



Le Sueur County, MN

Thursday, April 13, 2017

Regular session

Item 7

Kamp Dels/Pope Properties Packet

Staff Contact: Kathy Brockway or Michelle Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT: TOBIN POPE **OWNER:** KAMP DELS, POPE PROPERTIES

PROJECT DESCRIPTION: Expand existing campground by 46 sites.

ZONING ORDINANCE SECTIONS: Section 8, Section 13, Subd. 3.3, Section 19, Subd. 12 (pages 19-31-32)

A **Recreational Commercial (RC) District**, adjacent to Recreational Development (RD) lakes, Natural Environment (NE) lakes, agricultural and transitional rivers and tributary streams, to provide suitable locations for, and to encourage the development of, water orientated commercial recreation facilities in those areas of Le Sueur County which benefit the recreational needs of both residents and tourists, to avoid land use conflicts with residential areas and restrict incompatible commercial and industrial uses.

The **Agriculture (A) District** is established for areas where agriculture uses are seen as the best and highest long term use of the land. The land itself needs to be preserved for primarily agricultural activities. These areas should avoid existing cities, residential zones, and subdivisions. They should be large contiguous land areas with mostly prime soils. Rezoning should only be considered on the zone's borders in order to maintain the Zoning integrity of the District. Dwellings that are allowed should be on the edges of the open farmland where possible or utilize existing abandoned farm sites. The total number of Dwellings shall not exceed sixteen (16) per section of land with the exception of Transfer of Development Right and lots of record. Transfer of development rights may be utilized to exceed the permitted housing density of one dwelling per quarter-quarter section (40 acres), provided that the density does not exceed four dwellings per quarter-quarter section in the receiving quarter-quarter section. Lots of Record, shall be exempt from density standards.

DEFINITION: CAMPGROUND - An area of property used on a daily, nightly or weekly basis upon which a tent, pickup camper, motor home, pop-up camper, or trailer, made for camping where proper sanitation facilities and spacing of camp units are provided and maintained.

SITE INFORMATION

LOCATION: 129.74 acres, Section 23, Waterville Township

ZONING: Recreational Commercial and Agricultural

**GENERAL SITE
DESCRIPTION:**

Existing campground

ACCESS: Existing access off Sakatah Lake Rd (County Road 131)

EXISTING LAND USE WITHIN ¼ MILE:

North: Ag land

South: Campground/Scattered residences/Lake Sakatah

East: Scattered Residential

West: Campgrounds/City of Waterville

BACKGROUND INFORMATION

Kamp Dels is a family-owned and operated campground in Le Sueur County. The Pope families have expanded the campground several times over the years since opening the camping facilities in 1955. The last expansion was in 2016 to relocate 7 seasonal sites and add an additional 4 sites due to an expansion of their pool/recreational area.

Due to the size of the campground and water usage, Kamp Dels is under a state permit for their sewage treatment. Also, a portion of the sewage generated at the site will be going to the municipal sewage treatment at the City of Waterville.

The campground is a seasonal facility, starting the camping season in April of each year and ending in mid-October. They are requesting a 46-site expansion due to a demand for seasonal sites.

The Pope's have been in contact with the County Health Department in regards to their licensing requirements.

If approved, the applicant's would start work immediately in preparation for the 2017 camping season.

TOWNSHIP BOARD NOTIFICATION

The applicant notified Darwyn Slechta, Waterville Township Board member on March 10, 2017.

NATURAL RESOURCES INFORMATION

SHORELAND: The campground is located within the Shoreland and Agricultural Districts.

WETLANDS: According to the National Wetlands Inventory, Type 4 wetlands located in the quarter-quarter section where the project is proposed.

