AGENDA
MILLE LACS COUNTY
PLANNING COMMISSION
May 14, 2018

I. CALL MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF THE MINUTES:

   April 9, 2018

IV. ADDITIONS:

V. SUB-COMMITTEE OR OTHER UPDATES:

VI. OLD BUSINESS:

   None.

VII. NEW BUSINESS:

   Request by Mille Lacs County to Amend Table 501 of the Development Ordinance to add the Conditional Use "Government Building" to the S-2, High Density Residential/Surface Water Commercial Shoreland District

   Request by the Mille Lacs Band of Ojibwe Health and Human Services for a Conditional Use Permit for a Government Building (transitional sober housing) on property legally described as That part of Government Lot Four (4), Section Twelve (12), Township Forty-two (42) North, Range Twenty-seven (27) West of the Fourth Principle Meridian lying southerly of the southerly right of way line of Highway 169, except the west 380 feet thereof (09-012-2401, Kathio Township). Generally located at 40487 US Highway 169.

   Request by Mille Lacs County to Amend Article 13 "Definitions" of the Development Ordinance relating to Campground and Recreational Camping and to Amend Provisions 504.7 and 504.24 relating to the same.

   Request by Mille Lacs County to Amend Table 501 of the Development Ordinance relating to Home Occupations and Home Based Business making them allowed uses in all districts in which they are located and to Amend Provision 504.19 relating to Home Occupations.
Request by Mille Lacs County to rescind and re-adopt Article 12 of the Development Ordinance to add provisions regarding the Board of Adjustment and Planning Commission.

VIII. OTHER BUSINESS:

None.

IX. ADJOURNMENT.
MINUTES
MILLE LACS COUNTY PLANNING COMMISSION
MILLE LACS COUNTY COURTHOUSE
MONDAY, APRIL 9, 2018
7:00 P.M.

MEMBERS PRESENT: Steve Johnson, Paula Soderberg, John Weiers, Robert Hoefert, David Mahady, Ross Habeck

MEMBERS ABSENT: Loren Lueck

EX-OFFICIO MEMBERS PRESENT: Michele McPherson, Director Land Services Office

OTHERS PRESENT: None.

I. CALL MEETING TO ORDER

Pursuant to due call and notice thereof, the meeting of the Mille Lacs County Planning Commission was called to order at 7:01 p.m. by Chair Soderberg

II. PLEDGE OF ALLEGIANCE

Chair Soderberg led those present in the Pledge of Allegiance.

III. CONSIDER FEBRUARY 12, 2018 PLANNING COMMISSION MINUTES

MOVED BY COMMISSIONER HOEFERT AND SECONDED BY COMMISSIONER WEIERS TO APPROVE THE FEBRUARY 12, 2018 MINUTES AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

IV. ADDITIONS TO THE AGENDA

None.

V. SUB-COMMITTEE OR OTHER UPDATES

Ms. McPherson noted the following County Board actions:

- The amendment to the sewage treatment system ordinance relating to finished slopes was denied, staff will spend the 2018 construction season analyzing the issue to determine if changes are needed, and
- The zone change request by Nathan Kempski and Charles Jones was denied.
VI. OLD BUSINESS:

None.

VIII. NEW BUSINESS:

Request by Rodney Newling, (applicant), on behalf of Highland Green Estates, for a simple plat of Highland Green Estates Second Addition; a replat (reconfiguration) of Lots 1-4 and Lot 19, Block 1, Highland Green Estates. No new lots are being added; the lots are being reconfigured in order to move the lots to a more buildable area within the development to facilitate easier construction of four garages on the lots. (No address, parcel numbers 09-360-0010-0040, 0190; Kathio Township)

Mr. Newling, 21348 Pike Avenue, Aitkin, was present to explain the request. He noted that the current location of the lots make constructing garages very difficult due to the topography. It also makes for very long driveways off the private road. Moving the lots reduces construction costs and the amount of hard surface.

Commissioner Hoefert asked about constructing cabins on the lots.

Mr. Newling stated that there will only be garages constructed on the lots.

There was no written correspondence.

At 7:07 p.m., with no public comment, Chair Soderberg opened and closed the public hearing.

Ms. McPherson reviewed the staff analysis.

701 GENERAL. The County Board shall not approve any application for conditional use, subdivision, or planned residential development except in compliance with the standards set forth in this Article, and only if the land whereon buildings are to be constructed shall be of such character that it can be used for building purposes without danger to health, or peril from flood or other hazard.

