



# Board of County Commissioners Agenda Request



**Requested Meeting Date:**  
**Title of Item:**

REGULAR AGENDA  CONSENT AGENDA  INFORMATION ONLY	<b>Action Requested:</b>  Approve/Deny Motion  Adopt Resolution (attach draft) <i>*provide copy of hearing notice that was published</i>	Direction Requested  Discussion Item  Hold Public Hearing*
<b>Submitted by:</b>		<b>Department:</b>
<b>Presenter (Name and Title):</b>		<b>Estimated Time Needed:</b>
<b>Summary of Issue:</b>		
<b>Alternatives, Options, Effects on Others/Comments:</b>		
<b>Recommended Action/Motion:</b>		
<b>Financial Impact:</b> <i>Is there a cost associated with this request?</i> Yes                      No <i>What is the total cost, with tax and shipping? \$</i> <i>Is this budgeted?</i> Yes                      No <i>Please Explain:</i>		

**Aitkin County Environmental Services Planning and Zoning**  
**307 Second Street NW**  
**Room 219**  
**Aitkin, MN 56431**  
Phone: 218-927-7342  
Fax: 218-927-4372



**MEMORANDUM TO AITKIN COUNTY BOARD OF COMMISSIONERS**

DATE: October 10, 2023

FROM: Andrew Carlstrom, Environmental Services Director – Planning & Zoning Administrator

RE: Wealthwood RV Resort Environmental Assessment Worksheet (EAW) Public Hearing

Wealthwood RV Resort initially began with the conditional use permit approval for 16 lots in 2017 (the “South Lots”), and was a project associated with the Wealthwood Estates Golf Course. In March of 2021 Wealthwood was approved for a conditional use permit to add a 33 seasonal campsite expansion (the “North Lots”). In October of 2021, Wealthwood RV Resort was again approved for a conditional use permit to install 47 new recreational vehicle campsite lots. Finally, the Wealthwood RV Resort – Front Nine Phase Two proposes to create 88 campsite lots to be located to the east of the Front Nine Phase One sites. According to MN Rules 4410.4300 a mandatory EAW is required on proposals of 50 sites or larger. The conditional use permit was brought before the Aitkin County Planning Commission on December 19, 2022, and was tabled awaiting a completed Environmental Assessment Worksheet.

On July 27, 2023 a first draft EAW was received by Aitkin County Environmental Services. The EAW Review Committee met on August 9, 2023 to discuss and review the proposal of the Wealthwood RV Resort 88 full hook-up expansion. The proposer made the requested changes from the EAW Review Committee and proceeded to make an application for publication in the August 29, 2023 Minnesota Environmental Quality Board (EQB) Monitor. Public comment was received from August 29, 2023 to September 28, 2023 as required by MN Rule 4410. The Aitkin County Planning & Zoning Office distributed copies of the EAW to the list of agencies, citizens, and organizations as required by MN Rule 4410.1500. The Planning & Zoning Office also published a request for comments in the Aitkin Independent Age and posted on the Aitkin County website. Eight public comments were received during the 30 day public comment period.

In accordance with MN Rule 4410, the EAW Review Committee met again on October 5, 2023 to discuss, evaluate comments, and make recommendations to the County Board on the need for an Environmental Impact Statement (EIS). Based on comments received, the EAW Review Committee made the unanimous recommendation to return the EAW to the proposer for amended changes. During the Public Hearing today, the EAW Review Committee is asking for additional input and concerns already not brought forth from the public, as well as an opportunity for the proposer to present information.

If you have any questions, please feel free to contact me at 218-927-7342 or by email at [andrew.carlstrom@co.aitkin.mn.us](mailto:andrew.carlstrom@co.aitkin.mn.us).

# AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA ) ss  
COUNTY OF Aitkin

Rhonda Herberg being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

Aitkin Independent Age

with the known office of issue being located in the county of:

Aitkin

with additional circulation in the counties of:

Aitkin

and has full knowledge of the facts stated below:

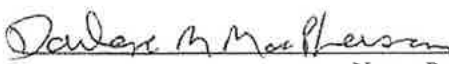
- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 2 successive week(s); the first insertion being on 08/30/2023 and the last insertion being on 09/06/2023.

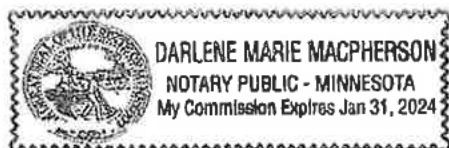
### MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By:   
Designated Agent

Subscribed and sworn to or affirmed before me on 09/06/2023 by Rhonda Herberg.

  
Notary Public



Rate Information:  
(1) Lowest classified rate paid by commercial users for comparable space:  
\$999.99 per column inch

Ad ID 1337227

## AITKIN COUNTY REQUEST FOR COMMENT

Dougherty Properties LLC is seeking approval for the installation of an additional 88 full hookup RV sites on a portion of the Wealthwood RV Resort property that was previously the front nine holes of the Wealthwood Estate Golf Course. Wealthwood RV Resort will manage and operate the additional RV lots. Copies of the Environmental Assessment Worksheet (EAW) are available for review at the Aitkin Public Library and the Aitkin County Planning & Zoning Department at 307 2nd Street NW, Room 219, Aitkin MN 56431. A digital copy is also posted on the Aitkin County website under News & Notices: <http://www.co.aitkin.mn.us/>

Aitkin County invites public comments on the EAW until 4:30pm on September 28, 2023. A public hearing before the Aitkin County Board of Commissioners will be on October 10, 2023 at 10:30AM and a final public hearing with the Aitkin County Planning Commission will take place on November 20, 2023 at 4:00 PM. Written comments may be submitted to Aitkin County Planning & Zoning or by email to [aitkinpz@co.aitkin.mn.us](mailto:aitkinpz@co.aitkin.mn.us) with "Dougherty Properties LLC EAW" in the subject line. Please include your name and mailing address with all correspondence.

Published in the  
Aitkin Independent Age  
August 30,  
September 6, 2023  
1337227

# EQB Monitor

Weekly announcements and environmental review notices

Volume 47, Number 35

August 29, 2023



## Environmental review project notices

EQB publishes environmental review notices provided by responsible governmental units. For more information on a project undergoing environmental review, click on the individual project links below. You can also find information about active projects in your community on the [Environmental Review Projects Interactive Map](#).

### [Wealthwood RV Resort - Front Nine Phase Two](#)

**Location (city/township; county):** Wealthwood; Aitkin

**Process:** EAW

**Step:** EAW available

**Joint federal and state review:** Yes

**End of comment period:** September 28, 2023

**Project description:** Dougherty Properties LLC is seeking approval for the installation of an additional 88 full hookup RV sites on a portion of the Wealthwood RV Resort property that was previously the front nine holes of the Wealthwood Estate Golf Course. Wealthwood RV Resort will manage and operate the additional RV lots.

**Link to public documents:** [Wealthwood RV Resort - Front Nine Phase Two EAW](#)

**Location of public documents:** Aitkin County Planning & Zoning Department, 307 2nd St NW, Aitkin, MN 56431

**Responsible governmental unit and contact:** Aitkin County Environmental Services, [Andrew Carlstrom](#), 218-927-7342

### [Former Macy's Site](#)

**Location (city/township; county):** Edina; Hennepin

**Process:** EAW

**Step:** EIS need decision

**Responsible governmental unit decision:** Negative (EIS not ordered)

**Responsible governmental unit record of decision date:** August 17, 2023

**Project description:** Enclave is proposing the redevelopment of the former Macy's Furniture Store site into 300,000 square feet of office/mixed use space and 460 multi-family residential units. The site is located on approximately eight acres on the east side of France Avenue north of Gallagher Drive in Edina, MN.

**Dougherty Properties - LLC EAW**

Pat Betz &lt;[REDACTED]@gmail.com&gt;

Tue 9/26/2023 11:34 AM

To:Aitkin PZ &lt;aitkinpz@co.aitkin.mn.us&gt;

[**NOTICE:** This message originated outside of the Aitkin County Mail System -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

We are writing to you in regard to the proposed Wealthwood Golf/RV Park expansion. Our property follows the east side of the previously called "front nine" area of the golf course. We have concerns with several items that were agreed to with the Planning Board, in 2022, but were never implemented. Also, a change was made with the amount of RV sites. The neighborhood community was not kept up to date on this change.

1. In 2022 request was for 47 additional sites. In 2023 it increased to 88 RV sites.
2. No storm shelter. Has this been addressed?
3. Fire rings and unattended fires not addressed. The threat of fires is a grave concern to us.
4. Has the stormwater run-off to Mille Lacs Lake been addressed? Is the resort allowing enough drainage? This is a designated wetland and we do not want our land to incur additional flooding concerns.
5. Is "Black water" being addressed? This should be contained.
6. Has "No Dry Camping" been enforced?
7. Is there a garbage containment area?
8. Will there continue to be a 9 hole course?
9. 4 proposed RV Sites on the south end, near homes, were to be removed from the plans. Has that been done?

We would appreciate your consideration of the above items.

Robert and Patricia Betz  
[REDACTED]

## Dougherty Properties - LLC EAW

Barb Forrester <[REDACTED]@gmail.com>

Thu 9/28/2023 3:39 PM

To: Aitkin PZ <aitkinpz@co.aitkin.mn.us>

[NOTICE: This message originated outside of the Aitkin County Mail System -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

We would like to express our concerns with the new Wealthwood Golf & RV Resort expansion. The following are our concerns:

In 2001 the county had given them approval for an 18 hole golf course with driving range and restaurant to be completed within two years. THIS HAS NOT BEEN DONE. It is now a 9 hole golf course with no driving range or restaurant.

In 2001 the Wealthwood Golf & RV Resort agreed to fence the cemetery with an improved fence to replace the wire fence. THIS HAS NOT BEEN DONE.

In 2021 Wealthwood Golf & RV Resort promised their neighbors a containment garbage area. THIS HAS NOT BEEN DONE.

In December 2022 Dougherty Representatives agreed to remove the 4 south RV sites near homes along the golf course. THIS HAS NOT BEEN DONE. (see Figure 4 post construction on the 2023 EAW.

In December 2022 County Planning and Zoning meeting discussion and agreement of "No Dry Camping" after the RV Season May 1 through September 30. THIS HAS NOT BEEN DONE. Dry camping restrictions not listed in the 2023 EAW.

In December 2022 Planning & Zoning meeting agreement reached regarding installation of road speed signs. THIS HAS NOT BEEN DONE. No speed signs have been installed.

If there is to be a truly Wealthwood Golf and RV Resort, there should be rules and regulations like every other successful Resort, i.e. Storm Safety, Fire, Signs, Rules, Blackwater or Binding Arbitration. THIS HAS NOT BEEN DONE.

