



Board of County Commissioners Agenda Request

5B
Agenda Item #

Requested Meeting Date: January 23, 2024

Title of Item: Deer Lake Farmstead Campground Final Board Approval

<input checked="" type="checkbox"/> REGULAR AGENDA	Action Requested:	<input type="checkbox"/> Direction Requested	
<input type="checkbox"/> CONSENT AGENDA		<input checked="" type="checkbox"/> Approve/Deny Motion	<input type="checkbox"/> Discussion Item
<input type="checkbox"/> INFORMATION ONLY		<input type="checkbox"/> Adopt Resolution (attach draft) <i>*provide copy of hearing notice that was published</i>	<input type="checkbox"/> Hold Public Hearing*

Submitted by: Andrew Carlstrom	Department: Environmental Services
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Presenter (Name and Title): Andrew Carlstrom, Environmental Services Director	Estimated Time Needed: 5 Minutes
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Summary of Issue:

On March 20, 2023 the Aitkin County Planning Commission approved the conditional use permit for the Deer Lake Farmstead Campground proposed by Kramer, Leas, DeLeo/Lynwood Elliot. The campground is a commercial planned unit development on private property, and is a 19 unit recreational vehicle park. Camping season will be April 15 through December 31 and will include seasonally rented campsites for Park Model recreational vehicles.

In accordance with the Shoreland Management Ordinance Section 7.7 and the General Zoning Ordinance Section 16.0, the Planning Commission recommended approval of this CUP to the County Board with the attached 18 conditions for your review. In order to remain compliant with our ordinances I am respectfully requesting a motion to approve this conditional use permit and new campground addition to Aitkin County.

Alternatives, Options, Effects on Others/Comments:

Deny approval of conditional use permit.

Recommended Action/Motion:

Motion to approve conditional use permit of Deer Lake Farmstead Campground in accordance with the Shoreland Management Ordinance and General Zoning Ordinance.

Financial Impact:

Is there a cost associated with this request? Yes No

What is the total cost, with tax and shipping? \$

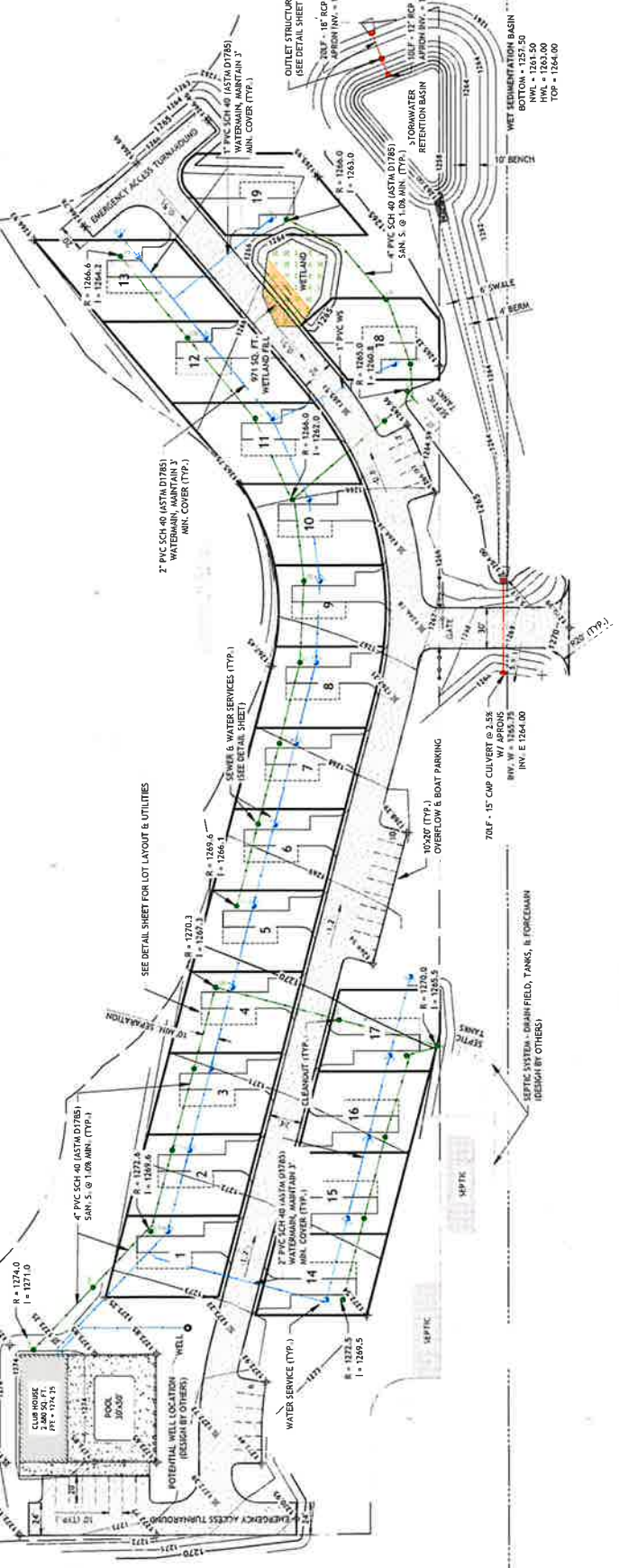
Is this budgeted? Yes No *Please Explain:*

