

AGENDA

**THE AITKIN COUNTY PLANNING COMMISSION WILL ASSEMBLE FOR A HEARING ON
FEBRUARY 26, 2024 AT 4:00 P.M.
IN THE BOARD ROOM OF THE AITKIN COUNTY GOVERNMENT CENTER (THIRD FLOOR)
307 SECOND STREET NW, AITKIN, MINNESOTA 56431
THE FOLLOWING ITEMS WILL BE REVIEWED:**

- 1. Call the meeting to order.**
- 2. Roll call.**
- 3. Approve of Agenda.**

NEW BUSINESS:

4. Michael Hagel, 7694 Stevens Road, Onamia, MN 56359, Conditional Use Permit #46799C was granted on April 18, 2022 for a commercial planned unit development consisting of a 22 unit campground with 18 conditions. The Planning Commission will consider the applicant's request for amendment to condition #3: "In order to ensure public safety, it is paramount for 328th Place that the Applicant work with Fleming Township, in consultation with the County Engineer and Emergency Service Providers, to accommodate and ensure standards for emergency vehicles to traverse the road are met. Any and all designated permanent road improvements within the next two (2) years must be at Applicant's expense, so as to not increase the burden on the public taxpayers.", amendment to condition #4: "CUP is approved for 22 Recreational Camping Vehicle Sites with no more than 22 permanent overnight mooring sites, which is in accordance with Section 7.84(4) in the Shoreland Management Ordinance.", amendment to condition #7: " No additional impervious surfaces shall be constructed or added beyond the approved application, and Applicant must ensure that a 16.5 feet vegetative buffer is continuously maintained on each side of State Ditch 66.", amendment to condition #8: "328th Place is a publicly dedicated road, and the Applicant shall ensure that proper vacation and relocation of road right-of-way is made within limits of the Applicant's property.", and amendment to condition #16: "If unable to obtain written permission from neighbor, must re-locate proposed mooring site 1-12 in order to prevent crossing neighbor's line of sight and property line if the line was extended into the lake".

(SE OF SW) LOT 5 LESS ROAD IN DOC 471183, SECTION SEVENTEEN (17), TOWNSHIP FORTY-EIGHT (48), RANGE TWENTY-FIVE (25), Aitkin County, Minnesota.

APP# 2024-000207

5. Michael Hagel, 7694 Stevens Road, Onamia, MN 56359 Conditional Use Permit #46799C was granted on April 18, 2022 for a commercial planned unit development consisting of a 22 unit campground with 18 conditions. The applicant requests a Conditional Use Permit to add nine camping sites in Tier 2 to accommodate dependent camping, along with the future construction of a toilet/shower facility, a children's playground, a volleyball court, a fenced dog park, and planting of new vegetation, in an area zoned Shoreland (Gun Lake). (SE OF SW) LOT 5 LESS ROAD IN DOC 471183, SECTION SEVENTEEN (17), TOWNSHIP FORTY-EIGHT (48), RANGE TWENTY-FIVE (25), Aitkin County, Minnesota.

APP# 2024-000050

- 6. Approval of Minutes, JANUARY 22, 2024 Planning Commission Meeting.**
- 7. Adjourn.**

AITKIN COUNTY ZONING

For more information, contact Planning & Zoning at 218-927-7342 or aitkinpz@co.aitkin.mn.us

NOTICE OF HEARING

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APPLICATION # 2024-000207

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APPLICATION# 2024-000050

AITKIN COUNTY ZONING



Conditional Use *(not specified below) App. # App-2024-000207, UID # 209774
App. Status: Pending Review

Meeting date: 2/26/24
Application date: 1/25/24
60 day: 3/24/24

Aitkin County Planning & Zoning / Environmental Services
307 2nd Street NW, Room 219
Aitkin, MN 56431
Phone: 218-927-7342
Fax: 218-927-4372
Email: aitkinpz@co.aitkin.mn.us

Contact Information

Are you the property owner?	<u>Yes</u>
If we have questions on the application who should we contact?	Name: Mike Hagel Phone: (218) 242 - 1013 Email Address: gunlakefamilycampground@gmail.com Mailing Address: 7694 Stevens Road Onamia MN 56359

Project Location

Property:	Property Location			Legal Description			Property Attributes		Owner Information	Tax Payer Information
	Parcel Number	Property Address	Township or City Name	Legal Description	Plat Name	Section-Township-Range	Lake Class	Lake Name	Owner Name(s)	Taxpayer Name(s)
	08-0-027400	43016 328TH PL PALISADE MN 56469	FLEMING TWP	(SE OF SW) LOT 5 LESS ROAD IN DOC 471183		S:17 T:48 R:25	RD	GUN LAKE	HAGEL, JENNIFER & MICHAEL	HAGEL, JENNIFER & MICHAEL
Driving directions to the property from Aitkin:	Go 7.9 miles North on Hwy 169, turn right on MN 210 E and go 3.1, turn left on 328th Ave (T-78) and go 2 miles, take a slight right on 328th Place, then go 0.3 miles to 43016.									

Brief Narrative

Brief Narrative:	See Attached
If you have already prepared a narrative, please attach it here:	File 1: Amendment_Narrative_1-19-24.docx
Please give a detailed explanation on why and how this proposal is meeting the Comprehensive Land Use Plan:	Our proposed use (camping) is an allowable activity on a recreational development lake. It will ". . . Encourage the continuation of a viable family resort and camping industry as part of the County recreation base." as stated on page 22 of the 2000 Aitkin County Comprehensive Land Use Management Plan.
How will this proposal be compatible with existing land uses?	Our proposal is to amend our C.U.P. for our existing campground. Its use is compatible with adjacent property use (seasonal cabins) and is consistent with other campground uses in the area.
Is this proposal meeting the Findings of Fact?	<u>Yes</u>

Detailed Operational Plan

Detailed Operational Plan:	See Attached
If you have already prepared a detailed operational plan, please attach it here:	File 1: Amendment_Business_Plan_1-19-24.docx

A Scaled Drawing

Attach Scaled Drawing:	File 1: Plans_1-19-24.pdf
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Septic Compliance

Is there an existing septic system on the property?	<u>Yes</u>
If you answered Yes, please attach one of the following: - A current compliance inspection on the existing septic system. - A design for a new/replacement septic system.	File 1: Certificate_of_Installation_-_Sewer.pdf

Property Deed

Please attach the property deed(s):	File 1: Deed.pdf
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Terms

Conditional Use Terms & Conditions

The landowner or authorized agent hereby certifies that to the best of their knowledge the application and supporting documents are a factual representation of the proposed project. The landowner or authorized agent agrees that, in making application, the landowner grants permission to Aitkin County, at reasonable times, to enter the property to determine compliance of the application with applicable Local, County or State Ordinances or Statutes. It is the applicant's responsibility to contact other Local, County or State agencies to ensure the applicant has complied with all relevant Local, County or State Ordinances or Statutes.

Submittal of the above materials does not always constitute a complete application. Other information may be necessary to complete the application based on the type of request and onsite inspection.

The landowner or authorized agent may make application for a Conditional Use permit agreeing to do such work in accordance with all Aitkin County Ordinances. The landowner or authorized agent agrees that the application, site plan, and all other attachments submitted herewith are true and accurate and shall become a part of the permit. The landowner or authorized agent agrees that, in making application for a Conditional Use permit, the landowner grants permission to Aitkin County, at reasonable times, to enter the property to determine compliance of the application with applicable Local, County or State Ordinances or Statutes. It is the applicants sole responsibility to contact other Local, County or State agencies to ensure the applicant has complied with all relevant Local, County or State Ordinances or Statutes.

All corners of the proposed structure(s) need to be staked with visible flags, ribbon, or lathes prior to onsite inspection by Aitkin County.

Conditional Use Permit fees are non-refundable if denied or approved.

I acknowledge that by submitting this application, the application and its attachments are public information.

Invoice #59313 (01/25/2024) Expected Payment Method: Check to be mailed

Charge	Cost	Quantity	Total
Conditional Use Application Fee added 01/25/2024 9:15 PM \$650 Flat Fee	\$650.00	x 1	\$650.00
Recording Fee added 01/25/2024 9:15 PM \$46 Flat Fee	\$46.00	x 1	\$46.00
Grand Total			
		Total	\$696.00
		Due	\$696.00

Approvals

Approval	Signature
Applicant	Mike Hagel - 01/25/2024 9:15 PM 46ff366278a6a7b424afdce249bf025d 5fd5011beef3e05dc30ced940f1e0883
#1 Admin	Shannon Wiebusch - 01/26/2024 8:10 AM 95b7c971bb55a5f208ae9ce7244bd211 e5566d2fc9ddb49195fad9e740c8fbc5
#2 Planning Commission	

Public Notes

Text:	<p>To be heard at February 26 Planning Commission meeting.</p> <p>Request for amendments.</p>
File(s):	<div style="border: 1px dashed black; height: 20px; width: 400px;"></div>

Admin Staff

Date the application was complete:	<input type="text" value="01/26/2024"/>
This review has been started by:	<input type="text" value="Shannon Wiebusch"/>
Zoning District of project location:	<input type="text" value="Shoreland"/>
Project located in the floodplain?	<input type="text" value="No"/>
Is the parcel a Lot of Record before 1-21-92 or have alternate sites been identified?	<input type="text" value="Yes"/>

Is this an after-the-fact application?	No ▼
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Print View



Originally our property was a part of the David and Marilyn Ruud farm. They used the west side of 328th Place for a livestock pasture and planted the East side, the lake-side, with Christmas trees. As time went on their farm got busy, the trees grew tightly together and eventually were too tall to harvest. So, they decided to try and lot-off the property and sell the lots as part of their retirement. As it turned out, they waited too long and due to some zoning ordinance changes it was no longer possible to subdivide the land. In an effort to keep the land in the family, they decided to give it to their daughter and son-in-law, Jenn and Mike Hagel.

As a family, camping has always been a big part of our lives so it became a dream of ours to build a campground on the lakeshore. In June of 2022, our oldest daughter Megan was home on leave from the Army. She approached us on making our campground dream a reality.

