

OTTER TAIL COUNTY PLANNING COMMISSION

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

August 14, 2019

Meeting of the Otter Tail County Planning Commission was held on August 14, 2019 at 6:30 P.M. in the Commissioner's Room, Government Services Center, Fergus Falls, Minnesota.

Roll Call:

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

Members Absent: Jack Rosenthal.

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

Minutes of July 10, 2019: A motion by Frazier, second by Gabe to approve the July 10, 2019 Minutes as presented. Voting: All members in favor.

Star Lake Resort & RV Park / Marty Hanson – Tabled to September 11, 2019:

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): Proposed to Add 13 RV Sites to Tier 1 for a grand total of 20 Units in Tier 1 (this includes existing units). Add 19 Tier 2 RV Sites for a grand total of 20 Units in Tier 2 (this includes 1 existing unit). Add 14 boat slips for a grand total of 33 total slips (11 slips are allowed under existing CUP 2028 and 8 slips for existing resort houses and cabins). Also requesting that the proposed gravel roads allowed to be re-aligned. Proposed As: Star Lake Resort and RV Park. The proposal is located at 39927 Co Hwy 41, Section 4, Star Lake Township; Star Lake (56-385), General Development (GD).

Planning Commission Motion – May 8, 2019: A motion by Trites, second by Wass to deny the request for the following reason(s): The increased density and location of the development will exacerbate the existing safety hazards on land and water (i.e. lakeside parking for boat slip access, hazards of crossing the highway, the proposed boat slips exceed Ordinance requirements, traffic control and safety associated with traffic crossing the highway, the run-off potential due to existing terrain (bluff) has not been adequately addressed, lack of a drainage plan).

County Board Motion – May 21, 2019: A motion to remand the Conditional Use Permit Application back to the Planning Commission to be reconsidered at their July 10, 2019 Meeting.

Planning Commission Motion – July 10, 2019: A motion by Trites, second by Gabe to honor the (Applicant's) request and table the Application until August 14, 2019.

There was not any correspondence from the public received on this request.

An email dated August 14, 2019, from Jack Rosenthal (agent), requesting to table the Conditional Use Permit Application for Star Lake Resort and RV Park until the September Meeting, was read into the record.

Motion: A motion by Stone, second by Wass to table the Conditional Use Permit Application for Star Lake Resort and RV Park to September 11, 2019 as requested in the August 14, 2019 email. Voting: All Members in favor.

Firefly Dead Lake / Jade Neilson Properties, LLC – Withdrawn:

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): On July 11, 2018 a CUP and Preliminary Plat of Common Interest Community No. 84 Firefly Dead Lake, proposing to convert White Haven Resort into a Common Interest Community plat of 16 residential dwelling units was approved by the Planning Commission with subsequent approval by the Otter Tail County Commissioners. We are requesting the following with regards to the previous CUP conversion granted and that a new CUP be approved and issued: Replace each of the existing Cabins 1-3 and Cabins 5-7 with a one level prefabricated modular 14 x 50 foot Cabin. Modular Cabins No. 1-3 will be located 20 feet further back from the lake than existing Cabins No. 1-3. Cabin No. 4 will continue with the permitted remodel within the existing footprint. Modular Cabin No. 5 will be located 37 feet further back from the lake than existing Cabin No. 5. Modular Cabin No. 6 will be located 31 feet further back from the lake than existing Cabin No. 6. Modular Cabin No. 7 will be located 61 feet further back from the lake than existing Cabin No. 7. Modular Cabin No. 8 will be located no closer to the lake than what was previously approved. Modular Cabins No. 9-16 will be located behind the 200 foot setback line as previously approved with a second living level and deck above, all within a 14 x 50 foot footprint. Earthwork and estimated tree removals are shown on the attached 8-1/2 x11 sheet labeled Trees/Earthwork Impact. The proposal is located at 38045 White Haven Rd in Sections 9 & 16 of Dead Lake Township; Dead Lake (56-383), NE.

Planning Commission Motion - July 10, 2019: A motion by Trites, second by Wilson to table to August 14, 2019, as requested by the Applicant, to provide the Applicant the opportunity to provide an alternate plan that meets the Shoreland Management Ordinance requirements and addresses additional concerns that have been expressed.

There was not any correspondence from the public received on this request

An email dated July 16, 2019 from Glenn Howe (agent), requesting to respectfully withdraw the Conditional Use Permit Application for Firefly Dead Lake, was read into the record.

Motion: A motion by Frazier, second by Wilson to accept the withdrawal of the Conditional Use Permit Application for Firefly Dead Lake, as requested in the July 16, 2019 email. Voting: All Members in favor.

