

Planning Commission Meeting Minutes

May 1, 2025

Completed by: Sue Bertrand, P&Z Staff

Site visits conducted by Adam Ossefoort and Ken Hovet on 4/24/2025.

Meeting attended by board members: Chair Jim Pratt, Vice Chair Ken Hovet, Roger Hendrickson and Andy Watland, Lloyd Graves and Commissioner Tim Denny.

Staff members: Adam Ossefoort and Sue Bertrand

Other members of the public: Sign-in Sheet is available for viewing upon request.

Jim called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited as a collective group.

Introduction of the staff and board members by Jim.

Ken motioned to have the March 6th, 2025 meeting minutes approved. Roger seconded the motion. Voice vote, no dissent heard. Motion carried.

Roger motioned to have the agenda approved as printed. Andy seconded the motion. Voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: Levi Leunart-Section 06, West Union Township,

Site Address: 14875 115th Ave., Osakis, MN 56360

PID: 27-0004801

1. Request for CUP for temporary family housing in AF-1 Zoning District.

Levi was present as the applicant.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Recommendation:

A motion to recommend approval to the County Board of Commissioners with the following conditions:

Proposed Conditions:

1. Applicant shall abide by Section 9.17 of the Todd County Planning and Zoning Ordinance.

Correspondence received: None.

Public comment: None.

On Site Visit Report by Ken Hovet: This report may be viewed in full, upon request, at the Planning and Zoning office.

Board discussion:

Jim stated it is a pretty straight forward application.

Roger motioned to recommend approval with the one condition and Lloyd seconded.

1. Applicant shall abide by Section 9.17 of the Todd County Planning and Zoning Ordinance.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Andy Watland	Yes
Roger Hendrickson	Yes
Ken Hovet	Yes
Lloyd Graves	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on May 20th, 2025.

AGENDA ITEM 2: Duane & Melissa Dirkes-Section 08, Kandota Township

Site Address: 13266 Co. Rd. 95, Sauk Centre, MN 56378

PID: 14-0007602 and 14-0007600

1. Request for CUP to construct a 300' x 70' total confinement barn with underfloor concrete liquid manure storage and expand animal units from 231.5 AU to 613 AU in AF2 Zoning.

Duane and was present as the applicant.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Recommendation:

A motion to recommend approval to the County Board of Commissioners with the following conditions:

Proposed Conditions:

1. Air quality exemption notices shall be provided to Todd County prior to all future manure application events.
2. Liquid manure storage structure shall have capacity for no less than 12 months storage. All manure storage shall be constructed prior to stocking of additional animal units.
3. In the event of a manure spill or other discharge, applicant must notify the County and the Minnesota Duty Officer immediately upon discovery of said discharge.
4. Construction Short-Form Permitting shall be completed and submitted to Planning and Zoning prior to issuance of land use permits.
5. Applicant must abide by all other applicable federal, state, and local standards.

Correspondence received: None.

Public comment: None.

Board discussion:

On Site Visit Report by Ken Hovet: This report may be viewed in full, upon request, at the Planning and Zoning office.

Roger asked if the pollution control regulate to make sure there is enough land for manure application?

Adam stated this is not an NPDES site, so it is a County CUP, but also the County Feedlot Program issues the permit and that is what Deja just brought in, as she issued the permit today. Condition #4 is irrelevant at this point because the permit has been issued, and at the time he made the staff report, it had not been issued. In order to get the permit, you must submit a manure management plan that accounts for every gallon of manure they anticipate. Producing in that manure management plan, they identify setbacks to sensitive features and all of that, so before they issue the permit, they review all that stuff and make sure it is all in order and compliance with the feedlot rules.

Roger stated as far as odor they should be used to it as his dad and dad before have had pigs there.

Levi agreed, as long as he could remember.

Ken asked if they were going to include any kind of odor control in your building plans.

Stated no plans of yet, but certainly an option. Stated no odor complaints yet, from the existing pit or when he applies the manure.

