

**Summary of the  
MEEKER COUNTY PLANNING COMMISSION  
October 12, 2021 – MEETING MINUTES**  
*Audio Available*

The Meeker County Planning Commission held a meeting on October 12, 2021 at 5:00pm to consider the following Conditional Use, Interim Use permit applications and other business before the Board. Present was Jans, Euerle, Loff, Hempel, Beach and Smith, Salzl 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 September 14, 2021 meeting minutes. None are noted.

Euerle makes a motion for approval.

Beach seconds the motion.

Motion carried 7-0.

5:01pm

**Jans opens the public hearing for Chad Kamphenkel, 24336 726th Ave, Dassel, MN 55325. Lot Three (3), Block Two (2), Westridge on Long Lake, Long Lake, Dassel 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.**

Kasey Tvedt is present for this hearing.

Schultz: This property is a riparian R-1 zoned Lot 3, Block 2 of Westridge On Long Lake plat (2001) with a property address 24336 726th Street, Dassel, MN 55325, in Section 22, Township 119, Range 29 in Dassel Township. Long Lake is considered a Recreational Development Lake. This property is approximately 52,000 square feet. Currently there is a utility shed built in 2004 and a house with garage built in 2004 on the property. In 2004 a 179-foot-deep well and a 4-bedroom pressure bed septic was installed on site. In August 2014 the septic was certified as compliant. (Needs Septic Compliance)

The property owner is requesting a CUP to rework the existing 115 feet of boulder wall and redo the existing 90 feet of shoreline rip-rap on the property. The owner is also intending on building a new 110-foot long 3 ½ foot tall boulder wall at the top of the decline to the lake to help control erosion to the lake. Total material to be brought in or reworked on the site is 76 cubic yards of rock and fill according to the site plan.

[Ethan Jenzen DNR area Hydrologist at the time of this meeting has not given a comment on the project.] 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 said that when he and Smith were viewing this property, the homeowner stated that he intended to do the bottom part this year and the top next year. We told him to apply for both at this hearing, so he doesn't have to come back in front of the board again. So that is why there is a new map.

Kasey Tvedt told the board they she does have a septic certification lined up.

Jans thinks this looks like a good project. There's an existing boulder wall to the bottom and you can see how it has eroded away. They will also be redoing the shoreline with fabric.

Smith says there is a lot of growth right now to hold the erosion.

Schultz reads the proposed conditions:

1. The total cubic yardage moved and/or brought onto this site shall be a maximum of 88 cubic yards of material.
2. The project shall be completed as per the plans submitted with this application.
3. All required permits shall be obtained prior to commencing this project if project goes beyond the scope of project submitted or requires additional Minnesota DNR or another agency permitting.
4. Erosion control shall be implemented and maintained on-site until permanent vegetative cover is established to prevent erosion of material into sensitive areas.
5. The planting of trees shall be re-established from what was cut down the past couple of years to allow a view corridor not to exceed 50 feet in width. From Meeker Ordinance Sec. 19A.04. C.1. (c) Shoreland alterations and restorations.
6. Compliant septic system required before construction can begin.
7. The applicant and/or property owner shall notify Meeker County Planning & Zoning within seven days of completion of this project.

Beach makes a motion to close the public hearing.

Loff seconds the motion.

Motion carried 7-0.

Smith makes a motion for approval with the conditions.

Hempel seconds the motion.

Motion carried 7-0.

5:07pm

**Jans opens the public hearing for Robert & Ashley Petty, 830 S Beech Lane, Annandale, MN 55302. Property located at 32926 738th Ave, South Haven, MN 55382. Lot Two (2), Block One (1), Ranta Shores, Lake Francis, Kingston 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.**

Schultz: This property is a Lake Francis riparian R-1 zoned lot 2, block 1 of Ranta Shores (2019) with address 32926 738th Ave, South Haven, MN 55382, in Section 11, Township 120, Range 29 in Kingston Township. Lake Francis is considered a General Development Lake.

This property is approximately 35,205 square feet. At the time of this meeting there is a new constructed house with garage being built on the property. A well and a 3-bedroom mound was installed in 2021 for the new dwelling being built on the site. The property owner is requesting a CUP to move or bring into the shore impact zone 90 cubic yards of rock for 181 feet of rip-rap and move and additional 50 cubic yards of soils for reworking frost/ice heaves according to the site plan submitted.

[Ethan Jenzen DNR area Hydrologist at the time of this meeting has not given a comment on the project.]

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.

Adam Minear (Stepping Stones Landscaping) is present.

Jans believes this will be a good project. The sand pushed up—you can tell.

