

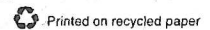


POLK COUNTY

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 April 26, 2024, at 11:30 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota, to consider the application of Brad Johnson, 21353 500th Ave NW, Oslo, MN 56744 for a Conditional Use Permit for an expansion of the current 4 site campground to 20 sites on a parcel currently owned by Roger and Ruth Ann Clifton, located at 16764 340th St SE, Mentor, MN 56736 and described as: That part of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Thirty-six (36), Township One Hundred Forty-nine (149) North of Range Forty-three (43) West of the Fifth Principal Meridian, described as follows: Commencing at an iron monument at the Southwest corner of the said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence East, assumed bearing, along the South line of the said SW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 806.31 feet to the point of beginning of the tract to be described; thence North 420.58 feet to an iron pipe monument; thence East 517.86 feet to an iron pipe monument thence South 420.58 feet to the South line of the said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence West along said South 517.86 feet to the point of beginning, containing 5.00 acres, more or less, parcel #32.00216.02. All property owners within $\frac{1}{4}$ mile of the proposed Conditional Use Permit are invited to appear at said hearing.

Dated: April 3, 2024

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

MAR 29 2024

APPLICANT INFORMATION

NAME: Brad Johnson, Ryan Olson, Amy Olson

ADDRESS: 16886 490th Avenue

CITY, STATE, ZIP: OSLO MN 56744

PHONE: 218-201-0564

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 _____ 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: Expansion of a Camp Ground.
From 4 ~~RV~~ RV SPOTS TO 18 RV SPOTS +
2 Tent Sites
3. Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized: See Operational Plan
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)

3-29-24

(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)

Operational Plans

The recreational vehicle overnight camping area named "Maple Lake Eastside Campground" (owned and operated by Brad Johnson/Ryan Olson/Amy Olson) will be open during the summer months when campers/vacationers come to the Maple Lake area for fun and recreation. There are currently 4 operational campsites (sewer, water, electric, Internet) at the property, and we intend on adding 2 more to the current septic/water system in place this summer. After this summer, we plan on adding 12 more RV sites with electric, water, and septic, along with internet services. And 2 over flow tenting spots with electricity making a total of 20 sites.

RV sites will be rented out on an annual basis, therefore no overnight camping fees will need to be collected. We will be adding a one-way road through the campground for safe driving. We feel we will have no issues renting these seasonal sites as Lakeview/Polk County campgrounds have a waitlist and are always full. This property is not located on the lake but is walking distance to the public beach and boat launch on the eastside of Maple Lake.

We will be removing the barn and shed on the property due to the unsafe conditions they present.

We also plan to have parking on site for boats/trailers and extra vehicles. We plan to also add a pickleball court, basketball court, and playground area for campers to enjoy.

We plan to utilize the home on the property as an overflow for campers to rent out if need be so families may gather with more space.

After the recreational overnight camping spot is operational, it is our intention to be available to oversee its operation, plus have a camp manager nearby for any immediate needs. We will be winterizing it after summer vacation time is over (tentatively planned to be operational May 1-September 30) and campers have closed up for the season. The campground will be closed and no one will have access to camp.

Detailed Narrative

There will be a total of 18 recreational vehicle overnight camping spots with modern hookups for septic, water, electricity, and internet. These sites will be spacious and carefully laid out to allow for safe movement of recreational vacations as they enjoy their summer vacation in east Polk County. Each recreational RV site will be landscaped in an attractive manor with no permanent landscaping material that would detract from the natural surroundings the vacationers have come to enjoy. Local evergreens and flowers will be used to provide beauty, shade, and color around the campsites.

There will also be 2 tent sites with electricity. There will be room for parking for a vehicle also on these sites. There will be a bath house constructed as well for showers/toilet and storm shelter.

We plan to have a one way gravel road throughout the campground, along with a playground, pickleball court/basketball court.

There will be NO concrete pads for parking as each site will be leveled and have ample gravel to provide support for parking. This includes extra parking provided for boats/trailers, along with tent sites. All campsites will be rented on an annual basis, therefore reducing movement of recreational vehicles on the property and local roads. All tent sites will be rented nightly, along with the home on property. All permits will be acquired to install septic, electric, construction, etc as need be for the property. The Polk County inspector will inspect work and the site will meet health department standards.

There will be a camp manager available for immediate needs, along with any other needs that may be met by us as owners.

OUR 5 YEAR PLAN

This year plan fix up house for rental/over flow, add 2 RV sites take down-move trees for driveway. Tear down old shed and barn. Plant trees and put up fence. 2025 start 6 more camp sites. Water sewer electricity and go on from there till our camp ground is set all up.

