



# Board of County Commissioners Agenda Request

**6A**  
Agenda Item #

**Requested Meeting Date:** March 26, 2024

**Title of Item:** Gun Lake Family Campground

<input checked="" type="checkbox"/> REGULAR AGENDA <input type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	<b>Action Requested:</b> <input checked="" type="checkbox"/> Approve/Deny Motion <input type="checkbox"/> Adopt Resolution (attach draft) <small><i>*provide copy of hearing notice that was published</i></small>	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing*
<b>Submitted by:</b> Andrew Carlstrom		<b>Department:</b> Environmental Services
<b>Presenter (Name and Title):</b> Andrew Carlstrom, Environmental Services Director		<b>Estimated Time Needed:</b> 10 Minutes
<b>Summary of Issue:</b> <p>On March 18, 2024 the Aitkin County Planning Commission approved the conditional use permit for the 9 site expansion at the Gun Lake Family Campground, which is a commercial planned unit development on private property, and will now include 31 Recreational Camping Vehicle (RCV) sites. Camping season will be May 1 through October 31 and will include daily, weekly, monthly, or seasonally rented campsites.</p> <p>In accordance with the Aitkin County Shoreland Ordinance Section 7.7, the staff and Planning Commission are recommending approval of the Board of Commissioners at this time. The site plan (area in "green" denotes permanently preserved "Open Space") and 20 conditions imposed upon this CUP are attached for your review.</p>		
<b>Alternatives, Options, Effects on Others/Comments:</b> Deny the Conditional Use Permit for the Gun Lake Family Campground 9 site expansion.		
<b>Recommended Action/Motion:</b> Motion to approve the Conditional Use Permit of the Gun Lake Family Campground 9 site expansion.		
<b>Financial Impact:</b> Is there a cost associated with this request? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the total cost, with tax and shipping? \$ Is this budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No <span style="margin-left: 50px;"><i>Please Explain:</i></span>		

Legally binding agreements must have County Attorney approval prior to submission.



### **Conditions for Michael Hagel #2024-000050**

1. Must comply with all local, state and federal regulations that pertain to this type of proposal. Must comply with all local, state, and federal regulations that pertain to this type of operation.
2. Approved use is for 9 camp site expansion to an existing 22 site recreational vehicle campground. Must remain under 25% impervious surface coverage.
3. For as long as this campground conditional use permit is in effect, the Open Space as illustrated in the Site Exhibit of sheet 2 of the Gun Lake Family Campground expansion, revised plans shall be permanently preserved in accordance with Aitkin County Shoreland Ordinance Section 7.81 (B).
4. RV Park is a commercial planned unit development operating daily, weekly, monthly, or seasonally leased sites during the annual camping season of May 1 through October 31. Recreational camping vehicles will be allowed to be stored during the off-season. No mobile homes are allowed at any time (Park Models are considered recreational vehicles). Personal use during off season is allowed.
5. A designated caretaker must be identified, with contact information posted, and must be available by phone seven (7) days per week during campground operation months. Applicant must establish and post an emergency action plan, and a severe weather plan. Applicant must also post AIS (Aquatic Invasive Species) information for campers.
6. No more than two vehicles shall be parked upon each recreational camping vehicle (RCV) site and any and all additional vehicles must be parked in overflow parking area designated in the application, and must not be parked along campground or public roadways.
7. Must comply with the Shoreland Management Ordinance Section 5.3 and with Aitkin County Planning and Zoning to provide adequate vegetative campsite screening and which is consistent with the general locality.
8. Must comply with all state Wetland Conservation Act requirements, work with Aitkin County Environmental (Wetland) Specialist addressing any wetland concerns, and must receive a "no loss" notice of decision from Aitkin County, with a formal TEP (Technical Evaluation Panel) recommendation affirming that the proposed driveway/roads and stormwater basin(s) will result in no impacts to wetlands.
9. Must obtain the approved permits from Aitkin County Planning & Zoning for any earthmoving, vegetation, or construction prior to the beginning of work. Must comply with MPCA Stormwater Pollution Prevention Plan (SWPPP).
10. During campground operation, seasonal garbage service is required, and no refuse, garbage, or waste is allowed outside of the dumpsters or garbage cans. Campground dumpster must be fenced sufficiently to screen from lake side.
11. One storage shed per lot allowed not to exceed 120 square feet in size and buildings greater than 25 square feet must be permitted with Aitkin County.
12. No decks greater than 6 inches off the ground and larger than 32 square feet shall be allowed unless permitted by Aitkin County Environmental Services/Planning & Zoning.

13. Standardized, reflective, and numbered lot space signs shall be installed on all campsites.
14. A storm shelter and evacuation plan meeting state regulations as applicable shall be completed prior to opening the nine site expansion.
15. Quiet hours are from 10:00 pm to 8:00 am. Applicant must ensure that all the persons on Applicant's property refrain from loud party noises, music, etc.
16. All outdoor lighting must be downward directed.
17. All pets are to be kept under control at all times and must be cleaned up after.
18. No fireworks allowed unless permitted by the Aitkin County Sheriff.
19. If the event that Fleming Township determines any damage was done to 328<sup>th</sup> Place as a result of the construction or the maintenance of the Gun Lake Family Campground, Applicant shall pay Fleming Township for any and all determined damage to the road.
20. Upon approval of this conditional use permit, final approval must be made by the Aitkin County Board of Commissioners in accordance with Section 15 of the Aitkin County Zoning Ordinance.