



Board of County Commissioners Agenda Request

8A
Agenda Item #

Requested Meeting Date: November 14, 2023

Title of Item: Approve Wealthwood RV Resort Expansion EAW

| | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> REGULAR AGENDA <input type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY | Action Requested: <input type="checkbox"/> Approve/Deny Motion <input checked="" 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: Environmental Services |
| Presenter (Name and Title): Andrew Carlstrom, Environmental Services Director | | Estimated Time Needed: 5 Minutes |
| Summary of Issue: <p>An Environmental Assessment Worksheet (EAW) is required for the Wealthwood RV Resort Expansion Project in accordance with MN Statute 4410.1500-4410.1700. The assessment has been completed, published, and reviewed by the EAW Review Committee. The proposal was publicly noticed in the Minnesota EQB Monitor on August 29, 2023 and public comments were received from August 29 to September 28, 2023. A Public Hearing was held on October 10, 2023.</p> <p>The full EAW in its entirety can be found at:</p> <p>https://www.dropbox.com/scl/fi/ajc18yl3zll74b85djhv1/Wealthwood-Golf-Estates-EAW-FINAL-October-2023.pdf?rlkey=ysxitq64ia3s4uob8vrydh3ba&d=0</p> | | |
| Alternatives, Options, Effects on Others/Comments: | | |
| Recommended Action/Motion: Approve EIS Record of Decision | | |
| 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> | | |

By Commissioner:

20231114-xxx

EAW Record of Decision – Wealthwood RV Resort Expansion

NOW, THEREFORE BE IT RESOLVED, the Aitkin County Board of Commissioners agrees to approve the Record of Decision for the Wealthwood RV Resort Expansion, noting that an Environmental Impact Statement is not required for the project.

FIVE MEMBERS PRESENT

All Members Voting

STATE OF MINNESOTA}
COUNTY OF AITKIN}

I, Jessica Seibert, County Administrator, Aitkin County, Minnesota do hereby certify that I have compared the foregoing with the original resolution filed in the Administration Office of Aitkin County in Aitkin, Minnesota as stated in the minutes of the proceedings of said Board on the 14th day of November 2023 and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 14th day of November, 2023

Jessica Seibert
County Administrator

In the Matter of Determination Of Need
For an Environmental Impact Statement for
the Wealthwood RV Resort Expansion
Wealthwood Township of Aitkin County, Minnesota.

**FINDINGS OF FACT,
CONCLUSIONS, AND
ORDER**

Final Findings Of Fact of EAW Review Committee 24 October 2023

- 1) On July 27, 2023, Aitkin County Environmental Services received the first draft Environmental Assessment Worksheet (EAW) for the proposed Wealthwood RV Resort – Front Nine Phase Two Expansion.
- 2) The EAW Review Committee met on August 9, 2023 to discuss and review the proposal of the Wealthwood RV Resort 88 full hook-up expansion. The EAW Review Committee requested minor changes be made, and the proposer made the requested changes. A copy of the EAW was sent to all persons on the EQB Distribution List and a press release announcing the availability of the EAW was published in the Aitkin Independent Age and posted on the Aitkin County website.
- 3) The Environmental Quality Board (EQB) determined that Aitkin County is the appropriate Responsible Governmental Unit (RGU). The EAW was published in the MN EQB Monitor on August 29, 2023 and a total of 8 public comments were received between August 29, 2023 and September 28, 2023.
- 4) The EAW Review Committee met again on October 5, 2023 to discuss and review the 8 public comments and concerns with the proposal. A unanimous decision was reached to return the EAW to the proposer, in order to answer concerns that were raised from the public and government officials. The first public hearing for discussion was held before the Aitkin County Board of Commissioners on October 10, 2023, and to offer the opportunity for additional input and public comments on the proposed Wealthwood RV Resort expansion.
- 5) The EAW Review Committee met a third time on October 24, 2023 and unanimously agreed that the concerns and questions raised during the public comment period were sufficiently addressed in the 3rd Draft EAW submitted by the proposer.
- 6) The EAW is incorporated by reference into this Record of Decision on the Determination of Need for an Environmental Impact Statement.
- 7) Dougherty Properties is seeking the approval for the installation of an additional 88 full hook-up RV sites on a portion of the Wealthwood RV Resort property that was previously the front nine holes of the Wealthwood Estates Golf Course. Wealthwood RV Resort will manage and operate the additional RV lots. Wealthwood RV Resort is located at 37789 Clover Street, Aitkin, MN 56431.
- 8) As part of the Conditional Use Permit process, the Aitkin County Planning Commission has the authority to attach conditions they deem necessary to protect the public health, safety and general welfare of the people and environment. Conditions such as solid waste disposal, RV Resort signage, storm shelter location, storm water run-off, campsite fire rings, sewage treatment, etc, can be placed on the permit if approved.
- 9) Citizens and government officials submitted their (attached) public comments from August 29, 2023 to September 28, 2023, and the following is the response from the EAW Review Committee:

Response to Ms. Pat Betz:

Comments noted by the EAW Review Committee. Concerns such as general RV Resort rules, storm shelter(s), fire supervision/rings, black water/septic systems, dry camping, garbage containment, camping season, speed signs, and the relocation of south end 4 sites will be addressed by conditions emplaced on the Conditional Use Permit with future Aitkin County Planning & Zoning staff condition enforcement. Stormwater management will be further amended in EAW.

Response to Ms. Barb Forrester:

Comments noted by the EAW Review Committee. Concerns such as general RV Resort rules, storm shelter(s), fire supervision/rings, black water/septic systems, dry camping, garbage containment, camping season, speed signs, and the relocation of south end 4 sites will be addressed by conditions emplaced on the Conditional Use Permit with future Aitkin County Planning & Zoning staff condition enforcement. Owner Bill Dougherty (deceased) was approved for the 18 hole golf course, driving range, clubhouse, maintenance shed and pump house on January 28, 2002 as stated, however he opted not to complete all the proposed projects. Aitkin County Planning & Zoning staff will work with owner on improved fencing around cemetery in accordance with Minnesota Statutes Chapter 307 – Private Cemeteries.

