

CORINNA TOWNSHIP
Minutes
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
February 12, 2019
7:00 PM

Guck called meeting to order at 7:00pm on February 12, 2018

Board of Adjustment/Planning Commission Members Present: Al Guck, Larry Smith, Bill Arendt, Dick Naaktgeboren, Ben Oleson (Zoning Administrator)

Absent: Steve Niklaus, Barry Schultz

Other in Attendance: Doug Long, Jake Long, Pat & Dianne O'Keefe, John Dearing, Bob & Karen Elstad, Colin Anderson, Ben Lawler, Isaac Miller, Brandon Scheuble, Cindy Janke, Jane Plude, Jason Kolles, Brendan Dillon, Marci Segner, Sandra Strecker, Darrel Strecker, Andrew ?, Penny ?, Jerry & Patty Kirscht

Additions or Deletions to the Agenda; Smith made a motion to approve the agenda with the Hearing for Biel to be tabled. Naaktgeboren seconded the motion. Motion approved unanimously.

Hearings

Requests related to the construction of a community solar garden consisting of approximately 3,744 panels on 5.12 acres of land. Approvals required include an interim use permit for the construction of a solar energy farm.

Applicant: Clearwater Garden LLC

Property Owner: Isaac K Miller

Property address: None

Sect-Twp-Range: 9-121-27

Parcel number(s): 206000093100

Present: Brendon Dillon w/ Clearwater Garden, Isaac Miller

Dillon: We reached out to Isaac about a year ago to see about putting up a solar farm on his property. The basic process that we go through to find a suitable property starts with excel energy's distribution grid. Based on that we identify where on their grid we have the potential to add, then there are program details with the state along with ordinances that will allow for solar farms. We then discuss with the land owner where would be the most suitable, we try to use the least productive area which is why we arrived at this location. It is relatively poor soil, he has been irrigating the land. To add to the process once we receive a permit we go through the final design and engineering which will take about 2-3 months. Construction takes 8-10 weeks once start and during that time there is a crew driving steel posts and then they go install the modules and wire the modules, there is one cement pad is 8x8 pad. The useful life of about 25-30 years and then it would be taken down. There would be a decommissioning bond would be issued for this in case we are not around. Construct sometime this summer.

Oleson: They did send a revised site plan, to address one of the issues that was in my recommendation regarding the 30 ft side yard setback, the new site plan address that. Miller also owns the property to the east. There was some conversation with Wright County on how

this deals with entitlement. A solar farm would use an entitlement, this property does not have one, and however, he could move an entitlement from one of his other properties. There would be some paperwork with that and a deed restriction that would have to be filed. There is some discussion as to whether you want approve it as the Planning Commission or if I can approve as the Administrator. I think that since we are here the Planning Commission should approve. In addition to that there is a section as to what is required such as a screening plan that would screen it from other properties. The nearest property is to the north, normally that would be fencing and/or trees. That is not something that is spelled out. There are storm water requirements that is required by the state, they are not a township or county requirement, but will have to meet the state requirement. There is a requirement for a financial security, the intent is for the decommissioning and turning it back to farm land. We need to sort that out and what is necessary, typically it is 150% of the cost. There are some issues with making sure the connection to the larger grid is approved with excel energy. There will be a fence around the entire property. They do meet the setbacks and the only access would be off of 105th street. We do have a few house to the North, one to the east and the bar & grill to the west.

Audience: Pat O'Keefe: I live on 24 & 103rd our concern is the screening. We have a straight view of where they are going to be. We wanted to see if there would be tree's planted.

Dillon: We did reach out to get feedback. When we do screening plans we ask for help from the neighbors to make sure we are addressing those concerns.

Darrel Strecker: Wondering where it will be located.

Oleson pulled up the site plan showing it will be east of Hitchin Post.

Sandra Strecker: When we go up the highway there are solar farms, some have them have these big grids & big large polls with the electricity coming off. I do not want to have to look at those.

Dillon: For the grate you referred to there will be a 4x4 ft cabinet. As far as the Polls go we prefer to go underground and will connect to existing power poles.

Janke: I live on the property to the south so I'm glad it is on the other end of the property, do they have any effect on Wi-Fi, internet dish etc.

Dillon: Not that we are aware of, it is not that much electric going though.

Janke: Are there any studies on the effect to the wildlife.

Dillon: Not to my knowledge, we actually have to do a wildlife survey as part of the project.

John Dearing: How efficient are they? Is it worth putting in?

