



# Board of County Commissioners Agenda Request

**5A**  
Agenda Item #

**Requested Meeting Date:** January 23, 2024

**Title of Item:** Wealthwood RV Resort Expansion Final Board Approval

<input checked="" type="checkbox"/> REGULAR AGENDA <input type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	<b>Action Requested:</b> <input checked="" type="checkbox"/> Approve/Deny Motion <input type="checkbox"/> Adopt Resolution (attach draft)	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing* <small>*provide copy of hearing notice that was published</small>
<b>Submitted by:</b> Andrew Carlstrom		<b>Department:</b> Environmental Services
<b>Presenter (Name and Title):</b> Andrew Carlstrom, Environmental Services Director		<b>Estimated Time Needed:</b> 10 Minutes
<b>Summary of Issue:</b> <p>On December 18, 2023 the Aitkin County Planning Commission approved the conditional use permit for the Wealthwood RV Resort Expansion, which is a commercial planned unit development on private property, and will include 88 Recreational Camping Vehicle (RCV) sites. Camping season will be May 1 through September 30 and will include seasonally rented campsites. In accordance with the Shoreland Management Ordinance Section 7.7 and the General Zoning Ordinance Section 16.0, the Planning Commission is recommending approval of this CUP to the County Board with the attached 20 conditions for your review.</p> <p>According to our records, we have overlooked completing this step in Wealthwood's previous 3 conditional use permits starting in 2017. In order to remain compliant with our ordinances we are now respectfully requesting a motion to approve all four CUP's. They are as follows:</p> <p>May 15, 2017: 16 unit RCV Park with 11 conditions.          March 15, 2021: 33 unit seasonal campsite expansion with 16 conditions.          October 18, 2021: 49 unit RCV campsite expansion with 14 conditions.          December 18, 2023: 88 unit RCV Resort Expansion with 20 conditions.</p>		
<b>Alternatives, Options, Effects on Others/Comments:</b> Deny approval of conditional use permits.		
<b>Recommended Action/Motion:</b> Motion to approve all conditional use permits of Wealthwood RV Resort Expansion in accordance with the Shoreland Management Ordinance and General Zoning Ordinance.		
<b>Financial Impact:</b> Is there a cost associated with this request? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the total cost, with tax and shipping? \$ Is this budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No      Please Explain:		

Legally binding agreements must have County Attorney approval prior to submission.







## AGENDA

THE AITKIN COUNTY PLANNING COMMISSION WILL ASSEMBLE FOR A HEARING ON  
**DECEMBER 18, 2023 AT 4:00 P.M.**  
IN THE BOARD ROOM OF THE AITKIN COUNTY GOVERNMENT CENTER (THIRD FLOOR)  
307 SECOND STREET NW, AITKIN, MINNESOTA 56431  
THE FOLLOWING ITEMS WILL BE REVIEWED:

1. Call the meeting to order.
2. Roll call.
3. Approve the agenda for the DECEMBER 18, 2023 Planning Commission meeting.

### OLD BUSINESS:

4. James Dougherty, 37789 Clover Street, Aitkin, MN 56431 Requesting a Conditional Use Permit for a 88 unit expansion to an existing recreational vehicle campground, in a area zoned Open and Shoreland (Mille Lacs). LOT 2 BLOCK 12 WEALTHWOOD GOLF ESTATES, SECTION TWENTY-ONE (21), TOWNSHIP FORTY-FIVE (45), RANGE TWENTY-SIX (26), Aitkin County, Minnesota.  
**APPLICATION# 2022-009795**

### NEW BUSINESS:

5. Ethan Allen, 155 Central Ave S, Milaca, MN 56353, Requesting an Interim Use Permit to operate a vacation home rental up to 5 overnight occupants, in an area zoned Shoreland (Mille Lacs). LOT 3 BLK 1, KORNOVICHS HARBOR LOTS SECOND ADDITION, SECTION THIRTY-TWO (32), TOWNSHIP FORTY-FOUR (44), RANGE TWENTY-FIVE (25), Aitkin County, Minnesota.  
**APPLICATION# 2023-001275**

6. David Bell, 267 Saratoga St S, Saint Paul, MN 55105, Requesting an Interim Use Permit to operate a vacation home rental up to 8 overnight occupants, in an area zoned Shoreland (Elm Island Lake). LOTS 1 AND 2 OF ELM ISLAND ADDITION, SECTION SIXTEEN (16), TOWNSHIP FORTY-SIX (46), RANGE TWENTY-SIX (26), Aitkin County, Minnesota.

