

system is still a compliant septic system, and no inspection is required. The existing impervious surface coverage factoring in the front lot and backlot on the parcel is approximately 5% coverage. Stormwater rules state that 25% impervious or under is allowed on any parcel. The planned septic holding tank project will not add any more improvement to the lot. The applicant will be required to complete and record a no-guesthouse waiver before the building permit is issued. This will be addressed conditionally if the CUP is approved.

Snyder said the following comments were received:

1. Stephanie Klamm, DNR Area Hydrologist stated that the primary reason for shore land controls is to protect water quality by retaining vegetation and riparian habitat. Shore land regulations seek to minimize erosion and sedimentation into public waters by limiting density and impervious surfaces. The existing impervious coverage is approximately 15%. The property owner should consider practices that slow down runoff on this parcel to protect water quality of the lake and bay of Maple Lake. She adds if the County approves this application, the DNR would recommend the following conditions:
 1. No living/sleeping quarters or kitchen facilities shall be added to the accessory structure in the future.
 2. Future buildings on the parcel meet all setbacks, height restrictions and impervious surface coverage of 25%, this may mean that future projects only allow pervious pavers.
 3. Any bare ground be planted with perennial vegetation, preferably natural vegetation.
 4. All future structures and associated septic systems do not block or change natural drainage way on the above-mentioned parcel.
 5. The backlot has an additional location for another septic system if the existing one shall fail or not meet future septic compliance.
2. The Maple Lake Improvement District commented that they had no issues with the request.

Snyder then went over slides showing the application, location maps, and photos of the lot and structures. Snyder then said Staff recommends approval with the following conditions:

1. No guest house uses – applicant shall have furnished evidence of having recorded the signed guest house waiver with the property deed before the building permit is issued.
2. No future development shall be allowed on the lot that would exceed the 25% impervious surface requirement. This shall include sidewalks, patios, pavers, etc.
3. The proposed septic holding tank should be placed on the parcel to meet all applicable setbacks. If this is spatially not possible than the conditional use shall be void.
4. The conditional use permit shall become void one year after it was granted unless used.

5. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.
6. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
7. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
8. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
9. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
10. That the use of the property shall at all times be in compliance with all Federal, State of Minnesota, and County of Polk rules and regulations.

Powers opened the meeting to questions. Powers asked if Mr. Thorson was okay with the no guesthouse waiver form. Thorson said he was. They currently have a guesthouse on the front portion of the lot. Snyder said the applicant was aware of the no guest house rule when he came into apply for the CUP. Vonasek asked if the other backlots in that area are the same size? Thorson said he wasn't sure. The previous owner had many acres that was split off into smaller lots. Snyder showed the aerial photo showing lot sizes. Most lots are not as large as Thorson's.

A motion was made by Jore to recommend approval of the CUP with staff conditions. Second by Cavalier.

Ayes: All

Nays: none

Motion carries.

Snyder stated that this will now go before the County Board for final approval on April 26, 2022 at 8:50 a.m.

Next meeting is set for May 27, 2022. Meeting adjourned.