Roger stated any complaints that come in would be from somebody new that comes in there as everyone else should be used to it.

Andy asked if those setbacks are in issue if those parcels are not combined?

Adam stated yes, because there is a 300' setback for liquid manure pits from the property line, where they want to place the barn, where they have that existing line, so they had to combine them to eliminate that, now the pit will meet the 300' setback. They have submitted the application to combine the property to meet the setbacks, and we have approved it already, it is just a matter of recording.

Levi confirmed it has been approved, but has not heard from the recorder that has been done.

Andy clarified they would not need a condition to combine as it is in the process with no foreseeable issues.

Adam confirmed the combined application has been submitted and approved by Planning and Zoning. Did not see any issues.

Ken motioned to recommend approval with the four conditions and Andy seconded.

1. Air quality exemption notices shall be provided to Todd County prior to all future manure application events.
2. Liquid manure storage structure shall have capacity for no less than 12 months storage. All manure storage shall be constructed prior to stocking of additional animal units.
3. In the event of a manure spill or other discharge, applicant must notify the County and the Minnesota Duty Officer immediately upon discovery of said discharge.
4. Applicant must abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Andy Watland	Yes
Roger Hendrickson	Yes
Ken Hovet	Yes
Lloyd Graves	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on May 20th, 2025.

AGENDA ITEM 3: Sara Housman-Section 20, Birchdale Township

Site Address: 11339 251st Ave. Sauk Centre, MN 56378

PID: 03-0087300

1. Request for CUP for operating a dog grooming business in NE Shoreland Zoning.

Sara was present as the applicant.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Recommendation:

A motion to recommend approval to the County Board of Commissioners with the following conditions:

Proposed Conditions:

1. Operation shall not house any more than 3 adult dogs at any one time.
2. Off-street parking shall be provided for all business traffic.
3. Applicant shall abide by all other applicable Federal, State, and Local standards.

Correspondence received: None.

Public comment: None.

Board discussion:

On Site Visit Report by Ken Hovet: This report may be viewed in full, upon request, at the Planning and Zoning office.

Lloyd asked if they will do any boarding?

Sara stated possibly, she may do a weekend or holiday boarding situation when she is not grooming.

Roger motioned to recommend approval with the three conditions and Ken seconded.

1. Operation shall not house any more than 3 adult dogs at any one time.
2. Off-street parking shall be provided for all business traffic.
3. Applicant shall abide by all other applicable Federal, State, and Local standards.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Andy Watland	Yes
Roger Hendrickson	Yes
Ken Hovet	Yes
Lloyd Graves	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on May 20th, 2025.

AGENDA ITEM 4: Johnhenry P. Raber-Section 24, Eagle Valley Township

Site Address: 21628 County 20, Clarissa, MN 56440

PID: 07-0028500

1. Request for CUP for a Commercial Repair Shop in AF1 Zoning.

Johnhenry was present as the applicant.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Recommendation:

A motion to recommend approval to the County Board of Commissioners with the following conditions:

Proposed Conditions:

1. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
2. There shall be no loading or unloading of materials within the road right of way.
3. Applicant shall abide by all other applicable federal, state, and local standards.

Correspondence received: Yes, from Loren Fellbaum from the County, has no concerns with the application and this letter may viewed in full at the Planning and Zoning office upon request.

Public comment: None.

Board discussion:

On Site Visit Report by Ken Hovet: This report may be viewed in full, upon request, at the Planning and Zoning office.

Roger and Jim, pretty straight forward.

Lloyd motioned to recommend approval with the three conditions and Roger seconded.

1. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
2. There shall be no loading or unloading of materials within the road right of way.
3. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Andy Watland	Yes
Roger Hendrickson	Yes
Ken Hovet	Yes
Lloyd Graves	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on May 20th, 2025.