Maple Lake Eastside Campground

16764 340th St. SE

Mentor, MN 56736

2024 Camping rules

Welcome to Maple Lake Eastside Campground – located ¼ mile from Eastside beach and ½ mile from the public boat access on Maple Lake near Mentor, MN. Please read our rules and regulations that we have put into place below to see if Maple Lake Eastside Campground is the right place for your next seasonal or weekend tent camping get-away.

This property is privately owned and operated. We reserve the right to refuse service to anyone who does not follow and respect our rules and regulations. Those who do not follow may be asked to leave promptly.

1. RVs, Campers, Travel Trailers, and Park Model units must be in good working order and not an eyesore, along with no older than 20 years. Management has the right to refuse a campsite to any unacceptable camping unit. We do understand there can be exceptions due to refurbished/vintage campers, therefore please message management with photos if you are unsure. All RVs/campers must be insured and must provide a copy to management upon application. Must be 18 years of age or older to apply. The seasonal camp season will extend from May 1 to September 30 – pending weather due to its unpredictability.
2. The seasonal camping sites include hookups for water, sewer, electricity, and high-speed internet. Campers are responsible for internet and electric payment, separate from seasonal fee. Campers that are hooking up to sewer are required to have a Sewer Hose Seal that connects directly on the camper sewer hoses for an odor-proof connection to the sewer pipe.
3. No more than 2 vehicles allowed per campsite. All other vehicles please utilize the parking lot area. Visiting hours are from 8am-10pm with up to 6 visitors per site. You are responsible for the actions/injuries of your visitors
4. 1 Boat/trailer may be parked in parking lot for the entire season for an additional \$100.
5. The over flow tenting sites will include electricity, firepit, and picnic table. Check in time is 3pm and check out time is 2pm.

6. Please be respectful of your neighbors if you plan to have music playing outside your camper or an outdoor TV. Loud parties are not allowed. Quiet time is between 10pm and 7am. No generators.
7. Campfires are allowed but please only use dead wood. Do not burn garbage or glass. Never leave your fire unattended and contain it to a fire ring/pit. Please extinguish all fires.
8. Fireworks, firearms, and any other firing devices or weapons are prohibited.
9. Please abide by campground speed posted.
10. In the event of severe weather, tune your radio to our area weather channel – you are in Polk County. The bath house on site will be available for storm shelter in the case of emergent weather. You are responsible to stay up to date with pending weather.
11. Garbage is to be disposed of in the appropriate receptacles/dumpsters located on property and bagged at the time of disposal.
12. No fish cleaning allowed at your campsite (BEARS!) We will provide an area for fish cleaning. Please dispose of all fish guts/extras properly and as posted at our fish cleaning area.
13. Pets are welcomed but must first be approved by Maple Lake Eastside Campground management. No more than 3 pets per campsite. Visiting pets must have a friendly demeanor. Aggressive dogs are not allowed for the safety of our guests. Pets must be up on their vaccinations and owners must provide proof prior to visiting. Dogs & cats must be on six feet (or under) leash and connected to their owner when they are outside of their camper/tent. Pets must always be under control. Pets are not allowed to be tied to trees. Pet fences/temporary enclosures are not allowed. Pets may not be left alone and need to leave the campground when the owners leave. If your pet bites a person or another pet, you will have to remove the pet from the property and parties involved will have to settle the matter between themselves. Please clean up after your pet. No pets allowed in the buildings, playground area, recreational courts/area.
14. Alcoholic beverages are allowed but you must be 21 years or older to consume. Kegs are not allowed. Please be considerate of your neighbors/other guests and consume responsibly. We will not tolerate rowdiness as a result of adult beverage consumption.

15. Golfcarts/Side by Side vehicles are welcome throughout the campground, however are only allowed off property if they are street legal. (blinkers, lights, etc.) A permit is required from the county. Drivers must be a licensed driver and sober.
16. Our campground manager is available via phone but please be considerate of time of day when contacting. You may also contact owners via phone/social media as well if your concern has not been met.
17. Sheds are welcome max size 8x10 or 80 square feet.
18. Campers are required to take care of the mowing and lawn care at there site and keep them clean and neat.

