



POLK COUNTY

ENVIRONMENTAL SERVICES

Waste Management/Planning and Zoning

Post Office Box 375
320 Ingersoll
Crookston, MN 56716
(218) 281-6445
(218) 281-5700
(218) 281-6471 FAX
1-800-482-6804
environmental.svs@co.polk.mn.us



NOTICE

Notice is hereby given that a hearing has been set for January 24, 2020 at 9:20 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota, to consider the application of Austin Pierce, 6373 E Lake Dr, Grand Forks, ND 58201 for a Conditional Use Permit for the proposed expansion of the existing 9 unit campground for an additional 40 campsites at the Ranch Resort, North of Maple Lake, which is located on a parcel of land described as The East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Thirty-four (34), Township One Hundred Forty-nine (149), Range Forty-three (43), Polk County, Minnesota, parcel #32-192. All property owners within $\frac{1}{4}$ mile of the proposed Conditional Use Permit are invited to appear at said hearing.

Dated: January 1, 2020

Jacob J. Snyder
Planning & Zoning Administrator

Application No. _____
Parcel No. _____
Fee Amount _____

SUPPLEMENTAL DATA FOR CONDITIONAL USE PERMIT

Polk Co. Planning and Zoning
P.O. Box 375
320 Ingersoll
Crookston, MN 56716
Phone (218) 281-5700 or 6445
Fax (218) 281-6471

RECEIVED

FEB 18 2019

POLK COUNTY ENV. SVS.

APPLICANT INFORMATION

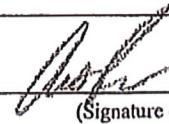
NAME: Austin Pierce
ADDRESS: 6373 E. Lake Dr.
CITY, STATE, ZIP: Glend Forks, ND, 58201
PHONE: 218-779-4062

The above-named individual, firm or corporation hereby respectfully submits the following supplemental data in support of the preliminary information provided on the accompanying Zoning Application Summary Form (Form A) dated 2-18-19 for the purpose of securing a conditional use permit.

PROJECT INFORMATION

1. Specify the section of the ordinance that applies to this project: 13.7024
2. Brief narrative description of this request: Additional 40 campsites to operate at The Ranch Resort.
3. Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized: We won't have any effect on nearby landuser but if something arises we will discuss with that person who owns the land. The intent to use operations for camps and recreation instead of horses. That were allowed in 2006 on a different CUP.
4. Check all additional supporting documents and data which are being submitted to help explain this project proposal: sketch plan, topographic map, detailed narrative, () operation plans, () engineering plans, () floodplain hydraulic analysis, () flood proofing plans and specifications, () other (specify) _____

I hereby certify with my signature that all data on my application forms, Plans and specifications are true and correct to the best of my knowledge:



(Signature of Applicant)

2-13-19

(Date)

