

**Lanesboro Planning & Zoning Commission  
Regular Meeting Agenda  
Wednesday, April 15, 2026 – 6:00 p.m.  
Lanesboro City Council Chambers**

Zoom is provided as a way to offer more accessibility to council and committee meetings.  
However, due to potential technical issues, full functionality is not guaranteed.  
<https://us02web.zoom.us/j/87349495987?pwd=ux3f20B2DvNEzVlV1rM0aZCKLgPhHw.1>  
Meeting ID: 873 4949 5987 | Passcode: 833122

**Public Hearing: Simple Lot Split Application for Parcel ID 190398100 (811 Auburn Avenue South)**  
**Public Hearing: Conditional Use Permit Application for Parcel ID 190205000 (109 Elmwood Street East)**

**Call to Order**

- A. Agenda Approval  
**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_
- B. Appoint Commission Chairperson for 2026  
**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_
- C. Appoint Commission Vice Chairperson for 2026  
**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_
- D. Public Comments
- E. Consent Agenda
  - a. Minutes of Regular Meeting, December 17, 2025  
**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

**New Business**

- A. Consider Simple Lot Split Application for Parcel ID 190398100 (811 Auburn Avenue South)  
**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_
- B. Consider Conditional Use Permit Application for Parcel ID 190205000 (109 Elmwood Street East)  
**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

**Next Meeting: Wednesday, May 20, 2026 at 6:00 p.m.**

**Adjourn Regular Meeting**

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Commissioners: Alicia Pearson, Michael Seiler, Jeff Lepper, Aaron Gage and Jonathan Levine

**Lanesboro Planning and Zoning Commission  
Regular Meeting Minutes  
Wednesday, December 17, 2025 – 6:00 p.m.  
Lanesboro Community Center Meeting Room**

**Members Present:**

Aaron Gage     Jeff Lepper     Jonathan Levine     Alicia Pearson     Michael Seiler

**Staff:**

Mitchell Walbridge     Darla Taylor

**Public Hearing – Lamon Heights Development Preliminary Plat Application**

Member Seiler called the public hearing to order at 6:00 p.m.

- Rick and Cheryl Lamon addressed the Planning and Zoning Commission about the proposed development and preliminary plat application. Rick Lamon spoke about several elements of the application:
  - o The lot width for lot #5 could be widened to be in conformance with city code.
  - o Placement of housing structures on the preliminary plat should be left to parcel owners when they make an application for a building permit.
  - o Questioning the need for a drainage pond and why it is required.
  - o Questioning the roadway width requirements as well as the diameter requirements of the cul-de-sac
  - o Opposition to a development agreement that would require financial security in the form of an escrow account.

Cheryl Lamon commented that there would be adequate tree planting on the platted area.

Member Seiler closed the public hearing at 6:15 p.m.

**Public Hearing – Minnesota Trout Unlimited Root River Project**

Member Seiler called the public hearing to order at 6:15 p.m.

- Lance Prado and Alayna Sobieniak addressed the Planning and Zoning Commission about the proposed project. Alayna spoke about the project being inspired by Steve Sobieniak. Alayna stated she wants to make sure that the river area remains cleaned up and explained that the vision is to have the river be visible and accessible. ADA-friendly fishing access is important. Lance asked several questions about the project including wanting to see a clear explanation of the work that will be done. Additional questions were about the timing of the project and whether the work would limit river access, specifics on warranty, and technical aspects of the project plan.
- Tori Keefe asked about the project scope and installations on the riverbank. He expressed curiosity about construction practices and asked about seeing another project example.
- Caleb Rissman addressed the Commission and questioned the need for this project. Specifically, Caleb asked what the driving force was behind the project and the timing. Caleb expressed that the project may cause additional challenges on top of the upcoming TH250 road project. He has concerns about potential business interruption to his outfitter business.
- Dan Dunleavy asked questions about invasive species removal and wetland planning. Dan also asked about the growth management plan after construction.
- Steve Harris requested that ongoing, coordinated communication take place for this project.
- John Lenczewski and Jenny Biederman of MN Trout Unlimited, and Mike Majeski of EOR delivered a comprehensive presentation of the project scope of work.

Member Seiler closed the public hearing at 7:28 p.m.

