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DNR Comments: John Conroy Variance Request - Parcel 24-0155-620

Siira, Emily (DNR) <emily.siira@state.mn.us>

Mon, Dec 30, 2024 at 2:03 PM

To: "fred.sandal@hometownplanning.com" <fred.sandal@hometownplanning.com>

Thank you for notifying the DNR of this variance request. Please share these comments with the Planning Commission prior to the hearing.

In September 2023, DNR provided comments regarding the Conditional Use Permit application for the conversion of Hunts Resort. Consistent with the shoreland rules, impervious surface coverage in Tier 1 is not to exceed 35%. In a letter from the City of Long Beach to PNJA Investments, it states on Page 2 of 3 "...any future building projects, your total impervious coverage (i.e. roofs, pavement, gravel driveways, sidewalks, any other hard surface) cannot be expanded."

DNR recommends that the City stand behind the conditions of the Conditional Use Permit approval that was granted on October 9, 2023. It was the intent of the City not to allow an expansion of impervious surface coverage.

If the City finds that all five variance criteria have been met and approves the variance, DNR recommends requiring special conditions to mitigate the impact. Mitigation techniques to explore are stormwater management practices such as removing impervious surfaces in Tier 1, restoring the shoreline to native vegetation, constructing rain gardens or infiltration basins.

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2 attachments



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