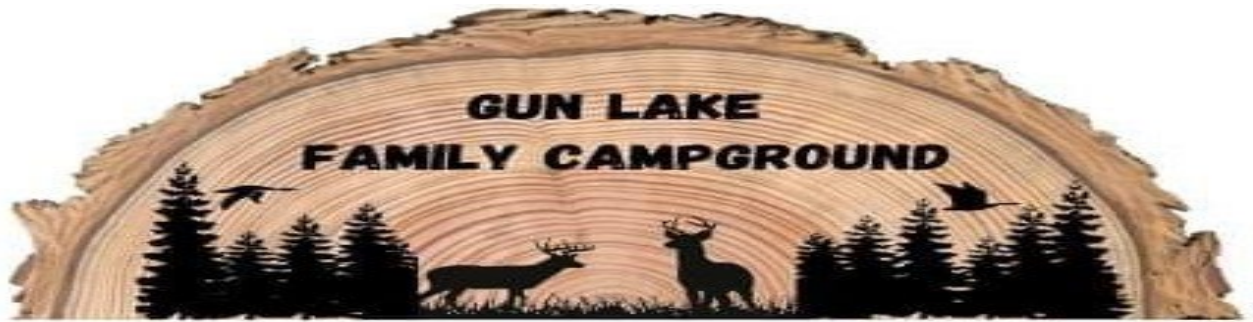
Our goal has always been to share this amazing place with families like our own. People who want to enjoy the outdoors in a safe and fun way. We've had guests come from far and wide to experience all that the Gun Lake area has to offer.

It's difficult to pinpoint our most important features: our towering pine trees, the beautiful lake, the incredible sunsets, or the empowering community surrounding us.

One item we overlooked in our initial Conditional Use Permit was to allow our guests the ability to build small decks and sheds on their lots. Condition 7 states, "No additional impervious surfaces shall be constructed or added beyond the approved application . . ." In meeting with the Aitkin County Planning and Zoning we have determined that we need to amend our Conditional Use Permit to allow for additional impervious surfaces. Several recently approved Conditional Use Permits do not have the same restrictions as ours. We would like to amend our permit to align with other campgrounds in Aitkin County that allow for increases of Impervious surfaces up to the maximum of 25% impervious surface coverage. The decks and sheds would still need to be permitted with Aitkin County. Our current impervious surface coverage in tier 1 is only 15.29%. We do not anticipate our impervious coverage to increase by more than a percent or two with the addition of a few decks and sheds.

Condition 8, in regards to 328th Place being vacated and relocated, has been completed with Fleming Township and recorded with Aitkin County and no longer needs to be listed as a condition of our C.U.P.

Condition 16, in regards to the placement of our dock(s) has been met by relocating the dock (mooring sites 1-12) to the North of the initial proposed location on the approved scale drawing for our C.U.P. See the attached scale drawing for the current dock placement. The dock for mooring sites 13-22 has not been installed, but will be located to the North of the other dock when needed. The exact location will be determined in conjunction with planning and zoning staff and the DNR. Thus, Condition 16 is no longer required.



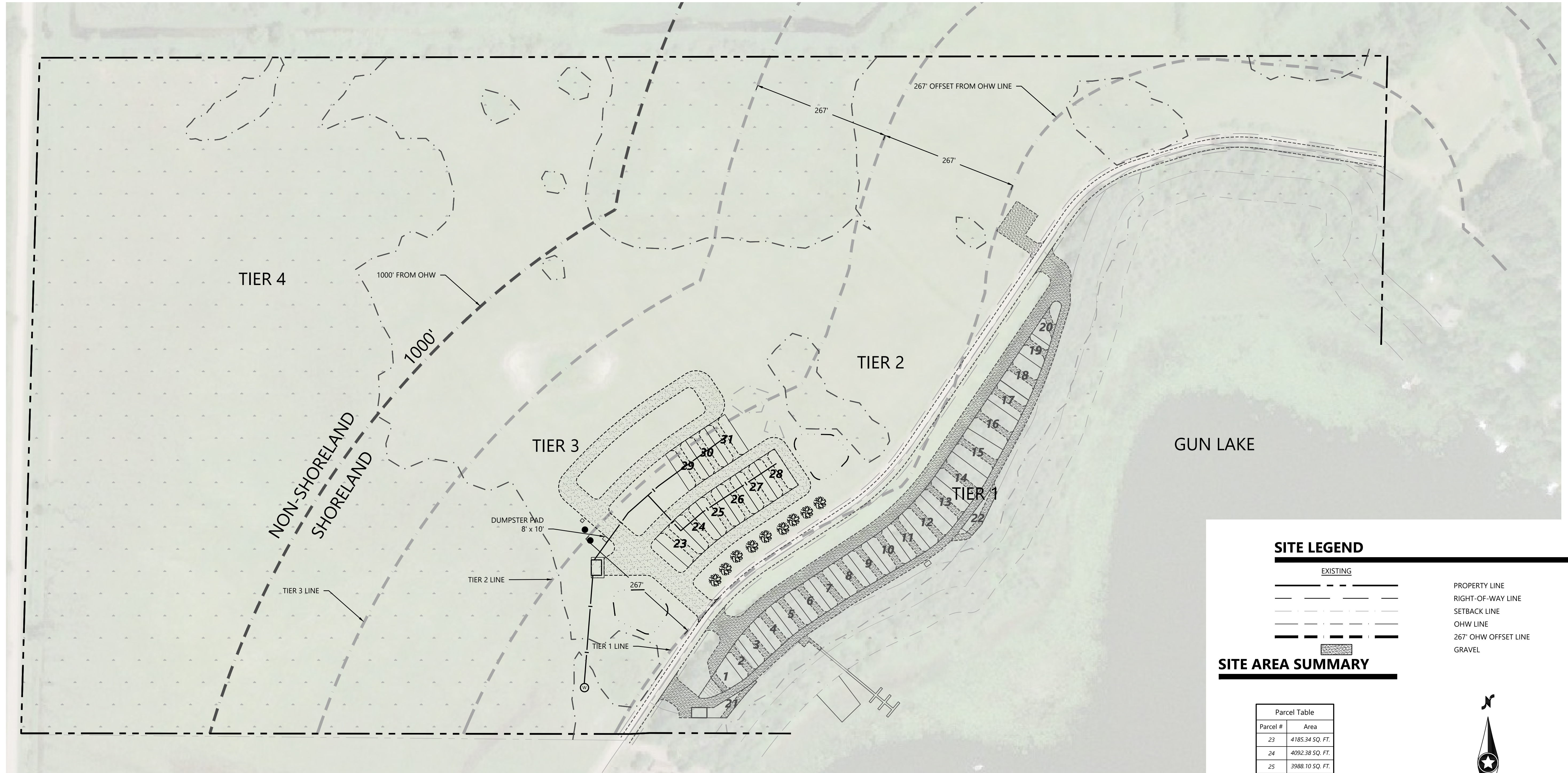
Business Plan

The Gun Lake Family Campground is a family owned and operated recreational vehicle campground located on the western shore of Gun Lake in central Minnesota. The partners in ownership are Michael (Mike), Jennifer (Jenn), and Megan Hagel. The office is located at 43016 328th PL Palisade, MN 56469. Megan resides on property in close proximity to the campground and will be responsible for keeping watch of the property during non-office hours.

Our campground opened on May 18, 2023 with a total of 22 independent sites in the pine trees on the lake side of 328th Place. Each site has a minimum of 2,000 square feet, with many significantly larger, and include water, sewer, and a 100-amp metered electrical service with 50/30/20-amp connections. Individual sites can be rented daily, weekly, monthly, or seasonally. The campground is open to the public as no membership is required. Our season runs from May 1 to October 31 and has on-site management 7 days a week. Campers in good standing that purchase a seasonal site will be allowed to leave their camper on their site for the entire year. Please note, no public overnight camping will be allowed outside of the current year/season dates.

Amenities provided with a paid site include: wireless internet (2024), a fire ring, garbage service, a shared dock, kayaks, paddle boards, a canoe, an additional vehicle/trailer parking area, and a store stocked with all the camping essentials.

Future plans may include: a sanitary building/storm shelter, a playground, a gazebo/cooking shelter, sand-volleyball court(s), a basketball court, a pool/splash pad, a fish cleaning building, and a fenced dog park.

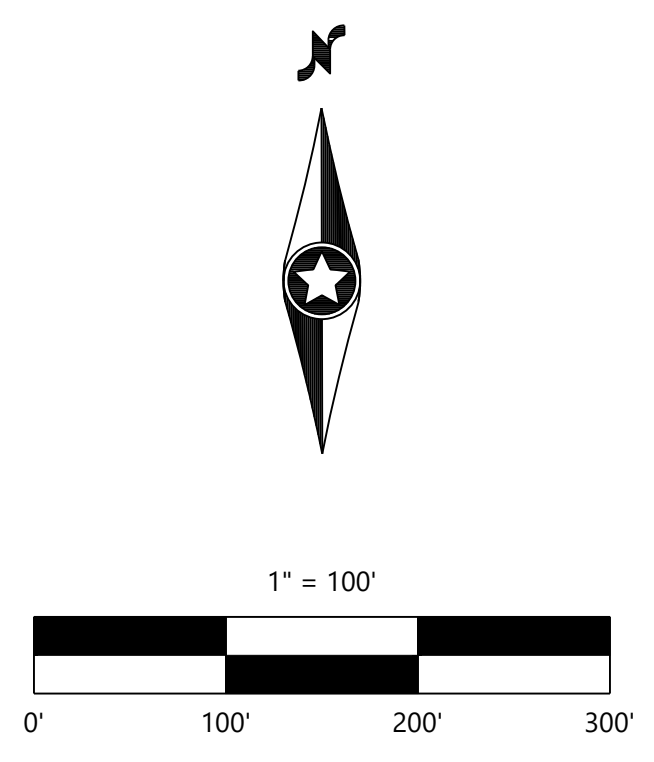


SITE LEGEND

- EXISTING
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- OHW LINE
- 267' OHW OFFSET LINE
- GRAVEL

SITE AREA SUMMARY

Parcel #	Area
23	4185.34 SQ. FT.
24	4092.38 SQ. FT.
25	3988.10 SQ. FT.
26	3739.17 SQ. FT.
27	3740.00 SQ. FT.
28	4080.00 SQ. FT.
29	4084.76 SQ. FT.
30	3738.85 SQ. FT.
31	4080.00 SQ. FT.



