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CALL MEETING TO ORDER

Chair Weiers calls the meeting to order at 6pm with the following members present: Steve Johnson, John Weiers, Deanna Soderberg, Loren Lueck, Chris Carlson, and Amy Birnbaum.

Zoning staff present: Keenan Hayes, Jessica Sonsteby. Members Absent: Kendal Braun

PLEDGE OF ALLEGIENCE

Chair Weiers led those present in the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

APPROVAL OF THE JANUARY 13TH, 2025 MEETING MINUTES

Mr. Johnson makes a motion to approve the minutes and Seconded by Mr. Lueck to approve the January 13th, 2025 Planning Commission and Board of Adjustments meeting as presented. Motion carried unanimously 6-0

OLD BUSINESS:

NEW BUSINESS:

Mr. Johnson states he will not be able to attend any meetings in March.

Mr. Hayes makes the request that we review Mr. Enger's CUP request because Timber Bay Camp's Representative hasn't arrived yet.

CONSIDERATION OF A REQUEST BY BARRY GREEN, TIMBER BAY CAMP

Mr. Hayes read the staff report, recommending approval with the following conditions:

- 1) A copy of camp rules must be supplied to the zoning department and visibly posted in appropriate locations on-site.
- 2) RVs and fish houses may not be utilized to provide additional habitable areas.

No written comment.

Rachael Hanson is present as the representative for Timber Bay Camp. 18995 Woodland Rd Onamia, MN. Personal address 31 Merry Hill Lane, Aitkin, MN. She states that they would need more housing onsite for the kids that are there for the summer helping.

Mr. Hayes states that the camp never received a CUP in the past and it is necessary now to bring the property into compliance, so that the Zoning staff can issue building permits.

Mr. Johnson asks for the history of Timber Bay Camp. Ms. Hanson provides a brief history: The camp has been operational since the 70's. The camp is a non-profit and money is raised in order to operate.

Mr. Johnson asks about the operating budget. Ms. Hanson states 350k is the annual budget. They have seen a rising cost in food without any changes to the menu.

Mr. Lueck asks about other programs such as Nexus. Ms. Hanson states they do not work with these programs.

Mr. Johnson asks where current staff stay. Ms. Hanson says one of the cabins onsite, "Log Inn". The fire Marshall put an occupancy maximum of 125 in the dining hall. They currently do not have enough lodging onsite to accommodate a full dining hall.

Mr. Lueck asks how they heat the Yurts? Ms. Hanson states last year they saved money by switching from propane to natural gas.

Mr. Carlson asks if there are any buildings that are ADA compliant. Ms. Hanson says there is only one building that has a ramp on the property. The new staff housing building will not be ADA compliant.

Mr. Lueck asks if there are animals on the property because they used to have horses. Ms. Hanson states There are horses on-site and are used during group discussion.

Public comment opens at 7:01pm and closes at 7:01pm.

Mr. Johnson states no discussion is needed and that he wishes there were more like this in the County.

Mr. Johnson makes a motion to approve the request with the submitted recommendations from the zoning staff. Seconded by Commissioner Lueck. Vote 6-0. Motion Passes

CONSIDERATION OF A REQUEST BY THOMAS ENGER

Mr. Hayes reads the staff report, recommending approval with the following conditions:

- 1) A permit for a Home Extended Business is valid for only the original applicant and is not transferable

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to any resident, address, or any other occupation. Upon termination of the applicant's residency, the Home Extended Business permit shall become null and void.

2) Said use shall not create odor, dust, noise, electrical disturbances, glare or vibrations noticeable outside of the accessory structure.

3) Vehicles waiting for repair shall be parked meeting the structure setback of the zoning district in which the business is located

4) There shall be no more than three (3) non-licensed or inoperable vehicles stored outside on the site.

No written comment

Mr. Enger is present for questions: 13751 127th Ave Milaca, MN.

Chair Weiers asks if the repair shop will be located in an accessory structure and if anything has been built yet. Mr. Enger states that the shop isn't built yet and would be an 50' x 70' accessory structure.

Mr. Johnson wants to know the height of the side walls. Mr. Enger states the side wall height will be 16' with two garage doors.

Chair Weiers asks about the exhaust fumes from the truck and how he will take care of it being so close to the dwelling. Mr. Enger says the shop will have exhaust fans that blow out the west side of the shop - away from the dwelling. Mr. Carlson asks if the applicant knows what the distance will be from the dwelling to the house. Mr. Enger does not have a measurement. Chair Weiers asks if the shop will be detached from the dwelling. Mr. Enger says yes. Mr. Carlson asks if the septic and well location are determined. Mr. Hayes states no formal septic design has been submitted to the County, but zoning staff will ensure setbacks are met.

Mr. Johnson asks Mr. Hayes about revoking the CUP. Mr. Hayes states that the CUP is only valid for the original applicant and is not transferable to any resident, address, or any other occupation.

Mr. Carlson asks what the applicant will do about scarp parts that are replaced. The applicant states that it will stay clean and all scrap parts will be disposed of within a few weeks. The applicant uses a radiator as an example of a piece of scrap that would be stored outside for a short period of time during repairs.

Mr. Johnson asks the applicant about the number of vehicles he proposes to have on the property at one time. The applicant states 10 or less, but he doesn't want to add a condition that he could potentially violate.

Mr. Johnson asks what type of screening will be provided. The applicant states there is a natural berm over 6' high along the south property line that runs along State HWY 23.

Mr. Johnson, Mr. Carlson, and Mr. Hayes suggest planting evergreens such as White Spruce for screening.

Public comment opens at 6:17pm and closes at 6:17pm

The board discusses conditions for this request.

Commissioner Lueck makes a motion to approve this request with the following conditions added to the Zoning staff conditions:

1) The maximum allowed vehicles to be on the property for repair is fifteen (15).

2) The maximum allowed trailers to be on the property for repair is five (5).

3) White Spruce trees will be planted along the East property line for screening and the berm will remain as is to be used for screening along State Highway 23.

Seconded by Commissioner Johnson; Vote 6-0 Motion passes

OTHER BUSINESS:

Mr. Hayes states he would like to schedule a training session in April 2025. Chair Weiers says he will be available Monday, Tuesday or Wednesday.

Commissioner Carlson asks Mr. Hayes for an update on Joseph Bontrager property that was on the agenda last month. Ms. Sonstebly states that as of today, the property is not in violation. The property owner has applied for an agricultural building permit and a certificate of allowed use permit.

ADJOURNMENT.

Commissioner Johnson makes a motion to adjourn at 7:07pm and seconded by Commissioner Carlson. Motion carried unanimously 6-0