HUBBARD COUNTY
Planning Commission Meeting
Tuesday, March 9, 2010 at 9:30 A.M.

OPEN PUBLIC HEARING 9:30 AM

ROLL CALL: The Hubbard County Planning Commission met with the following members present: Bob Ruhnke, Tom Krueger, Jerry Novak, Terry Clairmont, Arnold Christianson, Sally J. Shearer, Tim Johnson, and Donald "Doc" Carlson. Absent member was Oakley Williams. Also present were Environmental Services Officer Eric Buitenwerf and Recording Secretary Janet Thompson.

Approval of the Minutes from the January 12, 2010 Planning Commission Meeting:
Shearer moved to approve the January 12, 2010 Planning Commission minutes as presented. Clairmont seconded the motion. The motion carried unanimously.

Old Business: No old business was presented.

New Business:

- Final plat of **RICE BAY ASSOCIATION** by Daniel and Donna Rehkamp: Applicants are requesting to plat 21.84 acres into a residential PUD consisting of six existing units and five proposed new units for a total of eleven units in Nevis Township, 5th Crow Wing Lake. Parcel ID #s: 21.30.00400 and 21.30.00600.

Tom Miller, Arro of Park Rapids, presented the final plat of Rice Bay Association to the Commission.

No correspondence was presented.

Staff comments were given by Buitenwerf. The County Board took action on the preliminary plat and conditional use permit. The application was conditionally approved allowing only three permanent boat slips on the property per the Hubbard County Shoreland Management Ordinance. They approved a motion supporting a variance application which is pending, to allow additional boats slips for the remaining eight units in the development. No other conditions were placed or changes made to the proposal. The Hubbard County Board of Adjustment will meet on March 15, 2010 to consider the variance application, which is prior to the County Board of Commissioners review of the final plat application scheduled for March 17, 2010.

Shearer requested clarification on the Ordinance language regarding docks for units in tiers two-four of a PUD development.

Buitenwerf said the Ordinance allows three permanent boat slips as well as an additional dock for the other units in the development to have day access to the lake. Those boats would have to be put-in and retrieved each day. Any relief from this section of the Ordinance must be sought through the proper entity, which is the Board of Adjustment.

Ruhnke requested a staff recommendation from Buitenwerf.

Buitenwerf said that all conditions necessary for final plat approval are in order. Staff recommends final plat approval.

Carlson moved to approve the final plat of Rice Bay Association as presented. Krueger seconded the motion. The motion carried unanimously.

- Final plat of **REFUGE ACRES** by James and Melody Engst: Applicants are requesting to plat 5.92 acres in Todd Township into two residential lots. Parcel ID #: 27.01.03112.

Tom Miller, Arro of Park Rapids, presented the final plat of Refuge Acres to the Commission.

No correspondence was presented.

Buitenwerf questioned Miller on Todd Township's final action on the plat.

Miller said that Todd Township has given final plat approval and signed the plat. The plat filing documents are currently in Maryland awaiting signatures from the lending institution. It is hoped that these documents will be present in time for the County Board meeting.

Buitenwerf said that all conditions necessary for final plat approval are in order. Staff recommends final plat approval.

Clairmont moved to approve the final plat of Refuge Acres as presented. Shearer seconded the motion. The motion carried unanimously.

Miscellaneous: No miscellaneous business was presented.

Communications: Buitenwerf informed the Commission that there is a resort conversion on Little Sand Lake which will be coming before the Commission within the next few months. It currently is on hold because it meets criteria necessary for a mandatory environmental review via an Environmental Assessment Worksheet (EAW).

Krueger questioned the status of the Subsurface Sewage Treatment System (SSTS) Ordinance.

Buitenwerf explained that the Minnesota Pollution Control Agency (MPCA) is at a point where they have indicated a willingness to work with the Association of Minnesota Counties (AMC) to support legislation to extend the implementation timeline for enactment of the new SSTS Rules. They are also willing to open the entire Rules up to the rule-making process rather than strictly those items that they were proposing for revisions. In light of that action, the County Board decided to take the necessary steps to halt implementation of the new State SSTS Rules until the State concludes its process. The County Board has chosen to take a "wait and see" attitude. A public hearing on the matter has been tentatively scheduled for April 7, 2010.

ADJOURNMENT: With no further business, Clairmont moved to adjourn. Novak seconded the motion. The motion carried unanimously. The meeting was adjourned at 9:50 a.m.

Respectfully submitted,

Janet Thompson
Recording Secretary