Our concerns for the campers at this sight is where are the showers and bathrooms? Where will the people go if there is a bad storm or tornado in the area? Is there sufficient water and septic for the campers? THIS COULD AFFECT OUR BEAUTIFUL MILLE LACS LAKE.

As a resident of Wealthwood what is this addition going to do about our property values?

Is Minnesota State Highway 18 in shape to handle the big heavy RVs?

With the additional traffic it is surely not going to be safe for the residents that live on it.

As residents of Aitkin County, when we moved to the area, before we could close on our home, the septic system had to be replaced. Aitkin County was on top of that to make sure we didn't go through the winter without doing this.

Why is it that some have to follow the rules and some just do what they want and if fined, just pay the fine and keep doing what they are doing? Is that the reputation that Aitkin County wants to be known as doing? We will find out at the October 2023 County Meeting.

9/28/23, 4:08 PM

Mail - Shannon Wiebusch - Outlook

Leroyce & Barbara Forrester





J. Anne Hennessey



RE: "Dougherty Properties LLC EAW"

RECEIVED  
SEP 28 2023

BY: \_\_\_\_\_

Over a span of years there have been a variety of different types of projects which were promised by Wealthwood Golf/RV Resort, but no action was ever taken.

In addition, neighborhood concerns brought to and resolved by the Aitkin County Planning & Zoning Committee, have been totally ignored by Wealthwood Golf/RV Resort. No follow up action has been taken by Wealthwood Golf/RV Resort.

### **2001 EAW**

- Plan for 54 single family homes
- 18 hole championship golf course (with plans for another 9 holes bringing total to 27 holes)
- Driving Range
- Clubhouse with Restaurant (figure 4B)
- Maintenance Facility
- Cart Storage

All the above items were to be completed in two years per the 2001 EAW.

- No Clubhouse with Restaurant or Driving Range was ever completed.
- 

### **Burial Grounds**

2001 EAW page 2-3 of 17

- “A private cemetery, which is located on the site, will be protected in accordance with Minnesota Statutes 307.08. An improved fence designed to better protect and delineate the cemetery will replace the wire fence that surrounds the cemetery. A 50 ft structural set back and perpetual easement to a public access point will be recorded with the deed(s) of the affected parcel(s).”

- A Burial Grounds Fence was never built by Wealthwood Golf/RV Resort.
-

In 2021, concerns by Neighbors were brought to Aitkin County Planning and Zoning about blowing garbage from RV sites. A containment garbage area was promised by Wealthwood Golf/RV Resort.

- A garbage containment area was never built by Wealthwood Golf/RV Resort.

These are just a few examples of the lack of follow through by Wealthwood Golf/RV Resort.

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At the 12/19/2022 Aitkin County Planning & Zoning meeting.  
Concern about 4 Proposed RV Sites near homes.

- Dougherty Representatives agreed to remove the 4 south RV sites near homes along the golf course.

- On the 2023 EAW the 4 south RV sites are still listed on the map. (Figure 4 Post Construction).
- 

### **Dry Camping**

At the 12/19/2022 Aitkin County Planning and Zoning meeting there was a discussion and agreement of “No Dry Camping” after the RV season May 1 thru Sept. 30.

- Dry Camping restrictions were not listed in the 2023 EAW.
-

## **Speed Road Signs**

At the 12/19/2022 Aitkin County Planning and Zoning meeting an agreement was reached regarding the installation of road speed signs.

- No speed signs have been added.
- 

Over the years, Wealthwood Golf/RV Resort has had increased complaints from neighbors. An informal review of Rules and Procedures of other Mille Lacs RV Resorts shows Wealthwood Golf/RV Resort has significant lack of safety rules and common procedures.

### Size of Wealthwood Golf/RV Resort

2017 – 16 units

2021 – 33 units

2022 – 47 units

2023 – Proposed 88 units for a total of 180+ units

Proposed 180 units x 2 individuals = 360 individuals

Proposed 180 units x 4 individuals = 720 individuals

## **Storm Safety**

Potential danger for a very dangerous tangle of overturned RVs, boats, cars, golf carts, ATVs, Jet Skis and various trailers.

- Storm safety not addressed.

Other resorts have solid block buildings, or other strong structures, for members and guests to use during storm emergency.

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## **Fire**

Concerns because of the Dry Summer Season and strong winds off Mille Lacs Lake, such as: Gas cans, propane tanks and other combustibles at sites.

- Fire supervision and fire rings need to be addressed.

Other RV resorts have such statements as examples; "Fires are to be extinguished when not attended." "Fire rings are required."

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## **Signs**

In this time of extreme political difference between individuals many RV Resorts on Mille Lacs Lake have a No-Sign rule. Example: "No signs of any kind may be displayed in public view"

- Several Mille Lacs Lake Resorts have statements; "No Signs of any kind may be displayed in public view."
- 

## **Rules**

Many of Mille Lacs Lake RV Resorts rules included not only resort members but family members and guests. Examples: "All must follow rules. Lessee(s) shall be responsible for acts of children and guests, even if they are not present."

- Under present Wealthwood Golf/RV Resort lease only lessee is listed with rules. Which would mean half to three quarters or more of the individuals at Wealthwood Golf/RV Resort are not expected to follow rules.
-

## **Black Water**

Example of black water statement:

“All black, gray or discharge water coming out Lessee(s) unit must go into a holding tank. Violators will be subject to heavy fines and penalties by State of MN”.

- No black water statement is in the Wealthwood Golf/RV Resort lease.
- 

## **Binding Arbitration**

From the Wealthwood Golf/RV Resort lease, “Any dispute under this lease shall be required to be resolved by binding arbitration of the parties here to.”

- Binding arbitration is a slow, costly, and cumbersome. Other Mille Lacs Lake Resorts have increasing fines with violations which is a quicker response and more effective.

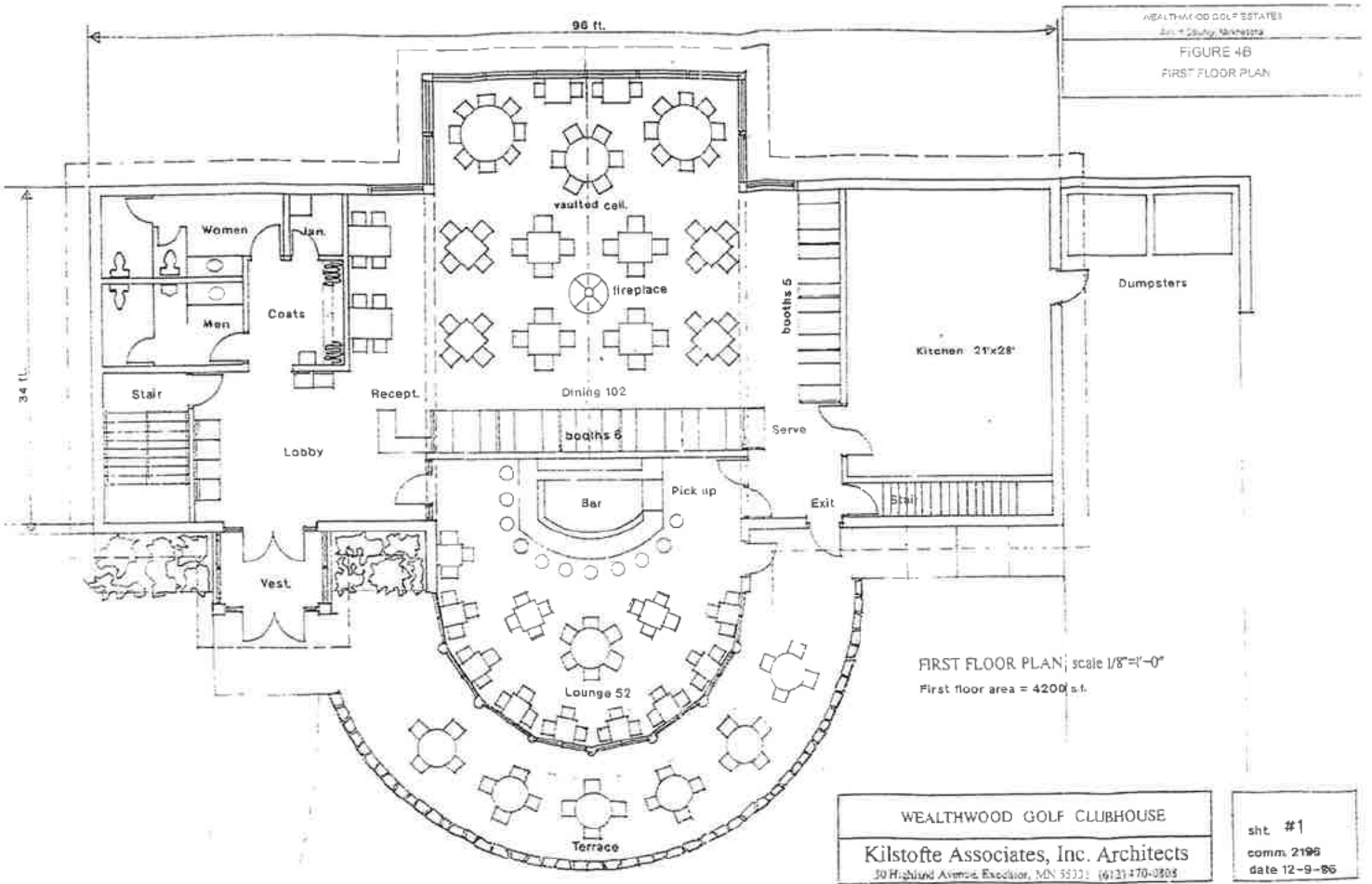
Calls to the Sheriff's Office may be made by Resort members/guests to resolve issues usually preventable by appropriate rules and procedures. This is an ineffective use of our Sherriff Office patrols.

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If a family member or friend asked me about staying at Wealthwood Golf/RV Resort I would share with them my concerns about several serious safety issues and tell them to find another area resort.

