

OTTER TAIL COUNTY PLANNING COMMISSION

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

November 14, 2018

Meeting of the Otter Tail County Planning Commission was held on November 14, 2018 at 6:30 P.M. in the Commissioner's Room, Government Services Center, Fergus Falls, Minnesota.

Roll Call:

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

Members Absent: Loren Bailey and Jack Rosenthal.

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

Minutes of October 10, 2018: A motion by Wilson, second by Gabe to approve the October 10, 2018 Minutes as presented. Voting: All members in favor.

"Tamarac Lake View Second Addition" / George & Marcelian DuSautel – Approved As Presented:

A Preliminary Plat of "Tamarac Lake View Second Addition", consisting of 3 Single Family Residential Non-Riparian Lots, 1 Block. The proposal is located in Lot 1 Blk 1 of Tamarac Lake View, Section 22 of Scambler Township; Tamarac Lake (56-931), Recreational Development (RD).

George & Marcelian DuSautel and Glenn Howe (Anderson Land Surveying) represented the Application.

Correspondence was read into the record.

Motion: A motion by Boyer, second by Wass to approve as presented. Voting: All Members in favor.

"Painted Sunsets" / Harold M. Wheeler, Karen L. Thayer, Lynda M. Hauge & Marie E. Strand – Approved As Presented:

A Preliminary Plat of "Painted Sunsets", consisting of 2 Single Family Residential Lots (1 Riparian Lot & 1 Non-Riparian Lot), 1 Block. The proposal is located in Part of GL 1 Containing 3.62 Acres, Section 22 of Otter Tail Township; Otter Tail Lake (56-242), General Development (GD).

Harold Wheeler & Lynda Hauge and Glenn Howe (Anderson Land Surveying) represented the Application.

No written correspondence was received on this Application.

Garnet Muelhausen indicated she had no objection to the proposal.

Motion: A motion by Wilson, second by Frazier to approve as presented. Voting: All Members in favor.

“Dandi Estates” / Daniel & Andrea Dulski-Bucholz – Approved As Presented:

A Preliminary Plat of “Dandi Estates”, consisting of 4 Single Family Residential Non-Riparian Lots & 1 Non-Residential Non-Riparian Lot to be Permanently attached to a Riparian Lot, 2 Blocks. The proposal is located in Part of GL’s 1 & 2, Section 25 of Gorman Township; Little Pine Lake (56-142), General Development (GD).

Josh Pfeffer (Meadowland Surveying) and Dan Bucholz represented the Application.

No written correspondence was received.

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

“Arvig Acres” / Allen & Carmen Arvig, Et Al & Michele L. Arvig Biederman – Approved As Presented:

A Preliminary Plat titled "Arvig Acres" consisting of 6 Single Family Residential Riparian Lots, 1 Block and a Conditional Use Permit Application (*as stated by the Applicant on the Application*): Arvig Acres is a preliminary plat of 6 residential lots immediately south of Big Sandy Beach. The proposed roadway is designed to be a southerly continuation of the existing township road, Jungle Shore Trail. The proposed road serving this subdivision is approximately 768 feet long with a standard cul-de-sac termination. Road will meet standards of County requirement. The proposal is located in Pt of GL’s 7 & 8, Section 31 of Corliss Township; Big Pine Lake (56-130), General Development (GD).

Maverick Larson (Compass Consultants Inc.) represented the Application.

No written correspondence was received on this Application.

Phyllis Lindholm expressed concerns regarding the proposed road. Ron Burd had questions regarding wetlands, the existing cul-de-sac and the proposed road.

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

Break: At 7:17 pm, the Commission took a 13-minute break and reconvened at 7:30 pm.

David Trites recused himself from the Meeting.