ATTACHMENTS

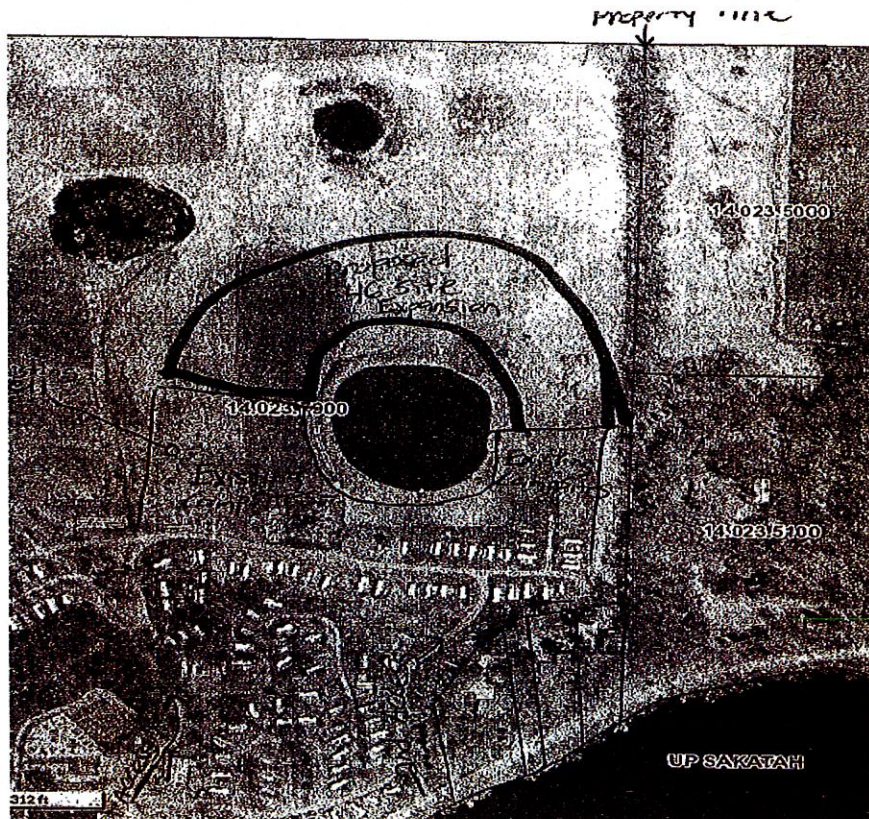
Application, Criteria Form, Narrative, Site Drawings, Letters from Dept. of Health, MPCA and County Hwy Dept. Campground Regulations, Brochure.

SITE PLAN

Over view of the Existing Campground



Proposed Expansion Area



Overview of Campground- Emergency Shelter Locations



LAND USE APPLICATION PERFORMANCE STANDARDS

1. **PROPOSED DAYS AND HOURS OF OPERATION:** The campground is a seasonal business; mid-April until mid-October, depending on weather. Quiet hours are enforced from 11:00 PM until 7AM during the camping season.
2. **ESTIMATED NUMBER OF PERSONS TO ATTEND PLACE OF BUSINESS/LOCATION ON A DAILY OR WEEKLY BASIS:**
3. **LIST OF PUBLIC HEALTH PLANS:**
 - i. **Water Supply:** Existing wells on site
 - ii. **Toilet Facilities:** Each campsite will have its own sewer hookup. Working with the MPCA, City of Waterville
 - iii. **Solid Waste Collection:** Local solid waste collection.
4. **FIRE PREVENTION:** Waterville Fire Department
5. **SECURITY PLANS:** Kamp Dels has security guards on-site during the busy season. Owners & management are also on-site 24-7.
6. **RETAIL SALES:** No new retail sales
7. **FOOD OR ALCOHOL SERVED OR FOR SALE:** No alcohol served by Kamp Dels.
8. **DESCRIBE IF THE APPLICANT REQUESTS THE COUNTY TO PROVIDE ANY SERVICES OR COUNTY PERSONNEL:** (For example, pedestrian and/or vehicular traffic control.) none
9. **SOUND AMPLIFICATION, PUBLIC ADDRESS SYSTEM, PLAYING OF MUSIC:** PA system for weather emergencies. Additional speaker will be installed in the expansion area for emergency notification purposes.
10. **EXTERIOR LIGHTING:** Additional lighting for security/safety will comply with County Ordinance.
11. **PARKING AND LOADING:** Adequate parking at each camp site.
12. **SIGNAGE:** No additional signage.
13. **ROAD ACCESS:** (Approved by the road authority) Access off Sakatah Lake Road.
14. **CERTIFICATE OF INSURANCE:** On file
15. **MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:** (For example additional licensing and/or permitting) Comply with the County Manufactured Home and Campground Ordinance. Continue working with the MPCA/City of Waterville in regards to sewage system approval.