702 NATURAL FEATURES. Existing natural features which would add value to the subdivision and the County, such as trees, steep slopes, watercourses, historic spots, and similar irreplaceable assets, shall be preserved, as far as possible, through careful design of the subdivision.

702.1 In order to keep erosion and siltation to a minimum, all grading activities disturbing more than one (1) acre of land, regardless of slope, shall comply with the requirements of an approved National Pollutant Discharge and Elimination System (NPDES) permit and its Stormwater Pollution Prevention Plan (SWPPP).

702.2 On hillsides exceeding twenty-five percent (25%) in slope, no more than twenty percent (20%) by area of the natural vegetation may be removed for construction purposes or any other activity, unless a plan approved by the County for reforestation of disturbed areas is guaranteed by the developer.
702.3 No cutting, filling, or other disturbance of land and natural vegetation is permissible within fifty (50) feet of the edge of any flowing stream or creek.

702.4 Subdivisions in Flood Plains. No land shall be subdivided which is unsuitable for the reason of flooding, inadequate drainage, water supply, or sewage treatment facilities. All lots within the flood plain districts shall be able to contain a building site outside of the floodway district, at or above the regulatory flood protection elevation. All subdivisions shall have water and sewage treatment facilities that comply with the provisions of these provisions and have road access, both to the subdivision and to the individual building sites, no lower than two (2) feet below the regulatory flood protection elevation. For all subdivisions in the flood plain, the floodway and flood fringe district boundaries, the Regulatory Flood Protection Elevation (RFPE), and the required elevation of all access roads shall be clearly labeled on all required subdivision drawings and platting documents.

A. Floodway/Flood Fringe and/or One Percent (1%) Annual Chance Flood Elevation Determinations for Lakes Located in Zone A. Applicants shall provide the information required to determine the one hundred (100) year flood elevation, the floodway and flood fringe district boundaries, and the RFPE for the subdivision site.

703 STREETs. The County Board shall not approve any plat unless all streets shown thereon shall be of sufficient width and proper grade, and shall be so located as to accommodate the probable volume of traffic thereon, afford adequate light and air, facilitate fire protection, provide access for firefighting equipment to buildings, and provide a coordinated system of streets. All streets shall comply with standards set forth in the Technical Appendix, which is incorporated herein by reference into the Development Ordinance.

703.1 In the case of subdivisions for commercial, industrial, and public purposes, streets, where possible, shall be no closer than three hundred (300) feet to any other driveway, or public or private street in the same or another subdivision.

703.2 Local streets shall be so planned to provide connections to adjacent developments, and future connections to adjacent undeveloped parcels wherever feasible.

703.3 Alleys shall not be allowed in residential districts, but may be included in commercial and industrial areas where needed for loading and unloading or access purposes.

703.4 Right-of-way requirements may be increased where anticipated traffic flow warrants it, or if drainage easements should reasonably parallel such thoroughfares. Such increased width will be established by the Technical Appendix to the Development Ordinance.

703.5 Minimum street requirements shall be in accordance with County regulations and outlined in the Technical Appendix to the Development Ordinance.

704 BLOCKS. Blocks shall ordinarily not exceed eight hundred (800) feet in length. Where it is necessary for blocks to exceed this length, pedestrian ways or easements may be required near the center of the block.
LOTS. The lot and yard size shall conform to the requirements of the Development Ordinance, and the lots shall be designed in accordance with the following design standards:

705.1 Except for subdivisions by District Court Order where no frontage is provided for, every lot shall be provided with a minimum of sixty-six (66) feet of right-of-way frontage for the use of public safety vehicles, and other public and private purposes.

705.2 Side lines of lots shall be approximately at right angles to straight streets, and on radial lines on curved streets, whenever feasible. Pointed or very irregular lots shall be avoided, unless such variations improve the overall neighborhood design.

705.3 Double-frontage lots shall be avoided.

705.4 When a tract is subdivided into larger than required building lots and there is no covenant preventing re-subdivision of the lots, such lots or parcels shall be so arranged as to permit the logical location and opening of future streets and re-subdividing.

EASEMENTS. Easements for utilities and drainage shall have a minimum width of twenty (20) feet. Such easements shall, where possible, be centered along lot lines. Where a subdivision is traversed by a watercourse, there shall be provided a storm water easement or drainage right-of-way of width sufficient for the purpose.