AGENDA ITEM 5: Mark Johnson-Section 06, Round Prairie Township

Site Address: 23576 200th Street, Long Prairie, MN 56347

PID: 21-0007702

1. Request for CUP to berm and operate a functional shooting range in Commercial Zoning.

Mark Johnson and Josh Goertz were present as the applicants. Mark passed out additional information for the board members and staff, this information will be entered into the record at the Planning and Zoning office and may be viewed upon request.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Recommendation:

A motion to recommend approval to the County Board of Commissioners with the following conditions:

Proposed Conditions:

1. Discharge of firearms on the site shall be limited to 8 am to sunset, Monday through Saturday.
2. Off-street parking shall be provided for all business traffic.
3. Upon closure of the operation, the site shall be closed in compliance with Minnesota Pollution Control Standards.
4. Construction Stormwater Permitting shall be obtained prior to the start of construction, if applicable.
5. Establishment of a 911 address number and placement of a physical sign for emergency services.
6. Shooting range shall be limited to 7 shooting lanes and one 30'x20' structure as identified in the application. Additional lanes and structures shall require the review of the Planning Commission.
7. Applicant shall obtain all additional permitting and/or licensing from additional government agencies including the Minnesota Department of Natural Resources and the Minnesota Pollution Control Agency.

Correspondence received: None.

Public comment:

Greg Hendrickson, gained Mike Chase's 3-minutes, his neighbor. Refers to overhead map, next to the gun range, pointed out the residential area, and stated his gun range is going right into the zoned residential area. Stated his property value is going to be depreciated, his taxes already went up by 48% is been argued in court and entered supporting paperwork to the board and staff as part of the record. This may be viewed at the Planning and Zoning office upon request. He asked is it going to be a hazard to the neighborhood? It will, it

has already been argued in court, he directed the boards attention to his handout exhibit that supports his claim and a good article to read. He continued they will be putting the residents in harms way. One thing he wanted to point out that was not in his hand out was the buffer zones around the shooting range. According to state law he is going to need a buffer zones 750 around the perimeter of his border line. That includes all of his neighbors including CHS, and they can speak for themselves, but Rosemary, all that is run as Commercial will be worthless. It is an eminent domain, is what you are giving him. The Hershberg property will not be able to build, and he himself may not be able to put up a deer stand on his own property. Mark Pachan might be in the same position with it. These buffer zones are eminent domain for these properties. So, it is dead property for everybody with property taxes going up. You can't build on them because it puts the gun range out of compliance. The home owners pay the taxes and he gets the benefit from it and we suffer for it, he stated. It's going to be damage because you are giving them full immunity on any liability. Gun ranges have full immunity against nuisance, damages, noise and everything. It has all been proven in court. They are being taxed, they are not going to get them if he has 100 bullets in his house, you can't contain them all, he is a veteran and he's been at gun ranges before, he knows how they work, there are always "rogues". There will be livestock dead in the neighborhood and people getting shot. It's happened. It's been proven in court, it does happen. He is recommending you don't do that as you are going to be putting a lot of people in harm's way here, and you are going to devalue peoples' property quite a bit. It is going to be a nuisance to the neighborhood. He built his house in 2008 and he likes his quiet. That is why he lives out in the country. He has an autistic grandchild and this goes into place, he will not be able to come to his house, doesn't work well for them with loud noises. Will he be harmed? Yes, his property taxes will be depleted, he will lose the value of his house, and will be very rare to find somebody to actually buy it. There is a Daycare down the road quarter mile away, can you imagine the parents concern dropping their kids off there? Listening to the noise and the guns, whether or not they are going to play outside? He would be very concerned as a parent. You will probably force them out of business. CHS can speak for themselves and they are probably wanting to do some future development on their property, but you are really tying their hands on it, by approving it with these buffer zones. He stated his exhibit is a 46-page document and realized they will not have time to read it tonight.

Adam stated for the record, it is called "Gun Range Immunity: An Argument against Legalized Nuisance and Non-Governmental Takings" and it must be reviewed before making any decisions.

