverse effects to adjoining property.
6. The reclassified parcel will utilize existing roadways with no need to expand exiting public infrastructure.
7. No wetland or critical habitat will be disturbed.
8. No scenic or historic features will be affected.
9. No threat to public health, safety and welfare can be expected from the commercial activity.
10. The proposed commercial activity has no particular characteristic that would lead to soil erosion or degradation of ground or surface water.
11. The site is not visible from any public water.

Preliminary Plat

"Sportsman Quarters", RPNG Partners, Conklin Living Trust, Turtle Lake Township on property described as E $\frac{1}{2}$ NW & NE SW, Section 32-142-30, PID #45-132-2100 located 1.5 miles north of MN #200 on the west side of CSAH #13. Preliminary plat submitted which will contain 23 single family residential lots ranging in size from 2.5 to 4.5 acre. Articles 4 & 5 of the Cass County Subdivision and Platting Ordinance (02/15/13) establish the preliminary plat criteria and process. The property contains 77 acres.

PC members were at the site 11/04/13. More than 50 notices of the preliminary plat were mailed. No response was received from any persons or governmental entities notified of the

application. The preliminary plat application was discussed and reviewed with Mr. Schafer and Mr. Freeman.

MS/P Moore/LaPorte to approve the preliminary plat of "Sportsman Quarters" to be developed upon PID #45-132-2100 upon review of the criteria contained in Articles 4 & 5 of the Subdivision and Platting Ordinance (02/15/13) with the following findings and condition:

Findings:

1. The proposed lots all comply or exceed the minimum size requirements.
2. The configuration of the plat complies with the criteria of Articles 4 & 5 of the Subdivision Ordinance.
3. SSTS site evaluations have been submitted.
4. A wetland delineation report has been submitted.
5. A phase one archeological report has been submitted.
6. Road plans have been submitted.
7. The plat name has been approved.
8. The proposed street names have been approved.
9. No wetland or critical habitat will be affected.
10. No scenic or historic features will be affected.
11. The plat poses no likelihood to harm public health, safety or the common good.
12. The plat will not increase the need or demand for governmental services.

Condition:

1. The property owners' association by-laws must be submitted with the final plat

Final Plat

"Acorn Hills, Breda, Richard & Prescott, Cynthia, Turtle Lake Township on property described as Part of Gov Lot 1, Section 6-142-30 & Part of SE SW, Section 31-143-30, PID #45-106-2211 & Part of Gov Lot, Section 6-142-30, PID #45-106-2217 & Part of SE SW, Section 31-143-30, PID #45-231-3402 & Part of SE SW, Section 31-143-30, PID #45-231-3406 & Part of SE SW, Section 31-143-30, PID #45-231-3407 located at 4575 Pine Point Drive NW. Final plat submitted to create legal descriptions for the resort sites in their current location. The property will continue to operate as a resort with the option of separate ownership of the resort sites. Article 7 of the Cass County Subdivision and Platting Ordinance (02/15/13) establishes the final plat criteria and process. The preliminary plat was approved 06/10/13. The property contains 16.07 acres riparian to Leech Lake (GD).

Consideration of this application was tabled during the 10/14/13 meeting. PC members were at the site 06/03/13. More than 50 notices of the final plat were mailed. No response from any person or governmental entity was received. The final plat was discussed and reviewed with Mr. Freeman.

MS/P Froehlig/Anderson to approve the final plat of "Acorn Hills" upon review of the criteria contained in Article 7 of the Subdivision and Platting Ordinance (02/15/13) with the following findings and conditions:

Findings:

1. The number of proposed recreational vehicle sites complies with the applicable density standards.
2. Other than the proposed recreational vehicle sites, the platted resort configuration is unchanged.
3. ESD have reviewed and verified compliance with Article 7.
4. No wetland or critical habitat will be affected.
5. No scenic or historic features will be affected.
6. The proposed recreational vehicle sites or platting the resort pose no likelihood to harm public health, safety or the common good.
7. The proposed recreational vehicle sites or platting will not increase the need or demand for governmental services.
8. One response from a directly adjacent neighbor requesting additional screening/buffer from the resort has been received. No other responses or objections have been received from any persons or governmental entities notified of the application.
9. As best can be determined the property as been operated as a resort prior to the adoption of land use regulation.
10. There is no evidence to conclude that over the years of operation that the resort has adversely affected adjoining property.
11. The resort clientele is temporary and transient which has no impact to schools.
12. The resort utilizes existing county roadways that will not require expansion or reconfiguration; therefore additional public infrastructure will not be required.
13. Waste water treatment will comply with applicable county and state standards with no public infrastructure required.
12. The plat does not reach the mandatory EAW threshold.
13. The property is classified Water Oriented Commercial (WOC) and the proposed and continuing resort use is a conditional use in the WOC district. All future alterations or expansions of the resort shall require a permit or a conditional use permit, as provided by ordinance.

Conditions:

1. The resort shall be managed and operated in compliance with the Cass County Land Use Ordinance, the Acorn Hill Owners Association Inc and the CIC #74 Acorn Hill Resort Declaration.
2. A vegetative buffer as approved by ESD must be maintained along the common boundary with CSAH #72.

3. ESD shall inspect the existing shoreline vegetative and if deemed necessary, Acorn Hill shall submit to ESD a plan for enhancement.

MS/P Fitch/Froehlig at 2:30 pm, to adjourn.

P. Fairbanks