

AGENDA

THE AITKIN COUNTY PLANNING COMMISSION WILL ASSEMBLE FOR A HEARING ON
JANUARY 27, 2025 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 Agenda.
4. Election of officers for the 2025 Planning Commission:
 - Election of Chairperson
 - Election of Vice Chair
 - Election of Secretary

OLD BUSINESS:

5. James Bright/Aitkin County Agricultural Society, 209 2nd Street NW, Room 166, Aitkin, MN 56431
Requesting a Conditional Use Permit to floodproof a proposed accessory structure (expansion to the existing livestock show arena plus an overhang for spectators), located in Zone AE floodplain of the Mississippi River, an area zoned Shoreland. E 21.96 AC OF LOT 10 AS IN BK 15 DDS P 50, SECTION TWENTY-FOUR(24), TOWNSHIP FORTY-SEVEN (47), RANGE TWENTY-SEVEN (27), Aitkin County, Minnesota.
APP# 2024-002138

NEW BUSINESS:

6. David James Emmons, PO BOX 438, ISLE, MN 56342, Requesting a Conditional Use Permit to operate an event venue and a campground for up to 13 dependent camping sites, in an area zoned Farm Residential. PT SW NW IN DOC 438562 (PARCEL A), PART SW NW IN DOC 438562 (PARCEL B), AND PT SW NW IN DOC 438561 (PARCEL C). SECTION EIGHTEEN (18), TOWNSHIP FORTY-THREE (43), RANGE TWENTY-FOUR (24), Aitkin County, Minnesota.
APP# 2024-002199

7. Approval of Minutes, DECEMBER 16, 2024 Planning Commission Meeting.

8. Adjourn.



Floodproofing CUP App. # 2024-002138, UID # 212773
App. Status: Pending Review

Aitkin County Planning & Zoning / Environmental Services
307 2nd Street NW, Room 219
Aitkin, MN 56431
Phone: 218-927-7342
Fax: 218-927-4372
Email: aitkinpz@aitkincountymn.gov

Contact Information

Are you the property owner?	<u>No</u>
If we have questions on the application who should we contact?	Name: James Bright/Aitkin County Agricultural Society Phone: (218) 927 - 7363 Email Address: jim.bright@co.aitkin.mn.us Mailing Address: 209 2nd Street NW Room 166 Aitkin MN 56431

Authorized Agent Form

Please attach the completed authorized agent form.:	1076_001_1.pdf
Property Owner Email Address:	jim.bright@co.aitkin.mn.us


Project Location

Property ID:	Property Location			Legal Description			Property Attributes		Owner Information	Tax Payer Information
	Parcel Number	Property Address	Township or City Name	Legal Description	Plat Name	Section-Township-Range	Lake Class	Lake Name	Owner Name(s)	Taxpayer Name(s)
	01-0-051700	632 MN Ave N AITKIN, MN 56431	AITKIN TWP	E 21.96 AC OF LOT 10 AS IN BK 15 DDS P 50		S:24 T:47 R:27	RIV	Mississippi River	AITKIN COUNTY	AITKIN COUNTY

Brief Narrative

Brief Narrative of the project:	The Aitkin County Ag Society wants to extend the cattle show arena/pig, goat, sheep barn 40' and add a 14' x 40' overhang on the south side to cover seating for spectators.
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Engineer Report

Attach your Engineer's Report:	File 1:  ENGINEER_REPORT_TO_BE_SUBMITTED_PRIOR_TO_THE_MEETING.pdf
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Elevation Certificate

Attach your Elevation Certificate:	File 1:  1082_001.pdf
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Scaled Drawing

Please attach a scaled site plan:



File 1: [cattle_show_arena_proposed.png](#)



File 2: [Fairgrounds_existing.png](#)

Property Deed

Attach the property deed with legal description:

File 1: [Fairgrounds_deed.pdf](#)

Septic Compliance

Is there an existing septic system on the property?

No

Additional Information

Additional Info Attachments:	 <p data-bbox="556 332 814 357">File 1: 20241114_074126.jpg</p>
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Terms

Floodproofing

<p>Submittal of the above materials does not always constitute a complete application. Other information may be necessary to complete the application based on the type of request and onsite inspection.</p>
<p>The landowner or authorized agent hereby certifies that to the best of their knowledge the application for floodproofing and supporting documents are factual. The landowner or authorized agent agrees that, in making application, the landowner grants permission to Aitkin County, at reasonable times, to enter the property to determine compliance of the application with applicable Local, County or State Ordinances or Statutes. It is the applicant's responsibility to contact other Local, County or State agencies to ensure the applicant has complied with all relevant Local, County or State Ordinances or Statutes.</p>
<p>Floodproofing Permits are valid for one (1) year.</p>
<p>I acknowledge that by submitting this application, the application and its attachments are public information.</p>

Invoice #61938 (11/15/2024) Expected Payment Method: No Charge

Charge	Cost	Quantity	Total
Floodproof Fee added 11/15/2024 1:56 PM \$650 Flat Fee	\$650.00	x 1	\$650.00
Recording Fee added 11/15/2024 1:56 PM \$46 Flat Fee	\$46.00	x 1	\$46.00
Grand Total		Total	\$696.00
		Payment 11/15/2024	\$696.00
		Due	\$0.00

Approvals

Approval	Signature
Applicant	James Bright - 11/15/2024 3:22 PM - witnessed by Shannon Wiebusch 13e2284a291abf38b5131514e006f36e 6b47dd5e262a6b35db72c95ecc42eb79
#1 Admin	Shannon Wiebusch - 11/15/2024 3:24 PM 27036a681a2903543c8dabc4a3873db7 32fb1b547c2b06fbe4cec14212a967d4
#2 Planning Commission	

[Print View](#)



AUTHORIZATION FORM

I hereby authorize the agent named below to act as my authorized agent for all public hearing applications and land use permits on property located at:

Parcel Numbers(s): 01-0-051700

E911 Address of Property:

Authorized Agent Information:

Agent name: Jim Bright

Property Owner Information:

Owner name: Aitkin County

Phone number: 218-927-7363

Email: jim.bright@co.aitkin.mn.us

Property Owner Signature:

Date: 11-14-24

The First Great Company, 80 Cloud, Minn 5700

INSTRUMENT

No. 38664

I hereby certify that taxes for the year 1911 on the land described within are paid.