Greg stated he doesn't know if they are granting them full immunity, but there is no recourse for the land for bullets, noise, if it goes beyond 63 decibels, we can't do anything about it. We just suck it up and take it is all they can do.

Martin Hagen works from CHS and his sole concern is the 750-foot buffer. The other part of it is the Statute and the understanding of it. He read part of it, and how it is laid out, he thinks it's based upon if their future building projects would affect them from meeting their six requirements and if they couldn't adhere to those. If it prevents them from doing any future building, it is a huge issue for them. As far as noise he can 100% understand the other neighbors that live there. As a location, it really doesn't matter to CHS, but it is mostly just the building. As they look to the future, the only place they can expand is to the south. So, if they purchased land and they can't build on it to the south, that is the main concern.

Board discussion:

On Site Visit Report by Ken Hovet: This report may be viewed in full, upon request, at the Planning and Zoning office.

Roger suggested tabling it for this month to read what was handed out by Greg so they have a chance to review it.

Adam added he highly recommends not making a decision tonight until you have had a chance to review the exhibit. He has reached out to the DNR, was given a contact person to find out more about the State Statute and has not heard back from the DNR. Really thinks it is important to hear comment from the DNR yet.

Ken, agrees and is assuming shooting lanes open for typical deer rifle sized guns?

Mark stated yes, the 8' berms for pistol ranges and the 20' berms on the back for siting in rifles.

Ken, shotguns out there too?

Mark, yes.

Ken, max caliber?

Mark, 300 Win-Mag, no 50 calibers or anything like that.

Ken, you want to offer shooting meet to the club members?

Mark, yes.

Ken, Contests?

Mark, yes.

Ken, so fair amount of traffic?

Mark, yes, during those events, yes.

Ken, just off a township road, how far off from 71 will your driveway be?

Josh, 15 to 20 yards. The old rail road bed approach.

Ken stated it is not a very big township road, and would suggest they get an agreement with the township on maintaining that little stretch of road. When you get a lot of traffic, those township roads can't take a lot.

Mark, yes.

Ken asked about the sound travel tested and found none of the neighbors will hear the land.

Mark stated Steven Goertz owns the land they are getting a section from, his house is 400 yards, give or take and when shooting hand guns, we couldn't hear the sounds from his house.

Ken, what direction are your shooting lanes going to go?

Mark, W-NW, trying to angle them toward that big hill, in the back.

Ken asked if they were familiar with the shooting range that Law Enforcement has up by Browerville?

Mark and Josh, yes.

Ken stated he lives three miles south of that, and he listens to those guys a weekend every month, all day long. It's not annoying to him, because he is used to guns, but some people would be. So, don't tell him you can't hear them 400 yards away, and these are just hand guns, if you are going to have deer rifles out there, they are going to hear them from a long ways away. So, noise is going to be an issue for you. Supports the suggestion to table this.

Jim asked if they are going to have an employee on site at all times?

Mark stated there will be an instructor or a rim-safety officer on site during the hours of operation.

Jim, okay, and confirmed it's not something that is open so someone can just drive out there.

Mark, safety is their main concern with this, and if there is going to be people there with firearms, there is going to be an instructor and a rim- safety officer on site.

Jim, gated or fence around the property?

Mark, they will have the driveway gated and as soon as possible, they will have it fenced off. Another reason he wants it fenced off is to create privacy for the people on 71 and create privacy for their guests.

Roger, W- NW shooting will be towards Greg's house and Mark Pachan is just off the road on top of the hill. A berm should stop it, but not everything gets stopped.

Lloyd asked what if somebody accidentally shoots over the berm?

Mark stated there is no accidental shooting over a twenty-foot berm.

Roger stated he is not worried about accidental, anybody who's trained in it knows that, and made the motion to recommend tabling to review the new information, and Ken seconded.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Andy Watland	Yes
Roger Hendrickson	Yes
Ken Hovet	Yes
Lloyd Graves	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application has been tabled until next month.