WATER AND SEWER SYSTEMS. Water supply and sewage disposal systems for the subdivision shall comply with state regulations. On-site sewage treatment systems shall comply with Minnesota Rules 7080-7083, or successor rules.

Highland Green Estates was originally approved as a Planned Unit Development in 1999 when the property was zoned S-4, Shoreland. The development was originally comprised of 18 townhome units without garages. In 2017, the PUD was amended to allow nine of the lots to be used for the construction of garages. Variances were also granted in 2017 to reduce the side yard setbacks to allow all owners to have similar sized garage structures.

While reviewing the location of Lots 1-4 for preparation of applying for a building permit, the builder determined that the sites would require the addition of significant fill. It was determined that there is sufficient space to merely reconfigure Lots 1-4 and 19 (the common space) by moving the lots forward toward the internal driveway. The lots will remain the same size, so there is no density increase from what was originally approved in 1999, and the green space will remain the same.

The plat has been reviewed by the County Surveyor, Auditor and Attorney, as well as Kathio Township. The County Surveyor had a number of technical corrections which have been sent to the surveyor of record who prepared the plat. The Auditor also had technical corrections. The Attorney's Office noted compliance of the plat with MN Statutes 505. Kathio Township, by phone, stated that they had no objections to the plat.

All affected owners of Lots 1-4 have consented by e-mail to the reconfiguration of the lots.
The plat is a reconfiguration of the layout of four of the 18 lots of the PUD approved in 1999 with no change in lot size or overall density. Staff recommends that the Planning Commission recommend approval of the request with one condition:

1. All technical corrections noted be made prior to the County Board’s consideration on May 1, 2018.

MOVED BY COMMISSIONER HOEFERT, SECONDED BY COMMISSIONER JOHNSON TO RECOMMEND APPROVAL OF THE SIMLE PLAT OF HIGHLAND GREEN ESTATES SECOND ADDITION WITH THE CONDITON RECOMMENDED BY STAFF.

MOTION CARRIED.

IX. OTHER BUSINESS

None.

X. ADJOURNMENT

There being no further business, MOVED BY COMMISSIONER WEIERS AND SECONDED BY COMMISSIONER MAHADY TO ADJOURN THE MEETING.

MOTION CARRIED UNANIMOUSLY.

The meeting of the Mille Lacs County Planning Commission adjourned at 7:15 pm.

Respectfully submitted,

[Signature]

Michele McPherson
Director, Land Services Office
Recording Secretary
DATE: May 10, 2018

TO: Mille Lacs County Planning Commission

SUBJECT: Request by Mille Lacs County to Amend Table 501 of the Development Ordinance to add the Conditional Use “Government Building” to the S-2, High Density Residential/Surface Water Commercial Shoreland District

The Mille Lacs Band of Ojibwe has applied for a conditional use to use the old motel at 40487 US Highway 169 for government purposes. A review of the Development Ordinance Table 501 revealed that “Government Building” was inadvertently left out of the S-2 Shoreland District during the 2015 update. The use was previously in that district and it is in the S-3 Shoreland District also as a conditional use.

Staff recommends that the Planning Commission conduct the public hearing and recommend that the County Board amend Table 501 of the Development Ordinance to include Government Building as a conditional use in the S-2 Shoreland District.
REQUEST
Conditional Use Permit for a Government Building (transitional sober housing)

APPLICANT INFORMATION
Mille Lacs Band of Ojibwe
Health & Human Services
43500 Migizi Drive
Onamia, MN  56353

PROPERTY INFORMATION
Property Address: 40487 US Highway 169
Property PID: 09-012-2401
Property Zoning: S-2, High Density Residential/Surface Water Oriented Commercial
Description of Adjacent Uses: West – vacant, owned by Mille Lacs Band Corporate Ventures; South – vacant; owned by State of Minnesota; North – Highway/Mille Lacs Lake.

EVALUATION CRITERIA
From the Development Ordnance Section 505

The County Board may authorize conditional uses after recommendation by the Planning Commission, in accordance with the procedures set forth in Section 1103. A conditional use shall be approved if, and only if, it is found to meet the following criteria:

505.1 The proposed use shall promote the objectives of the Development Ordinance, and shall be consistent with The Comprehensive Plan for Mille Lacs County.