Response to Ms. Anne Hennessey:

Comments noted by the EAW Review Committee. Concerns such as general RV Resort rules, storm shelter(s), fire supervision/rings, black water/septic systems, dry camping, garbage containment, camping season, speed signs, and the relocation of south end 4 sites will be addressed by conditions emplaced on the Conditional Use Permit with future Aitkin County Planning & Zoning staff condition enforcement. Owner Bill Dougherty (deceased) was approved for the 18 hole golf course, driving range, clubhouse, maintenance shed and pump house on January 28, 2002 (and as materials and resources are available), however opted not to complete all projects. Aitkin County Planning & Zoning staff will work with owner on improved fencing around cemetery and in accordance with Minnesota Statutes Chapter 307 – Private Cemeteries.

Response to Ms. Dianne Jones:

Comments noted by the EAW Review Committee. According to proposed plans, the Wealthwood Back 9 hole golf course will remain in place. Concerns such as general RV Resort rules, storm shelter(s), fire supervision/rings, black water/septic systems, dry camping, garbage containment, camping season, speed signs, and the relocation of south end 4 sites will be addressed by conditions emplaced on the Conditional Use Permit with future Aitkin County Planning & Zoning staff condition enforcement. Aitkin County Planning & Zoning staff will work with owner on improved fencing around cemetery and in accordance with Minnesota Statutes Chapter 307 – Private Cemeteries.

Response to Mr. James Drake, MN DNR (Natural Heritage Review Specialist):

Comments noted by the EAW Review Committee. Regarding the impact of the Wealthwood RV Resort Expansion to rare species such as the log-eared bat (*Myotis septentrionalis*); to our knowledge there are no bat roost trees on the property. However, as best practice we will recommend for no tree felling or tree removal be done from June 1 to August 15 annually, which is the active nesting period. No impacts to threatened/endangered species are anticipated. Erosion prevention, sediment control practices, and avoiding tree removal from June 1 to August 15 are best management practices and can be embraced through conditions on CUP.

Response to Ms. Shelly Patten, MN DNR (NE Regional Director):

Comments noted by the EAW Review Committee. Based upon the comments received, the EAW Review Committee is asking the proposer to address Ms. Patten's concerns and amend the EAW accordingly. Upon completion, the EAW Review Committee will gather to review, discuss, and recommend their findings to the Aitkin County Board of Commissioners for their final decision on whether an Environmental Impact Statement is or is not required for the Wealthwood RV Resort Expansion.

Please clarify the number of reviewed, approved, permitted existing RV units and other infrastructure in total.

Additional information has been added to Section 6(f) and for better understanding of past permitting. Updated site plans have been added to Appendix D.

Please include the expansion plan as an appendix in the EAW. Additionally, please identify if any of these planned future amenities (shower house, pickleball court, outdoor pool) have active permits.

There are no active permits on named amenities. The future expansion plan is located in Appendix B.

Please confirm if the golf course is still in operation, explain how it is irrigated, and describe how the golf course is affiliated with the RV Resort.

The Back 9 holes are still in operation. Three ponds were approved in 2001 with the original EAW – holding ponds for the irrigation of full 18 holes. Latest flow data: 780,000 gallons in 2022 for the Back 9 only. Back 9 is not affiliated with the resort as Wealthwood RV leases land from Dougherty Properties. Source Water Assessment is covered in Appendix G and additional information is found in Section 12: Water Resources.

Please provide the (sewer & water) permit history for the entire project (both county and state) and dates of the permits for the existing sites. Additionally, please elaborate on the resort operating dates in which sewer and water will be utilized. Please include the permits as an appendix to the EAW.

All septic records can be found in the over 110 pages in Appendix C. The Clubhouse sewage is permitted through the County and is in operation from May through October.

Is Water Appropriations Permit needed?

Aitkin County staff will recommend CUP condition of annual water usage record review of Wealthwood RV Resort for accountability. If 10,000 gallons/day and/or 1 million gallons/year water usage thresholds are reached, Wealthwood RV Resort will apply for and acquire a Water Appropriations Permit.

Please provide estimated volume and acreage of soil excavation and/or grading and discuss impacts from project activities (distinguish between construction and operational activities) related to soils and topography.

An estimated 19.6 acres will be disturbed during the project and during the various phases of construction. More additional information can be found in Section 11: Geology, soils, and topography.

Please clarify whether lake access, docks, beaching areas, and/or mooring spaces through legal access is being considered as part of the overall plan for this project and provide written plans and maps to support the overall number and layout of such locations/facilities.

Access to the shoreline of Mille Lacs Lake is not part of the overall project plan, thus the project will not significantly change the number of watercraft on the lake.

Please include the addition of a 16.5 foot buffer along current wetlands to protect long-term wetland functions, and the filling "Moat 1" as described in the TEP recommendation.

TEP Notice of Decision in Appendix F. Wetlands are found in Section 12: Water Resources. Conditions can be emplaced upon the CUP requiring these items.

There appears to be additional opportunities to further cluster the proposed additional sites to retain more contiguous area of open space and concentrate new sites in nearby areas. Please describe other alternative design plans that were considered, and why they were dismissed.

The updated site plan in Appendix D includes consolidation in accordance with the December 2022 CUP conditions. Since the inception of Wealthwood Golf Estates, several water features were created which limited options during the design phase of the

Wealthwood RV Resort expansion. There appears to be concerted effort to cluster the proposed RV sites, resulting in a total Open Space of 63%. Additional details can be found in Section 10(iii).

Section 7.5 of the Aitkin County Shoreland Management Ordinance provides the process for determining the allowable number of camping sites for the commercial PUD expansion based on an evaluation of the suitable development areas in different “tiers”. Exceeding the allowable number of new sites in each “tier” requires an approved variance. Please explain how the proposed expansion meets tier densities. Please provide this information on the variance application and should be provided to the county prior to a decision being made on final project approval.