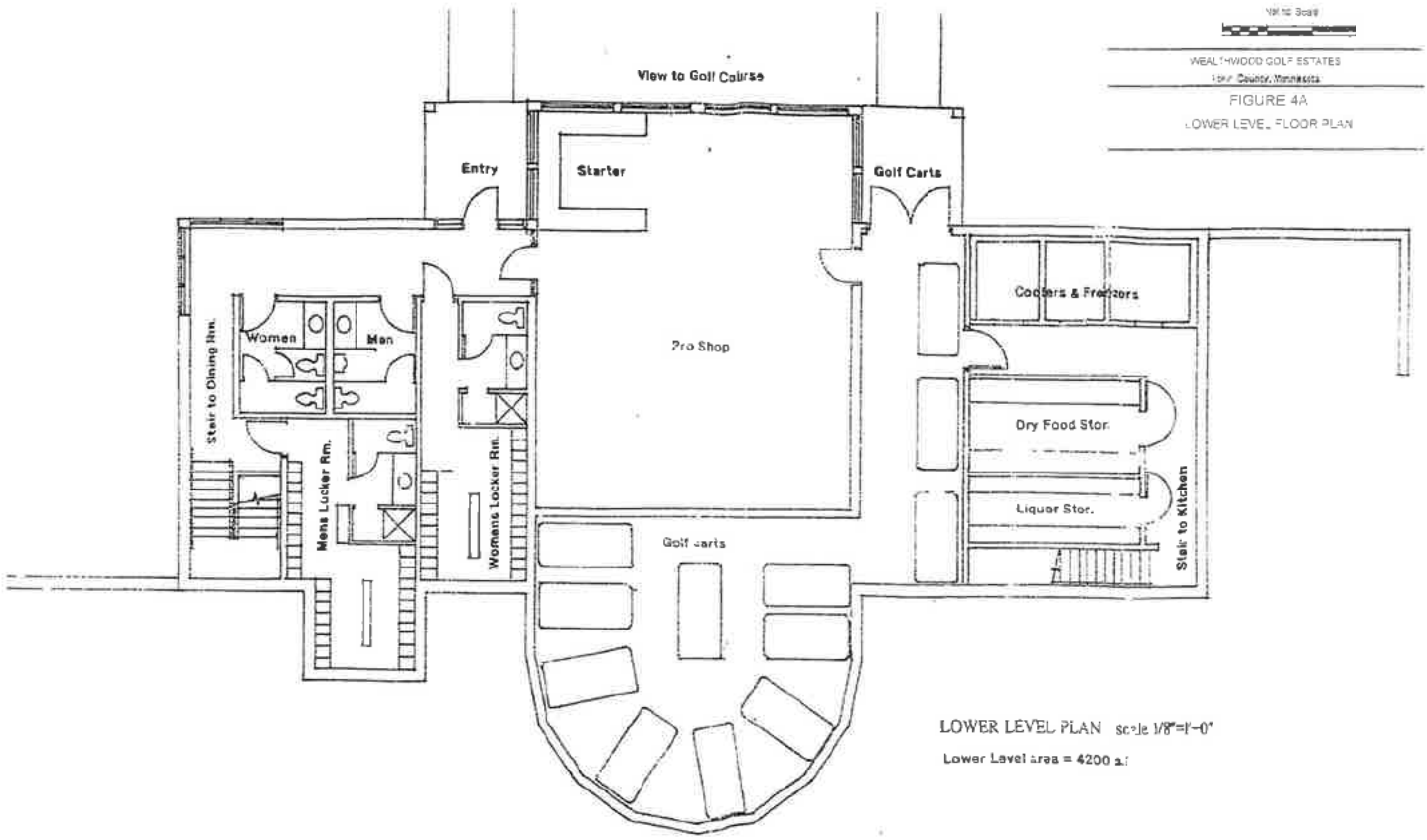
Finally, neighbors are very concerned that if this removal of the 9 holes is approved the next step will be the total removal of the entire golf course that they were promised in 2001.

WEALTHWOOD GOLF ESTATES  
Ann Arbor, Michigan  
FIGURE 4B  
FIRST FLOOR PLAN



WEALTHWOOD GOLF CLUBHOUSE  
Kilstofte Associates, Inc. Architects  
30 Highland Avenue, Excelsior, MN 55121 (612) 470-2805

sht. #1  
comm. 2196  
date 12-9-85



WEALTHWOOD GOLF CLUBHOUSE  
 10th County, Minnesota  
 FIGURE 4A  
 LOWER LEVEL FLOOR PLAN

LOWER LEVEL PLAN scale 1/8"=1'-0"  
 Lower Level area = 4200 sq. ft.

WEALTHWOOD GOLF CLUBHOUSE  
 Kilstofte Associates, Inc. Architects  
 50 Highland Avenue, Excelsior, MN 55331 (612) 470-0808

sheet #2  
 comm. 2193  
 date 12-9-96







**FIGURE 4:  
POST-CONSTRUCTION**

Wealthwood RV Resort  
Front Nine Phase Two



0 200 400 ft

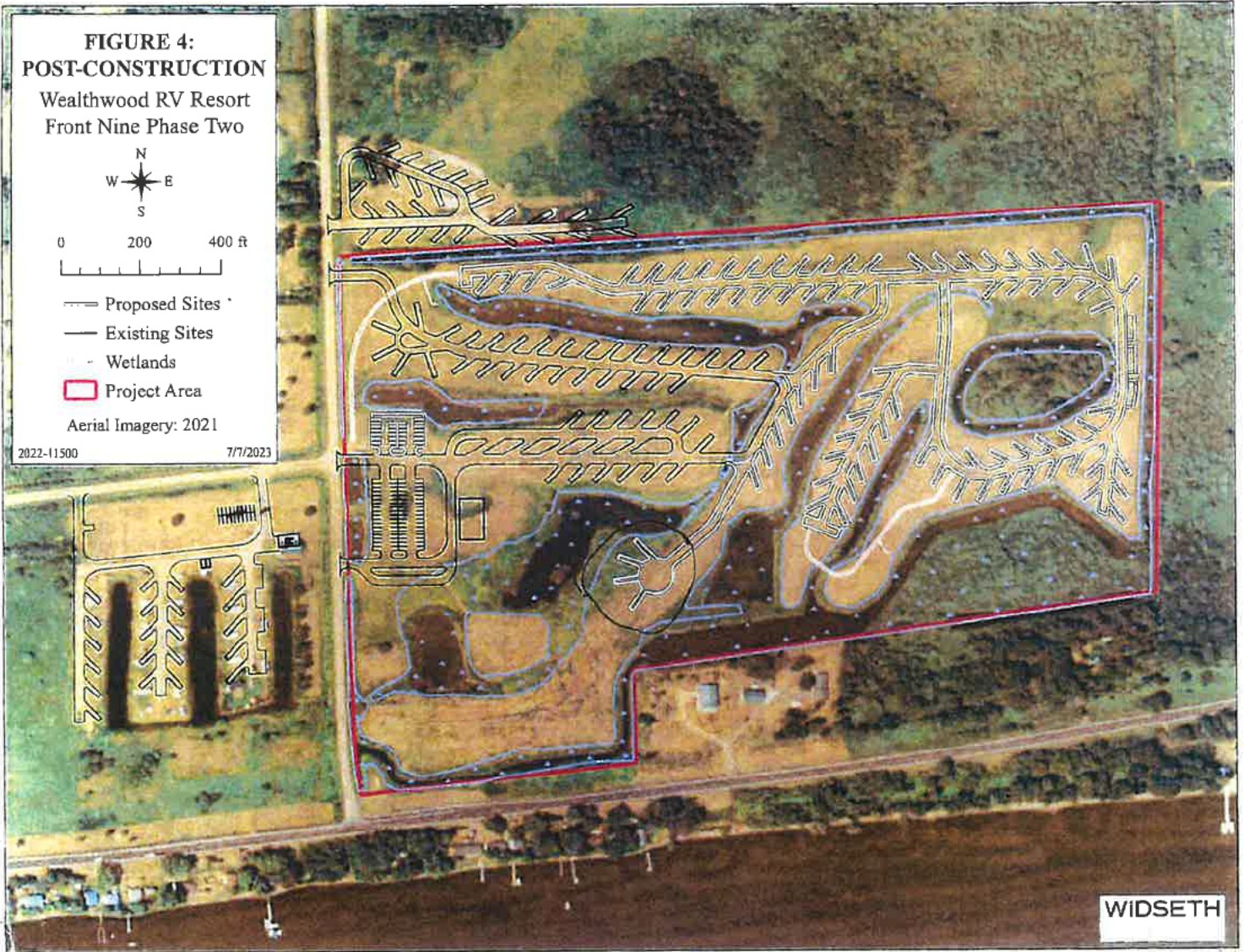


-  Proposed Sites
-  Existing Sites
-  Wetlands
-  Project Area

Aerial Imagery: 2021

2022-11500

7/7/2023



WIDSETH

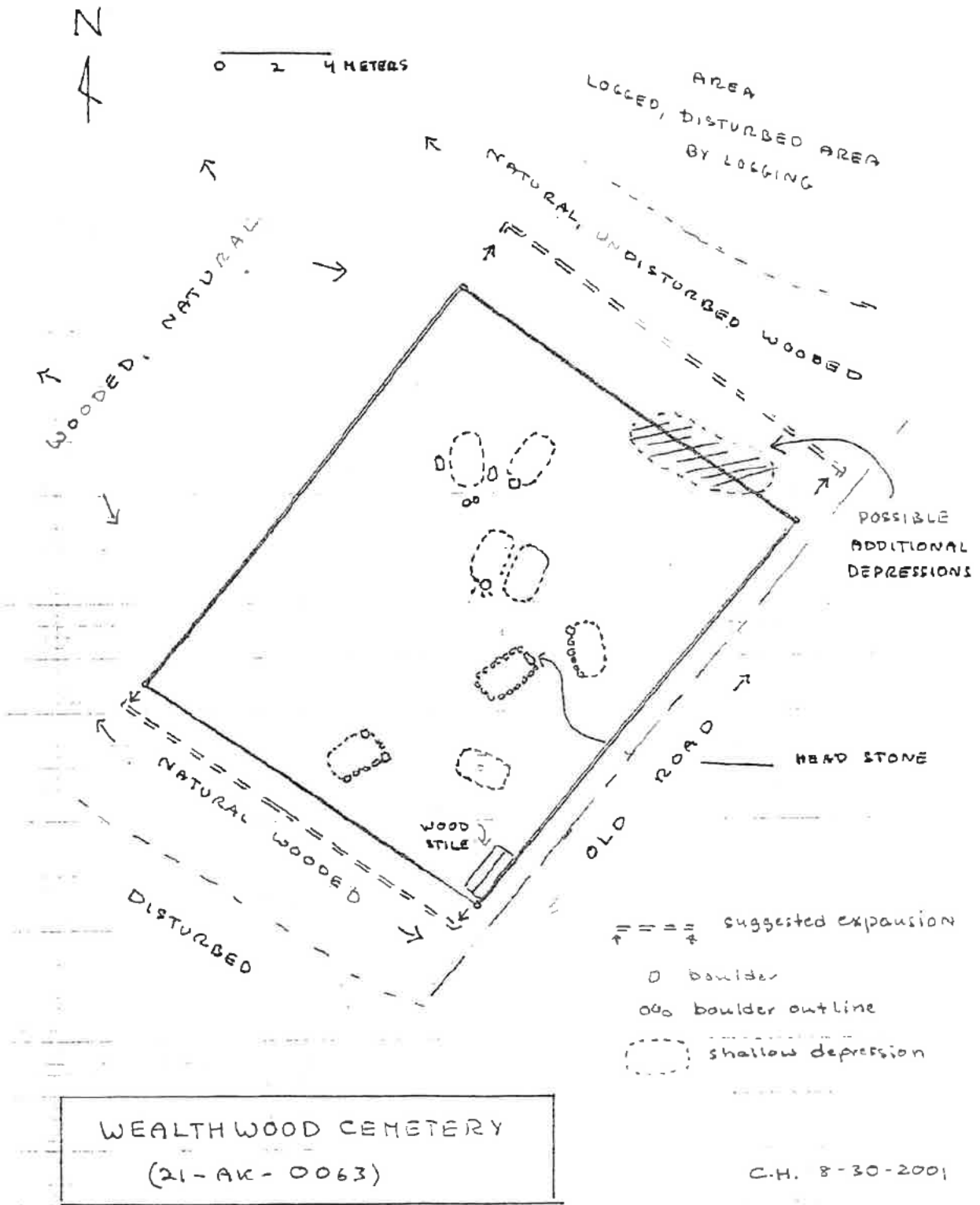


FIGURE 5

Sketch Map of Wealthwood Cemetery (21-AK-0063)