505.2 The proposed use shall conform to the districts and conditional use provisions and all general regulations of the Development Ordinance.

505.3 The proposed use shall meet all special standards, which may be applied to its class of conditional use as set forth in this Article.

505.4 The proposed use shall not involve any element or cause any condition that may be dangerous, injurious, or noxious to any other property or persons, and shall comply with the Performance Standards of Section 402.

505.5 The proposed use shall be sited, oriented, and landscaped so that the relationship of its building and grounds to adjacent buildings and properties does not impair health, safety, or comfort, and does not adversely affect values of adjacent property.

505.6 The proposed use shall be consistent with, and not harmful to, the environment of the neighborhood, taking into consideration the physical relationship of the proposed use to the surrounding properties, the probable hours of operation, the activities to be conducted, and the number of people to be assembled or to use the premises at any one time.

505.7 The proposed use shall organize traffic access and parking to minimize conflicting traffic movement on adjacent streets.
505.8. Major excavation shall comply with all pertinent sedimentation and erosion control regulations, and shall not endanger structures or other improvements on any adjacent property.

505.9 Community uses, when located in or adjacent to a residential or shoreline district, shall provide proper separation and protection for abutting residential uses.

ANALYSIS

The Mille Lacs Band has owned the subject property since November 2013. It has been used for a hotel and in 2013 a conditional use permit was issued for a government building to allow a conversion to general offices for Mille Lacs Band staff and operations. That conditional use permit was not enacted and has since lapsed due to non-use. The current request is to use the building for pre and post treatment sober housing for persons abusing drugs or alcohol.

The current proposal is to use the building as is with no physical changes to the rooms. No new structures are proposed. The site is connected to the Band’s sewer system, trash is collected by a licensed hauler, and there should be no noise generated from the facility outside of typical vehicle traffic. The facility is set away and set away from other residential properties by land owned by either the applicant or the State of Minnesota.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the request with no conditions.

ATTACHMENTS

- Plat Book Location Map
- Aerial Photo
- Building Floor Plans
- Application
- Applicant's Written Narrative
INSTRUCTIONS
Before you apply for a Conditional Use Permit, all property taxes must be current. Please complete this application in full. Incomplete or incorrect applications will be returned to the applicant. The application and required submittal documents may be submitted in person or mailed to:

Mille Lacs County Land Services Office
635 2nd Street SE
Milaca, MN 56353

APPLICANT INFORMATION
Name: Mille Lacs Band of Ojibwe
Health & Human Services
Mailing Address: 43500 Migizi Drive, Onamia, MN 56359
E-mail Address: noya.woodrich@hhs.millelacsband-nsn.gov

Contact Phone: 320-532-4143 x 4761

Are you purchasing the property on a Contract for Deed? (circle one) Y N
If yes, please have the Contract Holder sign here: __________________________

PROPERTY INFORMATION
Property Address: 40847 US Highway 169, Onamia, MN 56359
Parcel ID Number: (e.g. 00-000-0000) from your tax statement: 09-012-2401

Is the property located within 1,000 feet of a lake or 300 feet of a river? (circle one) Y N

APPLICATION SUBMITTAL REQUIREMENTS
☐ Description of Conditional Use including, if applicable:
  o Hours of operation;
  o Number of employees;
  o Parking;
  o Lighting;
  o Noise;
  o Signage;
  o Garbage and sewage handling; and
  o Physical changes to the property such as tree removal or dirt moving.

☐ Description of how the Conditional Use may or may not impact your neighbors

☐ Site Plan

☐ Certificate of Compliance if property is located in Shoreland or Wild Scenic River Districts
Application for a Conditional Use Permit

TERMS AND CONDITIONS
The information in this application and submitted materials are true and correct to the best of my knowledge.
I agree that all work will comply with all applicable federal and state regulations, and the Mille Lacs County Development Ordinance. I also agree to allow Mille Lacs County staff to enter the property during normal business hours to conduct tests and inspections as may be needed to process the application.

