

Polk County
Planning Commission
August 28, 2015

Call to Order: 9:00 A.M.

Members in Attendance: Donovan Wright, Robert Franks, Rolland Gagner, Len Vonasek, Wayne Melbye, Dennis Yell, Mike Powers, Paul Jore, Arlet Phillips, Courtney Pulkrabek, and Warren Strandell.

Members Absent: None

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

Minutes: A motion was made to approve the Planning Commission minutes from July 24, 2015 by Melbye. Second by Gagner. All in favor.

Public Hearing: CUP Roger & Debra Grimsley Parcels # 74.01216.00

Powers read the notice of the hearing. He then waived reading the full legal description and turned the hearing over to Holte to go through the power point slides.

Holte stated that the applicants are requesting a Conditional Use Permit (CUP) to hook a new septic system to a new accessory structure located on their back lot on Maple Lake.

Holte stated the PCZO 18.2225 E states: No septic systems installed for use in an accessory structure without a CUP.

Holte went over the pertinent facts and stated that the applicants own a riparian and non-riparian lot on Maple Lake. The total backlot size is 16,049 square feet. The applicants' riparian lot contains a house and detached garage. A variance was obtained last year to replace the garage on the front lot.

Holte stated that the applicants plan to replace their existing 30' x 40' (1200 sq. ft) shed with a new 54' x 44' (2,376 sq. ft) shed. The shed will meet all the setbacks and ordinance requirements. With the concrete/driveway that is planned for the structure, the applicants will have 3,980 sq. ft of impervious surface coverage (24.8%). They are allowed 25%.

Holte stated that the applicants would like to connect the new structure to a new holding tank.

The new septic holding tank will meet all setbacks and the applicants will be required to submit a new septic design and holding tank pumping agreement before the building permit is issued. Holte added that this has already been completed.

Holte stated that the existing septic system on the front lot was inspected last summer and is compliant. The applicants will be required to complete and record a no guesthouse waiver before the building permit is issued. Holte added that this has already been completed.

Holte stated the only comment was made by Stephanie Klamm, DNR Area Hydrologist. Klamm stated that if the County approves this application the DNR would recommend the following conditions:

- 1) Not allow more than 25% of a lot covered by impervious surface with the new accessory structure.
- 2) The accessory structure meets all setback requirements of the Polk County Shoreland Ordinance.
- 3) The accessory structure meets the height restrictions of 25 feet.
- 4) No kitchen facilities or sleeping quarters shall be added to the structure in the future.

Holte went over the pictures of the site, applicants CUP application, and proposed Septic system drawings.

Holte stated that Staff recommends approval of the CUP with the following conditions:

- 1) No guest house uses – applicant shall have furnished evidence of having recorded the signed guest house waiver with the property deed before the building permit is issued. Holte added that this has already been completed.
- 2) No future development shall be allowed on the lot that would exceed the 25% impervious surface requirement without first obtaining a variance. (This shall include sidewalks, patios, pavers, etc.)

Powers asked if the applicants were present at the meeting and if they had anything else to add.

Roger Grimsley stated he was present and that he couldn't think of anything to add.

Yell asked if the tank can be pumped if the tank is placed behind the structure. Holte stated they are required to be 10 feet of each lot line.

Vonasek replied so they can pump the tank then. Grimsley stated both the designer and pumper stated that they have 150 feet of hose to access the tank and pump it. So they would be able to park on the road.

Powers stated that the building will be 40 to 50 feet from the road so 150 feet should be fine to pump sewage.

Pulkrabek made a motion to recommend approval to the County Board with staff recommendations. Wright seconded the motion. All in Favor.

Holte informed those in attendance that this would be going before the County Board next Tuesday, September 1st at 10:20 a.m. for final approval.

Holte went over Old/ New Business.

Holte stated that Boundary Commission #1 went through oral arguments and is now in judicial review which could take up to 90 days for the judge to reach a determination.

Holte added that Boundary Commission #2 had its last meeting and is moving in the right direction.

Holte stated that the next Planning Commission meeting is September 25th, 2015. Snyder will run that meeting unless something out of the ordinary comes up before Monday.

Yell asked what happened with the CUP for the 4 campers. Holte replied the County Board denied the request and so they have until October 15th, 2015 to remove the campers.

Strandell asked if they have to replace the septic system in the time frame set forth by the CUP. Holte replied since the CUP was denied they have two years to bring the septic into compliance.

9:20 a.m. Meeting Adjourned