MEETING MINUTES
POPE COUNTY PLANNING ADVISORY COMMISSION
Thursday June 23, 2022

The Planning Advisory Commission convened in regular session on Thursday, June 23, 2022 at the Pope County Courthouse, 3rd floor Meeting Room.

Members Present: Ivie Cooley (Acting Chair), Mark Halls, 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 Acting Chairperson Cooley at 7:45 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 May 28th, 2022
The minutes of the Planning Advisory Commission meeting held on Thursday, May 28th, 2022 were submitted for approval. Motion by Lindor to accept the minutes as written. Motion seconded by Feigum. Motion carried with no dissenting votes noted.

General Business
No general business to discuss.

Tabled/Old/Other Business:
CUP-Accessory Structure, applicants David and Pamela Foster (PID 07-0278-600)

This item was tabled during the previous meeting (May 28th) to allow the applicant to seek input from emergency service providers (fire-ambulance) in regard to access to the residential structure if the accessory structure was constructed as proposed. Pamela Foster, applicant, stated that they had spoken to Chief Mora and Paul Hippi, of the Starbuck Fire department. Foster stated that Hippi visited the site and said that in the event of a fire that they would not need to have direct access to the house for their trucks. The fire trucks would probably be parked in the road and hoses dragged in if need be. So, the condition of a 20 wide access route between the garage structure and property line, for purposes of access, would serve no purpose for fire department access. Isdahl asks question about ambulance access. Foster stated that they would just use a gurney if need be. Relating to the discussion of emergency vehicle access, there was further discussion about the distance from the NW corner of the proposed garage to the edge of the property line. Feigum offers to amend condition #2 by reducing the width of the access to fifteen (15) feet and makes the following motion: Based on the information as presented in the staff report and facts as gathered this evening at the May 28th meeting, I move to offer a recommendation of approval provided that the conditions as identified in the staff report and as

amended this evening are complied with. This motion is seconded by Kannegiesser. The motion is supported by a unanimous vote of the Planning Advisory Commission.

Discussion-Ordinance Amendment – Section 10.3.6

Director Green makes statement to Planning Advisory Commission regarding the scope and impact of the proposed ordinance amendment. Green suggests that a special meeting be scheduled to discuss the proposed amendment. It was agreed that a special meeting would be scheduled for July 14th to discuss the amendment

New Business

IUP-RV, applicant Corey Felber (PID 02-0561-000)

Acting Chairperson Cooley introduces the item followed by staff report as presented by Director Green. It is explained that the Felber family lost their lake home to a fire and are in the process of cleaning up the debris and planning to rebuild. However, this process will take some time so Felber would like to keep an RV onsite throughout this project. Staff concludes that a recommendation of approval with conditions is appropriate. Mr. Felber was given an opportunity to address the Planning Advisory Commission. He stated that the Directors comments were accurate and that they did not plan to keep the RV onsite any longer than necessary. At 8:12 p.m., the Chairperson declares the Public Hearing to be open. Sandra Flom, neighbor, encourages the Planning Advisory Commission to approve of this request. With no other testimony received either in support of or against the land use request, acting Chairperson Cooley closes the public hearing. 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 Conditional Use Permit.* This motion is seconded by Feigum and supported by a unanimous vote of all members.

IUP-RV, applicants Kenneth and Janice Hinz (PID 09-0409-105)

Acting Chairperson Cooley 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 Ken Hinz is offered an opportunity to present his request. He states that he has fished this lake for five decades. He has no immediate plan to construct a permanent residence on the parcel and that he intends to keep the RV in place onsite from May through September 30th. At that point he will put it into storage for the winter months. Halls asks a question regarding if there was a difference if this was a Park Model. Director Green responds that the department would consider a park model a permanent structure. At 8:20 p.m., the Chairperson declares the Public Hearing to be open. There was no testimony received either in support of or against the land use request. Acting Chairperson Cooley closes the Public Hearing shortly thereafter. Kannegiesser 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 Isdahl and supported by a unanimous vote of all members.

CUP-Accessory Structure, applicants Eric and Sandra Flom (PID 02-0241-102)

Acting Chairperson Cooley introduces the item followed by staff report as presented by Director Green. Staff concludes that a recommendation of approval with conditions is appropriate. However, Director Green raises the question of local comps. There may be an impact based on lack of local comps for comparing neighborhood value in the case of these non-riparian lots that are being developed in the absence of a primary residential structure. The applicants Eric and Sandra Flom are offered an opportunity to present their request. Sandra states that they have owned property on Lake Amelia for 24 years and now want to make their lake home their permanent residence. Therefore, they need more storage space. She goes on to describe the neighboring shed and that theirs will look similar and include some landscaping. At 8:30 p.m., the Chairperson declares the Public Hearing to be open. There was no testimony received either in support of or against the land use request. Acting Chairperson Cooley closes the Public Hearing shortly thereafter. Site Team: Kannegiesser states *that's the spot to put it.* Feigum 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.* This motion is seconded by Kannegiesser and supported by a unanimous vote of all members.

CUP-Accessory Structure, applicants Ronny and Norene Schlueter (PID 02-0183-109)

Acting Chairperson Cooley introduces the item followed by staff report as presented by Director Green. Director Green reiterates the local comps issues as raised in the Flom consideration. He said that it would be best if the accessory structure were to be located in a manner that provides for future development of a primary residential structure. Staff concludes that a recommendation of approval with conditions is appropriate. The applicants Ronny and Norene Schlueter are offered an opportunity to present their request. They said that their building will be far enough back such that a primary residence could be constructed within the minimum development standards. They need the building for their stuff including boat and car storage. At 8:35 p.m., the Chairperson declares the Public Hearing to be open. There was no testimony received either in support of or against the land use request. Acting Chairperson Cooley closes the Public Hearing shortly thereafter. Site Team: Kannegiesser states: *Lot is wide open and the shed will be next to an existing shed. Looks fine.* Feigum states that *it's a good place but worry about the snow.* Kannegiesser comments that *it's a good spot* and suggested bringing in gravel for the drive. Isdahl make an observation stating that because the Planning Commission hears so many of these types of applications that maybe the ordinance needs to be changed. Director Green comments that the ordinance had been recently changed. And that there is still good reasoning about having the Planning Commission and Board decides these matters.

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 Conditional Use Permit.* This motion is seconded by Kannegiesser and supported by a unanimous vote of the Planning Advisory Commission.

Adjournment 8:40 p.m. Acting Chairperson Cooley seeks motion to adjourn the Planning Advisory Commission meeting. Motion to adjourn is offered by Isdahl with a second by Kannegiesser. Motion carried with no dissenting votes noted.

Respectfully submitted,

David J. Green

David Green/Director
Pope County Land & Resource Management