MEETING MINUTES
POPE COUNTY PLANNING ADVISORY COMMISSION
Thursday July 25, 2019

The Planning Advisory Commission convened in regular session on Thursday, July 25, 2019 at the Pope County Courthouse Community Room.

Members Present: David Henke, Ronald Feigum, Mark Halls, and Brian Jergenson
Other Officials Present: David Green (Land & Resource Management Director) Shelley Cameron (Sr. Administrative Associate) and Cody Rogahn (C.C. alt)

The meeting was called to order by Vice Chairman Jergenson at 6:48 p.m.
The following items were addressed by the chair:

Additions and Corrections to the Agenda
A motion was made by Vice Chairman Jergenson to strike #7 (Ordinance Amendment Discussion) from the agenda. Motion seconded by Henke.

Review Minutes of June 27, 2019
The minutes of the Planning Advisory Commission meeting held on Thursday June 27, 2019 were submitted for approval. Motion by Henke to accept the minutes as written. Feigum seconded. Motion carried.

CUP-Dale Craig

Vice Chairman Jergenson introduces the item. Applicant Dale Craig is present. Director Green presents staff report with a recommendation to approve the application with the condition that the Agriculture Zone (Right to Farm) Acknowledgment form be signed and returned to the Land & Resource Management office. Vice Chairman Jergenson asks if the applicant has any additional comments. Applicant has no comments. Vice Chairman Jergenson opens to the public asking if there "is anyone speaking for this?" None noted. Vice Chairman Jergenson asks if there "is anyone speaking against this?" None noted. Vice Chairman Jergenson closes the public hearing. Comments from the site team indicate that they have no objections or concerns. Vice Chairman Jergenson seeks a motion. Feigum states "based upon the Findings of Fact as presented in the staff report, I move to offer a recommendation of approval." Commissioner Rogahn seconded. Motion carried with no dissenting votes noted.

CUP-Wade & Nissa Larson

Vice Chairman Jergenson introduces the item. Applicant Wade Larson is present. Director Green presents staff report with a recommendation to approve the application with conditions stated in staff report. Vice Chairman Jergenson asks if the applicant has any additional comments. Applicant has no comments. Vice Chairman Jergenson opens to the public asking if there "is anyone speaking for this?" None noted. Vice Chairman Jergenson asks if there "is anyone

speaking against this?" None noted. Vice Chairman Jergenson closes the public hearing. Comments from the site team indicate that they have no objections or concerns but question the width needing to be 25 feet. Vice Chairman Jergenson seeks a motion. Commissioner Rogahn states "based upon the Findings of Fact as presented in the staff report and 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." Henke seconded. Motioned carried with no dissenting votes noted.

CUP-Jeremy Colsen

Vice Chairman Jergenson introduces the item. Applicant Jeremy Colsen is present. Director Green presents staff report with a recommendation to approve the application with conditions stated in staff report. Vice Chairman Jergenson asks the applicant if they have any comments to add. Applicant has no comments. Vice Chairman Jergenson opens to the public asking if there "is anyone speaking for this?" None noted. Vice Chairman Jergenson asks if there "is anyone speaking against this?" None noted. Vice Chairman Jergenson closes the public hearing. Comments from the site team indicate that they have no objections or concerns. Vice Chairman Jergenson seeks a motion. Feigum states "based upon the Findings of Fact as presented in the staff report, I move to offer a recommendation of approval provided that the conditions as identified in the staff report are complied with." Commissioner Rogahn seconded. Motion carried with no dissenting votes noted.

CUP-Kristy Arneson

Vice Chairman Jergenson introduces the item. Applicant Kristy Arneson is present. Director Green presents staff report with a recommendation to approve the application with conditions stated in staff report. Vice Chairman Jergenson asks the applicant if they have any comments to add. Applicant has no comments. Vice Chairman Jergenson opens to the public asking if there "is anyone speaking for this?" None noted. Vice Chairman Jergenson asks if there "is anyone speaking against this?" None noted. Vice Chairman closes the public hearing. Comments from the site team indicate that they have no objections or concerns. Vice Chairman Jergenson seeks a motion. Feigum states "based upon the Findings of Fact as presented in the staff report, I move to offer a recommendation of approval provide that the conditions as identified in the staff report are complied with." Halls seconded. Motion carried with no dissenting votes noted.

CUP-Laurie Musselman on behalf of Giant Oak Cabin LLC

Vice Chairman Jergenson introduces the item. Applicants Doug & Laurie Musselman are present. Director Green presents staff report with a recommendation to approve the application with conditions stated in staff report. Vice Chairman Jergenson asks the applicants if they have any comments to add. Doug Musselman states "our plan is for sleeping for eight. We have had rental property for the last 15 years. These have been a long term rental versus a VRBO/vacation rental type properties. It goes well because we screen people. We have a vested interest in this as well. Our goal is to have people that are respectful to us and neighboring properties. We would like to