**Dougherty Properties LLC EAW**

Dianne Jones &lt;[REDACTED]@gmail.com&gt;

Thu 9/14/2023 11:46 AM

To:Aitkin PZ &lt;aitkinpz@co.aitkin.mn.us&gt;

[NOTICE: This message originated outside of the Aitkin County Mail System -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

We are concerned about what is happening at this area. Please do your job and block the removal of the last 9 hole golf course ! This was promised in the 2001 EAW. Another important issue is the burial grounds. Minnesota statutes 307.08. This MUST be protected!!! An improved fence has never been placed. A garbage containment has not been built. When the wind blows, extra garbage ends up on the highway. Our crew is the group that has adopted that part of highway 18. No speed signs have been added. Storm safety has not been addressed! FIRE rings need to be addressed!!! No black water statement is in the Wealthwood Golf/RV resort lease.

PLEASE DO YOUR JOB AND MAKE THEM COMPLY WITH THE RULES.

Dianne and Delano Jones

[REDACTED]



Minnesota Department of Natural Resources  
Division of Ecological & Water Resources  
500 Lafayette Road, Box 25  
St. Paul, MN 55155-4025

August 28, 2023

Correspondence # MCE 2023-00463

Daniel McInnis  
Widseth Smith and Nolting and Associates

RE: Natural Heritage Review of the proposed Wealthwood Golf Estates,  
T45N R26W Sections 21-22; Aitkin County

Dear Daniel McInnis,

As requested, the [Minnesota Natural Heritage Information System](#) has been reviewed to determine if the proposed project has the potential to impact any rare species or other significant natural features. Based on the project details provided with the request, the following rare features may be impacted by the proposed project:

#### *Ecologically Significant Areas*

- Lake Mille Lacs has been identified as a Lake of *Outstanding* Biological Significance. Lakes of Biological Significance were ranked as *Outstanding, High or Moderate* based on unique plant and animal presence. This particular lake has records of a rare fish species, the pugnose darter (*Notropis anogenus*), and a bird, least tern (*Sterna hirundo*), both state-listed as threatened. As such, it is important that effective erosion prevention and sediment control practices be implemented and maintained in areas that drain to the lake throughout the duration of the project. Indirect impacts, such as the introduction or spread of invasive species, should also be considered and minimized.

#### *State-listed Species*

- The Natural Heritage Information System (NHIS) tracks bat roost trees and hibernacula plus some acoustic data, but this information is not exhaustive. Even if there are no bat records listed nearby, all seven of Minnesota's bats, including the federally endangered northern long-eared bat ([Myotis septentrionalis](#)), can be found throughout Minnesota. During the active season (approximately April-November) bats roost underneath bark, in cavities, or in crevices of both live and dead trees. Tree removal can negatively impact bats by destroying roosting habitat,

especially during the pup rearing season when females are forming maternity roosting colonies and the pups cannot yet fly. To minimize these impacts, the DNR recommends that tree removal be avoided from June 1 through August 15.

- Please visit the [DNR Rare Species Guide](#) for more information on the habitat use of these species and recommended measures to avoid or minimize impacts. For further assistance with these species, please contact the appropriate [DNR Regional Nongame Specialist](#) or [Regional Ecologist](#).

#### *Federally Protected Species*

- To ensure compliance with federal law, conduct a federal regulatory review using the U.S. Fish and Wildlife Service's (USFWS) online [Information for Planning and Consultation \(IPaC\) tool](#).

#### *Environmental Review and Permitting*

- The Environmental Assessment Worksheet should address whether the proposed project has the potential to adversely affect the above rare features and, if so, it should identify specific measures that will be taken to avoid or minimize disturbance. Sufficient information should be provided so the DNR can determine whether a takings permit will be needed for any of the above protected species.
- Please include a copy of this letter and the MCE-generated Final Project Report in any state or local license or permit application. Please note that measures to avoid or minimize disturbance to the above rare features may be included as restrictions or conditions in any required permits or licenses.

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available, and is the most complete source of data on Minnesota's rare or otherwise significant species, native plant communities, and other natural features. However, the NHIS is not an exhaustive inventory and thus does not represent all of the occurrences of rare features within the state. Therefore, ecologically significant features for which we have no records may exist within the project area. If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.

For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location and project description provided with the request. If project details change or the project has not occurred within one year, please resubmit the project for review within one year of initiating project activities.

The Natural Heritage Review does not constitute project approval by the Department of Natural Resources. Instead, it identifies issues regarding known occurrences of rare features and potential

impacts to these rare features. Visit the [Natural Heritage Review website](#) for additional information regarding this process, survey guidance, and other related information. For information on the environmental review process or other natural resource concerns, you may contact your [DNR Regional Environmental Assessment Ecologist](#).

Thank you for consulting us on this matter and for your interest in preserving Minnesota's rare natural resources.

Sincerely,

A handwritten signature in cursive script that reads "James Drake". The signature is written in black ink and is positioned above the typed name and title.

James Drake  
Natural Heritage Review Specialist  
[James.F.Drake@state.mn.us](mailto:James.F.Drake@state.mn.us)

Cc: Jessica Parsons

Minnesota Department of Natural Resources  
Northeast Regional Headquarters  
1201 East Highway 2, Grand Rapids, MN 55744

September 28, 2023

Aitkin County Planning and Zoning  
Andrew Carlstrom  
307 2nd Street NW  
Aitkin, MN 56431  
[aitkinpz@co.aitkin.mn.us](mailto:aitkinpz@co.aitkin.mn.us)

**RE: Wealthwood RV Resort- Front Nine: Phase 2 Environmental Assessment Worksheet (EAW)**

Dear Mr. Carlstrom,

The Minnesota Department of Natural Resources (MNDNR) has conducted a review of the **Wealthwood RV Resort- Front Nine: Phase 2 EAW**. We appreciate the opportunity to review this project and encourage project proposers to continue their coordination with MN DNR and other agencies to protect natural resources. Additional information on the natural resources in the project area, surrounding area, and how they pertain to the Environmental Assessment Worksheet (EAW) may help enhance those efforts; see applicable sections below.

**Environmental Review**

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It is unclear how this proposed project may be connected to previous and future resort and golf course projects in the vicinity where multiple projects are owned or operated by the same entity. Several Minnesota Rules may apply and trigger the need for an Environmental Assessment Worksheet (EAW) of the entire project, which is important to inform permitting decisions.

Also, please be aware of *Minnesota Rule 4410.1000, Subpart 4*, concerning the handling of complex projects composed of multiple phases. Projects or phases that appear to be related to this project include:

- Campground establishment described in a conditional use permit (CUP) dated 2017 and consisting of 16 Recreational Vehicle (RV) units.
- Campground expansion as described in a CUP dated March 15, 2021 and consisting of 33 RV units.
- Campground expansion as described in a CUP dated October 18, 2021 and consisting of 49 RV units.
  - **Please clarify the number of reviewed, approved, permitted existing RV units and other infrastructure in total.**

Multiple projects and multiple stages of a single project that are connected actions or phased actions must be considered in total when determining the need for an EAW, preparing the EAW, and

## Wealthwood RV Resort-Front Nine: Phase 2 EAW

Andrew Carlstrom

September 28, 2023

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determining the need for an Environmental Impact Statement (EIS). If the same landowner or company proposes a similar project in the area, this could be seen as a phased action.

Future development is an item that should be included in the EAW as well. According to the website for the resort, there is an expansion plan that includes installation of a shower house, pickleball court, and outdoor pool. **Please include the expansion plan as an appendix in the EAW. Additionally, please identify if any of these planned future amenities have active permits.**

### Groundwater Resources

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According to our records, the golf course has been previously issued two separate DNR water appropriation permits that are no longer active. **Please confirm if the golf course is still in operation, explain how it is irrigated, and describe how the golf course is affiliated with the RV resort;** it is important for DNR to understand how water use is distributed across the landscape in this area to inform future permitting. Additionally, it appears that the project area could be an EPA designated sole source aquifer.

Further evaluation of historic, current, and future water use across the resort and golf course/irrigation will need to be evaluated for potential cumulative effects and water appropriation permitting needs. **Please provide the permit history for the entire project (both county and state), and dates of the permits for the existing sites, additionally please elaborate on resort operating dates in which sewer and water will be utilized. Please include the permits as an appendix to the EAW.**

The analysis in the EAW uses a metric of average daily demand. The average daily demand is not an appropriate method to determine if a DNR water appropriation permit is needed. A DNR water appropriation permit is required for all users withdrawing more than 10,000 gallons of water per day **or** 1 million gallons per year. For example: a permit is needed if more than 10,000 gallons per day is used *just one day per year*. Since this is part of a larger RV resort, all water used at the resort needs to be included to determine the quantity of water used. This includes things such as: a shower house, swimming pool, dust control water, or any other similar water uses should be included in the total amount of water. **Please contact DNR groundwater hydrologist Heidi Lindgren ([Heidi.Lindgren@state.mn.us](mailto:Heidi.Lindgren@state.mn.us)) regarding water appropriation permit requirements.** Please note that dewatering could need a separate DNR water appropriation permit if more than 10,000 gallons of water per day or 1 million gallons per year is pumped.