**APPLICATION# 2023-001294**

7. R & B Management, 2742 50th Street NE, Buffalo, MN 55313, Requesting an Interim Use Permit to operate a vacation home rental up to 10 overnight occupants, in an area zoned Shoreland (Dam Lake). 1.1 AC OF LOT 1 AS IN DOC# 312318 AND PT GOVT LOT 1 AS IN DOC 318108, SECTION THREE (3), TOWNSHIP FORTY-SIX (46), RANGE TWENTY-FIVE (25), Aitkin County, Minnesota.  
**APPLICATION# 2023-000915**

8. Approval of Minutes, NOVEMBER 20, 2023 Planning Commission Meeting.

9. Adjourn.

For more information, contact Planning & Zoning at 218-927-7342 or [aitkinpz@co.aitkin.mn.us](mailto:aitkinpz@co.aitkin.mn.us)

AITKIN COUNTY ZONING

**Conditions for James Dougherty #2022-009795**

1. Must comply with all local, state and federal regulations that pertain to this type of proposal.  
Must comply with all local, state, and federal regulations that pertain to this type of operation.
2. Approved use is for 88 unit expansion to an existing recreational vehicle campground and site must remain under 25% impervious surface coverage.
3. In accordance with the Aitkin County Board approved Environmental Assessment Worksheet, Aitkin County Environmental Services staff shall annually review water usage records for Wealthwood RV Resort to ensure water usage thresholds stay below mandatory state water appropriations limits.
4. All outdoor lighting must be downward directed.
5. Must comply with all state Wetland Conservation Act requirements and work with Aitkin County Environmental (Wetland) Specialist addressing any wetland concerns.
6. RV Park is for seasonally leased sites, and no transient or weekend camping allowed.
7. All pets are to be kept under control at all times and must be cleaned up after.
8. Only two vehicles allowed per campsite. Considered as a possible second vehicle will be one boat, or jet-ski, or snowmobile, or ATV, or fish house, etc. and will be allowed to be stored on a leased lot while member is away.
9. Quiet hours are from 10:00 pm to 7:00 am and campers must refrain from loud party noises, music, etc.
10. One storage shed per lot allowed not to exceed 120 square feet in size and buildings greater than 25 square feet must be permitted with Aitkin County.
11. No decks greater than 6 inches off the ground and larger than 32 square feet shall be allowed unless permitted by Aitkin County Environmental Services/Planning & Zoning, and must not be larger than 300 square feet total.
12. No fireworks allowed unless permitted by the Aitkin County Sheriff.
13. No hunting or discharge of firearms is allowed.
14. Garbage service is required from May 1 to September 30 annually, no burning of garbage, and no refuse, garbage, or waste allowed outside of the dumpsters.
15. No overnight camping while RV park utilities are off.
16. 35 MPH speed limit signs shall be installed on 374<sup>th</sup> Avenue by May 1, 2024 and must be in accordance with letter from Wealthwood Township dated December 19, 2022.
17. Road entrance must be aligned with 246<sup>th</sup> Street.
18. A 50 foot unmowed and natural vegetative buffer shall be kept along southern property boundary.
19. Upon approval of this conditional use permit, final approval must be made by the Aitkin County Board of Commissioners in accordance with Section 15 of the Aitkin County Zoning Ordinance.
20. Standardized, reflective, and numbered lot space signs shall be installed by May 1, 2024.

**NOTICE OF HEARING**

THE **PLANNING COMMISSION** WILL ASSEMBLE FOR A HEARING OF PLAT/CONDITIONAL USE/INTERIM USE PERMIT APPLICATIONS ON **December 19, 2022 AT 4:00 P.M. IN THE AITKIN COUNTY GOVERNMENT CENTER BOARD ROOM, 307 SECOND STREET NW, AITKIN, MN 56431.** THE FOLLOWING APPLICATIONS WILL BE REVIEWED:

**David Ydstie/Leaning Birch Lodge LLC, 4645 141st Street N, Hugo, MN 55038** is requesting to operate a vacation home rental up to 6 overnight occupants, in an area zoned Open and Farm Residential. SE OF SW, NW OF SE, AND SW SE LESS PART IN DOC 418754, Section Seventeen (17), Township Forty-five (45), Range Twenty-five (25), Aitkin County, Minnesota.