Timothy & Charlene Greene – Approved With Conditions:

A Conditional Use Permit Application (*as stated by the Applicant on the Application*):

1. Excavate for new construction & walkout: (EXCAVATION)
 - A. Basement excavation 34’x28’ avg depth 7’ = 247cubic yds
 - B. Basement excavation 14’x12’ avg depth 7’ = 44cubic yds
 - C. Walkout excavation 34’x10’ avg depth of 2.5’ when tapered to 0’ = 31cubic yds
 - D. Detached garage 38’x32’ avg depth 1’ = 45 cubic yds
2. Driveway constructed over existing terrain, excavated material from dwelling to be added to level out area closest to dwelling: (FILL)
 - A. 64’x28’ avg depth 2’ = 133 cubic yds
 - B. 20’x30’ avg depth 2’ = 44 cubic yds

C. 100'x10' avg depth 6" = 19 cubic yds Total earth moving for project 563 cubic yds.

Will construct driveway approaches in accordance with Township regulations. Silt fences to be placed where necessary for erosion control, grass and sod to be started as soon as possible. The project will be located on Lots 16 & 17 of Fair Oaks, Section 32 of Girard Township; West Battle Lake (56-239), General Development (GD).

Tim & Char Greene represented the Application.

No correspondence was received on this Application.

Motion – October 10, 2018: A motion by Wilson, second by Bailey to table (as requested by the Applicants) to November 14, 2018 allowing the Applicants to: 1. Provide Land & Resource a plan verifying the 3' vertical separation requirement will be met. 2. Provide Land & Resource with a drainage plan that will control runoff. 3. Provide Land & Resource with an erosion control plan that will be in place during construction. 4. Work with Land & Resource for an immediate erosion control plan.

Motion: A motion by Wilson, second by Boyer to approve the request (including the information submitted for this Meeting), with the condition the Applicant provides Land & Resource a storm water run-off plan and a Septic System Installation Plan for their approval.
Voting: All Members in favor.

David Trites returned to the Meeting.

Herbert Christensen Jr. – Tabled to March 2019:

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): Proposing a Plat of "Balken Addition" which will be submitted at a later date. Currently there is an existing Road and Cul-De-Sac (High Vista Drive) to the proposed Plat. The existing Road meets the requirements that is required for a Subdivision and the Road is also maintained by the Township. The Cul-De-Sac does not meet the requirements required by the Subdivision Controls Ordinance. We will be removing trees, raising the Cul-De-Sac area and will also place Class 5 on top. The fill that is needed to raise the Cul-De-Sac will be borrowed onsite. Will need to raise Cul-De-Sac area a max of 3.5' to 4' on the east side to make level and place Class 5 on top. Will build new drive surface to the specified 100' diameter required. Will shape and replace the salvaged topsoil on the borrow area and ditch areas as well as seed and stabilize areas. Total cubic yards of earthmoving requested are 830 cubic yards which will include topsoil removal, re-shaping and class 5 surface. The proposal is located in Lot 1 & NE1/4 NE1/4 Ex Platted (71.70 Acres), Section 31 of Ottertail Township; Otter Tail Lake (56-242), General Development (GD).

Motion – October 10, 2018: A motion by Trites, second by Wilson to table (at the Applicant's request) to November 14, 2018.

No correspondence was received on this Application.

Motion: A motion by Trites second by Frazier to table the Conditional Use Permit Application to the March 2019 Meeting as requested in an email from the Applicant.

“Tri-Lake Estates Backlots First Addition” / Justin Studsrud & Brooke Maier – Approved As Presented:

A Preliminary Plat of “Tri-Lake Estates Backlots First Addition”, consisting of 9 Non-Residential Non-Riparian Lots to be Permanently Attached to Riparian Lots, 4 Blocks. The proposal is located in Pt of GL’s 2 & 3 of Section 9 and Pt of GL 3 of Section 10, Lida Township; Lida Lake (56-747), General Development (GD).

Maverick Larson (Compass Consultants Inc.) and Justin Studsrud represented the Application.

No written correspondence was received on this Application.

Motion: A motion by Wass, second by Trites to approve as presented, it is noted that prior to placing a structure on any of these lots, a Site Permit is required from Land & Resource.
Voting: All Members in favor.

Patrick & Stephanie Hockett – Tabled to December 12, 2018:

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): Build and use 4 Commercial Buildings for rental purposes. A. 1 Monitor Style Barn at 80’x90’ with Duplex Living Quarters and Storage (Unit #4) B. 3 Storage Buildings at 60’x170’ each (Unit #’s 1, 2, & 3) C. Exterior lighting to illuminate Parking Areas D. 2 Signs to be installed a maximum size of 10’x10’ each, to be lighted E. Dock with 2 slips. The proposal is located Pt of GL 4, (13.42 Acres), Section 02 of Otter Tail Township; Buchanan Lake (56-209), General Development (GD).