The proposed expansion meets Section 7.5 of the Aitkin County Shoreland Management Ordinance requirements of moving allowable densities away from the waterbody. Shoreland and non-shoreland density calculations are found in the updated Site Plan in Appendix D, and are meeting all requirements of Aitkin County ordinances.

Please list and describe water features near the site (include depth), as there could be indirect impacts associated with the implementation of the proposed project. This includes Mille Lacs Lake, nearby wetlands, manmade ponds, ditches, or wells. Describe how water used by the facility could negatively affect these resources, particularly in times of drought. Additionally, please describe if there are any planned changes or improvements to the existing ditches of man-made ponds.

The Stormwater Pollution Prevention Program (SWPPP) addresses a minimal increase in impervious surface coverage and expanded retention areas. In Section 12: Water Resources, it addresses surface water, groundwater, and storm water plans during the project.

Please explain the current and proposed impervious surface coverage, and break down in to categories such as: buildings, paved roads, gravel roads, concrete slabs, patios, within each tier. This must follow requirements outlined in the Aitkin County Shoreland Ordinance section 7.83(2) which states that impervious surface coverage within any tier must not exceed 25% of the tier area.

Information in response can be found in the updated site plans in Appendix D as well as in Section 10: Land Use (iii). Current non-shoreland impervious is 20.4% and shoreland is 9.1% which is considerably lower than the maximum allowed, and which meets Aitkin County and State of Minnesota standards.

Please provide open space calculations, and applicable graphs and/or figures.

Open space information for the project can be found in Section 10: Land Use (iii), and in the updated site plans within Appendix D. Total “Open Space” for the Wealthwood RV Resort expansion is 33.9 acres, which is 63% of the total project area.

Please provide a description of anticipated increases in the additional OHV/ATV traffic due to increased capacity of the resort and describe what impacts that could have on the surrounding natural areas/public resources.

Additionally, increased capacity of the resort could increase the risk for potential wildfire sources. Please explain to what magnitude risk of wildfire may increase and describe ways the resorts plans to communicate current local fire danger to guest, and how risk of wildfires can be reduced or prevented.

Off-site OHV/ATV traffic generated by the project is anticipated to be minimal, as Wealthwood RV Resort is not adjacent to a trail system. Aitkin County allows ATVs on township roads, however use on state highways is prohibited. Strict rules apply to ATV use and are included in the Wealthwood RV Resort lease, and violators of these rules will be evicted from the resort.

Increased capacity of the resort could increase the risk for potential wildfire sources. Fire risks will be reduced or prevented through conditions to be included on the conditional use permit.

Response to Mr. Thomas Cruikshank, MN DOT (Principal Planner – District 3):

Comments noted by the EAW Review Committee. The MN DOT District 3 staff had questions and concerns of increased pedestrian traffic along or crossing Highway 18, future lake access from Wealthwood RV Resort, limited and narrow shoulders on Highway 18, the abundance of accesses and encroachments, and the potentiality of increased incidents. The EAW Review Committee felt that conditions emplaced on the Conditional Use Permit from the Aitkin County Planning Commission will address these questions and concerns.

Response to Mr. Brett Scott:

Comments noted by the EAW Review Committee. Concerns such as general RV Resort rules, storm shelter(s), fire supervision/rings, black water/septic systems, dry camping, garbage containment, camping season, speed signs, and the relocation of south end 4 sites will be addressed by conditions emplaced on the Conditional Use Permit with future Aitkin County Planning & Zoning staff condition enforcement. Owner Bill Dougherty (deceased) was approved for the 18 hole golf course, driving range, clubhouse, maintenance shed and pump house on January 28, 2002 (and as materials and resources are available), however opted not to complete all projects. Aitkin County Planning & Zoning staff will work with owner on improved fencing around cemetery and in accordance with Minnesota Statutes Chapter 307 – Private Cemeteries.

Conclusions

- 1) Aitkin County, Minnesota has fulfilled all the procedural requirements of law and rule applicable to the need for an Environmental Impact Statement on the proposed Wealthwood RV Resort Expansion.
- 2) The identified environmental effects of the project are minor and/or temporary.
- 3) There are not elements of the project that pose the potential for significant environmental effects that cannot be addressed through permit and regulatory process.
- 4) The findings indicate the Petitioner's evidence fails to demonstrate the proposed project may have the potential for significant environmental effects.
- 5) That findings demonstrate that the proposed resort expansion does not have the potential for significant environmental effects.
- 6) Based on consideration of the criteria and factors specified in the Minnesota Environmental Review Program Rules to determine whether a project has the potential for significant environmental effects, and on the finding the record in this matter, Aitkin County determines that the proposed Wealthwood RV Resort Expansion does not have the potential for significant environmental effects.
- 7) An Environmental Impact Statement on the Wealthwood RV Resort Expansion in Aitkin County is not required.
- 8) That any Findings that might properly be termed Conclusions and any Conclusions that might properly be termed Findings are hereby adopted as such.

ORDER

Based on the above Findings of Fact and Conclusions:

Aitkin County determines that an Environmental Impact Statement is not required for the proposed Wealthwood RV Resort Expansion of 88 Recreational Vehicle sites.

Dated this _____ Day of November, 2023

Andrew L. Carlstrom
Director of Environmental Services,
Aitkin County, Minnesota

J. Mark Wedel
Chairperson, Aitkin County
Board of Commissioners,
Aitkin County, Minnesota

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
COUNTY OF Aitkin) ss

Rhonda Herberg being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

Aitkin Independent Age

with the known office of issue being located in the county of:

Aitkin

with additional circulation in the counties of:

Aitkin

and has full knowledge of the facts stated below:

- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 2 successive week(s); the first insertion being on 08/30/2023 and the last insertion being on 09/06/2023.

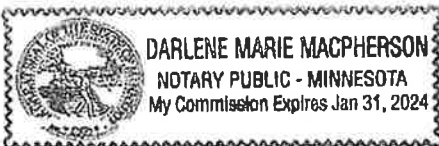
MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: 
Designated Agent

Subscribed and sworn to or affirmed before me on 09/06/2023 by Rhonda Herberg.