**APPLICATION# 2022-009794**

**Long Point Storage LLC, 50801 237th Pl, McGregor, MN 55760** is requesting a Preliminary and Final Plat for a 20 unit storage facility in a common interest community, in a Farm Residential Zone. LOT 1 BLOCK 1 GAP ACRES, Section Seven (7), Township Forty-nine (49), Range Twenty-three (23), Aitkin County, Minnesota.

**APPLICATION # 2022-009779 & 2022-009780**

**Rinta Brothers LLC, 15743 475th Ln, Tamarack, MN 55787** is requesting a Preliminary and Final Plat for a 24 unit storage facility in a common interest community, in a Farm Residential Zone. WEST 435.000 FT OF THE SW 1/4 OF THE SE 1/4, Section Thirty (30), Township Forty-nine (49), Range Twenty-three (23), Aitkin County, Minnesota.

**APPLICATION # 2022-009797 & 2022-009590**

**Brian Linne/Mille Lacs Veterans RV Park, 4920 Upton Avenue South, Minneapolis, MN 55410** is requesting a Conditional Use Permit for a commercial planned unit development for a 43 unit recreational vehicle campground, in a Farm Residential zone. SOUTH 330 FEET OF THE SW 1/4 OF NE 1/4, Section Twenty (20), Township Forty-five (45), Range Twenty-six (26), Aitkin County, Minnesota.

**APPLICATION # 2022-009793**

**Dougherty Properties LLC, 37789 Clover Street, Aitkin, MN 56431** is requesting a Conditional Use Permit for a 88 unit expansion to an existing recreational vehicle campground, in a area zoned Open and Shoreland (Mille Lacs). LOT 2 BLOCK 12 WEALTHWOOD GOLF ESTATES, Section Twenty-one (21), Township Forty-five (45), Range Twenty-six (26), Aitkin County, Minnesota.

**APPLICATION # 2022-009795**

**Conditions for Dougherty Properties LLC #2022-009795**  
**(contingent upon completed EAW)**

1. Must comply with all local, state and federal regulations that pertain to this type of proposal. Must comply with all local, state, and federal regulations that pertain to this type of operation.
2. Approved use is for 88 unit expansion to an existing recreational vehicle campground and site must remain under 25% impervious surface coverage.
3. Construction not to begin until mandatory Environmental Assessment Worksheet is completed in accordance with Minnesota Environment Quality Board.
4. Access must be off of 374<sup>th</sup> Avenue.
5. All outdoor lighting must be downward directed.
6. Must comply with all state Wetland Conservation Act requirements and work with Aitkin County Environmental (Wetland) Specialist addressing any wetland concerns.
7. RV Park is for seasonally leased sites, and no transient or weekend camping allowed.
8. All pets are to be kept under control at all times and must be cleaned up after.
9. Only two vehicles allowed per campsite. Considered as a possible second vehicle will be one boat, or jet-ski, or snowmobile, or ATV, or fish house, etc. and will be allowed to be stored on a leased lot while member is away.
10. Quiet hours are from 10:00 pm to 7:00 am and campers must refrain from loud party noises, music, etc.
11. One storage shed per lot allowed not to exceed 120 square feet in size and building greater than 25 square feet must be permitted with Aitkin County.
12. No fireworks allowed unless permitted by the Aitkin County Sheriff.
13. No hunting or discharge of firearms is allowed.
14. Garbage service is required from May 1 to September 30 annually, no burning of garbage, and no refuse garbage or waste allowed outside of the dumpsters.
15. No overnight camping while RV park utilities are off.
16. 25 MPH speed limit signs must be installed on 374<sup>th</sup> Avenue by June 1, 2023.
17. New road entrance to RV Park in the vicinity of 374<sup>th</sup> Avenue and 246<sup>th</sup> Street must be completed upon approval of Aitkin County Wetland Specialist.
18. Vegetative buffer must be maintained on the south side of property line.
19. Applicant must remove sites 132-135 on current site plan and work with Aitkin County Planning & Zoning for re-location if applicable.

