

**Draft**  
**PLANNING COMMISSION MEETING**  
**November 3, 2010**

The meeting was called to order at 7:00 p.m. by Chairman Dave DeLovely.

Members Present: Dave DeLovely, Jack Ezell, Tom Hill, John Manninen, Willard Quiram, Doug Suhonen, and Paul Davidson.

Members Absent: None.

Ex Officio Member Present: Gordon Aanerud and Bruce Benson.

Ex Officio Member Absent: None.

Motion by Hill, seconded by Quiram and supported by all yeas votes to approve the minutes of September 1, 2010.

Conditional Use #410010      Covenant Park Bible Camp  
Part of Govt. Lot 1 in Section 20, Township 48N, Range 18W in Atkinson Township on Park Lake.

Nature of Request:              Create a campground (out-camp) for a wilderness experience for campers at the Bible Camp in an A-1, Agriculture/Forest Management District.

Bryan Muecke, Executive Director of Covenant Park Bible Camp, represented the camp.

The matter was Tabled as the September meeting as the Planning Commission requested a Wetland Delineation be completed. He has provided a sketch of the site and an e-mail explaining the proposal.

DeLovely asked if he learned anything by completing the delineation.

Muecke said he did appreciate the process and learned a lot about the lay of the land and the layout of the camp.

Quiram asked about a Water Access Only Agreement.

Muecke said they were fine with the Agreement and had signed it. They have an affiliation with an outfitter in the BWCA. They will have their staff follow his training for wilderness areas.

They have a relationship with Robert Asproth and have access through his property via the snowmobile trail to access the property.

Suhonen asked how close to the trail is the property? Do you need to gate it?

Muecke said less than 200 yards. You can see the survey ribbon from the trail.

Hill asked if they needed more information on the location.

Benson indicated he should provide setbacks.

Muecke said he thought they could do that with the zoning permit for the cabins.

The Planning Commission was in agreement to that.

Quiram asked if there would be foundations under the cabins.

Muecke said they would be prebuilt on skids and drug into the property. They would be put on blocks and could be moved off the property if necessary.

DeLovely asked if he had read the proposed conditions.

Muecke said he had and was agreeable with them.

There was no one in the audience.

Motion by Suhonen, seconded by Manninen and supported by all yea votes to recommend approval to the Carlton County Board of Commissioners with the following conditions and recommend the Chairman's signature on the "Waters Only Access Agreement".

1. The applicant must undertake the project according to the plans and specifications submitted to the County with the application.
2. The permit is invalid, or expires, if the holder does not begin the project within three (3) years of granting this permit.
3. The permit will be periodically reviewed by the County to assure compliance with the permit and permit conditions.
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. All campsites/cabin sites shall be located outside of wetlands.
6. All campsites/cabin sites shall be setback a minimum of 50' from the property lines and 100' of the Ordinary High Water Level.

7. The applicant shall obtain approval of the campground from the MN Department of Health.
8. The Water Only Access Agreement shall be recorded prior to construction of the campground.

As this may be the last meeting of the year, Benson and the Planning Commission members thanked Commissioner Aanerud for his years of work with the Planning Commission

Motion by Manninen, seconded by Quiram and supported by all yeas votes to adjourn at 7:14 p.m.

Respectfully submitted,

Bruce E. Benson  
Zoning Administrator

PC/Minutes/2010/11-03-10 jlm