The Lake County Planning Commission sat in session at 6:00 p.m. on this date and conducted hearings and other business.

**Members Present:** Chair: Joe Skala, Blaine Fenstad, James Weinzierl, Nancy Mancini, Mabel Tarlton, John Bathke, Commissioner Rich Sve, and Jim Linscheid

**Members Absent:** None.

**Zoning Staff Present:** Christine McCarthy (Environmental Services Director), Neva Widner (Environmental Services Specialist), Russ Conrow (County Attorney).

Joe Skala called the meeting to order at 6:00 P.M.

The first item of business C-17-004 was a conditional use application, filed by the Organic Consumers Association which if approved, would allow for the main office space for administrative activities on property described as Lot 12 of NE ¼ of SW ¼, in Section 17, Township 57, Range 7, total of 1.00 acres, zoned RR/Residential Recreational, 1-acre minimum, Crystal Bay Township.

Joe Skala introduced the application and the legal requirements were read by zoning staff. There were three letters in support received for this application.

Rosemary Welch explained the application and the history of the Organic Consumers Association (OCA). She owns the house and is a co-founder of the OCA. The organization began 18 years ago in her home in Little Marais. They moved to the current location 11 years ago and now 5-6 people work there. The organization has been developing on adjacent parcels which brought attention to the lack of permit on this property.

Mancini inquired what type of work takes place at this building. Rosemary explained it was all administrative office work. Linscheid asked if there had ever been on site sale of produce at this building. Rosemary said no to produce, but miscellaneous fund raisers for the community center have been there. Linscheid explained he was wondering if there was additional traffic coming to the site for purchases. Rosemary said they host a drop off site for a local CSA’s coolers one time a week. David Abasz explained Round River Farms is a community supported agriculture, separate from OCA, and has several drop off spots in the area for its members to pick up their coolers of produce. 5 coolers are dropped off, of which a couple families stop by to pick up.

Sve asked if anybody lived in the house or if it is all office space. Rosemary said she owns the house, but nobody lives there- short term or long term.

Skala asked if anyone in the audience had any questions. Kenneth Nelson voiced concerns about the septic system size. McCarthy responded the site meets all the size requirements for the application’s activities. General discussion took place explaining the difference between the home occupation and conditional use requirements. Nelson also wanted confirmation that this permit did not allow anything more than the application stated. McCarthy explained a conditional use permit will only permit this office space and any expansions will require an amendment or new conditional use permit.

Mark Riebe followed up with Mr. Linscheid and stated there had been sales of items from the house, contrary to what the applicants had stated, since 2002. He also had concerns about the sketch provided and informed the applicants that the sketch shows the boundary lines incorrectly; the depicted property line encroaches into his property. He stated the property line should be at the fence posts.

Mancini inquired to general limits to expansion of the activities. The applicants explained the activities are limited to the size requirements of the structure. Mancini suggested a condition for the number of staff to six employees.

Motion by Fenstad supported by Mancini approving the conditional use application with the following findings and conditions:

**Findings:**
1. Safe access exists from South Silver Hill Drive and onsite parking is in place. Additional parking is available across the
2. The lot meets current stormwater standards.
3. The lot is relatively level and vegetated.
4. The administrative office should have no impact on the public water existing on the southern portion of the property.
5. The building has a 3 bedroom septic system with a signed compliance inspection agreement on file.
6. There are no specific environmental concerns associated with this activity.
7. Planning and Zoning has never received complaints regarding the administrative office activities.
8. The proposed use is allowable under approved county guidelines.

Conditions:
1. The septic system must be inspected by June 1st.
2. Limit of 6 employees working at the office.

Motion passed by unanimous vote. (PCR-17-011)

The second item of business I-17-008 was an (initial) interim use application, filed by Scott Storms which if approved, would allow a vacation rental home on property described as that part of lot 1 lying Sly of centerline of US Hwy 61 Exc w½ as Desc in Bk 51 of Titles Pg 241 in Section 29, Township 53, Range 10, total of 4.25 acres, zoned R4/Residential District, two-acre minimum, Silver Creek Township.

Joe Skala introduced the application and the legal requirements were read by zoning staff. There was one comment received not in support of the application.

Scott Storms explained the proposal for short term rental, the house has been on the market and they hope short term rental activity will help generate income until the market shifts and the property sells.

Skala inquired who will be managing the rentals. Storms explained they are considering management companies, but he will also be local to manage and take care of the property. Skala asked if the applicant has read the comment received. Scott said he did, and that he has a fence up between his property and the concerned neighbor.

General discussion took place confirming the requirements for a vacation rental. Staff confirmed the septic system passed a recent inspection and it is sized for 3 bedrooms-6 people.

Lavonne Christianson spoke in support of the application and explained the rental activity will help cover expenses for the property owner while they try to sell the property.

Motion by Mancini supported by Bathke recommending one-year County Board approval with the following findings:

Findings:
1. Safe access from HWY 61 exists and onsite parking is in place.
2. The lot meets current stormwater standards.
3. Rental activities should have no impact to site conditions.
4. There is no evidence of impacts to Lake Superior and there are no wetlands at this location.
5. Utilities and infrastructure are established and the septic system has passed a compliance inspection within the last 3 years.
6. Vegetative screening is limited at this location. The house is located along a noisy road corridor.
7. Vacation rentals have not proven to be a harmful use throughout the county. Normal rental activities should not diminish values or restrict other lot owner activities.
8. The proposed use is allowable under approved county guidelines and recreational use of rural property is a Lake County tradition.

Motion passed by unanimous vote. (PCR-17-012).

Motion by Sve supported by Bathke to approve the March 20, 2017 minutes with minor corrections. Motion passed by unanimous vote

Motion by Bathke supported by Weinzierl to adjourn the meeting. Motion passed by unanimous vote.

Respectfully Submitted,
Christine McCarthy
Environmental Services Director