By *[Signature]* Co. Treas.

By *[Signature]* Dep.

Taxes paid

and Transfer entered this 20 day of May

A. D. 1912

By *[Signature]* Co. Aud.

By *[Signature]* Dep.

D.H. Hodgden and James J. McDonald
to
The County of Aitkin

Filed for Record this 22nd day of June A. D. 1912, at 9 o'clock ⁴ M.
Hansen Register of Deeds.
By _____ Deputy

This Indenture, Made this 22nd day of April in the year of our Lord one thousand nine hundred and twelve between *Samuel H. Hodgden and Katie V. Hodgden his wife* and *James J. McDonald unmarried* of the County of *Aitkin* and State of *Minnesota* parts of the first part, and of the County of *Aitkin* and State of *Minnesota* part of the second part,

Witnesseth, That the said part of the first part, in consideration of the sum of *Two thousand Six Hundred Eighty eight and 00/100* DOLLARS, to *them* in hand paid by the said part of the second part, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey unto the said part of the second part *to them* heirs and assigns, Forever, all *that* tract or parcel of land lying and being in the County of Aitkin and State of Minnesota, described as follows, to-wit:

Commencing at the point where the east boundary line of Lot 2a (12) of Section Twenty-four (24) in Township Forty-seven (47) North of Range Twenty, and (27) West of the 4th P.M. meridian would cross the right of way of the Minneapolis, St. Paul and Pauld, Saint Mary, Railway Company, and running thence north along the line of said Lot (12) to the Northwest corner thereof; thence west along the West line of said Lot 2a (12) 630 feet, then South 47° West, 190 feet, then South 21° 30' West, 170.5 feet, then South 0° 32' West, 250.5 feet to the right of way of the "Dew" Railway, thence east along the West line of said right of way 1195 feet to the point of beginning, containing 73.30 acres. The first portion recited is undivided one half right, title and interest to each of the said parties

minerals and iron or what maybe upon or in said premises
Said portion of the first part grant a right of way two (2) rods wide on the north side of the Dew right of way, consisting said this premises well and truly high way on the West thereof.

To Have and to Hold the Same, Together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said part of the second part *to them* heirs and assigns forever. And the said *Samuel H. Hodgden and Katie V. Hodgden his wife and James J. McDonald unmarried*

part of the first part, for *themselves, their* heirs, executors and administrators, do covenant with the said part of the second part *to them* heirs and assigns, that *they* well seized in fee of the lands and premises aforesaid, and have good right to sell and convey the same in manner and form aforesaid, and that the same are free from all encumbrances.

and the above bargained and granted lands and premises in the quiet and peaceable possession of the said part of the second part *to them* heirs and assigns, against all persons lawfully claiming or to claim the whole or any part thereof, the said part of the first part WILL WARRANT AND DEFEND.

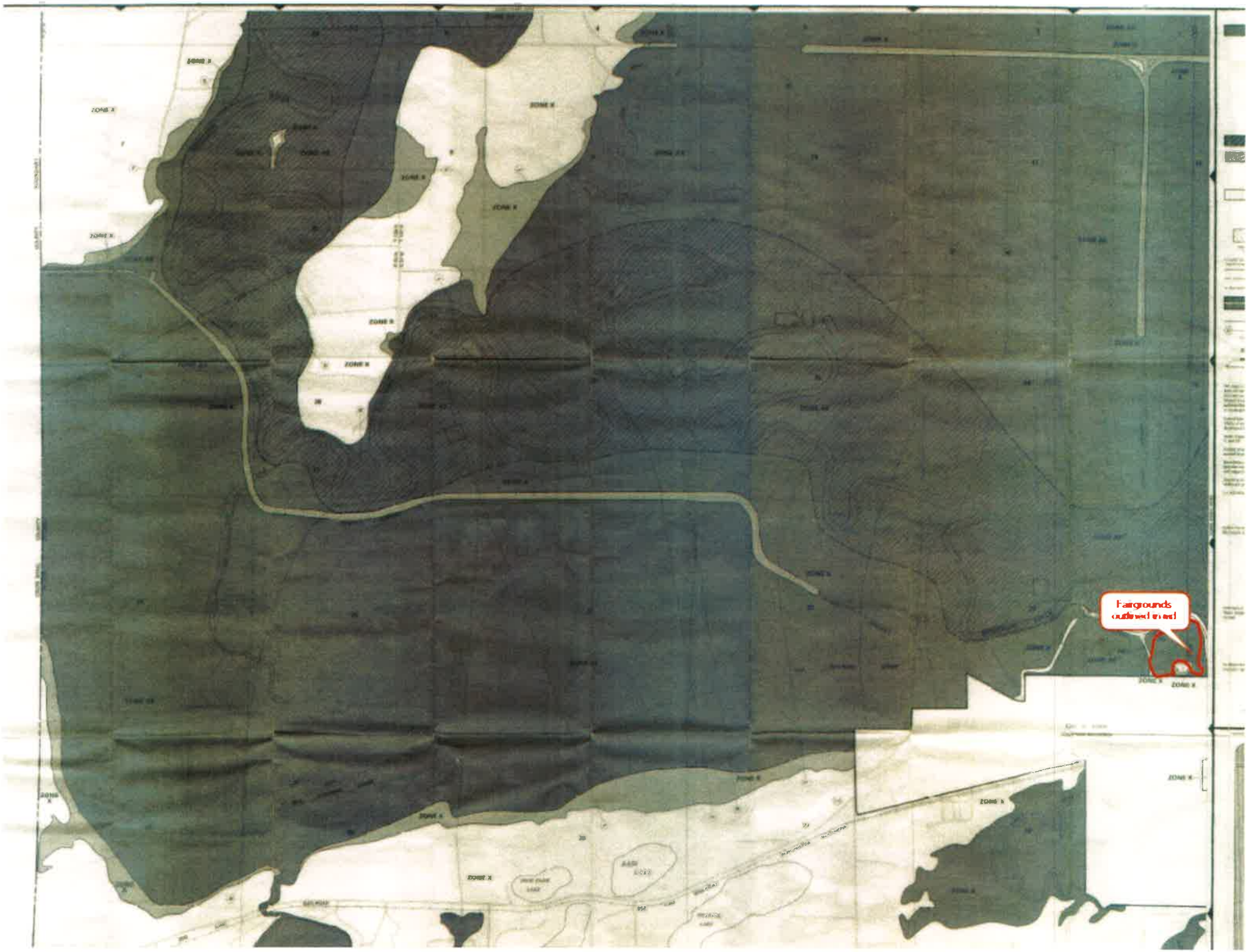
In Testimony Whereof, The said part of the first part *to them* hereunto set *their* hand and seal, the day and year first above written.