TIER	GROSS AREA	UNSUITABLE AREA (WETLAND & ROW)	SUITABLE AREA	BASE DENSITY (.028 * SUITABLE)	NUMBER OF UNITS ALLOWED (BASE DENSITY / 400)	NUMBER OF UNITS PROPOSED
1	555,801 SF	230,751 SF	325,050 SF	9,101	22.75	22 EXISTING
2	464,830 SF	94,309 SF	370,521 SF	10,374	25.94	9
3	441,171 SF	224,193 SF	216,978 SF	6,075	15.18	0
4	1,331,478 SF	1,015,263 SF	316,215 SF	8,854	22.14	0
TOTAL	2,793,280 SF	1,564,516 SF	1,228,764 SF	34,404	86.01	31

DESIGNED: BCW
 CHECKED: BCW
 DRAWN: CAW
 HORIZONTAL SCALE: 100.000014"
 VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: XX/XX/XX
 REVISIONS:
 △
 △
 △
 △
 △

PREPARED FOR:

MIKE HAGEL
 7694 STEVENS RD.
 ONAMIA, MN 56359

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

BRAD C. WILKENING
 DATE: 01/19/2024 LICENSE NO. 26908

GUN LAKE FAMILY CAMPGROUND EXPANSION
 PALISADE, MINNESOTA

Westwood
 Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
 Fax (320) 358-2001 Sartell, MN 56377
 Toll Free (800) 270-9495 westwoodsps.com
 Westwood Professional Services, Inc.

AREA EXHIBIT

SHEET NUMBER:

1 OF 3

PROJECT NUMBER: 0034861.01 DATE: 01/19/2024

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SITE LEGEND

	EXISTING		PROPERTY LINE
	RIGHT-OF-WAY LINE		SETBACK LINE
	TIER 1 BOUNDARY		CAMPSITE CALCULATION LIMITS
	GRAVEL		OPEN SPACE

PROJECT NOTES

- THE PROPOSED SEPTIC SEWER SYSTEM INDICATED ON THIS PLAN HAS BEEN DESIGNED BY R&R SEPTIC (L2846). SANITARY SEWER WILL BE DESIGNED TO GRAVITY DRAIN INTO TWO 1,500 GALLON HOLDING TANK.
- OWNER WILL CONTRACT WITH TIMBER LAKES SEPTIC SERVICE FOR REGULAR TANK PUMPING.
- WATER DISTRIBUTION SYSTEM WILL BE DESIGNED AND INSTALLED BY GOEBEL PLUMBING AND SERVICE INC (PM063038).
- FISH-IN ELECTRIC LLC WILL INSTALL THE ELECTRICAL SERVICE TO THE SANITARY BUILDING AND THE PEDESTALS TO THE SITES.
- SWPPP AND STORMWATER PERMIT WILL FOLLOW CUP APPROVAL

IMPERVIOUS CALCULATIONS

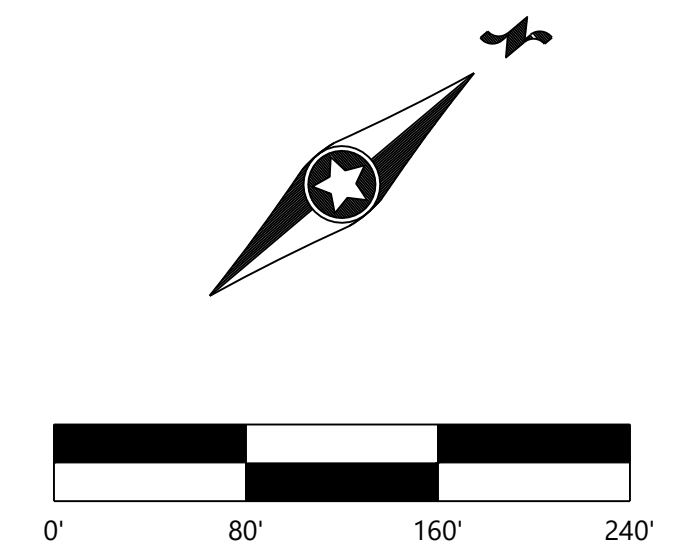
	TIER 1	TIER 2	TIER 3	TOTAL
• TIER AREA:	555,801 SF	464,830 SF	441,171 SF	1,461,802 SF
• RIGHT OF WAY IN TIER:	52,127 SF	13,930 SF	0 SF	66,057 SF
• TIER AREA (EXCLUDING ROW):	503,674 SF	450,900 SF	441,171 SF	1,395,745 SF
• CAMPGROUND GRAVEL SURFACING:	75,690 SF	31,310 SF	22,215 SF	129,215 SF
• STRUCTURE DUMPSTER IMPERVIOUS:	784 SF	80 SF	0 SF	864 SF
• SANITARY IMPERVIOUS:	528 SF	978 SF	102 SF	1,608 SF
• TOTAL IMPERVIOUS:	77,002 SF	32,368 SF	22,317 SF	131,687 SF
• IMPERVIOUS RATIO (EXCLUDING ROW):	15.29%	7.18%	5.06%	9.43%

CAMPSITE CALCULATIONS (TIERS 2 & 3)

	TIER 1	TIERS 2 & 3	TOTAL
• CAMPSITE AREA:	502,744 SF	890,436 SF	1,393,180 SF
• OPEN SPACE (HATCHED):	338,269 SF	797,449 SF	1,135,718 SF
• OPEN SPACE RATIO:	67.28%	89.56%	81.52%
• UPLAND OPEN SPACE:	161,009 SF	497,270 SF	718,279 SF
• NON-UPLAND OPEN SPACE WETLAND:	177,260 SF	300,179 SF	417,439 SF
• UPLAND OPEN SPACE (RATIO):	47.60%	62.36%	63.24%

STORMWATER NOTES

- STORMWATER BASIN SIZED FOR 1 INCH RUNOFF FROM NEW IMPERVIOUS



DESIGNED:	BCW
CHECKED:	BCW
DRAWN:	CAW
HORIZONTAL SCALE:	80.000002'
VERTICAL SCALE:	

INITIAL ISSUE:	XX/XX/XX
REVISIONS:	

PREPARED FOR:
MIKE HAGEL
 7694 STEVENS RD.
 ONAMIA, MN 56359

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
 BRAD C. WILKENING
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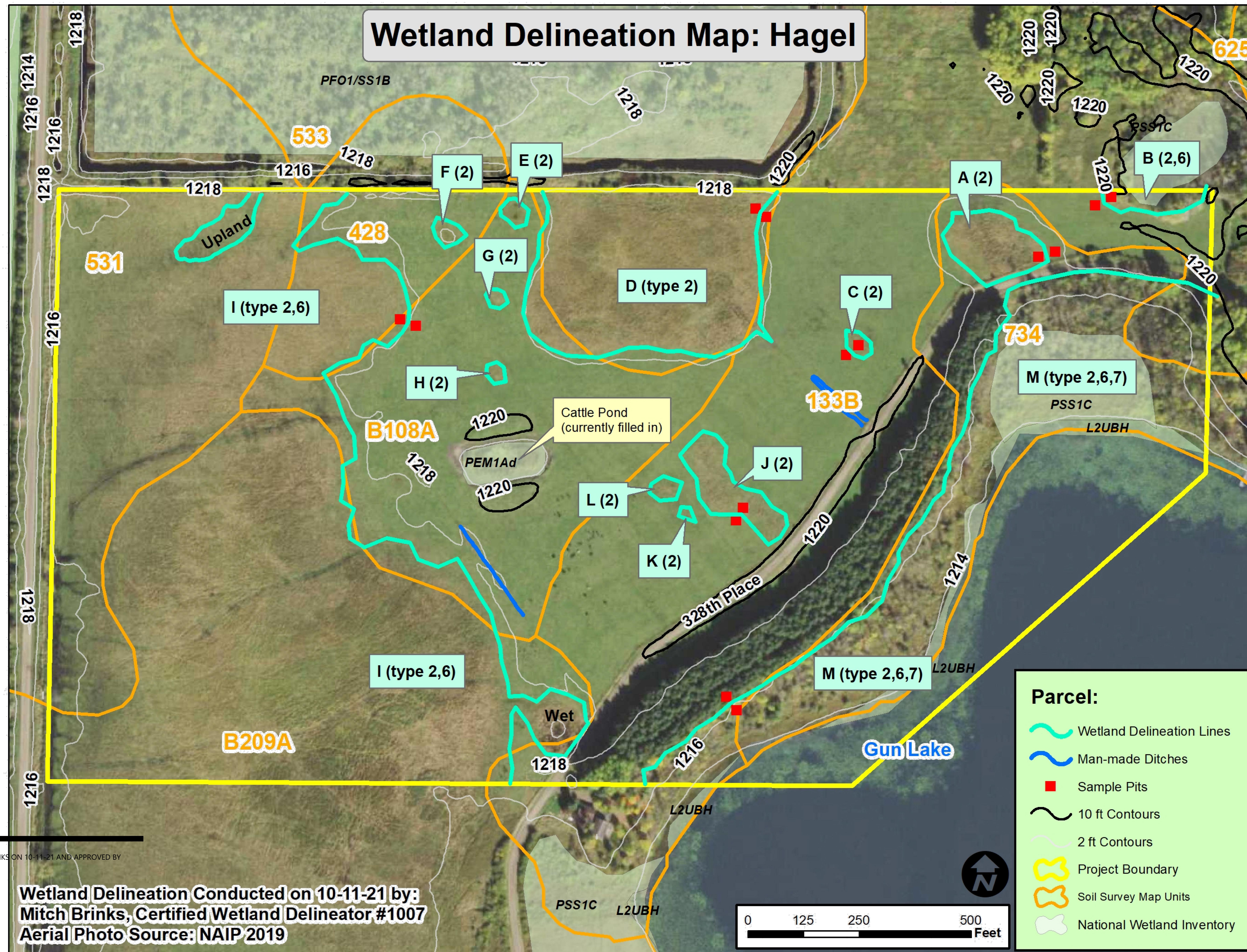
GUN LAKE FAMILY CAMPGROUND EXPANSION
 PALISADE, MINNESOTA

Westwood
 Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
 Fax (320) 358-2001 Sartell, MN 56377
 Toll Free (800) 270-9495 westwoodps.com
 Westwood Professional Services, Inc.

