

**Summary of the
MEEKER COUNTY PLANNING COMMISSION
August 8, 2023 – MEETING MINUTES**
Audio Available

The Meeker County Planning Commission held a meeting on **August 8, 2023 at 5:00pm** to consider the following Conditional Use permit application and other business before the Board. Present was Smith, Schreiber, Hempel, Jans, Euerle and Zoning Administrator Schultz.

5:00pm

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 July 11, 2023 meeting minutes. None are noted.

Smith makes a motion for approval.

Euerle seconds the motion.

Motion carried 5-0.

5:01pm

Jans opens the public hearing for Robert & Melinda Jordan (owners), 22111 582nd Ave, Litchfield, MN 55355 and Adam Kaping of LandsKapings (applicant), 20784 Hwy 15 N, Hutchinson, MN 55350. Property located at 22111 582nd Ave, Litchfield, MN 55355. Lot Fourteen (14), Block One (1), North Star Beach, Star Lake, Litchfield Township. An application for a Conditional Use Permit 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 in the R-2 Rural Residential District and within the Shoreland District.

Adam Kaping is present for this hearing.

This property is an approximate 31,700 square foot riparian R-1 zoned Lot 14, Block 1 of North Star Beach Shores formed in September of 1972. This lot is located in Section 32, Township 119, Range 31 in Litchfield Township. Star Lake is considered a Natural Environmental Lake.

Currently on this lot is a house built in 1982 and a garage built in 2000. Septic was installed in 2000 with its last compliance done in 2011. The property owners are planning on removing the existing timber wall and wooden steps to install 75 feet of rip rap, 60 feet of boulder wall, a 15-foot by 60-foot sand beach and 38 new concrete steps.

Total materials for this project will be approximately 80 cubic yards of rock, 17 yards of sand, 10 yards of gravel, 10 yards of dirt and 4 yards of steps, for a total of approximately 120 cubic yards.

Jans says they are basically replacing the old with new. There is a retaining wall there now and no riprap. He asks Kaping if he is planning to slope it back or stay with the topography that is already there.

Kaping states that he is going to do a 3:1 slope. He talked to the DNR and was told a permit isn't need for the riprap, but one is needed is needed for plant removal. There is a little patch of vegetation on the lake that needs to be removed.

Hempel states that after the boulders for the walls, your biggest amount of material you are bringing in is sand—17 yards. Sand is a highly washable material if we get a pouring rain. How will it be prevented from washing down into the riprap?

Kaping says it is a flat area and he will be directing the water more around the wall versus going over.

Hempel asks if any edging will be going in.

Kaping says that riprap will be in front of the sand. He says there is no perfect solution. Most people don't want rock or have to mow. Pea rock is another option or slow growing grass.

Jans states that pure sand should soak up most of the water.

Kaping says that it is not the rain, it is the wash. The hill will be "no-mow", so that will slow down the water until the hillside gets established.

Jans also states that the steps need to be replaced as they are old.

Kaping says he will have silt tubes at the bottom of the riprap to hold the sand, and silt tubes at the top of the boulder wall to hold anything washing.

Shultz reads the possible conditions:

1. The total cubic yardage moved and/or brought onto this site shall be a maximum of 140 cubic yards of material.
2. The project shall be completed as per the plans submitted with this application.
3. All required additional permits shall be obtained if needed prior to commencing the project or project extends beyond scope submitted.
4. Engineering completed by a licensed structural engineer licensed in the State of Minnesota for any walls that are four feet or taller.
5. A compliant septic system will need to be verified before the start of this project.
6. Erosion control shall be implemented and maintained on-site until permanent vegetative cover is established to prevent erosion of material into sensitive areas.
7. The applicant and/or property owner shall notify Meeker County Planning & Zoning within seven days of completion of this project.

Kaping approves of the conditions.

Schreiber makes a motion to close the public hearing.

Hempel seconds the motion.

Motion carried 5-0.

Hempel makes a motion to approve with the conditions.

Smith seconds the motion.

Motion carried 5-0.

5:19pm

The Board discusses some ideas for cannabis ordinances.

5:45pm

Smith makes a motion to adjourn.

Schreiber seconds the motion.

Motion carried 5-0.