

**Official Lake County Planning Commission
Minutes
Two Harbors Law Enforcement Center
August 19, 2019**

Approved as corrected
9/16/2019

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

Members Present: Chair Joe Skala, Jim Wienzierl, Dan Zeimet, Mike Hoops, Commissioner Rich Sve, and John Bathke

Members Absent: Mabel Tarlton, Simbre Fosness

Planning and Zoning Staff Present: Christine McCarthy (Environmental Services Director), Neva Maxwell (Land Use Specialist), Jill Paron (Environmental Services Specialist).

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

Motion by Sve supported by Bathke to approve the August 5, 2019 minutes as corrected. Motion passed by unanimous vote.

The first hearing, **I-19-015**, was a renewal Interim Use application filed by **Paula and Emily Ford**, which if approved, would allow a vacation rental home at 165 Church Rd., Knife River, on property described as: Lots 1-7, Block 20, Townsite of Knife River in Section 31, Township 52, Range 11, 0.46 acres, zoned R-4/Residential, 10,000 sq. ft. minimum, Unorganized Territory #2. PID: 25-5276-20020

Joe Skala introduced the application and McCarthy read the legal requirements. There was one item of correspondence in support for this application.

Paula and Emily Ford represented the application. There was general discussion about the success of their rental and if they had any problems. Both applicants reported that the renters were respectful of the property and neighbors, and they had no issues. Emily provided the Planning Commission with some history of the Airbnb website advertising platform.

Motion by Hoops supported by Bathke to recommend County Board approval for the Interim Use application for five (5) years with the following findings & conditions:

Findings:

1. Safe access from Church Rd. exists and

there is appropriate parking space available.

2. The lot meets impervious requirements.
3. The property is well vegetated.
4. There will be no impact to public waters or wetlands from the proposed use.
5. The property is connected to the Knife River/ Larsmont Sanitary District and the KRLSD has provided written approval for this IUP during the initial application hearing.
6. Vacation rental activity has not proven harmful on neighboring properties if conditions are met.
7. Vacation rentals have not proven to be detrimental to neighboring properties.
8. Vacation rentals are permitted though section 6.16 of the Lake County Land Use Ordinance.

Conditions:

1. Quiet hours from 10 P.M. to 7 A.M.
2. Maximum occupancy of 4.
3. No discharge of firearms or fireworks.
4. All ATV's and snowmobiles must be trailered while on the property.
5. All outdoor fires must be limited to use at a designated fire ring.

Motion passed by unanimous vote. **(PCR-19-018)**.

The second hearing, **C-19-002** was a Conditional Use application, filed by **Kimberley Wagner and Jeremy Brown** which if approved, would allow for an after-the-fact kennel on property described as: That part of SE ½ of Wly 2/3 of SW ¼ of NW ¼ as desc. in Doc A000177545 in Section 14, Township 56, Range 8, 10.00 acres, zoned R-1/Residential District, 10-acre minimum, Beaver Bay Township. PID: 26-5608-14380

Joe Skala introduced the application and McCarthy read the legal requirements. There were seventeen items of correspondence, all in support of the application with no objections.

Kimberly Wagner and Jeremy Brown represented the application. Wagner provided background on her kennel. She explained she thought she could operate her kennel under the Novak permit which

is for the 120 acres across the road from her property. The trail is accessible across from her property and that is where she runs her dogs. She explained her dogs are either retired sled dogs, or no longer able to race due to injuries. She also has a puppy with a neurological disorder that typically results in death before they reach one year old. She stated she has never bred or sold dogs. She provided extensive information on how her kennel is operated and how she composts dog waste.

There was discussion about what conditions to set on the kennel to ensure that a future owner operates in a similar manner.

Wagner also explained plans to build a garage that will provide indoor kennel space for bad weather as well as storage and parking. There was discussion as to how drainage will be handled when cleaning the concrete floor in the kennel.

Motion by Hoops supported by Weinzierl to approve the Conditional Use application with the following findings & conditions:

Findings:

1. Safe access exists form Lax Lake Rd. and onsite parking is in place.
2. The lot meets current stormwater standards.
3. The lot is wooded with natural vegetation and has gentle slopes.
4. The proposed garage location is in a suitable building site. Good soils are in place for composting dog waste.
5. The property has a septic system and well.
6. The kennel has not caused any complaints from the public in its prior 7 years.
7. The property has not caused any complaints to date with the activity.
8. The property is in a R-1 zoning district and the lot is a conforming lot. The proposed use is allowable under approved County guidelines.
9. Many letters of support were provided, including from neighbors; supporters, including closest neighbor were present at the hearing in support.

Conditions:

1. Limit of 15 dogs maximum.
2. Disposal of waste is to be composted in manner stated by applicant.
3. Run-off is to be controlled.
4. Environmental Services will approve

appropriate drainage for proposed garage/indoor kennel.

5. Kennel is for retired and disabled dogs.
6. No breeding or selling of dogs.

Motion passed by unanimous vote **(PCR-19-019)**.

Motion by Zeimet supported by Bathke to approve the July 15, 2019 minutes as submitted. Motion passed by unanimous vote.

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

Respectfully Submitted,

Jill Paron
Environmental Services Specialist