Member Seiler called the regular meeting to order at 7:28 p.m.

Draft 12/19/2025

- A. Agenda Approval:** City Administrator Mitchell Walbridge requested that two items be removed from the agenda entirely – Building Permit Application for Parcel ID 190067010 and Building Permit Application for Parcel ID 190066000. Member Pearson entered a motion to approve the agenda with the requested removals; Member Lepper seconded the motion. Motion carried with all in favor.
- B. Public Comments:** No public comments were shared.
- C. Consent Agenda:**
  - a. Minutes of Regular Meeting, November 19, 2025Member Lepper entered a motion to approve the Consent Agenda; Member Pearson seconded the motion. Motion carried with all in favor.

## **New Business**

- A. Consider Minnesota Trout Unlimited Root River Project Endorsement:** Member Seiler entered a motion to recommend endorsement of the project to the City Council pending considerations, including:
  - a. MN Trout Unlimited has been collaborative regarding the concerns expressed in the public hearing;
  - b. A tree replacement plan be defined – inclusive of a tree removal-to-replacement ratio;
  - c. Relocation of any spoils of construction such as soil be handled appropriately in conjunction with the upcoming TH250 road project;
  - d. That special acknowledgement of the Root River being an economic corridor be recognized;
  - e. That river flow explanation maintain consistency with the presentation given during the public hearing;
  - f. That staging areas maintain consistency with the presentation given during the public hearing;
  - g. And that special considerations be given to the timeline of construction work, specifically the 4-6 week window of primary construction, with preference given to alignment with the TH250 road construction project and that river closures and disruptions to access be minimized.Member Levine seconded the motion. During discussion, Member Pearson noted that the Commission appeared to be articulating a lot of concerns and not many positives about the project. Members expressed that overall, the recommendation to endorse the project is all encompassing of the positive elements of the project, but that highlighted concerns be communicated to the City Council for awareness. Following discussion, the motion carried with all members voting in favor.
- B. TH250 Road/Utility Project – Ashburn Street Zoning Overlay:** Kristi Trisko and Brian Malm of Bolton and Menk, Inc. provided an overview of the proposed Ashburn Street Overlay Zone which would provide relief to typical zoning standards to front, side, and rear yard setbacks due to the expansion of the right-of-way as part of the TH250 road project. Kristi Trisko explained that an overlay zone is the simplest way to administer changes that impact a specific area that contains multiple zoning classifications. Administrator Walbridge explained that the City Council will hold a public hearing on January 5, 2026, to consider adopting the overlay zone into the zoning code. Member Lepper entered a motion to recommend adoption of the overlay zone for Ashburn Street East to the City Council; Member Levine seconded the motion. Members Seiler, Levine, Pearson, and Lepper voted in favor of the motion; Member Gage abstained. Motion carried.
- C. Consider Lamon Heights Development Preliminary Plat Application:** Administrator Walbridge explained that after Kristi Trisko's, Senior Planner, review of the plat application, several required components in the subdivision ordinance code were missing or incomplete. Therefore, Administrator Walbridge recommended the Commission deny the preliminary plat application which would allow the Lamons to make corrections and resubmit, all while avoiding the 60-day approval rule established by Minnesota Statute. Kristi Trisko and Brian Malm agreed that the application could be deemed incomplete, which would also not start the 60-day review window. Administrator Walbridge explained he would still recommend denial of the application for clarity. Member Seiler entered a motion to deny the preliminary plat application; Member Pearson seconded the motion. During discussion, next steps for potential meetings were discussed. Administrator Walbridge stated that a meeting between Rick and Cheryl Lamon, WSE Massey, himself as zoning administrator, Bolton and Menk, Inc., public works, and

Draft 12/19/2025

public utilities take place to make sure that any future application submitted is complete and that any waiver requests are identified well in advance. All members voted in favor of the motion. Motion carried.

Member Seiler adjourned the meeting at 8:12 p.m.

Respectfully submitted,

Mitchell Walbridge  
City Administrator/Clerk

# City of Lanesboro

202 Parkway Avenue South, Lanesboro, MN 55949  
(507) 467-3722 | [www.lanesboro-mn.gov](http://www.lanesboro-mn.gov)

## APPLICATION FOR SIMPLE LOT SPLIT

(For creating 2 lots from an existing parcel, including the existing parcel)

To be completed by applicant, who must be an owner with record title to the property. All owners must sign.

