

Planning Commission Meeting Minutes

June 5, 2025

Completed by: Sue Bertrand, P&Z Staff

Site visits conducted by Adam Ossefoort and Roger Hendrickson on 5/30/2025.

Meeting attended by board members: Chair Jim Pratt, Lloyd Graves, Roger Hendrickson, Andy Watland 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.

Roger motioned to have the May 1st, 2025 meeting minutes approved. Andy seconded the motion. Voice vote, no dissent heard. Motion carried.

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

Introduction of the meeting process and etiquette.

AGENDA ITEM 1: Mark Johnson-Section 06,

Site Address: 23576 200th St., Long Prairie, MN 56347

PID: 21-0007702– Round Prairie Township

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

Mark Johnson and Joshua Goertz were present as the applicants. Mark stated in the past they were having trouble finding places for shooting exercises for their classes, and a lot of other instructors in the general area of Todd County are having the same problem, and what they are trying to do is they wanted to make a safe area for shooting activities without presenting a hazard or annoyance to anybody, and that is pretty much their goal. They focus on safety and training in the shooting sports industry.

Staff Findings: Adam read the new points of the staff report. This new information is available for viewing upon request in the Planning & Zoning Office.

Options for Recommendation:

1. Discharge of firearms on the site shall be limited to 7 am to 10 pm.
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.

Mark addressed the outlined questions from Adam's staff report.

Proposed height? 8 foot at the target line and that is actually the shortest berms. They are going to back berms, and side berms to separate the shooting lanes, and to keep the projectiles from going outside those boundaries. At the back of their 200-yard rifle range, for sighting in hunting rifles, is a 20-foot berm.

Noise standard? The berms will reduce noise significantly, and they do have a decibel meter now they will be testing. They are currently looking into different fencing materials to help lower the noise even more. They do want to fence in the property to prevent trespassers during non-operating hours and to help with the berms a little to reduce noise levels, if they are a nuisance, as they don't want that to happen.

Josh added, he has been planting trees on the West most part of the property, and once those grow, that will help with sound and if for some reason something went over a berm, that would hopefully stop it. With the range lengths and the berm heights there should be nothing, because pointing a firearm in the air is not a safe direction, and any proper range will kick you out if you are caught pointing a firearm in the air. He stated hunting safety teaches something else, but the only safe direction is down range or down for a fire arm.

Liability Insurance? Mark stated, they currently have instructor insurance and that same policy we can extend to range operation insurance, which they would absolutely do if they are able to do this, and that is through Locked On.

Correspondence received: Nothing new.

Public comment:

Greg Hendrickson, stated his neighbor Mike and his wife gave him their speaking minutes.

Stated nothing has been discussed as to the protection of the two neighbors within that 750' buffer zone. The range is going to have to protect those properties, according to the state, the gun range will have to somehow fence it out. Getting back to the business of CHS, and they are not going to jump through anymore hoops to build on what they already own, or when they want to build on to their structure or existing silo. They stated that. Another thing that has not been brought up, 63 decibels is really going to be hard to achieve, as they basically live in a canyon in that area where the residents live and sound is just going to echo in there and bounce in there. (Adam showed the elevation map of area on the overhead). There is just no way to prevent that. 63 decibels is not a realistic number for a shooting range in that area. Just so everybody knows, 80 decibels, the Department of Health condemns your land, because it is not safe to live on. Handed out information packet to the board members, about the airport's location in relation to the proposed site. Greg reached out to the airport manager, and she stated she wasn't aware this was happening. According to the 3-D map, this is directly in the approach zone for that airport, and he knows this because he waves at the pilots as they go over his head, every day. He stated Mike Chase used to be the airport manager and is very well informed about his approach practices. According to the 3-D print out, you can see they are not listing the any

dimensions on this and you can figure out, they are (inaudible) the approach zone. Had Adam show the mapped area on the overhead. Greg stated these planes are not more than 3/400 feet off the ground when flying over the gun range. Greg asked if anyone had noticed the planes, during the site visit.