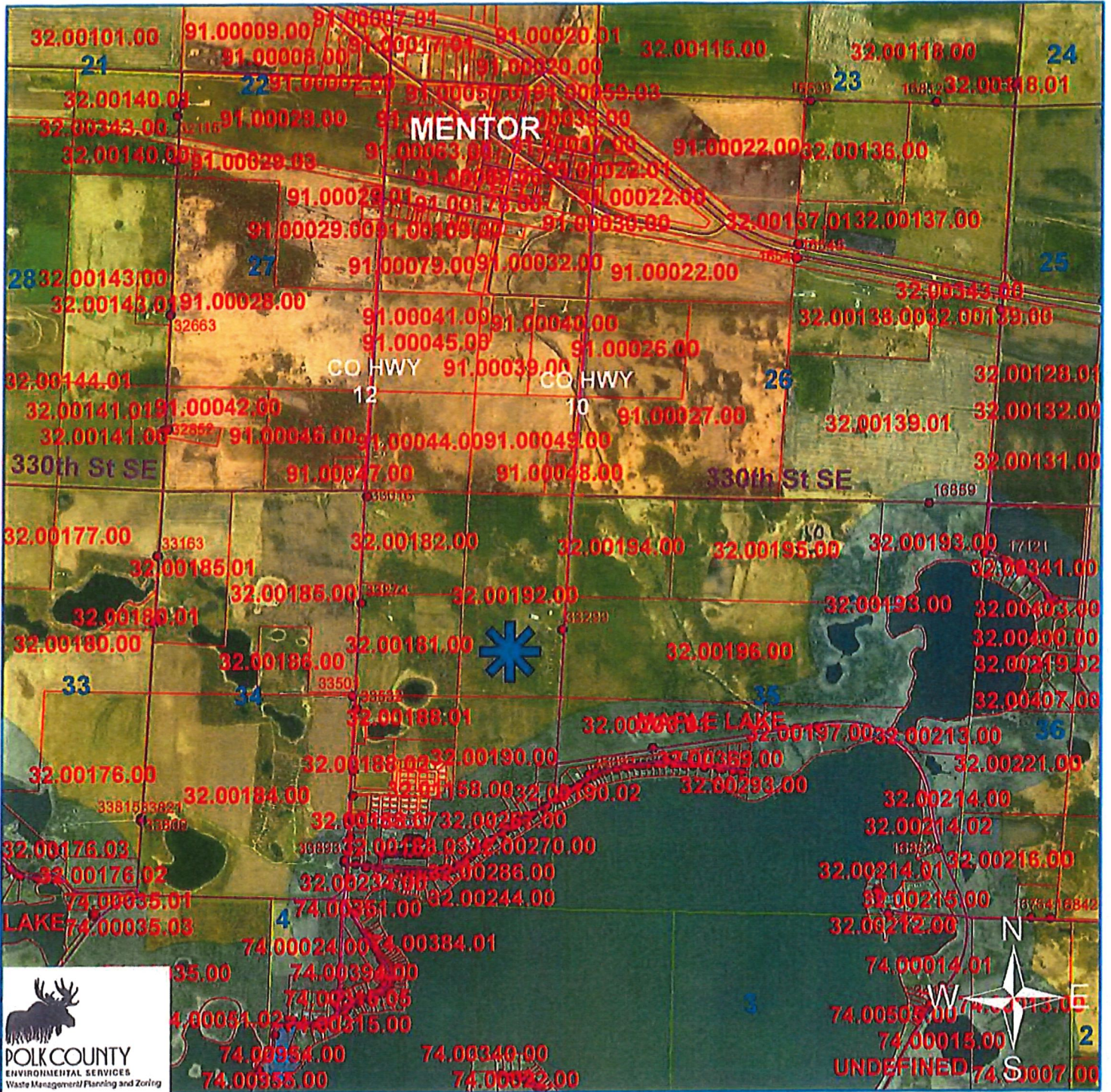
CONDITIONAL USE PERMIT

In accordance with _____ of the Polk County Zoning Ordinance,
(Section of Ordinance)

the Polk County Commissioners hereby () approve, () deny the foregoing Application for a

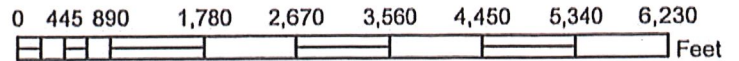
Conditional Use Permit. If approved, said approval is subject to the following General and Special Provisions:

By: _____
(Authorized Signature) (Title) (Date)



Legend

- E911_Road
- ▭ Polk_GIS.DBO.Parcels
- ▭ Shoreland District
- Zoning Districts**
- District**
- ▭ Agricultural District
- ▭ City



Proposed: Conditional Use Permit to add 40 campground sites to an existing 9 site Ranch Resort Campground. Parcel #32.00192.00.

Indicates Property Location

Map Created 12/31/2019
By: Jacob Snyder
Planning & Zoning Admin.

*NOTE: Property is entirely within the Ag-district (greater than 1000' from Maple Lake)

RANCH RESORT OPERATING PLAN

All reasonable means will be taken to make your residency here a safe and pleasant one. The following rules and regulations are made to insure fairness to all residents. They are designed to protect the rights and property of all parties.

1. RV campers can stay on your lot year round if you have committed to the site for following season.
2. Resort will supply hook-ups for sewer, water, and electric. However, each tenant is responsible for setting up and paying their own accounts with each utility company. Each site will have its own electric meter and you are responsible for paying own. Electric. Company is Wild Rice Electric out of Mahanomen, MN.
3. All tenants must provide fresh water backflow connectors as required by State of MN and must be disconnected from the water post in fall prior to winterizing. All sites must use a universal connector when hooking up to the septic system.
4. All campers must be approved prior to being allowed to move into the campground. All campers must be licensed and road ready to move without placing wheels back on them.
5. Length of season will depend on weather. Approximately open April 1 – October 31. Water will be turned on in spring, and turned off in fall.
6. Lot sizes vary in size, most are 70'x100' or larger.
7. Tenants are responsible for mowing own grass, trimming your own trees, etc. for your lot in a timely manner. .
8. Absolutely not cutting down trees without permission of management
9. Decks, screen porches, 12' x 16' max sheds, fire pits, and lawn furniture are allowed. See resort management for further details and final approval regarding setback rules. This is acceptable so long as a permit is obtained from Polk County Planning & Zoning for these structures prior to placement or construction. All sheds shall require a building permit as well as any deck that is three feet or more in height (including the railings).
10. Check with management before putting up fences.
11. Keep landscaping back from road and property lines. Check with management for approval.
12. Exterior of campers – the following conditions are not permissible and must be promptly corrected: 1. Broken or cracked glass doors or windows, 2. Visible or unsightly dents, 3.

