

OTTER TAIL COUNTY PLANNING COMMISSION

Otter Tail County Government Services Center, 540 West Fir, Fergus Falls, MN 56537 218-998-8095

May 10, 2023

Meeting of the Otter Tail County Planning Commission was held on May 10, 2023, at 6:30 P.M at the Government Services Center; the hearing was held in person and via Microsoft Teams.

Roll Call:

Members Present: Judd Fischer, David Trites, Steve Langlie, Brent E. Frazier, Rick Wilson, David Wass and Tina Bladow.

Michelle Eldien represented the County Attorney's Office

Chris LeClair & Kyle Westergard represented the Land & Resource Management Office.

Minutes of April 12, 2023: No changes or corrections to the Minutes of the April 12, 2023, Planning Commission Meeting, Tina Bladow moved to accept minutes as presented with a second by Steven Langlie. Voting: All members in favor.

Glenn VanZee “Sunset Development, LLC” – Recommend Approval with Conditions:

Would like to convert the Commercial PUD to a Residential PUD, CIC #102. The proposal is located 42502 240th St., Battle Lake MN, Section 28, Girard Township, West Battle Lake (56-239), GD.

David Anderson (Anderson Surveying) and Glenn VanZee (Co-Owner) and Scott Olson (Co-Owner) represented the Conditional Use Application.

The audience was polled with no one speaking for or against the Conditional Use Permit Application.

Motion: A motion by Trites seconded by Wass to recommend approval of the proposed Conditional Use Application to the County Board with the conditions:

1. The sewage treatment system permit is Issued prior to the Conditional Use Permit being issued.
2. No commercial camping units will be allowed in this development.

Voting By Roll Call Vote: All members in favor. Motion Passed.

Brent Kuehne “Kohler-Strom’s Resort” – Recommend Approval with Conditions:

Convert 4 existing commercial cabins to residential, convert 7 existing commercial RCU's to 1 story residential cabins. Add 2 new residential cabins, add 15 non-residential storage buildings. The existing resort has 13 dock locations. The current ordinances would allow 20.6 slips. The proposed project would change the existing 13 docks to 13 slips, centralized them and add 1 slip for a total of 14 slips. The proposal is located 51021 Fish Lake Rd., Detroit Lakes MN, Section 2 & 11 of Dunn Township, Pelican Lake (56-786), GD.

Brent Kuehne “Kohler-Strom’s Resort” – Continued

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Motion: A motion by Wass seconded by Bladow to table the Application to the May 10th Planning Commission Meeting. Voting by Role Call Vote: Members in favor, Bladow, Fischer, Frazier, Trites, Wass & Wilson with Langlie voting no to table to the Conditional Use Application to May 10, 2023, meeting.

Extension of 60 Day Review – A motion by Wilson, seconded by Langlie to extend the 60-Day review time for another 60 days. Voting by Role Call Vote: All members in favor.

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Chris LeClair, Director of Land & Resource Management gave a presentation and addressed history of this resort. He spoke about a Conditional Use Permit granted December 4, 1991, and a Variance granted December 5, 1991 that approved Units 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 as shown on the survey submitted with the Conditional Use Permit request on March 21, 2023. Chris also indicated that in reviewing the Conditional Use Application with the County Attorney’s Office, it was determined that the Planning Commission Board will only be addressing Units 1, 12, 13, & 14 and the 15 Unit Non-Residential Storage Units in the proposed Conditional Use Permit being heard today (May 10, 2023).

Josh Pfeffer, Meadowland Surveying; Brent Kuehne and Nate Hunter, Property Owners represented the Conditional Use Permit Application.

Josh Pfeffer, Meadowland Surveying highlighted some points in the proposed Conditional Use Permit Application. He indicated that there are 12 units in tier 1, 2 units in tier 2 and adding 1 boat slip which by adding 1 boat slip they will still have less boat slips than what would be allowed with this development. The non-residential storage unit calculation is based on the impervious surface, there is 55’ of spacing between the buildings. Each building would have a 4’ or 5’ apron on it. There will be a holding tank and well for each storage structure and the buildings will be the same color & size. Josh also addressed Section 7.4.2 “Living Quarter” in the Declarations, Josh and property owners indicated that this section will be removed. A Stormwater Pollution Prevention Plan (SWPPP) will be applied for as well for the project.

The audience was polled with Sheryl Trepp speaking in opposition to the Conditional Use Application. She gave history of her property. She presented to the board a Petition from the Pelican Lake Property Owners to Otter Tail County and stated several points addressed in the Petition to the Board Members. Russ Severson spoke in opposition to the Conditional Use Permit Application addressing concerns with the non-residential storage units and the tightness there will be in that area. Also requested the possibility of attaching the storage units to the residential units on the lake side of the development. Keith Berndt, President of PLPOA, indicated that Nate & Brent reached out and they talked about some concerns that Keith and others had. Keith questions the restrictive covenants and that if these covenants will be abided by. The Association will be watching this development. Keith also indicated that there has been a large amount of development on Pelican Lake over the past few years. Troy Ramage spoke in regard to the Conditional Use Permit Application indicating that he shares a tree line with the property. He indicated that he has no issues with the resort converting to residential. Troy spoke about his concerns with the non-residential storage buildings being used for dwellings. He is also on the list to purchase one of these

Brent Kuehne “Kohler-Strom’s Resort” – Continued

buildings. Wayne Johnson, Super Septic, septic designer for the development clarified that there will be floor drains in the storage buildings which therefore need a holding tank. There is no sewage treatment area and there are similar storage facilities in the area that have the same setup. Debra Papke asked if this is in a flood plain and questioned the property currently being a commercial use and converting to residential use along with the variances needed. Jim Anderson spoke but it was determined that his comments did not apply to this application. Jeff Trudeau asked if Unit #1 could be brought into compliance, which Judd Fischer, Planning Commission Chair responded that it would have to be moved to a complaint location.

Motion: A motion by Langlie seconded by Frazier to recommend approval of the proposed Conditional Use Permit Application to the County Board with the following conditions:

1. Unit #1 as indicated on the survey submitted with the Conditional Use Application must be eliminated.
2. The 15 Non-Residential Storage Units will not be used as dwellings.
3. There will be no overnight sleeping in the 15 Non-Residential Storage Units.
4. Remove Section 7.4.2 “Living Quarters” from Kohler Strom’s Resort Declarations.

Voting By Roll Call Vote: All members in favor. Motion Passed.

Adjourn: At 7:36 P.M., Chairman Fischer adjourned the Meeting.

Respectfully submitted,



Amy Busko
Recording Secretary