



PLANNING COMMISSION

Meeting Minutes

Wednesday, June 7, 2023 at 7:00 PM

1. CALL TO ORDER	The meeting was called to order at 7:01 PM.
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2. ROLL CALL			
BOARD MEMBERS PRESENT	Jack Ezell <input checked="" type="checkbox"/>	Dan Belden <input checked="" type="checkbox"/>	Mike Abrahamson <input checked="" type="checkbox"/>
Sam Huhta <input checked="" type="checkbox"/>	Dennis Lundin <input checked="" type="checkbox"/>	Keith Depre <input checked="" type="checkbox"/>	Byron Kuster <input checked="" type="checkbox"/>
STAFF PRESENT	Zoning and Environmental Services Administrator Heather Cunningham <input checked="" type="checkbox"/>		
	Carlton County Commissioner Susan Zmyslony: <input checked="" type="checkbox"/>		
	Deputy Zoning and Environmental Services Administrator Chris Berg <input checked="" type="checkbox"/>		

3. APPROVE MEETING MINUTES								
MOTION TO APPROVE MINUTES OF MAY 3, 2023			APPROVE <input checked="" type="checkbox"/>			APPROVE AS AMENDED <input type="checkbox"/>		
1ST	Jack Ezell <input type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Sam Huhta <input checked="" type="checkbox"/>	Dennis Lundin <input type="checkbox"/>	Keith Depre <input type="checkbox"/>	Byron Kuster <input type="checkbox"/>	
2ND	Jack Ezell <input type="checkbox"/>	Dan Belden <input checked="" type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Sam Huhta <input type="checkbox"/>	Dennis Lundin <input type="checkbox"/>	Keith Depre <input type="checkbox"/>	Byron Kuster <input type="checkbox"/>	
VOTE TO APPROVE MINUTES			YES <input checked="" type="checkbox"/> Ezell <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Huhta <input checked="" type="checkbox"/> Lundin <input checked="" type="checkbox"/> Depre <input checked="" type="checkbox"/> Kuster	NO <input type="checkbox"/> Ezell <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Huhta <input type="checkbox"/> Lundin <input type="checkbox"/> Depre <input type="checkbox"/> Kuster				

4. APPROVE AGENDA							
MOTION TO APPROVE AGENDA			APPROVE <input checked="" type="checkbox"/>			APPROVE AS AMENDED <input type="checkbox"/>	
1ST	Jack Ezell <input type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Sam Huhta <input type="checkbox"/>	Dennis Lundin <input type="checkbox"/>	Keith Depre <input checked="" type="checkbox"/>	Byron Kuster <input type="checkbox"/>

2 ND	Jack Ezell <input type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Sam Huhta <input type="checkbox"/>	Dennis Lundin <input checked="" type="checkbox"/>	Keith Depre <input type="checkbox"/>	Byron Kuster <input type="checkbox"/>	
VOTE TO APPROVE AGENDA			YES <input checked="" type="checkbox"/> Ezell <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Huhta <input checked="" type="checkbox"/> Lundin <input checked="" type="checkbox"/> Depre <input checked="" type="checkbox"/> Kuster	NO <input type="checkbox"/> Ezell <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Huhta <input type="checkbox"/> Lundin <input type="checkbox"/> Depre <input type="checkbox"/> Kuster				

5. CALL PUBLIC HEARING TO ORDER The public hearing was called to order at 7:02 PM.

6. LEGAL AD STATEMENT Legal ad was sent on May 18, 2023, and published in the Star Gazette on May 25, 2023. Legal ad was sent on May 18, 2023, and published in the Pine Knot News on May 26, 2023.

7. FINDINGS OF FACT AND FINALITY OF DECISIONS Chairperson Ezell read a statement regarding finality of decisions and the findings of fact was placed on the overhead screen.

8. PUBLIC HEARING

A.	Conditional Use Permit #423001 - Minardi Outdoors, LLC
APPLICANT/ REPRESENTATIVE	Name: Mitch Minardi Address: 3707 Lavaque Road, Hermantown, MN 55811
PUBLIC COMMENT	None
CORRESPONDENCE	Email from Dan Stangle of Thomson Township dated May 11, 2023.

9. CLOSE THE PUBLIC HEARING AND RE-OPEN PLANNING COMMISSION The public hearing was closed at 7:54 PM. The Planning Commission meeting was re-opened at 7:55 PM.