Notary Public



Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:

\$999.99 per column inch

Ad ID 1337227

AITKIN COUNTY REQUEST FOR COMMENT

Dougherty Properties LLC is seeking approval for the installation of an additional 88 full hookup RV sites on a portion of the Wealthwood RV Resort property that was previously the front nine holes of the Wealthwood Estate Golf Course. Wealthwood RV Resort will manage and operate the additional RV lots. Copies of the Environmental Assessment Worksheet (EAW) are available for review at the Aitkin Public Library and the Aitkin County Planning & Zoning Department at 307 2nd Street NW, Room 219, Aitkin MN 56431. A digital copy is also posted on the Aitkin County website under News & Notices: <https://www.co.aitkin.mn.us/>

Aitkin County invites public comments on the EAW until 4:30pm on September 28, 2023. A public hearing before the Aitkin County Board of Commissioners will be on October 10, 2023 at 10:30AM and a final public hearing with the Aitkin County Planning Commission will take place on November 20, 2023 at 4:00 PM. Written comments may be submitted to Aitkin County Planning & Zoning or by email to aitkinpz@co.aitkin.mn.us with "Dougherty Properties LLC EAW" in the subject line. Please include your name and mailing address with all correspondence.

Published in the
Aitkin Independent Age
August 30,
September 6, 2023
1337227

Environmental review project notices

EQB publishes environmental review notices provided by responsible governmental units. For more information on a project undergoing environmental review, click on the individual project links below. You can also find information about active projects in your community on the [Environmental Review Projects Interactive Map](#).

Wealthwood RV Resort - Front Nine Phase Two

Location (city/township; county): Wealthwood; Aitkin

Process: EAW

Step: EAW available

Joint federal and state review: Yes

End of comment period: September 28, 2023

Project description: Dougherty Properties LLC is seeking approval for the installation of an additional 88 full hookup RV sites on a portion of the Wealthwood RV Resort property that was previously the front nine holes of the Wealthwood Estate Golf Course. Wealthwood RV Resort will manage and operate the additional RV lots.

Link to public documents: [Wealthwood RV Resort - Front Nine Phase Two EAW](#)

Location of public documents: Aitkin County Planning & Zoning Department, 307 2nd St NW, Aitkin, MN 56431

Responsible governmental unit and contact: Aitkin County Environmental Services, [Andrew Carlstrom](#), 218-927-7342

Former Macy's Site

Location (city/township; county): Edina; Hennepin

Process: EAW

Step: EIS need decision

Responsible governmental unit decision: Negative (EIS not ordered)

Responsible governmental unit record of decision date: August 17, 2023

Project description: Enclave is proposing the redevelopment of the former Macy's Furniture Store site into 300,000 square feet of office/mixed use space and 460 multi-family residential units. The site is located on approximately eight acres on the east side of France Avenue north of Gallagher Drive in Edina, MN.

EQB Monitor

Weekly announcements and environmental review notices

Volume 47, Number 35

August 29, 2023



NOTICE OF HEARING

THE **PLANNING COMMISSION** WILL ASSEMBLE FOR A HEARING OF PLAT/CONDITIONAL USE/INTERIM USE PERMIT APPLICATIONS ON **December 19, 2022 AT 4:00 P.M.** IN THE AITKIN COUNTY GOVERNMENT CENTER BOARD ROOM, 307 SECOND STREET NW, AITKIN, MN 56431. THE FOLLOWING APPLICATIONS WILL BE REVIEWED:

David Ydstie/Leaning Birch Lodge LLC, 4645 141st Street N, Hugo, MN 55038 is requesting to operate a vacation home rental up to 6 overnight occupants, in an area zoned Open and Farm Residential. SE OF SW, NW OF SE, AND SW SE LESS PART IN DOC 418754, Section Seventeen (17), Township Forty-five (45), Range Twenty-five (25), Aitkin County, Minnesota.

APPLICATION# 2022-009794

Long Point Storage LLC, 50801 237th Pl, McGregor, MN 55760 is requesting a Preliminary and Final Plat for a 20 unit storage facility in a common interest community, in a Farm Residential Zone. LOT 1 BLOCK 1 GAP ACRES, Section Seven (7), Township Forty-nine (49), Range Twenty-three (23), Aitkin County, Minnesota.

APPLICATION # 2022-009779 & 2022-009780

Rinta Brothers LLC, 15743 475th Ln, Tamarack, MN 55787 is requesting a Preliminary and Final Plat for a 24 unit storage facility in a common interest community, in a Farm Residential Zone. WEST 435.000 FT OF THE SW 1/4 OF THE SE 1/4, Section Thirty (30), Township Forty-nine (49), Range Twenty-three (23), Aitkin County, Minnesota.

APPLICATION # 2022-009797 & 2022-009590

Brian Linne/Mille Lacs Veterans RV Park, 4920 Upton Avenue South, Minneapolis, MN 55410 is requesting a Conditional Use Permit for a commercial planned unit development for a 43 unit recreational vehicle campground, in a Farm Residential zone. SOUTH 330 FEET OF THE SW 1/4 OF NE 1/4, Section Twenty (20), Township Forty-five (45), Range Twenty-six (26), Aitkin County, Minnesota.

APPLICATION # 2022-009793

Dougherty Properties LLC, 37789 Clover Street, Aitkin, MN 56431 is requesting a Conditional Use Permit for a 88 unit expansion to an existing recreational vehicle campground, in a area zoned Open and Shoreland (Mille Lacs). LOT 2 BLOCK 12 WEALTHWOOD GOLF ESTATES, Section Twenty-one (21), Township Forty-five (45), Range Twenty-six (26), Aitkin County, Minnesota.

