

DRAFT
PLANNING COMMISSION MEETING
October 3, 2018, at 7:00 PM
Carlton County Transportation Building

(1) Chairperson Ezell called the meeting to order at 7:00 PM.

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

Members Absent: Jim Gottschald and District 1 (Vacant)

Ex Officio Members Present: Commissioner Susan Zmyslony and Heather Cunningham, Zoning Administrator

Ex Officio Member Absent: None

(2) Motion by Abrahamson, seconded by Huhta, and supported by all yeas votes to approve the minutes of the September 5, 2018, meeting.

(3) The public hearing was called to order at 7:01 PM.

(4) Chairperson Ezell read a statement that the legal ad was sent to the legal newspaper, the Star Gazette, on September 13, 2018, and published September 20, 2018.

(5) 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.

(6) Permit Requests:

(A) Conditional/Interim Use #418003: Brian Grover

Brian Grover of 2449 Kelly Paulson Road, Carlton, MN 55718, has requested a Conditional/Interim Use Permit for aggregate extraction activities (gravel pit) on his property described as the Southwest ¼ of the Northwest ¼ of Section 6, Township 47 North, Range 17 West in Blackhoof Township. The property address is 2449 Kelly Paulson Road (PIN 45-028-0935).

Grover 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. Grover would like to open a gravel extraction business for class 5 gravel. Chairperson Ezell asked about the size of the gravel pit. Grover indicated it would be about 6 acres. Chairperson Ezell asked if the subject property was his primary address and Grover responded that he lives there. Chairperson Ezell asked if he is aware of the hours and other requirements in Carlton County Zoning Ordinance #27. Grover indicated yes. Kuster asked if he was going to have a hot mix plant. Grover indicated not at this time.

Cunningham played the video. Grover narrated the video.

Chairperson Ezell summarized the development review submitted by Zoning Administrator Cunningham dated September 25, 2018.

Chairperson Ezell asked if the applicant read and understood the recommended 10 conditions listed on the development review. Grover said yes.

Chairperson Ezell asked if there were any comments supportive or neutral of the request from the audience.

Mary Schmid of 2553 County Road 5, Carlton MN 55718, indicates she lives below the hill and provided a map of where she lives (PIN 45-028-0942). She indicated that there are two big gravel pits in the area already that produce noise, vibration and dust. This one is smaller but she is still concerned. She requested that we look at hours of operation as she gets home from work at 5:00 PM or 5:30 PM. She hears the jib brake coming down the hill and the beeps from backing up trucks. She has concerns that Kelly Paulson Road is not wide enough. She would like all three pits to have reduced hours. She indicated the asphalt unit is a big problem. She also requested copies of the conditions from the other pits and this pit if approved. She wanted to know if the conditional use permits expire. Cunningham explained the difference between conditional use permits and interim use permits. Schmid wanted to know how dust control would be addressed. Chairperson Ezell responded with appropriate condition.

Chairperson Ezell asked if there were any comments in opposition of the request from the audience.

Steve Schulstrom of 2631 County Road 4, Carlton, MN 55718, had questions regarding findings of fact. Cunningham explained findings of fact. Schulstrom indicated that just because someone says something, doesn't make it true. He indicated with three gravel pits, it is more like an industrial zoning district. He believes the findings of fact are not facts. He indicated maybe staff did a study about property values not changing but the enjoyment of properties in this neighborhood has changed. This process is flawed. Chairperson Ezell indicated zoning staff prepares the findings of fact and the Planning Commission considers them but makes their own recommendation to County Board.

Christie Bunger of 2421 Kelly Paulson Road, Carlton, MN 55718, indicated she has concerns with the narrow road. If they met a dump truck, they would have to drive into the field. She indicated property values will go down and dust will coat everything.

Mike Labuda of 2433 County Road 4, Carlton, MN 55718, indicated he can't enjoy his property because of the existing gravel pit on County Road 4. He gets smoked out of his house and smoke alarms go off. Chairperson Ezell indicated this relates to another pit and not this request.