### Applicant Information.

Name: Cheryl AND Rick Lamon  
Mailing Address: Box 114  
Telephone: [REDACTED]  
Email: [REDACTED]

### Land Subject to this application.

Parcel ID #: 53826 190398100  
Street Address: 811 Auburn Ave South  
Legal Description: Refer to Attachment A

### Reason for application.

Creation of a lot for construction of a single residence house.

### Describe improvements/buildings on existing property, and planned use of additional lot if split is granted.

One house presently on property. Additional lot being made available for a second house.

### Each application must include the following attachments:

Survey certified within the last 90 days identifying:

- (1) Existing parcel and lot boundaries and dimensions; Refer to Attachment B
- (2) Proposed parcel and lot boundaries and dimensions; Attachment B.
- (3) Area, in acres or square feet, of each resulting parcel or lot; 93,604 sq ft AND 169,451 sq ft
- (4) All existing structures; Attachment B
- (5) All existing easements; None
- (6) Any designated wetlands; None
- (7) 100-year flood zone boundary or a statement that the project area is outside the flood zone; Outside flood zone
- (8) All adjoining rights of way, planned source of potable water (city or well) for each lot; City water
- (9) Sanitary sewer service (city or approved septic system) for each lot. City

\*Note that approval of this application does not constitute approval of the potable water supply or sanitary sewer service. The city may require connection to city sanitary sewer and disallow septic system.

**Information for Applicants.**

1. The simple lot split will produce no more than 2 lots, including the parent parcel.
2. Each lot will have direct access to an existing paved street with frontage required for the zoning.
3. Existing streets will not be affected, except as may be required to provide additional right of way in order to meet the minimum street design standards.
4. All lots will be serviceable by existing water and sewer lines, unless waived by the city.
5. The initial subdivision is not part of a future larger subdivision.
6. The proposed lots meet all applicable zoning or land use requirements.

**Applicant's Statement.**

This request is being made to divide and/or join property for the purpose of obtaining building permits or transferring ownership. I further understand that any request to alter lot or parcel boundaries is subject to the City of Lanesboro Zoning and the City's comprehensive plan, and other applicable ordinances and regulations. If approval of this application is granted based on false information provided by the Applicant and/or Surveyor, the City has the right to revoke the approval and any permits issued hereunder as a result of that false information, whether supplied through error or intent.

Rick Lamon  
Applicant's Signature

3-4-26  
Date

Cheryl Lamon  
Applicant's Signature

3-4-26  
Date

# Attachment A



**FILLMORE COUNTY AUDITOR-TREASURER**  
 101 Fillmore Street  
 PO BOX 627  
 Preston, MN 55965-0627

Property ID#: R 19.0398.100 Taxpayer ID#: 53886  
 Primary Taxpayer: RICHARD LAMON

**TAXPAYER(S):**  
 128\*1\*\*G48\*\*1.002\*\*1/4\*\*\*\*\*SNGLP  
 RICHARD LAMON  
 CHERYL LAMON  
 603 CIRCLE DR  
 LANESBORO MN 55949

*New House*



Tax Statement			
2024 Values for Taxes Payable in 2025			
Values and Classification			
Taxes Payable Year:	2024	2025	
Estimated Market Value:	\$74,500	\$74,500	
Homestead Exclusion:	\$0	\$0	
Taxable Market Value:	\$74,500	\$74,500	
New Improvements:	\$0	\$0	
Property Classification:	RES NON HSTD	RES NON HSTD	
Sent in March 2024			
Proposed Tax			
2025 Proposed Property Tax:		\$1,152.00	
Sent in November 2024			
1st Half Taxes:		\$608.00	
2nd Half Taxes:		\$608.00	
<b>Total Taxes Due in 2025:</b>		<b>\$1,216.00</b>	

**Go paperless next year!**  
 Register at [eNoticesOnline.com](http://eNoticesOnline.com). Authorization Code: **FIL-HT9FGLJY**  
 Property Address: 811 AUBURN AVE, LANESBORO MN 55949  
 Property Description: 6.74 AC PT LOT 2,3,4,5,7,8,9 & 10BLK 62 LANESBORO 1ST ADD.

