

PLANNING COMMISSION MEETING MINUTES

OCTOBER 28, 2021

The meeting was called to order at 7:00pm by Larry Shaffer.

MEMBERS PRESENT: Lou Lundquist, Jeff Cuthbertson, Larry Shaffer, Christine Lundquist, Phil Bontrager, Nancy Griswald, Jenny Irwin

APPROVAL OF MINUTES: Minutes of the October 13 meeting were approved on a motion by Lou Lundquist with support by Christine Lundquist. Minutes of the October 18 meeting were approved on a motion by Christine Lundquist with support by Jenny Irwin.

CONDITIONAL USE PERMIT REQUEST FROM CHRISTINE JULIAN & DAVID CHRYSLER:

Public Hearing was opened on a motion by Nancy Griswold with support from Lou Lundquist.

The applicants reviewed their request for those in attendance. Larry read into the record the 11 letters received regarding the proposed campground & staging area. Concerns expressed in those letters included:

1. R-2 is residential & proposal does not fit definition
2. Fire danger & road access issues
3. Snow mobile & ORV issues increase including noise, trespass and tearing up of land
4. Property values decrease
5. Potential for increased vandalism of neighboring properties
6. Garbage disposal and increased wildlife issues
7. Owners do not currently live on the property

Larry invited individuals in the audience and on the phone to comment:

1. Greg Elzinga noted that 3 sides of the proposed project are surrounded by private property with the DNR property on the 4th side.
2. Bob Hebekeuser noted that applicants need to prove a hardship to obtain a variance. Larry clarified that this is a conditional use permit request, not a variance request.
3. Mark Steinke indicated that the applicant is not the property owner because they are purchasing via a land contract, so the owner should be involved.
4. Peter Hines noted there is very little space for the staging area, and it will look like a used car lot. He also noted increased fire danger, noise issues and road access issues.
5. Dave Livingston noted that no campground means no issue.

6. Pat Matthews noted that ATV traffic in town is already an issue for many. If this is zoned residential, there should be no campground.
7. Connie Hebekeuser asked if the applicants would have fire insurance that covered neighboring sites.
8. **APPLICANT RESPONSE** – The applicants noted they are not opening a snowmobile or ATV shop and do not believe noise will be an issue. They noted that there are 14 other un-manned campgrounds in the Grand Marais area.

There being no additional audience comments, the public hearing was closed on a motion by Christine Lundquist with support from Lou Lundquist.

VOTE ON CONDITIONAL USE PERMIT REQUEST: Larry requested comments from Commission members.

1. Christine noted this is not R-2 compliant. If the Commission permits it when there is not something that properly differentiates it, how would we deny future requests?
2. Nancy thanked everyone for their input.
3. Phil indicated that based on a review of the zoning rules, the Commission does not have a means for approving this request.
4. Jenny noted we need to listen to the community. The master plan and updating of the zoning rules will need to address the issues that have come up.
5. Jeff noted the R-2 zoning does not allow campgrounds and the zoning block does not allow us to approve this request.
6. Lou noted that the people have spoken & we need to follow the zoning ordinance.

Larry made a motion to approve the permit request, seconded by Phil. **On a roll-call vote, the application was denied by a unanimous vote of the Commission.** Larry thanked the applicant for their cooperation.

MASTER PLAN: Larry provided an updated survey draft to the Commission to take home and review. A meeting will be scheduled in the near future to discuss this draft.

Adjournment: The meeting was adjourned on a motion by Lou Lundquist with support by Phil Bontrager.