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# CITY OF LONG BEACH

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## ZONING MEETING PACKET FOR July 11, 2018



CITY OF LONG BEACH  
AGENDA  
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION  
July 11, 2018  
6:30 PM

1. Call to Order
2. Roll Call
3. Additions or Deletions to the Agenda
4. Public Hearings
  - a. Request to rezone property from LD – Low Density Residential to RC – Residential/Commercial. Applicant and Property Owner: Ron and Stacey Luetmer. Legal Description: Part of Government Lot 1, Section 11, Twp 125, Range 38. Property Address: 23896 North Lakeshore Drive. Parcel number(s): 24-0114-000.
5. Zoning Administrator's Report
  - a. Permits
  - b. Correspondence
  - c. Enforcement Actions
6. Other Business
  - a. Discussion with Green Valley Resort property owners.
7. Adjournment

This agenda is not exclusive. Other business may be discussed as deemed necessary.

## STAFF REPORT

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**Application:** Request to rezone property from current Low Density Residential (LD) classification to Residential/Commercial (RC).

**Applicant:** Ronald Luetmer

**Property Owner:** Ronald and Stacey Luetmer

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### Background Information:

- **Proposal:** The applicant is proposing to rezone their property from LD – Low Density Residential to RC – Residential & Commercial Transition District. The purpose of the rezoning is to allow for the applicant to conduct a commercial venture, a bakery and coffee shop.

The property is located along the shoreland of Lake Minnewaska and its current usage is residential with an owner occupied single family home. The City of Long Beach property which includes the city hall is located to the west. The city lot and the adjacent homesite to the north are also zoned LD – Low Density Residential. The zoning for the properties to the west of the city lot is currently RC – Recreational/Commercial. The area further north along the unnamed lakes and State Highway 28 is zoned CD – Conservation, Parks and Open Space.

- **Location:**
  - Legal Description: Section 11, Twp 125, Range 38
  - Property Address: 23896 North Lakeshore Drive
  - Parcel number(s): 24-0114-000
- **Current Zoning:** LD – Low Density Residential
- **Proposed Zoning:** RC – Residential & Commercial Transition District
- **Lake Designation:** Minnewaska
- **Parcel size:** Approx. 53,430 square feet (Pope Co GIS estimate)

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### Applicable Statutes/Ordinances:

#### City of Long Beach Comprehensive Plan (2008)

The City's Comprehensive Plan ("Future Land Use" map) identifies the subject property as appropriate for "Low to Medium Density Residential"

**Low to Medium Density Residential** - This category depicts those areas that are now developed, or appropriate to be developed, in a low to moderate density residential manner; and to recognize such areas as primarily well suited for residential uses.

Other categories for future land use include:

**Public/Governmental Facilities** This category depicts those areas that are developed into governmental facilities such as city hall, schools and the DNR facilities.

**Seasonal Recreational/Commercial** - The District is to provide space for the resort areas and commercial properties within the community. This would include any expansion or new commercial activities.

**Open Space/Golf Course** - This land category includes either publicly or privately owned lands and/or facilities and may include parks, playgrounds, golf courses, wildlife management areas, recreation centers and similar uses.

### **City of Long Beach Zoning Ordinance**

#### **SECTION 6 - LD LOW DENSITY RESIDENTIAL DISTRICT**

**6.01: PURPOSE.** The purpose of the LD, Low Density Residential District is to provide for an environment of predominantly low density, single family residential uses, including detached and attached single family and two family homes, triplexes and quadraminiums, along with directly related, complementary uses.

**6.02: PERMITTED USES.** Subject to applicable provisions of this Ordinance, the following are permitted uses in the LD District:

- A. Single-family detached dwellings.
- B. Single-family attached dwellings not exceeding four attached housing units.
- C. Licensed day care facility serving twelve (12) or fewer persons.
- D. Group family day care facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve fourteen (14) or fewer children.
- E. Parks, trails and playgrounds.
- F. Essential services.