Jeff Rypka of 2615 County Road 5, Carlton, MN 55718, said referring to the other pit, the proposed conditions are the same for this pit and the other pit. He believes there are short-comings in the conditions on the other pit and the proposed pit. He indicated there are no conditions addressing the location of the crusher and asphalt unit. He indicated that there is a blind spot entering County Road 4 from Kelly Paulson Road. He did some calculation on the amount of gravel this pit would produce; the number of trucks that would be required; equated it to the number of cars and the resulting wear and tear on Kelly Paulson Road. He indicated he could email the calculations to the Planning Commission. He indicated he is a civil engineer and understands the need for gravel. He argued that more gravel pits do not mean gravel prices will go down.

Michal Chell of 2464 County Road 4, Carlton, MN 55718, indicates he is in opposition of the pit. He indicated it will increase truck traffic and we have a problem with a gravel pit already.

Schulstrom indicated that the proposed pit is on a ridge and how do you mitigate noise on a ridge. He indicated there is a big difference between gravel extraction and asphalt production.

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

(B) Conditional/Interim Use Permit #418004: Jonathan Obrecht (Willow Creek Properties, LLC)

Jonathan Obrecht, authorized representative of Willow Creek Properties, LLC of 1454 County Road 4, Carlton, MN 55718, has requested a Conditional/Interim Use Permit to operate a four seasons event center on a property described as Part of the Northwest ¼ of the Northwest ¼ or Part of Government Lot

4 in Section 1, Township 47 North, Range 17 West in Blackhoof Township. The property address is 1454 County Road 4 (PIN 45-012-0082 and 45-012-0085).

Obrecht 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. Obrecht indicated he owns 100% of Willow Creek Properties, LLC. He indicated he would like to construct a 52 feet by 72 feet event center for weddings, reunions, birthday parties, etc. He indicated he has Friesian horses for sleigh rides and would like other family-friendly events. It would be an alternative to the casino or hotels. He indicated he would have adequate parking. He had Dick Vukonich of Cloquet Constructors out to the property and he indicated there is the necessary soils and square footage to support a septic system for a capacity of 300 guests.

Chairperson Ezell asked if the ranch was still operational as well. Obrecht said the ranch will stay the same. He purchased the property on June 27th and has spent \$100,000 making improvements.

Chairperson Ezell indicated that wedding barns are the new thing and there appears to be a need. Obrecht said yes, there is also another event center being constructed in Saginaw as well as the other proposed event center (Blackhoof Valley) in the county. It's an alternative to hotels and casinos. It becomes a wedding destination.

Chairperson Ezell asked if there were questions from the Planning Commission. Kuster asked if there would be ATV trails. Obrecht indicated no. Kuster asked if the event center would discriminate against other religions or sexual orientations and Obrecht said no.

Huhta asked if he conducted a feasibility study. Obrecht indicated no. He owns an employment business and based on those relationships, he saw a need. He indicated it has been a dream of his. He hopes to open by September 2019. He spoke with Kelly Zink of the Cloquet Chamber of Commerce and they are interested in holding events there as well.

Cunningham played the video. Obrecht narrated the video.

Chairperson Ezell summarized the development review submitted by Zoning Administrator Cunningham dated September 24, 2018. Cunningham indicated the development review indicates the parcel is 9.5 acre,s but the request includes the other parcel as well which is approximately 16 acres.

Chairperson Ezell asked if the applicant read and understood the recommended 12 conditions listed on the development review. Obrecht said yes.

Chairperson Ezell noted the email dated October 2, 2018, from Brett Nord was distributed to the Planning Commission prior to the meeting.

Chairperson Ezell asked if there were any comments in support or neutral for the request from the audience.

Schulstrom indicated he is supportive of the request. He said it is an improvement for the surrounding community.

Chairperson Ezell asked if there were any comments in opposition of the request from the audience.

Cindy Eknes of 1404 County Road 4, Carlton, MN 55718, indicated she is neutral regarding the request. She indicated that Scott House is not a fair comparison as they only have four or five events a year.

Shelley Juntunen of 2565 Friendship Lane, Carlton, MN 55718, read from a statement which is attached as Exhibit A.

Brett Nord of 2538 Friendship Lane, Carlton, MN 55718, said he talked with a real estate agent. They said that having a home next to an event center would increase the number of days on the market. It will diminish property values. He indicated he is within 175 feet from the event center.

Jeff Mroska of 2565 Friendship Lane, Carlton, MN 55718, indicated he has concerns with Friendship Lane and garbage. He has concerns with noise and privacy. The Scott House is ok because they only have three or four events a year. He requested the hours go to 8:00 PM. He said it would be tough to sell his property with a party house next door.