**\$\$\$ REFUNDS?** You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply. 2-10-25 v2

Tax Detail for Your Property:				
Taxes Payable Year:			2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>				\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			\$0.00	
<b>Property Tax and Credits</b>				
3. Property taxes before credits			\$1,240.00	\$1,216.00
4. Credits that reduce your property taxes:				
	A. Agricultural market value credit		0.00	0.00
	B. Other Credits		0.00	0.00
5. Property taxes after credits			\$1,240.00	\$1,216.00
<b>Property Tax by Jurisdiction</b>				
6. County: Fillmore			198.28	193.16
7. City or town LANESBORO CITY			779.78	773.56
8. State General Tax			0.00	0.00
9. School District 0229	A. Voter approved levies		72.82	67.74
	B. Other local levies		189.12	181.54
10. Special Taxing Districts	A. Other taxing districts		0.00	0.00
	B. Tax increment financing		0.00	0.00
11. Non-school voter approved referenda levies			0.00	0.00
12. Total property tax before special assessments			\$1,240.00	\$1,216.00
<b>Special Assessments on Your Property</b>				
13. Special assessments	PRINCIPAL:	INT:	\$0.00	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			\$1,240.00	\$1,216.00

# Attachment B

CIM AT  
NE COR NE 1/4  
SEC. 21-103-10

SE COR NE 1/4  
SEC. 24-103-1  
M&L POSITION  
NO MONUMENT  
N 00°09'38" E 169.92

**DESCRIPTION OF RECORD (BOOK 242, PAGE 1454)**

That part of Lots 2, 3, 4, 5, 7, 8, 9 and 10, Block 62 of Lanesboro First Addition, described as follows: Beginning at the NW corner of said Lot 10; thence North 89 degrees 34 minutes 54 seconds East along the North line of said Lot 10 (South line of Whittier Street East, formerly called Tenth Street), 109.39 feet; thence South 00 degrees 33 minutes 09 seconds East, 125.49 feet; thence North 89 degrees 37 minutes 33 seconds East, 42.89 feet; thence South 21 degrees 16 minutes 54 seconds East, 11.46 feet; thence Southeasterly, 273.09 feet along a nontangential curve concave to the Northeast, having a radius of 498.31 feet and a central angle of 31 degrees 24 minutes 00 seconds (chord bearing of South 37 degrees 14 minutes 22 seconds East, chord distance of 269.68 feet); thence South 21 degrees 25 minutes 57 seconds East not tangent to said curve, 277.25 feet; thence North 89 degrees 07 minutes 29 seconds East, 250.71 feet to the Westerly right-of-way of Auburn Avenue South if continued Southerly; thence South 00 degrees 05 minutes 05 seconds East along said Westerly right-of-way, 250.79 feet to the North line of the cemetery; thence South 89 degrees 58 minutes 11 seconds West along said North line, 208.90 feet to the Northwest corner of said cemetery; thence North 49 degrees 33 minutes 46 seconds West, 716.08 feet to the West line of Lot 9, said First Addition; thence North 00 degrees 00 minutes 05 seconds West along the West line of said Lots 9 and 10, said First Addition, 390.00 feet to the point of beginning and containing 6.17 acres, more or less, and all being in the County of Fillmore, State of Minnesota.

AND

That part of Lot 3, Block 62, of Lanesboro First Addition, Lanesboro, Minnesota, described as follows: Commencing at the Northwest corner of Lot 10, said First Addition; thence South 00°00'05" East along the West line of Lots 10 and 9 of said First Addition, 349.32 feet; thence North 89°59'55" East at a right angle to said West line, 401.92 feet; thence South 21°25'57" East, 174.96 feet to the point of beginning of the tract of land to be herein described; thence continuing South 21°25'57" East, 102.29 feet; thence North 89°07'29" East, 250.71 feet to the Westerly right-of-way of Auburn Avenue South if continued Southerly; thence North 00°00'05" West along said Westerly right-of-way, 126.52 feet; thence Northwesterly along said right-of-way, 29.81 feet along a nontangential curve concave to the Southwest having a radius of 319.83 feet and a central angle of 5°20'27" (chord bearing of North 28°14'18" West, chord distance of 29.80 feet); thence South 77°22'12" West not tangent to said curve, 280.75 feet to the point of beginning and containing 34,264 square feet, more or less.