Adam stated he had not.

Up to the board to determine if this is going to be a hazard or not with the planes coming in and landing on that. He hates to see a plane go down. The Nat'l Guard also uses that, and stated he was not so concerned about them, as they do know how to shoot back. Everything in the Todd County Ordinance, is calling this board the "gate keepers". You protect the people and the business that live there, and you are not going to do that, Greg stated. Conditional Use 5.05, of Ordinance, granting a conditional "C", and violates aa, 2,5,7,8,9 and if approved, every one of those will be a violation of the County Ordinance, if you approve this. You must protect your own people first and if you approve this, it's going to be really hard to convince other people and businesses to build in this County, because you are taking away their rights, and it is unconstitutional. Greg stated if people read the report from last time, you know the liabilities are going to be there for this for the land owners and the businesses. There is another gun range, two miles away, and he is not against gun ranges, but this is not the right location for this. There are plenty of gravel pits that are wide open, and shooting down range is more than two miles away from the gun range, instead of right in the neighborhoods. The liability is only going to be for him and the people he's got, not for the land owners if he shoots at their house, because he will have immunity, so that only switches the liability. If his land value is lost, which it will if you approve this, he is going to sue somebody and he can't sue him, and that only leaves the people who made the CUP position. It's pretty simple. He is going to end up with a lot of lawsuits too. He suspects he's going to have three or four on-going law suits, at any one given time. That's just the nature of the gun ranges work. The neighbors are going to have to address the neighbors, because he's supposed to buy out that buffer zone, and he can't buy out houses that are already existing. Greg stated, he recommends this should not be approved. It should be at a different spot.

Board discussion:

Roger went over the site visit report. This report may be read in full at the planning and zoning office, upon request. There was more discussion on the angle of the shooting lanes. Roger was understanding the trajectory travels NW.

Joshua and Mark stated they angled the ranges in that NW direction so they will not be shooting at Mr. Hendrickson's, or Mr. Chase's or Mr. Swartzentruber's on top of the hill, and they angled them intentionally.

Roger asked if the airport had any problems with this?

Adam stated he did not think the airport was in the noticing distance, and he had not heard anything, and would not be able to comment on that, without more time and gathering more information.

Jim stated we should take care of that before...

Adam stated there are a few things;

* the noise, and hopefully you guys will be able to provide that by next month's meeting.

*Comments from DOT

*Airport concerns

we definitely need answers to, before we can make an informed decision.

Andy asked if Adam could explain the mitigation area or do we need that too?

Adam stated he could get that too, he had a conversation with Jason, our attorney, about that and he explained it doesn't impede neighboring properties from developing, it doesn't prevent it outright in that mitigation area, but what it does require is whoever is applying for the permit, to provide the mitigation necessary to not take the gun range out of compliance.

Andy stated, it would be on the neighboring owner, not the range owner.

Adam showed on the overhead, the 87A.04 Mitigation Area information in his staff report, again.

Roger, neighbors are 1/4 mile away, not too many days they are not shooting, and there's a little hill between them, and Roger's dog hates guns with a passion, and doesn't even hear them.

Andy has serious concerns, about some language in the airport zoning standards he was able to scan through. Some language that can easily be construed, that is preventative.

Jim mentioned they should table this for more information and get some questions answered and go any further.

Andy motioned to table, to collect more information, and Roger seconded.

Roger, how much on the time line?

Adam, new deadline is August 1st, so we would have the July meeting to give the commissioners ample opportunity to look at this too.

Jim confirmed that's the deadline with the application to extend it.

Adam, right, but the applicant may extend it further if they want to give more information, but from our side, by Statute, we have 120 days.

Roll call vote commenced as follows:

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

Motion passed to table until next month to collect more information, and go from there.

AGENDA ITEM 2: William & Dawn Vowles: Section 20, Grey Eagle Township **Site Address:** 11734 County Road 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.