A.	Conditional Use Permit #423001 - Minardi Outdoors, LLC
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MOTION TO APPROVE FINDINGS OF FACT			APPROVE <input checked="" type="checkbox"/>	APPROVE AS AMENDED <input type="checkbox"/>	DENY <input type="checkbox"/>		
1 ST	Jack Ezell <input type="checkbox"/>	Dan Belden <input checked="" type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Sam Huhta <input type="checkbox"/>	Dennis Lundin <input type="checkbox"/>	Keith Depre <input type="checkbox"/>	Byron Kuster <input type="checkbox"/>
2 ND	Jack Ezell <input type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input checked="" type="checkbox"/>	Sam Huhta <input type="checkbox"/>	Dennis Lundin <input type="checkbox"/>	Keith Depre <input type="checkbox"/>	Byron Kuster <input type="checkbox"/>
VOTE TO APPROVE MINOR SUBDIVISION			YES <input checked="" type="checkbox"/> Ezell <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Huhta <input checked="" type="checkbox"/> Lundin <input checked="" type="checkbox"/> Depre <input checked="" type="checkbox"/> Kuster	NO <input type="checkbox"/> Ezell <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Huhta <input type="checkbox"/> Lundin <input type="checkbox"/> Depre <input type="checkbox"/> Kuster			

MOTION TO APPROVE CUP WITH CONDITIONS			APPROVE <input checked="" type="checkbox"/>		APPROVE AS AMENDED <input type="checkbox"/>		DENY <input type="checkbox"/>	
Jack Ezell <input type="checkbox"/>	Dan Belden <input checked="" type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Sam Huhta <input type="checkbox"/>	Dennis Lundin <input type="checkbox"/>	Keith Depre <input type="checkbox"/>	Byron Kuster <input type="checkbox"/>		
Jack Ezell <input type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Sam Huhta <input type="checkbox"/>	Dennis Lundin <input type="checkbox"/>	Keith Depre <input type="checkbox"/>	Byron Kuster <input checked="" type="checkbox"/>		
VOTE TO APPROVE CUP WITH CONDITIONS		YES <input checked="" type="checkbox"/> Ezell <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Huhta <input checked="" type="checkbox"/> Lundin <input checked="" type="checkbox"/> Depre <input checked="" type="checkbox"/> Kuster		NO <input type="checkbox"/> Ezell <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Huhta <input type="checkbox"/> Lundin <input type="checkbox"/> Depre <input type="checkbox"/> Kuster				

10. OTHER BUSINESS

11. ADJOURNMENT

MOTION TO ADJOURN			APPROVE <input checked="" type="checkbox"/>			DENY <input type="checkbox"/>		
1ST	Jack Ezell <input type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Sam Huhta <input type="checkbox"/>	Dennis Lundin <input type="checkbox"/>	Keith Depre <input checked="" type="checkbox"/>	Byron Kuster <input type="checkbox"/>	
2ND	Jack Ezell <input type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Sam Huhta <input type="checkbox"/>	Dennis Lundin <input checked="" type="checkbox"/>	Keith Depre <input type="checkbox"/>	Byron Kuster <input type="checkbox"/>	
VOTE TO ADJOURN		YES <input checked="" type="checkbox"/> Ezell <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Huhta <input checked="" type="checkbox"/> Lundin <input checked="" type="checkbox"/> Depre <input checked="" type="checkbox"/> Kuster		NO <input type="checkbox"/> Ezell <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Huhta <input type="checkbox"/> Lundin <input type="checkbox"/> Depre <input type="checkbox"/> Kuster				

HEATHER CUNNINGHAM, ZONING AND ENVIRONMENTAL SERVICES ADMINISTRATOR		DATE

Attachments: Findings of Fact Worksheet: Conditional Use Permit #423001 - Minardi Outdoors (Knife Island Campground) Email dated May 11, 2023, from Dan Stangle of Thomson Township

DRAFT
 FINAL

**CARLTON COUNTY FINDINGS OF FACT
CRITERIA SUPPORTING/DENYING A CONDITIONAL OR INTERIM USE PERMIT**

Name of Applicant: Minardi Outdoors (Knife Island Campground)

Date: June 7, 2023

Conditional/Interim Use Permit Number: 423001

Tax Parcel Number: 78-020-7910

IS THE USE REQUESTED TEMPORARY?