[Signature]
Signature of Applicant/Owner

4/10/18
Date

OFFICE USE ONLY
Date Application Received: ________________
Zoning District: _______________________
Ownership Verified: Y N
Date Staff Approved Application as Complete: ________________

☐ Setbacks
☐ Floodplain
☐ Wetlands
☐ Public Waters
☐ Impervious Surface

Taxes Verified as Current: Y N
Any Violations on Property: Y N
Planning Commission Date: ________________
County Board Date: _______________________
60-Day Expiration Date: ________________
Recording Order Number: ________________
Reviewer Initials: _______________________

Notes:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Application for Conditional Use Permit
Mille Lacs County Land Services, 635 2nd Street SE, Milaca, MN 56353
320-983-8308 • www.co.mille-lacs.mn.us
November 2015
Description of Conditional Use Permit

Hours of Operation: Twenty-four hours a day, 7 days a week, with main business hours of 8:00 a.m. – 5:00 p.m.

Number of Employees: 8-10

Parking: 35 parking spots including 3 Handicap Accessible spots

Lighting: 5 lights around the parking lot and lights over each of the 3 entrances/exits to the building.

Noise: No noise outside of the regular noise of folks coming to and from the facility

Signage: Two signs, one of each end (north and south) of the building

Garbage and Sewage Handling: Garbage is picked up twice a week and the sewage is handled by the Mille Lacs Band’s system. The building is connected to the wastewater treatment plan lines infrastructure.

Physical Changes to the property: None

Description of how the Conditional Use may or may not impact your neighbors

The Conditional Use should not impact the neighbors in one way or the other. Currently the property is zoned as and is being used as a hotel. The plan is to use it as Sober Housing for those residing in our service area that need a place to wait until they enter treatment for chemical abuse or as a place to stay post-treatment as they learn how to live a sober lifestyle. It will be licensed by the Minnesota Chippewa Tribe and will be operated in line with all the standards of that license.

Certificate of Compliance

The building is connected to the Mille Lacs Band’s wastewater treatment system. See attached plans which were done in 2015 when the hotel was connected to the Mille Lacs Band’s wastewater treatment infrastructure and six photos of connection to the wastewater treatment lines. There are no individual sewage systems for which a Certificate of Compliance is required.

Site Plan

See attached
DATE: May 10, 2018

TO: Mille Lacs County Planning Commission

SUBJECT: Request by Mille Lacs County to Amend Article 13 “Definitions” of the Development Ordinance relating to Campground and Recreational Camping and to Amend Provisions 504.7 and 504.24 relating to the same.

During staff review of the Development Ordinance, it became clear that there was a lack of clarity between “campground” and “recreational camping”. Specifically, at what point does a number of campers become a campground? As such, staff looked to Minnesota Statutes for guidance.

The proposed changes to the definition of campground and recreational camping and their related standards clarify this issue. No standards more restrictive than statute are proposed and the changes also eliminate having similar language in two parts of the Ordinance which, if not amended together, could become problematic in the future.

Staff recommends that the Planning Commission conduct the public hearing and recommend that the County Board adopt the proposed amendments to clarify the Ordinance.
CAMPGROUND: Commercial facilities where spaces are provided for camping by tent, recreational vehicle or fish house. An area, whether public or privately owned, used on a daily, nightly, weekly, or longer basis for the accommodation of five (5) or more tents or recreational camping vehicles.

504.7 Campgrounds. Campgrounds, as defined by the Development Ordinance, are an allowed use except in Shoreland districts, provided that the following requirements are met:

A. Sewage treatment is provided in compliance with Minnesota Rules 7080-7083, or successor rules.

B. Tents, recreational vehicles, or fish houses shall be set back ten (10) feet from the property line and twenty-five (25) feet from property lines abutting a public street or highway. For compliance with MN Rules 4630

C. Minimum lot area equal to 2,000 square feet for each recreational vehicle. For compliance with MN Rules 4630

D. Proper solid waste disposal shall be provided on-site.

D. In shoreland districts, campgrounds shall not exceed twenty-five (25) percent impervious surface coverage.

E. If applicable, the campground owner or operator shall obtain and maintain a Minnesota Department of Health License.

RECREATIONAL CAMPING: The recreational use of land for camping purposes whether by tent, fish house or recreational vehicle, or a structure of less than seven hundred fifty (750) square feet, provided there are four (4) or fewer units on a parcel. Recreational camping may be an accessory use or principal use.