William and Dawn were present as the applicants. Stated they are applying for a small, 17-unit seasonal camp ground, with water, sewer hook ups, small building for an office. Seasonal, Spring to Fall.

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

Proposed Condition(s):

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 obtain a Construction Stormwater Permit prior to the start of any construction on the campground.
5. Grading of the land and construction of the central office facility must be conducted in a fashion that directs stormwater away from the public roadway.
6. The campground shall be limited to seasonal operation. The campground is restricted to opening no earlier than **springtime to early fall. (Will be edited upon Planning Commission Recommendation)**
7. Campground shall maintain no less than 50% common open space.
8. Applicant shall abide by all other applicable standards including but not limited to the Minnesota Department of Health.

Correspondence received: Yes, these letters may be viewed in full at the Planning and Zoning office upon request.

Loren Fellbaum from Public Works was read out loud by Adam.

Storm water quantity from Deja Anton was read by Adam.

Dave Barton letter was read by Adam and photos passed around for the board.

Jim asked Adam if we had an answer to the neighbor's hunting question?

Adam stated he did not have a chance to get in touch with one of the conservation officers yet, but could still do that.

Public Comment:

Dave Barton was present and explained the photos to the board from correspondence hand-out and how the water is draining across their three properties from the culvert under 47 then down into the lake. Concerns of his property flooding from drainage, due to the sandy foundation was expressed. (also used his wife's 3 min. to talk) What does the future look like if we do approve this and do not have any other plans for the waterflow or holding ponds, extra rocks for his property, this will just cause more problems for them and the extra sediment into the lake.

Ben Hinnenkamp asked Adam to show Deja's water flow arrows map and stated all the water goes into the ditch even if it goes into the wetlands, goes through tile, goes through Dales, it all ends up in the same area, and is not getting redirected at all. Not against people doing what they want to do on their property but this very sensitive his property. Only 6 acres, he believed was zoned for campground, 3 wetlands, elevations 20' to 30' from the highest point down to the road. There's a water inlet that goes into the lake where all the run-off goes into, and seventeen campers will be less than a thousand feet from that inlet. It is only 333 feet wide, so gives no room for a buffer for parcels on either side. Twenty houses/cabins within a half mile of it, and has not heard one person who is in favor of it within a half mile. This property was purchase about two and a half years ago by William and Dawn, and they don't live close to this and don't have to put up with the negative a campground brings. Number of parcels sold that would have been better for a campground. He bought his eleven years ago, the main reason had a lake place on it and 19 acres of prime hunting land. This campground will definitely lower the quality of hunting on his land. Also makes it illegal to shoot a firearm with 500 feet of the buildings or campers without written permission from the campground owners. This is about twelve acres of his land and this is a MN law. Has a copy of that and had an attorney look it up. Campers will bring about 40 cellphones who will be calling in any shooting bothers them during hunting. At some time, this will be a problem. He has a duck pond and switchgrass and three deer stands less than 500 feet. If someone calls in and reports a shot that Pam or himself just got a deer, it will be considered an illegal deer which comes with huge fines, loss of deer, gun and three years of license. Last month a member of the public spoke up in support of the campground stating he lives across the road when in fact he lives by Fish Creek. Dawn mentioned not a lot of dirt work. With the road and the camper pads there will be a lot of dirt moved and there should be a wetland determination done before any dirt is moved. If any tile is put in, it will most likely dump the water into the road ditch then into the lake, garbage and all. Not good for the lake. If no tile needed for this plan, it should be part of the conditions that none can go in at a later date. If tile does go in, it should have an environmental impact study on it. He does not think this should be granted, but if it does, it should have a fence around it with one gate out to the road, campers gone by October 1st.

