MEETING MINUTES
POPE COUNTY PLANNING ADVISORY COMMISSION
Thursday July 28, 2022

The Planning Advisory Commission convened in regular session on Thursday, July 28, 2022 at the Pope County Courthouse, 3rd floor Meeting Room.

Members Present: John Messenger (C), Ivie Cooley (VC), Roger Isdahl, Ron Feigum, Ted Kannegiesser, Larry Lindor (County Commissioner) and alt Paul Gerde (County Commissioner)

Other Officials Present: David Green and Jessica Hill (Land & Resource Management staff)

The meeting was called to order by Chairperson Messenger at 7:29 p.m. with the following items being addressed by the chair:

Additions and Corrections to the Agenda
There were no additions or corrections to the agenda.

Review minutes of June 23rd, 2022 Regular Meeting
The minutes of the Planning Advisory Commission meeting held on Thursday, June 23rd, 2022 were submitted for approval. Motion by Feigum to accept the minutes as written. Motion seconded by Cooley. Motion carried with no dissenting votes noted.

Review minutes of July 14th, 2022 Special Meeting-Public Hearing
The minutes of the Special Meeting of Planning Advisory Commission held on Thursday, July 14th, 2022 were submitted for approval. Motion by Isdahl to accept the minutes as written. Motion seconded by Kannegiesser. Motion carried with no dissenting votes noted.

General Business
Commissioner Gerde notes that the Pope County SWCD is offering free nitrate testing at the upcoming fair and encourages people to bring their water samples in.

Tabled/Old/Other Business:
Ordinance Amendment – Section 10.3.6

Director Green provides a summary of the proposed ordinance amendment and the process including the comments received at the July 14th Public Hearing. Director Green notes that written communication was received from the group Mothers and Others. Cooley request that the comments and issues raised in the Mothers and Others communication be read aloud. A question is raised, "can some of the items identified be handled through the application and permitting process?" Director Green responds in the affirmative. Cooley asks for clarification on the duration of the permit. Director Green states that a permit is not necessarily issued for a specific time period i.e., 6 years. The Board, based on recommendation from the Planning Advisory Commission, can establish the length of a permit. It could vary based on the topographic and/or environmental situation or permitting history with a particular property owner/operator. Cooley comments about the discrepancy between what the PAC recommended in regard to

setback from municipality (1/2 mile) and what the Board adopted (1/4 mile) for the land use activity described as Winter feeding during the adoption of the original ordinance language. A motion is offered by Kannegiesser to recommend approval of the proposed ordinance amendment language as presented. The motion is seconded by Isdahl. The motion is supported with no opposition noted.

New Business

IUP-RV, applicant LeAnn Chlian (PID 08-0307-009)

Chairman Messenger introduces the item followed by staff report as presented by Director Green. As part of the staff report presentation, Green provided to the Planning Advisory Commission copies of communications that were received after the development of the staff report including a letter from "Concerned Citizens for Lake Minnewaska" and a letter from Brit Brouillard, attorney representing "Affected Property Owners". Staff concludes that a recommendation of approval with conditions is appropriate. The applicant LeAnn Chlian was given an opportunity to address the Planning Advisory Commission. She described that she has a permanent residence nearby and only uses the parcel for lake access. She wants to be able to leave the RV onsite for intermittent use because of the difficulties in moving it in and out on a regular basis. That would be more impactful to the neighboring property owners. At 8:07 p.m., Chairman Messenger declares the Public Hearing to be open. There was no testimony received in support of the proposal. However, Scott Hinde, affected property owner, did voice an objection to the proposed land use. He offered some legal and fundamental concerns that he had. He discussed road maintenance and traffic patterns, stating that traffic had significantly increased since the parcel had been used as a camp site. Hinde stated that he observed a significant traffic increase in 2020 counting at least 400 uses near their home. He stated that he had children and animals and that speed is a hazard. He also mentioned that the property owner had a generator that she ran and that the noise was annoying. He went on to discuss the 2004 purchase decision that he made for his Bass Beach Road property and that he had discussion with township and county officials regarding the effect of further development as it relates to the Bass Beach Road. He was made to understand that a new access road would be required if there were to be further development beyond his property where the public right-of-way ends. He concludes by stating that at a minimum he would appreciate it if the PAC would adhere to the conditions as identified in the staff report. At 8:17 p.m., the Chairman declares the Public Hearing to be closed. Commissioner Lindor discusses the conditions as provided in the staff report. Cooley inquires as to how often the generator is used. Chlian replies "not much, only when air conditioning is necessary". Cooley states that "I can see how the noise could be annoying". Commissioner Gerde points out how close some of the cabins are to each other along the lake shore and some have window air conditioners that would make nearly as much noise. Commissioner Lindor makes the following motion: *Based upon the information and conditions as*

presented in the staff report, and facts as gathered this evening, I move to offer a recommendation of approval of the Interim Use Permit. This motion is seconded by Kannegiesser and supported by a unanimous vote of all members present.

CUP-Accessory Structure, applicant Gary Koubsky (PID 09-0166-003)

Chairman Messenger introduces the item followed by staff report as presented by Director Green. Staff concludes that a recommendation of approval with conditions is appropriate. The applicant Gary Koubsky is offered an opportunity to comment on his request. He states that he intends to put his tractor, camper, fish house and other such items in the shed instead of keeping them out in the yard. Commissioner Lindor asks if he had talked to his township official yet. He stated that he did but that he felt that there were some miss communications that he received. He stated that he understood that he would have to address permitting with the township as well. At 8:32 p.m., Chairman Messenger declares the Public Hearing to be open. There was no testimony received either in support of or against the land use request. The Chairman closes the Public Hearing shortly thereafter. Site Team Report: Feigum stated that he thinks that "it will work there." Messenger commented that "there will be exposure to the north and that the site could use some screening." Feigum recommends that he use tall shrubs like lilac bushes. Koubsky responded that he was already planning on planting a dozen or so trees and bushes around the shed site. Isdahl makes the following motion: *Based upon the information and conditions as presented in the staff report, and facts as gathered this evening, I move to offer a recommendation of approval of the Conditional Use Permit provided that the conditions as identified in the staff report are complied with.* This motion is seconded by Cooley and supported by a unanimous vote of all members.

IUP-Glenwood Gravel Pit, applicant Hancock Concrete Products LLC. (PID 09-0232-003)

Chairman messenger introduces the item followed by staff report as presented by Director Green. The Director states that the PAC has a lot of information to review and consider for the proposed project, and due to the timeliness (late/short) in which that information had been received, that it would not be fair to them, the applicant or other concerned parties to make a decision at this point. Green also described the ongoing EAW process that was still in comment period. So, staff recommended that tabling the item was the most prudent action that the PAC should take. The applicant does not provide comment in agreement or disagreement with the staff recommendation. The Chairperson declares the Public Hearing to be open. However, there was no public in attendance at this point and therefore there was no testimony received either in support of or against the land use request. The Chairman closes the Public Hearing shortly thereafter. Commissioner Lindor makes the following motion: *I move to table the IUP request until the next regularly scheduled meeting.* This motion is seconded by Cooley and supported by a unanimous vote of all members present.

Adjournment 9:08 pm

Motion by Feigum to adjourn the Planning Advisory Commission meeting with a second by Isdahl. Motion carried with no dissenting votes noted. Chairman Messenger adjourns the Planning Advisory Commission meeting at 9:08 pm.

Respectfully submitted,

David Green/Director
Pope County Land & Resource Management