

October 13, 2025

The public hearing meeting of the Cuyuna City Council was held at 5:15 pm in the Cuyuna Fire Hall.

Attending were Mayor Brix, council members Smith, Workman, and council member Stockard remotely. Council member Haag was absent. Also attending were Justin Burslie, Cuyuna Community Development and Zoning Administrator, Tom Pearson, City Attorney, and Clerk-Treasurer Bedard.

Mayor Brix led the pledge of allegiance.

RE: Rezone Application RZ-01-2025 to reclassify PIN 19300600 (located in Sec 20, Twp 47, Rge 28

described as: PART OF GOVT LOT 5 LYING S OF FOLLOWING DESC LINE: POB IS A POINT ON LINE BEAR N 42D 38' 31"E FROM MEANDER COR ON E LINE OF SD LOT 5 TO CNT OF RABBIT LAKE WHICH CNT WAS ESTABL BY AN AGREEMENT DATED 8-25-25 BETWEEN ORELAND'S MINING CO ETAL A DIST OF 63.4 FT FROM SD MEANDER COR THEN NW'LY ON A LINE BEAR N 43D 35'37"W A DIST OF 222.11 FT TO A POINT THEN NW'LY ON A LINE BEAR N 19D 20'42" A DIST OF 277.15 FT TO A POINT THEN SW'LY ON A BEAR S 81D 36'47"W A DIST OF 245.93 FT TO A POINT THEN NW'LY ON A LINE BEAR N 28D 21'53" W A DIST OF 807.44 FT TO A POINT THEN NW'LY ON A LINE BEAR N 75D 2'41"W A DIST OF 295 FT MOL TO A POINT ON W LINE OF LOT 5 IN SD SEC.) and PIN 19300599 (Located in Sec 20, Twp 47, Rge 28 described as: PART OF GOVT LOT 5 EXC PART WHICH IS S OF FOL LINE: POB IS A POINT ONLINE BEAR N 42D 38' 31"E FROM MEANDER COR ON E LINE OF SD LOT 5 TO CNT OF RABBIT LAKE WHICH CNT WAS ESTABL BY AN AGGREEMENT DATED 8-25-25 BETWEEN ORELANDS MINING CO ETAL A DIST OF 63.4 FT FROM SD MEANDER COR THEN NW'LY ON A LINE BEAR N 43D 35'37"W A DIST OF 222.11 FT TO A POINT THEN NW'LY ON A LINE BEAR N 19D 20'42" A DIST OF 277.15 FT TO A POINT THEN SW'LY ON A LINE BEAR S 81D 36'47"W A DIST OF 245.93 FT TO A POINT THEN NW'LY ON A LINE BEAR N 28D 21'53" W A DIST OF 807.44 FT TO A POINT THEN NW'LY ON A LINE BEAR N 75D 2'41"W A DIST OF 295 FT MOL TO A POINT ON W LINE OF LOT 5 IN SD SEC.)

from "Open/Development and Extraction District" to "Single and Two Family Residential. The applicant is Brad Holmwig. The property owner is Holmwig Excavating LLC.

Justin Burslie, Cuyuna Community Development and Zoning Administrator explained the purpose of the public hearing and the proposed ordinances and changes to ordinances.

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

RE: Ordinance Amendment 04-2025 to amend Sections 903.04 "Rules and definitions," 906.06 "Single and Two-Family Residential District," 903.07, "Multi-Family Residential District," 903.08 "General Business District," 903.09, "General Industrial District," and 903.10 "Open

Development/Extractive Use District” of the City of Cuyuna Zoning Ordinance by including a definition for “Short Term Rental Unit” and clarifying which districts prohibit “Short Term Rental Units” and which districts allow “Short Term Rental Units” as conditional or permitted uses.

Applicant: City of Cuyuna.

Justin Burslie, Cuyuna Community Development and Zoning Administrator explained the purpose of the public hearing and the proposed ordinances and changes to ordinances.

Tom Puzak, non-resident property owner along Getaway Circle, stated the ordinance change and rule would not allow him to operate a short rental unit on his property and that he brings in money to the area. He alleged short term rental units increase housing stock as current renters of the unit might consider moving to the area to live. Attorney Pearson clarified that this amendment is not a new rule for the “R-1” Single and Two-Family Residential District where short term rentals have never been a permitted use. This amendment does not change that.

Andrew Tubesing, non-resident property owner along Getaway Circle, agreed with Tom Puzak that short term rentals have economic value to the area communities and provide income opportunity for property owners. He stated that short term rental units are an organic grown business opportunity for individuals and will continue to grow. If short-term rental units are only allowed in the Multi-Family Residential District and the General Business District, those lots could be used up quickly.

Vinh Chung, non-resident property owner of 40 acres along the East Bowl of Rabbit Lake, stated he has enjoyed the area for many years and he invested in property to operate a short-term rental unit for income and to let other people enjoy the experience. He stated his property is different from the other short term rental unit owners as it is located away from residential areas. He felt there should be a balance allowing a limited amount of short-term rental units and respecting the residents. His property is zoned “Open” and he would lose money if he could not rent. He hired a local cleaning person for his unit.

Christian Lindemann, resident Fox Run Lane said he was at the meeting to listen and also said he had no issues with Tom Puzak operating a short-term rental unit in the residential area. He shared he stayed in a short-term rental unit in Ironston prior to deciding to move to the area.

David Gabrys, non-resident property owner, shared he decided to build a home now on his property and credits having used a short-term rental unit in the area for that decision.

Matthew Hildreth, non-resident property owner Foothills Drive, attended online and provided the council a letter disagreeing with the fact that short term rental units are not allowed in the Single and Two-Family Residential District, “R-1”. He likes the benefit from renting the unit and stated it helps

the area businesses. He would like to see the city use Crow Wing County to administer the zoning and permits for short-term rental units

Matthew Steele, resident Fox Run Lane, sent a letter for the meeting urging the council to allow short term rentals in the Single and Two-Family Residential District, "R-1". He listed several reasons for this opinion including that these units are compatible with the low density of structures in our community and could be an option to add to a primary residence and provide cash to the property owner. He also suggested the city consider a form-based code defining built forms for structures rather than land use zoning.

Bill Bedard, resident Powderhouse Road, spoke supporting the current amendment allowing short term rental units in the Multi-Family Residential District "R2" and the General Business District "B1". He also shared as a resident he supports the City of Cuyuna's ordinance for the Single and Two-Family Residential District "R1" which does not allow for short term rental units in this zoned district. He said that this ordinance for the Single and Two-Family Residential District allows people to knowingly come to Cuyuna to build and live full time or seasonally in their home, know their neighbors, and involve themselves with the community, having confidence the area is zoned for like single and two-family residential home use.

Adjourn:

Motion by Workman to adjourn at 5:54 pm. Second by Smith. Motion carried unanimously.

William F Bedard
Clerk

Lloyd Brix
Mayor