No. The use should not be considered temporary.

IS THE USE OWNER SPECIFIC?

No. The use should not be considered owner specific.

DOES THE USE LACK SPECIFIC EXISTING OR NEW INFRASTRUCTURE?

No. The use requires specific infrastructure.

IF YOU ANSWER ANY OF THE ABOVE QUESTIONS YES, CONSIDER PROCESSING AS IUP. PLEASE DESCRIBE WHY THE USE SHOULD BE CONSIDERED AN IUP OR CUP: The request should be processed as a conditional use permit.

FINDINGS OF FACT:

1. IS THE CONDITIONAL OR INTERIM USE SPECIFICALLY LISTED IN THE ZONING DISTRICT IN WHICH THE PROPERTY LIES? Yes. The use is specifically listed in the zoning district in which the property lies. Article 4, Section 1, Subdivision D, of Carlton County Zoning Ordinance #27 indicates that the St. Louis River Management Plan is adopted by reference. The plan indicates that a Conditional Use Permit is required for a planned unit development.

If the answer is no, you must make the following findings:

~~A.) THE USE IS SIMILAR IN NATURE TO OTHER USES LISTED IN THE SAME ZONING DISTRICT. WHY OR WHY NOT?~~

~~B.) THE PROPOSED USE DOES NOT CREATE A GREATER POTENTIAL FOR IMPACTS THAN OTHER USES LISTED THAT CANNOT BE MITIGATED WITH APPROPRIATE CONDITIONS. WHY OR WHY NOT?~~

~~C.) IS THE PROPOSED USE COMPATIBLE WITH ADJACENT LAND USES? WHY OR WHY NOT?~~

~~D.) THE PROPOSED USE IS CONSISTENT WITH THE CARLTON COUNTY COMPREHENSIVE PLAN OR THE INTENT OF THE ORDINANCE. WHY OR WHY NOT?~~

If the answer to 1 is yes or if A – D are all yes, proceed to question 2. If not, the request should not be approved.

2. THE USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSE ALREADY PERMITTED NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES. Yes. The proposed bunkhouses and additional 14 campsites should not be injurious to the use and enjoyment of property in the immediate vicinity, nor should it impair property values. The proposed bunkhouses will meet the required setback to the river. The proposed walk-in campsites are well screened. The campground is located in an urban area of the St. Louis River and along Interstate 35. This office contacted Carlton County Assessor, Kyle Holmes, regarding property values near campgrounds. Holmes indicated that historically property values have not been lower because of campgrounds. Holmes reported that economic obsolescence has not been determined on any property because of proximity to a campground.

3. THE ESTABLISHMENT OF THIS USE WILL NOT IMPEDE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING VACANT PROPERTY FOR USES PREDOMINANT IN THE AREA. Yes. The use should not impede normal and orderly development of the surrounding vacant property. The campground has been in existence since 1998 and has not demonstrated this to be the case. The use of this property as a campground is different than other campgrounds in that the water resource is a river. Most of the campers don't ever get on the river. The proposed bunkhouses will have minimal impact as the square footage is less than what would be used to calculate density standards. The additional campsites would have minimal impact as they are walk-ins.
4. ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE AND OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED. Yes. Utilities such as septic treatment, water and electric will be or have been provided. The existing access road is sufficient.
5. ADEQUATE OFF STREET PARKING IS OR WILL BE PROVIDED. Yes. Each site will meet the minimum standards for a campsite. Additional overflow parking will be provided for the new sites and bunkhouses as well.
6. ADEQUATE MEASURES HAVE BEEN OR WILL BE TAKEN TO PREVENT OR CONTROL OFFENSIVE ODOR, FUMES, DUST, NOISE AND VIBRATION SO THAT NONE OF THESE CONSTITUTE A NUISANCE. Yes. Offensive odor, fumes, dust and vibration should not be created by this expansion. Quiet hours should be added as a condition to control potential offensive noise. The campground is located along Interstate 35 which generates noise.
7. ADEQUATE CONTROL OF LIGHTED SIGNS AND OTHER LIGHTS IS PROVIDED SO THAT A DISTURBANCE TO NEIGHBORING PROPERTIES WILL NOT RESULT. Yes. No lighted signs are proposed.

