



# Board of County Commissioners Agenda Request



**Requested Meeting Date:** February 13, 2024

**Title of Item:** Red Door East Fish House Park Final Board Approval

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|--|--------------------------|--|--|
| <input checked="" type="checkbox"/> REGULAR AGENDA | <b>Action Requested:</b> | <input type="checkbox"/> Direction Requested             |  |
| <input type="checkbox"/> CONSENT AGENDA            |                          | <input checked="" type="checkbox"/> Approve/Deny Motion  | <input type="checkbox"/> Discussion Item   |
| <input type="checkbox"/> INFORMATION ONLY          |                          | <input type="checkbox"/> Adopt Resolution (attach draft) | <input type="checkbox"/> Hold Public Hearing*<br><i>*provide copy of hearing notice that was published</i> |

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| <b>Submitted by:</b><br>Andrew Carlstrom | <b>Department:</b><br>Environmental Services |
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| <b>Presenter (Name and Title):</b><br>Andrew Carlstrom, Environmental Services Director | <b>Estimated Time Needed:</b><br>5 Minutes |
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**Summary of Issue:**

On October 16, 2023 the Aitkin County Planning Commission approved the conditional use permit for the Red Door East Fish House Park proposed by Wiseth and RD Holdings. The campground is a commercial planned unit development on private property, and is a 77 unit recreational vehicle park. The proposed plan is making the current park more conforming by decreasing campsites from 92 to 77, reducing densities, meeting current minimum lot size requirements, upgrading utilities such as water, sewer, and electric, and increasing overall safety and efficiency of park operations.

In accordance with the Shoreland Management Ordinance Section 7.7 and the General Zoning Ordinance Section 16.0, the Planning Commission recommended approval of this CUP to the County Board with the attached 19 conditions for your review. In order to remain compliant with our ordinances I am respectfully requesting a motion to approve this conditional use permit and new campground addition to Aitkin County.

**Alternatives, Options, Effects on Others/Comments:**

Deny approval of conditional use permit.

**Recommended Action/Motion:**

Motion to approve conditional use permit of Red Door East Fish House Park in accordance with the Shoreland Management Ordinance and General Zoning Ordinance.

**Financial Impact:**

Is there a cost associated with this request?  Yes  No

What is the total cost, with tax and shipping? \$

Is this budgeted?  Yes  No *Please Explain:*

### Conditions for Widseth #2023-001057

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. Current septic compliance inspection on septic system (to include both septic drain fields) must be received prior Aitkin County Environmental Services/Planning & Zoning issuing permits to operate.
3. This is a conditional use permit for a commercial planned unit development in which the approved use is for a 77 lot RV Park, and must remain under the allowable impervious surface coverage.
4. Only one access from 385<sup>th</sup> Avenue and one access off of State Highway 18 is allowed to Red Door Resort's East Park.
5. Red Door Resort East Park must comply with MPCA Stormwater Pollution Prevention Plan (SWPPP)
6. Overflow parking shall be located at Red Door Resort main parking.
7. All outdoor lighting must be downward directed.
8. All pets are to be kept under control at all times and must be cleaned up after.
9. Only two motorized vehicles allowed per campsite to include but not limited to: one boat, or jet-ski, or snowmobile, or ATV, and of which one 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 is allowed not to exceed 120 square feet in size and a 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 year around, no burning of garbage, and no refuse garbage or waste allowed outside of the dumpsters.
15. Must comply with all state Wetland Conservation Act requirements and work with Aitkin County Environmental (Wetland) Specialist addressing future wetland concerns.
16. A storm shelter and evacuation plan meeting state regulations shall be completed prior to issuing final permits.
17. Applicant shall provide to Aitkin County Environmental Services/Planning & Zoning a RV Park contact person and phone number, and update if there is any change in management.
18. Any decks higher than 6 inches off of ground or larger than 32 square feet shall be permitted by Aitkin County Environmental Services/Planning & Zoning, and must not be larger than 300 square feet total.
19. On eastern boundary of property, maintain a 30 foot setback of a natural vegetative buffer.

**Aitkin County Environmental Services Planning and Zoning**  
**307 Second Street NW**  
**Room 219**  
**Aitkin, MN 56431**  
Phone: 218-927-7342  
Fax: 218-927-4372



**MEMORANDUM TO AITKIN COUNTY PLANNING COMMISSION**

DATE: October 16, 2023

FROM: Andrew Carlstrom, Environmental Services Director – Planning & Zoning Administrator

RE: Red Door Resort East Conditional Use Permit Application

Red Door Resort (East Fish House Park) initially began in 1990 and has grown into 92 individual, electric only fish house lots. Since 1990 and during the course of several owners, the resort has been operating without a conditional use permit. The proposer has been forth-coming and has had several pre-meetings over the past two years with Aitkin County Planning and Zoning, desiring to bring Red Door Resort East into conformity. The proposed plan includes no “change of use” for the property, and includes reducing campsites from 92 to 77, reducing densities, meeting current minimum lot size requirements, upgrading utilities such as water, sewer, and electric, and increasing the overall safety and efficiency of park operations. The proposal is consistent with the Aitkin County Comprehensive Land Use Management Plan of promoting tourism and recreation goals.