CAMPGROUNDS AND RESORTS (PAGES 19-31/32)

1. Campgrounds and Resorts shall be regulated by the Le Sueur County Manufactured Home Park and Recreational Camping Area Ordinance, as administered by Le Sueur County Community Health Department and as amended from time to time.
2. Any non-conformities with existing Campgrounds and Resorts will be allowed to continue in accordance with provisions of Sections 4, 13, and 24 of this Ordinance. **The expansion of the campgrounds and resorts will require a Conditional Use Permit and will require the implementation of the following standards in the expansion area.**
 - a. If located within a flood plain, the applicant shall submit an emergency plan for the safe evacuation of all vehicles and people in the event of a one hundred (100) year flood event. Said plan shall be prepared by a licensed professional engineer or surveyor and shall demonstrate that adequate time and personnel exist to carry out the evacuation.
 - b. **The applicant shall provide a written plan for the safe evacuation in times of severe weather conditions and shall be submitted to the Emergency Management Director and Community Health Department to have on file with the County.**
 - c. **A responsible attendant or caretaker shall be in charge of the recreational camping area and the duties of said attendant or caretaker shall be to maintain records of the park, and keep the facilities and the equipment in a clean, orderly and sanitary condition. The caretaker or attendant shall be the owner or operator of the camping area, or his/her appointed representative.**
 - d. One single-family dwelling shall be allowed for the owner in the Campground and/or Resort.
 - e. One (1) temporary dwelling shall be allowed for the attendant/caretaker.
 - f. For Resorts, manufactured homes less than twenty (20) feet in width shall be allowed as a single-family dwelling or for seasonal occupancy in the Recreational Commercial (RC) District.
 - g. **The campground and/or resort shall meet the Planned Unit Development standards as described in this Ordinance.**
 - h. **A drainage plan shall be approved by the County Engineer.**
 - i. Decks abutting campers located within the shore impact zone may be allowed with the following restrictions:
 1. Decks shall not be placed on permanent footings.
 2. Decks shall not exceed the door sill height of the camper, exclusive of safety rails, and cannot occupy an area greater than three hundred (300) square feet.
 3. Decks abutting campers located in a licensed campground shall be set back a minimum of twenty five (25) feet from the OHWL.
 - j. Decks abutting campers located outside the shore impact zone may be allowed with the following restrictions:
 1. Decks shall not be placed on permanent footings.
 2. Decks shall not exceed the door sill height of the camper, exclusive of safety rails, and cannot occupy an area greater than three hundred (300) square feet.
 - k. Campers located in a licensed campground shall be set back a minimum of twenty five (25) feet from the OHWL.

Le Sueur County

Conditional Use Application

I. Applicant:

Name Tobin Pope
Mailing Address 14842 Sakatah Lake Road
City Waterville State MN Zip 56096
Phone # 507-581-1273 Phone # 507-362-8819

II. Landowner:

Name Tobin Pope Pope Properties
Mailing Address 14842 Sakatah Lake Road
City Waterville State MN Zip 56096
Property Address 14842 Sakatah Lake Road
City Waterville State MN Zip 56096
Phone # 507-581-1273 Phone # 507-362-8819

III. Parcel Information:

Parcel Number 14.023.7900 Parcel Acreage 129.74
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township Waterville Section 23
Subdivision _____ Lot _____ Block _____

