

DRAFT
PLANNING COMMISSION MEETING
April 3, 2019, at 7:00 PM
Carlton County Transportation Building

(1) The meeting was called to order at 7:00 PM by Zoning and Environmental Services Administrator Cunningham.

Members Present: Erik Abrahamson, Jack Ezell, Byron Kuster, Sam Huhta, Dennis Lundin and Jim Gottschald

Members Absent: District 1 (Vacant)

Ex Officio Members Present: Commissioner Mark Thell and Heather Cunningham

Ex Officio Member Absent: None

(2) Acting as chairperson, Cunningham asked for nominations for chairperson. Huhta nominated Ezell. There were no other nominations. Election of Ezell as chairperson was supported by all yea votes. Cunningham turned the chair over to Chairperson Ezell.

(3) Chairperson Ezell asked for nominations for officers. Abrahamson nominated Gottschald as vice chair. There were no other nominations. The election was supported by all yea votes. Gottschald nominated Abrahamson as secretary. There were no other nominations and the election was supported by all yea votes.

(4) Motion by Gottschald, seconded by Lundin, and supported by all yea votes to approve the amended minutes of the November 7, 2018, meeting.

(5) The public hearing was called to order at 7:04 PM.

(6) Chairperson Ezell read a statement that the legal ad was sent to the legal newspaper, the Star Gazette, on March 14, 2019, and published March 21, 2019.

(7) Chairperson Ezell read a statement regarding Finality of Decisions and Findings of Fact. The Findings of Fact and Finality of Decisions were placed on the projector screen.

(8) Permit Requests:

(A) Conditional/Interim Use #419001: Roger Hurd

Roger Hurd of 2169 Schelinder Road, Carlton, MN 55718 has requested a Conditional/Interim Use Permit to construct a dwelling for use as a single family dwelling without an associated business on site in a C-2 Highway Commercial Zoning District on a property described as Part of the Southwest ¼ of the Southeast ¼ in Section 2, Township 46 North, Range 19 West in Barnum Township. The property address is 3878 County Road 61 (PIN 39-026-0300).

Hurd was present to represent the request. Chairperson Ezell read the description of the request from the legal ad and asked the applicant to further expound on the request. Hurd indicated he purchased the property in 2016 and tore down the house with the intent to build a new house. He indicated the realtor never told him it was zoned commercial. He said both adjacent properties are residential. He said he can't remember there ever being a business there. He would like to build a two or three bedroom home for resale.

Cunningham played the video. Hurd narrated the video.

Hurd indicated the current septic has a block tank and would fail inspection but he completed some borings and the drainfield meets separation requirements.

Chairperson Ezell summarized the development review submitted by Zoning Administrator Cunningham dated March 25, 2019.

Chairperson Ezell asked if the applicant read and understood the recommended 5 conditions listed on the development review. Hurd said yes, he understood and agreed to the conditions but would like condition number two to indicate he has two years to complete his project.

Gottschald indicated he was not opposed to the request but questioned whether we could rezone all three properties with residences to a residential zoning district. He also asked for clarification on requesting a use not specifically listed in the ordinance. Cunningham indicated that the county does not have a lot of commercial zoning districts and would not want to rezone in case someone wanted all three lots for a commercial use in the future. Cunningham indicated the ordinance also allows the county to consider uses not specifically listed.

Theell asked if the residence would be taxed commercial. Cunningham indicated she thought they would be taxed residential but he should contact the assessor's office.

Chairperson Ezell asked if there were any comments supportive or neutral of the request from the audience. There were none.

Chairperson Ezell asked if there were any comments in opposition of the request from the audience. There were none.

Chairperson Ezell asked if there were any other comments from the audience. There were none.

(B) Conditional/Interim Use Permit #419002: Iverson Inn, Inc.

Iverson Inn Inc., represented by William Jaskari, has requested a Conditional/Interim Use Permit to expand an existing campground with 22 additional campsites in an R-1, Recreation Residential Zoning District on a property described as part of the Southeast ¼ of the Northeast ¼ in Section 28, Township 49 North, Range 18 West on Big Lake in Perch Lake Township. The property address is 979 Cary Road (PIN 92-034-5280, 92-034-5285 and 92-034-5390).

Jaskari was present to represent the request. Chairperson Ezell read the description of the request from the legal ad and asked the applicant to further expound on the request. Jaskari indicated that for the past three seasons the campground has been full with season rentals. He gets calls all the time for campsites but does not have any available. Jaskari briefly described the history of the resort.