**6.03: CONDITIONAL USES.** Subject to applicable provisions of this Ordinance, the following are conditional uses in the LD District and are governed by Section 19 of this Ordinance:

- A. Church/worship facility, cemetery, crematory, mausoleum, government buildings, public utilities and public service uses, hospitals, homes for the aged, institutions of an education, philanthropic or charitable nature and related facilities when required for the public health, safety or welfare provided that:
  - 1. The requirements of Section 19 of this Ordinance relating to Conditional Uses are considered and satisfied.
  - 2. When abutting a residential use in an area guided toward future residential development within the Long Beach Comprehensive Plan, no building shall be located within thirty (30) feet of any lot line of an abutting lot in a Residential District and a landscaped buffer yard shall be provided. The required landscaped buffer yard shall screen the buildings/structures and parking lots from the view of the abutting residential use. The City Council shall approve the appropriateness of the landscaped buffer yard after consulting the standards for buffer yards contained in Section 11:16 of this Ordinance.
  - 3. The requirements of Section 11.17 of this ordinance relating to off-street parking are considered and satisfied.

B. Bed and breakfast establishments, provided that:

1. A maximum of four (4) bed and breakfast units be established in the structure.
2. The facility shall have a State license (hotel and food), and comply with building and fire codes as may be required or applicable.
3. The facility shall be owner or manager occupied.
4. The bed and breakfast units are located within the principal structure.
5. Not more than one (1) full time person, who is not a resident of the structure, shall be employed by the bed and breakfast facility.
6. Dining and other facilities shall not be open to the general public but shall be used exclusively by the registered guests and residents.
7. Two (2) off-street parking spaces shall be provided for the home plus one (1) off-street parking space for each bed and breakfast unit.
8. Not more than one (1) identification sign not exceeding four (4) square feet in area may be attached to each wall which faces a street. The sign shall be reflective of the architectural features of the structure and may not be internally or externally illuminated.
9. Adequate lighting shall be provided between the principal structure and the parking area for safety purposes. Any additional external lighting is prohibited.

C. Golf courses and country clubs.

**6.04: INTERIM USES.** Subject to applicable provisions of this Ordinance, the following are interim uses in the LD District and are governed by Section 20 of this Ordinance:

A. None.

**SECTION 9 - RC RESIDENTIAL & COMMERCIAL TRANSITION DISTRICT**

**9.01: PURPOSE.** The purpose of the RC, Residential & Commercial Transition District is to provide locations for limited commercial development while providing for the orderly transition to residential from commercial uses.

**9.02: PERMITTED USES.** Subject to applicable provisions of this Ordinance, the following are permitted uses in the RC District:

- A. Single-family detached dwellings.
- B. Single-family attached dwellings not exceeding four attached housing units.
- C. Multiple Family Dwellings (Townhouses & Apartments): three (3) to eight (8) units.
- D. Residential condominiums or cooperative housing (processed as a PUD).
- E. Licensed day care facility serving twelve (12) or fewer persons.
- F. Group family day care facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve fourteen (14) or fewer children.

G. Existing commercial uses as of the date of adoption of this Ordinance.

H. Parks, trails and playgrounds.

I. Essential services.

**9.03: CONDITIONAL USES.** Subject to applicable provisions of this Ordinance, the following are conditional uses in the RC District and are governed by Section 19 of this Ordinance:

A. Multiple Family Dwellings (Apartments): Over eight (8) units.

B. Congregate Care Housing.

C. Church/worship facility, cemetery, crematory, mausoleum, government buildings, public utilities and public service uses, hospitals, homes for the aged, institutions of an education, philanthropic or charitable nature and related facilities when required for the public health, safety or welfare provided that:

1. The requirements of Section 19 of this Ordinance relating to Conditional Uses are considered and satisfied.
2. When abutting a residential use in an area guided toward future residential development within the Long Beach Comprehensive Plan, no building shall be located within thirty (30) feet of any lot line of an abutting lot in a Residential District and a landscaped buffer yard shall be provided. The required landscaped buffer yard shall screen the buildings/structures and parking lots from the view of the abutting residential use. The City Council shall approve the appropriateness of the landscaped buffer yard after consulting the standards for buffer yards contained in Section 11:16 of this Ordinance.
3. The requirements of Section 11.17 (Off-Street Parking and Loading) of this ordinance relating to off-street parking are considered and satisfied.

D. Bed and breakfast establishments, provided that:

1. A maximum of four (4) bed and breakfast units be established in the structure.
2. The facility shall have a State license (hotel and food), and comply with building and fire codes as may be required or applicable.
3. The facility shall be owner or manager occupied.
4. The bed and breakfast units are located within the principal structure.
5. Not more than one (1) full time person, who is not a resident of the structure, shall be employed by the bed and breakfast facility.
6. Dining and other facilities shall not be open to the general public but shall be used exclusively by the registered guests and residents.
7. Two (2) off-street parking spaces shall be provided for the home plus one (1) off-street parking space for each bed and breakfast unit.
8. Not more than one (1) identification sign not exceeding four (4) square feet in area may be attached to each wall which faces a street. The sign shall be reflective of the architectural features of the structure and may not be internally or externally illuminated.
9. Adequate lighting shall be provided between the principal structure and the parking area for safety purposes. Any additional external lighting is prohibited.