IV. Township Notification: Township must be notified of proposed use prior to application.

Waterville Township notified on 3-10-17
(Township Name) (Date)

Board Member Darwin Slechte regarding the proposed use.
(Name)

V. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Twenty three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents *if available*.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made **in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- Appointment is necessary.
- Applications will not be accepted by mail.**

VI. Fees: Must be paid at the time of application.

Conditional Use Permit \$ 750 After-The-Fact fee is **doubled.**
Filing Fee \$ 46

Additional Fees:

Special Meeting \$ 2,000
After-The-Fact Penalty \$ 1,500 OR 10% of improvement, whichever is greater

VII. Type of Request:

- | | |
|--|---|
| <input type="checkbox"/> Self Service Storage | <input type="checkbox"/> Value Added Agriculture |
| <input type="checkbox"/> School/Church/Cemetery | <input type="checkbox"/> Antique Sales/Service/Repair |
| <input type="checkbox"/> Retail Nursery/Greenhouse | <input type="checkbox"/> Substation/Transmission Lines etc. |
| <input type="checkbox"/> School/Church/Cemetery | <input checked="" type="checkbox"/> Other <u>Campground Expansion</u> |

VIII. Description of Request:

a. A full description of request with detailed information must be attached.

b. Complete the following in relationship to the proposed Conditional Use Permit.

1. PROPOSED DAYS AND HOURS OF OPERATION: April 20th - October 10th
2. ESTIMATED NUMBER OF PERSONS TO ATTEND PLACE OF BUSINESS/LOCATION ON A DAILY OR WEEKLY BASIS: 46 Additional Campsites will add Approx 138 persons
3. LIST OF PUBLIC HEALTH PLANS:
 - i. Water Supply: Existing Well
 - ii. Toilet facilities: Campsites include Sewer Connections
 - iii. Solid Waste Collection: PCA approval for plan (submitted)
4. FIRE PREVENTION: No additional Plan
5. SECURITY PLANS: Continued 24hr Security Staff in Place
6. RETAIL SALES: NO Additional
7. FOOD OR ALCOHOL SERVED OR FOR SALE: NO Alcohol - NO Additional food
8. DESCRIBE IF THE APPLICANT REQUESTS THE COUNTY TO PROVIDE ANY SERVICES OR COUNTY PERSONNEL: (For example, pedestrian and/or vehicular traffic control.)
None
9. SOUND AMPLIFICATION, PUBLIC ADDRESS SYSTEM, PLAYING OF MUSIC:
PA system in place for Emergency/Events / No additional Speakers need
10. EXTERIOR LIGHTING: NO Additions / needed - Already in place
11. PARKING AND LOADING: None
12. SIGNAGE: None
13. ROAD ACCESS: (Approved by the road authority) existing (NO new Access)
14. CERTIFICATE OF INSURANCE: Included in Packet
15. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:
(For example additional licensing and/or permitting) YES

IX. Site Plan: Shall include but not limited to the following:

- | | | | |
|---------------------|-----------|-----------------------|----------------------------|
| • North point ✓ | • Lake ✓ | • Existing Structures | • Septic system |
| • Setbacks ✓ | • River | • Proposed Structures | • Well |
| • Property Lines ✓ | • Wetland | • Lot Dimensions | • Access (size & location) |
| • Road Right-Of-Way | • Stream | • Ponds | • Easements |
- Parking (Size & location-if applicable to application)
• Landscape, screening and buffering (if applicable to application)
• Location of significant trees to be removed (if applicable to application)

X. Attachments: shall include but not limited to:

- ☒ a. **Description of Request**-See Part VIII for full details and requirements.
- ☒ b. **Site Plan**-See Part IX for full details and requirements.
- ☒ c. **Full legal description**-Not abbreviated description from tax statement.
- ☒ d. **Access approval**-Attach approval in writing from proper road authority.
- ☒ e. **Township Notification**-See Part IV for details and requirements.
- ☐ f. **Septic System Compliance Inspection**
- ☒ g. **Erosion control plan**-Attach completed and signed plan including map.
- ☒ h. **Floor plans and/or blue prints**

XI. Procedure:

The Planning & Zoning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the findings and the recommendations of the Planning Commission to the County Board for final decision.