**NOTICE OF HEARING**

THE **PLANNING COMMISSION** WILL ASSEMBLE FOR A HEARING OF **CONDITIONAL/INTERIM USE PERMIT APPLICATIONS ON OCTOBER 18, 2021 AT 4:00 P.M. IN THE AITKIN COUNTY GOVERNMENT CENTER BOARD ROOM, 307 SECOND STREET NW, AITKIN, MN 56431.** THE FOLLOWING APPLICATIONS WILL BE REVIEWED:

**Glenn Browning, 44955 351st Lane, Aitkin, MN 56431** is requesting a Conditional Use Permit for automotive repairs and sales. 1 1/2 AC OF SW OF NE IN DOC 398773 LESS .35 AC HY, Section Twenty-seven (27), Township Forty-seven (47), Range Twenty-seven (27), Aitkin County, Minnesota 56431.

**APPLICATION# 2021-007904**

**Mary Franke, 895 60th Ave SE, St. Cloud, MN 56304** is requesting an Interim Use Permit to operate a vacation home rental, up to 4 overnight occupants, in an area zoned Shoreland (Lake Minnewawa). LOT 12 BLOCK 20 SHESHEBE POINT THIRD ADDITION, Section Twenty-seven (27), Township Forty-nine (49), Range Twenty-three (23), Aitkin County, Minnesota 56431.

**APPLICATION # 2021-008094**

**Chad Conner/Dougherty Properties LLC, 7804 Industrial Park Road, Baxter, MN 56425** is requesting a Conditional Use Permit for a 49 unit recreational vehicle campsite expansion to an existing campground, in an area zoned Open & Shoreland (Mille Lacs). LOT 2 BLK 12 WEALTHWOOD GOLF ESTATES, Section Twenty-one (21), Township Forty-five (45), Range Twenty-six (26), Aitkin County, Minnesota 56431.

**APPLICATION # 2021-008147**

**AITKIN COUNTY ZONING**

18 OCT 21

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**Conditions for Application# 2021-008147**

1. Must comply with all local, state and federal regulations that pertain to this type of operation.
2. RV Campground is for seasonal sites, no transient or weekend camping allowed.
3. No burning of garbage.
4. All pets are to be kept under control at all times and must be cleaned up after.
5. Only two vehicles allowed per campsite.
6. No under-age driving of motorized vehicles throughout the campgrounds.
7. Quiet hours are from 10:00 pm to 8:00 am that refrain from loud party noises, music, etc.
8. A designated caretaker must be onsite during the seasonal operation.
9. One permitted storage shed per lot allowed not to exceed 120 sq.ft. in size.
10. Must obtain permits for all accessory structures (decks, porches, screened structures, gazebos, etc).
11. No fireworks allowed unless permitted by the Aitkin County Sheriff.
12. All new campsites must be licensed by Minnesota Department of Health.
13. Year-round garbage service is required and no refuse garbage or waste allowed outside of the dumpsters.
14. One boat, jet-ski, snowmobile, ATV, or fish house, etc. is allowed to be stored on a leased lot while the member is away during the season that item would be in use.





**AGENDA**

THE **PLANNING COMMISSION** WILL ASSEMBLE FOR A HEARING OF PLAT/CONDITIONAL/INTERIM USE PERMIT APPLICATIONS ON **March 15, 2021 AT 4:00 P.M.** IN THE AITKIN COUNTY GOVERNMENT CENTER BOARD ROOM, 307 SECOND STREET NW, AITKIN, MN 56431. THE PUBLIC IS INVITED TO ATTEND THE MEETING IN PERSON OR VIRTUALLY. CITIZENS THAT WOULD LIKE TO ATTEND VIRTUALLY SHOULD CONTACT AITKIN COUNTY ZONING AT 218-927-7342 NO LATER THAN 9:00 A.M. ON MEETING DATE. THE FOLLOWING APPLICATIONS WILL BE REVIEWED:

- 1. Call the meeting to order.
- 2. Roll call.
- 3. Approve the agenda for the March 15, 2021 Planning Commission meeting.

