

OTTER TAIL COUNTY PLANNING COMMISSION

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

September 11, 2019

Meeting of the Otter Tail County Planning Commission was held on September 11, 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, Jack Rosenthal, Bruce Stone, David Wass and Rick Wilson.

Members Absent: David Trites.

Michelle Eldien represented the County Attorney's Office and Kyle Westergard represented the Land & Resource Management Office.

Minutes of August 14, 2019: A motion by Wilson, second by Frazier to approve the August 14, 2019 Minutes as presented. Voting: All members in favor.

"Vineyard Estates" - Marion Lake Lodge LLC / Michael & Rebecca Muston – Approved With A Condition:

A Preliminary Plat of "Vineyard Estates", consisting of 2 Single Family Residential Riparian Lots, 1 Block. The proposal is located at 41254 Marion Drive North, Section 5 of Rush Lake Township; Marion Lake (56-243), General Development (GD).

Glenn Howe (Anderson Land Surveying) and Mike Muston represented the Application.

Written correspondence was read into the record.

Motion: A motion by Wilson, second by Fischer to approve as presented, provided the shed, located in the southwest corner of Lot 2, is legally located. Voting: All Members in favor.

Jack Rosenthal and Richard Gabe recused themselves from the Meeting.

CIC #87 Star Lake - M&N LLC / Marty Hanson – Approved As Presented:

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): Proposed conversion of an existing Commercial PUD to a Residential CIC Number 87 Star Lake. Currently there are 7 cabins and 11 trailer houses, proposing to have 18 residential units with any replacement structures to be located within the Unit boundaries as identified on the map submitted with the Conditional Use Permit Application. Also proposing the have 6 non-dwelling units. There will be no change in the number of boat slips (currently 19). The proposal is located at 39927 County Hwy 41, Section 4 of Star Lake Township; Star Lake (56-385), General Development (GD).

Marty Hanson and Maverick Larson (Compass Consultants) represented the Application.

Written correspondence was read into the record.

Mike Donohoe spoke in favor of the proposal. Lee Mindemann expressed concerns on the increase of pedestrian traffic, increase of boating traffic and the increase in the number of boat slips.

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

M&N LLC – Marty Hanson / Star Lake Resort & RV Park - Withdrawn:

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).

May 8, 2019 - Motion: 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).

June 12, 2019 - Update: Chris LeClair informed the Planning Commission that at the May 21, 2019 County Board Meeting, a motion was passed to remand Marty Hanson's Conditional Use Permit Application back to the July 10th Planning Commission Meeting. Therefore, it has been placed on that Agenda.

July 10, 2019 – Motion: A motion by Trites, second by Gabe to honor the request and table the Application until August 14, 2019.

Marty Hanson and Maverick Larson (Compass Consultants) represented the Application.

Marty Hanson (Applicant), requested to withdraw this Application.

Motion: A motion by Wilson, second by Fischer to accept the Applicant's request to withdraw his Conditional Use Permit Application. Voting: All Members in favor.

Jack Rosenthal and Richard Gabe returned to the Meeting.

Red Lantern Resort / Darryl & Terry Enerson – Approved As Presented:

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): Requesting to convert the existing Red Lantern Resort into a Common Interest Community plat and over the next 2 years transition from commercial to residential use with no changes to density and no topographical alterations. The proposal is located at 37804 Eldorado Beach Rd, Section 22 of Amor Township; Otter Tail (56-242), General Development (GD).

Written correspondence was read into the record.

Darryl & Terry Enerson and Glenn Howe (Anderson Land Surveying) represented the Application. Glenn Howe indicated that there is a tract of adjacent land that has been acquired and will be included in the final map & identified the gas pump which will be removed (map submitted for the file).

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

Break: At 7:08 pm the Commission took a break until 7:30 pm.

East Silent Resort, LLC – Approved With Conditions:

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): The purpose of this CUP Application is to amend the allowable quantity and location of dwelling units within the existing Commercial PUD to Tier 1 (13); Tier 2 (4); Tier 3 (6); Tier 4 (9). The proposal is located at 30424 410th Street, Section 33 of Dora Township; East Silent (56-517), Recreational Development (RD).

Andy Leonard and Nick Leonard represented the Application.

Written correspondence was read into the record.

Motion: A motion by Rosenthal, second by Gabe to approve the number of units as requested, provided a map is submitted to Land & Resource Management addressing: 1. The tier calculations clarifying the units that will be located in tiers 2, 3, & 4. 2. The calculation of the proposed impervious surface. 3. The parking spaces (per unit). 4. If there is a bluff onsite, identify it & remove from the calculations and legally locate structures in the bluff area, as required in the Shoreland Management Ordinance. **Voting:** All Members in favor.

Adjourn: At 8:00 P.M., Chairman Olson set the Meeting. The next Meeting is scheduled for 6:30 P.M. on October 9, 2019.

Respectfully submitted,



Marsha Bowman
Recording Secretary