

Polk County
Planning Commission
December 12, 2014

Call to Order: 9:00 A.M.

Members in Attendance: Donovan Wright, Rolland Gagner, Dennis Yell, Robert Franks, Don Diedrich, Arlet Philips, Mike Powers, Wayne Melbye, and Osmund Moe.

Members Absent: Courtney Pulkrabek & Kerry Winkelmann

Also Present: Polk County Environmental Services' staff: Josh Holte & Jacob Snyder

Minutes: A motion was made to approve the minutes from October 24, 2014 by Wright. Second by Moe. All in favor.

Don Diedrich stated that he will no longer be on the Planning Commission as of January 1st and thanked everyone for putting up with him. He indicated that it will probably be Warren Strandell representing the County Board on the Planning Commission. He wished everyone a great holiday season.

Public Hearing: Conditional Use Permit Richard & Jean Rock Parcel #74.01021.00

Gagner read the notice of the hearing, and turned the meeting over to Holte.

Holte stated that the applicant is requesting a Conditional Use Permit (CUP) to build a 1,380 sq. ft. accessory structure on a riparian lot located less than 300 feet from the OHW in the Shoreland District on Union Lake.

Holte went over the Ordinance requirements. PCZO 18.2225 F states: A CUP is required for one single story accessory structure over 800 sq.ft on a riparian parcel, or for the placement of an additional single-story accessory structure on any riparian parcel where the total combined square footage of both accessory structures will exceed 800sq.ft. No more than two single-story accessory structures shall be permitted on any parcel. The Conditional Use Permit will be subject to the following criteria:

1. Vegetative screening will be required between the Ordinary High Water Mark (OHW) and the one story accessory structure(s). Screening must be to the satisfaction of the Polk County Planning and Zoning Office.
2. The maximum height of the one-story accessory structure(s) will be 15 feet.

3. The accessory structure(s) must meet the setback requirement for structures as defined in Section 18.2211 of the Polk County Zoning Ordinance. The string-test rule will be prohibited for determining the setback from the OHW.
4. The square footage of the riparian parcel will determine the maximum square footage or combined square footage of the one-story accessory structure(s). See chart below for maximum accessory structure square footage per riparian parcel square footage.

<u>Parcel size in sq. ft.</u>	<u>Max. acces. structure in sq.ft.</u>
0 – 20,000	800
20,000 – 30,000	1000
30,000 – 40,000	1200
40,000 and over	1600

5. Any additional requirements or restrictions that are deemed necessary to preserve the character of the area and to meet the intent of the Polk County Zoning Ordinance may be placed as a condition of the CUP.

Holte went through the pertinent facts of the request that the applicants own a riparian lot on Union Lake. Holte added that the parcel is approximately 103,225 square feet. The applicants would like to build a 30' x 46', 1380 sq. ft. structure for storage. The applicants currently have one small 10' x 16' shed on the property. The applicants also plan to build a small screen porch addition onto their house. Holte stated that the structure will meet all setbacks. Holte added that we received a passing septic compliance inspection for the septic system and the applicants are not proposing to connect the septic system to the new structure.

Holte stated that no comments have been received on the request. Holte then went over the pictures and maps of the property and proposed location of the new shed.

Holte stated that staff recommends approval of the Conditional Use Permit.

Gagner asked if there were any questions regarding the request. Yell asked how far the shed would be from the lakeshore. Holte stated that it was 200 plus feet, probably around 250 feet from Union Lake.

Powers asked if the dark spots on the aerial photo of the site were trees. Holte responded that they were trees along that property line.

Powers made a motion to recommend approval of the CUP request to the County Board. Second by Philips. All in favor.

This CUP will go before the County Board on Tuesday, December 16th for final approval.

Old/ New Business

Holte stated that term renewals were up for Winkelmann and Pulkrabek. Holte stated that Winkelmann called him and indicated that we wasn't planning on renewing his term. Holte stated that Winkelmann served on the board for 11 years and did a great job as Chairman.

Holte stated that Boundary Commission #1 was set to go to Judicial Review on January 28, 2015.

Holte stated that Boundary Commission #2 was still waiting on the DNR to make a decision and finalize deed work to do the land swap with neighboring landowners. Once the DNR gets their work done we can proceed with finishing up Boundary Commission #2.

Holte stated Kurt Larson might be looking into a Planned Unit Development expansion by Maple Lake where the existing storage sheds are north of Oak Cove Resort. Mr. Larson is contemplating an expansion on the existing property to allow for around 10 smaller 30' x 40' sheds instead of the existing 40' x 60' sheds.

Powers asked if there were potential conflicts for that expansion. Holte stated they are for storage only and a PUD was issued years back to allow the existing sheds.

Gagner asked how large the existing structures are on the sites. Holte replied they are 40' x 60' and the applicant is looking to add some sites for smaller 30' x 40' storage sheds.

Diedrich asked for a motion to approve the meeting schedule for the Planning Commission for 2015.

Powers motions to approve the Planning Commission meeting schedule for 2015. Second by Melbye. All in favor. Motion carries to approve the following meeting schedule for 2015:

January 23
February 27
March 27
April 24
May 22
June 26
July 24
August 28
September 25
October 23
December 11

Next meeting is scheduled for January 23, 2015.

9:15 A.M. - Meeting Adjourned