Adam added that will be June 5th, and he will make copies of the exhibit and get them to the board members as soon as possible.

AGENDA ITEM 6: Glen K & Cinnamon S. Lancaster-Section 04, Leslie Township

Site Address: 13029 County 38 Eagle Bend, MN 56446

PID: 15-0004100 & 15-0004101

1. Request to Rezone from R-10 to AF-2 Zoning District for the establishment of a feedlot.

Logan was present to represent the applicants and signed the authorized agent form.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Recommendation:

A motion to recommend approval to the County Board of Commissioners with the following conditions:

Proposed Conditions:

1. No conditions

Public comment: None.

Correspondence received: None.

Board discussion:

On Site Visit Report by Ken Hovet: This report may be viewed in full, upon request, at the Planning and Zoning office.

Roger asked how big of a feedlot are you considering, how many animal units.

Jim redirected and stated this is a rezone application.

Roger stated it is being rezoned for the purpose of a proposed feedlot.

Adam stated he did not have that on him, right now. Dylan has been working with them on their feedlot program, and in order to register this, they have to rezone to the proper zone that allows a feedlot. They are not big enough for a CUP, so it will be under 500 animal units.

Jim stated they are going through the County for that permit, and there is AF-2 on both sides of it.

Andy wanted to review the zoning map, doesn't look like spot zoning.

Adam, not spot zone and not sure why on each side going down County 38, it's AF-2 on that south side, but this one 80- acre chunk was rezoned to R-10 for some reason.

Andy, almost like *this area* was the spot zone.

Ken motioned to recommend approval with no conditions and Andy seconded.

1. No conditions

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Andy Watland	Yes
Roger Hendrickson	Yes
Ken Hovet	Yes
Lloyd Graves	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on May 20th, 2025.

Jim called for a five-minute break at 7:10 pm and resumed at 7:14 pm.

AGENDA ITEM 7: Kimberly Schoumaker et al: Section 32, Round Prairie Township

Site Address: 24164 Cedar Lake Road, Sauk Centre, MN 56378

PID: 21-0033902, 21-0033901, 21-0033900, 21-0034101, 21-0034100 & 21-0033800

1. Request to Rezone from AF-1 to AF-2 Zoning District to build a home.

Kimberly was present as the applicant.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Recommendation:

A motion to recommend approval to the County Board of Commissioners with the following conditions:

Proposed Conditions:

1. No conditions

Correspondence received: None, however, Adam mentioned they did meet with the township and returned the signatures for the 14th of April.

Public comment: None.

Board discussion:

Roger, has a nice little spot to build a house, not going to build a big house and he had put up a big shed.

Jim, pretty straight forward, it's connecting to two other AF-2 zoned properties.

Roger motioned to recommend approval with the no conditions and Ken seconded.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Andy Watland	Yes
Roger Hendrickson	Yes
Ken Hovet	Yes
Lloyd Graves	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on May 20th, 2025.

AGENDA ITEM 7: William & Dawn Vowles: Section 20, Grey Eagle Township

Site Address: 11734 Co Rd 47, Grey Eagle, MN 56336

PID: 11-0027400

1. Request for Seasonal Campground with hookups, 40' X 40' office Building and 17 sites in Recreational Development Shoreland Zoning District.

Dawn was present as the applicant.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Recommendation:

A motion to recommend approval to the County Board of Commissioners with the following conditions:

Proposed Conditions:

1. All campsites shall be provided with connection to a compliant septic system.
2. Installation of an approved septic system prior to the start of operation.
3. Establishment of a 911 address number and placement of a physical sign for emergency services.
4. Applicant shall abide by all other applicable standards including but not limited to the Minnesota Department of Health.

Correspondence received: Yes

Mary Cubahar

Rosemary Phillips

James Wallace and Maryellen Lind and Kevin Lind

Beth Thieschafer Sieben

These letters may be viewed in full at the Planning and Zoning office upon request.