Signed, Sealed and Delivered in Presence of
James H. McDonald } *Samuel H. Hodgden* (SEAL)
Frank Hansen } *Katie V. Hodgden* (SEAL)
James J. McDonald (SEAL)
(SEAL)

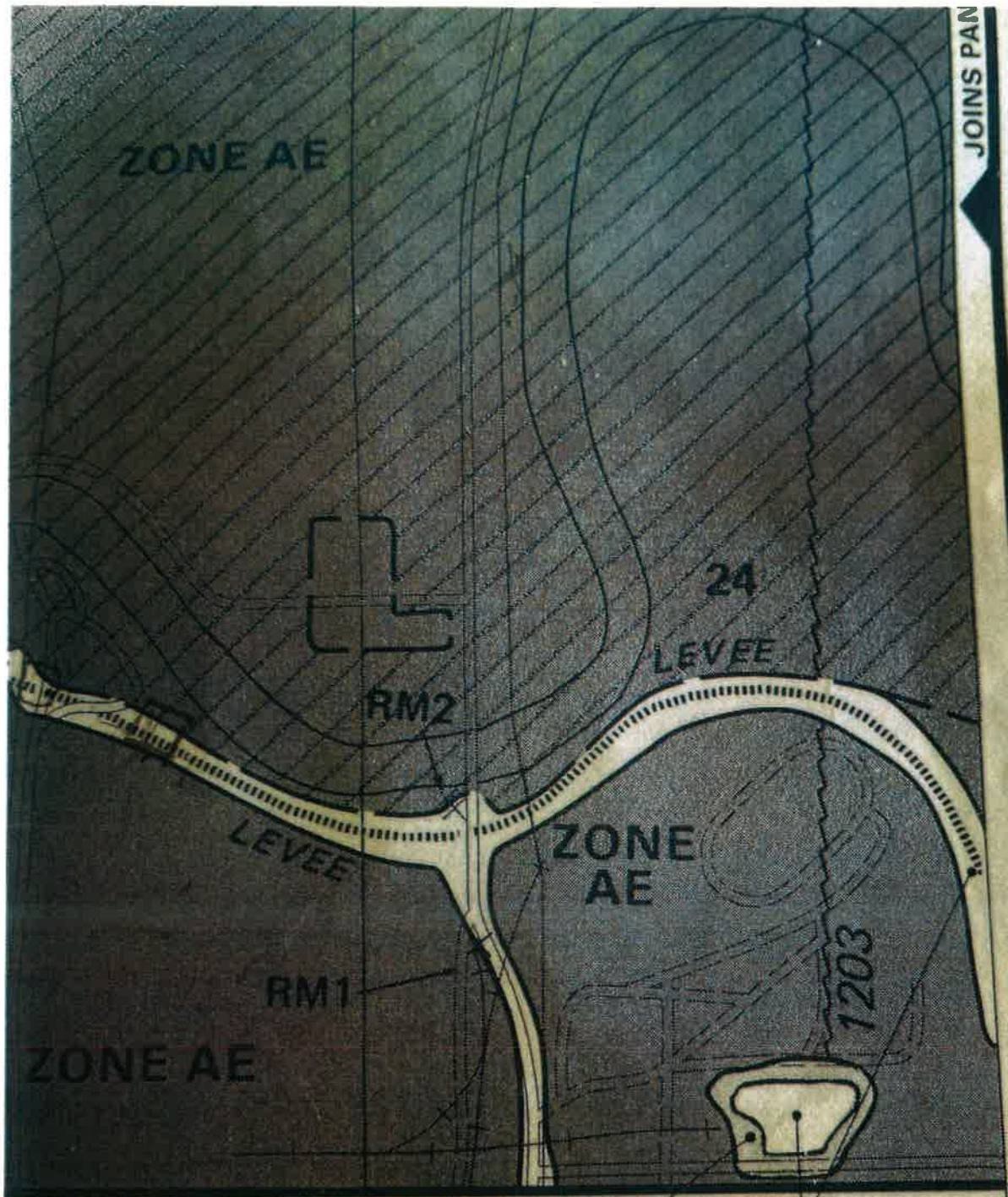
State of Minnesota
COUNTY OF *Aitkin* ss.

On this 20th day of May A. D. 1912 before me, a Notary Public, *Samuel H. Hodgden and Katie V. Hodgden his wife and James J. McDonald (unmarried)* within and for said County, personally appeared to me known to be the person described in and who executed the foregoing instrument, and acknowledged that *they* executed the same as *their* free act and deed.

James H. McDonald Notary Public *Aitkin* County, Minn.
My Commission Expires *Oct 17* 1913



Fairgrounds outlined in red



JOINS PAN

Aitkin County Office
Minnesota 56431 (M

FLOOD

February 2, 199
flood hazard ;
format.

To determine
insurance age

f Aitkin
(INCLUDED)

ENGINEER REPORT TO BE SUBMITTED PRIOR TO THE MEETING.



Existing
40'x120' show
arena and
pens

proposed
40'x32' show
arena

Proposed 40'x14'
overhang for seating



Aitkin County
Land Department







Conditional Use Permit (general) App. # 2024-002199, UID # 212913
App. Status: Pending Review

Aitkin County Planning & Zoning / Environmental Services
307 2nd Street NW, Room 219
Aitkin, MN 56431
Phone: 218-927-7342
Fax: 218-927-4372
Email: aitkinpz@aitkincountymn.gov

Contact Information

Are you the property owner?	<u>Yes</u>
Applicant Contact Info:	Name: David James Emmons Phone: (763) 639 - 7199 Email Address: david.j.emmons@gmail.com Mailing Address: PO Box 438 Isle MN 56342
Have you had a pre-application meeting with the Planning & Zoning Department?	<u>Yes</u>

Project Location

Property:	Property Location			Legal Description			Property Attributes		Owner Information	Tax Payer Information
	Parcel Number	Property Address	Township or City Name	Legal Description	Plat Name	Section-Township-Range	Lake Class	Lake Name	Owner Name(s)	Taxpayer Name(s)
	13-0-029902		IDUN TOWNSHIP	PT SW NW IN DOC 438562 (PARCEL A)		S:18 T:43 R:24			EMMONS, DAVID & NANCY	EMMONS, DAVID & NANCY
	13-0-029903		IDUN TOWNSHIP	PART SW NW IN DOC 438562 (PARCEL B)		S:18 T:43 R:24			EMMONS, DAVID & NANCY	EMMONS, DAVID & NANCY
Driving directions to the property from Aitkin:	South on Hwy 47 to County Road 18, East 4 miles to 280th Place, South 0.5 miles to 13584 280th Place, then east to the Arched Barn on PID 13-0-029903.									