Derek Berg of 2599 Friendship Lane, Carlton, MN 55718, read from a statement which is attached as Exhibit B.

Chris St. Germain of 2503 Friendship Lane, Carlton, MN 55718, indicated he is the dwelling immediately across the subject property from Friendship Lane. He indicated he can see them grilling in the summer. The trees will not block the view of the parking lot and barn.

Erin Berg of 2599 Friendship Lane, Carlton, MN 55718, indicated she has been a wedding photographer for five years. They are never done by 10:00 PM. Alcohol will be brought in flasks. How is the county going to enforce the rules? She sees the limits pushed in her experiences. The wedding party gets what they want and rules are broken.

Tony Bastien of 1444 County Road 4, Carlton, MN 55718, indicated he moved from Cloquet 6 years ago for the quiet. They don't hear the freeway or see lights. He indicated he can hear people talking on the subject property. He has been to weddings and rules get broken. He has concerns with noise and party goers. He has six kids. He is also a deputy with the Carlton County Sheriff's Office. He has concerns with being able to enforce the rules. He has concerns with 300 guests and traffic with 100 cars coming onto the property during the day and leaving at night after drinking.

Schulstrom indicated he changed his mind and it is a bad idea. The neighbor's enjoyment of their property will be compromised.

Nord indicated he spent ten minutes on the internet and saw news articles with neighbors complaining about event barns. There are few controls out there. Scott County is not approving event barns anymore. He indicated the conditions should include security.

Shawn Reed, of 202 West Superior Street, Duluth, MN 55802, representing attorney for Fred Ambli of 2568 Friendship Lane, Carlton, MN 55718, indicated that "noise" has been brought up many times for both requests by the neighbors. He indicated findings of fact number 6 states that noise must be controlled as to not cause a nuisance. He indicated no condition addresses noise except ending events at 10:00 PM. No mention of noise suppression is included. He indicated the application states that only a few songs will be played outside. A "few" songs is too nebulous. He is a wedding officiant and has presided over weddings in barns. They always end up outside. He indicated the conditions do not provide for a specific noise requirement. Noise regulations are in state statute and counties cannot grant a land use that would exceed noise standards. He believes the standard applied for this request would be level 1, the residential noise standard. He indicated it would 65 decibels during the daytime, which is conversation level at three feet away. He indicated there is an issue with parking. He believed that if people could not find parking, they would park on Friendship Lane. He suggested that we include a provision for security.

Cunningham distributed "A Guide to Noise Control in Minnesota" published by the Minnesota Pollution Control Agency to the Planning Commission. Three sections were highlighted: residential noise standards (NAC 1); a spectrum of common indoor and outdoor noises recorded in decibels; and distance attenuation.

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

Chairperson Ezell read an email regarding Conditional Use Permit #418003 that needs to be included in the record for the Grover request from Mr. and Mrs. Radtke of 2445 Kelly Paulson Road, Carlton, MN 55718, and is dated October 2, 2018.

(7) As there were no additional questions for the applicants, Chairperson Ezell closed the public hearing at 8:44 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 Permit #418003: Brian Grover

Motion by Abrahamson, seconded by Huhta and supported by yea votes to recommend approval of Interim Use Permit #418003 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?

Yes. The applicant has indicated the use request is not temporary but the Planning Commission limited the interim use permit for the pit to 555 feet by 560 feet or approximately 6.15 acres and excavation to approximately 16 feet in depth or five years, whichever occurs first.

IS THE USE OWNER SPECIFIC?

Yes. The applicant has indicated the use request is owner specific.

DOES THE USE LACK SPECIFIC EXISTING OR NEW INFRASTRUCTURE?

Yes. The applicant has indicated the use lacks specific infrastructure, however gravel pits do not usually require 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 an Interim Use Permit and the permit shall terminate at the sale of the property or after the gravel pit has been mined to the dimensions depicted in the application or after five years from permit issuance, whichever occurs first.

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 B, 3, d of Carlton County Zoning Ordinance #27 indicates that extractive, quarry and mining activities exceeding one acre in size requires 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. Conditions have been developed which should mitigate any potential diminished enjoyment of the neighboring properties such as noise compliance testing and hot mix asphalt plant compliance audits.

