Chairman Willingham called the public hearing to order at 3:00 P.M. Members present: Phil Schneider, Tom Costello, Kathy Mai, John Stencil and Dave Willingham. Staff Present: CeCe Tesky and Monica Kenealy. The purpose of the hearing was for a conditional use request to allow a campground on Lot 2 CSM 470 in the NW¼ - SE ¼, Section 33, T33N, R8W. Town of Big Bend. Property owner: Duane Schaefer and Douglas Goulet.

Tesky read the public hearing notice and mentioned that the committee did an onsite at 12:30 today. It is a family campground for 9 sites. The Zoning office had issued 3 camper permits in 2002 and the owners would like to have more permitted.

Willingham asked for anyone present in favor of the request. Douglas Goulet, owner stated that he’s in favor of the request and it is for family only.

Willingham asked for anyone present against the request. Ralph Drier said that they had a permit before and the owners broke the rules. There is no proper sewage disposal. Also, there have been more trailers before they asked for a conditional use permit for more.

Willingham asked for anyone present in favor of the request. Fred Cook wanted clarification on what a conditional use permit is. Willingham explained. Cook explained concerns that the lake association members had and since the lake meeting, there was some clarification provided by the campground owners and Fred indicated that he is in favor of their request even though he is concerned about the number of campers.

Willingham asked for anyone present against the request. Susan Yusten said that she has lived there since 2002 and will not tolerate the noise. She’s worried about fireworks going off at all hours of the night. She said that she will call the police department if there is a noise problem.

Willingham asked for anyone present in favor of the request. Dorothy Goulet said they do not shoot off fire crackers. They have been there for 4 years. They will respect a quiet time and keep the noise down. Neighbors complain but it’s not always them that are making the noise.

Willingham asked for anyone present against the request. D.A. Zimmerman asked if there is a septic system. Tesky said there are transfer containers and they can be used and pumped with the same requirements as regular campgrounds use.

Willingham asked Tesky to read the staff recommendations to everybody before going on with the hearing.
Willingham asked for anyone present in favor of the request. Duane Schaefer stated that he is in favor of the request.

Willingham asked for anyone present against the request. Greg Mihm said he lives south of the property. He wanted to know how many extra campers would be there. Goulet said the request is for 6 extra sites. He said that the kids like to come up on holidays and some weekends. Mihm asked if the 9 campsites could be negotiated. He also wanted to know who enforces the conditions. Willingham said that the public health department regulates the state requirements and the sheriff's department enforces the noise etc. Mihm also asked if the property is sold, if the campground would be gone or just applied to the new owners. Willingham stated that if it's sold, the campground permit does not go to the next owners since it is a family campground.

Willingham asked for anyone present in favor of the request. None present.

Willingham asked for anyone present against the request. None present.

Willingham asked for anyone present in favor of the request. None present.

Willingham asked for anyone present against the request. Jim Rassbach said that he’s concerned that there are two other campgrounds going in within miles of each other. What is the committee doing to protect the property? Willingham said that the other campground across the road isn’t within 1000 feet of Sand Lake so it’s not zoned. Zoning cannot do anything about that campground. Willingham also explained the removal of the 2 mile density/proximity requirements for campgrounds in the shoreland ordinance in 2007. Stencil stated that he has a town board meeting tonight and Big Bend doesn’t have regulations and would like to have public input at the meeting.

Willingham asked for anyone present in favor of the request. None present.

Willingham asked for anyone present against the request. Geneva Emanuel said that the property owners are using the boat landing for a picnic area. People who live on the lake want to keep it healthy. She said she’s concerned about the property and use of the boat landing.

Greg Mihm said it would be nice to limit the campground to only family but who would enforce this? The zoning office would enforce certain conditions on the conditional use permit and public health enforces others.

Susan Yusten said once again that if the noise is not curfewed can she expect zoning to answer complaints? Willingham said that she would have to call the sheriff’s department to enforce the county noise ordinance.

Tesky read documents that the Zoning office received before the meeting. The documents included an opposition petition from several neighboring property owners, a letter in opposition from Tom and Kelly Court and an email from Chris Hougen. They are on file.
NOT COMMITTEE APPROVED
Costello asked if there would be any campers there during hunting season. The owners stated that they would only be there during the summer.

Willingham asked three times for anyone in favor or against the request. No more people present to speak.

Willingham closed the public hearing at 4:02 P.M.

Monica Kenealy
Secretary/Bookkeeper