

# OTTER TAIL COUNTY PLANNING COMMISSION

Otter Tail County Government Services Center, 540 West Fir, Fergus Falls, MN 56537 218-998-8095

September 12, 2018

Meeting of the Otter Tail County Planning Commission was held on September 12, 2018 at 6:30 P.M. in the Commissioner's Room, Government Services Center, Fergus Falls, Minnesota.

## **Roll Call:**

Members Present: Loren Bailey, Rod Boyer, Brent E. Frazier, Richard Gabe, Bert Olson, Jack Rosenthal, Bruce Stone, David Trites, David Wass and Rick Wilson.

Members Absent: None.

Michelle Eldien represented the County Attorney's Office and Chis LeClair represented the Land & Resource Management Office.

**Minutes of August 8, 2018:** A motion by Wilson, second by Frazier to approve the August 8, 2018 Minutes as presented. Voting: All members in favor.

Jack Rosenthal recused himself from the following application.

## **"Condon Acres" – Approved With Conditions:**

A Preliminary Plat of "Condon Acres", consisting of 5 Single Family Residential Non-Riparian Lots, 1 Block. The proposal is located in Pt Government Lot 3, Section 23, Dora Township; West McDonald Lake (56-386), Recreational Development (RD).

Kevin Condon, Kelly Condon and Maverick Larson (Compass Consultants inc.) represented the Application.

Written correspondence was read into the record.

**Motion:** A motion by Trites, second by Wilson to approve provided: 1. The required 40' setback (Non-Shoreland Area) from CSAH 85 is identified. 2. Any change in drainage is the responsibility of the property owner. Voting: All Members in favor.

Jack Rosenthal returned to the Meeting.

## **Brian & Renah Meyer – Withdrawn:**

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): Proposing to: 1. Remove stumps. 2. Cut a 25' x 40' x 4' area (Lakeside). The spoils will be used to fill in stump areas and fill area depressions on the east and west side of mound. The cut area will slope towards the north to help maintain run-off. 3. Fill Depressions: a. 89' (L) x 76' (L) x 20' (L) – A triangle shape = 110 cubic yards of fill b. 89' (L) x 68' (L) x 20' (L) – A triangle shape = 110 cubic yards of fill. The deepest fill area in both depressions is 16'. 4. Construct 2 Retaining Walls each being 130' Long by 13' High. a. Retaining Wall #1 will have a 7' max cut in the center of the mound tapering out to 0' on the east and west side, Spoils will be used in the fill areas. b. Retaining Wall #2 will have a 13' max cut in the center of the mound tapering out to 0' on the east and west side. Spoils will be used in the fill areas. c. Proposing to add 2 catch-basins on the east side of the proposed retaining walls. The catch-basins will have 2 13' pvc pipes 2' in diameter. 5. Remove existing railroad tie steps and replace with concrete/stone steps in a new location (west side of retaining walls) – Approx. 30' long. Will top dress, hydroseed and use appropriate erosion control measures. The proposal is located on Lot 14 Blk 1 of Lenius Beach 1<sup>st</sup> Addn., Section 03 of Edna Township; Little McDonald Lake (56-328), RD.

Motion – June 20, 2018: A motion by Trites, second by Bailey to table (at the Applicant's request) to August 8, 2018 to allow time for the Applicant to provide an engineer's plan that addresses drainage flow rates & patterns, stability of any proposed retaining walls, treatment of water run-off and an erosion control plan. Material must be received by July 20, 2018.

Motion – August 8, 2018: A motion by Gabe, second by Bailey to table (to September Meeting) the Conditional Use Permit Application as requested, material must be received by Land & Resource no later than August 22, 2018.

An email from the Applicants requesting to withdraw their Application was read into the record.

**Motion:** A motion by Wilson, second by Gabe to acknowledge the Applicants' request to withdraw their Conditional Use Permit Application. Voting: All Members in favor.