E. Restaurants.

F. Bars.

G. Hotels/Motels.

H. City Hall.

I. Sexual Oriented Uses provided that:

1. The requirements of Section 15 of this Ordinance relating to the sexually oriented uses are considered and satisfied.
2. All of City Code requirements in the Sexually Oriented Businesses Ordinance are met and satisfied.

J. Convenience Store with gasoline, provided that:

1. The sale of food items is in compliance with state and county standards and subject to the approval of a Health Inspector who shall provide specific written sanitary requirements for each proposed sale location.
2. The approximate area and location devoted to non-automotive merchandise sales shall be specified in general terms in the application.
3. Motor fuel facilities are installed in accordance with state standards. Adequate space shall be provided to access gas pumps and allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations minimize conflict with circulation, access and other activities on the site.
4. Wherever fuel pumps are to be installed, pump islands shall be installed.
5. A protective canopy located over the pump island(s) may be an accessory structure on the property however adequate visibility both on and off site shall be maintained.
6. An internal site pedestrian circulation system shall be defined and appropriate provisions made to protect such areas from encroachments by parked cars or moving vehicles.

K. Resort facilities and incidental commercial services in connection with and incidental to the operation of a resort activity. New resort facilities and expansions shall be processed as commercial Planned Unit Developments and adhere to applicable Shoreland District requirements provided that:

1. Resort facilities shall be licensed by and meet the standards prescribed by the Minnesota Department of Health except where the provisions of this Ordinance are more restrictive, upon which the most restrictive provisions shall prevail.

L. Campground facilities and incidental commercial services in connection with and incidental to the operation of a campground activity. New campground facilities and expansions shall be processed as commercial Planned Unit Developments and adhere to applicable Shoreland District requirements provided that:

1. Campground facilities shall be licensed by and meet the standards prescribed by the Minnesota Department of Health except where the provisions of this Ordinance are more restrictive, upon which the most restrictive provisions shall prevail.
2. Each campsite shall have at least 2,000 square feet in area for primitive or dependent campsites and shall have at least 3,000 square feet in area for independent campsites.

3. Campsites designed to provide water hook-up shall also provide hook-up to a central sewage disposal system which meets the standards, criteria, rules and regulations of the Minnesota Department of Health and of this Ordinance.
4. A Campground which allows camping units with self contained sewage systems shall provide some acceptable form of on-site sewage disposal for these units.
5. Vegetative screening is installed to screening any residential uses adjacent to the campground.
6. Adequate and safe ingress and egress access shall be provided to a public road.

M. Marinas.

N. Commercial Planned Unit Developments.

O. Medical offices and clinics, dental offices and clinics, professional offices and commercial (leased) offices, veterinary clinics (not including outside kennels) and funeral homes and mortuaries, provided that:

1. The site and related parking and service entrances are served by a collector street or street of sufficient capacity to accommodate the traffic which will be generated.
2. Adequate off-street parking is provided in conjunction with Section 11.17 of this Ordinance.
3. Vehicular entrances to parking of service areas shall create minimum conflict with through traffic movement.
4. When abutting a residential use, a buffer area with screening and landscaping in compliance with Section 11.16 of this Ordinance shall be provided.
5. All signs and visual communication devices shall be in compliance with Section 14 of this Ordinance.

P. Retail commercial activities provided that:

1. Merchandise is sold at retail.
2. The retail activity is not located within a structure whose principal use is residential.
3. No directly or indirectly illuminating sign or signs in excess of ten (10) square feet identifying the name of the business shall be visible from the outside of the building.
4. No drive thru windows permitted.

**9.04: INTERIM USES.** Subject to applicable provisions of this Ordinance, the following are interim uses in the RC District and are governed by Section 20 of this Ordinance:

A. None.

## SECTION 16 - AMENDMENTS TO ZONING ORDINANCE

**16.01: INITIATE.** The City Council or Planning Commission may, upon their own motion, initiate a request to amend the text or the district boundaries of this Ordinance. The procedural requirements of Section 16.02 shall not apply to such proposed amendments initiated by the City except to the extent required by Minnesota State Statute. Any



person owning real estate within the City may initiate a request to amend the district boundaries or text of this Ordinance so as to affect the said real estate.