## Wealthwood RV Resort-Front Nine: Phase 2 EAW

Andrew Carlstrom  
September 28, 2023  
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### Shoreland Resources & Wetlands

---

#### ***Soils and lateral water movement***

**Please provide estimated volume and acreage of soil excavation and/or grading and discuss impacts from project activities** (distinguish between construction and operational activities) related to soils and topography.

Additionally, please identify measures during and after project construction that will be implemented to address soil limitations including stabilization, soil corrections or other measures.

#### ***Watercraft mooring spaces and controlled access lots.***

Aitkin County Shoreland Management Ordinance section 7.84 (4) states that the number of allowable spaces provided for continuous beaching, mooring, or docking of watercraft must not exceed one for each allowable dwelling unit or site in the first tier. Further, controlled access lots are permissible, but must meet or exceed all the standards in section 7.84 D.

It is not clear based on the plans provided if the developer is considering boat/mooring slips on Mille Lacs Lake shoreline. **Please clarify whether lake access, docks, beaching areas, and/or mooring spaces through legal access is being considered as part of the overall plan for this and provide written plans and maps to support the overall number and layout of such locations/facilities.**

#### ***Stormwater management and wetlands***

Aitkin County Shoreland Management Ordinance section 5.52 dictates specific standards for stormwater management plans and constructed facilities, and a stormwater management plan meeting these provisions is required for commercial PUD expansions as per the Ordinance.

The EAW indicates that stormwater infiltration will occur within/near existing wetlands that are 'incidental' in nature (constructed for purposes other than wetland functions and values), the stormwater plan should ensure that all stormwater features provide for filtering and/or settling of suspended solids and skimming of surface debris before direct discharge to non-incidental wetlands and public waters (i.e., Mille Lacs). No direct connection is allowed to public waters (see Aitkin County Shoreland Management Ordinance section 5.52 C).

Specific wetland conservation conditions are regularly attached to decisions made by the Planning Commission/County Board, including those described on the Technical Evaluation Panel (TEP) form.

**Please include the addition of a 16.5-foot buffer along current wetlands to protect long-term wetland functions, and the filling "Moat 1" as described in the TEP recommendation.**

#### ***Centralization and Design of Facilities***

Aitkin County Shoreland Management Ordinance section 7.84 (2) states that dwelling units or sites must be clustered into one or more groups and located on suitable areas of the development. They

## Wealthwood RV Resort-Front Nine: Phase 2 EAW

Andrew Carlstrom

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must be designed and located to meet or exceed the dimensional standards for the relevant shoreland classification.

There appears to be additional opportunities to further cluster the proposed additional sites to retain more contiguous areas of open space and concentrate new sites in nearby areas. **Please describe other alternative design plans that were considered, and why they were dismissed.**

### ***Site density evaluation(s)***

Section 7.5 of the Aitkin County Shoreland Management Ordinance provides the process for determining the allowable number of (camping) sites for the commercial PUD expansion based on an evaluation of the suitable development areas in different “tiers”. Exceeding the allowable number of new sites in each “tier” requires an approved variance.

**Please explain how the proposed expansion meets tier densities. Please provide this information both in written (calculations) and graphical form. It is advised to include this information on the variance application and should be provided to the county prior to a decision being made on final project approval.**

### **Surface Water Resources**

---

**Please list and describe water features near the site (include depth),** as there could be indirect impacts associated with the implementation of the proposed project. This includes Mille Lacs Lake, nearby wetlands, manmade ponds, ditches, or wells. Describe how water used by the facility could negatively affect these resources, particularly in times of drought. **Additionally, please describe if there are any planned changes or improvements to the existing ditches or man-made ponds.**

**Please explain the current and proposed impervious surface coverage, and break down into categories such as: buildings, paved roads, gravel roads, concrete slabs, patios, within each tier.** This must follow requirements outlined in the Aitkin County Shoreland Ordinance section 7.83 (2) which states that impervious surface coverage within any tier must not exceed 25% of the tier area, except that for commercial Planned Unit Developments (PUDs), 35% impervious surface coverage may be allowed in the first tier of general development (GD) classified lakes (such as this – Mille Lacs Lake) with an approved stormwater management plan.

### **Use Considerations**

---

**Please provide, open space calculations, and any applicable graphs and/or figures.** It appears that minimum open space requirements may not be met in evaluating this proposal. This information will be needed to inform permitting authorities. Aitkin County Shoreland Management Ordinance Section 7.82 states that commercial developments must contain open space meeting all following criteria. “At least 50 percent of the total project area must be permanently preserved as common open space.

## Wealthwood RV Resort-Front Nine: Phase 2 EAW

Andrew Carlstrom

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Common open space must include areas with physical characteristics unsuitable for development in their natural state...". And "...at least 25 percent of the common open space must be upland area, and at least 33 percent of the common open space shall be retained in a contiguous area."

**Please provide a description of anticipated increases in additional OHV/ATV traffic, due to increased capacity of the resort and describe what impacts that could have on the surrounding natural areas/public resources.** Additionally, increased capacity of the resort could increase the risk for potential wildfire sources (from recreational equipment, tie down chains, campfires, etc.). **Please explain to what magnitude risk of wildfire may increase and describe ways the resort plans to communicate current local fire danger to guests, and how risk of wildfires can be reduced or prevented.**

### Rare Features

---

Please follow recommendations and requirements outlined in the Natural Heritage Information Letter that was issued on August 28<sup>th</sup>, 2023. It will be included as an attachment to this letter.

Thank you for the opportunity to review the Wealthwood RV Resort- Front Nine: Phase 2 Environmental Assessment Worksheet. Please contact our MN DNR Northeast Regional Environmental Assessment Ecologist, Jessica Parson, with any questions. Jessica can be reached at (218) 328-8826 or via email at: [jessica.parson@state.mn.us](mailto:jessica.parson@state.mn.us).

Sincerely,

Shelly Patten  
NE Regional Director, MN DNR

CC:

*Jill Townley*

*Lisa Joyal*

*Darrell Schindler*

*Greg Root*

*Jessica Parson*

## Dougherty Properties LLC EAW

Cruikshank, Thomas (DOT) <Thomas.Cruikshank@state.mn.us>

Fri 9/8/2023 10:54 AM

To: Aitkin PZ <aitkinpz@co.aitkin.mn.us>

[**NOTICE:** This message originated outside of the Aitkin County Mail System -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Andrew,

MnDOT District 3 staff received notice of the EAW for the Wealthwood RV Resort expansion and our Development Review Committee took up the item for discussion at their meeting last Tuesday, September 5<sup>th</sup>. I would like to pass along that the Committee questions if there would be pedestrian traffic along or crossing highway 18 due to pedestrians exercising or if a dock or lake access is ever put in on Mille Lacs for the resort. The narrow shoulders on the roadway are insufficient to support pedestrian facilities. In addition, The EAW stated that this expansion is estimated to generate a maximum of 360 trips per day, we would be concerned with any growth in traffic generating facilities along this section of highway 18 due to the narrow roadway profile along with the abundance of driveway and other accesses and encroachments within the highway right-of-way that could potentially increase the propensity for crashes and other incidents. The Committee had no other comments for the EAW. Let me know if you need anything else from us.

Thanks,

**Tom Cruikshank**

Principal Planner | District 3

3725 12<sup>th</sup> Street North, St. Cloud, MN 56303-2107

Phone: (320) 223-6526 | Cell: (320) 267-9859

Email: [thomas.cruikshank@state.mn.us](mailto:thomas.cruikshank@state.mn.us)



My concern is the four RV Sites still shown on the Post Construction Map. It was agreed on the 12-19-22 Zoning and Planning meeting they would be Relocated elsewhere on the Property. I had talked to Brock Anderson Zoning Officer about it on 8-29-23 to make Zoning and Planning aware of it. Since the four RV Sites are very close to my Property.

- Other concerns are
- RV Park Open and Closed Dates?
  - Garbage Containment?
  - Speed limit Signs?

