MEETING MINUTES
POPE COUNTY PLANNING ADVISORY COMMISSION
Thursday October 28, 2021

The Planning Advisory Commission convened in regular session on Thursday, October 28, 2021 at the Pope County Courthouse, 3rd floor Meeting Room.

Members Present: Roger Isdahl, Ronald Feigum, Ivie Cooley, John Messenger, Brian Jergenson, Mark Halls, Larry Lindor (County Commissioner) and Cody Rogahn (C.C. alt)

Other Officials Present: David Green (Land & Resource Management Director)

The meeting was called to order by Chairman Messenger at 6:02 p.m.

The following items were addressed by the chair:

Additions and Corrections to the Agenda
Director Green comments that Item 6 F. will be struck from the agenda and discussed at a later time.

Review minutes of September 23, 2021
The minutes of the Planning Advisory Commission meeting held on Thursday; September 23, 2021 were submitted for approval. Motion by Feigum to accept the minutes as written. Isdahl seconded. Motion carried with no dissenting votes noted.

CUP-Daniel Gens

Chairman Messenger introduces the item. Applicant Daniel Gens is present. Director Green presents staff report with a staff recommendation to approve with conditions as stated in staff report. Chairman Messenger asks for any additional comments from the applicant. Applicant Daniel Gens gives a summary of his proposed garage and states "it is a well contained area and the structure will look very nice and fit well in the neighborhood. I have toys to store and this will keep my property looking clean. The sidewalls will be 12 feet with a standard peak." Chairman Messenger opens the public meeting and asks "is there anyone speaking in favor of this?" None noted. Chairman Messenger asks "is there anyone speaking against this?" None noted. Chairman Messenger closes the public hearing. Comments from the site team indicate that they have no objections or concerns. Chairman Messenger seeks a motion. Feigum states "I move to offer a recommendation of approval with conditions as stated in the staff report." Isdahl seconded. Motion carried with no dissenting votes noted.

CUP-Mark & Susan Schuler

Chairman Messenger introduces the item. Applicant Mark Schuler is present. Director Green presents staff report with a staff recommendation to approve with conditions as stated in staff report. Chairman Messenger asks for additional comments from the applicant. Applicant Mark Schuler gives a summary of the type of business and states "we keep it neat and orderly and the structure will look the same as the other buildings on site. It will be used for storage of raw materials, lawn mower and snow removal equipment and such. It should not be any further impact as a land use." Chairman Messenger opens the public meeting and asks "is there anyone speaking in favor of this?" None noted. Chairman Messenger asks "is there anyone speaking against this?" None noted. Chairman Messenger closes the public hearing. Comments from the site team indicate that they have no objections or concerns. Chairman Messenger seeks a motion. Cooley states "based upon the information 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." Jergenson seconded. Motion carried with no dissenting votes noted.

CUP-Darryl Stavem

Chairman Messenger introduces the item. Applicant Darryl Stavem is present. Director Green presents staff report with a staff recommendation to approve with conditions as stated in staff report. Chairman Messenger asks for any additional comments from the applicant. Applicant Darryl Stavem states "it will be a nice-looking building, tan in color. Staff identified my proposal very well and I am here if the Board has any questions." Feigum makes a comment that more screening towards the road might be beneficial for the neighboring properties. Applicant Darryl Stavem states "that wouldn't be an issue and I can certainly abide by that if the Board recommends." Commissioner Lindor asks the applicant "how many units will there be?" Applicant Darryl Stavem states "32 units and they will be larger units to store boats and such. They would accommodate larger stuff and not be used for say the typical basement type storage." Chairman Messenger opens the public meeting and asks "is there anyone speaking in favor of this?" None noted. Chairman Messenger asks "is there anyone speaking against this?" None noted. Chairman Messenger closes the public hearing. Chairman Messenger asks for comments from the site team, and as part of the site team, states "it doesn't appear to be good farmable land so this seems like a reasonable use." Feigum (site team) states "it is secluded up there and kind of private for sure." Cooley (site team) states "it looks like a nice view and very nice for residential use. I do like that there are trees currently on the site. I think if you keep the color neutral and add additional trees on the south for screening would be beneficial to your neighbors." Chairman Messenger seeks a motion. Feigum states "I move to offer a