CONSTRUCTION NOTES

- CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS, CITY/COUNTY DEPARTMENT OF TRANSPORTATION STANDARDS, AND ANY REQUIRED DEPARTMENT OF LABOR AND INDUSTRY (DOLI) PLAN REVIEWS, FROM THE APPROPRIATE AUTHORITIES, DEPARTMENTS, AND/OR AGENCIES HAVING JURISDICTION PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE SCHEDULED TO BE PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.
- THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.
- UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED OR REUSED / RELOCATED, ALL SITE FEATURES CALLED FOR REMOVAL SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC. TRANSPORTED FROM THE SITE TO BE DISPOSED IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.
- ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE. CLEARING AND GRUBBING WORK SHALL CONSIST OF REMOVING AND DISPOSING OF THE TREES, BRUSH, STUMPS, ROOTS, AND OTHER PLANT LIFE, INCLUDING THE REMOVAL OF ALL EXISTING UTILITIES AND STRUCTURES. ALL ITEMS TO BE REMOVED DESIGNATED TO REMAIN BY THE OWNER OR AS DIRECTED BY THE ENGINEER.
- TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNERS REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNERS REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN. CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING UNDERBUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.
- CONTRACTOR SHALL MAKE EVERY EFFORT TO SAVE AND MAINTAIN ALL PROPERTY MARKS, MONUMENTS, OTHER PERMANENT POINTS, AND LINES OF REFERENCE AND PERMANENT POINTS OF REFERENCE RESTORED BY THE CONTRACTOR.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND MANUALS FOR ROAD CONSTRUCTION, 26TH EDITION, WATER MAIN AND SERVICE LINE INSTALLATION, 2021 SANITARY SEWER AND STORM-SEWER INSTALLATION, AND TO THE 2020 EDITION OF "MATERIALS AND METHODS OF CONSTRUCTION" PUBLISHED BY THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY (DOLI). MINNESOTA PLUMBING CODE: THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAME AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY PRIOR TO PLACEMENT.
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- TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY, COUNTY, OR STATE, AS APPLICABLE.
- BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PLAN/PERMIT.
- BMP'S SHALL BE INSTALLED BEFORE ANY EARTH DISTURBING ACTIVITIES COMMENCE.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTH MOVING OPERATIONS.
- SPOT ELEVATIONS ARE TO FINISHED GRADE. SPOT ELEVATIONS AT THE CURB ARE TO THE FLOWLINE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY GROUNDWORK QUANTITIES WHICH THE CONTRACTORS BID SHALL BE BASED ON.
- ALL ADJACENT STREETS SHALL BE CLEARED DAILY WITH A PICKUP BROOM AS RESULT OF CONSTRUCTION OPERATIONS OR AS DIRECTED BY THE CITY, COUNTY, OR STATE, AS APPLICABLE.

STORMWATER DESIGN CALCULATIONS

PROPOSED IMPERVIOUS = 44,135 SQ. FT. (1.93 ACRES)
 DRAINAGE AREA = 24,000 SQ. FT. (0.83 ACRES)
 WATER SURFACE AREA @ 1261.5 = 5,465 SQ. FT. (1263.0) = 9,400 CU. FT.
 PERMANENT POOL VOLUME (REQUIRED 1" OVER IMPERVIOUS) = 7,015 CU. FT.
 WATER QUALITY MAX. DISCHARGE RATE = 0.9 CFS
 MAX. DRAIN POINT TIME = 40 MINS



DATE	BY	DESCRIPTION

KLD
 KAMMER LAG & ORLO
 PROFESSIONAL ENGINEER LICENSE NO. 12345
 PROJECT NO. ELR.2024

GRADING & UTILITY PLAN
 SECTION 33, TOWNSHIP 45, RANGE 25
 LYNNWOOD ELLIOT
 DEER LAKE FARMTEAD CAMPGROUND
 MALMO, MN

NOTICE OF HEARING

THE AITKIN COUNTY PLANNING COMMISSION WILL ASSEMBLE FOR A HEARING ON
MARCH 20, 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 APPLICATIONS WILL BE REVIEWED:

Jeffrey Scott LaSalle, 14050 W. Sanddollar Ln., Crystal River, FL 34429 is requesting an Interim Use Permit to operate a vacation home rental up to 6 overnight occupants in an area zoned Shoreland (Mille Lacs). LOTS 10, 11 AND 12, BLOCK 1, WEALTHWOOD, Section Twenty-nine (29), Township Forty-five (45), Range Twenty-six (26), Aitkin County, Minnesota.

