

Scambler Township Planning and Zoning Committee Minutes
7:00pm, Thursday, 21st November 2013

Attending: Philip Rotz, Todd Langseth, James Lucking, Michael Johnson, Sue Seifert
And Aldie Kelsven. Also attending was Brian and Tasha Christensen from Pelican Hills RV

The meeting started with the pledge of allegiance.

No changes to the agenda.

Minutes from the October 24, 2013 were discussed. Michael Johnson made a motion to accept the minutes and was 2nd by Philip Rotz. All in favor, approved.

James Lucking was appointed to replace Chris Selvig as P & Z Committee treasurer.

Pelican Hills discussion. The time line for mailing and posting notices for a public meeting were discussed.

Tasha gave an update on the proposed plan for the RV addition that is now Rolling Hills Golf Course.

150 units, community center, pool, two play grounds, arcade building and about 80 storage units.

The sites will be 42' x 60' The additions will be added over a 10 year span.

Storm shelter will be 30' x 50' two floors.

The seasonal opening dates may be May 1st and to close October 31. May need to add those dates to the conditional use permit.

There will be some holding tanks and some drain fields. 10 units per drain field.

There are no federal regulated wetlands on site. The ponds will be called water hazards (for golf course).

Scambler Township will want copies of the Otter Tail County permits for sewer and others.

Scambler Township will want a completed site plan when completed.

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Proposed and preliminary conditions to be attached to the Pelican Hills RV Park Conditional Use Permit

1. The township shall not accept any responsibility for road maintenance in the development.
2. Final site plan with sites locations, including set backs, commercial. And ag zones defined, is provided.
3. Water and sewage systems shall meet all county and state codes.
4. When the development has been completed there will be a minimum of two road accesses.
5. Reasonable timetable of construction as set by town board.
 - A. Building sites in commercial district (150 total) must be completed within 15 years of the date of the issuance of the conditional use permit.
 - B. If construction of all 150 units is not completed within 15 years then site permits must be obtained for each additional unit up to a total of 150.
 - C. After 15 years from the date of the conditional use permit a new conditional use permit will be needed to continue.
6. Designate calendar months of the year which applicant will operate said recreational camping area will be: May 1st and to close October 31st.

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Todd Langseth made a motion to send proposed statement with changes to the Scambler Township Board and was 2nd by James Lucking. All in favor, approved.

The P & Z would like to see the public hearing set prior to the January 9th Scambler Township regular board meeting. (Probably 6:00pm)

Michael Johnson is to set changes for the wording in the zoning ordinance 2040.120 regarding site permit and/or building permits. Change all wordage that is 'building' to 'site' permits.

Meeting adjourned

Submitted by Aldie Kelsven, Clerk, Scambler Township Board.

Zoning Minutes

Reorganizational meeting held on Oct 24, 2013 7:00pm.

Present were Mike Johnson, Phil Rotz, Todd Langseth, Sue Seifert.

Mike nominated, and it was seconded for Phil as Chairman.

Sue nominated, and it was seconded for Todd as Vice-Chairman.

Phil nominated, and it was seconded for Chris as Treasurer.

Mike moved and Todd seconded, the approval of minutes of last meeting.

Scott Olson called Sue and they are planning on using a Conditional Use Permit for their plans to buy the golf course, and change it to an RV park. No decisions made on recommendations about this issue at this time. Town Board will be asked to nominate a replacement for Chris Selvig, if he will not be able to continue as a member. This permit should be considered by a full 5-member board.

Discussion about whether a site permit is the same as, and interchangeable with the term building permit. It was determined they were the same thing.

Short discussion on Otter Tail County Shoreline Management Ordinance. Simply put, this only causes a less restrictive township ordinance to be brought to county standards. If township is more restrictive there is no issue.

Arnie Cox mentioned he would like the committee to consider requiring surveys for all property sold in the township.

Phil Rotz adjourned meeting at 8:00pm.