Manergers During week: Mike Raymond 218.289.4613

Weekends: Brad Johnson 218.201.0564



32.00219.00

Secondary
SIS Area

Future Bath
House

Future play
Ground

SIS Area

40 by 60

100 Ft

32.00216.02

Existing
SIS Area

40 by 60

Parking
Area

Tent Site
Only

Tent Site
Only

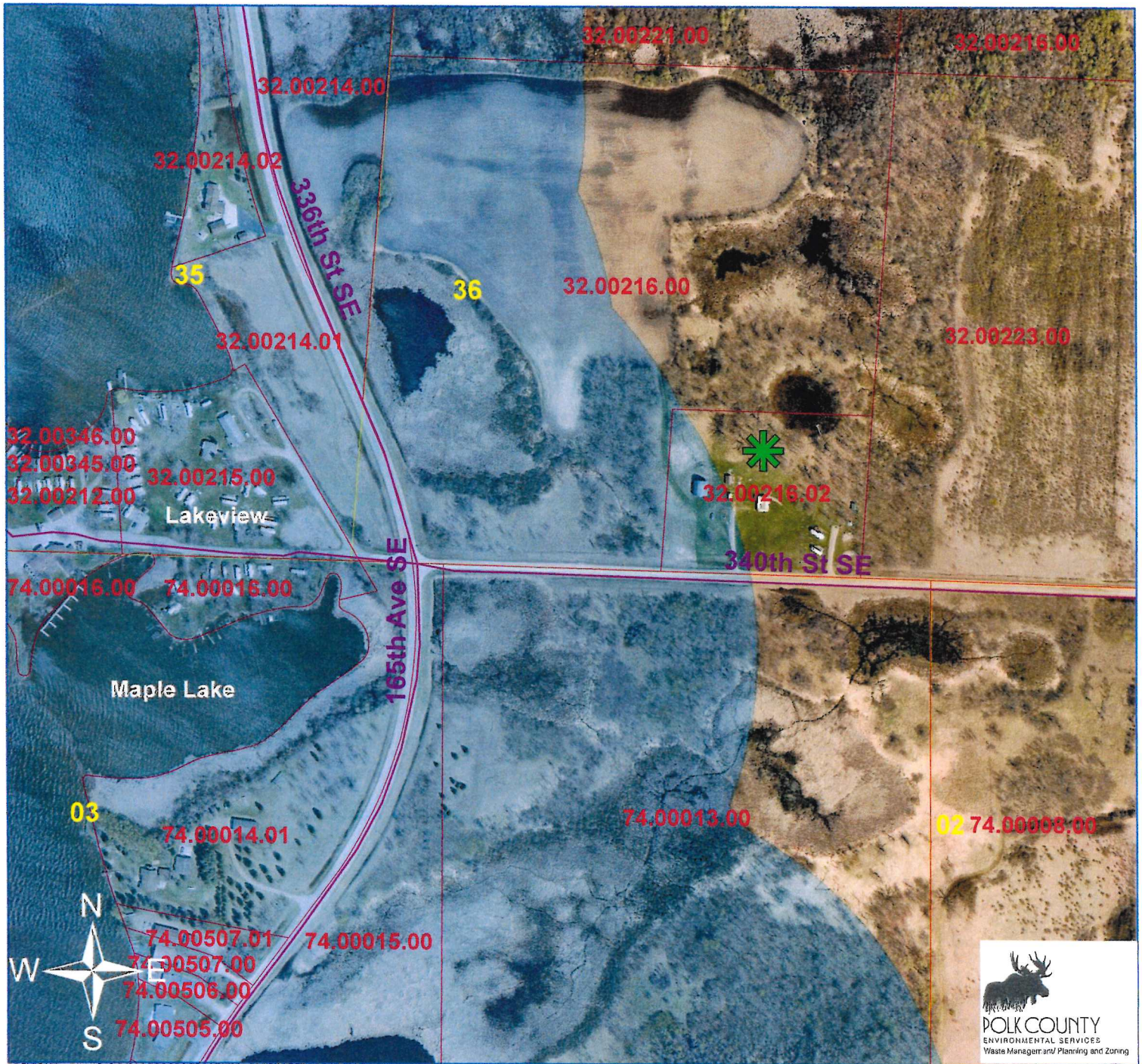
100 Ft

340TH ST SE

03

74.00013.00

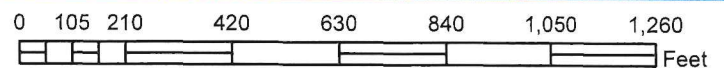




Legend

- E911_Road
- Polk_GIS.DBO.Parcels
- Sections
- Shoreland District
- ✱ Indicates project location

*NOTE: Proposed request is located in the shoreland and agricultural zoning district.



Conditional Use Permit Request: The applicant is requesting a CUP for the expansion of the 4-unit campground to an 18-total unit RV-campground with 2 overflow tent sites. The parcel #32.00216.02 is located in section 36 of Grove-Park Township.



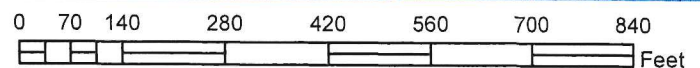
Map Created 4/8/2024
By: Jacob Snyder
Planning & Zoning Admin.



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