find people that will enjoy the property and the lake. We have had great experiences with people we have rented to in the past. If there was a problem we would not rent to them again." Vice Chairman Jergenson opens the public hearing and first shares written correspondence that was received. First written correspondence from Phyllis Hennen speaking against stating that it is a very quiet and safe neighborhood and would like to keep it that way. Second written correspondence from Sharon & Tom Olejnicak also speaking against stating people on Highview Avenue located here because it was quiet and they knew who was coming down the road at the end of the day and don't want the loud crowd that certain groups would bring. Third written correspondence from John & Kimberly Fragodt speaking against with the major problem being increased traffic. When people rent a place on a lake, they invite friends and family to join them. This would be an increase of traffic, including larger vehicles with boats and/or trailers. In addition there are many kids and animals along the road with a potential safety problems when you combine that with people who are not familiar with the area. Vice Chairman Jergenson asks the public if there "is anyone speaking for this Conditional Use Permit?" None noted. Vice Chairman Jergenson asks if there "is anyone speaking against?" Theresa Peper states "I recently sold my home and bought property three houses down. The reason I bought in this location is because of the small lake and the dead end road. There are children and small animals and it is already tight. There is an incline going up and down this road and this house is at the entire end of the road. I have concerns about tents or campers coming in. I have concerns about the congestion and the increased lake traffic. I am against this proposal." Jennifer Sullivan states "this is our peaceful place. We own a business in Benson. I am against this proposal because we like the peace and quiet." Wendy Aipperspach states when my mother (Louise Martin) who currently lives on Highview Avenue moved from the farm to take in the nature. We are concerned about the noise." Louise Martin states I am against it. My concern is they are not responsible with anything that occurs. There are families moving in with young children in this neighborhood." Alice Bolen states "we have lived here for a lot of years. We love it because it is quiet and you get to know your neighbors. There is a lot of children and animals and we are definitely against it." Jerry Stein states "I am really not wanting a rental property next to mine. The number of people is my concern. It is a quiet, nice and safe neighborhood right now." Bill Bolen states "I want to reiterate about the safety of the kids and there are people with horses. You get to the top of the road and there could be a horse. Too many kids and animals that could be hurt. I live at the bottom of the hill and when people come with boats and what not they cannot turn around because it is a dead end. They use my driveway to turn back out. Last year we had a garbage truck slide down the road. It is bad enough with traffic currently. I am against this proposal." Theresa Peper states "I want to also bring up that you may be sued. You are a limited liability company so what happens if one of your tenants kills a child. I am wondering about the accountability." Vice Chairman Jergenson closes the public hearing. Comments from the site team is that it is limited to small area for parking. Doug Musselman states "We plan to limit to three cars." Henke asks the applicants if they are planning on letting campers in. Doug Musselman states "no. There is no room for campers but there might be a boat trailer. It won't be rented out for bachelor parties and such. We want family renters that will appreciate and enjoy a peaceful place. We plan to have a canoe and kayaks for our renters. We are looking for it to remain a peaceful place. There is a good vegetative screen to the nearest neighbor. It is a very private location. We think it is a wonderful and quiet place and we plan to keep it this way.

We plan to send out letters to neighbors with our contact information so we can make this work. We don't want angry neighbors." Vice Chairman Jergenson seeks a motion. Halls states "based upon the Findings of Fact as presented in the staff report and as gathered her 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. Feigum seconded. Motion carried with no dissenting votes noted.

Al's Cove Prelimiary Plat Review

Vice Chairman Jergenson introduces the item. Applicants Rod Eldevik (surveyor) and Al Drydahl are present. Director Green presents staff report with a recommendation to approve the application with conditions stated in staff report. Vice Chairman Jergenson asks if the applicants have any additional comments. Rod Eldevik states "this is the best way to get a turn around. Double wide turn around and we are also dedicating the 33 feet. The primary function is going to be for storage structures across the road." Halls raises question about lot size and build ability. Vice Chairman Jergenson opens to the public asking if there are any comments for or against this? Mark Dzandzara questions the additional 33 feet of road dedication. Rod Eldevik explains the reason for the dedication of the right-of-way. Mark Dzandzara states "my concern is for drainage. Depending on the landscaping you do, such as driveways and buildings you would have further problems. Is there a storm water plan?" Director Green states "there is no physical development proposed today. The Land & Resource Management office would be sure this is accounted for when individual lots get plotted. There will be erosion control addressed at that time." Harvey Titsworth states "I'm not against. I have a double lot and I have lived there for 20 years and I've seen floods and snow. My problem is there is a brook that drains water from the sloping field and brings with it lots of silt. It is particularly bad this year." Ron Vadnais states "I am concerned about drainage concerns as well. I am looking at the future when they do get developed. Elevations change and easterly drainage is already an issue. We had mud up to our knees and the property was unusable. Please consider the drainage issues that have been identified." Vice Chairman Jergenson closes the public hearing. Vice Chairman Jergenson seeks a motion. Halls states "based upon the Findings of Fact as presented in the staff report and as gathered this evening, I move to offer a recommendation of approval of the Preliminary Plat provided that the conditions as identified in the staff report are complied with. Feigum seconded. Motion carried with no dissenting votes noted.

Tabled/Old Business

There was no old or tabled business.

Adjournment 8:21 p.m. Motion by Henke to adjourn the Planning Advisory Commission meeting. Motion seconded by Halls. Motion carried with no dissenting votes noted.

Respectfully submitted,

Shelley Cameron

Shelley Cameron/Sr. Administrative Associate
Pope County Land & Resource Management