APPLICATION # 2022-009795

Conditions for Dougherty Properties LLC #2022-009795
(contingent upon completed EAW)

1. Must comply with all local, state and federal regulations that pertain to this type of proposal. Must comply with all local, state, and federal regulations that pertain to this type of operation.
2. Approved use is for 88 unit expansion to an existing recreational vehicle campground and site must remain under 25% impervious surface coverage.
3. Construction not to begin until mandatory Environmental Assessment Worksheet is completed in accordance with Minnesota Environment Quality Board.
4. Access must be off of 374th Avenue.
5. All outdoor lighting must be downward directed.
6. Must comply with all state Wetland Conservation Act requirements and work with Aitkin County Environmental (Wetland) Specialist addressing any wetland concerns.
7. RV Park is for seasonally leased sites, and no transient or weekend camping allowed.
8. All pets are to be kept under control at all times and must be cleaned up after.
9. Only two vehicles allowed per campsite. Considered as a possible second vehicle will be one boat, or jet-ski, or snowmobile, or ATV, or fish house, etc. and will be allowed to be stored on a leased lot while member is away.
10. Quiet hours are from 10:00 pm to 7:00 am and campers must refrain from loud party noises, music, etc.
11. One storage shed per lot allowed not to exceed 120 square feet in size and building greater than 25 square feet must be permitted with Aitkin County.
12. No fireworks allowed unless permitted by the Aitkin County Sheriff.
13. No hunting or discharge of firearms is allowed.
14. Garbage service is required from May 1 to September 30 annually, no burning of garbage, and no refuse garbage or waste allowed outside of the dumpsters.
15. No overnight camping while RV park utilities are off.
16. 25 MPH speed limit signs must be installed on 374th Avenue by June 1, 2023. --
17. New road entrance to RV Park in the vicinity of 374th Avenue and 246th Street must be completed upon approval of Aitkin County Wetland Specialist. --
18. Vegetative buffer must be maintained on the south side of property line.
19. Applicant must remove sites 132-135 on current site plan and work with Aitkin County Planning & Zoning for re-location if applicable.

STORM SHELTERS PER 12.01 Aitkin Co. ORD. REG. MANUFACTURED
HOME PARKS & REC. CAMPING AREAS

NOTICE OF HEARING

THE **PLANNING COMMISSION** WILL ASSEMBLE FOR A HEARING OF CONDITIONAL/INTERIM USE PERMIT APPLICATIONS ON **OCTOBER 18, 2021 AT 4:00 P.M. IN THE AITKIN COUNTY GOVERNMENT CENTER BOARD ROOM, 307 SECOND STREET NW, AITKIN, MN 56431.** THE FOLLOWING APPLICATIONS WILL BE REVIEWED:

Glenn Browning, 44955 351st Lane, Aitkin, MN 56431 is requesting a Conditional Use Permit for automotive repairs and sales. 1 1/2 AC OF SW OF NE IN DOC 398773 LESS .35 AC HY, Section Twenty-seven (27), Township Forty-seven (47), Range Twenty-seven (27), Aitkin County, Minnesota 56431.
APPLICATION# 2021-007904

Mary Franke, 895 60th Ave SE, St. Cloud, MN 56304 is requesting an Interim Use Permit to operate a vacation home rental, up to 4 overnight occupants, in an area zoned Shoreland (Lake Minnewawa). LOT 12 BLOCK 20 SHESHEBE POINT THIRD ADDITION, Section Twenty-seven (27), Township Forty-nine (49), Range Twenty-three (23), Aitkin County, Minnesota 56431.
APPLICATION # 2021-008094

Chad Conner/Dougherty Properties LLC, 7804 Industrial Park Road, Baxter, MN 56425 is requesting a Conditional Use Permit for a 49 unit recreational vehicle campsite expansion to an existing campground, in an area zoned Open & Shoreland (Mille Lacs). LOT 2 BLK 12 WEALTHWOOD GOLF ESTATES, Section Twenty-one (21), Township Forty-five (45), Range Twenty-six (26), Aitkin County, Minnesota 56431.
APPLICATION # 2021-008147

AITKIN COUNTY ZONING

18 OCT 21

CONNOR CONNOR / DOUGHERTY

Conditions for Application# 2021-008147

1. Must comply with all local, state and federal regulations that pertain to this type of operation.
2. RV Campground is for seasonal sites, no transient or weekend camping allowed.
3. No burning of garbage.
4. All pets are to be kept under control at all times and must be cleaned up after.
5. Only two vehicles allowed per campsite.
6. No under-age driving of motorized vehicles throughout the campgrounds.
7. Quiet hours are from 10:00 pm to 8:00 am that refrain from loud party noises, music, etc.
8. A designated caretaker must be onsite during the seasonal operation.
9. One permitted storage shed per lot allowed not to exceed 120 sq.ft. in size.
10. Must obtain permits for all accessory structures (decks, porches, screened structures, gazebos, etc).
11. No fireworks allowed unless permitted by the Aitkin County Sheriff.
12. All new campsites must be licensed by Minnesota Department of Health.
13. Year-round garbage service is required and no refuse garbage or waste allowed outside of the dumpsters.
14. One boat, jet-ski, snowmobile, ATV, or fish house, etc. is allowed to be stored on a leased lot while the member is away during the season that item would be in use.

AGENDA

THE **PLANNING COMMISSION** WILL ASSEMBLE FOR A HEARING OF PLAT/CONDITIONAL/INTERIM USE PERMIT APPLICATIONS ON **March 15, 2021 AT 4:00 P.M.** IN THE AITKIN COUNTY GOVERNMENT CENTER BOARD ROOM, 307 SECOND STREET NW, AITKIN, MN 56431. THE PUBLIC IS INVITED TO ATTEND THE MEETING IN PERSON OR VIRTUALLY. CITIZENS THAT WOULD LIKE TO ATTEND VIRTUALLY SHOULD CONTACT AITKIN COUNTY ZONING AT 218-927-7342 NO LATER THAN 9:00 A.M. ON MEETING DATE. THE FOLLOWING APPLICATIONS WILL BE REVIEWED:

- 1. **Call the meeting to order.**
- 2. **Roll call.**
- 3. **Approve the agenda** for the March 15, 2021 Planning Commission meeting.