Lakeside RV Park / Russel & Maxine Swenson – Approved As Presented:

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): Development of a Commercial RV Park and driveways as shown on the drawing named Proposed Commercial PUD of Lakeside RV Park dated June 18th, 2019. Proposal includes 13 tier 1 units, 13 tier 2 units and 25 tier 3 units. Request includes 13 boat slips. The proposal is located in Pt GL 3 in Section 32 of Rush Lake Township; Long Lake (56-210), RD.

Planning Commission July 10, 2109 - Motion: A motion by Trites, second by Wass to table to August 14, 2019, as requested by the Applicant, to allow the Applicant time to provide additional evidence insuring there is safe access and to have the DNR assess the potential impact on Long Lake. The Applicant must provide their information to Land & Resource Management by July 26, 2019.

Jeff Lavigne and Randy Thune represented the Application.

Written correspondence was read into the record.

Melanie Lynn Cave provided a letter and an email which were read into the record. Upon reading the email, it was found that the author of the letter was not identified.

Motion to redact the email from the record: A motion by Gabe, second by Trites to redact the email from the record, the email did not identify the author. Voting: All members in favor.

Ron Sugdon (Resort / RV Campground owner) stated that residents of an RV Park become part of the community and provide benefits to the community; he requested approval of the proposal. Bob Brock indicated the consideration is not just about economics.

Motion: A motion by Wass, second by Frazier to approve the request as proposed; with the suggestion the developer work with Rush Lake Township to have them consider a speed limit reduction on Long Lake Road (as referenced in the July 13, 2019 email from Andy Klinnert, Chairman, Rush Lake Township). Voting: All Members in favor.

Brent Frazier recused himself from this Application.

“Evenson’s Second Addition” / Jeanne Hovland & Paul Evenson, - Approved With One Condition:

A Preliminary Plat of “Evenson’s Second Addition”, consisting of 8 Single Family Residential Non-Riparian Lots, 2 Blocks, and 7 Non-Residential Non-Riparian Lots 1 Block. The proposal is located in Part of GL 1 & the SE ¼ of SE ¼, Section 28 of Lida Township; Lake Lida (56-747), GD.

Dave Anderson (Anderson Land Surveying) and Lucas Evenson represented the Application.

Written correspondence was read into the record.

Randy Woskoski expressed concerns of the effects development would have on his deer hunting (meeting regulations) and with foot & vehicle trespass (safety).

Motion: A motion by Trites, second by Wilson to approve as presented, with the condition that a building cannot be built over the existing tile line on Lot 6, Block 1. Voting: All Members in favor.

Brent Frazier returned to the Meeting.

Andrew & Michelle Bode – Approved With A Condition:

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): Construct a pole shed to be used for commercial use. Commercial Use is for boat storage. Construction will be done at one time, not done in phases. Signage will be on building only. No parking onsite. Drive in for customers and leave after drop off. No noise generated. No additional lighting needed. House of operation – as needed. On call basis. Never before 8 a.m. or after 8 p.m. 7 days a week. The proposal is located in the SW1/4 NE1/4 & GL 4 Ex Trs Ex Platted AKA Parcels J & L in Unrecorded Plat of Willow, Section 26 of Leaf Lake Township; East Leaf Lake (56-116), RD.

Andy and Michelle Bode represented the Application.

Written correspondence was read into the record.

Motion: A motion by Wilson, second by Frazier to approve as presented, not limiting the storage to boats only and with the condition outside storage is not allowed. Voting: All Members in favor.

Woodland Beach Resort Association – Approved As Presented:

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

Cabin No. 9 Proposing to convert the existing 20' x 10' deck to a 20' x 13' enclosed sun/screen porch with no impact to exceed existing impervious surface area. Currently there are approx. 3' of pavers that come out from the existing deck. The pavers will be removed, and the proposed new enclosed porch will cover this area, therefore no new impervious surface will be added. Camper Lot #7 Build a new sunroom/3 season porch on to our existing manufactured home & reuse sections of existing deck to create a new deck. Sunroom/3 season porch 11'-10" x 26' = 308 Sq. ft. New Deck or pavers 11'-10" x 11' = 130 Sq. Ft. Existing Impervious Surface area 454 Sq. Ft. – New Impervious will be reduced to 438 Sq. Ft. Camper Lot #9 Enclose existing 8' x 25' deck with a screen porch. The proposal is located in Pt of GL 3, Section 2, Everts Township; Otter Tail Lake (56-242), GD.

Terry Rogers and Denni Floersch represented the Application.

Written correspondence was read into the record.

Motion: A motion by Gabe, second by Stone to approve as presented, it was noted that this proposal reduces the onsite impervious surface. **Voting:** All Members in favor.

Adjourn: At 8:20 P.M., Chairman Olson set the Meeting. The next Meeting is scheduled for 6:30 P.M. on September 11, 2019.

Respectfully submitted,



Marsha Bowman
Recording Secretary