Chairperson Ezell asked if the campsites were going closer to Cary Road. Jaskari indicated yes. Chairperson Ezell asked if he needed more docks. Jaskari indicated no. He designed the campsites larger than what is required by the state for room for boats and RVs.

Chairperson Ezell asked about utilities. Jaskari indicated he had Minnesota Power out to the property for electricity and also plans new water lines. Chairperson Ezell asked if the campsites would be ready for this year. Jaskari indicated yes if the permit is approved. Chairperson Ezell asked about the condition of fencing listed in the development review. Jaskari indicated he planted some trees but they would not provide screening for many years. He said he already talked to Cunningham about the fence and he did not have an issue with it.

Kuster asked about what seasonal meant. Jaskari indicated that the RVs stay from May to September. He also indicated that some winter their RVs there for a fee.

Cunningham played the video. Jaskari narrated the video. Jaskari indicated that no trees would be removed other than one dead tree. He indicated the new sites are more than 870 feet from the lake. Chairperson Ezell asked if any of the site were tent sites and Jaskari indicated no tents; just RV sites.

Chairperson Ezell summarized the development review submitted by Zoning Administrator Cunningham dated March 25, 2019.

Chairperson Ezell asked if the applicant read and understood the recommended 9 conditions listed on the development review. Jaskari said yes, he understood and agreed to the conditions.

Chairperson Ezell asked if there were any questions from the Planning Commission. Kuster indicated he still has some questions about the septic systems. Jaskari stated most campers do a direct pump out by Aardvark. He stated most campers shower in their RVs. Kuster asked if the dump station would remain and Jaskari indicated it would remain, as it is a requirement of the Minnesota Department of Health. Jaskari indicated he sits on the Big Lake Area Sanitary District Board and they are still working on a municipal sewer connection. Kuster asked if there was room to add onto the system or install a new system and Jaskari indicated there was room.

Huhta asked about the privacy fence and if the immediate neighbors had any concerns. Jaskari indicated he spoke with the neighbors and there were no concerns. Jaskari submitted a letter of support from John Worgren.

Chairperson Ezell asked if there were any comments from the audience.

William Edwards of 980 Cary Road, Cloquet, MN 55720 indicated he lives immediately across the street. He indicated he was supportive of the request. He thought it would be beneficial for The Lounge because they are open from summer to fall. This would be additional revenue.

Del Prevost of 952 Lakeview Drive, Cloquet, MN 55720 asked about adding docks. Jaskari indicated he would not be adding docks. He indicated only about 30% of the campers have boats and most are fishing boats or pontoons.

Sue Pavlatos of 1034 Lakeview Drive, Cloquet, MN 55720 asked if the number of boats would be monitored. Jaskari indicated no. He indicated he also allows people who are not guests at the resort to launch their boats for \$5.00. He indicated the public launch gets full.

Chris Wagner of 1036 Lakeview Drive, Cloquet, MN 55720 indicated that the applicant was a good neighbor and held in high regard. He did have concerns with overcrowding on the lake. If 22 new units were being added there would be 22 new boats on the lake. He indicated that the sheriff's time was limited to monitor the lake. He also had concerns for triggers for an EAW. Jaskari indicated adding 22 new sites would maybe add 6 to 8 more boats. He also indicated again that the public can launch for \$5.00.

David Buskala of 329 12th Street, Cloquet, MN 55720 (3177 Heritage Road) asked if there would be additional campsites along Heritage Road. Jaskari indicated no. Buskala indicated he had concerns with the number of boats on the lake. He presented a photo of boats congregated in front of his property along the point. Jaskari indicated he would speak to his campers about not congregated in front of his property along the point.

Tom Enger of 2956 Strand Road, Cloquet, MN 55720 indicated he was in support of the request.

Kim Buskala of 329 12th Street, Cloquet, MN 55720 (3177 Heritage Road) asked who was going to enforce the quiet hours. Jaskari indicated he would enforce the quiet hours and if it was not being addressed they could call 911. Chairperson Ezell indicated that the zoning office could request a noise monitoring session per one of the conditions.

Nancy Lukkarila of 914 Lakeview Drive, Cloquet, MN 55720 had concerns with the volume of people. If he was adding 22 sites, that could be an additional 100 people.