**16.02: APPLICATION AND PROCEDURE.** An amendment to this Ordinance (text or map) requires a public hearing and is to be processed in accordance with the procedures set forth in Section 21 (Zoning Applications Procedures), of this Ordinance. The information required for all amendment applications generally consists of items outlined in Section 21 (Zoning Applications Procedures) of this Ordinance, and shall be submitted unless exempted by the City.

**16.03: APPROVALS REQUIRED.** Approval of a proposed amendment shall require a majority vote of all members of the City Council. Amendments which change all or part of the existing classification of a zoning district from residential to either commercial or industrial shall require a two-thirds ( $\frac{2}{3}$ ) majority vote of all members of the City Council which is four (4) out of five (5) members of the City Council.

**16.04: EFFECTIVE DATE.** The amendment shall not become effective until such time as the City Council approves an Ordinance and the Ordinance is published in the official newspaper.

**16.05: CRITERIA.** The Planning Commission and City Council shall consider possible effects of the proposed amendment. Factors to be considered in determining the possible effects of the proposed amendment shall include, but are not limited to, the following:

- A. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the Comprehensive Plan.
- B. The proposed application is or will be compatible with present and future land uses of the area.
- C. The proposed application conforms to all performance standards contained in this Ordinance.
- D. The proposed application can be accommodated with existing public services and will not overburden the City's service capacity.
- E. Traffic generation by the proposed use is within capabilities of streets serving the property.

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**Findings of Fact:** The following findings of fact are presented by Staff for consideration by the Planning Commission:

**1) Current Zoning:**

- Subject Property: LD – Low-Density Residential
- Surrounding Properties:
  - East (Shoreline): LD – Low-Density Residential
  - West (City Lot): LD – Low-Density Residential
  - West of City Lot: RC – Residential/Commercial

2) **Current Land Use:**

- Subject Property: Single family dwelling
- Surrounding Properties:
  - North and East: There is a large parcel with a pond containing a single-family dwelling and outbuildings
  - West: City Hall Property (further west, residential and resort-oriented uses)

3) **Lot size:** Approx. 1.2 acres

4) **Sewer/Water:** The property is served with City sewer/ water.

5) **Natural Features:**

- Floodplain: There are no mapped floodplains in the City of Long Beach. The elevation of the property ranges from 1140-1148 sq ft.
- Bluff/Steep Slopes: The property does not contain any bluffs or steep slopes.
- Wetlands: There are no wetlands on the property.

6) **Consistency with the Comprehensive Plan:** “The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the Comprehensive Plan.”

The Comprehensive Plan identifies this area as suitable for future residential use. However, the Plan also promotes new lake-oriented commercial uses with safe and convenient access. This property is located along Lakeshore Drive with circular drive providing access to a home.

7) **Compatibility with Present and Future Land Uses:** “The proposed application is or will be compatible with present and future land uses of the area.”

The existing land uses in the area are mostly low-density residential or wetlands. Recreational/Commercial zoning and their associated lake resort-oriented uses are nearby to the west. Future land uses would not likely be much different.

8) **Conformance to Performance Standards:** “The proposed application conforms to all performance standards contained in this Ordinance.”

There are no specific performance standards for rezonings, outside of those listed here in the “Findings of Fact” section of this report.

9) **Impact on Public Services:** “The proposed application can be accommodated with existing public services and will not overburden the City’s service capacity.”

The availability of sewer and water to adequately service the proposed use of this site as a coffee shop/bakery has yet to be determined.

10) **Traffic Impact:** “Traffic generation by the proposed use is within capabilities of streets serving the property.”

The amount of traffic generated on the site with the proposed commercial use and whether the on-site parking is adequate has yet to be determined. This application does not require plans for a specific use or design but is rather for the rezoning of the property.

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**Staff Comments:**

1. Only the proposed zoning district (RC) would allow for the type of use anticipated by the applicant (via a conditional use permit, which would have to be applied for separately).
2. Various other commercial uses would be allowed on the site (via conditional use) if the rezoning is approved. These include, but are not limited to, restaurants, bars, motels/hotels, sexually oriented uses, offices, convenience stores, campgrounds and resorts. The suitability of the property for these uses partly depends on whether sewer/water are available, or would be made available, and the amount of driveway access that would be allowed by the relevant road authority.
3. If this rezoning were approved, consideration may also be given to rezoning the city hall parcel to the west, making it contiguous with the RC district along Shoreland Drive. This would be allowable in an RC district as a conditional use.

