



Board of County Commissioners Agenda Request

7B

Agenda Item #

Requested Meeting Date: November 26, 2024

Title of Item: Meadow View Lots at Barnacles Resort Final Board Approval

<input checked="" type="checkbox"/> REGULAR AGENDA <input type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	Action Requested: <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>
Submitted by: Andrew Carlstrom		Department: Environmental Services
Presenter (Name and Title): Andrew Carlstrom, Environmental Services Director		Estimated Time Needed: 5 Minutes
Summary of Issue: <p>On November 18, 2024 the Aitkin County Planning Commission approved the conditional use permit (CUP) for the proposed by Meadow View Lots at Barnacles Resort proposed, by RD Holdings, LLC. This fish house park/campground is a commercial planned unit development on private property, and is a 102 unit recreational vehicle park. The proposal is a re-development of a three decade old and unpermitted existing campground that will reduce campsite densities 60%, improve open space, improve campground safety and efficiency, the upgrading of all campground utilities, and will bring campground into conforming standards to Aitkin County ordinances. Recreational camping season will be year around.</p> <p>In accordance with the General Zoning Ordinance Section 16.0, the Planning Commission is now recommending approval of this CUP to the County Board with the attached 15 conditions. 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.</p>		
Alternatives, Options, Effects on Others/Comments: Deny approval of conditional use permit.		
Recommended Action/Motion: Motion to approve conditional use permit of Meadow View Lots at Barnacles Resort in accordance with the General Zoning Ordinance.		
Financial Impact: <i>Is there a cost associated with this request?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>What is the total cost, with tax and shipping? \$</i> <i>Is this budgeted?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Please Explain:</i>		

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

Conditions for Widseth/Chad Conner #2024-002035

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 102 site redesign to an existing recreational vehicle campground and site must remain under 35% impervious surface coverage.
3. All outdoor lighting must be downward directed.
4. Must comply with all State Wetland Conservation Act requirements and work with Aitkin County Environmental (Wetland) Specialist addressing any wetland concerns.
5. RV Park is for year-round leased sites, and no transient or weekend camping allowed.
6. All pets are to be kept under control at all times and must be cleaned up after.
7. 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.
8. Quiet hours are from 10:00 pm to 7:00 am and campers must refrain from loud party noises, music, etc.
9. 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.
10. 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.
11. No fireworks allowed unless permitted by the Aitkin County Sheriff.
12. No hunting or discharge of firearms is allowed.
13. Garbage service is required from year-round, no burning of garbage, and no refuse, garbage, or waste allowed outside of the dumpsters.
14. 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.
15. Standardized, reflective, and numbered lot space signs shall be installed by October 1, 2025.

CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,
SECTION 22, TOWNSHIP 45, RANGE 26,
AITKIN COUNTY, MINNESOTA

DENSITY CALCULATIONS

NON-SHORELAND ZONE

TOTAL AREA = 732,065 SQ. FT. (16.6 ACRES)
 TOTAL SUITABLE AREA = 664,222 SQ. FT. (15.2 ACRES)
 BASE UNITS ALLOWED = 664,222 SQ. FT. / 2,000 SQ. FT. PER UNIT = 332.1 UNITS
 EXISTING FISH-HOUSES = 155 UNITS

IMPERVIOUS CALCULATIONS

AREA	EXISTING IMPERVIOUS AREA	EXISTING PERCENT COVERAGE
722,095 SQ. FT.	95,632 SQ. FT.	13.2 %

PROPOSED PROJECT DESCRIPTION:
 THE PROPOSED SEPTIC SEWER SYSTEM AND WATER DISTRIBUTION SYSTEM INDICATED ON THIS PLAN HAS BEEN DESIGNED BY GERRI WESTERLUND CONSTRUCTION LLC. DETAILED DESIGN WILL FOLLOW PERMIT APPROVAL.

SURVEYOR'S NOTES:
 THE TOTAL AREA FOR THE NORTH 1277.00 FEET OF THE EAST 565.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 22, TOWNSHIP 45, RANGE 26 IS 16.56 ACRES.

THE PID FOR THE SUBJECT PROPERTY IS 36-0-037203.

THE PROPOSED SEPTIC SEWER SYSTEM AND WATER DISTRIBUTION SYSTEM INDICATED ON THIS PLAN HAS BEEN DESIGNED BY GERRI WESTERLUND CONSTRUCTION LLC. DETAILED DESIGN WILL FOLLOW PERMIT APPROVAL.

SANITARY SEWER WILL BE DESIGNED TO DRAIN THROUGH A COLLECTION SYSTEM TO THE COMMON TANK AREAS. OWNER HAS CONTRACTED WITH GLOBE'S SEWER SERVICE FOR REGULAR TANK PUMPING TO BE COMPLETED.

WATER, SEWER AND ELECTRICAL SERVICES WITH INDIVIDUAL METERS WILL BE PROVIDED AT EACH CAMPSITE.

EXISTING ELEVATIONS AS SHOWN ARE FROM FIELD SURVEY METHODS AND IS BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, NAVD83.