Pavlatos had further questions about the current number of campsites and requested number of campsites. Jaskari indicated there are 38 sites currently and they are occupied. He would like to add 22 campsites. Pavlatos indicated she had concerns with the septic and people just dumping wherever. Jaskari explained the system for getting an RV pumped out. Jaskari also indicated he is now retired and will be there full time.

Kuster wanted further clarification on the septic systems. Cunningham described the two systems and the process for compliance inspections. The zoning office reviewed the permits and made the recommendations. The zoning office has three licensed septic inspectors on staff, including herself.

Chairperson Ezell read an email submitted by Robert Anderson of 835 Novak Avenue North, Stillwater, MN 55802 (Exhibit A).

Chairperson Ezell read a letter submitted by Jaskari on behalf of John Worgren of 955 Cary Road, Cloquet, MN 55720 (Exhibit B).

Chairperson Ezell asked if there were any comments from the audience. Jaskari wanted to add that in 2014 he was recognized by the SWCD for his work in forest stewardship. He added that he wanted to protect the lake and the environment. He also sits on the Big Lake Area Sanitary District board.

Chairperson Ezell asked if there were any comments from the audience. There were none.

(9) As there were no additional questions for the applicants, Chairperson Ezell closed the public hearing at 8:15 PM. The Planning Commission deliberated the two Conditional/Interim Use Permit requests using the following Findings of Fact as part of the Planning Commission meeting.

(A) Conditional/Interim Use #419001: Roger Hurd

Motion by Kuster, seconded by Abrahamson and supported by all yea votes to recommend approval of Conditional Use Permit #419001 to the County Board in accordance with the findings of fact and approved by the Planning Commission with the amended conditions as follows:

FINDINGS

IS THE USE REQUESTED TEMPORARY?

No. The use should not be temporary. The use should not be considered owner specific as indicated on the application (as the use would terminate at the sale of the property). The use includes existing infrastructure. If granted, the permit should be processed as a conditional use and not an interim use permit.

IS THE USE OWNER SPECIFIC?

No. The use should not be considered owner specific as indicated on the application (as the use would terminate at the sale of the property).

DOES THE USE LACK SPECIFIC EXISTING OR NEW INFRASTRUCTURE?

No. The use includes existing infrastructure.

IF YOU ANSWER ANY OF THE ABOVE QUESTIONS YES, CONSIDER PROCESSING AS IUP. PLEASE DESCRIBE WHY THE USE SHOULD BE CONSIDERED AN IUP OR CUP: The request should be processed as a Conditional Use Permit.

1. IS THE CONDITIONAL OR INTERIM USE SPECIFICALLY LISTED IN THE ZONING DISTRICT IN WHICH THE PROPERTY LIES? No. Residential dwelling units are a permitted use only when essential as housing for a proprietor and family of the primary use of the property.

If the answer is no, you must make the following findings:

- A.) THE USE IS SIMILAR IN NATURE TO OTHER USES LISTED IN THE SAME ZONING DISTRICT. WHY OR WHY NOT? Yes. The use does not appear to be similar in nature to other uses listed in the C-2 Zoning District, other than it indicates residential dwelling units are a permitted use only when essential as housing for a proprietor and family of the primary use of the property. The purpose of this zoning district is to provide area for compact and convenient limited highway-orientated businesses that are in close proximity to communities in the county and near I-35 interchanges that meet standards designed to limit impacts to traffic-carrying capabilities of abutting roads and highways. However, the property has been used as a single family residence since at least 1984. There are two other single family residences in this C-2 Zoning District area that do not appear to be associated with a business. This C-2 Zoning District area includes properties owned by Carlton County, Warren Steen Construction and Nordstrom's Sanitation.
- B.) THE PROPOSED USE DOES NOT CREATE A GREATER POTENTIAL FOR IMPACTS THAN OTHER USES LISTED THAT CANNOT BE MITIGATED WITH APPROPRIATE CONDITIONS. WHY OR WHY NOT? Yes. The proposed use and any potential impacts could be mitigated with appropriate conditions, as detailed below. A residential home and property should not impact the existing surrounding land uses. The surrounding properties include R-1 Zoning District to the east. The property to the west and south is an A-2 Zoning District. Rezoning the property to R-1 did not seem like a viable option unless the other two properties were rezoned. Rezoning could also limit growth in this area as well.
- C.) IS THE PROPOSED USE COMPATIBLE WITH ADJACENT LAND USES? WHY OR WHY NOT? Yes. The property has been used as a single family residence since at least 1984. There are two other single family residences in this C-2 Zoning District area that do not appear to be associated with a business. This C-2 Zoning District area includes properties owned by Carlton County, Warren Steen Construction and Nordstrom's Sanitation. This mixed use does not appear to be an issue.
- D.) THE PROPOSED USE IS CONSISTENT WITH THE CARLTON COUNTY COMPREHENSIVE PLAN OR THE INTENT OF THE ORDINANCE. WHY OR WHY NOT? Yes. The request does not appear to be in conflict with the intent of the Carlton County Comprehensive Plan or Carlton County Zoning Ordinance #27 as long as the use as a residential dwelling unit does not impede the development of the adjacent C-2 Zoning District for those uses specifically listed as permitted or conditional/interim uses.