Brief Narrative

<p>Brief Narrative:</p>	<p>We are seeking a conditional use permit for hosting events at the restored arched barn located on the 16.5 Acre parcel in Idun Township (PID 13-0-029903). Events would include family reunions, weddings, corporate retreats, and other public or private gatherings. In addition to a gathering place, we are seeking approval for up to 13 dependent camping sites in the hay field to the Northeast of the arched barn on the same 16.5 Acre parcel.</p>
<p>Provide a detailed explanation on why and how this proposal is meeting the Comprehensive Land Use Plan for Aitkin County.:</p>	<p>Our proposal to establish an event venue in the restored arched barn on our 16.5-acre parcel (PID 13-0-029903) directly supports Aitkin County's land use goals by promoting sustainable economic development, preserving natural resources, and enhancing community engagement. The barn's restoration as a cultural landmark aligns with these goals, alongside our environmental stewardship efforts, which include creating wildlife ponds, improving soil health through composting and carbon amendments, and installing an 18.5 kW solar array to reduce our carbon footprint.</p> <p>In partnership with the NRCS and Aitkin County Soil and Water Conservation, we are planning pollinator plantings, delayed haying to support wildlife habitats, and developing a managed forestry plan. Future initiatives also include rotational grazing to build topsoil and reduce erosion. These efforts, combined with the proposed community-focused event venue, underscore our commitment to sustainable land use, environmental restoration, and local tourism. Our vision is to create a space that celebrates the region's natural beauty, fosters community connections, and ensures a healthier, more vibrant landscape for future generations.</p>
<p>How will this proposal be compatible with existing land uses?</p>	<p>Our proposed event venue aligns with Aitkin County's criteria for a conditional use permit based on the following findings of fact:</p> <p>Injury to Environment or Property The proposed use will enhance the environment and surrounding property values through continued restoration and preservation efforts, including wildlife ponds, soil amendments, and pollinator-friendly plantings. The venue will operate in harmony with the land, providing a picturesque and well-maintained space for community and private events without causing injury to neighboring properties or impairing their enjoyment.</p> <p>Expenditures for Servicing Neighboring Properties The venue will not require additional local or state expenditures for servicing or maintaining neighboring properties. Existing infrastructure and self-sustaining practices, including solar energy and composting, will minimize external resource demands.</p> <p>Consistency with Desirable Development Patterns The location and character of the restored barn and surrounding farm align with desirable rural development patterns, preserving the historic and cultural integrity of the community while creating a sustainable use for the property. This project reflects the County's vision for combining economic growth with environmental stewardship.</p> <p>Conformance with the Comprehensive Land Use Plan The venue fulfills key goals of the County's comprehensive plan by enhancing tourism, supporting local economic development, and conserving natural resources. By integrating community-focused events and sustainable land use practices, the project exemplifies the County's blueprint for growth and stewardship.</p> <p>Proper Notice We will comply with Minnesota Statutes, Chapter 394, ensuring proper notice is given to all required parties and that the Planning Commission hearing is conducted transparently.</p> <p>Compliance with County Ordinances The proposed use will meet all applicable requirements under Aitkin County ordinances, including zoning and environmental regulations, to ensure the venue is established responsibly.</p> <p>Public Health, Safety, and Welfare</p>

	<p>The venue will enhance public welfare by providing a safe and welcoming space for community gatherings, family events, and celebrations. Our practices to restore and protect the environment, including ongoing collaboration with the NRCS, will further support public health and the long-term sustainability of the area.</p> <p>This proposal reflects a thoughtful balance of preserving the land's historical significance, fostering community engagement, and advancing the County's goals for sustainable and responsible development.</p>
Is this proposal meeting the Findings of Fact?	<u>Yes</u>

Detailed Operational Plan

Detailed Operational Plan:	Restoration Acres, located on 16.5 acres of diverse natural beauty, is proposing an event venue designed to host weddings, retreats, family reunions, vendor sales, and other community and private events (PID 13-0-029903) The focus is on enhancing the local environment and fostering connections with nature. Dependent camping for overnight stays would be offered on the field to the Northeast of the venue. Dependent camping will be restricted to 13 sites maximum (see detailed site plan)
If you have already prepared a detailed operational plan, please attach it below:	File 1: Aitkin_County_Conditional_Use_Plan_Restoration_Acres_12-24-2024.docx

A Scaled Drawing

Attach Scaled Drawing:	File 1: 241376MS_CONCEPT_PLAN_12-23-24_2.pdf
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Septic Compliance

Is there an existing septic system on the property?	<u>Yes</u>
<p>If you answered Yes, please attach one of the following:</p> <ul style="list-style-type: none"> - A current compliance inspection on the existing septic system. - A design for a new/replacement septic system. 	File 1: AITKIN_COUNTY_-_PZ-PERMITS_-_13-0-029900.pdf

Property Deed

Please attach the property deed(s):	File 1: EMMONS_DEED-p0001_-_p0003.pdf
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Terms

Conditional Use Terms & Conditions

The landowner or authorized agent hereby certifies that to the best of their knowledge the application and supporting documents are a factual representation of the proposed project. The landowner or authorized agent agrees that, in making application, the landowner grants permission to Aitkin County, at reasonable times, to enter the property to determine compliance of the application with applicable Local, County or State Ordinances or Statutes. It is the applicant's responsibility to contact other Local, County or State agencies to ensure the applicant has complied with all relevant Local, County or State Ordinances or Statutes.

Submittal of the above materials does not always constitute a complete application. Other information may be necessary to complete the application based on the type of request and onsite inspection.