James Carstens, Birchdale twp. Supervisor, this is not in Birchdale township but a lot of concerned residents. Thanked the board for providing information to the public. He took Saukinac and Birchwood which are campgrounds, ran the tax value comparisons back to the County and the township. Birchwood has a 7-acre parcel with 34 sites. \$484.00 to County and \$171.29 to the township, estimates \$5.00 a car per year for road maintenance \$14.23 for the County level. Saukinac on the full value, which has a restaurant of \$821,000 value came to about \$33.00 for the County and \$4.00 for the township. Birchdale has a 1.2 million-dollar road project coming up so they have had to raise their levies for the last few years and will have to continue to raise their levies for road maintenance, a big issue. Yes, seasonal, but the additional travel on the roads is during the prominent time of year when it causes the most damage to the roads. He stated a better use of the residence would be a \$600,000 house with shed and would generate about \$2,500 for the County and \$590.00 to the Township compared to a campground. He guessed there was an impact on people buying groceries and gas, but this is the most southern portion of the Todd County and most of the people would come from Stearns County in that area to buy their stuff.

Gloria Plombon, a small cabin on Big Birch to the SW. Several years ago, a walking trail project was refused by the general public. She stated her son was hit on his bike, sprained his ankle and was ok after that but he wouldn't go on the road anymore. She has walked on the road many times and it is not safe. You get a lot of campers and whatever coming and going, someone is going to be injured or killed. Look back at the records

and they were told by Todd County gals to make this porous, and she told them they have all this sand already getting tracked into the cabin. It's that simple. Two septic systems in the road right away. Should put the cabin up front and the biffies in the back. If something happens there, it is flowing into the lake too. Just mowed and picked up a lot of garbage that people just throw. She stated they put up for years, people coming down, camping and then go and leave the mess and abandoned their pets after Labor Day, and watch them starve. The septic system should be thoroughly checked as, they have follow the strictest rules on septic. Have had the Sheriff out there several times.

Beth Hendrickson owner of property 11707 Co. 47 and described the water flow during heavy rainfall and how a heavy rainfall is an issue. Agreed with the lack of safety on the road, as her neighbor was also hit and now scared to walk on the road. Not a minimal impact, and will increase the noise during the 4th of July season.

Suzette Smith, borrowing minutes from Chris Hendrickson of the public, read her correspondence with a correction, the storm water run-off currently flows from the NE corner of the Vowles' property and requested a post construction demonstrated effective final grading/drainage plan in containing increased flow of water on the Vowles' property (holding ponds, etc.). This letter may be viewed in full, upon request, at the Planning and Zoning office.

Collette Hendrickson had Adam show the video of how the back up of water onto their property after an inch of rain in 25 minutes and floods her whole back yard, to support her water issues claim.

Dale Gangl, would like to see a fence around the campground as part of conditions and also it will not become a mobile home park at some point.

Board discussion:

On Site Visit Report: Roger reviewed his site visit report. This report may be viewed in full, upon request, at the Planning and Zoning office. He stated having a campground there would be better than a farm field and knows it runs off when you have hills. That water is coming through without any campers and may increase flow due to extra impervious. State Aid Hwy, can talk to County to widen the road. Septic system is holding tanks only. Need BMP's during construction and sees no good reason to not having this go through.

Andy commented how most of the water seems to be coming from the North on the lake side of 47.

Dawn Vowles stated when talking to Deja, she was told there would be more of a concern if a big house and shed went up on this property rather than the campsites, because they are not doing pavement or concrete or driveways and they have great sandy loamy soil.

Jim stated they just received the camper agreement, and have not had a chance to review it, and would also like to have an answer on the hunting question.

Dawn and William reminded the board the campground will not be open that late in the season. They will be open from May 1st to October 1st. William stated their intentions were to uphold the integrity of the community. They know what they want for a campground and they have seen campgrounds they know they

do not want. Thinks that is a lot of the neighbors' concerns. Everybody who has come up to the podium tonight is the demographic we are looking at, and those are the people they are looking for. The people they know and have come to them and requested it already. He understands the concerns, they have put a lot of work into this and it is going to be a nice addition to the area.

Jim asked the time frame and Adam stated we should try to make a decision by the next meeting so the board has enough time. 120 days would be August 5th.