**LEGEND**

- EXISTING CONTOURS
- WATERMAIN PIPE (EX.) — W —
- STORM SEWER PIPE — S — S —
- SANITARY PIPE (EX./PROP.) — S — S —
- PROPOSED R.O.W. — — —
- SOIL TYPES — 40' B —
- EXISTING UNDERGROUND COMMUNICATIONS / PEDASTAL — UT —
- OVERHEAD ELECTRIC / POWER POLE — OHE —
- GRAVEL (EX.) — — —

SOIL SYMBOL	SOIL DESCRIPTION
Cb	Chaseburg and Judson silt loams, 2 to 6 percent slopes
Ob	Dakota fine sandy loam, 2 to 6 percent slopes
Ox	Dubuque and Whelan silt loams, 18 to 45 percent slopes
Fd	Fayette silt loam, 6 to 12 percent slopes, moderately eroded
Fl	Fayette silt loam, 12 to 20 percent slopes, moderately eroded
H639G	Frontenac-Lacrescent complex, 30 to 70 percent slopes, rocky

**CIVIL ENGINEERS / SURVEYORS**

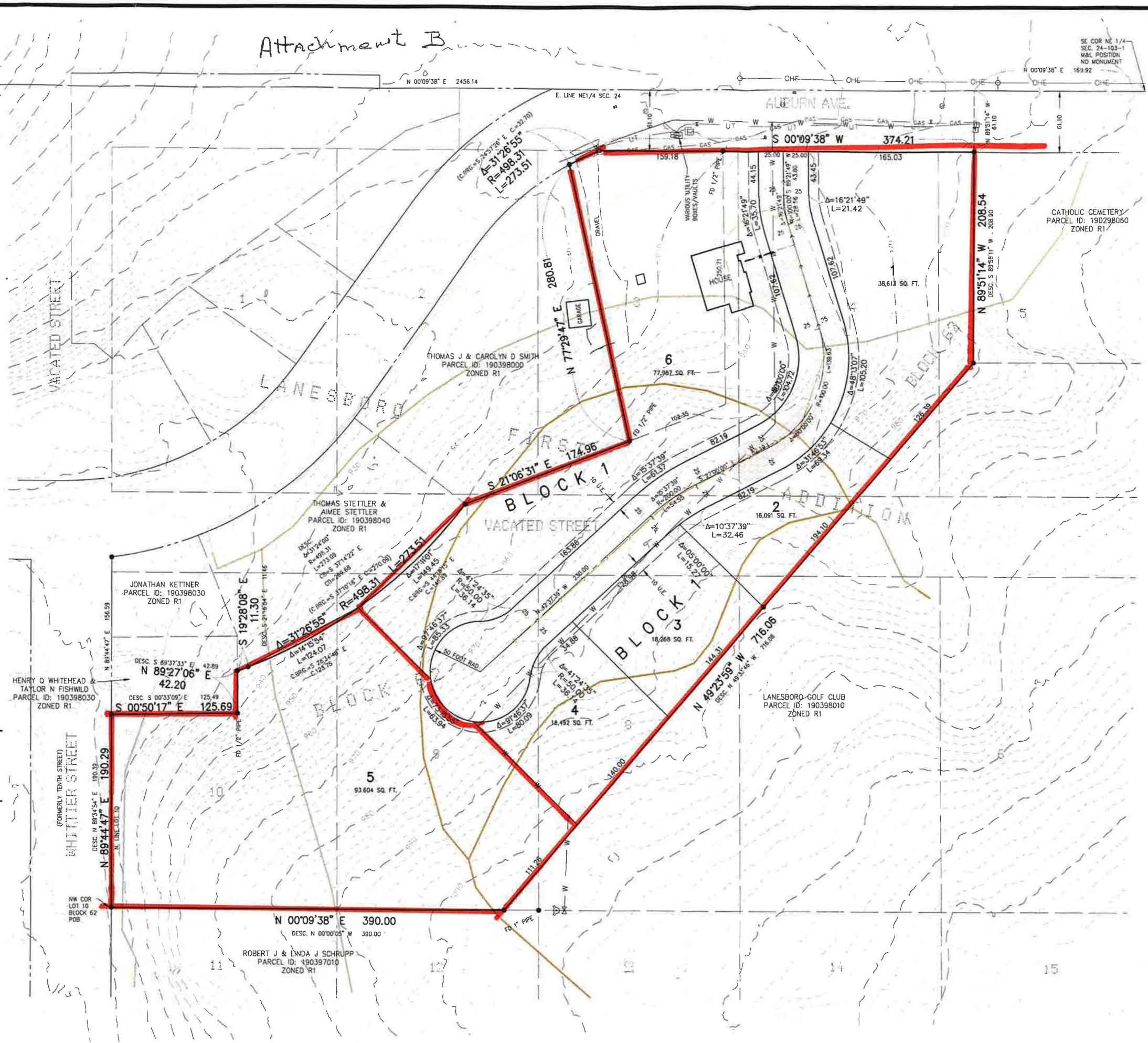
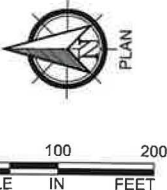
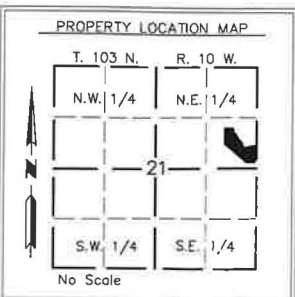
WSE MASSEY ENGINEERING & SURVEYING  
P.O. BOX 100  
KASSON, MN 55944  
PH NO 507-634-4505