The landowner or authorized agent may make application for a Conditional Use permit agreeing to do such work in accordance with all Aitkin County Ordinances. The landowner or authorized agent agrees that the application, site plan, and all other attachments submitted herewith are true and accurate and shall become a part of the permit. The landowner or authorized agent agrees that, in making application for a Conditional Use permit, the landowner grants permission to Aitkin County, at reasonable times, to enter the property to determine compliance of the application with applicable Local, County or State Ordinances or Statutes. It is the applicants sole responsibility to contact other Local, County or State agencies to ensure the applicant has complied with all relevant Local, County or State Ordinances or Statutes.

All corners of the proposed structure(s) need to be staked with visible flags, ribbon, or lathes prior to onsite inspection by Aitkin County.

Conditional Use Permit fees are non-refundable if denied or approved.

I acknowledge that by submitting this application, the application and its attachments are public information.

Invoice #62053 (12/20/2024) Expected Payment Method: Pay Online - Card or ECheck

Charge	Cost	Quantity	Total
Conditional Use Application Fee added 12/19/2024 8:47 PM \$650 Flat Fee	\$650.00	x 1	\$650.00
Recording Fee added 12/19/2024 8:47 PM \$46 Flat Fee	\$46.00	x 1	\$46.00
Grand Total			
		Total	\$696.00
		Payment 12/20/2024	\$696.00
		Due	\$0.00

Approvals

Approval	Signature
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Applicant	David J. Emmons - 12/25/2024 9:49 PM 8134ae623774a52d751a3d7276c06629 75c9338b3541f1a8f946fe3837b7cff4
#1 Admin	Shannon Wiebusch - 12/26/2024 2:52 PM 79c41b49401f225b10aa76cc3143b212 8b25a0c286881ed71a54d06e8e449bb5
#2 Planning Commission	

Public Notes

Text:	To be heard at the January 27, 2025 Planning Commission meeting.
File(s):

NO DELINQUENT TAXES AND TRANSFER ENTERED

This 29 Day Mar 2017

Kirk Peppas
County Auditor

Elizabeth Harmon
Deputy



A438562

Office of the County Recorder
Aitkin County, Minnesota

I HEREBY CERTIFY THE WITHIN INSTRUMENT WAS FILED, AND/OR RECORDED ON 3/29/2017 9:00 AM

PACKAGE: 54067

REC FEE: \$46.00

Michael T. Moriarty, Aitkin County Recorder

CERTIFICATE OF REAL ESTATE VALUE () FILED () NOT REQUIRED CERTIFICATE OF REAL ESTATE VALUE NO. 44409

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2016)

eCRV number: 633491

DEED TAX DUE: \$ 132.00

DATE: March 27, 2017
(month/day/year)

FOR VALUABLE CONSIDERATION, Diane M. Skelnik, an unmarried widow
(insert name and marital status of each Grantor)

hereby conveys and warrants to David J. Emmons and Nancy M. Emmons
(insert name of each Grantee)

_____ ("Grantor"),
_____ ("Grantee"), as

(Check only one box.) tenants in common, *(If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)*
 joint tenants,

real property in Aitkin County, Minnesota, legally described as follows:

→ See attached Exhibit A for legal description.

AITKIN COUNTY DEED TAX
No. 10548 Date 3-29-17
\$132.00 Dollars Paid
Elizabeth Harmon
County Treasurer
By _____ Deputy

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:
Reservations, restrictions and easements of record, if any.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: [REDACTED].)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

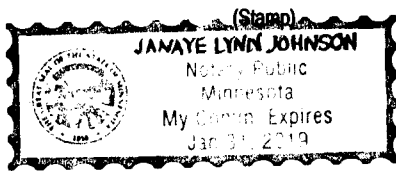
Grantor

Roger R. Wilson ATTORNEY IN FACT
 (signature) Roger R. Wilson, as Attorney in Fact for
 Diane M. Skelnik

State of Minnesota, County of Mille Lacs

This instrument was acknowledged before me on March 21, 2017, by Roger R. Wilson, as Attorney in Fact for
(month/day/year)

Diane M. Skelnik, an unmarried widow
(insert name and marital status of each Grantor)



Jamaye Johnson
 (signature of notary officer)

Title (and Rank): _____

My commission expires: 1-31-19
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Aitkin County Abstract Company
112 3rd Street NW
Aitkin, MN 56431

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

David J. Emmons and Nancy M. Emmons
1275 129th Avenue NW
Coon Rapids, MN 55448

EXHIBIT A

PARCEL A

→ That part of the Southwest Quarter of the Northwest Quarter (SW¼ of NW¼) of Section Eighteen (18), Township Forty-three (43), Range Twenty-four (24), Aitkin County, Minnesota, described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence on an assumed bearing of North 01 degrees 12 minutes 04 seconds West, along the West line of said Section 18, a distance of 527.34 feet to the point of beginning of the parcel herein described; thence North 82 degrees 05 minutes 42 seconds East 664.54 feet to the East line of the West 660.00 feet of said Southwest Quarter of the Northwest Quarter; thence North 01 degrees 12 minutes 04 seconds West, along last said line 410.26 feet to the South line of the North 330.00 feet of said Southwest Quarter of the Northwest Quarter; thence South 85 degrees 45 minutes 17 seconds West, along last said line 660.93 feet to the said West line of Section 18, thence South 01 degrees 12 minutes 04 seconds East, along last said line 452.74 feet to the point of beginning.

AND

PARCEL B

→ That part of the Southwest Quarter of the Northwest Quarter (SW¼ of NW¼) of Section Eighteen (18), Township Forty-three (43), Range Twenty-four (24), Aitkin County, Minnesota, described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence on an assumed bearing of North 01 degrees 12 minutes 04 seconds West, along the West line of said Section 18, a distance of 527.34 feet; thence North 82 degrees 05 minutes 42 seconds East, 407.10 feet to the point of beginning of the parcel herein described; thence South 08 degrees 24 minutes 19 seconds East, 225.88 feet; thence North 85 degrees 47 minutes 10 seconds East, 884.84 feet to the East line of said Southwest Quarter of the Northwest Quarter; thence North 01 degrees 00 minutes 09 seconds East, along last said line 986.02 feet to the North line of said Southwest Quarter of the Northwest Quarter; thence South 85 degrees 45 minutes 17 seconds West, along last said line 695.15 feet to the East line of the West 660.00 feet of said Southwest Quarter of the Northwest Quarter; thence South 01 degrees 12 minutes 04 seconds East, along last said line 740.73 feet to the intersection with a line bearing North 82 degrees 05 minutes 42 seconds East from the point of beginning; thence South 82 degrees 05 minutes 42 seconds West, 257.45 feet to the point of beginning.