*If the answer to 1 is yes or if A – D are all yes, proceed to question 2.
If not, the request should not be approved.*

2. THE USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSE ALREADY PERMITTED NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES. Yes. The conditional/interim use should not be injurious to the use and enjoyment of other property in the

immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the immediate vicinity. The property will be used as a residence and have limited impact on existing, permitted uses.

3. THE ESTABLISHMENT OF THIS USE WILL NOT IMPEDE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING VACANT PROPERTY FOR USES PREDOMINANT IN THE AREA. Yes. The establishment of the conditional/interim use should not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area as long as appropriate conditions are placed on this use as described.
4. ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE AND OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED. Yes. It appears that adequate utilities, access roads and drainage have been or are being provided. The septic system will be replaced per the application.
5. ADEQUATE OFF STREET PARKING IS OR WILL BE PROVIDED. Yes. Adequate measures have been taken to provide sufficient off-street parking and loading space to serve the residence.
6. ADEQUATE MEASURES HAVE BEEN OR WILL BE TAKEN TO PREVENT OR CONTROL OFFENSIVE ODOR, FUMES, DUST, NOISE AND VIBRATION SO THAT NONE OF THESE CONSTITUTE A NUISANCE. Yes. A single family residence should not generate offensive odor, fumes, dust, noise or vibration.
7. ADEQUATE CONTROL OF LIGHTED SIGNS AND OTHER LIGHTS IS PROVIDED SO THAT A DISTURBANCE TO NEIGHBORING PROPERTIES WILL NOT RESULT. Yes. No lighted signs or other lights are proposed.

CONDITIONS

1. The applicant must undertake the project according to the plans and specifications submitted to the County with the application or as modified by the condition(s). This application shall be processed as a Conditional Use Permit.
2. The work detailed on the permit must be completed within two years or shall be deemed null and void. The Zoning Administrator is authorized to extend that period of time for good cause shown.
3. The permit will be periodically reviewed by the County to assure compliance with the permit and permit conditions. The permit may be modified or revoked if the permittee violates one or more of the conditions of the permit.
4. The County may enter onto the premises at reasonable times and in a reasonable manner to insure the permit holder is in compliance with the conditions and all other applicable statutes, rules, and ordinance.
5. The use of this property as a residential dwelling unit shall not impede the development of the adjacent C-2 Zoning District for those uses specifically listed as permitted or conditional/interim uses.

(B) Conditional/Interim Use Permit #419002: Iverson Inn, Inc.

Motion by Gottschald, seconded by Huhta and supported by all yeas votes to recommend approval of Conditional Use Permit #419002 to the County Board in accordance with the findings of fact and approved by the Planning Commission with the conditions as follows:

FINDINGS

IS THE USE REQUESTED TEMPORARY?

No. The request should not be considered temporary.

IS THE USE OWNER SPECIFIC?

No. The use should not be considered owner specific.

DOES THE USE LACK SPECIFIC EXISTING OR NEW INFRASTRUCTURE?

No. The use requires specific infrastructure.

IF YOU ANSWER ANY OF THE ABOVE QUESTIONS YES, CONSIDER PROCESSING AS IUP. PLEASE DESCRIBE WHY THE USE SHOULD BE CONSIDERED AN IUP OR CUP: The request should be processed as a Conditional Use Permit.