RECEIVED  
SEP 20 2023

BY: \_\_\_\_\_

Brett Scott  
37182 State Hwy 19  
Aitkin, Mn 56431

**FIGURE 4:**  
**POST-CONSTRUCTION**  
Wealthwood RV Resort  
Front Nine Phase Two



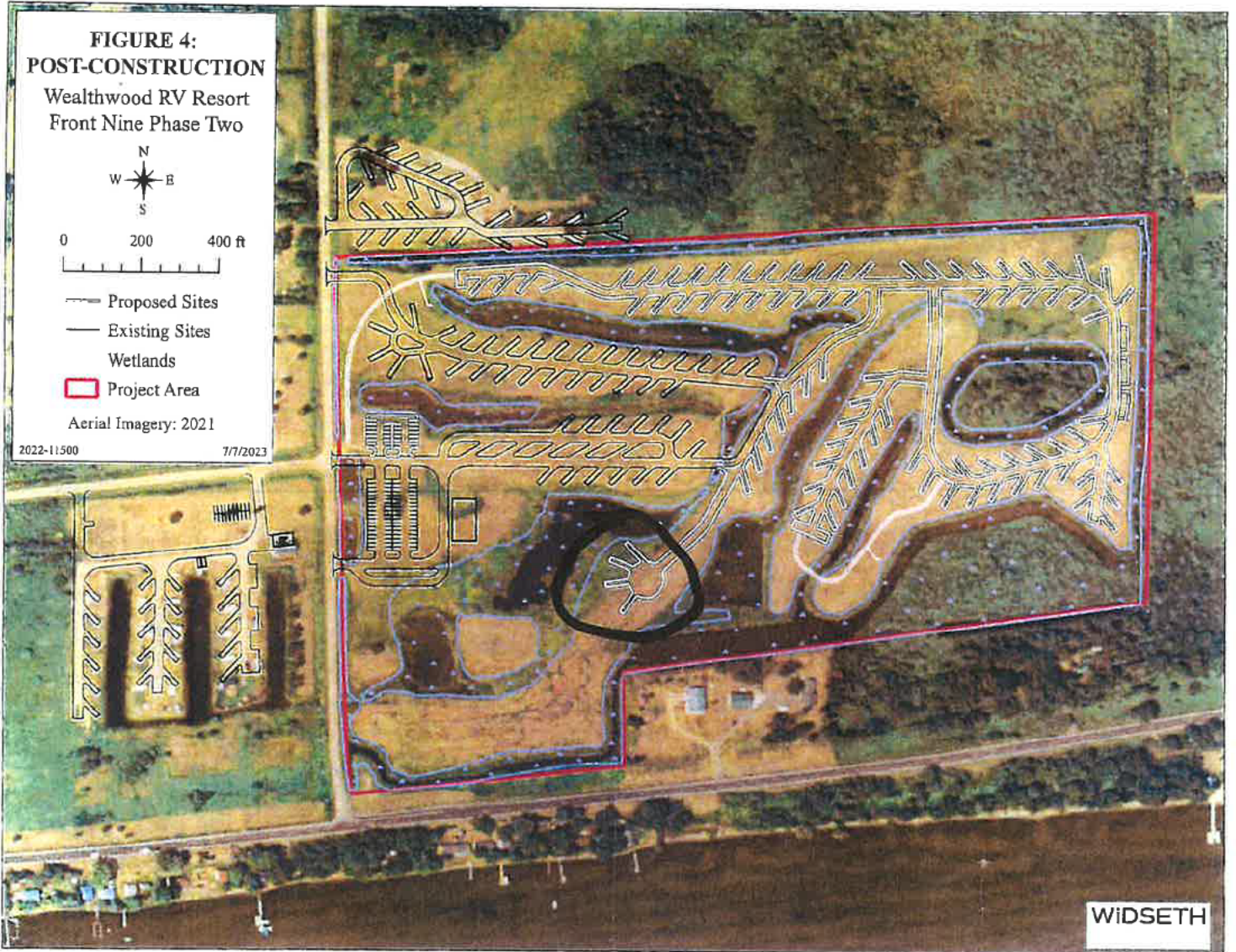
0 200 400 ft

- Proposed Sites
- Existing Sites
- Wetlands
- Project Area

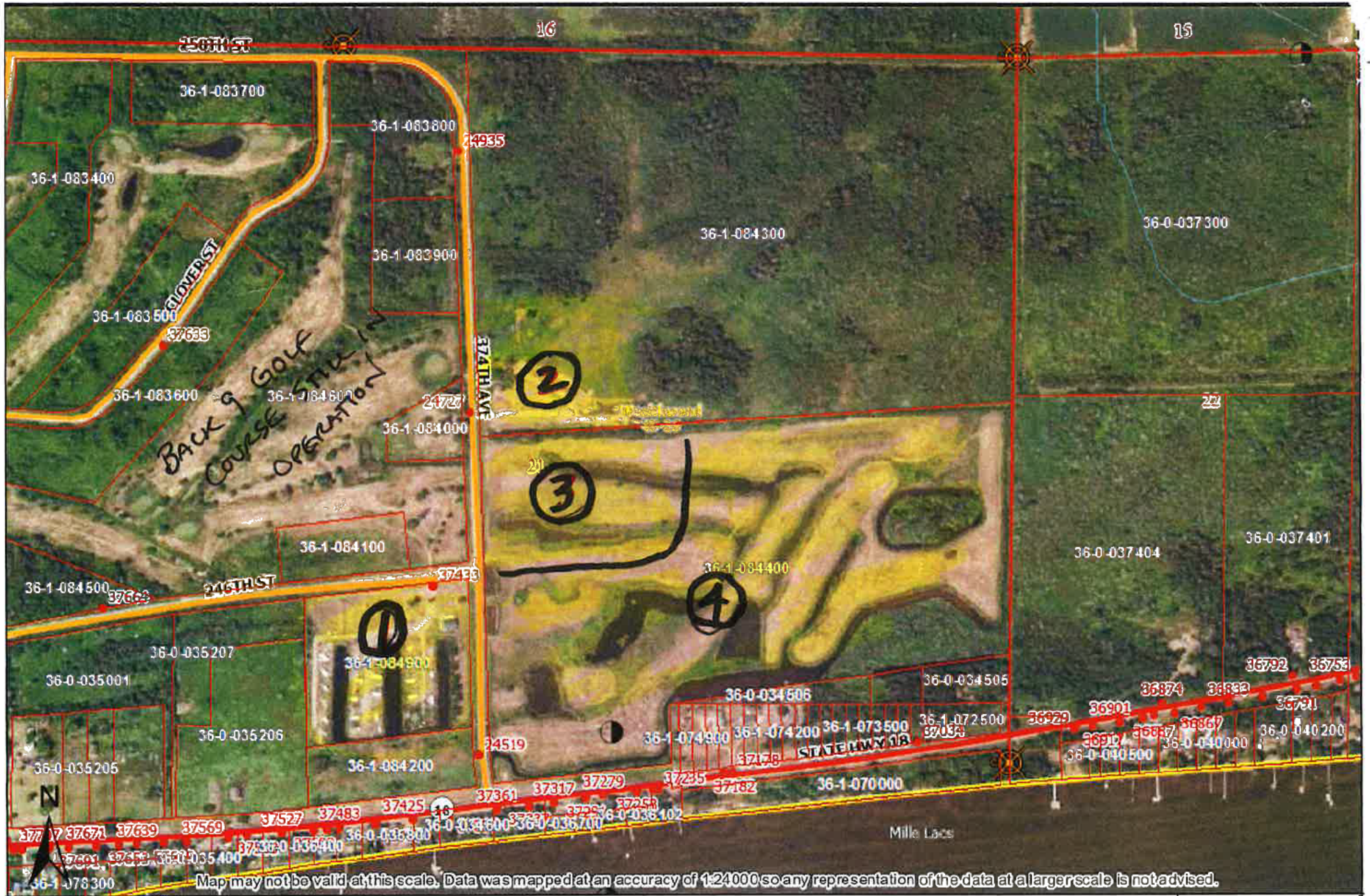
Aerial Imagery: 2021

2022-11500

7/7/2023



WIDSETH



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1 = 2017 16 RV LOTS  
 2 = 2021 33 RV LOTS  
 3 = 2024 49 RV LOTS

Dougherty 4 = 2023 PROPOSED 88 RV LOTS

1:9,028 0 0.05 0.1 mi 1 inch = 752 feet



Date: 4/3/2023

**NOTICE OF HEARING**

THE **PLANNING COMMISSION** WILL ASSEMBLE FOR A HEARING OF PLAT/CONDITIONAL USE/INTERIM USE PERMIT APPLICATIONS ON **December 19, 2022 AT 4:00 P.M. IN THE AITKIN COUNTY GOVERNMENT CENTER BOARD ROOM, 307 SECOND STREET NW, AITKIN, MN 56431.** THE FOLLOWING APPLICATIONS WILL BE REVIEWED:

**David Ydstie/Leaning Birch Lodge LLC, 4645 141st Street N, Hugo, MN 55038** is requesting to operate a vacation home rental up to 6 overnight occupants, in an area zoned Open and Farm Residential. SE OF SW, NW OF SE, AND SW SE LESS PART IN DOC 418754, Section Seventeen (17), Township Forty-five (45), Range Twenty-five (25), Aitkin County, Minnesota.

**APPLICATION# 2022-009794**

**Long Point Storage LLC, 50801 237th Pl, McGregor, MN 55760** is requesting a Preliminary and Final Plat for a 20 unit storage facility in a common interest community, in a Farm Residential Zone. LOT 1 BLOCK 1 GAP ACRES, Section Seven (7), Township Forty-nine (49), Range Twenty-three (23), Aitkin County, Minnesota.

**APPLICATION # 2022-009779 & 2022-009780**

**Rinta Brothers LLC, 15743 475th Ln, Tamarack, MN 55787** is requesting a Preliminary and Final Plat for a 24 unit storage facility in a common interest community, in a Farm Residential Zone. WEST 435.000 FT OF THE SW 1/4 OF THE SE 1/4, Section Thirty (30), Township Forty-nine (49), Range Twenty-three (23), Aitkin County, Minnesota.

**APPLICATION # 2022-009797 & 2022-009590**

**Brian Linne/Mille Lacs Veterans RV Park, 4920 Upton Avenue South, Minneapolis, MN 55410** is requesting a Conditional Use Permit for a commercial planned unit development for a 43 unit recreational vehicle campground, in a Farm Residential zone. SOUTH 330 FEET OF THE SW 1/4 OF NE 1/4, Section Twenty (20), Township Forty-five (45), Range Twenty-six (26), Aitkin County, Minnesota.

**APPLICATION # 2022-009793**

**Dougherty Properties LLC, 37789 Clover Street, Aitkin, MN 56431** is requesting a Conditional Use Permit for a 88 unit expansion to an existing recreational vehicle campground, in a area zoned Open and Shoreland (Mille Lacs). LOT 2 BLOCK 12 WEALTHWOOD GOLF ESTATES, Section Twenty-one (21), Township Forty-five (45), Range Twenty-six (26), Aitkin County, Minnesota.

**APPLICATION # 2022-009795**

**AITKIN COUNTY ZONING**



**Conditions for Dougherty Properties LLC #2022-009795**  
**(contingent upon completed EAW)**

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 88 unit expansion to an existing recreational vehicle campground and site must remain under 25% impervious surface coverage.
- 3. Construction not to begin until mandatory Environmental Assessment Worksheet is completed in accordance with Minnesota Environment Quality Board.
4. Access must be off of 374<sup>th</sup> Avenue.
5. All outdoor lighting must be downward directed.
6. Must comply with all state Wetland Conservation Act requirements and work with Aitkin County Environmental (Wetland) Specialist addressing any wetland concerns.
7. RV Park is for seasonally leased sites, and no transient or weekend camping allowed.
8. All pets are to be kept under control at all times and must be cleaned up after.
9. Only two vehicles allowed per campsite. Considered as a possible second vehicle will be one boat, or jet-ski, or snowmobile, or ATV, or fish house, etc. and will be allowed to be stored on a leased lot while member is away.
10. Quiet hours are from 10:00 pm to 7:00 am and campers must refrain from loud party noises, music, etc.
11. One storage shed per lot allowed not to exceed 120 square feet in size and building greater than 25 square feet must be permitted with Aitkin County.
12. No fireworks allowed unless permitted by the Aitkin County Sheriff.
13. No hunting or discharge of firearms is allowed.
14. Garbage service is required from May 1 to September 30 annually, no burning of garbage, and no refuse garbage or waste allowed outside of the dumpsters.
15. No overnight camping while RV park utilities are off.
16. 25 MPH speed limit signs must be installed on 374<sup>th</sup> Avenue by June 1, 2023. -
17. New road entrance to RV Park in the vicinity of 374<sup>th</sup> Avenue and 246<sup>th</sup> Street must be completed upon approval of Aitkin County Wetland Specialist. ~
18. Vegetative buffer must be maintained on the south side of property line.
19. Applicant must remove sites 132-135 on current site plan and work with Aitkin County Planning & Zoning for re-location if applicable.

STORM SHELTERS PER 12.01 Aitkin Co. Ord. REG. MANUFACTURED  
HOME PARKS & REC. CAMPING AREAS

**NOTICE OF HEARING**

THE **PLANNING COMMISSION** WILL ASSEMBLE FOR A HEARING OF  
CONDITIONAL/INTERIM USE PERMIT APPLICATIONS ON  
**OCTOBER 18, 2021 AT 4:00 P.M. IN THE AITKIN COUNTY GOVERNMENT CENTER**  
**BOARD ROOM, 307 SECOND STREET NW, AITKIN, MN 56431.** THE FOLLOWING  
APPLICATIONS WILL BE REVIEWED:

**Glenn Browning, 44955 351st Lane, Aitkin, MN 56431** is requesting a Conditional  
Use Permit for automotive repairs and sales. 1 1/2 AC OF SW OF NE IN DOC 398773  
LESS .35 AC HY, Section Twenty-seven (27), Township Forty-seven (47), Range  
Twenty-seven (27), Aitkin County, Minnesota 56431.

**APPLICATION# 2021-007904**

**Mary Franke, 895 60th Ave SE, St. Cloud, MN 56304** is requesting an Interim Use  
Permit to operate a vacation home rental, up to 4 overnight occupants, in an area zoned  
Shoreland (Lake Minnewawa). LOT 12 BLOCK 20 SHESHEBE POINT THIRD  
ADDITION, Section Twenty-seven (27), Township Forty-nine (49), Range Twenty-three  
(23), Aitkin County, Minnesota 56431.

**APPLICATION # 2021-008094**

**Chad Conner/Dougherty Properties LLC, 7804 Industrial Park Road, Baxter, MN**  
**56425** is requesting a Conditional Use Permit for a 49 unit recreational vehicle campsite  
expansion to an existing campground, in an area zoned Open & Shoreland (Mille Lacs).  
LOT 2 BLK 12 WEALTHWOOD GOLF ESTATES, Section Twenty-one (21), Township  
Forty-five (45), Range Twenty-six (26), Aitkin County, Minnesota 56431.

**APPLICATION # 2021-008147**

**AITKIN COUNTY ZONING**

18 OCT 21

CHAD CONNOR / DOUGHERTY

**Conditions for Application# 2021-008147**

1. Must comply with all local, state and federal regulations that pertain to this type of operation.
2. RV Campground is for seasonal sites, no transient or weekend camping allowed.
3. No burning of garbage.
4. All pets are to be kept under control at all times and must be cleaned up after.
5. Only two vehicles allowed per campsite.
6. No under-age driving of motorized vehicles throughout the campgrounds.
7. Quiet hours are from 10:00 pm to 8:00 am that refrain from loud party noises, music, etc.
8. A designated caretaker must be onsite during the seasonal operation.
9. One permitted storage shed per lot allowed not to exceed 120 sq.ft. in size.
10. Must obtain permits for all accessory structures (decks, porches, screened structures, gazebos, etc).
11. No fireworks allowed unless permitted by the Aitkin County Sheriff.
12. All new campsites must be licensed by Minnesota Department of Health.
13. Year-round garbage service is required and no refuse garbage or waste allowed outside of the dumpsters.
14. One boat, jet-ski, snowmobile, ATV, or fish house, etc. is allowed to be stored on a leased lot while the member is away during the season that item would be in use.



**AGENDA**

THE **PLANNING COMMISSION** WILL ASSEMBLE FOR A HEARING OF PLAT/CONDITIONAL/INTERIM USE PERMIT APPLICATIONS ON **March 15, 2021 AT 4:00 P.M.** IN THE AITKIN COUNTY GOVERNMENT CENTER BOARD ROOM, 307 SECOND STREET NW, AITKIN, MN 56431. THE PUBLIC IS INVITED TO ATTEND THE MEETING IN PERSON OR VIRTUALLY. CITIZENS THAT WOULD LIKE TO ATTEND VIRTUALLY SHOULD CONTACT AITKIN COUNTY ZONING AT 218-927-7342 NO LATER THAN 9:00 A.M. ON MEETING DATE. THE FOLLOWING APPLICATIONS WILL BE REVIEWED:

- 1. Call the meeting to order.
- 2. Roll call.
- 3. Approve the agenda for the March 15, 2021 Planning Commission meeting.

**OLD BUSINESS:** (None)

**NEW BUSINESS:**

**4. Kitti & Todd Jones, 58505 270th Ave, Palisade, MN 56469** is requesting an Interim Use Permit to operate a vacation home rental, up to 6 occupants, in an area zoned Shoreland (Mille Lacs). W 75 FT OF E 875 FT OF LOT 1 S OF HY 18 IN DOC 355183, Section Twenty-two (22), Township Forty-five (45), Range Twenty-six (26), Aitkin County, Minnesota 56431.

**APPLICATION# 2021-006884**

**5. Chad Conner/Dougherty Properties LLC, 7804 Industrial Park Road, Baxter, MN 56425,** is requesting a Conditional Use Permit for a 33 unit seasonal campsite expansion to an existing campground, in areas zoned Open and Shoreland (Mille Lacs). LOT 1 BLK 12 AND OUTLOT D IN WEALTHWOOD GOLF ESTATES, Section Twenty-one (21), Township Forty-five (45), Range Twenty-six (26), Aitkin County, Minnesota 56431.

**APPLICATION# 2021-006898**

**6. Deborah Rudnitski, 11704 Arnold Palmer Trail NE, Blaine, MN 55449,** is requesting an Interim Use Permit to operate a vacation home rental, up to 6 overnight occupants, in an area zoned Shoreland (Big Sandy Lake). 1.16 AC OF LOT 3 IN DOC #264790, Section Nine (9), Township Forty-nine (49), Range Twenty-three (23), Aitkin County, Minnesota 56431.

**APPLICATION# 2021-006841**

15 MAR 21

CHAD CONNOR / DOUGHERTY PROPERTIES

**Conditions for Application #2021-006898**

1. Must comply with all local, state and federal regulations that pertain to this type of operation.
2. RV Campground is for seasonal sites, no transient or weekend camping allowed.
3. No burning of garbage.
4. All pets are to be kept under control at all times and must be cleaned up after.
5. Only one vehicle allowed per campsite.
6. No under-age driving of motorized vehicles throughout the campgrounds.
7. Quiet hours are from 10:00 pm to 8:00 am that refrain from loud party noises, music, etc.
8. A designated caretaker must be onsite during the seasonal operation.
9. One permitted storage shed per lot allowed not to exceed 120 sq.ft. in size.
10. Must obtain permits from all accessory structures (decks, porches, screened structures, gazebos, etc).
11. No fireworks allowed unless permitted by the Aitkin County Sheriff.
12. All new campsites must be licensed by Aitkin County Environmental Services. <sup>NOT</sup>
13. Require republication to include 30 more feet in the legal description so the campsites can meet the required setbacks.
14. Year-round garbage service is required and no refuse garbage or waste allowed outside of the dumpsters.
15. No onsite storage of seasonal items including jet skis, boats, and fish houses, etc.
16. Wetland delineation must be submitted to Aitkin County Environmental Services.

1 DECK on E1,

12 EXTRA ITEMS, DECKS 24727 - RT (OUTHOUSE)

36-1-0924200

COPY

STATE OF MINNESOTA  
COUNTY OF AITKIN

PLANNING COMMISSION  
CONDITIONAL USE PERMIT

In the matter of APPLICATION NUMBER 2021-006898 AND PERMIT NUMBER 45797C

REQUEST: is requesting a Conditional Use Permit for a 33 unit seasonal campsite expansion to an existing campground, in areas zoned Open and Shoreland (Mille Lacs).

CONDITIONAL USE APPROVED  
CHAD CONNER/DOUGHERTY PROPERTIES LLC  
7804 INDUSTRIAL PARK ROAD  
BAXTER, MN 56425

The above entitled matter came to be heard before the Aitkin County Planning Commission on the 15th day of March, 2021, on a petition for a Conditional Use Permit to the Aitkin County Zoning Ordinance, for the following described parcels of land:

Lot One (1), Block Twelve (12); and Outlot D, Wealthwood Golf Estates, according to the filed plat thereof.

AND  
The North 24.00 feet of Lot Two (2), said Block Twelve (12), Wealthwood Golf Estates.

Aitkin County, Minnesota

IT IS ORDERED that the Conditional Use BE granted upon the following conditions or reasons (if any):

See attached 16 Conditions for Application #2021-006898

FINDING OF FACT (S) (if any):

The decisional standards of Aitkin County's Conditional Use Permit Findings of Fact WERE MET.

See APPLICATION NUMBER 2021-006898 AND PERMIT NUMBER 45797C  
DATED THIS 15th DAY OF MARCH, 2021.

CHAIRMAN OF THE PLANNING COMMISSION

STATE OF MINNESOTA )  
                                  ) ss.  
COUNTY OF AITKIN    )

AITKIN COUNTY PLANNING  
AND ZONING OFFICE

I, Andrew Carlstrom, Zoning Administrator for the County of Aitkin, with and in for said County, do hereby certify that I have compared the foregoing Copy and Order GRANTING a Conditional Use permit with the original record thereof preserved in my office, and have found the same to be a correct and true transcript of the whole thereof.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Aitkin, Minnesota in the County of Aitkin on the 16th day of March, 2021.

AITKIN COUNTY ZONING ADMINISTRATOR

THIS INSTRUMENT WAS DRAFTED BY:  
AITKIN COUNTY ZONING ADMINISTRATOR  
COURTHOUSE

**NOTICE OF HEARING**

THE **PLANNING COMMISSION** WILL ASSEMBLE FOR A HEARING OF REZONING/CONDITIONAL/INTERIM USE PERMIT APPLICATIONS ON **May 15, 2017 AT 4:00 P.M.** IN THE AITKIN COUNTY COURTHOUSE, AITKIN, MINNESOTA 56431. THE FOLLOWING APPLICATIONS WILL BE REVIEWED:

**Kennecott Exploration Company/Jeff Whips, 4700 Daybreak Parkway, South Jordan, UT 84009** is requesting to renew an Interim Use Permit for mineral exploration, in an area zoned Farm Residential. NW-SW LESS 1.82 AC CSAH 31, Section Twenty-seven (27), Township Forty-nine (49), Range Twenty-two (22), Aitkin County, Minnesota 56431.

**APPLICATION# 2017-001564**

**5-A Ranch, Inc., 1177 162nd Ave. NW, Andover, MN 55304** is requesting the deletion of condition # 4 on existing Conditional Use Permit # 42155C and/or Application # 2016-000486. (NE NW) LOT 3, SE OF NW, NE OF SW, Section Four (4), Township Forty-nine (49), Range Twenty-six (26), Aitkin County, Minnesota 56431.

**APPLICATION # 2017-001535**

**Russian Baptist Church Revival, 10414 260th St., Sturgeon Lake, MN 55783** is requesting a Conditional Use Permit to operate a group home sponsored by the Revival Church, in an area zoned Open. SW OF SE, Section Twelve (12), Township Forty-five (45), Range Twenty-two (22), Aitkin County, Minnesota 56431.