Dillon: As far as efficiency they convert about 18% of the sunlight into electric. The system of this size creates electricity for a lower cost which is why you are seeing a lot of these pop up now. It should help bring down the cost of elec. As far as efficiency it's as good as it gets today.

Kolles: Why are you making them smaller?

Dillon: The way the state law was written is that the size steps down from about 5 megawatts to in 2017 to only be 1 megawatt. 5 megawatts takes up about 40 acres, where 1 megawatts only takes about 5-6 acres. So that is the largest we can now go. We feel there is only room for one or two on this one feeder, so economically we could only put a couple on one feeder.

Naaktgeboren: So where is the feeder going to go?

Dillon: It will go Annandale on highway 55.

Naaktgeboren: Do you use power load going that far? Do you have a contract with Xcel?

Dillon: Xcel has transformers along that feeder. We just connect to where Xcel is. It does not always go back to the feeder. We have applied with Xcel.

Naaktgeboren: Do you plan on operating and owning or sell it.

Dillon: We have a financial partner and we will continue to manage the project.

Naaktgeboren: You will not expand the site?

Dillon: Correct.

Naaktgeboren: Fencing? What do you use?

Dillon: I would call AG fencing. We use wood posts with farm like fencing.

Naaktgeboren: For tree screening I would say that you need trees on the north, east, and south side. I am not sure what type of trees but feel there needs to be trees around it. As far as decommission at 150% do you go by each year. Is it reviewed as costs may go up?

Dillon: We generally get a bid from a few contractors and use the multiplier to cover the cost. There are other ways, you can size it today and then redo it every 5 years. This would come from us.

Smith: Is that by a bond?

Dillon: We have done a bond and we have done escrows whatever you chose.

Smith: Going back to the efficiency of 18%, is that when the sun is shining?

Dillon: It is depending on the amount sun, so some days it may not be much.

Smith: I am also not in favor taking farm land.

Arendt: My biggest issues are the screening and the bond. I just want to make sure that we are covered down the road.

Guck: Why that piece of property and is there another piece of property that would be suitable?

Dillon: Yes there is another site we are looking at.

Guck: To bring that power back to Annandale will you be surpassing the capacity of the transformer

Dillon: Xcel will let us know that.

Guck: I guess I'm concerned with taking ag land out of production. Why not looking at low lands or on top of buildings. Part of Land Use is to preserve farmland.

Dillon: Swamp/low lands have lots of restrictions with the DNR. We seek to put these on the least productive part of farmland. Another way that we look at is, this is generally a small percent of their land and can relieve some financial difficulties when low production exists.

Guck: Would there be any issues if someone gets in the fence.

Dillon: You would have to know what you are looking for to find it. It does comply with the electrical code.

Guck: 1.8 million kilowatt's what would that power?

Dillon: About 200 homes.

Naaktgeboren: Do you have an idea what you're going to do with seeding.

Dillon: Yes, generally within the footprint we plant a native grass array and around the perimeter we plant a grass/ wild flowers.

Naaktgeboren: Run off basin are they going to be lined?

Dillon: No

Guck: Personally I do not see any reason not to accept this, sounds like they have everything they need.

Naaktgeboren: How many of these sites do you have and do they have security bonds?

Dillon: We have 5, all of them just have a set amount based on # of megawatts, and most are at \$25,000 - \$35,000. This is the first I heard of the 150% rule. I would personally suggest that you revisit every 5 years for the life of the system. If you're most interested in accuracy that would be the way to go.

Naaktgeboren: Who makes or sets what the screening needs to be?

Oleson: You can set that up the way you want. They require a screening barrier on the outside of the perimeter fence. It leaves it up to you what that screening is.

Naaktgeboren: Can we say an approved screening plan? I would say tree's all the way around, maybe 20 ft apart.

Dillon: I would like to identify what we are screening from. Let's identify the residences and show you site plans with proposed site plans. What we are trying to do is meet the concerns of the community. Just putting in trees does not always screen it from being seen, and then it reduces the amount that can be farmed. We can prepare a screening plan. Planting trees all the way around also takes away from the effect of the solar farm.

Oleson: Your options would be to approve with the condition that they come back with a screening plan that is approved by the planning commission or you would table it.