Action by the County Board shall be a majority vote of its members.

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

XII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

[Signature]
Applicant signature

3-10-17
Date

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

[Signature]
Property Owner signature

3-10-17
Date

OFFICE USE ONLY

Request: Campground Expansion 46 sites

Pre-App Date 3-13-17
Meeting Date 4-13-17
60 Day 5-12-17
Zoning District RC11A

Lake Classification RD
Lake Sukatan
FEMA Panel # 27079C0 431
Flood Zone X-outside

Feedlot 500' 1000' N
Wetland Type 1-2 3-8 N
Water courses Y N
Bluff Y N

- ☒ Request Description
- ☒ Site Plan
- ☒ Full Legal
- ☒ Ordinance

- ☒ Access Approval
- ☒ Erosion Control Plan
- ☒ Blue Prints
- ☐ Other _____

- ☒ Septic
- ☒ Meeting
- ☒ Fee \$ 790
- ☐ Penalty \$ _____

Comp Insp / Design
Reg / ATF / Spec

MPCA

- ☒ Application Complete

[Signature]
Planning & Zoning Department Signature

3-13-17
Date

17030
Permit #

LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 17036

Applicant: KAMP DELS

Land Owner: POPE PROPERTIES

Conditional Use Permit Request: TO ALLOW THE APPLICANT TO EXPAND AN EXISTING CAMPGROUND 46 SEASONAL SITES.

1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

5. Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

6. The conditional use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

7. The conditional use is consistent with the Comprehensive Land Use Plan.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

If all answers are "YES" by a majority of the Planning Commission, the criteria for granting of the Conditional Use Permit request have been met. The Conditional Use Permit will meet the goals of safety, health and the general welfare of the public.

Date: _____ APPROVED _____ DENIED _____ PZ Chairperson _____

COUNTY BOARD MEETING DATE _____

Narrative

Kamp Dels is a family run campground located North of Waterville, MN. Kamp Dels has been in business since 1955. Through the years, Kamp Dels has made several upgrades to the grounds in order to keep up with changes in the industry.

The seasonal campsites at Kamp Dels were full in 2016 and are already almost booked out for the 2017 season. Kamp Dels is currently licensed for 439 campsites of which 273 are seasonal campsites. A modest expansion of 46 campsites (10%) is needed to allow Kamp Dels to continue to improve and grow its business.

The proposed expansion area will not require any grading, filling, or any additional site work. A conditional use permit, granted from this board in 2014, allowed the site to be prepared for this current proposal. Phased expansion of this area of the campground was discussed at the 2014 meeting. Water and electric utilities are already in place. Sewage for the proposed expansion will be sent to the city of Waterville's treatment facility. Engineered plans will be reviewed by the MPCA. I have enclosed a letter from the MPCA which states their approval of the proposed expansion.

Andrew Nicolin from Le Sueur County Community Health has also been contacted and has given his approval for the proposed expansion. His letter is included with this packet for your review.

The Le Sueur County Sheriff's Department has also been contacted to determine if there are any issues that Kamp Dels needs to address from a public safety standpoint. No issues in the last 12 months have been documented.

Dave Tiegs, from the Le Sueur County Hwy department, gave the department's approval for the 46 campsite expansion with the condition a sign is moved out of the county right of way. His letter is included in your packet.

Kamp Dels relies heavily on part time help from communities in Le Sueur County, currently employing over sixty individuals, which are mostly ages 15 to 22. Recent minimum wage hikes have had a huge impact on payroll expenses. Growth is needed to offset some of these costs.