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**Planning Commission/City Council Direction:** The Commission/Council may approve the request, deny the request, or table the request if it should need additional information from the applicant. If the Commission/Council should approve or deny the request, it should state the findings which support either of these actions.

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**Staff Recommendation:** Based on the findings noted above, Staff would recommend approval only if the Commission finds that the rezoning is compatible with the Comprehensive Plan, would not be incompatible with nearby residential uses, and the site is adequately served with sewer/water.

## Pope County

Zoom  
InZoom  
Out

Pan

Zoom  
PrevZoom  
NextZoom  
SelectZoom  
Extent

Navigation



Clear



Search



Identify

Commands



Legend



Results

View



Atlas



Buffer



X/Y

Map Tips  
Tools

Scale 1: 2257

X: -10622901.2748

Y: 5724103.0345

**CITY OF LONG BEACH**  
**ORDINANCE/ZONING MAP AMENDMENT APPLICATION**

Name of Applicant Ron Luetmer Phone 320-634-0771

Property Address (E911#) 23896 N Lakeshore Dr.

Mailing Address Caten n/a Local Phone n/a  
(if different than above) (if different than above)

City, State, Zip Long Beach, MN 56334

Applicant is:

Legal Owner ☒

Contract Buyer ☐

Option Holder ☐

Agent ☐

Other ☐

Title Holder of Property (if other than applicant)

(Name)

(Address)

(City, State, Zip)

Signature of Legal Owner, authorizing application (required): [Signature]  
By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): \_\_\_\_\_  
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Legal description of property involved in this request, including total acreage:

See attachment

Property ID # 24-0114-000 Zoning District \_\_\_\_\_  
(9 digit # beginning with 24)

Nature of request (select only one):

☒ Zoning Ordinance Amendment

☐ Subdivision Ordinance Amendment

☒ Zoning Map Amendment

☐ Comprehensive Plan Amendment

List section(s) to be amended:

Entire Property

Current Zoning LD Proposed Zoning RC



Please describe the proposed amendment, stating the exact language change proposed or the current and proposed zoning districts (attach separate page, if needed):

*See attached*

Please outline why you consider the proposed amendment to be consistent with the goals and policies of the City of Long Beach Comprehensive Plans (see, in particular, Chapter 5). Copies of the Comprehensive Plan are available at <http://www.hometownplanning.com/general-information---long-beach.html> or by contacting Long Beach City Hall.

*See attached*

Please state any other relevant information and/or attach any supporting information:

**Please describe proposed amendment, stating the exact language change proposed or the current and proposed zoning districts.**

We are seeking a zoning map change from low density residential (LDR) to Residential/Commercial (RC) to accommodate a bakery/coffee shop on our property. Our understanding is that these types of zoning change requests are more likely to be granted when the property is adjacent to a property similarly zoned that being requested.

Our property is adjacent to the Long Beach Town Hall, which does not have a residence on it. The town hall property is adjacent to the Schroeder property, which is zoned RC. The Schroeder property has recently been granted a variance to accommodate up to 45 RV units. The NW corner of our property is less than a stone's throw of the Schroeder property.

We are planning to use the original living area of our house as the commercial portion of our new venture, which is a low-key bakery/coffee shop. We believe a quaint bakery/coffee shop located in the oldest, and arguably the most historic original houses in Long Beach will be of great historical interest to the community and be an exceptional community building asset as we welcome the new residents to Long Beach as part of the Schroeder RV Park.

**Please outline why you consider the proposed amendment to be consistent with the goals and policies of the City of Long Beach Comprehensive Plans.**

**A Picture is worth 1,000 Words:**

The cover of the comprehensive plan is comprised of four pictures promoting tourism and includes people enjoying the lake and bicycling. Clearly, we as a community of Long Beach are striving to build on the foundation of the tourism industry that starts at Hunts and extends to Woodlawn to bring more outside dollars into our community. We are in the middle those two bookends and a significant consideration for people evaluating Long Beach as a summer destination is to have places to enjoy while they are off the water. Captains Bar and Grill has been an anchor in our community for years and now we are offering an additional gathering spot to cover the morning hours. The plan itself states. *"Community leaders and participants in the comprehensive planning process have expressed a desire to retain the "resort town" atmosphere"*. A morning coffee shop/bakery has become a staple of desirable resort towns.