William informed the board the campground regulations submitted are modeled from a friends' campground in Nisswa, but on a much smaller scale.

Jim stated we could table this so he has time to look this over.

Roger motioned to table, Lloyd seconded.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application is tabled until next month, for more information.

Jim called for a 5-minute recess at 7:25, 7:31 convened.

AGENDA ITEM 3: Angelo & Marjorie Smieja: Section 18, Round Prairie **Site Address:** 23465 & 23468 Ellis Court, Long Prairie, MN 56347

PID: 21-0018900, 21-0018909, and 21-0018908

1. Request Rezone from R-2 to AF-1 Zoning District for agricultural use.

Angelo and Jacob were present as the applicant, wanted to raise a cow or two, one a year for butchering and maybe 20 chickens, and maybe put up a structure and maybe a chicken coop to house them.

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

Proposed Condition(s):

1. Establishment of a feedlot shall require registering with the County Feedlot Program.

Correspondence received: None.

Public comment: None.

Board discussion:

On Site Visit Report: Roger reviewed his site visit report. This report may be viewed in full, upon request, at

the P & Z office, the Planning and Zoning office.

Board discussion:

Roger sees no problem with it and motioned to recommend approval with the one condition and Andy seconded.

Conditions:

1. Establishment of a feedlot shall require registering with the County Feedlot Program.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on June 17th, 2025.

AGENDA ITEM 4: Daniel Tomsche: Section 23, Birchdale Township, **Site Address:** 27246 State 28, Grey Eagle, MN 56336, **PID:**03-0018600 & 03-0018602

1. Request for CUP to construct a 276' X 128' total confinement barn for 350 head of dairy cows >1,000 lbs. and add a 5.2M gallon, HDPE lined earthen basin for manure storage. Animal Units will increase from 960 AU to 992 AU in AF-1 and RT Zoning Districts

Daniel and Myles Tomsche were present as the applicants. Myles stated they are applying to expand our barn at the Ward Spring site, and to make a manure pit and leche holding area in that facility, as well. They are only increasing the animal units by 32, they are just repurposing animal units for more milk cows on the site and a contained barn expansion.

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

Proposed Condition(s):

1. Issuance of an Interim Permit from the County Feedlot Program and correction of non-compliances shall be completed prior to stocking of additional animal units.
2. Expansion to the existing liquid manure storage area shall consist of no less than 12 months storage.
3. Air quality exemption notices shall be provided to Todd County prior to all future manure application events.
4. 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.
5. Open lots north of component 3 will remain in nonuse until further permitting is acquired.
6. Permits for construction will be issued following a receipt of acknowledgement by the DNR that the Livestock Appropriations Permit has been updated or covers the proposed numbers.
7. Applicant must abide by all other applicable federal, state, and local standards.

Correspondence received: Yes. These letters may be read in full at the Planning and Zoning office upon request.

Steven Gudgell, president of Little Birch Lake Association.

Deja Anton, manager from County Feedlot re: Ward Springs

Public comment: None.

James Carstens, Birchdale Township Supervisor stated the Tomsches attended their last month's meeting, and had the largest attendance at the meeting (not because of this) and not many concerns from that meeting after presentation from Tomsche, and had a pretty positive meeting on this project. Dale communicated with Tomsches about the project and helped inform the township about it.

Dale Ahrens, supervisor, Birchdale Twp. had a couple questions, asked Adam to explain condition #1.

Adam explained the interim permit is going to apply here, and they cannot stock the building until the non-compliance is addressed.

Dale, was curious where they are going all this manure.

Daniel stated he is working with Aherns, Ronnie and Bussman and have other neighbors that have signed up to take manure.

On Site Visit Report: Roger reviewed his site visit report. This report may be viewed in full, upon request, at the Planning and Zoning office.

Board discussion:

Roger stated got a nice operation and take good care of it and makes it look nice.

Andy asked about proposed conditions from Deja.

Adam explained for the feedlot program, Deja listed four conditions for the board to consider as conditions for the CUP.