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 surrounding gravel pits have not impeded normal and orderly development and improvement of surrounding vacant properties for uses predominant in the area. The uses predominant in the area are agriculture and residential. Development in this area has progressed similar to other areas in the County.

4. ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE AND OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED. Yes. Utilities are not necessary for this use. Portable bathroom facilities could be provided as necessary. The access road has already been established and permitted by the Carlton County Transportation Department. Drainage will be maintained within the pit boundaries. No water should accumulate within the pit boundaries. Excavation must terminate at least one foot above the groundwater table.

5. ADEQUATE OFF STREET PARKING IS OR WILL BE PROVIDED. Yes. Employees or contractors shall park within the subject property boundaries.

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. Crushing, screening and bituminous plants shall be certified and in compliance with all Minnesota Pollution Control Agency (MPCA), Occupational Safety and Health Administration (OSHA), Mine Safety and Health Administration (MSHA) and Environmental Protection Agency (EPA) regulations. In addition, conditions have been developed such as noise compliance monitoring and hot mix asphalt plant compliance audits to measure and take corrective action as deemed necessary by the MPCA. The applicant shall comply with any requirements of Blackhoof Township regarding traffic and dust control. Kelly Paulson Road is a township road.

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 allowed.

CONDITIONS

1. The application shall be processed as an Interim Use Permit. The permit shall terminate at the sale of the property, completion of mining activities within the boundaries of 555 feet by 560 feet or approximately 6.15 acres and excavation to a depth of approximately 16 feet but no longer than five (5) years from permit issuance.
2. The applicant must undertake the project according to the plans and specifications submitted to the County with the application or as modified by conditions.

3. The permit is invalid, or expires, if the holder has not substantially completed the business development within one year of granting of the permit.
4. The permit will be periodically reviewed by the County to assure compliance with Carlton County Zoning Ordinance #27, 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.
5. 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.
6. The applicant shall comply with any requirements of Blackhoof Township regarding traffic and dust control on Kelly Paulson Road.
7. The noise from all crushers located on the subject property shall not exceed the standards set forth by the Minnesota Pollution Control Agency (MPCA) in Minnesota Rules Chapter 7030. The applicant shall be responsible for the hiring of a qualified consultant to test for compliance of the aforementioned Rule during the first year of operation or if the crusher is replaced with another unit. The test results shall be filed with the Zoning and Environmental Services Office.
8. All hot mix asphalt plants located on the subject property shall comply with the standards set forth by the Minnesota Pollution Control Agency (MPCA) in Minnesota Rules Chapter 7011. The applicant shall be responsible for hiring a qualified consultant for completing an opacity test in conformance with MPCA guidelines. This shall be completed at a minimum of once every five years, with the first test completed this calendar year. The test results shall be filed with the Zoning and Environmental Services Office.
9. Hours of operation shall be limited to 7:00 AM to 5:00 PM.
10. The applicant shall comply with all provisions set forth in Carlton County Zoning Ordinance #27 regarding reclamation of gravel pits.
11. The provision in Carlton County Zoning Ordinance #27 allowing in each calendar year, for a maximum of twenty-one (21) consecutive days, operations may continue for twenty-four (24) hours per day, excluding the period from 8:00 PM Saturday through 7:00 AM Monday will not be allowed.

(B) Conditional/Interim Use Permit #418004: Jonathan Obrecht (Willow Creek Properties, LLC)

Motion by Abrahamson, seconded by Kuster and supported by yea votes to recommend approval of Conditional Use Permit #418004 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 is not temporary as it requires significant infrastructure.

IS THE USE OWNER SPECIFIC?

No, the use does not need to be 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? No. It is not specifically listed.

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. Carlton County Zoning Ordinance #27 specifically lists public buildings, facilities, private parks, recreational campgrounds and recreational facilities as requiring a Conditional/Interim Use Permit, which would generate similar noise, traffic, vibration, dust, etc.

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. Potential impacts can be mitigated with conditions such as limiting the number of guests, controlling traffic, designating parking and limiting the time speakers can be used.