**A desirable future includes the availability of jobs and business opportunities.**

Those words are directly from the introduction to the Long Beach Comprehensive Plan:

*Planning begins with vision. This vision focuses on what a desirable future would include. When looking at the development of a community, **a desirable future includes the availability of jobs and business opportunities**, the quality of natural resources; the*

*availability of a variety of housing that is affordable, the accessibility and adequacy of public utilities, parks and recreation, schools and social services, the condition of streets and highways **and the strength of the community**. These are, in summary, some of the basic elements, which contribute to a high quality of life.*

Nobody would argue that there are limited opportunities for our youth to stay here in the Glenwood/Long Beach/Starbuck communities. Not only will this business provide an opportunity for one seventeen-year-old young woman to build a business and set her roots here, raise a family and pay taxes, but it will also demonstrate to others of her generation that you can create businesses that are local and successful. Our youth should not have to “escape” to Alexandria, St. Cloud, or Minneapolis.

From the Comprehensive Plan:

*Children and youth are critical to the future of the city and region. The entire community should share in supporting their growth and development.*

### **Sense of Community**

An entire chapter (2) is devoted to building a sense of community. What brings our community together? I would suggest it is getting to know each other – develop friendships and learn a bit about each other. How do we keep from being estranged from our neighbors? By getting together- perhaps over a beer at Captains after a long day’s work or over a cup of coffee and a pastry in the morning before hitting the lake to catch some fish.

We are about to welcome 45 new families to our community. Do we want our new neighbors in the RV park to feel welcomed and integrated into our community or do we want to create an environment of “us and them”? Perhaps If our new neighbors mingle with “us locals” while they enjoy their coffee and scones, they might develop an appreciation for our community and be better neighbors than they might otherwise have been. When you know your neighbor, you are more likely to respect the noise curfews and drive the speed limit. If my 7-year-old boy serves them coffee, they might think twice about kicking it down from 30 to 50MPH as they make the turn from Captains to the straightaway that leads to Woodlawn.

### **Sharing A Piece of History to Create a Sense of Community**

From the Comprehensive Plan:

*Many times a sense of community has deep historical roots and is centered around a place, building, or event such as a festival, church or 4th of July parade which has been in the community for generations.*

We’ve owned our house for 23 years and when I tell people where we live they still say- “Oh, O.B. Deerstead’s place.” Our house is a piece of Long Beach history and we want to share it with the public. It will be 100 years old next year when we open the bakery. We have painstakingly restored the interior to its historical origins, complete with brass push button light



switches and hand plastered ceilings. It's time to take this asset of the community and use it as a focal point of the Long Beach brand.

#### **Planned expansion for commercial growth:**

The comprehensive plan uses a benchmark of 70% residential to 30% commercial acreage. Long Beach is 88% residential to 12% commercial.

*It is generally accepted that the ratio of residential to commercial/industrial acreage representative of a healthy environment is seventy percent residential growth to thirty percent commercial/industrial growth.*

Our planned use is consistent with the Commercial Land Use goals of the plan. The bakery/coffee shop would have beautiful views of the lake and cater to the resort crowd:

*Currently the City has 52 acres or 5.1 percent of the City's land inventory is commercial in nature, within its commercial zoning districts. It is projected an additional 9 acres would be needed for commercial expansion. **Long Beach's commercial uses have historically been lake oriented and served as the heart of the community.** Input relating to the desire to protect and maintain this central focus occurred during the planning process. Retaining the resorts and commercial uses similar in nature will help keep the identity of the community. The following objectives and policies have been prepared for the commercial uses.*

Stated Commercial Objectives include:

*Continue to promote on the lake oriented commercial uses to attract customers to the community and as a focal point of the community. Provide and enhance convenient and aesthetically pleasing areas for customers and employees. Promote land uses that will reinforce business synergy.*

Our business would attract customers to the community and would be a focal point based on its central location, proximity to the Town Hall, and historical nature of the house. It would be convenient as well as aesthetically pleasing for both customers and employees and would provide synergies with the existing resorts, Captains, and the new RV park.

#### **Promoting a desirable demographic:**

The comprehensive plan notes that the median age of Long Beach a bit high and that vibrant communities rely on a good dose of youthful energy and entrepreneurship.

- Long Beach median age is 44.7 years
- Pope County median age is 42.1 years
- Minnesota median age is 35.4 years
- Luetmer family median age is 17 years