The Planning & Zoning staff supports the above proposal on property that has been used as a campground for over 30 years, and which decreases the current Red Door East usage by 15 campsites to a new total of 77 campsites. The staff concludes that no significant environmental effects would or could be caused by bringing Red Door Resort East into conformity with current Aitkin County ordinances. If approved, the anticipated benefits to general Aitkin County zoning, as well as benefits to the environment include: an updated septic for the entire campground, updated water and electrical, an updated solid waste plan for the resort, increased open space for the campground, and an updated MPCA-approved Stormwater Pollution Prevention Plan (SWPPP).

If you have any questions, please feel free to contact me at 218-927-7342 or by email at [andrew.carlstrom@co.aitkin.mn.us](mailto:andrew.carlstrom@co.aitkin.mn.us).

## AGENDA

THE AITKIN COUNTY PLANNING COMMISSION WILL ASSEMBLE FOR A HEARING ON  
OCTOBER 16, 2023 AT 4:00 P.M.  
IN THE BOARD ROOM OF THE AITKIN COUNTY GOVERNMENT CENTER (THIRD FLOOR)  
307 SECOND STREET NW, AITKIN, MINNESOTA 56431  
THE FOLLOWING ITEMS WILL BE REVIEWED:

1. Call the meeting to order.
2. Roll call.
3. Approve the agenda for the OCTOBER 16, 2023 Planning Commission meeting.

OLD BUSINESS: (None)

### NEW BUSINESS:

4. **Doug & Karen McCormick, 22209 450th Ave, Aitkin, MN 56431** Requesting renewal of Interim Use Permit #441351 to operate a vacation home rental, up to 6 overnight occupants, in an area zoned Shoreland (Round Lake). .75 AC OF LOT 1 IN DOC 398376, SECTION THIRTY-TWO (32), TOWNSHIP FORTY-FIVE (45), RANGE TWENTY-SEVEN (27), Aitkin County, Minnesota.

**APPLICATION# 2023-000954**

5. **Steven H Olson, PO BOX 156, Buffalo, MN 55313**, Requesting an Interim Use Permit to operate a vacation home rental up to 4 overnight occupants, in an area zoned Shoreland (Minnewawa Lake). LOT 151, SHESHEBE POINT, SECTION TWENTY-ONE (21), TOWNSHIP FORTY-NINE (49), RANGE TWENTY-THREE (23), Aitkin County, Minnesota.

**APPLICATION# 2023-001048**

6. **Craig Anderson, 50013 State Hwy 65, McGregor, MN 55760**, Requesting a Conditional Use Permit for floodproofing an accessory structure (garage) located in the 1% annual chance floodplain, an area zoned Shoreland (Big Sandy Lake). .28 AC LOT 6 IN DOC 444272, SECTION SEVEN (7), TOWNSHIP FORTY-NINE (49), RANGE TWENTY-THREE (23), Aitkin County, Minnesota.

**APPLICATION# 2023-001040**

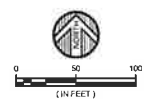
7. **Widseth, 7804 Industrial Park Rd S, Baxter, MN 56425**, Requesting a Conditional Use Permit for a commercial planned unit development for a 77 unit recreational vehicle park (redesign of an existing park), in an area zoned Farm Residential and Shoreland (Mille Lacs).

NW OF SE IN DOC 318074 LESS N 430 FT, 2 AC IN NW OF SE IN DOC 367019, W 100 FT OF E 300 FT OF NW SE AND W 100 FT OF E 200 FT OF NW SE, SECTION TWENTY (20), TOWNSHIP FORTY-FIVE (45), RANGE TWENTY-SIX (26), AITKIN COUNTY, MINNESOTA.

**APPLICATION# 2023-001057**

8. Proposed amendment to the Aitkin County Zoning Ordinance (Section 17 Vacation/Short-Term Rental)

# EXISTING /PROPOSED CONDITIONS OVERLAY



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE ARIZONA COUNTY COORDINATE DATUM 83  
ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1929

- DENOTES PROPOSED CONCRETE SURFACE
- DENOTES PROPOSED GRAVEL SURFACE

| DATE            | DATE       | REVISIONS | BY         | PREPARED FOR | RD HOLDINGS   |
|-----------------|------------|-----------|------------|--------------|---------------|
| OCTOBER 13 2023 |            |           |            |              |               |
| SCALE           | A5 SHOWN   |           |            |              |               |
| DRAWN BY        | EPS        |           |            |              |               |
| CHECKED BY      | DMC        |           |            |              |               |
| FILE NUMBER     | 2022-10540 |           |            |              |               |
|                 |            |           | DMWH CONDR | DATE         | LOT NO. 41843 |

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## WIDSETH

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