MEETING MINUTES
POPE COUNTY PLANNING ADVISORY COMMISSION
Thursday September 22, 2022

The Planning Advisory Commission convened in regular session on Thursday, September 22, 2022 at the Pope County Courthouse, 1st floor Community Room.

Members Present: John Messenger (C), Ivie Cooley (VC), Roger Isdahl, Ron Feigum, Ted Kannegiesser, Mark Halls, 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 6:30 p.m. with the following items being addressed by the chair:

Additions and Corrections to the Agenda

There were no additions to the agenda.

Review minutes of August 25th, 2022 Regular Meeting

The minutes of the Planning Advisory Commission meeting held on Thursday, August 25th, 2022 were submitted for approval. Motion to accept the minutes as presented was made by Lindor and seconded by Kannegiesser. Motion carried with no dissenting votes noted.

General Business

There was no general business to discuss

Public Hearings and Other Matters for Discussion

CUP-Non-farm Residence, applicant Michael Roggeman (PID 20-0197-000)

Chairman Messenger introduces the item followed by staff report as presented by Director Green. Staff recommend approval of the application with the following conditions:

1. That the Agriculture Zone (Right to Farm) Acknowledgement form be signed and returned to the Land & Resource Management office prior to application being considered by the County Board.
2. That the property owner is responsible for reaching out to the Township to assure compliance with any Township standards.
3. That prior to any construction activities, all necessary permits are secured from County and State agencies.

At 6:34 pm, Chairman Messenger opens a public hearing and seeks comments. There were no comments offered from the public in attendance, for or against the proposal at this time. The

Public Hearing was followed by a site visit report as presented by Messenger and Feigum. Following the site team report, Chairman Messenger seeks a motion on the application. Motion in support of a recommendation of approval is presented by Isdahl and seconded by Cooley. The motion is supported by a unanimous vote of all members.

CUP- Used Accessory Structure, applicant Francis Thompson & Elaine Thole (PID 19-0077-000)

Chairman Messenger introduces the item followed by staff report as presented by Director Green. He points out that Gilchrist township is aware of the proposed land use and that they have indicated that they have no concerns. Staff recommend approval of the application with the following conditions:

1. That the structure is located to meet all setback provisions of the Pope County Land Use Controls Ordinance unless a variance has been granted.
2. That prior to any construction activities, all necessary permits are secured from Township, County and State agencies.
3. That the owner understands that permitting for development of this site is conditioned upon compliance with all provisions of the Pope County Land Use Controls Ordinance.

At 6:42 pm, Chairman Messenger opens a public hearing and seeks comments. There were no comments offered from the public in attendance, for or against the proposal at this time. The Public Hearing was followed by a site visit report as presented by Messenger and Feigum. Messenger states that it was a beautiful day and that a good spot was selected for the garage. Feigum concurs. Following the site team report, a brief discussion ensues. The applicant mentions that they will be getting rid of 2 little sheds to make room for the garage, and that it will be used for parking of her mother's car and golf cart as well as lawn ornaments. She further states that the garage will allow for their mother to continue using the cabin. Chairman Messenger seeks a motion on the application. Motion in support of a recommendation of approval is presented by Feigum and seconded by Halls. The motion is supported by a unanimous vote of all members.

CUP-Shoreland Alteration, applicant Nicholas and Terese Houle (PID 09-0023-102)

Chairman Messenger introduces the item followed by staff report as presented by Director Green. Green reminds the PAC that they had previously (2015) approved of a shoreland alteration authorizing the topographic alteration to the bluff feature on this site. Green states that the PAC had concerns regarding the structural integrity and erosion at that time and had placed conditions on the permit to help mitigate the potential for such issues. The current proposal is to mitigate erosion at the base of the bluff/steep hill as caused by water/wave action. As a result of the onsite visit, it is apparent that there is an erosion issue at both the base and at

the top of the bluff/steep hill feature. Staff recommend approval of the application with the following conditions:

1. Stormwater Best Management Practices (BMPs) are to stay in place until soils are stabilized/vegetated.
2. That prior to any construction activities that all required permits are secured from Township, County and State agencies including a NPDES permit if necessary.