Andy asked if those are things we might be adding to our conditions?

Adam, right, and read through the four conditions again.

Andy asked in order for them to get the feedlot permits, they have to have a manure plan and all of that?

Adam, yes, and it sounds like the application is complete, they have submitted the manure management plan, they just haven't had time to review it.

Jim stated a lot of that is covered in Adam's first condition.

Adam, right, some of that has a little bit of overlap.

Andy is wondering if we need to add anything more based on that.

Adam stated #4 may be a good one for consideration, open lots, and that's another thing, Deja wanted to point something out, had noted tile intakes and noted an area that is not the best place for a feedlot, they could graze it or whatever, but not a good area for a feedlot because of the amount of water that comes across there. So, condition #4 of Deja's could be added to ours as #6.

Jim agreed.

Adam added it, and stated #2 the Waters Withdrawals permit, should be added, and prove that it has been done, before they move on, so it will no longer be of concern to us.

Daniel stated talking about the lot to the north, Deja had mentioned that, and he has already pulled the fence off and planted corn there. Haven't been using that lot.

Andy stated this just puts it in writing.

Tim covered it pretty well, nice to have Deja's recommendations on that, and was glad she was out there on site.

Roger motioned to approve, with conditions proposed, & Andy seconded.

Conditions:

1. Issuance of an Interim Permit from the County Feedlot Program and correction of non-compliances shall be completed prior to stocking of additional animal units.
2. Expansion to the existing liquid manure storage area shall consist of no less than 12 months storage.
3. Air quality exemption notices shall be provided to Todd County prior to all future manure application events.
4. 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.
5. Open lots north of component 3 will remain in nonuse until further permitting is acquired.
6. Permits for construction will be issued following a receipt of acknowledgement by the DNR that the Livestock Appropriations Permit has been updated or covers the proposed numbers.
7. Applicant must abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on June 17th, 2025.

AGENDA ITEM 5: Emanuel J. Yoder: Section 11, Bartlett Township **Site Address:** 49475 Thorn Apple Road, Aldrich, MN 56434 **PID:** 01-0011100

1. Request to Operate a Wood Working Business in AF-2 Zoning District.

Emanuel Yoder and Levi Hershberger were present as the applicants, Emanuel stated his son-in-law had a crazy idea of building trusses.

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

Proposed Condition(s):

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: None.

Public comment:

Dale Gallenberg stated he and his wife are recent land owners to the area, 40 acres directly to the East, and have absolutely no concerns, and have full support of application, for the record.

On Site Visit Report: Roger reviewed his site visit report. This report may be viewed in full, upon request, at the Planning and Zoning office.

Board discussion:

Roger, good place for the business.

Jim, pretty basic application.

Andy motioned to approve, with the 3 conditions, Lloyd seconded.

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

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on June 17, 2025.

AGENDA ITEM 6: Jodi Marohn: Section 25, Hartford Township **Site Address:** 28333 284th Street, Long Prairie, MN 56347 **PID:** 12-0030200

1. Request to open an indoor riding arena with up to four RV campsites in AF-1 Zoning District

Jodi was present as the applicant and explained she had built an 80' x 120' arena, with six outlets outside and wants to be able to allow people to come there and ride and also just the four campsites. Does have dirt issues she is dealing with and explained the areas with wetland issues. Joey, Environmental scientist from Widseth will be out to let her know how much wetland she does have and how many credits she will need to buy to do the dirt work. She will have Chad Twardowski doing the dirt work and is also working on an application with Kasen at SWCD.

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

Proposed Condition(s):

1. Total campsites shall be limited to 4. Additional campsites shall require the review of the Planning Commission.
2. There shall be no parking within the road right of way.
3. There shall be no loading or unloading of animals or supplies within the road right of way.
4. Bathroom facilities and storm shelter shall be provided for all campsite attendees.

Correspondence received: Yes. These letters may be read in full at the Planning and Zoning office upon request.

