

MEETING MINUTES
POPE COUNTY PLANNING ADVISORY COMMISSION

Thursday March 28, 2024

The Planning Advisory Commission convened in regular session on Thursday, March 28, 2024 at the Pope County Courthouse, 3rd floor Meeting Room.

Members Present: John Messenger, Roger Isdahl, Ivie Cooley, Ted Kannegiesser, Russell Barkeim, Mark Halls, and Paul Gerde (County Commissioner)

Other Officials Present: Land & Resource Management staff, David Green (Director), Jessica Hill (Deputy Director/Zoning Administrator) and Galen Gruber (Land Use Specialist II)

Call to Order

The meeting was called to order by Chairman Messenger at 7:33 p.m.

Acceptance of Agenda

There were no additions or corrections to the agenda noted. On motion by Gerde with second by Barkeim a unanimous vote by all members present was made to approve the agenda.

Review minutes of February 22, 2024

The minutes of the Planning Advisory Commission meeting held on Thursday; February 22, 2024 were submitted for approval. Motion by Kannegiesser to accept the minutes as written. Motion seconded by Isdahl. Motion carried with no dissenting votes noted.

Tabled/Old Business/Other Business:

None.

Public Hearings and Other Matters for Discussion

C.U.P. #24018 Construct a storage structure larger than 1100 sq ft with sidewalls greater than 12 ft in the Shoreland-Recreational Development (S-RD) zoning district.

Application by John & Kimberly Fragodt (PID #08-0437-000)

Applicants are seeking the right to construct a 64 ft x 88 ft (5,632 square foot) personal storage structure with 14 foot side walls. The stated purpose for the structure is for personal storage and may potentially include a sports court/arena. The one-acre parcel is zoned Shoreland-Recreational Development (S-RD) and located in Minnewaska Township. Chairman Messenger introduces the item followed by staff report as presented by Director Green which included the following statement: *Based on the findings of fact as well as the Conditions as presented in this report, Staff does not object to the recommendation of approval.*

After the delivery of the staff report, there was discussion with the applicant on site layout, tree lines and the existing septic system. John Fragodt was in attendance and offered an opportunity to defend the application. Fragodt provided a handout and a background of the proposed plans and

explained he would like to *include a pickleball court, living quarters and a garage area*. 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. Chairman Messenger closes the public hearing. The public hearing was followed by a site visit report as presented by Messenger, Kannegiesser and Cooley. The site team comments *It is an empty lot with a flat area that would not require much site work, but the size of the shed would fit better if it was slightly smaller*. At the conclusion of the site visit report further discussion with the applicant and staff was had. There were several questions and reference to previous large shed proposals that were considered by the Planning Advisory Commission including the Johnson shed near Pelican Lake that was not approved and the Hasselbring shed located near Amelia that was conditionally approved. Director Green indicates the size of the Johnson shed (over 7000 sq. ft.) gave the Board a lot of concern as well as neighborhood opposition claiming that structure would not fit with the existing development pattern. The Hasselbring proposal was approved (with conditions) because there was sufficient screening in place, another comparable size building nearby and little neighborhood opposition. The Commissioners further inquired as to the size of Fragodt's proposed structure, what the proposed use was and whether there was any consideration to screening along the road was directed to the applicant. The applicant indicated, *I would be open to suggestions of trees, rain gardens, etc. to control stormwater and would amend his request to 5100 sq ft if allowed*. Gerde inquires why the size of the pickleball court was so important, to which the applicant offered his justification. Applicant inquires *if the proposal was for a house with an attached garage what the restrictions would be and also indicates it won't look like a pole barn*. Commissioner Cooley continued with concern about overall size of the structure and the number of these type of CUPs and variances that have come forward lately. There was more discussion centered on limiting the overall size of the structure to 4650 square feet. With the conclusion of questions and discussion, the following motion to recommend approval of the C.U.P. was made by Isdahl, *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 and as amended this evening are complied with*. Motion is seconded by Cooley. Motion passes unanimously. Conditions as follows:

1. That the structure is limited to 4,640 square feet, maximum footprint.
2. That the structure is limited to 14-foot sidewalls.
3. A site plan shall be developed indicating proposed earthwork volumes and finished ground surface elevations and drainage. This site plan shall be submitted with the Land Use Permit application.
4. Two stormwater and erosion control best management practices shall be installed prior to construction activities commencing and maintained for the duration of the project until the site slopes have been stabilized and revegetated.
5. Land disturbing activities shall only occur in increments of workable size such that adequate erosion and sediment controls can be provided throughout all phases of

development. The smallest practical area of land shall be exposed or otherwise disturbed at any one period of time.

6. Permanent or temporary soil stabilization shall be applied to disturbed areas (areas where vegetation has been removed or where cuts have been made), as soon as possible, but not to exceed fourteen (14) days after a substantial portion of rough grading has been conducted unless an extension is granted by the Administrator. Soil stabilization measures shall be selected to be appropriate for the time of year, site conditions and estimated duration of use.
7. That no water features (i.e., bathrooms) are to be included in the structure without the benefit of an approved septic system installation permit based on a design by a MPCA certified professional.
8. Any change in the use (other than the permitted uses in the zoning district or what is included in this permit) shall require a conditional use permit.
9. The owner understands that future development of this site is conditioned upon compliance with all provisions of the Pope County Land Use Controls Ordinance.
10. Failure to meet any of the conditions listed above may result in revocation of this permit following procedures established by and listed in the Pope County Land Use Controls Ordinance.
11. That the property owner is responsible for reaching out to the Township to assure compliance with any Township standards.

Ordinance Amendments

Zoning Administrator Hill and Director Green presented and discussed draft versions of various sections of the Land Use Controls Ordinance including: Section 2.2 Definitions; Section 4.6.2 Access Lots and Easements; Section 4.6.13 and 5.6.1 Steel Buildings, Pole Structures, and Other Dwellings; Sections 4-8 Zoning Districts Permitted, Conditional and Interim Uses; Section 10.8 Guest Cottage & Guest Quarters; Section 10.24 Stormwater Management; and Section 11 Administration. These items were noticed and a public hearing was held to gather public input. However, there were no public in attendance. Director Green and Zoning Administrator Hill stated the purpose for the revisions and potential impacts as it relates to development projects. At the conclusion of the discussion a motion was made by Ted Kannegiesser to recommend approval of the ordinance amendments to the Board of County Commissioners. Motion was seconded by Cooley. Motion passed unanimously.

Adjournment 8:37 p.m. Motion by Gerde to adjourn the Planning Advisory Commission meeting. Motion seconded by Barkeim. Motion carried with no dissenting votes noted.

Respectfully submitted,



David Green, Director
Pope County Land & Resource Management



Jessica Hill, Zoning Administrator
Pope County Land & Resource Management