504.24 Recreational Camping. Recreational Camping as defined by the Development Ordinance in tents, motor homes, recreational vehicles, or similar items as defined in Minnesota Statutes 168.002, or successor statutes, or in a structure of less than seven hundred fifty (750) square feet, shall be an allowed use, provided the following requirements are met:

A. There shall be no on-site disposal of human sewage or grey water on the parcel. Human sewage or grey water shall be collected within the items and disposed of at a proper dumping station, in a holding tank with a minimum capacity of five hundred (500) gallons, a contracted portable toilet, composting or chemical toilet, or a full
septic system. Permits shall be obtained where applicable in a manner consistent with Minnesota Rules 7080-83, or successor rules and the Mille Lacs County Subsurface Sewage Treatment Ordinance.

B. The item used for recreational camping shall meet the structure setbacks of the underlying zoning district within which it is located.

C. Items used for recreational camping that are left in place permanently must be kept structurally sound, weather tight, and vermin proof.

D. Each recreational camping site parcel shall have a County-issued 911 address and sign.
DATE: May 10, 2018

TO: Mille Lacs County Planning Commission

SUBJECT: Request by Mille Lacs County to Amend Table 501 of the Development Ordinance relating to Home Occupations and Home Based Business making them allowed uses in all districts in which they are located and to Amend Provision 504.19 relating to Home Occupations.

The County Board did not adopt the revised home occupation/home based business standards as recommended by the Planning Commission. The Board has spent several months reviewing the standards home occupations/home-based businesses as allowed uses. Attached is the set of proposed standards.

The Planning Commission is asked to conduct the public hearing, and recommend adoption of the standards and amending Table 501 making all home occupations/home-based businesses an allowed use.
504.19 Home-based Business/Home Occupation. A home-based business or home occupation may include professional offices, mail order sales, day care centers, teaching, gun or auto repair, beauty salons, or similar uses and shall be an allowed use, provided that the following requirements are met:

A. The home-based business or home occupation must be registered with the Minnesota Secretary of State's office. A copy of the registration must be provided to the Land Services upon initial registration with the County of the home-based business or home occupation and upon renewal with the Minnesota Secretary of State’s Office.

B. With the exception of day care centers, the home occupation is conducted entirely within the dwelling or its attached garage. The home-based business or home occupation must be conducted by the occupant of the dwelling and shall occur within the dwelling, an attached accessory structure, or detached accessory structure.

C. With the exception of day care centers, there shall be no outdoor storage of equipment or materials. The setback for outdoor storage areas shall meet the structure setback for the zoning district within which the home-based business or home occupation is located. Storage areas located adjacent to a public road shall be screened by vegetation, fencing, structures or a combination thereof to a minimum height of six (6) feet unless setback beyond the required structure setback.

D. The business does not include auto repair, or the use of hazardous materials. Operators of a home-based business or home occupation shall operate so that any noise generated between the hours of 7:00 am and 7:00 pm does not disturb adjacent residents.

E. For day care centers and beauty salons, the operator shall provide proof that the septic system is designed for the that use by the public.

F. There shall be no more than five (5) full-time equivalent employees outside the residents normally residing in the dwelling employed on site.

G. The operator of the home-based business or home occupation shall comply with all Federal and State regulations and obtain any appropriate Federal and State permits prior to commencement of the business or occupation. Copies of Federal and State permits shall be provided to the Land Services Office upon initial registration with the County of the home-based business or home occupation and upon renewal as applicable.

Rationale for Standard

Establishes baseline competency with minimum standards established by the State for operating a business. Establishes a level of confidence in the legitimacy of the business for customers and adjacent landowners.

Requires residency of the business operator; adjacent landowners know who owns and operates the business and have a direct line of communication to the owner/operator for concerns.

Limits “project or business creep”. Provides a buffer between business outdoor storage and adjacent residential structures that may not be used for business purposes. Maintains neighborhood character and limits adverse impacts to adjacent property values.

Limits nuisance impacts. “Good neighbor policy”

Protection of ground and surface waters from human waste and chemicals.

Limits growth of a business. Limits adverse impacts of parking. Maintains neighborhood character.

Reiterates requirement to comply with standards set by other agencies. Establishes baseline compliance with those requirements. Provides assurance to customers and adjacent landowners that the operator is complying with public health, safety and welfare standards set by other agencies.
DATE:      May 10, 2018

TO:        Mille Lacs County Planning Commission

SUBJECT:   Request by Mille Lacs County to rescind and re-adopt Article 12 of the Development Ordinance to add provisions regarding the Board of Adjustment and Planning Commission.

Information regarding this amendment will be distributed by e-mail with hardcopies at the meeting.