OLD BUSINESS: (None)

NEW BUSINESS:

4. Kitti & Todd Jones, 58505 270th Ave, Palisade, MN 56469 is requesting an Interim Use Permit to operate a vacation home rental, up to 6 occupants, in an area zoned Shoreland (Mille Lacs). W 75 FT OF E 875 FT OF LOT 1 S OF HY 18 IN DOC 355183, Section Twenty-two (22), Township Forty-five (45), Range Twenty-six (26), Aitkin County, Minnesota 56431.

APPLICATION# 2021-006884

5. Chad Conner/Dougherty Properties LLC, 7804 Industrial Park Road, Baxter, MN 56425, is requesting a Conditional Use Permit for a 33 unit seasonal campsite expansion to an existing campground, in areas zoned Open and Shoreland (Mille Lacs). LOT 1 BLK 12 AND OUTLOT D IN WEALTHWOOD GOLF ESTATES, Section Twenty-one (21), Township Forty-five (45), Range Twenty-six (26), Aitkin County, Minnesota 56431.

APPLICATION# 2021-006898

6. Deborah Rudnitski, 11704 Arnold Palmer Trail NE, Blaine, MN 55449, is requesting an Interim Use Permit to operate a vacation home rental, up to 6 overnight occupants, in an area zoned Shoreland (Big Sandy Lake). 1.16 AC OF LOT 3 IN DOC #264790, Section Nine (9), Township Forty-nine (49), Range Twenty-three (23), Aitkin County, Minnesota 56431.

APPLICATION# 2021-006841

15 MAR 21

CHAD CONNOR / COVENEY PROPERTY PROPERTIES

Conditions for Application #2021-006898

1. Must comply with all local, state and federal regulations that pertain to this type of operation.
2. RV Campground is for seasonal sites, no transient or weekend camping allowed.
3. No burning of garbage.
4. All pets are to be kept under control at all times and must be cleaned up after.
5. Only one vehicle allowed per campsite.
6. No under-age driving of motorized vehicles throughout the campgrounds.
7. Quiet hours are from 10:00 pm to 8:00 am that refrain from loud party noises, music, etc.
8. A designated caretaker must be onsite during the seasonal operation.
9. One permitted storage shed per lot allowed not to exceed 120 sq.ft. in size.
10. Must obtain permits from all accessory structures (decks, porches, screened structures, gazebos, etc).
11. No fireworks allowed unless permitted by the Aitkin County Sheriff.
12. All new campsites must be licensed by Aitkin County Environmental Services. ^{NOIX}
13. Require republication to include 30 more feet in the legal description so the campsites can meet the required setbacks.
14. Year-round garbage service is required and no refuse garbage or waste allowed outside of the dumpsters.
15. No onsite storage of seasonal items including jet skis, boats, and fish houses, etc.
16. Wetland delineation must be submitted to Aitkin County Environmental Services.

1 DEC on E1,

12 EXTRA ITEMS, DECKS 24727 - KT (OUTHOUSE)

36-1-024200 COPY

STATE OF MINNESOTA
COUNTY OF AITKIN

PLANNING COMMISSION
CONDITIONAL USE PERMIT

In the matter of APPLICATION NUMBER 2021-006898 AND PERMIT NUMBER 45797C

REQUEST: is requesting a Conditional Use Permit for a 33 unit seasonal campsite expansion to an existing campground, in areas zoned Open and Shoreland (Mille Lacs).

CONDITIONAL USE APPROVED
CHAD CONNER/DOUGHERTY PROPERTIES LLC
7804 INDUSTRIAL PARK ROAD
BAXTER, MN 56425

The above entitled matter came to be heard before the Aitkin County Planning Commission on the 15th day of March, 2021, on a petition for a Conditional Use Permit to the Aitkin County Zoning Ordinance, for the following described parcels of land:

Lot One (1), Block Twelve (12); and Outlot D, Wealthwood Golf Estates, according to the filed plat thereof.

AND

The North 24.00 feet of Lot Two (2), said Block Twelve (12), Wealthwood Golf Estates.

Aitkin County, Minnesota

IT IS ORDERED that the Conditional Use BE granted upon the following conditions or reasons (if any):

See attached 16 Conditions for Application #2021-006898

FINDING OF FACT (S) (if any):

The decisional standards of Aitkin County's Conditional Use Permit Findings of Fact WERE MET.

See APPLICATION NUMBER 2021-006898 AND PERMIT NUMBER 45797C
DATED THIS 15th DAY OF MARCH, 2021.



CHAIRMAN OF THE PLANNING COMMISSION


STATE OF MINNESOTA }
COUNTY OF AITKIN }

ss.

AITKIN COUNTY PLANNING
AND ZONING OFFICE

I, Andrew Carlstrom, Zoning Administrator for the County of Aitkin, with and in for said County, do hereby certify that I have compared the foregoing Copy and Order GRANTING a Conditional Use permit with the original record thereof preserved in my office, and have found the same to be a correct and true transcript of the whole thereof.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Aitkin, Minnesota in the County of Aitkin on the 16th day of March, 2021.



AITKIN COUNTY ZONING ADMINISTRATOR

THIS INSTRUMENT WAS DRAFTED BY:
AITKIN COUNTY ZONING ADMINISTRATOR
COURTHOUSE

NOTICE OF HEARING

THE **PLANNING COMMISSION** WILL ASSEMBLE FOR A HEARING OF REZONING/CONDITIONAL/INTERIM USE PERMIT APPLICATIONS ON **May 15, 2017 AT 4:00 P.M.** IN THE AITKIN COUNTY COURTHOUSE, AITKIN, MINNESOTA 56431. THE FOLLOWING APPLICATIONS WILL BE REVIEWED:

Kennecott Exploration Company/Jeff Whips, 4700 Daybreak Parkway, South Jordan, UT 84009 is requesting to renew an Interim Use Permit for mineral exploration, in an area zoned Farm Residential. NW-SW LESS 1.82 AC CSAH 31, Section Twenty-seven (27), Township Forty-nine (49), Range Twenty-two (22), Aitkin County, Minnesota 56431.