Kamp Dels, being in the tourism business, brings in hundreds of families to the area every summer. Local businesses benefit from this directly and indirectly. I believe Kamp Dels is an asset to the county and has demonstrated the need to take on modest growth.

I am requesting this board's approval for an expansion of Kamp Dels by 46 campsites with the following conditions.

1. Upon completion of the project, submit to Environmental Services, documentation from the MPCA and Department of Labor and Industry regarding final approval for the sewage treatment of the expansion sites.
2. Adhere to conditions set by Le Sueur County Community Health. (included in packet)
3. Adhere to the request of Le Sueur County Highway Department regarding the entrance sign.

Thank you



Tobin Pope
Kamp Dels Co Owner

Land Performance Standards

List of public health plans

Water Supply- The existing well which is inspected by the County Health department as well as all connections are in place and approved.

Solid Waste-The PCA has approved a sewer plan which involves sending the sewage from the proposed campsites to the city of Waterville's treatment facility.

Toilet Facilities- No new Facilities needed. The proposed new sites are for seasonal camping with toilets in campers.

Fire Prevention- Overseen by the Fire Marshal. No changes

Severe Weather Plan-On file with the County.

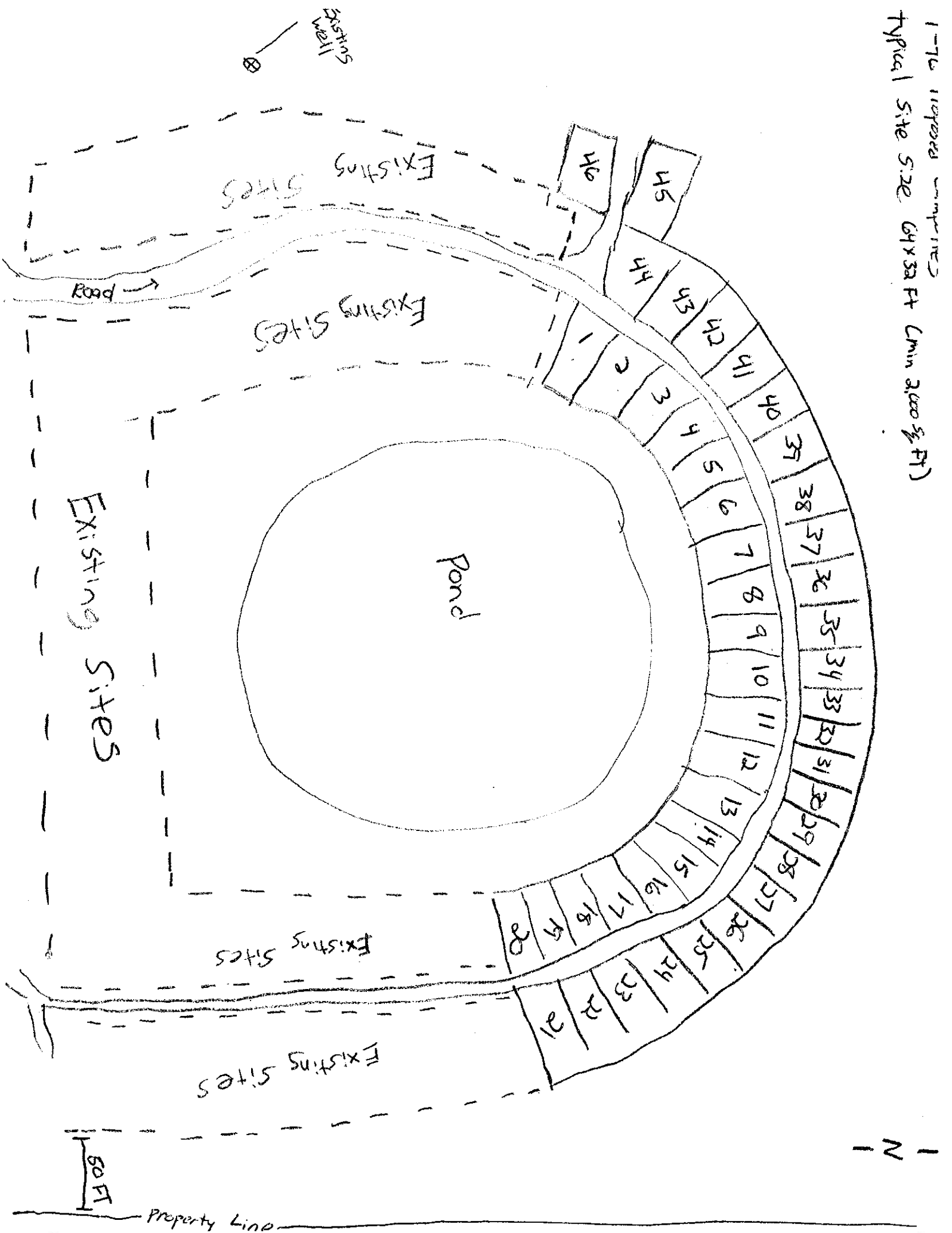
Traffic concerns and parking. Anticipated traffic increases should be very low because the proposed campsites will be used as seasonal campsites which does not require bring in and out campers on a weekly basis. Only car traffic will increase slightly, which will not have a noticeable impact on local public roads. Parking is available at each campsite and no changes are needed.

