

Call to Order: 7:00 P.M. By Board Chair, Janet Aldrich.

Attendance:

Bob Moses - Present

Chair-Janet Aldrich - Present

James Proffitt – Present

Mary Simon - Absent

Brian Bush - Present

Kris Walker - Present

Secretary-Dennis Hisle - Present

Stacey Cox - Present

Others in Attendance: Legal Counsel, Camille Johnston and Planning & Zoning Admin, Stacy Wolfe.

Minute Approval: Regular Meeting - December 2, 2024 Stacey Cox moved to approve the minutes as presented. Brian Bush seconded. Vote: 6 Yea – 0 Nay

Minute Approval: Special Meeting - December 9, 2024 Dennis Hisle moved to approve the minutes as presented. Bob Moses seconded. Vote: 6 Yea – 0 Nay

1. Conditional Use Application – Cabin Rental (1-6-25 Meeting postponed due to weather)

Property Owner(s): Peter & Kimberly Freund

Location: West side of Hwy B, approximately .25 miles north of E 192nd St, Richmond (S33-T54-R27)

Explanation: Requesting a Conditional Use Permit for Cabin Rentals: Will utilize approximately 4.5 acres of 107-acre parcel for 4 bunkhouse style cabins to provide a Christian faith-based setting for individuals and group fellowship.

Peter Freund and his wife Kim purchased 107 acres so they could homestead. Freund's have worked in areas of hospitality, church camps, they currently teach at a Christian school. Their vision is to have a place for groups (father-son, mother-daughter, church groups, school groups....) to come and have intentional time to disconnect and get away from the daily grind and have fellowship with one another. The number of guests at a time would be 20 to 30, generally during the warmer months. Weekends are based on some type of activity or craft, shared meals, prayer liturgy. Cabins will have septic and off-grid solar for electricity. Duration of stay is 2 nights with an average of 80 nights a year. Do not plan to advertise and use as open rentals. Uses will be faith based centered around the vision that aligns with Freund's business outline.

James Proffitt asked what makes people want to come do this? Get away from the rat race, distraction from cell phones, social media, etc.

General Concerns:

- Strangers wondering on to adjoining properties
- Increased traffic
- Disturbed hunting areas
- Property line issues
- Noise

Brian Bush reiterated cabin rentals are for faith-based activities that will be taking place on site.

Freund stated there will be 4 units, 7 people per unit. There will be no motorized activities through the cabin rentals. Cabin setback according to P & Z Regs are minimum of 50 feet from the property line, area where cabins are planned is approximately 1/4 mile from any surrounding residence. Freund already has a surveyor scheduled to confirm property lines.

Bob Moses moved to approve the CUP for cabin rentals. Dennis Hisle seconded. Vote 6 Yea – 0 Nay

Wolfe asked if the Board wished to add any extra conditions. Bob Moses feels their outline is very specific and there are guidelines in the book as well.

2. **Creekside Corner – 2 Lot plat**

Property Owner(s): Jeff McFadden

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: Appr .75 miles north of Bus Hwy 10 on the east side of Saint Cloud Rd, south of W 112th St (S23 & S26, T52-R28).

Explanation: Dividing 17 acres of vacant land into 2-lots, Lot 1 = 3.00 acres and Lot 2 = 13.82 acres

Brian Bush moved to approve the 2-lot plat. Kris Walker seconded. Vote 6 Yea – 0 Nay

• **Creekside Corner – Rezoning Lots 1 & 2**

Lot 1 = 3.00 acres – rezone to R-1A (low density residential) and Lot 2 = 13.82 acres – rezone to R-1 (rural residential)

Brian Bush moved to approve the rezoning of Lot 1 to R-1A and Lot 2 to R-1. Stacey Cox seconded. Vote 6 Yea – 0 Nay

3. **Timber Topia – 2 Lot plat**

Property Owner(s): Mitch & Phyllis Muder

Surveyor / Representative: Tom Sisco, Sisco Land Surveying

Location: Appr .50 mile north of Hwy Y / W 160th intersection on the east side of King Rd, Lawson (S20-T53-R26)

Explanation: Dividing 34.72 acres into 2 lots. Lot 1 = 15.11 acres with house and outbuildings and Lot 2 = 19.61 acres vacant land.

Dennis Hisle moved to approve the 2-lot plat. Stacey Cox seconded. Vote 6 Yea – 0 Nay

• **Timber Topia – Rezoning Lot 1**

Lot 1 = 15.11 acres – rezone to R-1 (rural residential)

4. **Adjourn – 7:31 p.m.**



Janet Aldrich, Board Chair Date

 3-3-25

Submitted By Stacy Wolfe Date