→ Together with a 66.00 foot easement for ingress and egress over and across the Southwest Quarter of the Northwest Quarter of Section 18, Township 43, Range 24, Aitkin County, Minnesota, described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence on an assumed bearing of North 01 degrees 12 minutes 04 seconds West, along the West line of said Section 18, a distance of 460.89 feet to the point of beginning of the easement herein described; thence continuing on a bearing of North 01 degrees 12 minutes 04 seconds West, along last said line 66.45 feet; thence North 82 degrees 05 minutes 42 seconds East, 407.10 feet; thence South 08 degrees 24 minutes 19 seconds East, 66.00 feet; thence South 82 degrees 05 minutes 42 seconds West, 415.43 feet to the point of beginning.

Nature of the Request: Restoration Acres, located on 16.5 acres of diverse natural beauty, is proposing an event venue designed to host weddings, retreats, family reunions, vendor sales, and other community and private events (PID 13-0-029903) The focus is on enhancing the local environment and fostering connections with nature. Dependent camping for overnight stays would be offered on the field to the Northeast of the venue. Dependent camping will be restricted to 13 sites maximum (see detailed site plan)

Proposed Changes:

1. **Buildings:** Add commercial wayfinding, including exit signs, tornado plans, and escape routes. Work with the Minnesota Fire Marshall to determine maximum occupancies and required signage.
2. **Landscaping:** Introduce trees to reduce noise, along with shrubs and flowers to support pollinators and improve visual appeal.
3. **Parking Entrance:** Construct a new entrance to hay field to the Northwest of the Venue to minimize travel distance on 280th place and allow for screened parking on the East side of hay field on PID 13-0-029902.

Impact on Neighboring Properties: The venue aims to bring economic benefits, such as boosting local businesses, creating jobs, and increasing tax revenue. Community engagement through events and improved infrastructure are additional positives. To mitigate potential challenges like noise and traffic, noise management, eco-friendly practices, and traffic flow plans will be implemented.

Consistency with the Area's Character: The venue aligns with the Isle, MN area's small-town charm and rural atmosphere. It will enhance the area by offering a modern barn venue for gatherings while respecting the natural surroundings.

Impact on Community Facilities:

1. **Parking and Access:** An entrance and parking area will alleviate potential traffic issues and enhance safety while minimizing potential impact (visual and sound) from guests.
2. **Event-Specific Amenities:** Outdoor lighting, portable restrooms for large gatherings, and accessible pathways will be provided. Upgrade fixed drain field as required based on state regulations and event capacities.

Impact on Neighborhood Character: The venue will add value to the community by fostering identity, economic growth, and aesthetic improvements. Challenges like noise and traffic will be addressed through proactive measures, including noise management, traffic flow plans, and engaging with neighbors.

Traffic Impact: Increased traffic is anticipated during peak event times. Adequate off-street parking and parking attendants will ensure safe and efficient access. Designated spaces for guests, vendors, and shuttles will prevent overflow onto public roads.

Environmental Limitations: The property includes wetlands and natural habitats protected by regulations. Sustainable practices will be employed to address challenges like erosion, runoff, and

wildlife disruption. Environmental assessments and permits will be secured as required. Wetland delineation will be conducted on Parcel 13-0-029903 around proposed campsite areas.

Additional Comments:

- **Property Overview:** The venue features a historic gothic arch barn and 16.5 acres of fields, forests, and wetlands, designed for nature-inspired events and restorative experiences.
- **Safety Measures:** Clear signage, adherence to safety codes, and coordination with State and local authorities. Work with Minnesota Fire Marshall to determine occupancy maximums, signage, exit routes, and safety plans, policies and procedures.
- **Noise Control:** Sound systems directed inward, compliance with decibel restrictions, and quiet hours.
- **Water Management:** Address runoff from events, especially considering proximity to natural water sources. Implement erosion controls if needed.
- **Waste Management:** Proper disposal methods for trash, recyclables, and organic waste from events. Septic systems must handle increased usage.
- **Dust Management:** Maintenance of roads and parking areas to minimize dust.
- **Parking:** On-site parking with attendants for large events.
- **Community Respect:** Open communication with neighbors and commitment to fostering goodwill.
- **Toilet facilities:**
 - Venue has a septic system and drain field which will be supplemented with portable bathroom facility proportional to the event size. Existing certified fixed septic and drain field will be augmented as required by existing State and Local regulations.
- **Staff:**
 - Restoration Acres plans no permanent staff and will bring in temporary contract staff on an as needed basis proportional to the scale of the events.

Proposed Hours of Operation:

- Sunday through Thursday: 8:00 AM – 8:00 PM
- Friday and Saturday (Event Days): 8:00 AM – 11:30 PM (all music ends by 11:00 PM)

Event Management Policies:

- Noise monitoring plans and landscaping buffers to reduce impact.
- Sustainable practices to preserve natural beauty.
- Events conclude by 11:30 PM on Fridays and Saturdays, with cleanup respecting quiet hours.

- Large Venue events will not exceed 300 people and typically be less than 200 people. Exact occupancy by specific space within the Venue will be determined by collaboration with the State fire Marshall and other State and County regulatory bodies.

Operational Goals: Restoration Acres aims to balance ecological preservation with community integration, offering a premier destination for events while enhancing local tourism, fostering connections with nature, and supporting the surrounding community.

Site Plan Overview (Restoration Acres)



PID 13-0-029902 is an unimproved 5-acre hay field for Venue entrance and Parking

PID 13-0-029903 is a 16.5-acre parcel for the proposed Event Barn and Dependent Camping area.

All other parcels and structures on PID 13-0-029900 and to the South are part of the Farmstead.