**Bylanders Resort – Approved As Requested:**

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): We will be replacing current 14'x70' mobile home with a 15'6"x76' mobile home. Current 18'3"x12' Porch and 8'x8' porch will be reattached to new mobile home. Proposed 10'x18'3" at 36" high deck off of existing porch on Lot #1. The number of dwelling units on the campground remains the same. Structure will be greater than 100' from lake. The proposal is located in Lots 1 & 2, Section 1 of Dora Township; Sybil Lake (56-387), Recreational Development (RD).

Farrell and Jan Turner represented the Application.

No correspondence was received on this Application.

**Motion:** A motion by Boyer, second by Frazier to approve as requested. Voting: All Members in favor.

**Young Life Castaway Club – Approved As Presented:**

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): Completely remove existing structure and build new building in approximately the same location. The current building has a foot print of 4620 sq. ft., the new structure will have a foot print of 5665 sq. ft. The new building would be 2 full stories and a walk out basement. New building would be 18 bedrooms, 12 bathrooms, a convenience kitchen, and a great room. The new building would meet all setback, height and other county and state requirements. We would be cutting out 408 cubic yards of soil and be storing as much as possible of this at our storage facility at 25678 County Road 20. A silt fence will be used to stabilize the storage area. We will have 705 total cubic yards of fill brought in to backfill, and grade area. Our sewer systems fall under the jurisdiction of the Minnesota Pollution Control Agency. The proposal is located in All Robinswood & Lot A (16.09 Acres), Bg 478.5' N (.07 Acres) and GL 1 Lying S of Ln (2.06 Acres), Sections 2 & 3 of Dunn Township; Pelican Lake (56-786), General Development (GD), Little Pelican Lake (56-761) Recreational Development (RD).

Greg Johnson and Brad Poll represented the Application.

No correspondence was received on this Application.

**Motion:** A motion by Gabe, second by Bailey to approve as presented. Voting: All Members in favor.

**Break:** At 7:10 the Commissioners 20-minute break.

**Wil-O-Wood Resort – Approved As Presented:**

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): To convert the existing Wil-O-Wood Resort into a Common Interest Community plat and over the next 10 years transition from commercial to residential use with no changes to density and no topographical alterations. The proposal is located in Part of Sublots 7 & 8 of Government Los 3 & 4, Section 23 of Rush Lake Township; Rush Lake (56-141), General Development (GD).

Tim Lambertson and Glenn Howe (Anderson Land Surveying) represented the Application.

Correspondence was read into the record.

**Motion:** A motion by Wilson, second by Boyer to approve as presented: 1. This proposal is consistent with previous actions. 2. The impervious surface in the first-tier is compliant at 10.9% (requirement is 25%). 3. The overall impervious surface will be reduced from 29% to 27.6%. **Voting:** All Members in favor.

**Michael Gerdes – Approved With A Condition:**

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): Remove existing railroad ties and replace with rock to stabilize hillside/slope: 1. Use fabric under rock. 2. Silt fence to be used where applicable. 3. Seed top of rock area and use erosion control matting. 4. Approximately 20 cubic yds of fill material/fill to come from cut areas and reused in areas indicated on photos. 5. New rock area will be approximately 65' in length. 6. Work to be completed between now and July of 2019. The project is located on Lot 29 of Heilberger Lake Estates, Section 10 of Friberg Township; Heilberger Lake (56-695), Recreational Development (RD).

Michael Gerdes and Guy Griebe represented the Application.

No correspondence was received on this Application.

**Motion:** A motion by Gabe, second by Frazier to approve as requested providing an erosion control plan is approved by Land & Resource, there will not be any restrictions placed on the timeframe of the work. **Voting:** All Members in favor.

**Adjourn:** At 8:07 P.M., Chairman Olson set the Meeting. The next Meeting is scheduled for 6:30 P.M. on October 10, 2018.

Respectfully submitted,



Marsha Bowman  
Recording Secretary