**OWNER / DEVELOPER**

RICK LAMON  
811 AUBURN AVE  
LANESBORO, MN 55949  
PHONE NO (507) 259-3627

**BASIS OF BEARINGS**

All Bearings are in relationship with the Fillmore County Coordinate System NAD '83, Adjusted 1996.



3792SP03.dwg

11/18/2025 11:33:46 AM



PH. NO. 507-634-4505  
PLANS@WSE.ENGINEERING  
www.wse.engineering

**KASSON OFFICE**  
P.O. BOX 100  
33 B E VETERANS  
MEMORIAL HIGHWAY  
KASSON, MN 55944

**ROCHESTER OFFICE**  
717 3RD AVE SE  
STE 101  
ROCHESTER, MN 55904

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Number \_\_\_\_\_ Date \_\_\_\_\_

REV.	DATE	DESCRIPTION

**LAMON HEIGHTS  
PRELIMINARY PLAT  
LANESBORO, MINNESOTA**

SCALE: 1"=50'  
DATE: 11/17/2025  
DRAWN BY: G.D.Z.  
JOB NUMBER: 3792  
DWG FILE: 3792SP01

**RECEIPT**

No. 000009

DATE 3-5-26

FROM Cheryl Lamon.

\$50.00

DOLLARS

FOR RENT Lot-Split Application  
 FOR

ACCT.	
PAID	
DUE	

- CASH
- CHECK 5901
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY Darla Taylor



202 Parkway Avenue South | P.O. Box 333  
Lanesboro, MN 55949  
P: 507-467-3722 | E: [city@lanesboro-mn.gov](mailto:city@lanesboro-mn.gov)  
[www.lanesboro-mn.gov](http://www.lanesboro-mn.gov)

### Conditional Use Permit (CUP) Application

#### Part I - Property Owner Information

Name: Michelle Leon DBA River's Retreat LLC  
Mailing Address: 5688 Oak Forest Lane City: Houston  
State: MN Zip: 55943 Daytime phone: [REDACTED] Cell Phone: SAME  
Email: [REDACTED]  
Signature: [Signature] Date: 3/13/26

#### Part II - Applicant Information - Same as Owner? Yes No

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_ Daytime phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

#### Part III - Site Location & Proposal

Property Address: 109 Elmwood St. E.  
Parcel ID Number: 190205000 Zoning District: R-2 Multifamily  
Legal Description of Property: Lanesboro Original Plat Lot 4-5 Block  
019 Lots 4 & 5 BIK  
Statement indicating necessity or desirability of the proposed use: 19

We would like to have short term rental of four rooms to rent the house as a single family property, as this usage is established on our block both directly next door and directly across

*Applicant's Affidavit: To the best of my (our) knowledge, the above statements and attached information are, in the all respects, true and accurate descriptions of the existing status and proposed plans for the property identified in this application.*

[Signature] DBA River's Retreat 3/13/26 Street,  
Signature of Applicant LLC Date and the house was

originally a single, and utilities etc are set up as such.