Public comment:

Aprile Barton, had her husband pass out a handout to the board and staff, and he gave up his 3-minutes to her. She then read it completely. This letter may be viewed at the Planning Zoning office, in full, upon request, signed by Aprile and David Barton and Orlin Lesetmoe. She also submitted photos of the current water flow across her property and two others before entering the lake.

Adam offered to make copies for the board members and enter it all for public record.

Susette Smith, 11729 County 47, Grey Eagle read her presentation letter.

Ben Hinnenkamp, his property is right to the North of proposed campground, and state law says you cannot discharge a firearm with 500 feet of a campground. All firearms have to be cased within 200 feet of a campground, and bows have to be unstrung. His family pheasant hunts, the switch grass along side of it and it's the only duck pond they have and it's a good duck pond. That is within the setbacks and he is not willing to give up ten to fifteen acres of his hunting land to a campground that is approaching his property. He has a copy of the state law with him. His grandkids like to play up there and he's concerned for their safety. They like to take the golf cart up to his shed and it will become very unsafe. The trespassing issue, he doesn't want any of the camp ground people on his property. There is nothing proposed so how are they going to keep trespassers off his property at all? To address his concerns, he would like a 200 ft. setback from his property for campgrounds, so he does not lose all his hunting rights, and also a security fence around the campground, with a six-foot chain-link fence with one gate out to the road for safety. Supposed to be a seasonal campground so, roughly six months, all of the campers should be gone. Shouldn't be campers sitting in this campground if they are seasonal. Would like to invite any of the board members out to his property to look back at the campground as it might look a little bit different from the top down than up at it.

Jeremy Freudenrich, stated he lives across the road from the campground. Heard a lot of negative, would like to talk about the positive. With it being seasonal, and seventeen spots, it's not like there is going to be, riff-raff in and out of it. He thinks what it is going to do is provide a spot for people who live around the lake and their families to have a nearby campground and a good opportunity for people on the lake. There are other campgrounds on the lake, but it is just weekend camping and you can't leave your camper there. As far as the road where it is, with only seventeen campers, nobody is going to go in and out, in and out with a camper, and maybe only seventeen extra vehicles on a County road, he didn't think it would make a difference.

Sherry Gangl, she and her daughter have the property south of the proposed campsite area. Her daughter did not get the notice, but she did and is here, and has many concerns. She stated they do not have a house on the property and her main concern is trespassing. They have a lot of wildlife that they enjoy and hunting and are concerned about that. Concerned about the blind spots. There are two ponds on this site, and wondered if they are going to stay there and is it going to affect the drainage of the sewer system? Nice quiet area and have our lake people who come in the summer and a lot of people don't go the speed they are supposed to. They will be on a really bad blind spot.

Collette Hendrickson, she and her husband live a little bit South from here. Has concerns for the road, very hard to get on and off the road with pontoons and stuff. When you are down by the Rock tavern, you have to really be careful of the traffic, people are constantly going across for parking, on weekends, motorcycles that go by on bar runs, their property is the last person where the water enters into the lake. That property has

always got water sitting after it rains hard. They just put new culverts in and water has backed up to the neighboring property before it continues into the lake, very concerned with anything that will keep that water from flowing or cause a faster flow of that water.

Roger Janak lives across the street from the proposed campground, and lives at the end of the drive where the water enters in, right next to Hendricksons, has the same concerns, but does want to ask about the tier two in the County and do we allow tier two?

Adam, yes, there is non-riparian development all over.

Roger continues, how can we approve some and some not? Look up at the "Hub". There is tier two that they do not allow back lots.

Adam stated he is not familiar with that area and does not know why they were not allowed to develop back there.