C.) IS THE PROPOSED USE COMPATIBLE WITH ADJACENT LAND USES? WHY OR WHY NOT? Yes. The adjacent land uses are a mix of residential, agriculture and recreational. If appropriate conditions are placed on the use, there should be little impact to adjacent properties and the use should be compatible. There is another event center located less than a mile east of the proposed facility that has been operating for more than 15 years with little impact on the adjacent land uses. The density of dwellings surrounding the operating event center is much greater (21 dwellings within 0.25 miles and 40 dwellings within 0.5 miles) than the proposed event center (12 dwellings within 0.25 miles and 24 dwellings within 0.5 miles).

D.) THE PROPOSED USE IS CONSISTENT WITH THE CARLTON COUNTY COMPREHENSIVE PLAN OR THE INTENT OF THE ORDINANCE. WHY OR WHY NOT? Yes. The purpose of the plan and the ordinance are to promote public health, safety, morals and general welfare throughout Carlton County. The proposed use is consistent with those ideals if the appropriate conditions are placed on the permit such as limiting the number of guests, controlling traffic, designating parking and limiting the time speakers can be used.

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, if appropriate conditions are placed on the permit, there should be little impact to adjacent properties nor would property values be impaired. There is another event center located less than a mile east of the proposed facility that has been operating for more than 15 years with little impact to the properties in the vicinity. The operating event center has a greater density of residential dwellings as described in 1.C. than the proposed event center.

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, if appropriate conditions are placed on the permit, the use will not impede normal or orderly development of surrounding vacant properties. There is another event center located less than a mile east of the proposed facility and its presence has not impeded the normal

development of the surrounding property. The operating event center has a greater density of residential dwellings as described in 1.C. than the proposed event center.

4. ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE AND OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED. Yes, the proposed utilities, access road and drainage for the event center should be adequate. The well, plumbing and electrical will be permitted by the State of Minnesota. This office will permit the septic system and it will need to comply with Carlton County Subsurface Treatment System Ordinance #30.

5. ADEQUATE OFF STREET PARKING IS OR WILL BE PROVIDED. Yes, there should be adequate off-street parking for the proposed use provided the number of guests is limited. The parking area should support 200 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, noise could be a potential issue with the event center but can be addressed in a condition. No odor, fumes, vibration or dust should be generated by the use.

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. The application indicates lighting will be directed downward around the event center.

CONDITIONS

1. The use shall be processed as a Conditional Use and shall remain in effect for so long as the conditions agreed upon are observed and shall be considered inactive if the use has ceased, has been discontinued, or has been abandoned for a period of one year.
2. The applicant must undertake the project according to the plans and specifications submitted to the County with the application or as modified by the Planning Commission.
3. The permit will be periodically reviewed by the County to assure compliance with Carlton County Zoning Ordinance #27, Subsurface Sewage Treatment System Ordinance #30, 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 applicant shall apply for any necessary permits from the Minnesota Department of Labor and Industry, including building, electrical and plumbing as well as any permits or review required by the Minnesota Department of Health. The applicant shall comply with any stormwater requirements of the Minnesota Pollution Control Agency. The applicant shall provide this office with any applicable certificates of compliance with said entities.
6. The occupancy shall be limited to no more than 200 guests for any event.
7. The parking area shall comply with Carlton County Zoning Ordinance #27 and must be marked at all times.
8. The use of recreational vehicles and tents for overnight guests is prohibited.

9. The hours of operation shall be restricted to 9:00 AM to 10:00 PM. Cleanup may be conducted from 10:00 PM to 12:00 AM (midnight).
10. Light sources shall be directed downwards and shielded to prevent being directed off the premises.
11. The property owner shall manage solid waste and recycling as needed. Solid waste or recycling cannot be stored on the property more than two weeks and must be stored in a good condition water-tight and rodent-proof container sufficient to hold the solid waste and recycling which accumulates on the property. The applicant must provide for recycling services.
12. Any advertisement for the property, including websites, shall match the application and the above conditions.
13. The proposed event center shall be located no closer than 575 feet from an existing dwelling, excluding the dwelling on site.
14. No outside amplifiers will be allowed to be used at the event center.

(8) Old Business: None

(9) Other Business: None

(10) Motion by Kuster, seconded by Abrahamson and supported by yea votes to adjourn the meeting.

Respectfully submitted,

Heather Cunningham
Recording Secretary

Attachment: Exhibit A
Exhibit B