Township of Little Elk was read by Adam. (two)

Jeff and Karen Twardowski, that Adam read.

Public comment:

Kimberly Cook, 284th Street, took yrs. and yrs. To get gravel on that road, and it is really nice. Traffic to get to that arena, google maps can't find it and would have to go past her house to get to the arena. She built it on a swamp, two approaches, very dangerous, she has grand babies and there are children in the neighborhood, watched Wayne haul gravel for a month, and she thinks it should be denied.

Adam commented Jodi is working with Kasen, certified, with the County on the wetland delineation and has met with Jodi several times, also she has expressed she is working on the delineation so we can condition this on that delineation be completed. He explained the wetland inventory maps. More discussion on the placement of the arena in reference to the wetlands.

Wayne Carstenson, former twp. board member and is here to support and see know problem with it. Has a letter from Henry Becker support letter, all board members support, see no problem with it. Mentioned if the ditch was cleaned out across from the property, the water would be kept away from that side of her property.

Adam read Wayne Becker's letter, Harford twp.

Tim Twardowski, lives across the road and has a few issues, when building permit issued, if this is a commercial business, this should be zoned commercial and taxed commercial, and undue burden 17 feet wide, water on each side. Lived here all his life, it is a wetland, and will have to bring fill in to turn pick-ups and trailers around. Three approaches there, how are all three put in without proper approval and culverts. Narrow roads, extra traffic, pick-ups and trailers, horses on roads, the parking is going to be an issue, and maybe that is going to be resolved. Horses will be scared from tractors, and liability issues with horses, and there will be issues. If granted should be conditions to limit the risk for the people who live in the area, no horses on the road, Businesses have to follow the rules, raise the taxes to have road up keep. Out houses or holding tanks, septic system? No Site plan on what is going to be done. Would like to visualize how it is all going to be.

Tom Kroll, submit a letter when he is done. Has concerns the map drawn inaccurately doesn't even come close, wetlands are not delineated, not showing parking spots for campers, for the horse trailers, mud up to hubs, really hope you postponed this application until full design of what is going to happen. Stated it seems odd we would issue an accessory structure for a private arena and now converting to a business.

Soils map and follow the contours, according to NRCS, 79 inches of muck, over peat, over muck, certainly big equipment will sink, once you draw an accurate picture of the building there, you are not going to have much room. Going from rural area to camp site zone is a possible violation of C-1 of the Ordinance, changing our general welfare. With soils mentioned, possible violation of C-5 and C6, page 44. Horses have no place to go. Not a very fancy riding arena. No outdoor arena to warm up when your turn isn't in the arena. Horses will be on the road possible violation of C-6 and the site is just not big enough.

Jim stated it was not illegal to ride a horse on the road. No parking or unloading on the road.

Tom mentioned concerns of it becoming an RV graveyard, didn't think this will be a business that helps the neighborhood.

DeAnna Opsal, lives across 285th right with Tim and Tom, with their concerns from personal to business. She repeated the same road concerns and with wetlands, camping sites, no space to turning around, bathroom facilities? Limitations on how long can they stay, ATV's, loading and unloading and using their property to load and unload. Let the campers camp in applicant's yard. Too much, not really conducive to the neighborhood.

Linda Cook, SW corner from applicant, she has a big tractor that takes up the whole road, knows how wet the field was in 1983, has same concerns as all the rest. Dust concerns, room concerns, totally against this, riding arena is fine just not the campers. Is Roger the only one that does anything?

Jim explained they take turns going out on site visits, and Roger went on the site visits this month.

Cory Georges, only couple concerns, culverts on the three approaches. After the rain this past week, he noticed water in those ditches and knows this is a township thing, and sounds like they may have already addressed that. Please have trash pickup if this is granted. He has new modern tractors that are big and wide, and concerns with meeting more traffic on a very narrow road, what are they supposed to do? Encourage all to visit the site for good practice. Felt everyone has the right to use their property how they want, as long as they follow the certain needed terms.