Patrick Hockett represented the Application.

Written correspondence was read into the record.

Tim Callandar spoke in opposition and expressed concerns regarding noise, request of a duplex, traffic/safety and request of 2 proposed boat slips. Scott Raymond had questions regarding the proposed septic system, impact on the lake, traffic, effect on property taxes and the proposed lighting. Mike Wolf spoke in opposition to the request, expressing concerns on safety. Eric Herman spoke in opposition to the request for a commercial use, traffic, impact on the lake & fowl and maintenance of the property; asked if there has been an environmental impact study done. Kevin Gode expressed concerns on traffic/safety, legal access and if an environmental impact study had been done. Scott Thompson expressed concerns on trash, maintenance of the property, lighting; stating he is not in favor of the commercial use. Denise Callandar expressed concerns of the impact on the lake. Linda Hanstad expressed concerns on the commercial use.

Motion: A motion by Trites, second by Frazier to table (at the Applicant’s request) to December 12, 2018, to allow the Applicant to address: 1. The compatibility with an existing residential area. 2. The depth of the lake in area of proposed slips. 3. The use of commercial lighting. 4. The hours of operation. 5. Suitable area for a compliant septic system. 6. The potential for run-off into the lake. 7. The proposed lighted sign(s). Information from the Applicant must be submitted to the Land & Resource office by November 26, 2018. **Voting:** All Members in favor, except Wilson.

Anthony & Tracy Bakke – Approved As Presented:

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): Proposing an Implement/Tractor Repair Shop (Bakke's Repair). We will be moving our Shop from Eagle Bend to our Property which is 100 Acres with 4,000+ Ft of Water Frontage. Our closest neighbor is over 1000 ft away.

Signage – Propose a 15' x 3' LED Sign located on the front of the building. No other lighting for the business is proposed. Parking – Proposed a 16'x20' Gravel Parking Area to accommodate 3 Vehicles. Propose a Gravel Loading/Unloading Driveway. Noise – No excessive noise generated – All work will be done inside of building. Hours – Monday through Friday 8 am to 5 pm all year long. Max. of 3 Tractors will be worked on inside of shop. May need to store tractors outside until customers pick up. Site Prep - Will also need to do site prep for the new structure to be moved onsite. Will remove topsoil for the 80'x66' Shop and pour a concrete slab. Total earthmoving request 200 cubic yards. The proposal is located in the SW1/4 of the SE1/4 and GL 4 (99.25 Acres), Section 12 of Eastern Township; East Annalaide (56-01), General Development (GD).

Anthony & Tracy Bakke represented the Application.

No correspondence was received on this Application.

Motion: A motion by Stone, second by Boyer to approve as presented. Voting: All Members in favor.

Brian & Renah Meyer – Denied:

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): This is an After-the-Fact Request. Removed Stumps which some of them were up-rooted and the steps in an approx. area of 2200 sq. ft. The spoils from the stump removal were used to fill in the ravine/depression area (approx. 2200 sq. ft area) to prevent washouts into the lake. There was no additional fill brought in for the project. The proposal is located on Lot 14 Blk 1 of Lenius Beach 1st Addn., Section 03 of Edna Township; Little McDonald Lake (56-328) & General Development (GD).

Brian & Renah Meyer represented the Application.

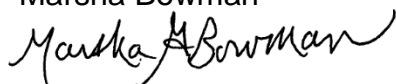
No correspondence was received on this Application.

Motion: A motion by Trites, second by Wilson to deny the After-The-Fact Application, referring it to the Land & Resource Management Office for action; reasons for denial include that an engineer's plan was not provided as requested at the June 20, 2018 Planning Commission meeting and that the work was completed without a permit. Voting: All Members in favor.

Adjourn: At 9:15 P.M., Chairman Olson set the Meeting. The next Meeting is scheduled for 6:30 P.M. on December 12, 2018.

Respectfully submitted,

Marsha Bowman



Recording Secretary