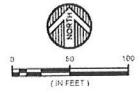
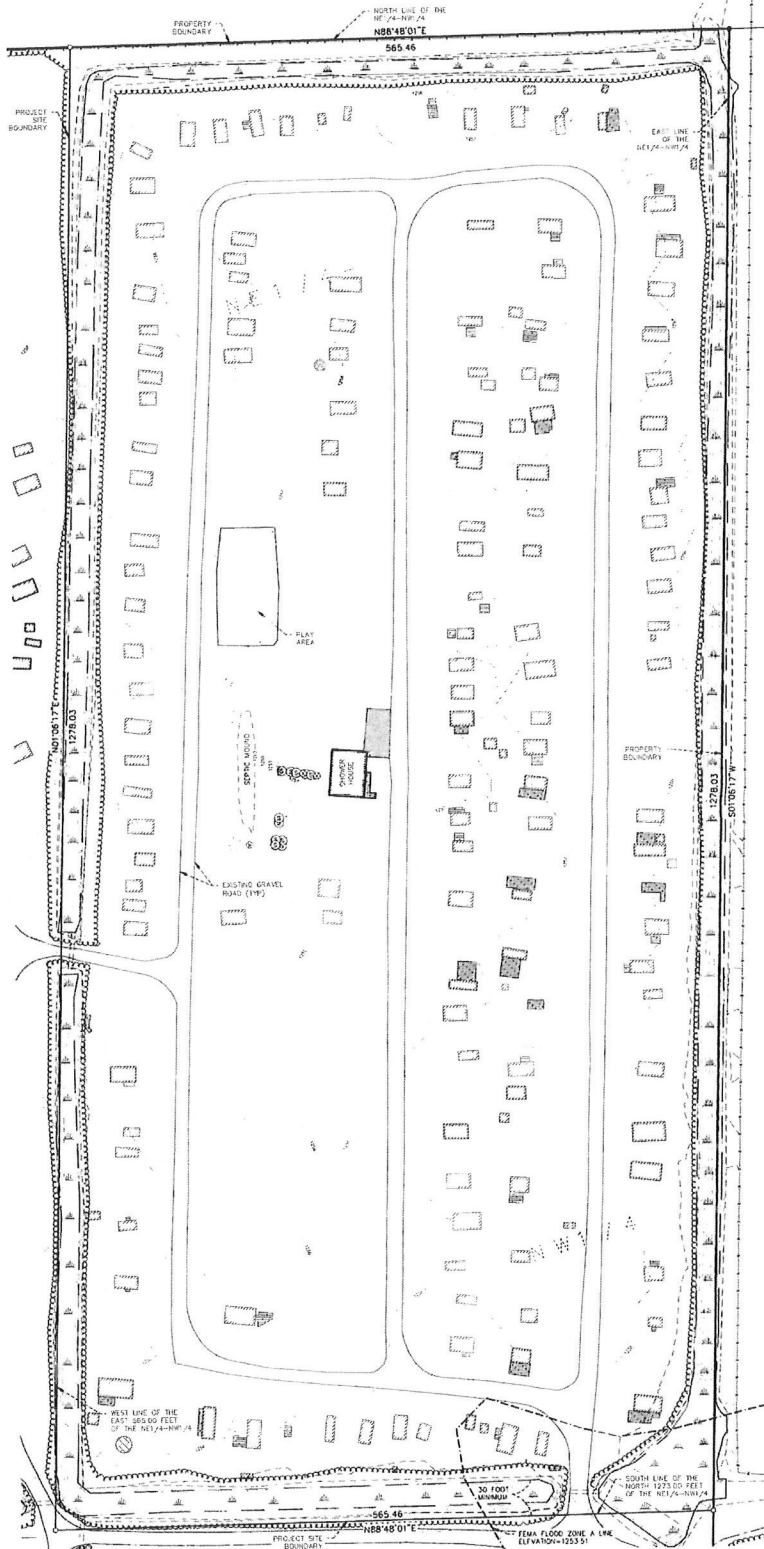
SITES ARE LEASED FOR 12 MONTH SEASONAL INTERVALS.

ACCORDING TO THE AITKIN COUNTY GIS PARCEL MAPPING APPLICATION THE CURRENT ZONING FOR THIS PARCEL IS OPEN.

THE MINIMUM LOT SIZE FOR THE PROPOSED CAMPSITES IS 2,865 SQ. FT.

THE WETLANDS ON THE SUBJECT PROPERTY ARE SHOWN ACCORDING TO THE WETLAND DELINEATION COMPLETED BY JOEY GOEDEN, CERTIFIED WETLAND DELINEATOR NO. 1311, ON JUNE 05, 2024.

ADDITIONAL PARKING AREA AND TRASH DUMPSTERS ARE PROVIDED ON THE ADJACENT PARCEL TO THE SOUTH OF THE SUBJECT PROPERTY.

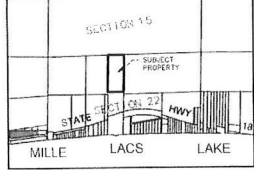


ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE AITKIN COUNTY COORDINATE COORDINATE (NAD 83)

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929

- DENOTES FOUND IRON MONUMENT
- DENOTES 10 POUND IRON PIPE MONUMENT
- DENOTES 5 POUND IRON PIPE MONUMENT
- DENOTES SEPTIC SEWER LID
- DENOTES SEPTIC SEWER CLEANOUT
- DENOTES WELL
- DENOTES BARBED WIRE FENCE
- DENOTES CAMPER (SHED) FISH HOUSE
- DENOTES BUILDING
- DENOTES DECK
- DENOTES STUNNING SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES PAVEMENT SURFACE

VICINITY MAP (NOT TO SCALE)



TYPICAL CAMPSITE



DATE	APPROVED BY	DATE	AMENDMENTS	BY	PREPARED FOR
NOVEMBER 15, 2024					BARNACLES RESORT LLC
SCALE	AS SHOWN				THESEY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
DRAWN BY	GPS				CHARTER P. 544-040
CHECKED BY	CNC				DATE
FILE NUMBER	2024-1085				LIC. NO. 50305

WIDSETH

ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS