

MEETING MINUTES
POPE COUNTY PLANNING ADVISORY COMMISSION
Thursday November 16, 2023

The Planning Advisory Commission convened in regular session on Thursday, November 16, 2023 at the Pope County Courthouse, 3rd floor Meeting Room.

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

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

Call to Order

The meeting was called to order by Chairman Messenger at 6:03 p.m.

Additions and Corrections to the Agenda

There were no additions or corrections to the agenda noted. Motion to approve of the agenda made by Gerde with second by Cooley. Motion carried with no dissenting votes noted.

Review minutes of September 28, 2023

The minutes of the Planning Advisory Commission meeting held on Thursday, October 26, 2023 were submitted for approval. Motion by Isdahl to accept the minutes as written. Motion seconded by Kannegiesser. Motion carried with no dissenting votes noted.

Tabled/Old/Other Business:

C.U.P. #23295 Construction of a storage structure larger than 1100 square feet.

Application by Alex Boike (PID 07-0277-101)

Discussion was held on the matter of this application. However, because the applicant had not submitted any additional materials as requested by the P.A.C. the item remained tabled for decision consideration. This item will be held over until the December 21st, 2023 P.A.C. meeting.

Public Hearings and Other Matters for Discussion

C.U.P. #23326 Construction of a storage structure larger than 1100 square feet.

Application by Bruce Hasselbring (PID 02-0241-601)

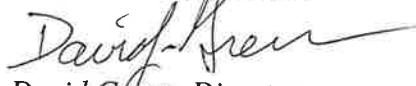
Applicant is seeking permission to locate and construct a 4,640 square foot storage structure on a 2.8 acre parcel of land that is located in a Shoreland-Recreational Development zoning district. The structure, as proposed, includes 16' side walls and is intended for storage of personal property, a hobby shop, and ADU/living quarters. Director Green presents the staff report and concludes with a recommendation that the action on the application be tabled so that the applicant has time to provide the requested information relating to stormwater runoff and soil evaluations relating to onsite septic system. Applicant, Bruce Hasselbring, describes his intended use for the building, why the 14' doors are necessary, the orientation relative to road access and stormwater runoff. He stated that he had a conversation with Jason Tank, whose family had owned the land for 70+ years,

and that they never experienced any stormwater issues because the soils were so porous there. He also stated that he is approaching retirement and plans to retire to the lake house. They would have to look at the building every day as they exited their driveway so they have designed as nice of a looking storage building as possible. The Planning Advisory Commission further discussed the application and staff recommendations including stormwater runoff at length.

At 6:30, Chairman Messenger opens a public hearing and seeks comments. There were no public in attendance. With no comments received, Chairman Messenger closes the public hearing. The public hearing was followed by a site visit report as presented by Kannegiesser, Messenger, and Barkeim. Kannegiesser comments regarding excavation and other construction matters. Messenger states that because of the size of the building that there will be *no way to disguise it* and that he questions *where the water will go*. Barkeim reiterates the water runoff concern and the need for a vegetative buffer to stay in place. After the site visit reports, the Planning Advisory Commission went back to discussion relating to stormwater concerns and overall building height. Messenger seeks a motion. Motion is made by Cooley to recommend approval of the application with conditions 1 – 13 as identified in the staff report. The motion is seconded by Isdahl. Ayes = Cooley, Isdahl and Kannegiesser. Nays = Gerde, Barkeim, Halls and Messenger. Motion fails to gain majority support. A motion is raised by Gerde to recommend approval of the application with staff recommended conditions 2-13 intact. This motion is seconded by Barkeim. Ayes = Gerde, Halls, Barkeim, Kannegiesser and Messenger. Nays = Cooley and Isdahl. Motion passed.

Adjournment 6:48 p.m. Motion by Isdahl to adjourn the Planning Advisory Commission meeting. Motion seconded by Kannegiesser. Motion carried with no dissenting votes noted.

Respectfully submitted,



David Green, Director

Pope County Land & Resource Management