

OTTER TAIL COUNTY PLANNING COMMISSION

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

December 11, 2019

Meeting of the Otter Tail County Planning Commission was held on December 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, Richard Gabe, Bert Olson, Jack Rosenthal, David Trites, David Wass and Rick Wilson.

Members Absent: Brent Frazier and Bruce Stone.

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

Minutes of November 13, 2019: A motion by Wilson, second by Gabe to approve the November 13, 2019 Minutes as presented. Voting: All members in favor.

"Walvatne Second Addition" / Robert Anderson – Approved As Presented:

A Preliminary Plat of "Walvatne Second Addition" consisting of 10 Single Non-Riparian Non-Residential Lots to be Permanently Attached to Riparian Lots, 1 Block. The proposal is located west of 26490 389th Ave, Section 11, Everts Township; Blanche Lake (56-240), Recreational Development (RD).

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

Written correspondence was read into the record.

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

"Long Addition" / Tim & Georgann Long – Approved As Presented:

A Preliminary Plat of "Long Addition" consisting of 3 Single Family Residential Riparian Lots, 1 Block. The proposal is located at 25487 County Hwy 22, Section 10, Friberg Township; Heilberger (56-695), Recreational Development (RD) & Little Heilberger (56-696), Natural Environment (NE).

Dave Anderson (Anderson Land Surveying) and Tim Long represented the Application.

Written correspondence was read into the record.

Elden Wegscheid asked the Commission if the lake would benefit from this development?

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

Jack Rosenthal recused himself from the Meeting.

“Stony Hills” / K & F Farms/Stony Hills Properties – Approved Revised Proposal:

A Preliminary Plat titled “Stony Hills”, consisting of 14 Single Family Residential Non-Riparian Lots, 3 Blocks and a Conditional Use Permit Application (*as stated by the Applicant on the Application*) for permission to construct a roadway to county and township specifications to accompany the proposed plat of Stony Hills. Said roadway is approximately 2,300 feet long. Total yardage 8,660 C.Y. of excavation and 8,703 C.Y. of Fill. The material will be utilized on site to grade the proposed roadway, the only imported material will be the 4” of Class 5 necessary to build the roadway. The proposal is located at 1/3 Mile SE of 45152 395th, Section 21 of Edna Township; Unnamed Lake (56-338), Natural Environment (NE) and Stony (Moenkedick) Lake (56-336), Natural Environment (NE).

Motion – November 13, 2019: A motion by Trites, second by Frazier to table (at the Applicant’s request) to December 11, 2019, to allow time to configure a public road access to proposed Lots 2 & 3 Block 2. Maps must be submitted to Land & Resource Management by November 22, 2019.

Maverick Larson (Compass Consultants), Chad Anderson and Jade Berube (Apex Engineering Group) represented the Application.

No written correspondence was received on this Application.

Motion: A motion by Trites, second by Wilson to approve as presented on the November 20, 2019 revised preliminary plat. Voting: All Members in favor.

Jack Rosenthal returned to the Meeting.

Rod Boyer recused himself from the Meeting.

“The Point on Crystal Lake” / Charles Beaton, et al & Scot Manthe – Approved Revised Proposal With Condition:

A Preliminary Plat titled “The Point on Crystal Lake” consisting of 17 Totals Lots: 16 Single Family Residential Lots (12 Riparian & 4 Non-Riparian), 1 Non-Buildable (Lot 1 Blk 3) to be Permanently Attached to Lot 13 Blk 1, 3 Blocks and a Conditional Use Permit Application (*as stated by the Applicant on the Application*) - as part of the proposed subdivision of “The Point on Crystal Lake”, improvement of approximately 2000 lineal feet of existing graded and graveled private drive and associated drainage improvements to bring the road up to the standards of Appendix III of the Subdivision Controls Ordinance. The proposal is located at 26140 460th St, Section 3 of Lida Township; Crystal Lake (56-749), Recreational Development (RD).

Motion November 13, 2019: A motion by Stone, second by Wilson to table to the December 11, 2019 (at the Applicant’s request) to allow time to provide a revised drawing: 1. Reconfiguring the lots in Block 2; 2. The reconfiguration of the dedicated public road; and 3. Provide Township approval of the proposal. Maps must be submitted to Land & Resource Management by November 22, 2019.

Scot Manthe and Mike Fletchall (Interstate Engineering) represented the Application.

Written correspondence was read into the record.

Motion: A motion by Wilson, second by Fischer to approve as presented on the November 22, 2019 revised preliminary plat and that the Developer must work with the Township regarding road standards / construction. Voting: All Members in favor.

Rod Boyer returned to the Meeting.

Todd Erne – Approved With A Condition:

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): This is an After-the-Fact Request. Remove rotting timber walls, deck and stairs to lake & replace with natural materials & native greases to improve water management, safety & structure longevity. The proposal is located at 25806 Lida Shores Loop, Section 15, Lida Township; Lida (56-747), General Development (GD).

Todd Erne represented the Application.

Written correspondence was read into the record.

Motion: A motion by Rosenthal, second by Gabe to approve as presented, provided the Applicant works with Land & Resource Management and the SWCD to access the drainage and water discharge and see if further mitigation is necessary. **Voting:** All Members in favor.

“Lake View Beach Lockers” (CIC) * / MTE Holdings – Tabled to January 8, 2020:

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): Creation of a 14 unit storage unit development. Units are to be sold as private ownership through a Common Interest Community (CIC) titled “Lake View Beach Lockers”. The proposal is located at 50577 County Hwy 9, Section 11, Scambler Township; Pelican (56-786), General Development (GD).

Josh Pfeffer (Meadowland Surveying) & Chris Schuler (Century Builders) represented the Application.

*Josh Pfeffer indicated a name change from “Lake View Beach Lockers” to “Pelican Development I, LLC”.

Written correspondence was read into the record.

Pamela & John Johnson indicated that fill material was removed from the site when CSAH 9 was rebuilt; they expressed concerns on safety (existing sidewalk), drainage and aesthetics. Brendan Muldoon spoke in favor of the proposal, stating it would improve the aesthetics of the area by providing indoor storage.

Motion: A motion by Rosenthal, second by Wilson to table (at the Applicant’s request) to January 8, 2020 to allow the Applicant to address: 1. Drainage concerns. 2. Final grade & fill - grade plans & yardage calculations. 3. Consideration of vegetative screening. 5. Lighting and signage plans. 6. Stormwater Management Plans. Material must be received by Land & Resource December 20, 2019. **Voting:** All Members in favor.

Adjourn: At 8:14 P.M., Chairman Olson set the Meeting. The next Meeting is scheduled for 6:30 P.M. on January 8, 2020.

Respectfully submitted,



Marsha Bowman
Recording Secretary