Naaktgeboren made a motion to approve Interim use permit for the construction of a solar energy farm consisting of approximately 3,744 panels on 5.12 acres of land with the following conditions:

1. All requirements of the Township land use ordinance shall be met.
2. The minimum setback of 30 feet to all side lot lines shall be met – particularly where the current site plans do not show that it has been met to the east. Compliance with this requirement may be achieved by combining the parcel to the east (under the same ownership as the subject parcel) with the subject parcel at the Wright County Auditor's office. Alternatively, the applicant would need to apply for a variance from this requirement.
3. The applicant shall submit a written screening plan for Planning Commission approval prior to beginning construction.
4. The applicant shall meet all stormwater requirements of the state and as recommended by the Wright County SWCD office.
5. The applicant shall provide a financial security in an amount acceptable to the Corinna Town Board to ensure restoration of 105th Street NW to its pre-construction condition. This security shall remain in effect until all construction activities have ceased and/or the Town Board has agreed that the security is no longer necessary.
6. The applicant shall provide a financial security as required by the ordinance for decommissioning of the site. The amount shall be subject to review and amendment by the Township every five (5) years and based on reasonable estimates of the cost to remove the materials from the site. Estimates for removal costs may be obtained by the Township and the costs of providing such estimate passed on to the applicant/landowner.
7. The final utility interconnection design and approval must be submitted to the Township before the building permit can be issued.
8. One (1) entitlement shall be transferred from an adjacent property as per the procedures in Section 604.6(5) of the Corinna Township Land Use Ordinance prior to the beginning of construction.
9. The interim use permit shall be valid for thirty (30) years.

Arendt seconded the motion. Motion approved 3-1 with Smith opposed.

Requests related to the construction of a 2,689 sq ft two-story dwelling/attached garage to replace an existing single-story 897 sq ft dwelling. Approvals required include variances to construct a dwelling approx. 26 ft from Clearwater Lake (min. 75 ft required), 14.3 ft from a side lot line (min. 15 ft required) and approx. 19.1 feet from the top of a bluff (min. 30 ft required).

Applicant: John F. Bartzen Jr.

Property address: 11535 103rd St NW, South Haven

Sect-Twp-Range: 7-121-27

Parcel number(s): 206092000100

Present: Bernie Miller, John Bartzen, Mary Bartzen, Brandon Scheuble – designer

Bartzen: We have been looking for a lake home for over 4 years. We drove on property and it was a dream, it was everything I wanted for a lot. The existing house is too small for what I have, what I would like to do is take it down, build up and back. Fell in love with the property and more than I could have disserved. I would like approx. 3000sq ft home, using existing foundation. We plan on moving out here full time.

Miller: When we met they asked what they could do, we looked at the setbacks, the bluff, the septic was certified this past year, it is a type 1 and suitable for a 3 bedroom home. It is a 4.59 acre property so we do not have any issues with building or impervious coverage. There is a large ridge and wetlands to the back so it leaves little room for building. We looked at a new house vs. leaving the current foundation and adding on. This is what John would like to do and utilize what is already there. The house design was done very good. There are some issues with the bluff line, it is a weird spot in the bluff as it was put in the staff report. Not sure how we deal with that, as we move back further away we fall back off the ridge. This plan would not require much modification in the grading or the driveway.

Oleson: Clarification; The existing cabin is 21ft from the lake are you trying to retain the screen porch.

Bartzen: Correct the screen porch sits on a concrete slab.

Designer: Showed where the current home is at on the site plan. The idea is to keep what is currently there and add on to the back of the house.

Oleson: Variance is for lake set back which is at 21ft and 25ft for the new portion upper level, the side yard is at 14.3 min 15ft, the bluff set back is at the side of the bluff, normally when we talk about that it is on the top of the bluff. Not sure if this is as big of a concern when it is to the side. The big question here is could they move it back, they would like to use the existing foundation and in that since they could not. If it was a total rebuild it could possibly move back some, however, there is the septic that is to the back, there is a 10ft setback to the septic, so you could look at allowing it to be closer.

Miller: The septic tank can be moved elevation wise. To me if you look at the existing driveway, the large trees that are there and that it starts to drop off. It will be challenging to get something in there with a garage and then having to move the driveway and remove tress which is what we do not want to do.

Oleson: You saying if you were to move it the full 75ft, you could look at other options and moving it back to at least get out of the shore impact zone.

Miller: The further we move the more trees we would have to remove several trees.

Bartzen: The one issue is where it starts to slop back towards the wetlands.

Audience: None

Smith: I know the closets we have seen done is 37.5 from the lake. I would like to see 45 ft from the lake. The side yard is not a big deal to me, the bluff would be how it will impact it if you move it back. Are you stuck with that house design no matter what?

Miller: One thought is if this not acceptable we would like to some type of guidance.