At 6:50 pm, Chairman Messenger opens a public hearing and seeks comments. There were no comments offered from the public in attendance, for or against the proposal at this time. The Public Hearing was followed by a site visit report as presented by Messenger and Feigum. Messenger states that there seems to be a lot going on that you don't want going on, action needs to be taken. Feigum mentions slope and runoff direction and the need to address erosion at the top of the bluff. Following the site team report, a brief discussion ensues. The applicant reiterates the history of the property development including the initial topographic alteration involving leveling of the top of the bluff feature and their relationship with Holly Kovarik at SWCD in securing funding for the current proposed project. With no other discussion, comments, or questions, Chairman Messenger seeks a motion on the application. Motion in support of a recommendation of approval is presented by Feigum and seconded by Kannegiesser. The motion is supported by a unanimous vote of all members.

CUP-Shoreland Topographic Alteration, applicant Lynn Larson on behalf of Laverne and Marion Lageson (PID 19-0272-000)

Chairman Messenger introduces the item followed by staff report as presented by Director Green. Green discusses the current access route (201st Ave) and why the property owner (Lageson) wants to relocate the route. He mentions that both he and Ralph Hanson (on different occasions) have been on site and are familiar with the proposed route. The only issue of environmental concern mentioned is that the location and construction of the access route/road must avoid impacting the wetland located in the area. Green also mentions that Gilchrist Township is aware of the proposed project and has indicated that they have no issues with it. The report is concluded by stating that staff recommends approval of the application with the following conditions:

1. Stormwater Best Management Practices (BMPs) are to stay in place until soils are stabilized/vegetated.
2. That the applicant and owner understand that County approval of the construction of this access road, has no effect on access rights relating to 201st Avenue.
3. Applicant secures a Shoreland Alterations/Construction Activities permit prior to commencement of construction activities.

4. That escrow payment for GIS mapping and road signage is necessary prior to issuance of permit for construction activities.

5. That prior to any construction activities that all required permits are secured from Township, County and State agencies including a NPDES permit if necessary.

Following the staff report, the applicant and property owner make comments. Laverne Lageson states that the new access road will allow for better access by emergency vehicles. The current route is narrow and difficult for larger vehicles to go down. At this point a comment was raised by Karen Demorett, local resident, regarding the number of trees that may be cut down for this project. Larson responds that they intend to leave as many mature trees as possible. Most of the vegetation to be removed/cleared is mainly small tress and shrub brush. Lageson concurs that they do not wish to cut down mature trees. At 7:04 pm, Chairman Messenger opens a public hearing and seeks comments. There were no comments offered from the public in attendance, for or against the proposal at this time. The Public Hearing was followed by a site visit report as presented by Messenger and Feigum. Messenger states that it was a nice day for the site visit in the woods further stating that it was apparent to him that the route would follow a ridge and avoid impacting the wetland. Feigum stated that he thinks that it's a good project. During discussion, Isdahl asks about road maintenance. Does the township maintain South Scandi Drive and will they be asked to maintain this new road? Lageson and Larson state that the township does maintain South Scandi Drive but will not be asked to provide maintenance for the new road. It will be privately maintained. With no other discussion, comments, or questions, Chairman Messenger seeks a motion on the application. Motion in support of a recommendation of approval is presented by Feigum and seconded by Isdahl. The motion is supported by a unanimous vote of all members.

Adjournment

A motion to adjourn is offered by Lindor and seconded by Kannegiesser. With no dissention, Chairman Messenger adjourns the Planning Advisory Commission meeting at 7:06 pm.

Respectfully submitted,

David Green/Director
Pope County Land & Resource Management