

OTTER TAIL COUNTY PLANNING COMMISSION

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

May 8, 2019

Meeting of the Otter Tail County Planning Commission was held on May 8, 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 April 10, 2019: A motion by Frazier, second by Wilson to approve the April 10, 2019 Minutes as presented. Voting: All members in favor.

"Rush to Rest" / Jack & Heather Rosenthal – Approved With A Condition:

A Preliminary Plat titled "Rush to Rest" consisting of 5 Single Family Residential Riparian Lots, 1 Block; a Conditional Use Permit Application request (*as stated by the Applicant on the Application*): Permission to construct 2050 feet of roadway and cul-de-sac to serve the proposed preliminary plat of Rush to Rest. If enough topsoil is on site from the road work to allow for a black dirt topsoil pile to have available for future home-sites requesting permission for that to be on site in the field. Permission to construct approaches to the proposed lake lots and small driveways off from the approaches into the lots. These approaches and driveway are marked on-site. The road is marked in white through the middle of the open field. Road lays on the north side of the trees to minimize the impact on the natural scenery from both the land and the water, by avoiding removal of healthy trees. The road and cul-de-sac will be built to OTC & Otto Township specs. Township has reviewed & approved plans. The proposal is located Pt of Gov't Lot 2 and NW1/4 of NE1/4 (56.26 Acres), Section 20 of Otto Township; Rush Lake (56-141), General Development (GD).

Maverick Larson (Compass Consultants) and Heather Rosenthal represented the Application.

Written correspondence was read into the record.

Howard Manteuffel expressed concerns with the cul-de-sac and snow plowing, proposed location(s) of the septic system and the size of the lots. Kathy Manteuffel expressed concerns on type of residences will be placed on the lots.

Motion: A motion by Wilson, second by Gabe to approve as presented, provided the area for the septic systems are protected from vehicle traffic. Voting: All Members in favor.

"Balken Addition"/Herbert Christensen Jr & Lora Balken – Approved With Conditions:

A Preliminary Plat of "Balken Addition", consisting of 2 Single Family Residential Riparian Lots, 1 Block. The property is located in LOT 1 & NE1/4 NE1/4 EX PLATTED, Section 31 of Otter Tail Township; Otter Tail Lake (56-242), General Development (GD).

Maverick Larson (Compass Consultants, Lora Balken, Dave Hanson (Otter Tail Township Supervisor) represented the Application.

There was not any correspondence received on this request.

Brad Wadsten expressed concerns that the setback from the cul-de-sac will not impact the setbacks on Lot 1, Block 1 of Four Winds and noted that the developer has been accommodating in addressing his concerns.

Motion: A motion by Stone, second by Wass to approve as presented, provided the area for the septic system is protected from traffic and the setback for Lot 1, Block 1 of Four Winds is not impacted by the location of the cul-de-sac . **Voting:** All Members in favor.

Herbert Christensen Jr. –Withdrawn:

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.

Motion – November 14, 2018: 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.

Motion – March 13, 2019: A motion by Gabe second by Wass to table the Conditional Use Permit Application to the April 10, 2019 Meeting as requested in the Applicant's email.

Motion – April 10, 2018: A motion by Gabe, second by Frazier to table to May 8, 2019 as requested by the Applicant in the March 19, 2019 email.

Maverick Larson (Compass Consultants), Lora Balken and Dave Hanson (Otter Tail Township Supervisor) represented the Application.

Applicant was present and requested to withdraw the Conditional Use Permit Application.

Acknowledgement: A motion by Trites, second by Frazier to acknowledge the Applicant's request to withdraw the Conditional Use Permit Application. **Voting:** All Members in favor.

Steven & Amanda Wrangham – Withdrawn:

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): This is an After-The-Fact Request. In the SIZ moved earth 26' wide, 10' length, 1½' deep a total of 14½ c yards. The reason was to level previous grading and replace an existing deck. The proposal is located on Lot 3 Blk 1 of Adams Point, Section 7 of Rush Lake Township, Marion Lake (56-243), General Development (GD).

Motion – April 10, 2019: A motion by Stone, second by Trites to table (at the Applicant's request) to May 8, 2019 to allow additional information to be received regarding the age and size of the previous deck and for the Board of Adjustment to take action on the Variance Application

An email from Steve Wrangham requesting withdrawal of the Conditional Use Permit Application was read into the record.

Acknowledgement: A motion by Wilson, second by Boyer to acknowledge the applicant's request to withdraw the Conditional Use Permit Application. **Voting:** All Members in favor.

Marlys Jacobson Tst – Approved With Conditions:

A Conditional Use Permit Application (*as stated by the Applicant on the Application*): Location to be used for maximum 24 occupants which includes 1 on-site resident owner. Lodging rental to occupants which include large "Family" groups or specialty groups (church, scrapbook, etc.). Groups Will be pre-approved by owner. Use existing lighting & motion detectors. Use existing signage not to exceed 5 sq. ft. Septic system will be compliant with the maximum occupants allowed. Otter Tail County Land & Resource division is being used to insure all regulations are followed. There will not be any increase in buildings or impervious surface. The proposal is located on Lot 3 Ex Trs & Lot 4 of Karinall, Section 3 of Hobart Township; Wymer Lake (56-355), Recreational Development (RD).

Marlys Jacobson, Heather Nelson and Dale Nelson represented the Application.

Written correspondence was read into the record.

Motion: A motion by Trites, second by Wass to approve as requested provided 1. The parking is limited to 5 outside parking spaces, this is due to the inadequate parking with vehicle control given the area topography and impervious surface calculations. 2. The sign will be unlit and not be increased in size. 3. Quiet hours are established at 11:00 pm. 4. The septic system is brought into compliance with Otter Tail County regulations. **Voting:** All Members in favor, except Boyer abstained.

Break: At 7:41 the Commission took a 5-minute break.

Andrew & Michelle Bode - Withdrawn:

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), Recreational Development (RD).

An email from Michelle Bode requesting withdrawal of the Conditional Use Permit Application was read into the record.

Acknowledgement: A motion by Gabe, second by Frazier to acknowledge the Applicant's request to withdraw the Conditional Use Permit Application. **Voting:** All Members in favor.

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

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).

Richard Gabe recused himself due to conflict of interest.

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

Written correspondence was read into the record.

Roger Eckert expressed concerns on safety, traffic and foot traffic crossing the road to the lake. Court Holman expressed concerns on density, parking and the road setbacks. Barb Eckert had questions regarding the proposed topographical alterations, the cutting of trees and the timeframe. Mike Anderson expressed concerns on boating safety and the storage of docks and lifts. Aubrey Ebanks had questions regarding proposed standards for the campers and density. Lee Mindemann expressed concerns on RCUs not being consistent with the surrounding area, the number of proposed boat slips, safety issues at the intersection of State Hwy 108 and CSAH 41 and the possible spreading of AIS. Mike Donohoe indicated he is impressed with the cleaning-up of the property that is taking place and his only concern is the possibility of run-off through the culvert under CSAH 41. Rich Greenland had questions on future expansion.


The Commission took a 2 minute break to allow the Applicant and surveyor to have a private discussion.

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). **Voting:** All Members in favor.

Richard Gabe returned to the Meeting.

Adjourn: At 8:53 P.M., Chairman Olson set the Meeting. The next Meeting is scheduled for 6:30 P.M. on June 12, 2019.

Respectfully submitted,



Marsha Bowman
Recording Secretary