RANCH RESORT OPERATING PLAN

- Bent or dented awnings, decks, or porch railings, 4. Visible and unsightly rust, 5. Corrosion, fading, blistering, or cracking on painted surfaces, 6. Utility connections that leak, are unsafe, impede yard maintenance, and/or violate any health or safety code or regulations, 7. Exterior carpet which is torn, dirty or loose, 8. Generally dirty appearance of RV/camper. Campers must be maintained and washed regularly.
13. Children must be supervised at all times. **DO NOT** use the roads as a sandbox.
 14. Pets are OK as long as they are on leashes or tied up at all times, and they do not become a pest or nuisance to other tenants or damage any property. Tenant may not have more than two pets on the property. Bark collars are required especially if your dog is left in the camper alone or unattended. Tenant is responsible for any claim, loss or damage caused by Tenant's pet(s). Use common sense. Clean up waste immediately.
 15. You are allowed to have company and guests stay occasionally in your camper or in a tent on your site. Only one camper per site is permitted. Six people per site maximum with 2 vehicles per site. 300 people maximum allowed. Overflow parking will be parked in designated parking location.
 16. No vehicles, whatsoever, are allowed to be parked on the roadways or streets. They must be parked in your lot or a designated resort parking lot. This is a county and state emergency requirement. Vehicles/boats are limited to what fits on each campsite. Overflow parking is available in a designated area for boats and vehicles. Each campsite is allowed one parking spot with a truck and trailer combination in the overflow parking area.
 17. The main entrance is to be used by all tenants. Please advise all your guests of this rules when coming to visit.
 18. All residents must agree to make the resort look as nice as possible. Dispose of all normal garbage in the dumpsters provided. Absolutely no dumping of human waste. We have been informed that violators could be subject to fines.
 19. In the event of severe weather emergency services of Mentor, MN opens up the old school house for storm shelters. Also, the basement of the farmhouse on the campground property is available for storm shelter use.
 20. Golf carts and battery-operated mopeds/scooters are allowed as long as things do not get out of control and the privilege is not abused.
 21. Speed limit in campground is 10 M.P.H. This is State Law.

22. Quiet hours are from 12am-7am. Respect your neighbors. Both quiet and not so quiet residents should make every effort to respect each other's fun.

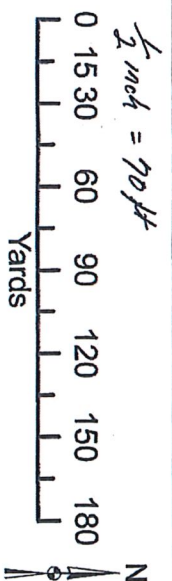
RANCH RESORT OPERATING PLAN

23. The Management will make every reasonable effort to provide a clean and safe environment.
24. Any problems or concerns, please notify resort management.
25. A ranch manager will operate these campsites and make sure the rules and regulations are adhered to strictly. During the months of operation, a caretaker will be on site 24 hours from 12pm Friday to 8 a.m. Monday.
26. Roadways will be privately owned and maintained and adequate for emergency vehicles to access. The campsites will have adequate lighting for response vehicles and overall safety of campers. Roads will all be two-way 24' wide.
27. Signs will be posted that show the location of the campsites, name, and telephone number of caretaker. Each individual lot will be posted with a number.
28. Water systems are inspected annually by Minnesota Department of Health.
29. Septic systems are inspected annually by management.
30. When septic systems are pumped they are also assessed by the septic system pumping company. The septic systems will not undergo a complete inspection at this time. The tanks and functionality simply be assessed. This is not be to confused with a compliance inspector which may only be completed by a licensed professional.