Naaktgeboren: I have the same ideas, it is a beautiful property except for the house, but I too feel that it has to be moved back. Maybe change the garage location.

Arendt: I agree that it has to move back.

Guck: Looking at the photos it looks like it right on the water. Our planning has been to get it back further from the lake when you have the opportunity. I don't like to see it that close.

Scheuble: Would your approval with the parameters or how does that work.

Guck: You could also have it tabled so you can work on new design to see what will work and then come back for approval.

Bartzen: What do we do with the foundation then? Can it be used for something else?

Oleson: You are allowed a water orientated accessory structure and on Clearwater Lake it can be up to 400 sq ft if it is just used for storage. If you want it for other than storage the maximum 250 sq ft with a maximum 10ft height and would have to be detached from the house. You can have a deck/patio on top of it.

Designer: I just want to confirm where you would like us to be so that if we redesign we don't come back with something that is going to be denied right away.

Naaktgeboren: Looks like the side yard setback will go away, and I think we can work with you on the bluff if you're moving it back.

Smith: I would say try to stay with the 45 ft from the lake and approx. 20ft from the bluff.

Naaktgeboren made a motion to table until the next meeting to allow applicant to gather more information and make changes to current plan. Smith seconded the motion. Motion passed unanimously.

Requests related to the construction of an upper level open deck and stairway on the lake side of the existing dwelling. Approvals required include a variance to construct an open deck approx. 50 ft from Cedar Lake (min. 75 ft required) on a parcel that is at approx. 36% impervious coverage (max. 25% allowed).

Applicant: Doug Long

Property Owner: Joshua Long

Property address: 8989 Ingram Ave NW, Annandale

Sect-Twp-Range: 22-121-27

Parcel number(s): 206022000130

Present: John Long, Joshua long

John: There is about 3000 sq ft on the upper level and we only have one exit on the one side. We would like to put in a patio door in and put up a deck. I talked to Ben and we could do 32 sq ft. That area is centrally located to bedrooms. We talked about size if we only do the 32 sq ft it would look like a fire escape. We would like to do 7x12 would be a little bigger, it would come to the fireplace and steps would come to the landing on bottom and it would look decent.

Oleson: Reason for the variance is the lake set back is about 58ft right now they would be coming out about 7ft so that would be about 50ft from the lake. This property is over impervious at 36%, however, back when it was constructed the county granted a couple of different variance's and the county had change their definition of impervious since that time. Some permits that were issued and notes indicating it would not be considered impervious, if you take those out they would be under 25% but by today's standards it is over. This will be going over the patio which is already impervious. Is not going to affect much as far of the impervious coverage it is a unique situation. They did not own, so not sure how it was installed.

John: We could take care of some of the impervious with some rain barrels.

Audience: None

Arendt: Seems to me that the need for fire escape you could go smaller like a 3x 12 with a staircase coming down.

Josh: Part of it is the aesthetics with the house and the look from the lake and keeping it looking good rather than just a commercial fire escape.

Arendt: If you go 7x12, would you be able to take out 84sq ft someplace else?

John: There is a 5x5 wood shed I could get rid of. The other thing on that property, we have 24 mature trees and 30 some bushes, under the wood deck is rock and the 10x10 deck has rock.

Arendt: I can see where you want it to look nice. I would like you to find a way to take out 84 sq. ft. somewhere.

Josh: According to today's standards we are not adding to the impervious. We are building over something that is already impervious.

Smith: The biggest issues is that you are over the impervious. If we do grant the variance we need to take something away and only 84 sq ft we are not asking for much as far as I'm concerned.

Naaktgeboren: I agree, same thing. There is a lot of impervious there.

Guck: Where do all the gutters go do?

John: On the North side they go into the rock not sure on the front, we moved there in December.

Arendt made a motion to approve Variance to construct a 7' x 12' open deck approx. 50 ft from Cedar Lake (min. 75 ft required) on a parcel that is at approx. 36% impervious coverage (max. 25% allowed) with the following conditions.

1. That an area at least equal to the 84 square feet proposed deck be restored back to a grass or 100% permeable surface elsewhere on the property.
2. The applicant shall submit a permanent stormwater management plan designed to minimize the potential for ongoing erosion or sedimentation and to allow adequate time for infiltration or other treatment of rainwater from the lot prior to it flowing into the lake. These may include directing rain gutters to appropriate areas, rain barrels, establishing or maintaining a buffer of native vegetation along the shoreline, or other acceptable best management practices. Once approved, the plan should be implemented at the time of construction or within a reasonable time period after construction is completed and maintained indefinitely.