Roger, there is no lake access here, there's no access on the East side. There is a campground and an access on the West side that they could go. They say that the campers won't be in and out of there, what is the business model there? You are going to have seventeen people in there and they will stay the entire season? Or, are going to keep those campers there all year around? Or, for \$2,500.00 you can buy this spot and keep it there all year around. He stated he, as a resident over there, has to look at those campers from his property, if that's the case. Sounds like it is an in and out thing, and his concern is if this is going to be a year around thing and people will be leaving their equipment there. Does not think this has been addressed. He has the same concerns as everybody else, so he won't go into all of that again.

Julie Tschida, states she is not a speaker but wanted to put her name down and wants to say they are down the road, and have all the same concerns as everyone else in the room. Jeremy lives two miles down the road and does not have to see all of this.

Linda Westbrook, her cabin is half mile south and concerned about the traffic. The cabins along there are very close to the road. There are semis and motorcycles down that road, and nobody goes 45 mph and wanted to express that concern.

On Site Visit Report by Ken Hovet: This report may be viewed in full, upon request, at the Planning and Zoning office.

Roger stated he sees people by property and move to the country for quiet and don't want noise. When somebody moves in and makes noise they don't want all that noise out here. You want it quiet for yourself and don't want somebody in move in and make noise in your area. Has a question for Adam, is there a drain field or just holding tanks out there?

Adam, holding tank system plan now.

Roger stated so, there should be no sewage ever getting to the lake or doing harm. They will have electricity and water out there, so no problem with people running generators out there. State campgrounds have a rule at 10:00 pm people have to turn their generators off.

Ken stated it is a beautiful spot for a campground. They have more work to do leveling out the spots. You don't need lake access to have a camp ground. There are a lot of camp grounds that don't have a lake within ten miles of it. People come in and they enjoy it. Can't think of a good reason to deny this. Suggested to table it for a month to digest what people had presented, or not.

Lloyd asked if she will have showers and everything there?

Dawn, yes. She explained they live on the South end of Big Birch lake, and are members of Big Birch Lake Association and her husband is a member of the Lion's Club, and have friends all around the lake. Her husband's family has been around that lake since the thirties. They bought this property because it was a beautiful piece of property. Asked Adam to show the site photo. Not sure if the public understands the demographics of what is being proposed is literally families on the lake that have been taxed out, aged out and can't do the maintenance and want to come back and be in the area and near their families. They have relatives that come up every summer and stay with them, and it would be a blessing to her to be able to put them up all summer in that seasonal spot. First of all, they would have a ten-year rule she would approve for every camper in that spot. It would have to be really nice. They would have to have standards for age, appearance, the whole thing, they would be required to mow their own lawn and she would mow, as well. Looking at the creek on the East side, they are not touching any of that land, as they hunt back there, they have trails, it is all wooded. The front part by the road is where the campers are going to go, they are not going to go anywhere near the back. She did look up MN statutes for hunting and this is a seasonal camp site from May or June through the end of September, then every body is out. There doesn't seem to be anything accept 200 yard or foot unloaded cased. Considering where the cut off for the tiers are, she stated they hunt that land. They would be doing, as soon as possible fencing for privacy. Anything that wouldn't have shielding with trees would have fencing so there wouldn't be any question about property boundary. The demographic is going to be a much older demographic than what people think. She didn't think she would allow anyone under the age of fifty, and would think they would have to have some connection to the lake before she would allow them in there. Just wanted them all to know that. Talking about between ten and seven, talking about no children, talking about age limits, talking about hiring a property management company to do back ground checks on some of these people if they don't know them or their families on the lake. Considering the seventeen seasonal camp ground sites, which is the lowest she has ever heard of for camp sites in all her life, and she has stayed at sites when she was younger and has never seen any so low. The reason they went so low in number is they wanted to respect the community and the quiet of the community. The concern about trailers in and out is absolutely out of the question. Once they are in there, they are in there.

Jim had to remind the public the "public comment" is closed.