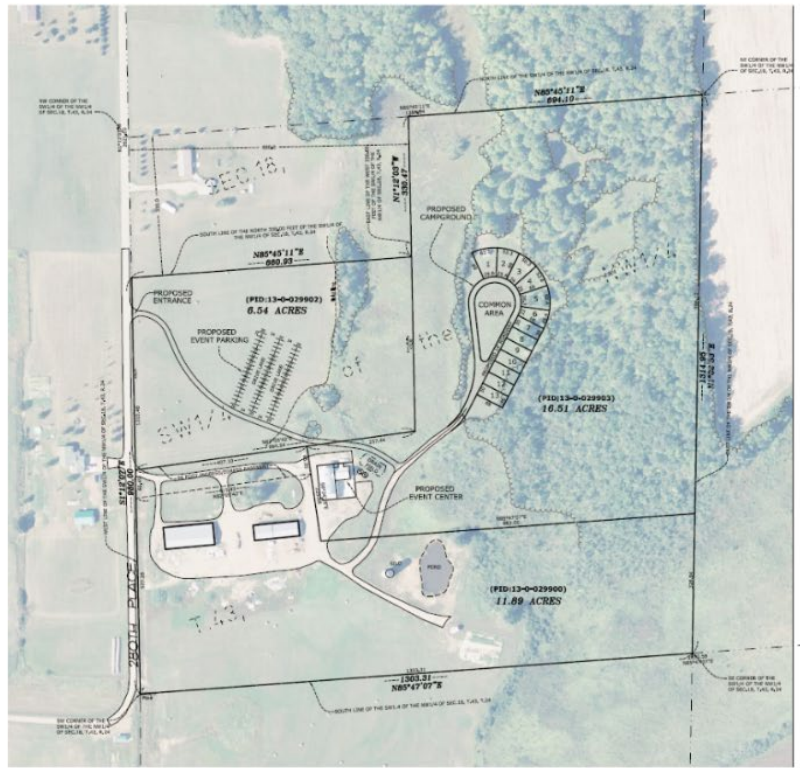
Detailed Site Plan (Restoration Acres)

CONCEPT PLAN

-for- DAVID & NANCY EMMONS
 -of- 13584 280th Place
 Isle, Minnesota 56342

NOTES

- Field survey was completed by E.J. Rud and Sons, Inc. on 08/22/24.
- Bearings shown are on 48th County datum.
- Parcel ID numbers 1344429905, 1344429902 & 1344429903.

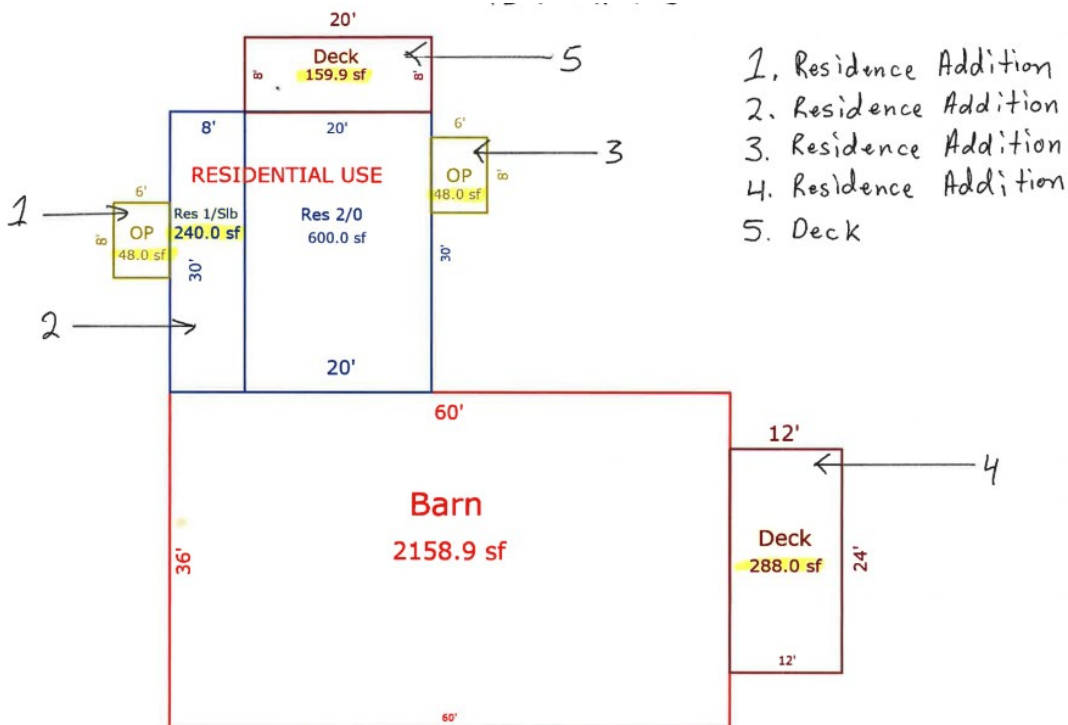


E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel: (651) 351-0205 Fax: (651) 351-0701

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
 E. G. RUD
 Date: December 23, 2024 License No. 41578

