

## PLANNING AND ZONING COMMISSION

4:00 P.M.

Wednesday, Oct. 8, 2025

Present: Steve VanHouse  
Richard DeRosier  
Wade LeBlanc  
Nelson French via ZOOM  
Mike Johnson

Lana Fralich, City Administrator  
Tim Costley, City Attorney  
Gary Thompson, Planning & Zoning Administrator  
Sarah Wilkins  
Donny Thompson

VanHouse called the meeting to order at 4:06 p.m.

**Agenda** – Motion by LeBlanc, second DeRosier to approve the Agenda as presented.  
**MOTION CARRIED.**

**Approval of Minutes-** Motion by LeBlanc, second DeRosier to approve July 9, 2025 regular meeting minutes. **MOTION CARRIED.**

**Communications/Public Comments-** None at this time.

**Zoning Administrators Report** – Review of current permits issued.

### **OLD BUSINESS –**

**Golf Course Housing-Short Term Rental Code-** The EDA has made a recommendation to city council to hire a realtor to help with development. Sarah Wilkins questioned why the city allows short term rentals in only certain areas and not within the whole city. She feels that if senior citizens were allowed to rent their extra rooms out it would provide extra income for them and by not allowing or limiting short term rentals limits bringing people into the city. Discussion followed on reasons why short-term rentals are only allowed in FR district, that they are not allowed in R1 or R2 due to small city lots, lack of work force housing, do not support kids to the school, and safety. There was discussion that people can rent their property with a lease for 30 days or longer. There was discussion on short-term rental studies showing adverse effect on housing, impact on grant sources, and that Two Harbors is sunsetting current short-term rentals. Consensus of board is to wait until council approves hiring realtor and use their recommendation regarding how to sell the golf course lots before making a decision to allow short term rentals or not.

**RV Parking-** Thompson felt enforcement is not going as it should be since adoption of the policy, provided an example of an RV parked on Penn that he felt was in violation of

the policy, interpretation of the code, and that officers need to reach out to attorney if they don't understand how to read the code.

**Pollinator Gardens-** Code has been adopted and Leblanc has reached out to Lake County to determine what plants are allowed. City is working on creating a permit for property owners where plans and plants can be submitted, reviewed for compliance by Lake County, maintaining gardens, and renewing permit annually.

**Shopping Center Zone-** Thompson and French have reviewed and revised the old shopping center zone districts. Motion by LeBlanc, second French to set public hearing on November 5<sup>th</sup> at 4:00 p.m. for the purpose of adoption of the revised Shopping Center District. MOTION CARRIED. French will work with Lake County to establish proper boundaries.

### **NEW BUSINESS** –

**RV Dump Signage-** There has been a request to provide better directional signage to dump station. The city will work with the County Highway Dept. on sign replacement. Discussion regarding water usage at the dump station, need for water meter to limit amount of unaccounted water use, restricting use of dump station to residents and campers, people taking potable water without payment, and donation box at dump station.

Thompson reported on changes to the State Building Code now requiring city's to issue permits for items like roofings, siding, or window replacement that the city has not done in the past. Discussion on reviewing the draft permits, fees, and trying to get in place for the 2026 season.

Motion by LeBlanc, second DeRosier to adjourn at 5:10 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson