

# MINUTES CITY OF BEAVER BAY PUBLIC HEARING ON ZONING/CONDITIONAL USE PERMIT FOR THE NORTH SHORE GLAMPING PROJECT

**AUGUST 23, 2021 AT 6:00 P.M. AT THE BEAVER BAY COMMUNITY CENTER 711 MACDONALD AVE. BEAVER BAY MN.**

**Project title:** *North Shore Camping Co.*

## **2. Proposer:**

*Leisure Hotels and Resorts*

**Contact person:** *Jamie C. Tatge*

**Title:** *President/COO*

**Address:** *14275 Golf Course Drive, Ste 140*

**City, State, ZIP:** *Baxter, MN 56425*

**Phone:** *218. 454. 7271*

**Fax:**

**Email:** *jtatge@leisurehotel.com*

## **3. RGU**

*City of Beaver Bay*

**Contact person:** *Tim Anderson*

**Title:** *City Administrator*

**Address:** *711 MacDonald Ave, PO Box 446*

**City, State, ZIP:** *Beaver Bay, MN 55601*

**Phone:** *218. 226. 3251*

**Fax:**

**Email:** *city\_beaverbay@lakenet.com*

## **CALL TO ORDER 6:00 P.M.**

**COUNCIL ATTENDANCE:** Council Persons: Tom Gmach, Buddy Kindstrand and Gigi Maxwell. City Administrator/Clerk/Treasurer Tim Anderson.

**PUBLIC IN ATTENDANCE:** See attachment: A 1&2

Jamie Tatge gave a brief overview of the project and distributed maps.

**Comments:** Mr. Harris voiced concern about the cost of sewer and water being passed on to the residents. Mr. Tatge responded that the city has provided a letter from the city engineers that states the pond system does not have the capacity to handle the addition of the 49 unit campground and it is in the plan to have their own sewer system that will be overseen by Lake Co. as per Beaver Bay zoning regulations. The water system will be overseen by the Minnesota Department of Health. Mr. Harris voiced concern about the steep grade and erosion on the road that goes up to the MDOT cell tower. The architect for the project stated there would be drainage control and retention ponds built to address this issue.

Ms. Hangartner expressed concern about the effect of the campground on her adjoining property. Mr. Tatge replied that the expectation is that all property values surrounding the project would increase as other possible business would be attracted to the area.

Christine McCarty added that the developer has been working with a Lake County approved septic designer.

Mr. Harris voiced concern about Tax Increment Financing that had been used for development in the city before and much of it was forgiven and is against the city using that as a funding source.

Mr. Harris voiced concern about the placement on the topographical setting and run off issues.

Ms. Gmach inquired about the topographic delineation on the map and the value of the gradation shown and wondered if it indicated a 10 foot drop per line. The project Architect looked up the information and informed her it was 1 foot per line.

A question was raised about accessibility between sites. Mr. Tatge informed them it would be able to use a side by side as that is what they would use to courier people and luggage to the camp sites.

Mr. Harris inquired about heat in the structures concerns about large tanks. Mr. Tatge informed him they would be heated by propane using smaller portable tanks.

Mr. Harris inquired if the sites would have electric service and how it would be distributed. Mr. Tatge informed him they would have electrical service and it would be run underground to the sites.

The question arose about noise concerns. Mr. Tatge stated the camp ground would have quiet hours and 24 hour supervision and he expects to have a clientele that is more relaxed and laid back. He also stated that with a price of \$100 to \$200 per night it usually attracts more mature guests.

A concern was raised as to the number and proximity of the latrines and bathrooms and if they were accessible enough to stop people from relieving themselves in the woods. Mr. Tatge responded that the requirement for facilities in the Department of Health regulations says no more than 400 feet away and they may need to make some adjustments to placement and number.

Mr. Harris stated the cost should allow for additional latrine sites.

A question arose about lighting on the pathways and Mr. Tatge responded stating they were going to use low voltage low profile lighting no more the 3 feet high as to minimize the light distribution. However they will need to use overhead lights on the bath house and the reception building to meet code.

Mr. Harris pointed out that the employee housing looked to be trailers which would not meet code for the city. Mr. Anderson informed him the code was a 20X32 structure to meet code.

Mr. Beidelman asked if there were any plans for future development on the west side of the lot located in Lake County. Mr. Tatge and the Architect pointed out that the land is not suitable for development and there were no plans to develop that area.

Mr. Beidelman asked if there were any other plans for expansion. Mr. Tatge stated no.

Mr. Beidelman inquired about redirecting water. The Architect indicated that there were no plans to redirect any run off unless it is into retention ponds. Mr. Tatge stated the plan is to retain as much of the natural vegetation as possible and use native plants for replanting.

Ms. Gmach inquired about the proposed food truck on site and what serving times were planned. Mr. Tadge informed her that was just an idea and no details have been worked out but he envisioned a lunch dinner.

Sue Smerus asked about access for emergency vehicles and the ability to reach sites as well as the ability to turn around. Mr. Tatge asked Mr. Eide from Lake County Forestry Department about the emergency services plans for Split Rock Wilds Mountain Bike Trail as the trail crosses the upper portion of the camp ground. Mr. Edie reviewed the plans for emergency access including designated helicopter landing site built into the trail areas.

Mr. Harris pointed out that there may need to be a zoning change as the property is split between commercial and residential. Mr. Anderson will clarify this with the city attorney.

A call for comments was unanswered, a second call for comments went unanswered and a third call for comments went unanswered.

Hearing no response, the Public Hearing on the Zoning /Conditional Use Permit for the North Shore Glamping Project was closed at 6:43 p.m.

Tim G Anderson  
City Administer/Clerk/Treasurer

North Shore Camping Public Hearing Attachment A-2 cont.

### City of Beaver Bay

Meeting: Environmental Assessment Date: 8/23/2021  
work sheet Public Hearing + copy for Code Point North Shore

1. Gerald + Geraldine Nelson Camping
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Please sign in so I can have your name for the minutes.

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North Shore Clamping Public Hearing Attachment A.1

City of Beaver Bay

Meeting: Environment / Work Date: 8/23/2021  
Clamping Site + COP North Shore Clamping

1. Donald Huff
2. Natalie Huff
3. LUKE SYDOW
4. David Virginia
5. SCOTT SHELERUD
6. Christie McCully
7. Tanya Feldkamp
8. Ketch Williams
9. Kyra Bremer
10. June Blackburn
11. Floyd Baker
12. Judy Gmach
13. SIE SMERUD
14. JOHN BADAKE
15. Tom HARRIS
16. C Hangartner
17. Rick SVE
18. NATE GIOE - Lake Co.
19. Todd & Linda Hynsicki
20. Bruce Beidelman

Carol + Todd Kynolew

Please sign in so I can have your name for the minutes.