APPLICATION# 2022-008656

Sue Bleeker, 16473 Valley Drive NW, Andover, MN 55304 is requesting an Interim Use Permit to operate a vacation home rental up to 3 overnight occupants, in an area zoned Shoreland (Ripple Lake). .67 AC OF LOT 7 IN DOC 473598, Section Nineteen (19), Township Forty-six (46), Range Twenty-six (26), Aitkin County, Minnesota.

APPLICATION # 2023-000017

Hawkinson Construction/Randy & Vicki Black, PO BOX 278, Grand Rapids, MN 55744 is requesting an Interim Use Permit to mine and crush gravel and operate a temporary asphalt plant, in zones Farm Residential, Open and Shoreland (Little Tamarack River - Tributary). SE NW, NE SW LESS THE S 1/2, AND SE 1/4 LESS 208X208 FT IN SE SE, Section Twelve (12), Township Forty-nine (49), Range Twenty-two (22), Aitkin County, Minnesota.

APPLICATION # 2023-000077

Kramer, Leas, DeLeo/Lynwood Elliot, 1120 Industrial Park Road, Brainerd, MN 56401 is requesting a Conditional Use Permit for a commercial planned unit development for a 19 unit recreational vehicle park, in an area zoned Shoreland (Deer Lake). (SW-SW) LOT 3 LESS 3.6 AC, LESS .5 AC & LESS .91 AC HY & LESS THAT PT E OF BORDON CREEK, Section Thirty-three (33), Township Forty-five (45), Range Twenty-five (25), Aitkin County, Minnesota.

APPLICATION # 2023-000071

AITKIN COUNTY ZONING

Conditions for Kramer, Leas, DeLeo/Lynwood Elliot #2023-000071

1. Must comply with all local, state and federal statutes, rules, and regulations that pertain to this type of operation. All new campsites and campgrounds must be licensed by the Minnesota Department of Health and must comply with all applicable Aitkin County Ordinances.
2. This is a conditional use permit for a commercial planned unit development on private property in which in which no public overnight camping will be allowed outside the camping season of April 15 through December 31. Only Park Model recreational vehicles will be allowed to be stored during the off-season. No mobile homes are allowed at any time (Park Models are considered a recreational vehicle).
3. This CUP is approved for 19 Park Model Recreational Vehicle Sites with a single water access point to the lake, one dock, and kayak/canoe storage area in accordance with 7.84 (4) of the Shoreland Ordinance. No permanent mooring spaces will be allowed for motorized watercraft, without an approved amendment to this CUP.
4. The natural existing screening within the Shore Impact Zone identified as "open space" on the certificate of survey dated February 14, 2023 shall remain in-place and unaltered with the exception of Condition #3: one kayak/canoe dock and storage area in accordance with the Aitkin County Shoreland Ordinance.
5. A landscape screening consisting of four-foot high plantings shall be installed to provide a minimum 20% opaque coverage within five years from County Road 2, County Road 69, and neighboring parcels. A professional landscape plan shall be reviewed and approved by Aitkin County Environmental Services.
6. Must obtain the approved permits from Aitkin County Planning & Zoning for any earthmoving, vegetation removal, or construction prior to the beginning of work. Must comply with MPCA Stormwater Pollution Prevention Plan (SWPPP).
7. No additional impervious surfaces shall be constructed or added to without the approval of Aitkin County Planning & Zoning.
8. Any additional impacts to wetlands within the Applicant's property will require the Applicant to obtain the necessary approvals from the Aitkin County Wetland Specialist, Planning & Zoning, as well as obtaining all necessary approvals from all state and federal agencies
9. All pets are to be kept under control at all times and must be cleaned up after.
10. No more than two vehicles shall be parked upon each Park Model recreational camping vehicle site and any and all additional vehicles must be parked in

overflow parking area designated in the application, and must not be parked along campground or public roadways.

11. Quiet hours are from 10:00 pm to 8:00 am. Applicant must ensure that all campers refrain from loud party noises, music, etc.
12. A designated caretaker must be identified, with contact information posted, and must be available by phone seven (7) days per week during campground operation months. Applicant must establish and post an emergency action plan, and a severe weather plan. Applicant must also post AIS (Aquatic Invasive Species) information for campers.
13. No fireworks unless allowed by the Aitkin County Sheriff and no discharge of firearms are allowed.
14. During campground operation, seasonal garbage service is required, and no refuse garbage or waste is allowed outside of the dumpsters or garbage cans. Campground dumpster must be fenced sufficiently to screen from lakeside.
15. Upon approval of this CUP, Tract A administrative subdivision deed shall be recorded.
16. A storm shelter meeting State regulations shall be onsite.
17. All renters shall be 55 years of age or older.
18. All golf cart operators shall have a valid driver's license.