Signage- No changes to signage needed.

Decks-Any new decks on campers will be approved by the County. Building permits will be obtained by the owner of the deck through LeSueur County.

Roads and Access-No new access points will be needed for the planned expansion.

1-76 proposed improvements
 typical site size 64x32 Ft (min 3,000 sq Ft)





Le Sueur County Community Health

88 South Park Avenue, Le Center, Minnesota 56057

Phone: 507-357-8246

Fax: 507-357-4223

To whom it may concern,

I spoke with Tobin Pope on Tuesday, March 7th, 2017 on the Kamp Dels expansion. During the visit Tobin explained to me what they planned to do for the expansion.

Tobin will complete the application and return to me:

1.) A copy of the land use permit, zoning permit or statement from the local unit of government granting zoning approval for the use or expansion of the land as a MHP or RCA.

2.) A plan showing the boundaries of the entire tract of land upon which the MHP or RCA is to be located. Show land area; locations of existing facilities including permanent buildings and dimensions; location of landforms on the property (waterfront, bluffs, wetlands, etc.); the location of all wells and on-site sewage treatment systems with distances between each system; water and sewer lines and electrical hook-ups with distances between each; locations of all roads and driveways, public and private; location of parking areas; location and type of night lights; and any other pertinent information.

As long as all of the above requirements are met, I have no reason to why the 46 additional sites should not be approved.

If you have any questions, feel free to give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Nicolin".

Andrew Nicolin
Registered Environmental Health Specialist
Le Sueur County Community Health
88 South Park Avenue
Le Center, Mn 56057
P: (507) 357-8231
F: (507) 357-4223

Rochester, MN 55904

(507)206-2603

From: nylpope@kampdels.com [mailto:nylpope@kampdels.com]

Sent: Monday, March 06, 2017 9:11 PM

To: Hower, Corey (MPCA) <corey.hower@state.mn.us>

Subject: Kamp Dels expansion

Corey:

Thanks for meeting with us today. I think it was a very productive meeting.

You asked me to summarize, and formalize our request in an email.

We plan to add 46 new sites around our pond in the northeast part of the campground, plus relocate up to 5 additional sites (currently non-sewered) from elsewhere in the campground to this pond area. Our plan for the sewer for this project, is to run the sewer produced from these sites, into the tanks that currently exist and are numbered 20 and 24 from our permit. As our permit states, these two systems are currently being used as holding tanks, and are pumped as needed. Our plan, which will be designed by our engineer, is to pump the effluent from these two systems to the city. We will be working with the DOL for plan review, and also for site inspections. These plans will also be sent to you for you to update your records for Kamp Dels.

