

December 8, 2025

The public hearing meeting of the Cuyuna City Council was held at 5:30 pm in the Cuyuna Fire Hall.

Present were Mayor Brix and council members Haag and Smith. Council member Workman attended remotely. Council member Stockard was absent. Also attending were Justin Burslie, Cuyuna Community Development and Zoning Administrator, Police Chief Jesse Smith, City Engineer Tim Houle, and Clerk-Treasurer Bedard.

Mayor Brix led the pledge of allegiance.

Re: Rezone Application RZ 02-25 (Ordinance Amendment RZ 02-25) to amend the city's zoning map by reclassifying Property IDs 19300581 and 19300598 (located at 25454 County Road 31, Cuyuna, from "Open" to "R-2, Single and Two Family Residential." The applicant/property owner is Vinh Chung.

Justin Burslie, Cuyuna Community Development and Zoning Administrator, explained the purpose of the public hearing, reading the application and the staff report. He also shared the 12/8/2025 letter from the DNR objecting to the rezoning request.

Mr. Chung provided background for their reason to move up to the area, purchase the existing home, and run it as a short-term rental to offset his purchase costs. Mr. Chung asked the date the existing home was built and was informed it was built in 2000.

Mr. Matt Hanowski, resident on Snowshoe Lane, asked if the home built in 2000 was for residential use and if a permit was issued. The city issued a building permit for a residential home. The property was zoned "O" and is still zoned "O." He asked if short-term rentals are allowed for the property and the city confirmed they are not allowed.

Mr. Zachary Smith shared he has an easement to property owned by Mr. Chung on the west side of CSAH#31.

Mr. Christopher Hage, resident on Snowshoe Lane, stated he was concerned with the property being rezoned to R2 as the property around it is R1 for single family residential development. Rezoning to R2 would not be in the spirit of building single family residential homes. He was not in favor of rezoning the property from "O" to R2.

Mr. Hanowski inquired if there are short-term rentals operating in the R1 zone districts. There are, but they are not legal as they are not an allowed use and the city is reviewing actions. He inquired if

the recent property sales of tax forfeited land on the east bowl of Rabbit Lake were now zoned R1 and it was confirmed the properties are R1. He stated he is not in favor of rezoning the requested properties from "0" to R2.

No additional comments were received nor written documentation for this rezoning application.

Adjourn:

Motion by Smith to adjourn at 6:52 pm. Second by Haag. Motion carried unanimously.

William F Bedard
Clerk

Lloyd Brix
Mayor

Approved