SITE EXHIBIT
 PROJECT NUMBER: 0034861.01

SHEET NUMBER:
2 OF **3**
 DATE: 01/19/2024

GUN LAKE FAMILY CAMPGROUND EXPANSION



WETLAND NOTES

1. WETLAND DELINEATION CONDUCTED BY MITCH BRINKS ON 10-11-21 AND APPROVED BY AITKIN COUNTY ON 11-02-21.

Wetland Delineation Conducted on 10-11-21 by:
Mitch Brinks, Certified Wetland Delineator #1007
Aerial Photo Source: NAIP 2019

Parcel:

- Wetland Delineation Lines
- Man-made Ditches
- Sample Pits
- 10 ft Contours
- 2 ft Contours
- Project Boundary
- Soil Survey Map Units
- National Wetland Inventory



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GUN LAKE FAMILY CAMPGROUND EXPANSION

DESIGNED:	BCW	INITIAL ISSUE:	XX/XX/XX
CHECKED:	BCW	REVISIONS:	
DRAWN:	CAW		
HORIZONTAL SCALE:	60'		
VERTICAL SCALE:			

PREPARED FOR:

MIKE HAGEL
7694 STEVENS RD.
ONAMIA, MN 56359

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

BRAD C. WILKENING
DATE: 01/19/2024 LICENSE NO. 26908

GUN LAKE FAMILY CAMPGROUND EXPANSION
PALISADE, MINNESOTA

Westwood
Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

WETLAND EXHIBIT

SHEET NUMBER:
3 OF **3**

DATE: 01/19/2024

PROJECT NUMBER: 0034861.01

AITKIN COUNTY
CERTIFICATE OF INSTALLATION/~~NOTICE OF NONCOMPLIANCE~~

This certificate of installation/~~notice of noncompliance~~ has been issued this 20th day of October, 2022 to certify compliance/~~noncompliance~~ with Aitkin County's Subsurface Sewage Treatment System Ordinance.

The premises covered by this certificate are legally described as: _____
(SE OF SW) LOT 5 LESS ROAD IN DOC 471183

Section 17 Township 48 Range 25 Lake Gun Lake
PERMIT NO. 46845 Owner Name Jennifer & Michael Hagel
Address 43016 328th Pl, Palisade, MN 56469
Installer Name _____ R & R Septic L2846
Type of System Inspected _____ 8 Type 2 Holding Tanks
Parcel Number 08-0-027400

The certificate of installation/~~notice of noncompliance~~ was based on No 1 of the following:

- 1) Inspection of the installation or construction as in accordance with the above referenced permit and application design.

- 2) Review of as-built plans submitted in accordance with Subdivision 9.2 D of Aitkin County's Subsurface Sewage Treatment System Ordinance.

If the above permitted subsurface sewage treatment system is in noncompliance with Aitkin County's Subsurface Sewage Treatment System Ordinance, then the following shall serve as a Notice of Violation:

- 1) Statement of the findings of fact through inspections or investigations:

- 2) List of specific violations of Ordinance: _____

- 3) Requirements for correction or removal of violations: _____

- 4) Time schedule for compliance: _____

Failure to correct or remove the above violation(s) will result in this matter being turned over to the Aitkin County Attorney's Office for further legal action, which may result in revocation of licenses or registrations, fines and/or imprisonment.

INSPECTOR SIGNATURE Bryan Hargrave

SUBSURFACE SEWAGE TREATMENT SYSTEM INSPECTION FORM
AITKIN COUNTY, MINNESOTA

Township Fleming Date of Inspection 10/20/2022 App. Number 2022-8753
46845
Owner Jennifer + Michael Haged Parcel Number 08-0-027400
Project Address 43016 328th Pl. Installer R+R Septic L2846
City Palisade Zip Code 56469 TZ HT

New Repair

SETBACKS:

Buildings to tank(s) No buildings
Buildings to drainfield —
Well(s) 50' or 100' —
Lake/Creek/Wetland —

SEPTIC TANKS: New Existing

Number of tanks installed 8
Liquid capacity and type 1500 gal.
Type of baffle Plastic

Inspection pipes —

Manholes size 24"

Manhole to grade Yes No

PUMPS: New Existing

Tank capacity and type —
Pump manufacturer & model # —
Horsepower & GPM —
Feet of head —
Gallons per cycle —
Size of discharge line —
Type & location of alarm Manual pop-up
Water meter —

DIST. or DROP BOX & TYPE —

TRENCHES, BEDS, OR GRAVELLESS LEACHFIELD:

Trench/Bed depth —
Trench/Bed length —
Trench/Bed bottom width —
Trench spacing —
Drainfield rock below pipe —
Size of gravelless pipe —
Depth of backfill —
Absorption area: square feet —
lineal feet —

MOUNDS:

Percent slope —
Upslope sand width —
Downslope sand width —
Sideslope sand width —
Drainfield rock below pipe —
Depth of sand below rock —
Perforation size & spacing —
Pipe size & spacing —
Dimensions of rock bed —
Dimensions of sand base —
Final cover —

DRAWING OF SYSTEM: (include soils)

Inspector's Comments: Pipes not in yet. Piping to be inspected by State.

Inspector's Signature Bryan Hargrave Installer's Signature —

NO DELINQUENT TAXES AND TRANSFER ENTERED
THIS 16 DAY OF Jan 2020
CERTIFICATE OF REAL ESTATE VALUE
() FILED - CRV# _____ (✓) NOT REQUIRED

Kirk Pysar

AITKIN COUNTY AUDITOR

Elizabeth Harmon

DEPUTY



A455209

Office of the County Recorder
Aitkin County, Minnesota

I HEREBY CERTIFY THE WITHIN INSTRUMENT WAS
FILED, AND/OR RECORDED ON 1/16/2020 9:00 AM

PACKAGE: 64896

REC FEE: \$46.00

Michael T. Moriarty, Aitkin County Recorder

^{M/D}₁₈₉₄ Miller/Davis Company - millerdavis.com

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.3.1 (2016)

eCRV number: _____

DEED TAX DUE: \$1.65

DATE: January 14, 2020

FOR VALUABLE CONSIDERATION, David E. Ruud and Marilyn A. Ruud, a married couple

(“Grantor”), hereby conveys and quitclaims to Jennifer Hagel and Michael Hagel

_____ (“Grantee”), as

(Check only one box) Tenants in Common Joint Tenants (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)

real property in Aitkin County, Minnesota, legally described as follows:

→ Government Lot Five (5) of Section Seventeen (17), Township Forty-eight (48), Range Twenty-five (25); subject to mineral reservations, easements, zoning ordinances, and restrictions of record.

Consideration is less than \$500.00.

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

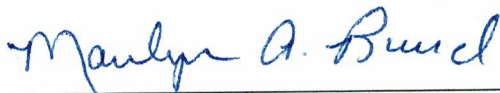
Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed.
(If electronically filed, insert WDC number: _____.)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor



David E. Ruud




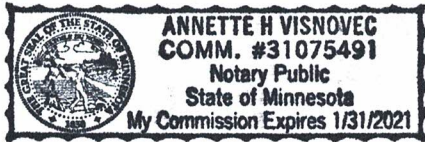
Marilyn A. Ruud

State of Minnesota, County of Aitkin

This instrument was acknowledged before me on January 14, 2020, by David E. Ruud and Marilyn A. Ruud, a married couple

(Stamp)


Annette H. Visnovec



Title (and Rank): Notary Public

My commission expires: 01/31/2021

THIS INSTRUMENT WAS DRAFTED BY:
Heinrich A. Brucker (ID# 025695X)
Ryan, Brucker & Kalis, Ltd.
201 Minnesota Avenue N.
P.O. Box 388
Aitkin, MN 56431-1411
Phone: (218) 927-2136, Fax: (218) 927-6114

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO: *(insert legal name and residential or business address of Grantee)*
Jennifer Hagel and
Michael Hagel
7694 Stevens Road
Onamia, MN 56359

AITKIN COUNTY DEED TAX
No. 12316 Date 1-16-20

1.65 Dollars Paid

Lou Grams
COUNTY TREASURER

By Jude Hughes Deputy

Conditions for Mike Hagel #2022-008470

1. Must comply with all local, state and federal statutes, rules, and regulations that pertain to this type of operation. All new campsites and campgrounds must be licensed by the Minnesota Department of Health and must comply with all applicable Aitkin County Ordinances.
2. This is a conditional use permit for a commercial planned unit development on private property in which no public overnight camping will be allowed outside the camping season of May 1 through October 31. Recreational camping vehicles will be allowed to be stored during the off-season. No mobile homes are allowed at any time (Park Models are considered recreational vehicle).
3. In order to ensure public safety, it is paramount for 328th Place that the Applicant work with Fleming Township, in consultation with the County Engineer and Emergency Service Providers, to accommodate and ensure standards for emergency vehicles to traverse the road are met. Any and all designated permanent road improvements within the next two (2) years must be at Applicant's expense, so as to not increase the burden on the public taxpayers.
4. CUP is approved for 22 Recreational Camping Vehicle Sites with no more than 22 permanent overnight mooring sites, which is in accordance with Section 7.84(4) in the Shoreland Management Ordinance.
5. Must obtain the approved permits from Aitkin County Planning & Zoning for any earthmoving, vegetation removal, or construction prior to the beginning of work. Must comply with MPCA Stormwater Pollution Prevention Plan (SWPPP).
6. Must comply with the Shoreland Management Ordinance Section 5.3 and with Aitkin County Planning and Zoning to provide adequate vegetative campsite screening and which is consistent with the general locality.
7. No additional impervious surfaces shall be constructed or added beyond the approved application, and Applicant must ensure that a 16.5 feet vegetative buffer is continuously maintained on each side of State Ditch 66.
8. 328th Place is a publicly dedicated road, and the Applicant shall ensure that proper vacation and relocation of road right-of-way is made within limits of the Applicant's property.
9. Any additional impacts to wetlands within the Applicant's property will require the Applicant to obtain the necessary approvals from the Aitkin County Wetland Specialist, Planning & Zoning, as well as obtaining all necessary approvals from all state and federal agencies
10. All pets are to be kept under control at all times and must be cleaned up after.
11. No more than two vehicles shall be parked upon each recreational camping vehicle (RCV) site and any and all additional vehicles must be parked in overflow parking area designated in the application, and must not be parked along campground or public roadways.
12. Quiet hours are from 10:00 pm to 8:00 am. Applicant must ensure that all the persons on Applicant's property refrain from loud party noises, music, etc.
13. A designated caretaker must be identified, with contact information posted, and must be available by phone seven (7) days per week during campground operation months. Applicant must establish and post an emergency action plan, and a severe weather plan. Applicant must also post AIS (Aquatic Invasive Species) information for campers.
14. No fireworks unless allowed by the Aitkin County Sheriff.
15. During campground operation, seasonal garbage service is required, and no refuse garbage or waste is allowed outside of the dumpsters or garbage cans. Campground dumpster must be fenced sufficiently to screen from lakeside.
16. If unable to obtain written permission from neighbor, must relocate proposed mooring site 1-12 in order to prevent crossing neighbor's line of sight and property line if the line was extended into the lake.
17. If the event that Fleming Township determines any damage was done to 328th Place as a result of the construction or the maintenance of the Gun Lake Family Campground, Applicant shall pay Fleming Township for any and all determined damage to the road.
18. In accordance with General Zoning Ordinance Section 11.04, a bond of \$1400.00 per acre for each acre in Tier One of the application must be secured and provided by the Applicant for a two-year period from the approval of the conditional use permit on April 18, 2022. This surety is required in order to protect the public interest, to ensure compliance, and to protect adjacent properties. The bond shall be made payable to Aitkin County