1. **IS THE CONDITIONAL OR INTERIM USE SPECIFICALLY LISTED IN THE ZONING DISTRICT IN WHICH THE PROPERTY LIES? Yes. The use is specifically listed in the zoning district in which the property lies. Article 4, Section 5, Subdivision C, 3, f of Carlton County Zoning Ordinance #27 indicates that recreational campgrounds require a Conditional/Interim Use Permit.**

If the answer is no, you must make the following findings:

~~A.) — THE USE IS SIMILAR IN NATURE TO OTHER USES LISTED IN THE SAME ZONING DISTRICT. WHY OR WHY NOT?~~

~~B.) — THE PROPOSED USE DOES NOT CREATE A GREATER POTENTIAL FOR IMPACTS THAN OTHER USES LISTED THAT CANNOT BE MITIGATED WITH APPROPRIATE CONDITIONS. WHY OR WHY NOT?~~

~~C.) — IS THE PROPOSED USE COMPATIBLE WITH ADJACENT LAND USES? WHY OR WHY NOT?~~

~~D.) — THE PROPOSED USE IS CONSISTENT WITH THE CARLTON COUNTY COMPREHENSIVE PLAN OR THE INTENT OF THE ORDINANCE. WHY OR WHY NOT?~~

If the answer to 1 is yes or if A – D are all yes, proceed to question 2.

If not, the request should not be approved.

2. **THE USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSE ALREADY PERMITTED NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES. Yes. The addition of 22 campsites should not be injurious to the use and enjoyment of property in the immediate vicinity nor should it impair property values. The subject property has been operated as a campground since at least 1968. This office has not received any documented complaints regarding the use of the property as a campground with a bar. This office is recommending that screening (privacy fence) is provided from Cary Road to the campsites. A zoning permit is required for a privacy fence.**

3. THE ESTABLISHMENT OF THIS USE WILL NOT IMPEDE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING VACANT PROPERTY FOR USES PREDOMINANT IN THE AREA. Yes. The use is being expanded rather than established. The expansion should not impede normal and orderly development of the surrounding vacant property as historically the campground has not demonstrated this to be the case.
4. ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE AND OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED. Yes, with the appropriate conditions. Utilities such as water and electric will be provided but it appears the septic system may need to be upgraded. This needs to be addressed in the conditions. A new access road will be constructed to provide access to the new campsites.
5. ADEQUATE OFF STREET PARKING IS OR WILL BE PROVIDED. Yes. Each site will meet the minimum standards for a campsite. There is also parking near the bar for guests.
6. ADEQUATE MEASURES HAVE BEEN OR WILL BE TAKEN TO PREVENT OR CONTROL OFFENSIVE ODOR, FUMES, DUST, NOISE AND VIBRATION SO THAT NONE OF THESE CONSTITUTE A NUISANCE. Yes. Offensive odor, fumes, dust and vibration should not be created by this expansion. Quiet hours should be added as a condition to control potential offensive noise.
7. ADEQUATE CONTROL OF LIGHTED SIGNS AND OTHER LIGHTS IS PROVIDED SO THAT A DISTURBANCE TO NEIGHBORING PROPERTIES WILL NOT RESULT. Yes. No lighted signs are proposed.

Article 3, Section 5, Subdivision E of Carlton County Zoning Ordinance #27 indicates additional evaluation criteria and standards apply within shoreland areas. The expansion is occurring approximately 870 feet from the OHWL of Big Lake. Therefore soil erosion and visibility of facilities should not be an issue as long as additional area is not cleared along the shoreline. The water supply appears to be adequate. The septic system will need to be addressed in a condition. No additional docks will be added.

Thirteen campsites are allowed in tier I. There are currently 34 campsites in tier I (four of which are partially located in tier II) and have been in existence prior to zoning controls adopted in 1968. Nine campsites are allowed in tier II. There are currently four campsites in tier II and have been in existence since zoning controls. The applicant is proposing four campsites in tier III (16 would be allowed) and 18 in tier IV (22 would be allowed). There is a large wetland complex located to the north of the campground. While it appears that the number of campsites currently located in tier I exceed standards, if this wetland area was included in the density calculations, it would be in compliance with density standards. It addition, the applicant has requested to add onto tier III and IV, more than 870 feet from the OHWL of Big Lake, and with less campsites than density standards would allow.

CONDITIONS

1. The applicant must undertake the project according to the plans and specifications submitted to the County with the application or as modified by the condition(s). This application shall be processed as a Conditional Use Permit.
2. The work detailed on the permit must be completed within one year or shall be deemed null and void. The Zoning Administrator is authorized to extend that period of time for good cause shown.
3. The permit will be periodically reviewed by the County to assure compliance with the permit and permit conditions. The permit may be modified or revoked if the permittee violates one or more of the conditions of the permit.