Jim Woeste, referred to the wetland photo, he cut hay and never had a problem in the dark brown, soft but no problem, there is traffic in farm country, one more trailer is not going to make a difference.

Tom Kroll, finds the staff recommends approval of this with inadequate information, to please post-poner this, make a site visit, really make sure the wet soils are not a problem. Give yourselves enough time to really review this.

Board discussion:

On Site Visit Report: Roger reviewed his site visit report. This report may be viewed in full, upon request, at the Planning and Zoning office.

Roger added her decision as to what she is going to with the low ground to make sure they can get in and out of there, he lives down south and have horses on the road all the time and usually with buggies behind them, can't even count the families. Traffic brought up and cannot foresee that much more traffic with only four campsites. Lives on County road, now tarred, and raised 4 kids and the kids and the dog were trained not to go on the road. Old fashioned, don't like to see all these houses out in the country. She has a good spot, took a lot of dirt for the building and probably have to put in some more so campers can get in and out and park.

Lloyd, are the campsites next to the building?

Jodi, yes. Referred to her drawing, 120 feet long with three road approaches, with either drain tiles or culverts, whatever Chad feels is needed. Plenty of room for entrance and exit for the campers and trailers to turn around. She has removed more garbage out of there already, than there will ever be there again. Has a dumpster already. There are ATV's and more Semi's hauling all day long, she is respectful of big equipment, without the same respect back. Yesterday a tractor and a semi came down the road at the same time and is that her problem? If it wasn't a problem yesterday, why would it be a problem if she has a trailer on the road? Won't need a holding tank for four campsites. She doesn't plan in this being a big hoopla, it is going to be Low key, no partying allowed, lights out at 10pm M-Th and F and Sat until 11 pm. People in the horse world are not partying and staying up all night. As far as the wetland, she is addressing that completely and working with and following and working with Kasen, Joey and Planning and Zoning, getting more educated with these wetlands. Planning on attending the Soil and Water meeting on June 12th if it is open to the public and becoming very educated and knowing what her rights are.

Jim asked if she was getting that wetland delineated and asked to see the copy of her sketch.

Jodi, yes, and showed the copy of sketch to board and explained the lay out.

Jim asked she talked to the township?

Yes, to Hartford, and was approached by Little Elk Township, as well, and will attending a town board meeting there too. She stated she was told by Todd County only Hartford meeting needed to be attended.

More discussion on the layout of the campsites and arena.

Kroll asked if the board could make a decision on a document the public does not have access to?

Jim stated the board has not decided on a decision yet.

Adam explained delineation of the wetland boundary is conducted by a certified person and it is a formal process where they look at soils, they look at hydrology, they look at vegetation to specifically establish and are creating a line or boundary of where that wetland is.

Jodi added she can use up to one tenth of that wetland before she has to buy credits from a bank.

Adam added under Rule you are exemptions, you are allowed a certain amount of impact, without buying credits, and we could go on and on about wetlands.

Jim would like to see the official wetland delineation, and what is going to need to be filled, plus correspondence from Little Elk town board on the driveways before we...

Andy, number six on the staff report that adequate measures have been taken for parking, will have to wait until the wetland is delineated so you know how much you can use, etc.

More discussion on wetlands.

Jodi stated it will take about two months for the delineation.

Jim has to have that before.

Andy, limit over a certain number you have to have holding tanks?

Adam explained if Jodi does not have water, she does not need a holding tank for the sites. MN dept of health standards apply when you get to five or greater number of campsites. So those standards don't apply for less than five sites.

Andy, so, this is considered somewhat primitive.

Adam, sure. Adam offered his card to the public for more information on the topic of wetlands.

Andy made a motion to table for delineation and a better plan for traffic information until July meeting, seconded by Lloyd.

Roll call vote commenced as follows:

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

Motion carried. Revisit next month for more answers

Roger motioned to adjourn, Andy seconded, voice vote, no dissention heard, motion carried and meeting adjourned 9:05 PM.