

**BOARD OF ADJUSTMENT/PLANNING COMMISSION  
CITY OF LAKE SHORE  
CITY HALL  
MINUTES  
MARCH 14, 2011  
7:00 PM**

Commission Vice Chair Lee Martin called the meeting to order at 7:00 p.m. Members of the commission present: Dave Baldwin, Mark Nelson and Lee Martin; Council Liaison Susan Amacher; Zoning Administrator Teri Hastings; City Engineer Mark Hallan and City Clerk Patti McDonald. Earl North, Dick Miles and Alternate Tom Diemert were absent. There were 4 people in the audience. A quorum was present and the Commission was competent to conduct business.

MOTION BY MARK NELSON TO APPROVE THE MINUTES FOR JANUARY 10, 2011 BOARD OF ADJUSTMENT/PLANNING COMMISSION AS PRESENTED. DAVE BALDWIN SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING – There were no public hearing agenda items.

**NEW BUSINESS**

Site Plan Review- Brett and Stephanie Bermel - The applicant would like to operate an equestrian center and boarding facility on his property. The applicant currently has 20 acres of land that is zoned Wooded Residential. Animal boarding facilities require a conditional use permit in this district; animal husbandry is an allowable use in this district. The current ordinance allows .5 animal units per acre. A horse is considered 1.4 animal units. The previous ordinance allowed 1 animal unit per acre in this district. The applicant would like to have 25 horses on the site. The owner has talked to an adjacent property owner about the potential of leasing an additional 20 acres of land to meet the ordinance requirements.

Brett and Stephanie Bermel came before the commission to seek guidance to exceed the number of allowable animals. Lee Martin said that this meeting isn't to determine if this is allowed, but an informal process to receive feedback. Teri read her staff report into the record.

Dave Baldwin asked how many horses, 20 or 25. Brett said most of the horses would be kept inside and are show horses. Brett said if there is a concern about waste the In-boarded horse waste is likely to be hauled off the property. Dave asked the definition of animal husbandry. It is the care and breeding of animals. Teri said that she was asked if the ordinance could be changed back to 1 animal unit per acre; she found that surrounding cities all vary in what they allow. This property is outside the Lake Margaret overlay. Brett said there is an adjoining piece of property that isn't used except for hunting and the owner is willing to lease it to the Bermel's to meet the ordinance requirements. Dave asked if the business would grow to more than what they are requesting. Brett said the building they would use would allow up to 25 horses. Susan Amacher said that she has horses and didn't think that it would matter if the horses are inside or outside in determining a number.

Mark Nelson asked if they are just in the planning stages. The Bermel's have horses already and the building on the property. Teri said they are outside the shoreland district so shoreland rules don't pertain. Mark asked about the easement road to the property. Brett said that it is a 30-foot

easement from the neighbor that he bought the property from. Lee Martin would be comfortable moving forward if the surrounding property owners are aware of the business and extra traffic. Teri said that she went over her ordinance amendment notes and can't find the reasoning for the reduction to .5 animal units per acre. Lee is looking for some good arguing points to change the ordinance from .5 to 1 animal unit per acre. Mark asked how to offer more horses with a conditional use permit with the lease aspect. Dave asked if there is another option of getting more land to lease. Does the leased land have to be utilized? Stephanie asked if she is hearing that they need to move forward with leasing property. The conditions of the lease would have to be on file, but the all specifics don't need to be agreed to by the commission. The application for a CUP submittal wouldn't have to include the lease by the application deadline, but would be a condition upon approval to operate the boarding facility. Mark would like to see a longer lease commitment than a year-to-year lease. Stephanie said that they would provide a barn management and a pasture management plan. Susan said that would be very helpful for the commission members that don't understand animals.

OLD BUSINESS – There was no old business.

#### REPORTS

City Engineer – Mark Hallan has nothing to report.

Chairman – Earl North was absent.

Council Liaison – Susan Amacher has nothing to report.

Zoning Administrator – Teri Hastings had nothing to report.

PUBLIC FORUM – There was no open forum.

MOTION BY MARK NELSON TO ADJOURN THE BOARD OF ADJUSTMENT/PLANNING COMMISSION MEETING OF MARCH 14, 2011 @ 8:10 PM. DAVE BALDWIN SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

Transcribed by Patti McDonald  
Lake Shore City Clerk