recommendation of approval provided that the conditions as identified in the staff report and as amended, to add trees to the west and the south side for screening, are complied with." Cooley seconded. Isdahl, Feigum, Cooley, Halls, and Messenger in favor. Jergenson opposed. Motion carried.

CUP-Kevin & Bev Anderson

Chairman Messenger introduces the item. Applicant Kevin Anderson is present. Director Green presents staff report with a staff recommendation to approve with conditions as stated in staff report. Chairman Messenger asks for any additional comments from the applicant. Applicant Kevin Anderson gives a review of the history of the RV park and states "the issue here today in not about boats, it is for additional sites for RV's. We have to generate more income to keep up with current costs to run the park." Chairman Messenger opens the public meeting and asks "is there anyone speaking in favor of this?" None noted. Chairman Messenger asks "is there anyone speaking against this?" Lori Huckle states "it was talked about here tonight that there is a neighborhood agreement, but it is not just a neighborhood agreement, it is a resolution. In this resolution, it states there will be no additional RV sites. Secondly, the density is a problem. We maintain the road and pay for it to be maintained. We buy gravel and grade it. Also, this is confusing as far as how it is zoned. Is it zoned for residential or commercial?" Brenda Growe states "it is close to the creek and all the run-off goes into the creek and then eventually into the lake. There is also a creek on Monte Beach Road and it is encroaching on that area as well." Jim Gloege states "there is unpleasant odors and I am not necessarily saying it is from the RV's; but if we add these units, how will it affect the septic?' Thomas Smith states "I am a neighbor. We used to have vacation rentals but we had to quit renting because our taxes doubled. This makes it difficult to make a profit. The road continues to be a problem. To have my taxes double and have no help from the county for the road is unacceptable. I think the county needs to address the road issue." Chairman Messenger closes the public hearing. Chairman Messenger asks for comments from the site team. Cooley (site team) states "it is very clean and nicely done. It looks like an asset to the community." Feigum (site team) states "I agree, it is kept very clean and looks good." Chairman Messenger (site team) states "I agree. It is extremely well kept by Mr. Anderson and by the people that stay there. It is a great asset to our community in many ways." Chairman Messenger seeks a motion. Halls states "based upon the information 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." Jergenson seconded. Isdahl, Feigum, Halls, Messenger, and Jergenson in favor. Cooley opposed. Motion carried.

CUP-Jeremy Litwiller

Chairman Messenger introduces the item. Applicant Jeremy Litwiller is present. Director Green presents staff report with a staff recommendation to approve with conditions as stated in staff report. Chairman Messenger asks for any additional comments from the applicant. Applicant Jeremy Litwiller states "my goal is to keep it pretty clean and I am available to answer any questions you may have." Feigum asks "what size of equipment are you thinking?" Applicant Jeremy Litwiller states "it will be mostly lifts and just a few items such as a scissor lift or boom lift." Chairman Messenger opens the public meeting and asks "is there anyone speaking in favor of this?" None noted. Chairman Messenger asks "is there anyone speaking against this?" None noted. Chairman Messenger closes the public hearing. Comments from the site team indicate that they have no objections or concerns. Chairman Messenger seeks a motion. Isdahl states "based upon the information 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." Feigum seconded. Motion carried with no dissenting votes noted.

Tabled/Old/Other Business

There was no additions or corrections to the agenda.

Adjournment 8:12 p.m. Motion by Feigum to adjourn the Planning Advisory Commission meeting. Motion seconded by Lindor. Motion carried with no dissenting votes noted.

Respectfully submitted,

Shelley Retrum

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