APPLICATION# 2017-001564

5-A Ranch, Inc., 1177 162nd Ave. NW, Andover, MN 55304 is requesting the deletion of condition # 4 on existing Conditional Use Permit # 42155C and/or Application # 2016-000486. (NE NW) LOT 3, SE OF NW, NE OF SW, Section Four (4), Township Forty-nine (49), Range Twenty-six (26), Aitkin County, Minnesota 56431.

APPLICATION # 2017-001535

Russian Baptist Church Revival, 10414 260th St., Sturgeon Lake, MN 55783 is requesting a Conditional Use Permit to operate a group home sponsored by the Revival Church, in an area zoned Open. SW OF SE, Section Twelve (12), Township Forty-five (45), Range Twenty-two (22), Aitkin County, Minnesota 56431.

APPLICATION # 2017-001459

Zachary Laursen, 11120 Sumac Ln., Minnetonka, MN 55305, is requesting an Interim Use Permit to operate a vacation/private home rental, up to 8 occupants, in an area zoned Shoreland (Big Sandy). LOT 87 & PART OF LOT 88 IN DOC 433253, Section Four (4), Township Forty-nine (49), Range Twenty-three (23), Aitkin County, Minnesota 56431.

APPLICATION# 2017-001504

Dougherty Properties LLC, 518 1st Street, Princeton, MN 55371, is requesting a Conditional Use Permit to operate a 16 unit Recreational Camping Vehicle Park, in an area zoned Shoreland (Mille Lacs). OUTLOT D IN WEALTHWOOD GOLF ESTATES, Section Twenty-one (21), Township Forty-six (46), Range Twenty-six (26), Aitkin County, Minnesota 56431.

APPLICATION# 2017-001605

AITKIN COUNTY ZONING

PERMIT NUMBER **42758C**

PARCEL NUMBER 36-1-084900

Location OUTLOT D
Lot Block Gov't. Lot Section Twp. Rge.
21 46 26

Issued May 15, 2017 To Dougherty Properties LLC

Nature of Authorization to operate a 16 unit Recreational Camping Vehicle Park with 11 conditions.

New Construction _____ Alteration _____

Sewer Installation _____

Flood Plain and Lowest Floor Elev. _____

This permit expires one year from date of issuance
NOT TRANSFERABLE

NOTE:

This permit must be posted in a conspicuous place on premises on which work is to be done and remain until work has been completed and inspected.

K. Kunz
ZONING ADMINISTRATOR

No Portion of any Sewage Disposal System shall be Covered Prior to Inspection.

Conditions for Application # 2017-001605

1. Must comply with all local, state and federal regulations that pertain to this type of operation.
2. RV Campground is for seasonal sites, no transient or weekend camping allowed.
3. No burning of garbage.
4. All pets are to be kept under control at all times and must be cleaned up after.
5. Only one vehicle allowed per campsite.
6. No under-age driving of motorized vehicles throughout the campgrounds.
7. Quiet hours are from 11:00pm to 7:00am that refrain from loud party noises, music, etc.
8. A designated caretaker must be onsite during the seasonal operation.
9. One permitted storage shed per lot allowed not to exceed 120 sq.ft. in size.
10. Must obtain permits for all accessory structures (decks, porches, screened structures, gazebos, etc).
11. No fireworks allowed unless permitted by the Aitkin County Sheriff.

6. The applicant is to have 3 elevations done on the joint property line between the southeast of the southeast and the southwest of the southeast and to file it with the Planning & Zoning Office.

Nancy Eddy asked what direction does the buses run.

Mr. Tegantoort stated the buses go back and forth down the road twice a day.

Kathy Galliger stated she would like the Board to consider tabling the application if the applicant is willing to waive the 60-day rule.

Mr. Haller stated he is willing to waiver the 60-day rule and to come back in March with a plan developed from the Township and the school district.

Kathy Galliger stated the Board would like to have a written statement from the Township and the school district.

The chair called for a motion. Kathy Galliger moved to table the application until March 18, 2002. Bill Renstrom seconded the motion. Motion carried unanimously **3.0 to table the application until March 18, 2002.**

Mr. Haller signed the Request for Extension of the 60-Day Rule.

WILLIAM DOUGHERTY, 36569 STATE HIGHWAY 18, AITKIN, MN 56431 is requesting a Conditional Use Permit to construct and operate an 18-hole golf course, driving range, clubhouse, maintenance shed and pumphouse. N ½. Section 21, Township 45, Range 26. Aitkin County, Minnesota.

PERMIT #28432C

The chair called for the **STAFF REPORT:**

Terry Neff stated there were 68 notices sent out in regards to this permit application. Two letters of correspondence were received in favor of the permit. Mike Killeen, Rich Courtemanche and Terry Neff did the onsite inspection. There are commercial businesses along Highway 18. The proposed location of the golf course is out of the Shoreland zone. The proposed location of the clubhouse is 900 feet from ordinary high water level. There is a wealthwood forest to the north. The south end of the lake is residential and commercial. The property is wooded to the east and the west. An Environmental Assessment Worksheet was completed and an Environmental Impact Statement is not required for the project. There should be no impact to the wetlands. The area for the lodge has soil testing for a standard ISTS based on borings done by the Planning & Zoning Office and licensed soil scientist, Becky Sovde. The area is remote.

Kathy Galliger asked why an Environmental Impact Statement does not apply to this project.

Terry Neff stated an Environmental Assessment Worksheet was completed and that determined an Environmental Impact Statement was not required. He submitted a list of conditions to the Board members that was from the findings of fact from the Environmental Assessment Worksheet.

The chair called for **BOARD REVIEW:**

The chair asked if there are some small wetlands in the area.

Terry Neff stated yes, there are some small wetlands on the property. He further stated Mr. Dougherty made a few ponds. Becky Sovde determined the soil survey was inaccurately mapped. There are some manmade wetlands and some natural wetlands on the property.

Bill Renstrom asked if there would be an Association established.

Mr. Dougherty stated there would be individual lot owners and they would be responsible for their own property. He further stated if the project exceeds a certain amount of vehicles on the road the state would require him to install turn lanes.

Bill Renstrom stated there would be some runoff into Mille Lacs Lake. He asked if there would be traps set for the runoff water.