4. The County may enter onto the premises at reasonable times and in a reasonable manner to insure the permit holder is in compliance with the conditions and all other applicable statutes, rules, and ordinance.
5. Campsites shall be serviced directly by a licensed septic maintainer.
6. A water meter must be installed and read weekly from May 1 to October 1, 2019, and 2020 to evaluate the estimated water flow for the bathhouse. This office shall be notified when the water meter has been installed. This office shall be notified when the additional campsites are constructed and occupied.
7. The results of the weekly flow measurements must be submitted to this office monthly to evaluate the estimated water flow for the bathhouse. If the results exceed the capacity of the system, this office may require upgrading or replacement of the septic system. If the septic system requires upgrading or replacement, it shall be completed within two years of written notice.
8. Before the campsites can be occupied, screening (privacy fence) shall be provided along Cary Road to block the view of the campsites from the road and property across the street.
9. Quiet hours shall be established and enforced from 10:00 PM to 6:00 AM daily. Noise generated by the campground shall comply with Minnesota Rule 7030 Noise Pollution Control. If a noise monitoring session is requested by the Zoning and Environmental Service Department, it shall be at the applicant's expense.

(10) Old Business: None

(11) Other Business: Cunningham discussed two current appeal cases.

(12) Motion by Lundin, seconded by Abrahamson and supported by all yeas votes to adjourn the meeting.

Respectfully submitted,

Heather Cunningham
Recording Secretary

Attachments: Exhibit A
Exhibit B

Exhibit A

1 of 2

Jody Meyer

From: Robert Anderson <rdafishn9@icloud.com>
Sent: Wednesday, April 3, 2019 3:45 PM
To: Jody Meyer
Cc: Bob - SSD Anderson
Subject: Fwd: Letter to Zoning Office RE: Campground Expansion
Attachments: Carlton County Zoning April 2019.docx

Rec'd
 printed
 4/3/19 @
 3:48 PM

Forwarded to
 HC 4/3/19
 @ 3:50 PM
 JAM

My letter is attached.

Bob Anderson

[Rdafishn9@icloud.com](mailto:rdafishn9@icloud.com)

Begin forwarded message:

From: Bob SGBG Anderson <rdanderson2@mmm.com>
Date: April 3, 2019 at 3:44:27 PM CDT
To: Bob Anderson <rdafishn9@icloud.com>
Subject: Letter to Zoning Office RE: Campground Expansion

Jody Meyer
Carlton County Zoning and Environmental Services
P.O. Box 220
Carlton, MN 55718-0220
Jody.meyer@co.carlton.mn.us

I am writing with the purpose to raise objection to the proposed campground expansion at Big Lake. Our family has been on Big Lake for 100 years this summer, dating back to John Mattinen on the end of the "Point", or as some call it the "narrows". Personally, I have been there every year since 1965 and today own two properties in Lyndhurst Bay.

Over the years many things have changed, but property owners have had great pride to nurture our properties and the resources around us while we pay quite high taxes for that annual 'cost of ownership'. As we have more and more visitors on the lake, I notice more and more irresponsible behavior in boaters, jet-skiers and fisher-people. A case in point where we see rafts of boats accumulating on the Point with continuous loud music, dozens of people. While it is not only boats coming from the campground, it is frequently many boats coming from the campground. I have witnessed people relieving themselves into the bushes while claiming "but my feet are wet" while standing in the water "legally", such disrespect!

We enjoy Big Lake for many recreational uses, including its tranquility. I object to expansions that in effect reduce the tranquility of our environment that we invest in. And, from my experience, the prospects for more temporary visitors to the lake do not add to the overall lake environment, but subtract from what most residents are seeking and why we made an investment there.

Sincerely,

RD Anderson

Exhibit B

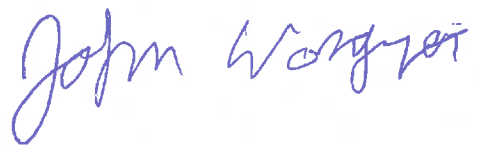
4/3/2019

John Worgren
955 Cary Rd
Cloquet MN 55720

To Whom it may concern,

I am the closest neighbor to the resort on the north side of Cary Road. I have been at my residence since Bill Jaskari has owned the resort. I am not opposed to the expansion that is being planned by Mr. Jaskari.

Sincerely,



John Worgren