Smith said that it will look nice once done.

Jans says there is rip-rap on the property before it and after, so they will be matching it up.

Schultz reads the proposed conditions:

1. The total cubic yardage moved and/or brought onto this site shall be a maximum of 162 cubic yards of material.
2. The project shall be completed as per the plans submitted with this application.
3. All required permits shall be obtained prior to commencing this project if project goes beyond the scope of project submitted or requires additional Minnesota DNR or another agency permitting.
4. Erosion control shall be implemented and maintained on-site until permanent vegetative cover is established to prevent erosion of material into sensitive areas.
5. The applicant and/or property owner shall notify Meeker County Planning & Zoning within seven days of completion of this project.

Salzl makes a motion to close the public hearing.

Smith seconds the motion.

Motion carried 7-0.

Euerle asks how we can approve this application before we hear back from the DNR.

Schultz says that we can approve it to the waters edge. The DNR is responsible for anything in the water.

Minear asks if he can remove the frost heaves. *Yes.*

Schultz says that it is very unlikely they wouldn't approve rip-rap.

Smith makes a motion for approval with the conditions.

Salzl seconds the motion.

Motion carried 7-0.

5:15pm

**Jans opens the public hearing for Joshua Grangroth (applicant), 27767 742nd Ave, Dassel, MN 55325 and Michael & Shirley Cameron (owners), 611 S 22nd St, St. Cloud, MN 56301. Property located at Lots One and Two (1 & 2), Block One (1), Big Swan Acres, Big Swan Lake, Dassel Township. An Interim Use permit to operate a level two home occupancy for watercraft storage in the R-1 Suburban Residential District and within the Shoreland District.**

Josh Grangroth is present.

Schultz: The parcels total 8.08-acres of R-1 Suburban Residential District zoned property located at 27746 742nd Ave, in Section 1, Township 119, Range 29 of Dassel Township. The property is considered non-riparian and within the shoreland district of Big Swan Lake. Currently these properties are bare, with no structures. The applicant owns the riparian properties across 742nd Ave.

The applicant has applied for a 20-year Interim Use Permit as per Section 11.04 of the Meeker County zoning ordinance to operate a level 2 home occupation business that stores water craft. This business will shrink wrap at their Annandale rental shop and trailer the water craft to and from the storage lot. Customers will not have access to the storage lot for pick up and drop offs. There will be an access gate, security cameras and boulders spaced so that vehicles cannot enter the site when the gate is locked.

The applicant, who lives across the road from the site, will be hauling the watercraft to the site in order to keep traffic down on 742nd Ave. The applicant is intending on building a shed for storage of the watercraft within 3 years that will occupy 20-30 watercraft.

Grangroth says he lives on the lake—across from the 8 acres. He’s talked to some of the neighboring property owners and they think this is a great idea to offer storage for watercraft.

Jans states that this is an open area. You go up quite a ridge to get to the top, then it is open all the way back.

Hempel asks if there are trees or screening of any sort.

Schultz says there is a hill that goes up a couple hundred feet then goes down on the back side.

Schultz reads the proposed conditions:

1. This Interim Use Permit shall be valid for twenty (20) years from the date of approval of this application by the Meeker County Board of Commissioners.
2. The applicant/property owner shall follow all required rules and regulations as are set forth in the Meeker County Zoning Ordinance.
3. A maximum of twenty (20) items may be stored outside on-site at any time.
4. The applicant is given a maximum of 2 years to construct a storage building.
5. The property owner shall operate as per the business plan submitted with this application. If the business changes its plan a new Interim Use Permit will need to be approved.
6. Signage for the business must be located on the property, out of the road right of way, at least 5 feet from property lines, no greater than 30 feet in height and no larger than 40 square feet in area.

Hempel asks where the “20 items” came from.

Grangroth says that if he were to build two sheds, he could probably fit 10 watercraft in each shed.

Schultz says that he can build larger sheds (32 sq ft) if he builds one on each lot. That would not require a variance.

Grangroth says that the watercraft right now can't be seen from the road. He talked the neighbors to the north and south. Neither had any issues.

Beach makes a motion to close the public hearing.

Hempel seconds the hearing.

Motion carried 7-0.

Salzl makes a motion to approve with the conditions.

Loff seconds the motion.

Motion carried 7-0.

5:24pm

Other Business: Jans states that they need to approve the final plat for Johnson Oasis.

Hempel makes a motion for approval.

Smith seconds the motion.

Motion carried 7-0.

5:25pm

Smith makes a motion to adjourn.

Loff seconds the motion.

Motion carried 7-10.