**APPLICATION # 2017-001459**

**Zachary Laursen, 11120 Sumac Ln., Minnetonka, MN 55305,** is requesting an Interim Use Permit to operate a vacation/private home rental, up to 8 occupants, in an area zoned Shoreland (Big Sandy). LOT 87 & PART OF LOT 88 IN DOC 433253, Section Four (4), Township Forty-nine (49), Range Twenty-three (23), Aitkin County, Minnesota 56431.

**APPLICATION# 2017-001504**

**Dougherty Properties LLC, 518 1st Street, Princeton, MN 55371,** is requesting a Conditional Use Permit to operate a 16 unit Recreational Camping Vehicle Park, in an area zoned Shoreland (Mille Lacs). OUTLOT D IN WEALTHWOOD GOLF ESTATES, Section Twenty-one (21), Township Forty-six (46), Range Twenty-six (26), Aitkin County, Minnesota 56431.

**APPLICATION# 2017-001605**





April 21, 2003

ZONING PERMIT APPLICATION

~~APR 22 2003~~

OFFICE USE ONLY	
DATE	5/19/03 APPROVE / DENY
PERMIT #	301380
PARCEL #	316-0-034400
RECEIPT #	<del>301380</del>
CONFORMING SEPTIC	
YES	P# <input type="radio"/> NO <input checked="" type="radio"/> NEW <input type="radio"/>

FULL NAME William Dougherty TELE # \_\_\_\_\_  
 BIRTHDATE & DL # \_\_\_\_\_  
 MAIL ADDRESS \_\_\_\_\_  
 911 ADDRESS \_\_\_\_\_  
 TOWNSHIP Weathwood  
 LEGAL DESCRIPTION SW of NE  
 SECTION 21 TOWNSHIP 45 RANGE 26

(circle) RESIDENTIAL COMMERCIAL ACCESSORY NEW BUILDING ALTERATION  
 BUILDING CONTRACTOR AND LICENSE NUMBER: \_\_\_\_\_  
 SIZE OF ALL BUILDINGS COVERED BY THIS APPLICATION \_\_\_\_\_

COMMENTS: Proposed unit located on parcel  
33 units in an area zoned open  
(Flat) 33 residential lots  
preliminary approval approved by PC

DATA FOR SEWER CONSTRUCTION: INSTALLER \_\_\_\_\_ #BEDROOMS/GPD \_\_\_\_\_

DO NOT WRITE BELOW THIS LINE

ZONING DISTRICT & FLOOD PLAIN

ZONING DISTRICT open  
 LAKE/STREAM/RIVER NAME \_\_\_\_\_  
 LAKE/RIVER ID NUMBER \_\_\_\_\_  
 LAKE/RIVER/STREAM CLASSIF. \_\_\_\_\_  
 PARCEL LOCATED IN FLOOD PLAIN? NA  
 10/100 YR FLOOD ELEVATION \_\_\_\_\_  
 LOWEST FLOOR ELEVATION \_\_\_\_\_  
 ELEV. CERTIFICATE REQUIRED Y \_\_\_\_\_ N \_\_\_\_\_  
 BEFORE CONSTRUCTION Y \_\_\_\_\_ N \_\_\_\_\_  
 AFTER CONSTRUCTION Y \_\_\_\_\_ N \_\_\_\_\_

STRUCTURE SETBACK DISTANCE REQUIREMENTS

(Measure from eaves or overhang)  
 OHW TO LAKE/RIVER/STREAM NA  
 PROPERTY LINE SETBACK 20'  
 SETBACK TO ROAD R-O-W 30' 50' 50'  
 SETBACK TO BLUFF 30'

SEPTIC SYSTEM SETBACK DISTANCES

SETBACK TO STRUCTURES 10' tank 20' DF  
 OHW TO LAKE/RIVER NA  
 PROPERTY LINE SETBACK 10'  
 SETBACK TO ROAD R-O-W 10'

\*\*ATTACH COPY OF ELEVATION CERTIFICATES\*\*

SOIL BORINGS \_\_\_\_\_ SEPTIC DESIGN New GARBAGE DISP/HOT TUB  
 PERK RATES \_\_\_\_\_ DEPTH TO RESTRICTING LAYER \_\_\_\_\_ YES \_\_\_\_\_ NO \_\_\_\_\_  
 MIN. SIZE SEPTIC TANK \_\_\_\_\_ MIN. SIZE PUMP TANK \_\_\_\_\_  
 DRAINFIELD: MINIMUM SQ.FT. \_\_\_\_\_ WITH \_\_\_\_\_ INCHES ROCK BELOW PIPE  
 MOUND: MINIMUM ROCK BED SQ.FT. \_\_\_\_\_ WITH 9 INCHES ROCK BELOW PIPE  
 MIN. UPSLOPE SAND WIDTH \_\_\_\_\_ MIN. DOWNSLOPE SAND WIDTH \_\_\_\_\_ END SAND WIDTHS \_\_\_\_\_  
 RECOMMENDATIONS: \_\_\_\_\_

x Wm. A. Dougherty \$ 2000 Recording \$ 1700.00 - Plat Fee \$ \_\_\_\_\_  
 SIGNATURE APPLICANT/AGENT FEE RECEIVED BY MISSY DATE 5/10/03

EXPIRES IN ONE YEAR

Aitkin County Zoning, Courthouse — AITKIN, MINNESOTA 56431 — Telephone 218/927-7342

**AITKIN COUNTY ZONING**  
**Supplemental Data for Conditional Use Permit**

Permit #
Parcel #

**A. GENERAL DATA**

**NAME OF APPLICANT**

WILLIAM DOUGHERTY

The above named individual, firm or corporation hereby respectfully submits the following supplemental data in support of the preliminary information provided on the accompanying Zoning Permit Application for the purpose of a securing a conditional use permit.

**Name of Contact Person:**

Last

First

M.I.

Day Phone #

Evening Phone #

Dougherty William H.

**B. PROJECT INFORMATION**

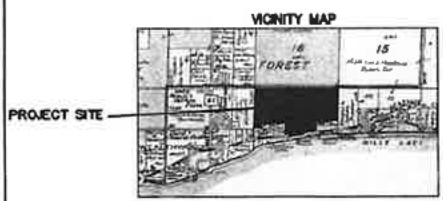
1. Specify the section of the ordinance which applies to this project: SUBDIVISION PLATTEN
2. Brief narrative of this request: PRELIMINARY PLAN OF APPROXIMATELY 302 ACRES CONTAINING 33 RESIDENTIAL LOTS OF 40,000 SQ. FT. OR LARGER
3. Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized:  
SURROUNDING PROPERTY IS RESIDENTIAL. GOLF COURSE CREATES A GREENSPACE BUFFER TO SURROUNDING PROPERTIES.
4. Attach a detailed operation plan.
5. Check all additional supporting documents and data which are being submitted to help explain this project proposal:  
 Sketch plan  Topographic map  Detailed narrative  Operation Plans  
 Engineering plans  Flood proofing plans & specifications  
 Other (specify) \_\_\_\_\_

I hereby certify with my signature that all data on my application forms, plans and specifications are true and correct to the best of my knowledge:

  
Signature of Applicant/Landowner

3/10/03  
Date

# SITE PLAN FOR WEALTHWOOD GOLF ESTATES



PROJECT SITE



DESCRIPTION: PART OF GOVERNMENT LOTS 1-4, AND PART AND PART OF THE NORTH 1/2 OF SECTION 21 TOWNSHIP 42 NORTH, RANGE 25 WEST, ATRON COUNTY, MN.

AREA: 302.8 ACRES

TOTAL LOTS: 33 LOTS - 40,000 SQ.FT. OR LARGER

OWNER/DEVELOPER: WILLIAM DOURNENY 3722 STATE HIGHWAY 18 ATRON, MN 56431-8338

SURVEYOR: WENDIE SMITH HOLDING 3000 INDUSTRIAL PARK ROAD P.O. BOX 2720 BAUMER, MN 56425

DATE: MARCH 7, 2003

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**WIDSETH SMITH NOLTING**

ENGINEERS ARCHITECTS LAND SURVEYORS ENVIRONMENTAL SERVICES

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**WIDSETH  
SMITH  
NOLTING**

# MEMO

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**Date:** March 10, 2003  
**To:** Aitkin County Planning and Zoning  
**From:** Chad M. Conner  
**CC:**  
**Subject:** Wealthwood Golf Estates Soil Borings

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Aitkin County Planning and Zoning,

Attached are the soil boring sheets provided by Greg Westerlund. Please note that the lot numbers on these sheets may not correspond to the preliminary plat as submitted. I have also attached a copy of the drawing used by Greg Westerlund showing the location and corresponding lot numbers for each soil boring.

Nancy Eddy	Kathy Galliger	Bill Renstrom	Mike Murphy
Yes	Yes, with conditions	Yes	Absent

The chair called for a second. Bill Renstrom supported the motion.

The chair called the question. Motion carried unanimously **3.0 to approve with 11 conditions.**

1. **Must comply with all Local, State and Federal regulations that pertain to this type of operation.**
2. **Must comply with the Wetland Conservation Act.**
3. **Must obtain and comply with the General National Pollutant Discharge Elimination System (NPDES) Permit.**
4. **Must obtain the General NPDES Permit prior to any land disturbing activities.**
5. **Work with the Aitkin County Soil and Water Conservation District (SWCD) for determination of the buffer width around the ponds.**
6. **Submit and obtain approval from the Aitkin County SWCD for a sedimentation and erosion control plan prior to any land disturbing activities.**
7. **Disturbed areas must be seeded and mulched as temporary measures to control erosion.**
8. **Submit a golf course turf management plan prior to obtaining permit for the clubhouse. Turf management plan to identify rates, methods of application and best management practices that will minimize runoff and water pollution for each chemical used.**
9. **Must establish an improved fence that will encompass the cemetery including the graves that now are on the periphery. A 50 foot buffer strip and structural setback distance must be maintained from the fence.**
10. **Obtain and comply with all requirements of the Minnesota Department of Transportation.**
11. **Comply with all Aitkin County Food, Beverage and Lodging requirements.**

Mr. Dougherty signed the Notice of Decision.

#### **ELECTION OF OFFICERS:**

Terry Neff called for a motion to appoint a chairperson. Kathy Galliger moved to appoint Jane Grimsbo-Jewett chairperson for the year 2002. Bill Renstrom supported the motion. Terry Neff called the question. Motion carried unanimously **3.0 to appoint Jane Grimsbo-Jewett chairperson.**

The chair called for a motion to appoint a vice-chair. Bill Renstrom moved to appoint Kathy Galliger vice-chair for the year 2002. Nancy Eddy supported the motion. The chair called the question. Motion carried unanimously **3.0 to appoint Kathy Galliger vice-chair.**