Conditional Use *(not specified below) App. # App-2024-000050, UID # 209588

App. Status: Pending Review

Meeting date: 2/26/24
Application Date: 1/19/24
60 Day: 3/18/24

Aitkin County Planning & Zoning / Environmental Services

307 2nd Street NW, Room 219

Aitkin, MN 56431

Phone: 218-927-7342

Fax: 218-927-4372

Email: aitkinpz@co.aitkin.mn.us

Contact Information

Are you the property owner?	<u>Yes</u>
If we have questions on the application who should we contact?	<p>Name: Mike Hagel</p> <p>Phone: (218) 242 - 1013</p> <p>Email Address: gunlakefamilycampground@gmail.com</p> <p>Mailing Address: 7694 Stevens Road Onamia MN 56359</p>

Project Location

Property:	Property Location			Legal Description			Property Attributes		Owner Information	Tax Payer Information
	Parcel Number	Property Address	Township or City Name	Legal Description	Plat Name	Section-Township-Range	Lake Class	Lake Name	Owner Name(s)	Taxpayer Name(s)
	08-0-027400	43016 328TH PL PALISADE MN 56469	FLEMING TWP	(SE OF SW) LOT 5 LESS ROAD IN DOC 471183		S:17 T:48 R:25	RD	GUN LAKE	HAGEL, JENNIFER & MICHAEL	HAGEL, JENNIFER & MICHAEL
Driving directions to the property from Aitkin:	Go 7.9 miles North on Hwy 169, turn right on MN 210 E for 3.1 miles, turn left on 328th Ave (T-78) and go 2 miles, take a slight right on 328th Place and go 0.3 miles and the campground is on your right.									

Brief Narrative

Brief Narrative:	See attached.
If you have already prepared a narrative, please attach it here:	File 1: Narrative_1-19-24.docx
Please give a detailed explanation on why and how this proposal is meeting the Comprehensive Land Use Plan:	Our proposed use (camping) is an allowable activity on a recreational development lake. It will, ". . . Encourage the continuation of a viable family resort and camping industry as part of the County recreation base." as stated on page 22 of the 2000 Aitkin County Comprehensive Land Use Management Plan.
How will this proposal be compatible with existing land uses?	Our proposal is to expand our existing campground. Its use is compatible with adjacent property use (seasonal cabins) and is consistent with other campground uses in the area.
Is this proposal meeting the Findings of Fact?	<u>Yes</u>

Detailed Operational Plan

Detailed Operational Plan:	See attached.
If you have already prepared a detailed operational plan, please attach it here:	File 1: Business_Plan_1-19-24.docx

A Scaled Drawing

Attach Scaled Drawing:	File 1: Plans_1-19-24.pdf
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Septic Compliance

Is there an existing septic system on the property?	<u>Yes</u>
If you answered Yes, please attach one of the following: - A current compliance inspection on the existing septic system. - A design for a new/replacement septic system.	File 1: Certificate_of_Installation_-_Sewer.pdf File 2: Holding_Tank_Pumping_Agreement.pdf

Property Deed

Please attach the property deed(s):	File 1: Deed.pdf
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Other

Other Information (if necessary):	Please find the attached MN Department of Health Inspection Report with no violations or deficiencies.
Attach "Other" information (if necessary):	<div style="border: 1px dashed black; padding: 5px; display: inline-block;"> File 1: MN_Dept_of_Health_Inspection_Report_9-22-23.pdf </div>

Terms

Conditional Use Terms & Conditions

<p>The landowner or authorized agent hereby certifies that to the best of their knowledge the application and supporting documents are a factual representation of the proposed project. The landowner or authorized agent agrees that, in making application, the landowner grants permission to Aitkin County, at reasonable times, to enter the property to determine compliance of the application with applicable Local, County or State Ordinances or Statutes. It is the applicant's responsibility to contact other Local, County or State agencies to ensure the applicant has complied with all relevant Local, County or State Ordinances or Statutes.</p>
<p>Submittal of the above materials does not always constitute a complete application. Other information may be necessary to complete the application based on the type of request and onsite inspection.</p>
<p>The landowner or authorized agent may make application for a Conditional Use permit agreeing to do such work in accordance with all Aitkin County Ordinances. The landowner or authorized agent agrees that the application, site plan, and all other attachments submitted herewith are true and accurate and shall become a part of the permit. The landowner or authorized agent agrees that, in making application for a Conditional Use permit, the landowner grants permission to Aitkin County, at reasonable times, to enter the property to determine compliance of the application with applicable Local, County or State Ordinances or Statutes. It is the applicants sole responsibility to contact other Local, County or State agencies to ensure the applicant has complied with all relevant Local, County or State Ordinances or Statutes.</p>
<p>All corners of the proposed structure(s) need to be staked with visible flags, ribbon, or lathes prior to onsite inspection by Aitkin County.</p>
<p>Conditional Use Permit fees are non-refundable if denied or approved.</p>
<p>I acknowledge that by submitting this application, the application and its attachments are public information.</p>

Invoice #59226 (01/19/2024) Expected Payment Method: Check to be mailed

Charge	Cost	Quantity	Total
Conditional Use Application Fee added 01/19/2024 9:19 AM \$650 Flat Fee	\$650.00	x 1	\$650.00
Recording Fee added 01/19/2024 9:19 AM \$46 Flat Fee	\$46.00	x 1	\$46.00
Grand Total			
		Total	\$696.00
		Payment 01/19/2024	\$696.00
		Due	\$0.00

Approvals

Approval	Signature
Applicant	Mike Hagel - 01/19/2024 1:35 PM 56e7ba5ddfdc5e3cd8f07b17eef6caff 264951a391fd062d2563fd565b68729e
#1 Admin	
#2 Planning Commission	

Public Notes

Text:	<p>To be heard at the February 26 Planning Commission meeting.</p> <p>Request for expansion.</p>
-------	--

File(s):	<input type="text" value=""/>
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Admin Staff

Date the application was complete:	<input type="text" value="01/19/2024"/>
This review has been started by:	<input type="text" value="Shannon Wiebusch"/> ▼
Zoning District of project location:	<input type="text" value="Shoreland"/> ▼
Project located in the floodplain?	<input type="text" value="No"/> ▼
Is the parcel a Lot of Record before 1-21-92 or have alternate sites been identified?	<input type="text" value="Yes"/> ▼
Is this an after-the-fact application?	<input type="text" value="No"/> ▼

Print View



Originally our property was a part of the David and Marilyn Ruud farm. They used the west side of 328th Place for a livestock pasture and planted the East side, the lake-side, with Christmas trees. As time went on their farm got busy, the trees grew tightly together and eventually were too tall to harvest. So, they decided to try and lot-off the property and sell the lots as part of their retirement. As it turned out, they waited too long and due to some zoning ordinance changes it was no longer possible to subdivide the land. In an effort to keep the land in the family, they decided to give it to their daughter and son-in-law, Jenn and Mike Hagel.

As a family, camping has always been a big part of our lives so it became a dream of ours to build a campground on the lakeshore. In June of 2022, our oldest daughter Megan was home on leave from the Army. She approached us on making our campground dream a reality.

Our goal has always been to share this amazing place with families like our own. People who want to enjoy the outdoors in a safe and fun way. We've had guests come from far and wide to experience all that the Gun Lake area has to offer.

It's difficult to pinpoint our most important features: our towering pine trees, the beautiful lake, the incredible sunsets, or the empowering community surrounding us.

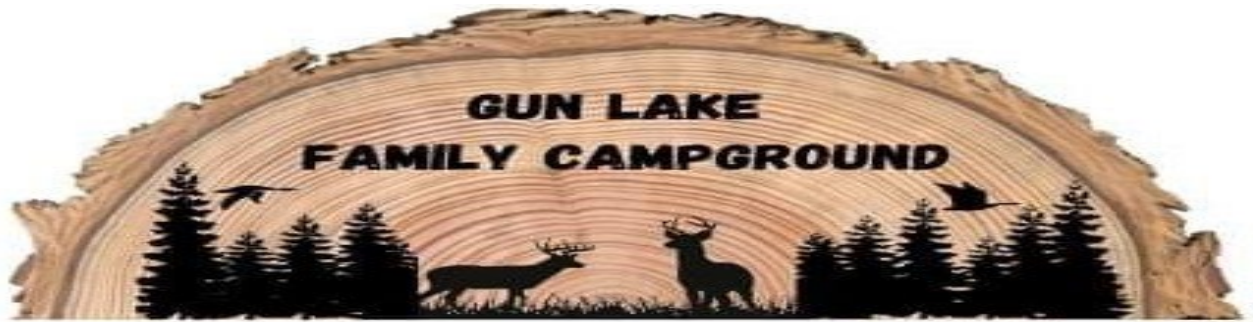
Each of our current sites offer water, sewer, and electric service. In order for us to better serve potential guests we need to do more. Currently, we are unable to provide accommodations for dependent campers (tents, tent campers, etc.). By State law this type of camping requires us to have a restroom/shower facility. By constructing a sanitary building that can double as a storm shelter, we will make our campground safer and more accessible to all campers. To accommodate dependent campers, we would like to build 9 additional recreational camping vehicle sites in Tier 2 on the West side of the township road. These sites would have electric and water only. Included in our plan is a sewer dump station adjacent to the sanitary building.

One item we overlooked in our initial Conditional Use Permit was to allow our guests the ability to build small decks and sheds on their lots. Condition 7 states, "No additional impervious surfaces shall be constructed or added beyond the approved application . . ." In meeting with the Aitkin County Planning and Zoning we have determined that we need to amend our Conditional Use Permit to allow for additional impervious surfaces. Several recently approved Conditional Use Permits do not have the same restrictions as ours. We would like to amend our permit to align with other campgrounds in Aitkin County that allow for increases of Impervious

surfaces up to the maximum of 25% impervious surface coverage. The decks and sheds would still need to be permitted with Aitkin County. Our current impervious surface coverage in tier 1 is only 15.29%. We do not anticipate our impervious coverage to increase by more than a percent or two with the addition of a few decks and sheds.