Smith seconded motion. Motion passed unanimously.

Requests related to the adjustment of lot lines between two parcels. Approvals required include a variance to place the adjusted lot line approx. 11.5 feet from an existing cabin (min. 15 ft required) and approval of a lot line adjustment involving nonconforming lots in a shoreland district.

Applicant: Karl Tsuchiya
Property Owner: Harold W & Cheryl A Biel
Property address: 10561 120th St NW, Annandale
Sect-Twp-Range: 5-121-27
Parcel number(s): 206000052102

Smith made a motion to table at the request of the applicant. Naaktgeboren seconded the motion. Motion carried unanimously.

Requests related to the replacement of an existing dwelling with a new dwelling on the same footprint but of taller height. Approvals required include variances to expand a dwelling approx. 32 ft from Clearwater Lake (min. 75 ft required) and to not meet the required floodplain elevation with fill around the new dwelling to the required distance beyond the building footprint.

Applicant: Colin and Katherine Anderson
Property address: 9973 Jeske Ave NW, Annandale
Sect-Twp-Range: 16-121-27
Parcel number(s): 206031000050

Present: Colin Anderson

Anderson: We purchased this fall the cabin was built in 1925 and the condition is pretty run down. The idea is to rebuild this summer on the existing footprint. I am asking for two conditions one is the roof height and the second is for the fill for the floodplain.

Oleson: This is the situation where the house is too close to the lake at about 26ft, he would not need a variance with a 6/12 roof pitch, however, the projection would bring it to a higher peak by 3 1/2" the reason is to get a window in there for light. If it wasn't for that he would not need one. The other reason is that this is Clearwater Lake and we have the floodplain, the elevation of the lowest floor and the elevation of the fill around it have to be 15ft on all sides, basically it would be met on three sides just not the lake side. The other item we will be looking at is the CUP for the amount of fill that is needed.

Audience: None

Naaktgeboren: Where is the drain field?

Anderson: About 75ft east and at the top of the hill.

Naaktgeboren: Your adding bituminous and pavers?

Anderson: Yes the driveway that comes down to the cabin is a small and there is not room for parking so we are going we are going to remove the existing deck on the lake side and use that impervious to have a parking area and expand the driveway.

Naaktgeboren: Are you going to rip the foundation out?

Anderson: Does not seem to be one.

Naaktgeboren: The fill area?

Anderson: We would be going 15ft out from the three sides. I would taper it down all the way around. The idea is to not bring fill in and then set the cabin on top of that.

Naaktgeboren: I do not have a problem, as far as roof I do not have a problem with it.

Smith: Looks like a good plan

Arendt: I am fine with it.

Guck: I am good.

Requests related to the placement of approx. 150-200 cubic yards of fill to meet floodplain elevation requirements and improve drainage. Approvals required include a conditional use permit for the movement of greater than 50 cubic yards of material in a shoreland district.

Applicant: Colin and Katherine Anderson

Property address: 9973 Jeske Ave NW, Annandale

Sect-Twp-Range: 16-121-27

Parcel number(s): 206031000050

Naaktgeboren: As far as 150 – 200 cu do you have it figured out?

Anderson: No we have not, I have done some site lines, however, need to make sure we have the correct elevations. My thought is it will be closer to the 100-150, I just wanted to make sure we were covered.

Guck: Do we need to table if he is not sure of the exact amount?

Smith: Or we give him our limit and if he needs more he has to come back.

Anderson: I would like to have as much as possible just in case not that I would use it.

Oleson: You could say up to 200 yards not to exceed the amount needed to fulfil the requirements or you could approve the variance and table the CUP. I think the main reason is to not create an issue for the neighbors and do not create an issue for the lake, which he is the lowest so I do not see there would be any issues with the neighbors. I don't see any concerns.

Smith approved Variances to expand a dwelling in height by approx. 3.5 feet approx. 32 ft from Clearwater Lake (min. 75 ft required) and to not meet the required floodplain elevation with fill around the new dwelling to the required distance beyond the building footprint on the lakeside of the property and Conditional use permit for the movement of approx. 150 cubic yards of material in a shoreland district with the following conditions:

1. The applicant shall be limited to the movement of 150 cubic yards. Any significant increase in this amount, as determined by the Zoning Administrator, shall require approval by the Planning Commission.
2. Erosion and sedimentation control measures must be installed and maintained until the construction areas have been stabilized. These shall include at a minimum silt fences between any areas of disturbance (if there will be any) and the lake as well as to any neighboring properties which are downslope of the disturbed areas. Once disturbed areas are no longer being used for construction purposes, these shall be covered with mulch, erosion control blankets, hydroseed or other forms of temporary cover until vegetation is re-established.
3. The applicant shall submit a permanent stormwater management plan designed to minimize the potential for ongoing erosion or sedimentation and to allow adequate time for infiltration or other treatment of rainwater from the lot prior to it flowing into the lake. These may include directing rain gutters to appropriate areas, rain barrels, establishing or maintaining a buffer of native vegetation along the shoreline, or other acceptable best management practices. Once approved, the plan should be

implemented at the time of construction or within a reasonable time period after construction is completed and maintained indefinitely.
Naaktgeboren seconded. Motion passed unanimously.

Interim Use Permit for the operation of a temporary mining pit involving crushing and screening of gravel.

Applicant: Jason D & Geri Ann K Kolles
Property address: 10171 Ireland Ave NW, Annandale
Sect-Twp-Range: 10-121-27
Parcel number(s): 206000103400

Present: Jason Kolles

Kolles: Same as usually, just a new year.

Oleson: Is the plan to go north?

Kolles: We are going east right now towards the road for the next year for sure. Then the thought would be to go west. We have at least another year here. Not going to be reclaiming anything this year.

Guck: What is the max distance to the road?

Oleson: I will look that up.

Audience: Kirsch: We are across the road - are you going to get closer to the highway?

Kolles: Yes we will get a little closer on the south side of the trees. We would stay at least 100 ft. from the road. We are saving the pile of black dirt to use when reclaiming.

Kirsch: Will you be crushing all year?

Kolles: We usually only do that once a year. We have enough right now until at least this fall.

Oleson: The ordinance states no closer than 50ft from the road right of way.

Kolles: We do not plan to go that close.

Kirsch: Are you going to keep moving back?

Kolles: We will move to the west once we finish on this side.

Oleson: We do have the bond until 2019.

Arendt: One question on staff recommendation it indicates that you cannot crush more than 21 days in a calendar year. How is the monitored?

Kolles: When we set it up it only takes about 3 days to crush, he is usually only in there about 2 weeks with set up etc.

Arendt: I'm fine with it.

Smith: I'm good.

Naaktgeboren: I think you keep it clean and it looks good.

Arendt made a motion to renew an interim use permit for the continuation of an existing gravel pit with the following conditions:

- a. The applicant shall maintain their NPDES permit with the MPCA.
- b. Activities shall be limited to screening, crushing and stockpiling. Screening and crushing shall not be conducted on more than 21 days in a calendar year.
- c. The applicant shall maintain a minimum separation of five (5) feet to groundwater at all times on this site.

- d. Hours of operation for activities on the site shall not be outside of the hours between 7:00 am and 7:00 pm.

Smith seconded the motion. Motion carried unanimously.

Naaktgeboren made a motion to approve the January 8, 2019 meeting minutes. Smith seconded the motion. Motion carried unanimously.

Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

Findings of Fact - Previous PC/BOA Decisions

Two items: Puncochar feed lot, for the most part is handled by county and is going to the courts; however, he put up three structures that do not meet setbacks; two of the structures were not supposed to have animals in them but they do. There is a little shed by house is fine w/ no animals & a larger shed that would be fine with no animals, however, they do have animals. They will either need to be moved or animals taken out of the them. There is a cattle shelter is also too close to the property line. He has indicated that he will move it. I told him he could move the sheds in the spring to meet the setbacks as long as he applies and he still has not done that. This is more an FYI and I will be following up again.

Mink lake island; Property owner is looking at converting the existing structure to enclose part and put in a kitchen with a couple rooms; He has also indicated he wanted to see about using as a wedding venue. This would be part of the Commercial Ag tourism ordinance, however, that was for parcels that were usable Ag land and this is not so I am not sure how we would handle that. Board had concerns with parking, transportation, and that it does fit in with the ordinance. I have been talking with county regarding septic, sounds like there is one out there, sounds like they would be replacing septic. The structure that is out there meets the lake setbacks. I think we can go with it is not listed as a permit use, and it is prohibited or they could come for a conditional use permit. Board's discussion was that it is not a permitted use. As far as the structure if he is adding a kitchen and bedrooms I am thinking it is a dwelling even if there is no heat. If that is the case I am thinking he would need a variance. Board agreed.

Other Business: None

Smith made a motion to adjourn. Guck seconded the motion. Motion approved unanimously at 9:42 pm

Prepared by Jean Just