**OLD BUSINESS:** (None)

**NEW BUSINESS:**

4. **Kitti & Todd Jones, 58505 270th Ave, Palisade, MN 56469** is requesting an Interim Use Permit to operate a vacation home rental, up to 6 occupants, in an area zoned Shoreland (Mille Lacs). W 75 FT OF E 875 FT OF LOT 1 S OF HY 18 IN DOC 355183, Section Twenty-two (22), Township Forty-five (45), Range Twenty-six (26), Aitkin County, Minnesota 56431.

**APPLICATION# 2021-006884**

5. **Chad Conner/Dougherty Properties LLC, 7804 Industrial Park Road, Baxter, MN 56425,** is requesting a Conditional Use Permit for a 33 unit seasonal campsite expansion to an existing campground, in areas zoned Open and Shoreland (Mille Lacs). LOT 1 BLK 12 AND OUTLOT D IN WEALTHWOOD GOLF ESTATES, Section Twenty-one (21), Township Forty-five (45), Range Twenty-six (26), Aitkin County, Minnesota 56431.

**APPLICATION# 2021-006898**

6. **Deborah Rudnitski, 11704 Arnold Palmer Trail NE, Blaine, MN 55449,** is requesting an Interim Use Permit to operate a vacation home rental, up to 6 overnight occupants, in an area zoned Shoreland (Big Sandy Lake). 1.16 AC OF LOT 3 IN DOC #264790, Section Nine (9), Township Forty-nine (49), Range Twenty-three (23), Aitkin County, Minnesota 56431.

**APPLICATION# 2021-006841**







**NOTICE OF HEARING**

THE **PLANNING COMMISSION** WILL ASSEMBLE FOR A HEARING OF REZONING/CONDITIONAL/INTERIM USE PERMIT APPLICATIONS ON **May 15, 2017 AT 4:00 P.M.** IN THE AITKIN COUNTY COURTHOUSE, AITKIN, MINNESOTA 56431. THE FOLLOWING APPLICATIONS WILL BE REVIEWED:

**Kennecott Exploration Company/Jeff Whips, 4700 Daybreak Parkway, South Jordan, UT 84009** is requesting to renew an Interim Use Permit for mineral exploration, in an area zoned Farm Residential. NW-SW LESS 1.82 AC CSAH 31, Section Twenty-seven (27), Township Forty-nine (49), Range Twenty-two (22), Aitkin County, Minnesota 56431.

**APPLICATION# 2017-001564**

**5-A Ranch, Inc., 1177 162nd Ave. NW, Andover, MN 55304** is requesting the deletion of condition # 4 on existing Conditional Use Permit # 42155C and/or Application # 2016-000486. (NE NW) LOT 3, SE OF NW, NE OF SW, Section Four (4), Township Forty-nine (49), Range Twenty-six (26), Aitkin County, Minnesota 56431.

**APPLICATION # 2017-001535**

**Russian Baptist Church Revival, 10414 260th St., Sturgeon Lake, MN 55783** is requesting a Conditional Use Permit to operate a group home sponsored by the Revival Church, in an area zoned Open. SW OF SE, Section Twelve (12), Township Forty-five (45), Range Twenty-two (22), Aitkin County, Minnesota 56431.

**APPLICATION # 2017-001459**

**Zachary Laursen, 11120 Sumac Ln., Minnetonka, MN 55305**, is requesting an Interim Use Permit to operate a vacation/private home rental, up to 8 occupants, in an area zoned Shoreland (Big Sandy). LOT 87 & PART OF LOT 88 IN DOC 433253, Section Four (4), Township Forty-nine (49), Range Twenty-three (23), Aitkin County, Minnesota 56431.

**APPLICATION# 2017-001504**

**Dougherty Properties LLC, 518 1st Street, Princeton, MN 55371**, is requesting a Conditional Use Permit to operate a 16 unit Recreational Camping Vehicle Park, in an area zoned Shoreland (Mille Lacs). OUTLOT D IN WEALTHWOOD GOLF ESTATES, Section Twenty-one (21), Township Forty-six (46), Range Twenty-six (26), Aitkin County, Minnesota 56431.

**APPLICATION# 2017-001605**

**AITKIN COUNTY ZONING**

