



Board of County Commissioners Agenda Request

5A

Agenda Item #

Requested Meeting Date: April 26, 2022

Title of Item: Gun Lake Family Campground

<input checked="" type="checkbox"/> REGULAR AGENDA <input type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	Action Requested: <input checked="" type="checkbox"/> Approve/Deny Motion <input type="checkbox"/> Adopt Resolution (attach draft) <i>*provide copy of hearing notice that was published</i>	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing*
Submitted by: Andrew Carlstrom		Department: Planning & Zoning
Presenter (Name and Title): Andrew Carlstrom, Environmental Services Director		Estimated Time Needed: 5 minutes
Summary of Issue: <p>On April 18, 2022 the Aitkin County Planning Commission approved the conditional use permit for the Gun Lake Family Campground, which is a commercial planned unit development on private property, and will include 22 Recreational Camping Vehicle (RCV) sites. Camping season will be May 1 through October 31 and will include daily, weekly, monthly, or seasonally rented campsites.</p> <p>In accordance with Aitkin County Shoreland Ordinance 7.7, the staff and Planning Commission is recommending approval to the Board of Commissioners at this time. There are 18 conditions imposed upon this CUP, and they are attached for your review.</p>		
Alternatives, Options, Effects on Others/Comments: Recommend revision of the 18 conditions before approval		
Recommended Action/Motion: Motion to approve the Conditional Use Permit of the Gun Lake Family Campground in accordance with Aitkin County Shoreland Ordinance Section 7.7		
Financial Impact: Is there a cost associated with this request? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the total cost, with tax and shipping? \$ Is this budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Please Explain:</i>		

Legally binding agreements must have County Attorney approval prior to submission.

Conditions for Mike Hagel #2022-008470

1. Must comply with all local, state and federal statutes, rules, and regulations that pertain to this type of operation. All new campsites and campgrounds must be licensed by the Minnesota Department of Health and must comply with all applicable Aitkin County Ordinances.
2. This is a conditional use permit for a commercial planned unit development on private property in which no public overnight camping will be allowed outside the camping season of May 1 through October 31. Recreational camping vehicles will be allowed to be stored during the off-season. No mobile homes are allowed at any time (Park Models are considered recreational vehicle).
3. In order to ensure public safety, it is paramount for 328th Place that the Applicant work with Fleming Township, in consultation with the County Engineer and Emergency Service Providers, to accommodate and ensure standards for emergency vehicles to traverse the road are met. Any and all designated permanent road improvements within the next two (2) years must be at Applicant's expense, so as to not increase the burden on the public taxpayers.
4. CUP is approved for 22 Recreational Camping Vehicle Sites with no more than 22 permanent overnight mooring sites, which is in accordance with Section 7.84(4) in the Shoreland Management Ordinance.
5. Must obtain the approved permits from Aitkin County Planning & Zoning for any earthmoving, vegetation removal, or construction prior to the beginning of work. Must comply with MPCA Stormwater Pollution Prevention Plan (SWPPP).
6. Must comply with the Shoreland Management Ordinance Section 5.3 and with Aitkin County Planning and Zoning to provide adequate vegetative campsite screening and which is consistent with the general locality.
7. No additional impervious surfaces shall be constructed or added beyond the approved application, and Applicant must ensure that a 16.5 feet vegetative buffer is continuously maintained on each side of State Ditch 66.
8. 328th Place is a publicly dedicated road, and the Applicant shall ensure that proper vacation and relocation of road right-of-way is made within limits of the Applicant's property.
9. Any additional impacts to wetlands within the Applicant's property will require the Applicant to obtain the necessary approvals from the Aitkin County Wetland Specialist, Planning & Zoning, as well as obtaining all necessary approvals from all state and federal agencies
10. All pets are to be kept under control at all times and must be cleaned up after.
11. No more than two vehicles shall be parked upon each recreational camping vehicle (RCV) site and any and all additional vehicles must be parked in overflow parking area designated in the application, and must not be parked along campground or public roadways.
12. Quiet hours are from 10:00 pm to 8:00 am. Applicant must ensure that all the persons on Applicant's property refrain from loud party noises, music, etc.

13. A designated caretaker must be identified, with contact information posted, and must be available by phone seven (7) days per week during campground operation months. Applicant must establish and post an emergency action plan, and a severe weather plan. Applicant must also post AIS (Aquatic Invasive Species) information for campers.
14. No fireworks unless allowed by the Aitkin County Sheriff.
15. During campground operation, seasonal garbage service is required, and no refuse garbage or waste is allowed outside of the dumpsters or garbage cans. Campground dumpster must be fenced sufficiently to screen from lakeside.
16. If unable to obtain written permission from neighbor, must re-locate proposed mooring site 1-12 in order to prevent crossing neighbor's line of sight and property line if the line was extended into the lake.
17. If the event that Fleming Township determines any damage was done to 328th Place as a result of the construction or the maintenance of the Gun Lake Family Campground, Applicant shall pay Fleming Township for any and all determined damage to the road.
18. In accordance with General Zoning Ordinance Section 11.04, a bond of \$1400.00 per acre for each acre in Tier One of the application must be secured and provided by the Applicant for a two-year period from the approval of the conditional use permit on April 18, 2022. This surety is required in order to protect the public interest, to ensure compliance, and to protect adjacent properties. The bond shall be made payable to Aitkin County.