See attached for more details!

***For Office Use Only***

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Application Date Received: 03-17-2026 Received By: Mitchell Walling  
Application Fee: \$150.00 - Pd. CK# 2516

Heritage Preservation Commission

Review Date: \_\_\_\_\_ Recommendation:  Approve  Deny

Planning and Zoning Commission

Review Date: \_\_\_\_\_ Recommendation:  Approve  Deny

Public Utility Commission

Review Date: \_\_\_\_\_ Recommendation:  Approve  Deny

City Council

Review Date: \_\_\_\_\_  Approve  Deny

Conditional Use Zoning Application  
River's Retreat LLC (Michelle Leon, Sole Proprietor)  
03/17/2026

#### INTENDED NEW USE:

We would like to convert our duplex to a single family unit by renting four rooms instead of two, and no longer having a long term tenant onsite. Per the zoning docs, this is a *CONDITIONAL USE* as *the use is compatible with the existing neighborhood.*

#### HISTORY

We looked at properties for over 2 years with the intention of renting in the summer as a short term rental, and keeping it for ourselves in the winter since I teach at the elementary school and have a long commute, and we also love weekendng in Lanesboro. We consulted with Cathy Enerson at the EDA, to make sure we were following all the regulations and exploring all options before purchasing, and were told specific rules about what could be used as a STR, specifically that it couldn't be a single family home, so chose the duplex at 109 Elmwood St. E. We were also told we could only rent two rooms and needed someone living onsite. After buying, we saw other single family STR properties, and this was confusing and frustrating. We are not big real estate developers. We purchased this property using retirement funds, intending it as a source of extra income as we age, and it is our only investment property.

When we inquired to the city when we saw the other properties, we were told the zoning had changed in Oct 2024, however, we were also told those rules prior to Oct 2024 when we first started looking in the summer of 2023. We compared the zoning docs before and after Oct 2024, and don't see changes to these rules, but it's possible we are missing something.

#### ESTABLISHED USE

Here are several properties within a one block radius that are compatible with our proposed use.

100 Elmwood St. E.--Single family, directly across the street, no one living onsite.

107 Elmwood St. E.-Right next door, single family, no one living onsite.

116 Coffee St.--One block away, single family, no one living onsite. We were also interested in this house, but did not bid due to it being a single family home. It sold for about 45K less than we paid, and this was in Nov of 2024, after the regulations changed.

201 Parkway Ave. N.: We had an offer on this property that we withdrew as we were told it could only be commercial property downstairs, but it is now a double airbnb with living space downstairs.

Also across the alley and at the end of the block are inns and other vacation properties,

#### ISSUES

- You can hear each other. We never had “partiers” but many people on vacation like to stay up, drink, laugh, play cards, watch movies, which is great!!! That's what we do on vacation too. But not so fun for the long term tenants.
- There is one set of utilities as it was originally one unit and only one unit can control heat and ac, so no way to accurately split bills.
- When we've looked for and rented to local tenants, the majority have had a budget of up to \$900 including utilities. This seems to be the going rate in town, and is not enough to sustain a property that we now have 300K invested into.

Also, we ARE local residents. We reside at the property frequently, and share it with family and friends often. Besides ourselves, we have a team of people who help us care for the property available to run over for any issues, including right next door.

#### SHORTAGE OF SHORT TERM RENTALS FOR LARGE GROUPS

There are many choices of STR properties for 2-6 people with STRs, hotels, b & bs, etc., but not many that work for 8 or more people. The ones we are seeing are already booked all summer.

#### FUTURE PLANS

We have a lot of big dreams and plans for the house. Tourists take pictures of our new mural, and we'd love to put in a sculpture garden, offer writers' and artist residencies and many more ideas. Making more money in the summers means a good investment into Lanesboro in many ways.

Thank you for listening and considering our zoning request,  
Michelle Leon and Steve Neuharth DBA River's Retreat LLC