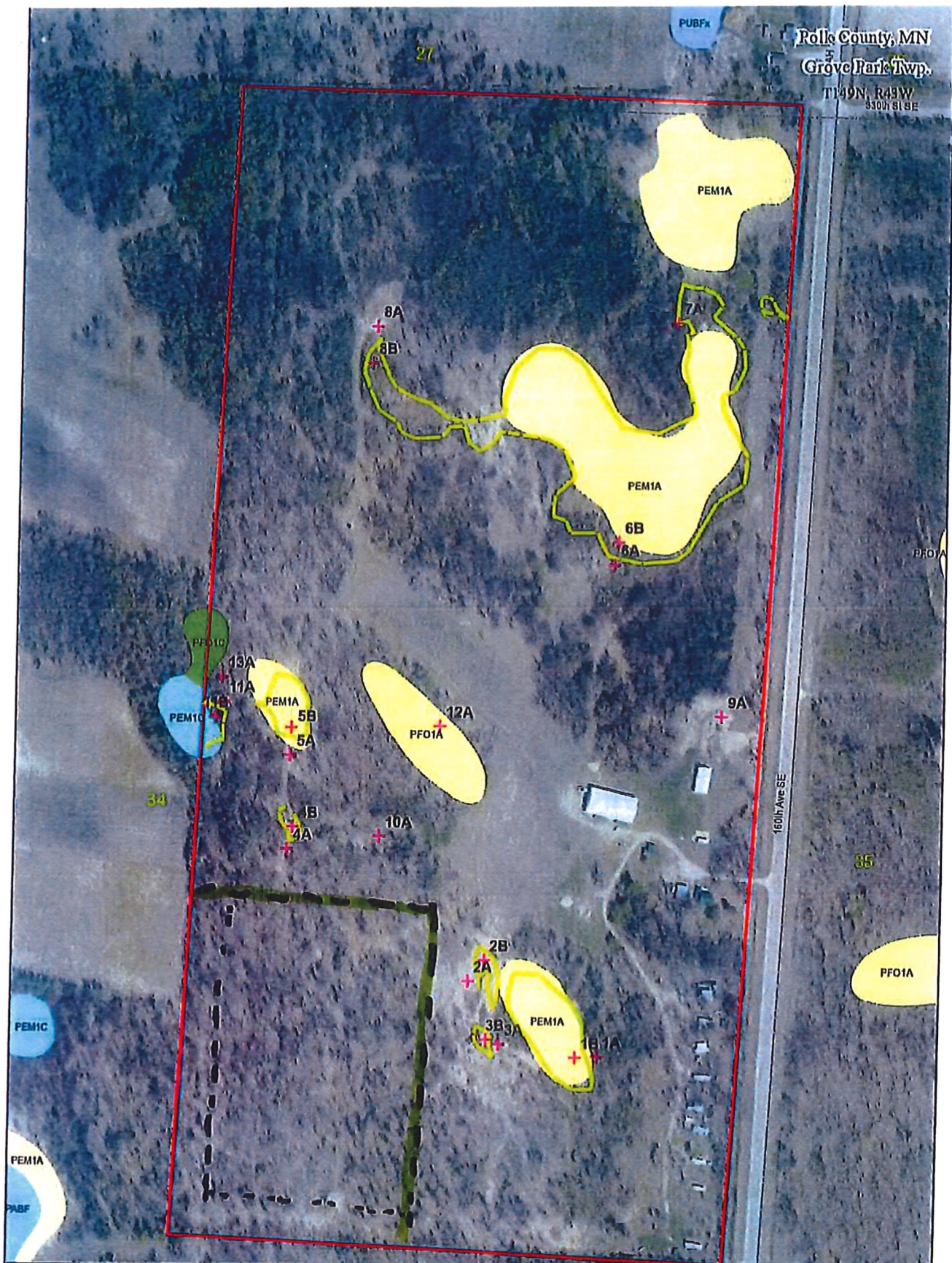
Prepared by: **Outdoor Investments, LLC**
 Parcel **32.00192.00**
 Tail Services

2019



Austin Pierce
 218-779-4062
 Mike Pierce
 218-779-1133

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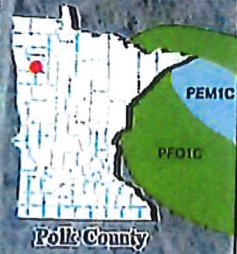
NWI and PWI

Figure 2
E1/2 NE1/4 Sec 34

- | | | | |
|---|------------------|----|-------------------------------------|
| + | Sample Points | 1 | Seasonally Flooded Basin or Flat |
| — | Wetland Boundary | 2 | Wet Meadow |
| □ | AOI | 3 | Shallow Marsh |
| — | DNR PWI | 4 | Deep Marsh |
| — | DNR PWI Basins | 5 | Shallow Open Water |
| — | | 6 | Shrub Swamp |
| — | | 7 | Wooded Swamp |
| — | | 8 | Bog |
| — | | 9 | Municipal and Industrial Activities |
| — | | 10 | Riverine Systems |