Our vision is to provide additional amenities that will elevate our community. A sand volleyball court will allow for some outdoor recreation and friendly competition. Children will be entertained for hours on a playground. A gazebo/picnic shelter will create a welcoming space for gathering. Our guests' pets will have a safe space to run and play in a fenced-in dog park. A fish cleaning station will provide a centralized location away from the campsites that will be screened to help eliminate flies and mosquitoes while cleaning fish. This facility will allow campground staff a better way to collect the fish entrails for proper disposal. All of these new amenities will be closely monitored and rules will be posted where necessary. We are a small family campground with an even smaller budget. These amenities will be added as time and funds allow with permits from Planning and Zoning as needed.

In our first season we had success that can only be accredited to our guests. Their patience with our new venture and their excitement for each of our accomplishments have shown that we are truly reaching our target market, the family campers.



Business Plan

The Gun Lake Family Campground is a family owned and operated recreational vehicle campground located on the western shore of Gun Lake in central Minnesota. The partners in ownership are Michael (Mike), Jennifer (Jenn), and Megan Hagel. The office is located at 43016 328th PL Palisade, MN 56469. Megan resides on property in close proximity to the campground and will be responsible for keeping watch of the property during non-office hours.

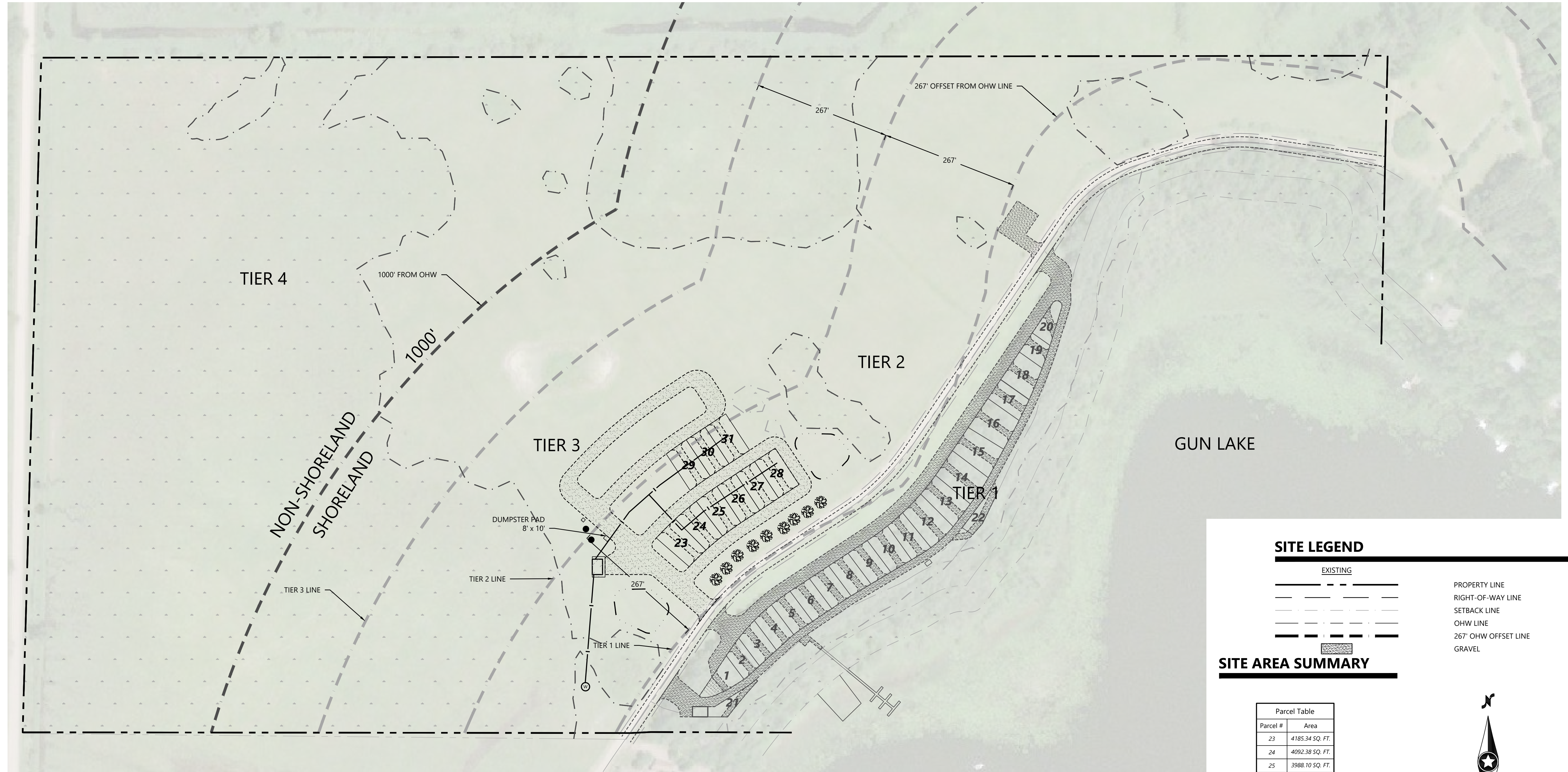
Our campground opened on May 18, 2023 with a total of 22 independent sites in the pine trees on the lake side of 328th Place. Each site has a minimum of 2,000 square feet, with many significantly larger, and include water, sewer, and a 100-amp metered electrical service with 50/30/20-amp connections. Individual sites can be rented daily, weekly, monthly, or seasonally. The campground is open to the public as no membership is required. Our season runs from May 1 to October 31 and has on-site management 7 days a week. Campers in good standing that purchase a seasonal site will be allowed to leave their camper on their site for the entire year. Please note, no public overnight camping will be allowed outside of the current year/season dates.

We are proposing to add 9 additional recreational camping vehicle sites that will also accommodate dependent campers (tent, tent campers, etc.) on the West side of 328th Place (Tier 2). Each of these sites will have water and electric service. Dependent camping by State and County code requires a sanitary facility. Thus, we are proposing to construct a concrete block structure to hold 4 individual bathrooms and a laundry room. This structure will also be used as a storm shelter.

Amenities provided with a paid site include: wireless internet (2024), a fire ring, garbage service, a shared dock, kayaks, paddle boards, a canoe, an additional vehicle/trailer parking area, and a store stocked with all the camping essentials.

Future plans may include: a playground, a gazebo/cooking shelter, sand-volleyball court(s), a basketball court, a pool/splash pad, a fish cleaning building, and a fenced dog park.

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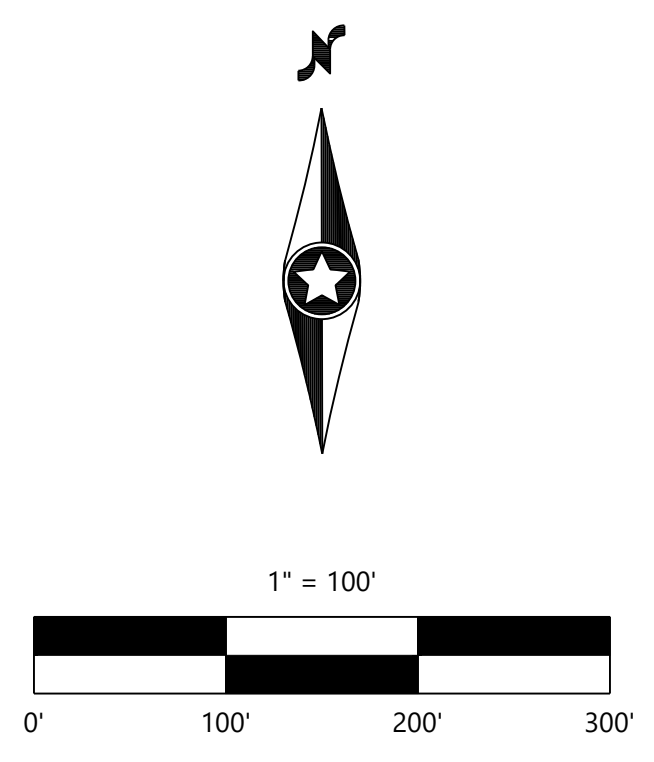


SITE LEGEND

- EXISTING
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- OHW LINE
- 267' OHW OFFSET LINE
- GRAVEL

SITE AREA SUMMARY

Parcel Table	
Parcel #	Area
23	4185.34 SQ. FT.
24	4092.38 SQ. FT.
25	3988.10 SQ. FT.
26	3739.17 SQ. FT.
27	3740.00 SQ. FT.
28	4080.00 SQ. FT.
29	4084.76 SQ. FT.
30	3738.85 SQ. FT.
31	4080.00 SQ. FT.



TIER	GROSS AREA	UNSUITABLE AREA (WETLAND & ROW)	SUITABLE AREA	BASE DENSITY (.028 * SUITABLE)	NUMBER OF UNITS ALLOWED (BASE DENSITY / 400)	NUMBER OF UNITS PROPOSED
1	555,801 SF	230,751 SF	325,050 SF	9,101	22.75	22 EXISTING
2	464,830 SF	94,309 SF	370,521 SF	10,374	25.94	9
3	441,171 SF	224,193 SF	216,978 SF	6,075	15.18	0
4	1,331,478 SF	1,015,263 SF	316,215 SF	8,854	22.14	0
TOTAL	2,793,280 SF	1,564,516 SF	1,228,764 SF	34,404	86.01	31

N:\0034861.01\DWG\CIVIL\0034861.01X801.DWG

GUN LAKE FAMILY CAMPGROUND EXPANSION

DESIGNED: BCW
 CHECKED: BCW
 DRAWN: CAW
 HORIZONTAL SCALE: 100.000014"
 VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: XX/XX/XX
 REVISIONS:
 △
 △
 △
 △
 △

PREPARED FOR:
MIKE HAGEL
 7694 STEVENS RD.
 ONAMIA, MN 56359

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
 BRAD C. WILKENING
 DATE: 01/19/2024 LICENSE NO. 26908

GUN LAKE FAMILY CAMPGROUND EXPANSION
 PALISADE, MINNESOTA

Westwood
 Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
 Fax (320) 358-2001 Sartell, MN 56377
 Toll Free (800) 270-9495 westwoodsps.com
 Westwood Professional Services, Inc.