Typically, on a seasonal campground, people pull all their slides in and winterize their stuff and leave them there and like she said, they are willing to put a fence up. She wanted to share what her intension was, because this is not a money-making thing. Just not going to make a bunch of money on seventeen sites. Honestly knows of a lot of people on the lake who have asked, because she has a cabin rental on the lake and

several have asked to please rent the cabin for the season. She is not willing to do that as she uses VRBO and it is a week at a time. They had to sell their homes and just want to come back to the lake. They are down in Arizona or wherever for the winter and just want to come back for the summer to the lake and their families. Just want there to be clarity for the community as to what her intentions are. She let all of the bar owners and everyone out there know. She gave them her cards, she encouraged them to call if they had questions. Knew there would be some opposition, but really didn't expect this.

Andy asked about the site excavation and leveling, and if she has figured out what all that has to be?

Dawn, yes, she has figured and there will be site paths.

Andy, and you have figured for the drive, as well and probably have to bring in some fill for the drive.

Dawn, rock probably, just to make that driveway solid.

Andy, how drastic is that excavation and is it going to affect drainage and do you know how? Was it evaluated?

Dawn, yes, she considered all of that into it. It is very flat out there. A board member and Adam were at the site saw how flat. There will be very minimal impact, a lot of leveling for the site pads will be.

Andy, but you are not changing the overall topography?

Dawn, no, they are not changing the overall topography and where the building will go, some leveling, but other than that, very minimal. The well, the water source will be located in the zone where they can't do anything else, and that will be the best spot for water.

Andy, will there be any change to the outside of the snaked area around where the sites are going to be? Will it be mowed real close or will you maintain the native grasses, trees, brush?

Dawn stated there is a mix of native grasses, deep rooting grasses and there is going to be a lot of land scaping work.

Andy stated where he is going with this is there seems to be a lot of concerns about water and if you are maintaining the current vegetation and the current drainage pattern, there doesn't seem it is going to change from the current water problems now.

Dawn, it may improve and they are planning a lot of deep-rooted grasses and a lot of screening with grasses trees, native plants, flowers, a lot of landscape work, rock work things like that so we hold that topography together.

Roger, you put in a well, sewer and electric, it's going to be a long time before you see any profit after all of that.

Dawn, luckily her son runs heavy equipment and her brother has installed all of this before for campgrounds, so kind of has an in, and if they get approval. Stated she didn't think she was going to get rich off of this.

Jim stated he was concerned about what the gentleman brought up about the hunting, and if we could find out for sure what the law says on this.

Dawn stated she just looked it up.

Adam stated obviously he thinks this should be tabled here tonight. He can definitely look into that and he had been taking notes of comments made and think there are a couple of requests from the applicant you could see including site prep plans and the campground rules to review at the next meeting, but also environmental review requirements, we could talk to Loren Fellbaum on the County road and have that prepped for the next meeting, if that is the direction you want to go.

Ken motioned to table Roger seconded.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Andy Watland	Yes
Roger Hendrickson	Yes
Ken Hovet	Yes
Lloyd Graves	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be table it until June 5, 2025 for more information, with public comment again.

AGENDA ITEM 9: Comprehensive Plan Discussion

Adam stated we have had three kick off meetings already. It will be June or July to meet with the actual committee and the plan is to bring a section at a time. We will not be able to approve them until after we have a 60-day comment period. We can review it a section at a time, 8 sections, provide comments as we are developing it and would like one board member to participate as a liaison and thinks Ken would be the perfect person. Ken offered to relay and communicate from the meetings, and doesn't prevent others from coming.

Ken, any chance of the first three weeks of June as he will not be available.

Roger offered to make sure he went as an alternate.

Jim agreed there should be one of our board members at those meetings.

Adam stated around 12 to 18 people at those meetings, same people attending a total of five meetings, every other month, and they will write planned sections in there and we will just review them as we go, as part of the board packet, and we will not be overwhelming you in the end. Should take about a year.

Roger motioned to adjourn and Lloyd seconded. Voice vote, no dissention heard. Motion carried and meeting adjourned at 8:23 PM.