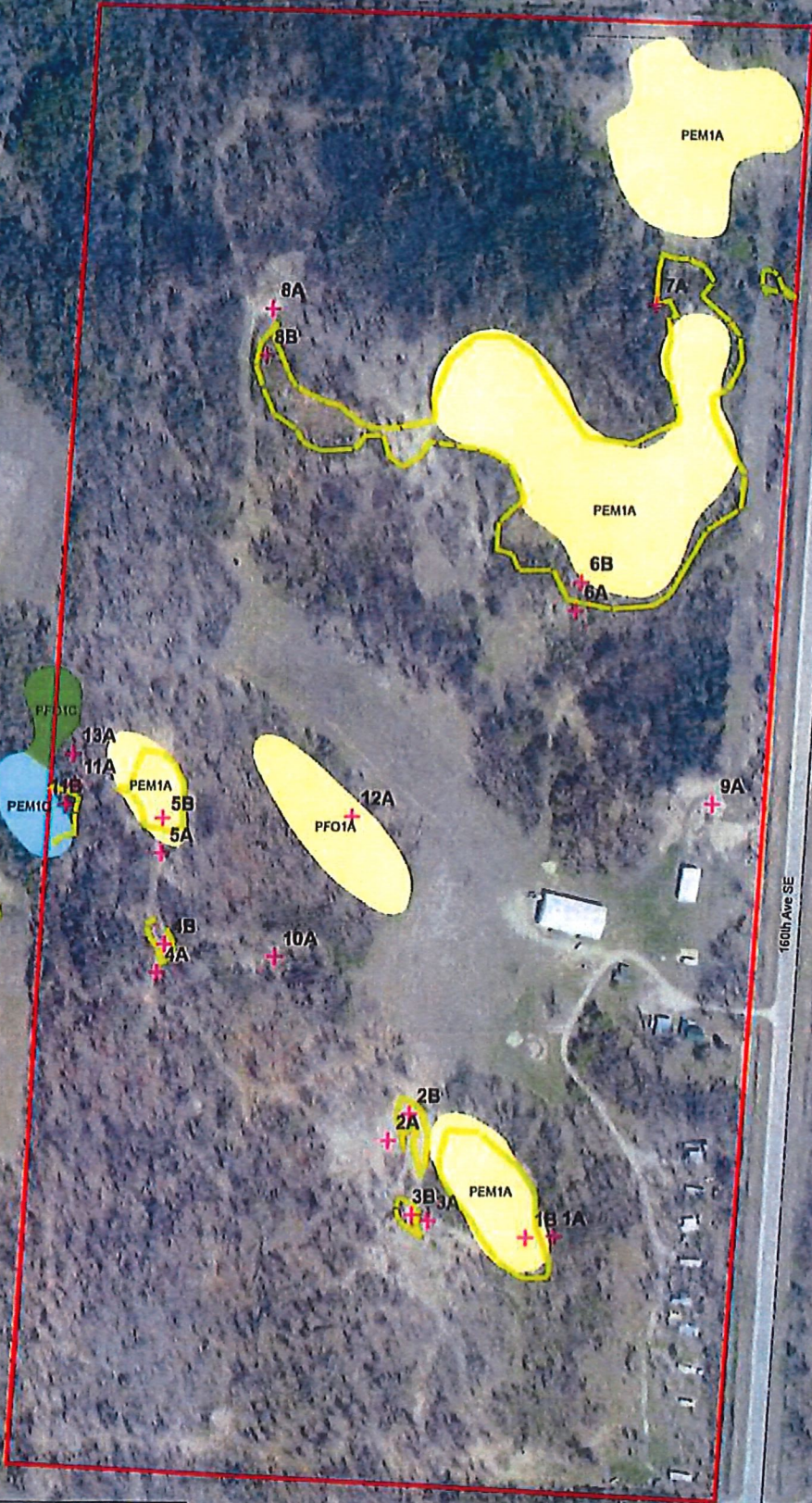


source: MN DNR PWI and NWI, 2014 Spring Aerial



0 37.5 75 150 225 300 375 Feet

27



NWI and PWI

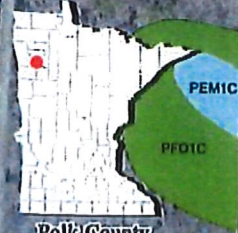
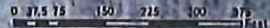
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E1/2 NE1/4 Sec 34

- + Sample Points
- AOI
- DNR PWI
- DNR PWI Basins
- 1 - Seasonally Flooded Basin or Flat
- 2 - Wet Meadow
- 3 - Shallow Marsh
- 4 - Deep Marsh
- 5 - Shallow Open Water
- 6 - Shrub Swamp
- 7 - Wooded Swamp
- 8 - Bog
- Municipal and Industrial Activities
- Riverine Systems
- Welland Boundary



source: MN DNR PWI and NWI, 2014 Spring Aerial



Polk County