AREA EXHIBIT

SHEET NUMBER:
1 OF **3**
 DATE: 01/19/2024

PROJECT NUMBER: 0034861.01

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SITE LEGEND

	EXISTING		PROPERTY LINE
	RIGHT-OF-WAY LINE		SETBACK LINE
	TIER 1 BOUNDARY		CAMPSITE CALCULATION LIMITS
	GRAVEL		OPEN SPACE

PROJECT NOTES

- THE PROPOSED SEPTIC SEWER SYSTEM INDICATED ON THIS PLAN HAS BEEN DESIGNED BY R&R SEPTIC (L2846). SANITARY SEWER WILL BE DESIGNED TO GRAVITY DRAIN INTO TWO 1,500 GALLON HOLDING TANK.
- OWNER WILL CONTRACT WITH TIMBER LAKES SEPTIC SERVICE FOR REGULAR TANK PUMPING.
- WATER DISTRIBUTION SYSTEM WILL BE DESIGNED AND INSTALLED BY GOEBEL PLUMBING AND SERVICE INC (PM063038).
- FISH-IN ELECTRIC LLC WILL INSTALL THE ELECTRICAL SERVICE TO THE SANITARY BUILDING AND THE PEDESTALS TO THE SITES.
- SWPPP AND STORMWATER PERMIT WILL FOLLOW CUP APPROVAL

IMPERVIOUS CALCULATIONS

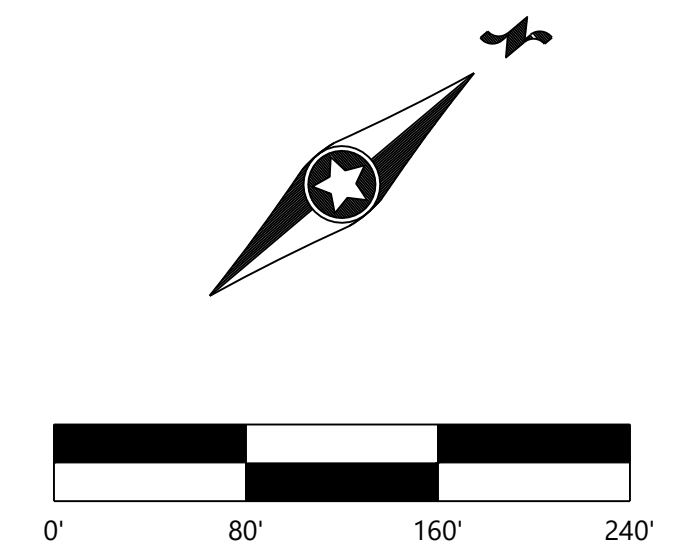
	TIER 1	TIER 2	TIER 3	TOTAL
• TIER AREA:	555,801 SF	464,830 SF	441,171 SF	1,461,802 SF
• RIGHT OF WAY IN TIER:	52,127 SF	13,930 SF	0 SF	66,057 SF
• TIER AREA (EXCLUDING ROW):	503,674 SF	450,900 SF	441,171 SF	1,395,745 SF
• CAMPGROUND GRAVEL SURFACING:	75,690 SF	31,310 SF	22,215 SF	129,215 SF
• STRUCTURE DUMPSTER IMPERVIOUS:	784 SF	80 SF	0 SF	864 SF
• SANITARY IMPERVIOUS:	528 SF	978 SF	102 SF	1,608 SF
• TOTAL IMPERVIOUS:	77,002 SF	32,368 SF	22,317 SF	131,687 SF
• IMPERVIOUS RATIO (EXCLUDING ROW):	15.29%	7.18%	5.06%	9.43%

CAMPSITE CALCULATIONS (TIERS 2 & 3)

	TIER 1	TIERS 2 & 3	TOTAL
• CAMPSITE AREA:	502,744 SF	890,436 SF	1,393,180 SF
• OPEN SPACE (HATCHED):	338,269 SF	797,449 SF	1,135,718 SF
• OPEN SPACE RATIO:	67.28%	89.56%	81.52%
• UPLAND OPEN SPACE:	161,009 SF	497,270 SF	718,279 SF
• NON-UPLAND OPEN SPACE WETLAND:	177,260 SF	300,179 SF	417,439 SF
• UPLAND OPEN SPACE (RATIO):	47.60%	62.36%	63.24%

STORMWATER NOTES

- STORMWATER BASIN SIZED FOR 1 INCH RUNOFF FROM NEW IMPERVIOUS



DESIGNED: BCW	INITIAL ISSUE: XX/XX/XX
CHECKED: BCW	REVISIONS:
DRAWN: CAW	
HORIZONTAL SCALE: 80.000002'	
VERTICAL SCALE:	

PREPARED FOR:
MIKE HAGEL
 7694 STEVENS RD.
 ONAMIA, MN 56359

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

BRAD C. WILKENING
 DATE: 01/19/2024 LICENSE NO. 26908

GUN LAKE FAMILY CAMPGROUND EXPANSION
 PALISADE, MINNESOTA

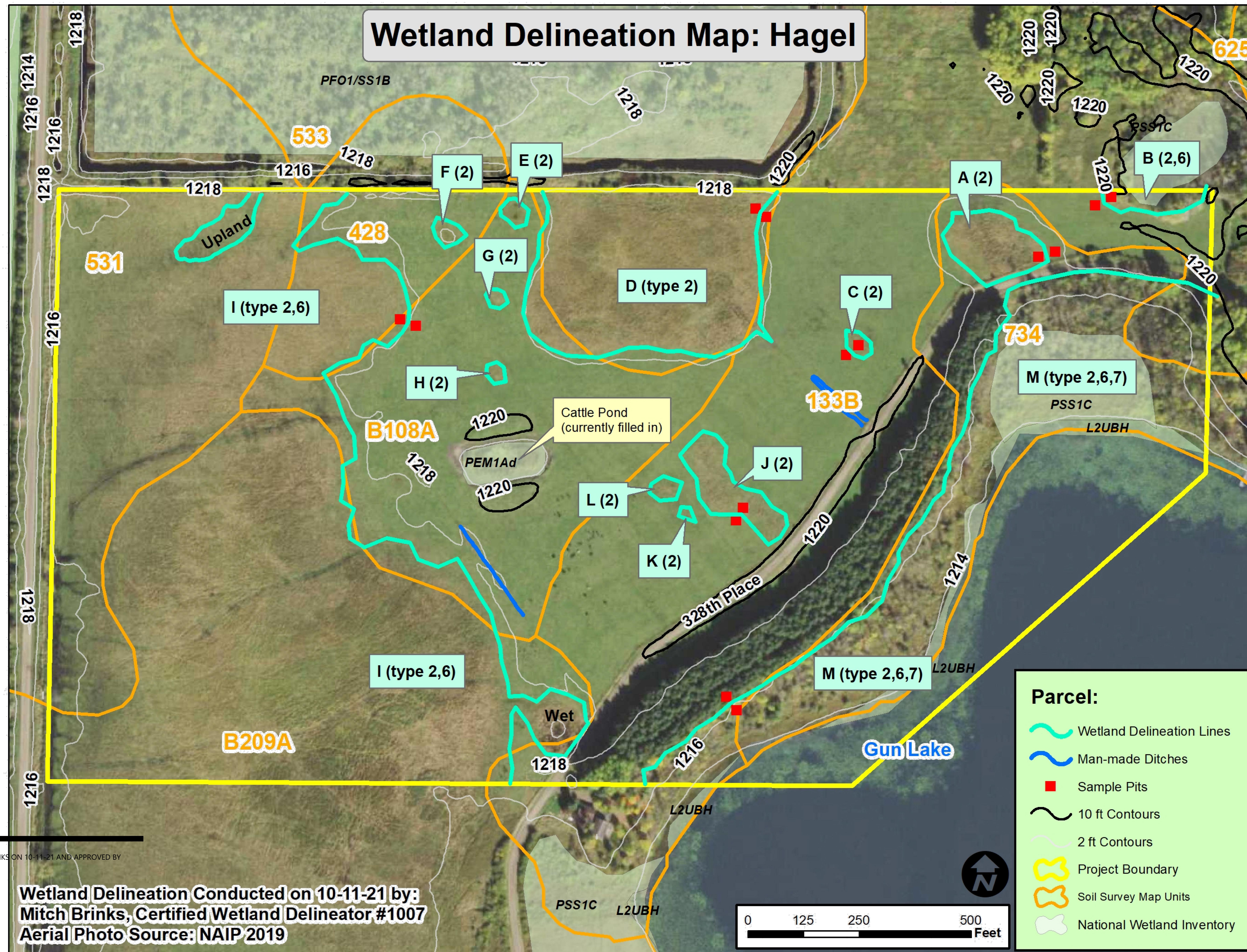
Westwood
 Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
 Fax (320) 358-2001 Sartell, MN 56377
 Toll Free (800) 270-9495 westwoodps.com
 Westwood Professional Services, Inc.

SHEET NUMBER:
2 OF **3**

SITE EXHIBIT

PROJECT NUMBER: 0034861.01 DATE: 01/19/2024

GUN LAKE FAMILY CAMPGROUND EXPANSION



WETLAND NOTES

1. WETLAND DELINEATION CONDUCTED BY MITCH BRINKS ON 10-11-21 AND APPROVED BY AITKIN COUNTY ON 11-02-21.

Wetland Delineation Conducted on 10-11-21 by:
Mitch Brinks, Certified Wetland Delineator #1007
 Aerial Photo Source: NAIP 2019



© 2024 Westwood Professional Services, Inc. N:\0034861.01\DWG\CIVIL\0034861.01X803 - WETLAND EXHIBIT.DWG

GUN LAKE FAMILY CAMPGROUND EXPANSION

DESIGNED:	BCW	INITIAL ISSUE:	XX/XX/XX
CHECKED:	BCW	REVISIONS:	
DRAWN:	CAW		
HORIZONTAL SCALE:	60'		
VERTICAL SCALE:			

PREPARED FOR:

MIKE HAGEL
 7694 STEVENS RD.
 ONAMIA, MN 56359

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

BRAD C. WILKENING
 DATE: 01/19/2024 LICENSE NO. 26908

GUN LAKE FAMILY CAMPGROUND EXPANSION
 PALISADE, MINNESOTA

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 Toll Free (800) 270-9495 westwoodps.com
 Westwood Professional Services, Inc.

WETLAND EXHIBIT

SHEET NUMBER: **3** OF **3**

DATE: 01/19/2024

PROJECT NUMBER: 0034861.01

HOLDING TANK PUMPING SERVICE AGREEMENT

Permit # _____ Address 43016 328th PL Palisade, MN 56469

THIS AGREEMENT, entered into by and between Aitkin County Registered Septic Tank Pumper, Timber Lakes Septic Service, hereinafter referred to as "Contractor", and Gun Lake Family Campground hereinafter referred to as "Homeowner".