Article 3, Section 5, Subdivision E of Carlton County Zoning Ordinance #27 indicates additional evaluation criteria and standards apply within shoreland areas.

3. Evaluation criteria. A thorough evaluation of the water body and the topographic, vegetation, and soils conditions on the site must be made to ensure:
 - a. The prevention of soil erosion or other possible pollution of public waters, both during and after construction. No construction will occur within the setback of 150 feet to the OHWL.
 - b. The visibility of structures and other facilities as viewed from public waters is limited. No structures or facilities are proposed within 150 feet of the OHWL.
 - c. The site is adequate for water supply and on-site sewage treatment. The plan for on-site sewage treatment will be reviewed by this office.
 - d. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercrafts. No docks are proposed.
4. Additional standards for conditional or interim use permits. The County Board, upon consideration of the criteria listed above and the purposes of this Ordinance, may impose additional standards to the issuance of the conditional or interim use permits to fulfill the purposes of this Ordinance. Such standards may include, but are not limited to, the following:
 - a. Increased setbacks from the ordinary high water level (OHWL). The new campsites will be in tiers III and IV, more than 500 feet from the river.
 - b. Limitations on the natural vegetation to be removed. The proposed campground shall follow the standards provided in Article 4, Section 5, Subdivision H, 10 of Carlton County Zoning Ordinance #27. In addition, shoreland mitigation was included as a condition for granting the variance.
 - c. Special provisions for the location, design, and use of structures, sewage treatment systems, watercraft launching and docking areas, and vehicle parking areas. The proposed structures, septic system, and vehicle parking will be adequate for the use.

DECISION:

If **ALL** answers are **YES** by a majority of the Planning Commission, the criteria for granting of the **(circle one)** Conditional or Interim Use Permit have been met. The **(circle one)** Conditional or Interim Use Permit will maintain the goals of health, safety and general welfare of the public. Please confirm with the applicant that they accept their application will be processed as an (circle one) IUP or CUP. Please confirm with the applicant that the conditions are acceptable.

Granted: Place six, 12 feet by 24 feet bunkhouses at existing campsites in Tiers 1-3. The proposed bunkhouses will meet the required setback to the ordinary high water level (OHWL) of the St. Louis River. In addition, construct up to 14 walk-in sites in Tiers 3 and 4. The request will result in a total of 56 campsites.

Denied: NA

CONDITIONS:

1. The applicant must undertake the project according to the plans and specifications submitted to the County with the application or as modified by the condition(s). This application shall be processed as a Conditional Use Permit.
2. The work detailed on the permit must be completed within one year or shall be deemed null and void. This includes the submission and approval of the required Zoning Permit for any structure. The Zoning Administrator is authorized to extend that period of time for good cause shown.
3. The permit will be periodically reviewed by the County to assure compliance with the permit and permit conditions. The permit may be modified or revoked if the permittee violates one or more of the conditions of the permit.
4. The County may enter onto the premises at reasonable times and in a reasonable manner to ensure the permit holder is in compliance with the conditions and all other applicable statutes, rules, and ordinance.
5. Quiet hours shall be established and enforced from 10:00 PM to 6:00 AM daily. Noise generated by the campground shall comply with Minnesota Rule 7030 Noise Pollution Control. If a noise monitoring session is requested by the Zoning and Environmental Service Department, it shall be at the applicant's expense.
6. The applicant must comply with the provisions of the Minnesota Department of Health and Minnesota Department of Labor and Industry.
7. Vegetation alterations and removal shall be limited to the standards of Article 4, Section 5, Subdivision H, 10 of Carlton County Zoning Ordinance #27.
8. Zoning Permits will be required for the Bunkhouses. An ATF fee shall be applied for any Bunkhouses located on the property prior to issuing a Zoning Permit.

Motion By Belden Seconded By Abrahamson
TO: APPROVE the above FINDINGS OF FACT
Action on Motion: 7 AYE 0 NO 0 ABSTAIN
Motion: Carried Defeated

Motion By Belden Seconded By Kuster
TO: APPROVE the CUP and associated conditions
Action on Motion: 7 AYE 0 NO 0 ABSTAIN
Motion: Carried Defeated

6/7/23
Date

[Signature]
Planning Commission Chairman

Planning Commission Chair: If changes are made to the decisional standards or conditions, please mark with ink and initial.