



Planning & Zoning Advisory Commission

MINUTES

JUNE 15, 2020

7:57 PM

RIVER ROOMS HEALTH AND
HUMAN SERVICES BUILDING

BOARD MEMBERS	Jason Enter <input checked="" type="checkbox"/> <i>Chair</i>	David Wendinger <input checked="" type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input checked="" type="checkbox"/> Commissioner Terry Morrow <input type="checkbox"/> Commissioner, Alternate
	David Hermanson <input checked="" type="checkbox"/>	Justin Laven <input checked="" type="checkbox"/>	Ron Regenscheid <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>
ABSENT EXCUSED	Jason Enter <input type="checkbox"/> <i>Chair</i>	David Wendinger <input type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input type="checkbox"/> Commissioner Terry Morrow <input type="checkbox"/> Commissioner, Alternate
	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/> Vacant <input type="checkbox"/>
ABSENT	Jason Enter <input type="checkbox"/> <i>Chair</i>	David Wendinger <input type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input type="checkbox"/> Commissioner Terry Morrow <input type="checkbox"/> Commissioner, Alternate
	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/> Vacant <input type="checkbox"/>
STAFF PRESENT	Property and Public Services Director Mandy Landkamer <input checked="" type="checkbox"/>		
	Deputy Zoning Administrator/Planner Jon Hammel <input checked="" type="checkbox"/>		
	Assistant County Attorney Megan E. Gaudette Coryell <input checked="" type="checkbox"/>		
	County Attorney Michelle Zehnder Fischer <input checked="" type="checkbox"/>		
	County Sheriff Dave Lange <input checked="" type="checkbox"/>		

REVIEW OF CANCELLATIONS & ADDITIONS		None.	
MOTION TO APPROVE MINUTES OF MAY 18, 2020		APPROVE <input checked="" type="checkbox"/>	APPROVE WITH REVISIONS <input type="checkbox"/>
1ST	Marie Dranttel <input type="checkbox"/> Terry Morrow, Alt. <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/> Justin Laven <input type="checkbox"/>
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>
2ND	Marie Dranttel <input type="checkbox"/> Terry Morrow, Alt. <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/> Justin Laven <input checked="" type="checkbox"/>
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>
VOTE TO APPROVE MINUTES		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/> VOTE 6-0
PUBLIC APPEARANCES	None.		

Public Hearings

SCOTT UNHOEFER PLN20-19 EXPAND A NONCONFORMING HUNTING SHACK

APPLICANT COMMENT	Scott Umhoefer and Robert Schuck were present. Umhoefer responded to Payne comments (below). He noted that Swan Lake is not a game refuge, but there is a game refuge in part of Swan Lake. He has not hunted for several years but enjoys spending time at his shack - gardening, observing the scenery and wildlife, and enjoying the peace and quiet. He agreed with Payne that Swan Lake should not be used for water skiing. Lastly, he noted that septic tanks, as long as they are designed and installed by a licensed contractor, are an allowed method of sewage treatment for hunting shacks and his preferred method.			
PUBLIC COMMENT	Jerry Payne commented prior to the hearing. He stated Swan Lake is a game refuge and is not a recreational lake for water skiing. He also stated his preference that a porta-potty be used rather than a septic system, which he felt encouraged year-round use of hunting shacks.			
PUBLIC TESTIMONY	None.			
MOTION	APPROVE WITH CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>	
1ST	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>	
2ND	Marie Dranttel <input checked="" type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
COMMISSIONER DISCUSSION	None.			
VOTE TO APPROVE REQUEST	PASS <input checked="" type="checkbox"/>		FAIL <input type="checkbox"/>	VOTE 6-0
MOTION TO ADOPT FINDINGS				
1ST	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input checked="" type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
2ND	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>	
VOTE TO ADOPT FINDINGS	PASS <input checked="" type="checkbox"/>		FAIL <input type="checkbox"/>	VOTE 6-0

MICHALETZ PROPERTIES, LLC. PLN 20-11 TO AMEND EXISTING CONDITIONAL USE PERMITS C-26-05 AND C-23-93 TO INCLUDE TRAP, LONG RANGE RIFLE, SHORT RANGE PISTOL, SPORTING CLAYS, A PISTOL TARGET, AND AN OUTDOOR ARCHERY RANGE, AND TO REMOVE SPECIFICATIONS FROM C-26-05 AND C-23-93

APPLICANT COMMENT	<p>Joe and Christine Michaletz (Michaletz Properties, LLC) were present. Christine Michaletz spoke. She noted their intention in purchasing the property was to continue and expand the facility. They have been contacted by many former River Ridge customers who would like to continue to use the facility. Over the past year they have developed a plan to move forward in a way that allows them to maximize the utilization of the property in a safe and controlled environment for the public to participate in shooting activities. She provided an overview of investments and improvements that would be made to the facility. She noted that the proposal they submitted was the largest and loftiest plan.</p> <p>Ms. Michaletz clarified that the previous owners had a license with the DNR as a shooting preserve, which allowed them to house and release pheasants. She stated the DNR does not require licensing for shooting facilities. Even though they decided to let the license expire, commercial shotgun shooting, per the existing conditional use permits, may still continue at the site. She clarified that gunsmith activities would be limited mostly to mounting scopes and basic gun cleaning services. Lastly, she clarified they would like to have several smaller corporate events or fundraisers of around 40 attendees, not 300 to 500 attendees. Those larger events would be shooting competitions or tournaments, or vendor-sponsored shooting demonstrations.</p> <p>She also addressed the comments submitted prior to the hearing by Wade and Velda Cordes (see below). The Michaletzes want to maintain a neighborly relationship. The property was permitted as a shooting facility before the Cordeses purchased their property in 2015. She noted that Minnesota Statute 87A, known as the Shooting Range Protection Act, offers guidelines concerning noise. They have had conversations with Chuck Niska, DNR Shooting Range Coordinator. Lastly, she noted that in</p>
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