Mr. Dougherty stated a storm water design is required and has to be submitted to the Minnesota Pollution Control Agency before construction can be started.

The chair asked what should the Board be considering on this application.

Terry Neff stated the Board would be approving or denying the 18 hole golf course, the maintenance building and the clubhouse. He further stated the preliminary plat for the lots will come before the Planning Commission and then once it is approved it would go to the County Board.

Kathy Galliger stated the golf course is intermingled with the houses. She further stated she has some safety concerns.

The chair stated that at the present time the Board would be considering the golf course and not the housing units.

Terry Neff stated the number of housing units might change.

Bill Renstrom stated he would like to have turn lanes installed.

Nancy Eddy stated the turn lanes would be installed in phases.

The chair asked if the 1160 trips per day to access the facility would be for the golf course or the full development of the property.

Terry Neff stated the 1160 trips per day were for the full development of the property.

Mr. Dougherty stated mulching couldn't be done on turf grass.

The chair called for **AUDIENCE COMMENTS:**

The chair asked if there was anyone from the Township that would like to speak on this matter. There were none.

The chair asked if there were any Governmental units present that would like to speak on this matter.

Dick Siemers, Commissioner of District 2 stated he and Commissioner Haug visited the site and had a concern with County Road 51. He further stated the road is gravel and there would be a lot of traffic on it. He thought the proposed project would be fantastic for the area.

Kathy Galliger asked Commissioner Siemers if a condition should be placed on the permit regarding County Road 51.

Commissioner Siemers stated no, the Planning Commission should not place a condition on the permit regarding County Road 51. He further stated Aitkin County should deal with the road.

The chair called for comments in favor of the proposal. There were none.

The chair called for comments in opposition of the proposal. There were none.

Lowell Gillium stated he had a concern with weed killers and fertilizers that might be included with the runoff of water to Mille Lacs Lake.

Kathy Galliger stated Mr. Dougherty would be required to submit a storm water pollutant plan.

The chair stated Mr. Dougherty would have to comply with the National Pollutant Discharge Elimination System Permit.

Terry Neff stated Mr. Dougherty would be required to submit a turf management plan as well.

The chair called for a motion. Kathy Galliger moved to approve with 11 conditions.

The chair called for the **FINDINGS OF FACT:**

- 1. The requested use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity, nor diminish substantially, nor impair property values within the surrounding neighborhood.***

| | | | |
|------------|----------------------|---------------|-------------|
| Nancy Eddy | Kathy Galliger | Bill Renstrom | Mike Murphy |
| Yes | Yes, with conditions | Yes | Absent |

- 2. The requested use will not increase local or state expenditures in relation to costs of servicing or maintaining neighboring properties.***

| | | | |
|------------|----------------------|---------------|-------------|
| Nancy Eddy | Kathy Galliger | Bill Renstrom | Mike Murphy |
| Yes | Yes, with conditions | Yes | Absent |

- 3. The location and character of the requested use are considered to be consistent with a desirable pattern of development for the locality in general.***

| | | | |
|------------|----------------|---------------|-------------|
| Nancy Eddy | Kathy Galliger | Bill Renstrom | Mike Murphy |
| Yes | Yes | Yes | Absent |

- 4. The requested use conforms to the comprehensive land use for the County.***

Yes, requested use is allowed as a Conditional Use Permit.

- 5. Proper notice has been given to those people required under Minnesota Statutes, Chapter 394, of the propose requested use and of the hearing planned before the planning commission.***

Yes

- 6. That other applicable requirements of this ordinance, or other ordinances of the County have been met.***

| | | | |
|------------|----------------------|---------------|-------------|
| Nancy Eddy | Kathy Galliger | Bill Renstrom | Mike Murphy |
| Yes | Yes, with conditions | Yes | Absent |

- 7. The requested use is not injurious to the public health, safety and general welfare.***

| | | | |
|------------|----------------------|---------------|-------------|
| Nancy Eddy | Kathy Galliger | Bill Renstrom | Mike Murphy |
| Yes | Yes, with conditions | Yes | Absent |

The chair called for a second. Bill Renstrom supported the motion.

The chair called the question. Motion carried unanimously **3.0 to approve with 11 conditions.**

1. **Must comply with all Local, State and Federal regulations that pertain to this type of operation.**
2. **Must comply with the Wetland Conservation Act.**
3. **Must obtain and comply with the General National Pollutant Discharge Elimination System (NPDES) Permit.**
4. **Must obtain the General NPDES Permit prior to any land disturbing activities.**
5. **Work with the Aitkin County Soil and Water Conservation District (SWCD) for determination of the buffer width around the ponds.**
6. **Submit and obtain approval from the Aitkin County SWCD for a sedimentation and erosion control plan prior to any land disturbing activities.**
7. **Disturbed areas must be seeded and mulched as temporary measures to control erosion.**
8. **Submit a golf course turf management plan prior to obtaining permit for the clubhouse. Turf management plan to identify rates, methods of application and best management practices that will minimize runoff and water pollution for each chemical used.**
9. **Must establish an improved fence that will encompass the cemetery including the graves that now are on the periphery. A 50 foot buffer strip and structural setback distance must be maintained from the fence.**
10. **Obtain and comply with all requirements of the Minnesota Department of Transportation.**
11. **Comply with all Aitkin County Food, Beverage and Lodging requirements.**

Mr. Dougherty signed the Notice of Decision.

ELECTION OF OFFICERS:

Terry Neff called for a motion to appoint a chairperson. Kathy Galliger moved to appoint Jane Grimsbo-Jewett chairperson for the year 2002. Bill Renstrom supported the motion. Terry Neff called the question. Motion carried unanimously **3.0 to appoint Jane Grimsbo-Jewett chairperson.**

The chair called for a motion to appoint a vice-chair. Bill Renstrom moved to appoint Kathy Galliger vice-chair for the year 2002. Nancy Eddy supported the motion. The chair called the question. Motion carried unanimously **3.0 to appoint Kathy Galliger vice-chair.**