

**Summary of the  
MEEKER COUNTY PLANNING COMMISSION  
February 9, 2021 – MEETING MINUTES**  
*Audio Available*

The Meeker County Planning Commission held a meeting on February 9, 2021 at 5:00pm to consider the following Conditional Use permit application and other business before the Board. Present was Jans, Euerle, Hempel, Salzal, Beach and Smith, and Zoning Administrator Schultz.

5:03pm

Jans calls the meeting to order. There is a quorum.

The Board states their names for voice recognition.

Jans asks the Board if they have any corrections or additions to the January 19, 2021 meeting minutes. None are noted.

Beach makes a motion for approval.

Hempel seconds the motion.

Motion carried 6-0.

5:04pm

**Jans opens the public hearing for James and Megan Koski, 68935 233rd St, Dassel, MN 55325. Lots Twenty Five (25) and Twenty Six (26) and that part of Lot Twenty Two (22), Twenty Three (23) and Twenty Four (24) and Outlot A, more fully described in the application. Section Thirty Six (36), Township One Hundred Nineteen (119), Range Thirty (30), Jepson's 2nd Sub-Division, Lake Washington, Darwin Township. An application for a Conditional Use permit to move more than ten (10) cubic yards of material in the Shoreland Impact Zone and more than fifty (50) cubic yards of material in the Shoreland District for shoreland alterations in an R-1 Suburban Residential District and within the Shoreland District.**

Blaine Josephson, Paul Reddie and Jim Koski are present for this hearing.

Schultz: This property is a Lake Washington riparian R-1 zoned Lots 25, 26 and part lots 22-24 and part of Outlot A of Jepsons 2nd addition in Section 36, Township 119, Range 30 in Darwin Township. Lake Washington is considered a General Development Lake. This property is approximately 34,275 square feet. A passing septic compliance has not yet been submitted for the property and will be part of the conditions of the permit.

The property owners are requesting to install approximately 40 feet of rip-rap along the property shore line, a 15-foot boulder wall, boulder outcroppings, and an approximate 90 square foot paver area lake side and a 110 square foot paver area up slope. There will be the removal of some trees off the southwest corner of the boathouse to keep roots from growing further into the foundation.

Total material proposed to be moved or brought onto the shore impact zone area of the site according to the site map submitted will be approximately 24 cubic yards of riprap, 20 cubic yards of boulders and 20 yards of soil. On January 28, 2021 Area Hydrologist Ethan Jensen commented that the project meets the "no permit needed" criteria and does not need a DNR Public Water Work Permit at this time.

Erosion control during construction will be a part of the conditions for this permit. All disturbed areas will be restored with seed and an erosion control blanket.

As per [Article 19A.04. C.2.d] Movement of more than 10 cubic yards of material in the shore impact zone and/or 50 cubic yards of material in the shore land district requires an approved conditional use permit from the County.

Jans states that he and Euerle viewed this property. It looks like a good plan. It seems bigger on the map than it does in reality. He thinks it may take more yards of material than what is asked for.

Euerle agrees.

Josephson says that there is little riprap now, but it is straight up and down. He talked to Ethan Jenzen and Schultz about tree removal this winter and in the spring to get the septic approved.

Schultz reads the possible conditions:

Approve or deny a Conditional Use Permit Application to move more than ten (10) cubic yards of material in the shore impact zone and more than fifty (50) cubic yards of material in the Shoreland District of Lake Washington with the conditions:

1. The total cubic yardage moved and/or brought onto this site shall be a maximum of 77 cubic yards of material.
2. The project start is dependent on a passing septic compliance inspection.
3. The project shall be completed as per the plans submitted with this application.
4. All required permits shall be obtained prior to commencing this project if project extends beyond scope submitted.
5. Erosion control shall be implemented and maintained on-site until permanent vegetative cover is established to prevent erosion of material into sensitive areas.
6. The applicant and/or property owner shall notify Meeker County Planning & Zoning within seven days of completion of this project.

Euerle makes a motion to close the public hearing.

Salzl seconds the motion.

Motion carried 6-0.

Hempel makes a motion to approve with the conditions.

Euerle seconds the motion.

Motion carried 6-0.

5:14pm

Jans opens the conversation regarding the possible plat for Hed/Lundin.

Randy Hed, Karla Lundin and Deven Lundin are present.

Devin states that the land is owned by his Grandpa Randy. They would like to rezone and plat the land so that he can put a house on it. The land sits between highway 15 and the lake.

Jans believes it is an ideal use for the land, especially since it has never been farmed.

Euerle thinks he should move forward with the process.

Schultz states that it is about 1000' off the shoreline of Lake Arvilla. It does not touch the shoreline.

5:18pm

Jans opens the conversation for Dale Fenrich's possible plat.

Fenrich is not present. The Board discusses the location of this land, but they have no surveys to look at. The Board decides not to make any comment at this time. They hold off until Fenrich can be present.

5:26pm

Jans opens the conversation with Lori Johnson and David Jutz regarding Vacation Rentals By Owner (VRBO's).

Jutz of Ellsworth Township states they are getting a lot of VRBO's in his township. There aren't any rules or ordinances for them. No permits, no time to quit partying, etc and he is getting a lot of complaints. The noise and parking is becoming a huge nuisance. Meeker County currently has between 60-100 VRBO's.

He states that he has done research and there are only two other counties that have regulations—Ottertail and Cook.

Jutz contacted the Minnesota Association of Townships and they said that we could require the rentals to be licensed to keep track of who is running them, so if there is a complaint they know who to contact. That would create data for each rental. We'd have to draw something up to be approved by an attorney so it is legally binding.

He says that the State Dept of Revenue sent out a letter last year to all County Assessors stating that they can look into commercial tax on these properties.

Cook County uses Minnesota Land Source Management office. They use a state lodging license for permitting and inspections.

Ottertail County contracted with a host company called Host Companies. It is a nationwide vacation rental company that just takes care of all the litigation. This company collects data on every unit in your county, sets up state guidelines, supplies information to the county and takes care of complaints. They restrict how many you can rent to, whether you are over the limit for the sewer system, parking, etc. He believes Ottertail pays \$200 a month for this company.

Schultz states that the Assessors just recently started compiling a list of VRBO's in our county. Things are heading in the right direction to have more control.

- First the rentals would need a classification.
- Possibly have a different tax rate.
- Maybe create some sort of ordinance that would have to be specifically narrowed down to these short-term rentals—not all rentals. It would need to go by the length of stay.
- Quiet times.
- Adequately sized septic.
- Contact person.
- Need backing from the County Attorney and the Commissioner's.

It is discussed that the township can make some of their own rules and regulations. The Board suggests that Jutz starts with the township and the County will continue to look into

5:58pm

Smith makes a motion to adjourn.

Hempel seconds the motion.

Motion carried 6-0.