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

Event Barn Floorplan



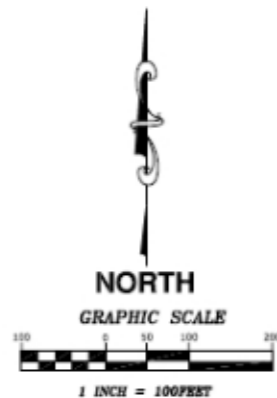


CONCEPT PLAN

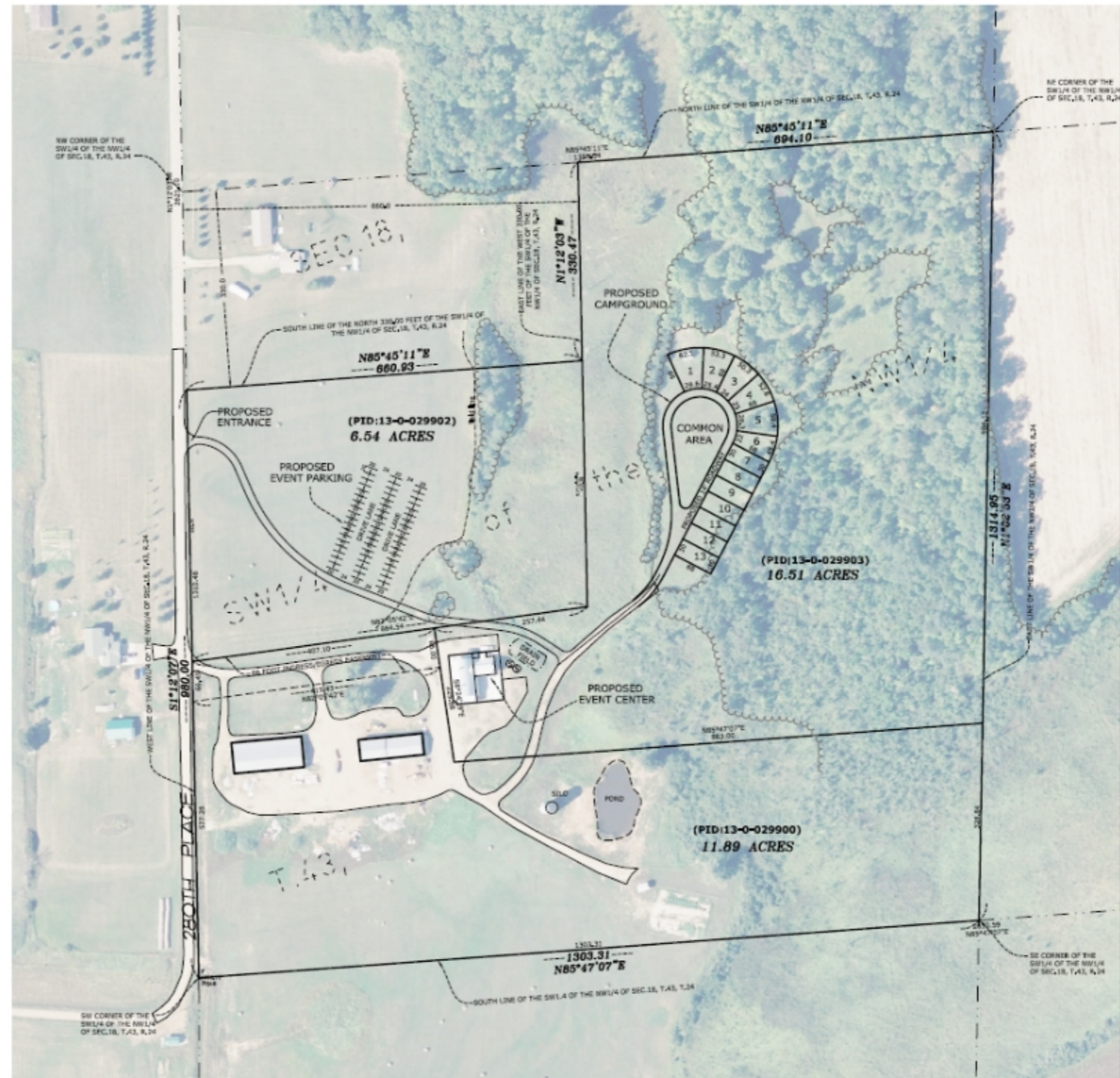
~for~ DAVID & NANCY EMMONS
 ~of~ 13584 280th Place
 Isle, Minnesota 56342

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 08/22/24.
- Bearings shown are on Aitkin County datum.
- Parcel ID Number 13-0-029900, 13-0-029902 & 13-0-029903.



E.G. RUD & SONS, INC.
 EST. 1977
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701
 www.egrud.com



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
 JASON E. RUD

Date: December 23, 2024 License No. 41578

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

AITKIN COUNTY
CERTIFICATE OF INSTALLATION/~~NOTICE OF NONCOMPLIANCE~~

This certificate of installation/~~notice of noncompliance~~ has been issued this _____ day of _____, 20____ to certify compliance/~~noncompliance~~ with Aitkin County's Subsurface Sewage Treatment System Ordinance.

The premises covered by this certificate are legally described as: _____

Section _____ Township _____ Range _____ Lake _____
PERMIT NO. _____ Owner Name _____
Address _____
Installer Name _____
Type of System Inspected _____
Parcel Number _____

The certificate of installation/~~notice of noncompliance~~ was based on No ___ of the following:

- 1) Inspection of the installation or construction as in accordance with the above referenced permit and application design.

- 2) Review of as-built plans submitted in accordance with Subdivision 9.2 D of Aitkin County's Subsurface Sewage Treatment System Ordinance.

If the above permitted subsurface sewage treatment system is in noncompliance with Aitkin County's Subsurface Sewage Treatment System Ordinance, then the following shall serve as a Notice of Violation:

- 1) Statement of the findings of fact through inspections or investigations:

- 2) List of specific violations of Ordinance: _____

- 3) Requirements for correction or removal of violations: _____

- 4) Time schedule for compliance: _____

Failure to correct or remove the above violation(s) will result in this matter being turned over to the Aitkin County Attorney's Office for further legal action, which may result in revocation of licenses or registrations, fines and/or imprisonment.

INSPECTOR SIGNATURE _____

**SUBSURFACE SEWAGE TREATMENT SYSTEM INSPECTION FORM
AITKIN COUNTY, MINNESOTA**

Township _____ Date of Inspection _____ App. Number _____

Owner _____ Parcel Number _____

Project Address _____ Installer _____

City _____ Zip Code _____

New Repair

SETBACKS:

Buildings to tank(s) _____

Buildings to drainfield _____

Well(s) 50' or 100' _____

Lake/Creek/Wetland _____

SEPTIC TANKS: New _____ Existing _____

Number of tanks installed _____

Liquid capacity and type _____

Type of baffle _____

Inspection pipes _____

Manholes size _____

Manhole to grade Yes _____ No _____

PUMPS: New _____ Existing _____

Tank capacity and type _____

Pump manufacturer & model # _____

Horsepower & GPM _____

Feet of head _____

Gallons per cycle _____

Size of discharge line _____

Type & location of alarm _____

Water meter _____

DIST. or DROP BOX & TYPE _____

TRENCHES, BEDS, OR GRAVELLESS LEACHFIELD:

Trench/Bed depth _____

Trench/Bed length _____

Trench/Bed bottom width _____

Trench spacing _____

Drainfield rock below pipe _____

Size of gravelless pipe _____

Depth of backfill _____

Absorption area: square feet _____

lineal feet _____

MOUNDS:

Percent slope _____

Upslope sand width _____

Downslope sand width _____

Sideslope sand width _____

Drainfield rock below pipe _____

Depth of sand below rock _____

Perforation size & spacing _____

Pipe size & spacing _____

Dimensions of rock bed _____

Dimensions of sand base _____

Final cover _____

DRAWING OF SYSTEM: (include soils)

Inspector's Comments: _____

Inspector's Signature _____ Installer's Signature _____