WHEREAS, Homeowner desires and is required to retain individual sewage treatment system holding tank services to protect the environment and to obtain a certificate of compliance from Aitkin County; and

WHEREAS, the Contractor desires to provide sewage treatment system pumping services to Homeowner as necessary and in accordance with the terms and conditions outlined herein.

NOW THEREFORE, in consideration of the mutual promises contained herein, Parties do hereby agree as follows:

1. **TERM.** The term of this Agreement shall be from 4/27/22 to final installation of an Aitkin County approved sewage treatment system or connection to a Municipal Sewage Treatment System, unless earlier terminated as provided herein. The parties understand and agree that this Agreement is intended to arrange for the provision of pumping services so that Homeowner may occupy the home pursuant to a certificate of compliance to be issued by the Aitkin County Environmental Services Department upon execution of this Agreement. Homeowner further agrees that at the earliest possible date, Homeowner shall have a permanent sewage treatment system installed in accordance with the Aitkin County Subsurface Sewage Treatment System Ordinance and as approved by the Aitkin County Environmental Services Department or connect to a Municipal Sewage Treatment System. Upon approval by the County of Aitkin of the individual sewage treatment system or connection to a municipal sewer, or approval by Aitkin County Environmental Services of an amended or different contract, this Agreement shall terminate.

2. **FREQUENCY OF PUMPING.** Homeowner agrees that he/she shall not allow the holding tank to overflow or discharge in any manner. Contractor and Homeowner agree that the holding tank shall be pumped in accordance with the following:

- **8** Tank size (gal.) 1500 / (number of household occupants multiplied by 75 gallons per day) = frequency of pumping: or
- Within 24 hours of indication by tank alarm of lack of capacity (applicable only if system has a functional alarm):
- Whichever is greater

Contractor agrees to provide pumping services according to the regular pumping schedule or as needed to prevent discharge. Homeowner shall compensate Contractor as agreed by the parties for pumping services rendered.

3. **INSPECTION.** Holding tanks will be inspected by a licensed pumper at the time of servicing for leaks below the operating depth and whether tank tops, riser joints, and connections leak through visual evidence of major defects.

4. **REPORTING.** Grievances of Homeowner or Contractor shall be reported to the Aitkin County Environmental Services Department by Homeowner or Contractor. Homeowner and Contractor understand that failure to have holding tank pumped as herein specified or the discharge of any contents from the holding tank, regardless of fault, may result in the suspension, cancellation or revocation of the certificate of compliance, and the homeowner may be required to vacate the premises.

[Signature]
Contractor

[Signature]
Homeowner

Date 4/27/22

Date 4/27/22

AITKIN COUNTY
CERTIFICATE OF INSTALLATION/~~NOTICE OF NONCOMPLIANCE~~

This certificate of installation/~~notice of noncompliance~~ has been issued this 20th day of October, 2022 to certify compliance/~~noncompliance~~ with Aitkin County's Subsurface Sewage Treatment System Ordinance.

The premises covered by this certificate are legally described as: _____
(SE OF SW) LOT 5 LESS ROAD IN DOC 471183

Section 17 Township 48 Range 25 Lake Gun Lake
PERMIT NO. 46845 Owner Name Jennifer & Michael Hagel
Address 43016 328th Pl, Palisade, MN 56469
Installer Name _____ R & R Septic L2846
Type of System Inspected _____ 8 Type 2 Holding Tanks
Parcel Number 08-0-027400

The certificate of installation/~~notice of noncompliance~~ was based on No 1 of the following:

- 1) Inspection of the installation or construction as in accordance with the above referenced permit and application design.

- 2) Review of as-built plans submitted in accordance with Subdivision 9.2 D of Aitkin County's Subsurface Sewage Treatment System Ordinance.

If the above permitted subsurface sewage treatment system is in noncompliance with Aitkin County's Subsurface Sewage Treatment System Ordinance, then the following shall serve as a Notice of Violation:

- 1) Statement of the findings of fact through inspections or investigations:

- 2) List of specific violations of Ordinance: _____

- 3) Requirements for correction or removal of violations: _____

- 4) Time schedule for compliance: _____

Failure to correct or remove the above violation(s) will result in this matter being turned over to the Aitkin County Attorney's Office for further legal action, which may result in revocation of licenses or registrations, fines and/or imprisonment.

INSPECTOR SIGNATURE Bryan Hargrave

SUBSURFACE SEWAGE TREATMENT SYSTEM INSPECTION FORM
AITKIN COUNTY, MINNESOTA

Township Fleming Date of Inspection 10/20/2022 App. Number 2022-8753
46845
Owner Jennifer + Michael Haged Parcel Number 08-0-027400
Project Address 43016 328th Pl. Installer R+R Septic L2846
City Palisade Zip Code 56469 TZ HT

New Repair

SETBACKS:

Buildings to tank(s) No buildings
Buildings to drainfield —
Well(s) 50' or 100' —
Lake/Creek/Wetland —

SEPTIC TANKS: New Existing

Number of tanks installed 8
Liquid capacity and type 1500 JAC.
Type of baffle Plastic

Inspection pipes —

Manholes size 24"

Manhole to grade Yes No

PUMPS: New Existing

Tank capacity and type —
Pump manufacturer & model # —
Horsepower & GPM —
Feet of head —
Gallons per cycle —
Size of discharge line —
Type & location of alarm Manual pop-up
Water meter —

DIST. or DROP BOX & TYPE —

TRENCHES, BEDS, OR GRAVELLESS LEACHFIELD:

Trench/Bed depth —
Trench/Bed length —
Trench/Bed bottom width —
Trench spacing —
Drainfield rock below pipe —
Size of gravelless pipe —
Depth of backfill —
Absorption area: square feet —
lineal feet —

MOUNDS:

Percent slope —
Upslope sand width —
Downslope sand width —
Sideslope sand width —
Drainfield rock below pipe —
Depth of sand below rock —
Perforation size & spacing —
Pipe size & spacing —
Dimensions of rock bed —
Dimensions of sand base —
Final cover —

DRAWING OF SYSTEM: (include soils)

Inspector's Comments: Pipes not in yet. Piping to be inspected by State.

Inspector's Signature Bryan Hargrave Installer's Signature —

NO DELINQUENT TAXES AND TRANSFER ENTERED
THIS 16 DAY OF Jan 2020
CERTIFICATE OF REAL ESTATE VALUE
() FILED - CRV# _____ (✓) NOT REQUIRED

Kirk Pysar

AITKIN COUNTY AUDITOR

Elizabeth Harmon

DEPUTY



A455209

Office of the County Recorder
Aitkin County, Minnesota

I HEREBY CERTIFY THE WITHIN INSTRUMENT WAS
FILED, AND/OR RECORDED ON 1/16/2020 9:00 AM

PACKAGE: 64896

REC FEE: \$46.00

Michael T. Moriarty, Aitkin County Recorder

^{M/D}₁₈₉₄ Miller/Davis Company - millerdavis.com

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.3.1 (2016)

eCRV number: _____

DEED TAX DUE: \$1.65

DATE: January 14, 2020

FOR VALUABLE CONSIDERATION, David E. Ruud and Marilyn A. Ruud, a married couple

(“Grantor”), hereby conveys and quitclaims to Jennifer Hagel and Michael Hagel

_____ (“Grantee”), as

(Check only one box) Tenants in Common Joint Tenants (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)

real property in Aitkin County, Minnesota, legally described as follows:

→ Government Lot Five (5) of Section Seventeen (17), Township Forty-eight (48), Range Twenty-five (25); subject to mineral reservations, easements, zoning ordinances, and restrictions of record.

Consideration is less than \$500.00.

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

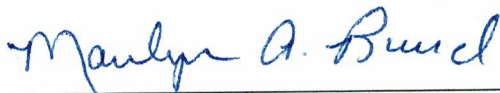
Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed.
(If electronically filed, insert WDC number: _____.)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor



David E. Ruud



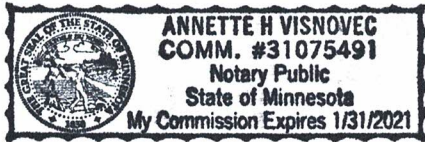
Marilyn A. Ruud

State of Minnesota, County of Aitkin

This instrument was acknowledged before me on January 14, 2020, by David E. Ruud and Marilyn A. Ruud, a married couple

(Stamp)


Annette H. Visnovec



Title (and Rank): Notary Public

My commission expires: 01/31/2021

THIS INSTRUMENT WAS DRAFTED BY:
Heinrich A. Brucker (ID# 025695X)
Ryan, Brucker & Kalis, Ltd.
201 Minnesota Avenue N.
P.O. Box 388
Aitkin, MN 56431-1411
Phone: (218) 927-2136, Fax: (218) 927-6114

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO: *(insert legal name and residential or business address of Grantee)*
Jennifer Hagel and
Michael Hagel
7694 Stevens Road
Onamia, MN 56359

AITKIN COUNTY DEED TAX
No. 12316 Date 1-16-20

1.65 Dollars Paid

Lou Grams
COUNTY TREASURER

By Jude Hughes Deputy



Minnesota Department of Health
Food, Pools & Lodging Section
P.O. Box 64975
Saint Paul, MN 55164-0975
651-201-4500

Type: Full
Date: 09/22/23
Time: 14:06:59
Report:6808231047

Mobile Home/Recreational Camping Inspection Report

Location:
Gun Lake Family Campground
43016 328th Place
Palisade, MN56469
Aitkin County, 01

Establishment Info:
ID #: 0041392
Risk:
Announced Inspection: No

License Categories:
MHPS, MSRC, MIND-22, MHPW

Expires on: 12/31/23

Operator:
Michael Hagel
Phone #: 2186701462
ID #: 60116

The violations listed in this report include any previously issued orders and deficiencies identified during this inspection. Compliance dates are shown for each item.


No NEW orders were issued during this inspection.

NOTE: Plans and specifications must be submitted for review and approval prior to new construction, remodeling or alterations to the premises or its facilities.

I acknowledge receipt of the Minnesota Department of Health inspection report number 6808231047 of 09/22/23.

Inspection report reviewed with person in charge and emailed.

Signed: _____
Establishment Representative

Signed: 
Lee Ann Austin
Public Health Sanitarian
St. Cloud
320-223-7341
leeann.austin@state.mn.us