Can you verify you are ok with this plan so I can take this email to the county to show them that you are aware of the project, that you plan to work with us on this project, and that you have no objections to us proceeding with our county planning and zoning conditional use permit?

We need to have this information to the county by next Monday, March 13th. Is it possible to get a response by the end of the day, this Friday?

Thanks,

Subject: FW: Kamp Dels expansion
From: nylpope@kampdels.com (nylpope@kampdels.com)
To: tobinperry@frontiernet.net;
Date: Thursday, March 9, 2017 10:06 PM

From: Hower, Corey (MPCA) [mailto:corey.hower@state.mn.us]
Sent: Thursday, March 9, 2017 2:41 PM
To: 'nylpope@kampdels.com'
Cc: Haugen, Theresa (MPCA); Heskett, Nancy (MPCA); Greg Halling (grhalling@hallingeng.com)
Subject: RE: Kamp Dels expansion

Nyl,

The MPCA does not have an issue with connecting systems 20 and 24 to the city's lift station. We do not have any issues with expanding your campground an additional 46 sites as long as that goes to the city's lift station as well. Before any construction can happen the MPCA will need to review the plans and specifications for the new sewer or force main to the city lift station and the additional lay our of the collection system of the new 46 sites. No construction can happen until a formal approval letter is received by Kamp Dels. Please check with the Department of Labor and Industry on what they will require for approval before moving forward.

If you have any questions please let me know.

Sincerely,

Corey J. Hower

Engineer

Minnesota Pollution Control Agency

18 Wood Lake Drive Southeast

Mettler, Michelle

From: Tiegs, David
Sent: Friday, March 10, 2017 3:26 PM
To: Mettler, Michelle
Cc: 'tobinperry@frontiernet.net'
Subject: Pope Lane Entrance
Attachments: DOC031017.pdf

Michelle, Regarding the use of "Pope Lane" for 46 additional campsites at "Kamp Dels":

The entrance of "Pope Lane" from County Road 131 is approved for use for 46 additional campsites with the following condition:

The existing sign/sign posts on the East edge of the entrance must be removed from the County Road Right of Way. This is required in order to comply with minimum sight distance standards required for the entrance as well as Minnesota Statutes prohibiting the presence of the sign in the Right of Way. Please see the attached information.

If there are any questions or more information is needed please feel free to contact me. Office: 507-357-8536

Thanks,
Dave Tiegs
Assistant Highway Engineer
Le Sueur County

160.2715 RIGHT-OF-WAY USE; MISDEMEANORS.

(a) Except for the actions of the road authorities, their agents, employees, contractors, and utilities in carrying out their duties imposed by law or contract, and except as herein provided, it shall be unlawful to:

(1) obstruct any highway or deposit snow or ice thereon;

(2) plow or perform any other detrimental operation within the road right-of-way except in the preparation of the land for planting permanent vegetative cover or as authorized under section 160.232;

(3) erect a fence on the right-of-way of a trunk highway, county state-aid highway, county highway, or town road, except to erect a lane fence to the ends of a livestock pass;

(4) erect or reconstruct driveway headwalls in or on the right-of-way of a highway or road, except as may be allowed by permit from the road authority imposing reasonable regulations as are necessary to prevent interference with the construction, maintenance, and safe use of the highway or road and its appurtenances;

(5) dig any holes in any highway, except to locate markers placed to identify sectional corner positions and private boundary corners;

(6) remove any earth, gravel, or rock from any highway;

(7) obstruct any ditch draining any highway or drain any noisome materials into any ditch;

(8) place or maintain any building or structure within the limits of any highway;

(9) place or maintain any advertisement within the limits of any highway, except as provided in section 160.27, subdivision 7;

(10) paint, print, place, or affix any advertisement or any object within the limits of any highway, except as provided in section 160.27, subdivision 7;

(11) deface, mar, damage, or tamper with any structure, work, material, equipment, tools, signs, markers, signals, paving, guardrails, drains, or any other highway appurtenance on or along any highway;

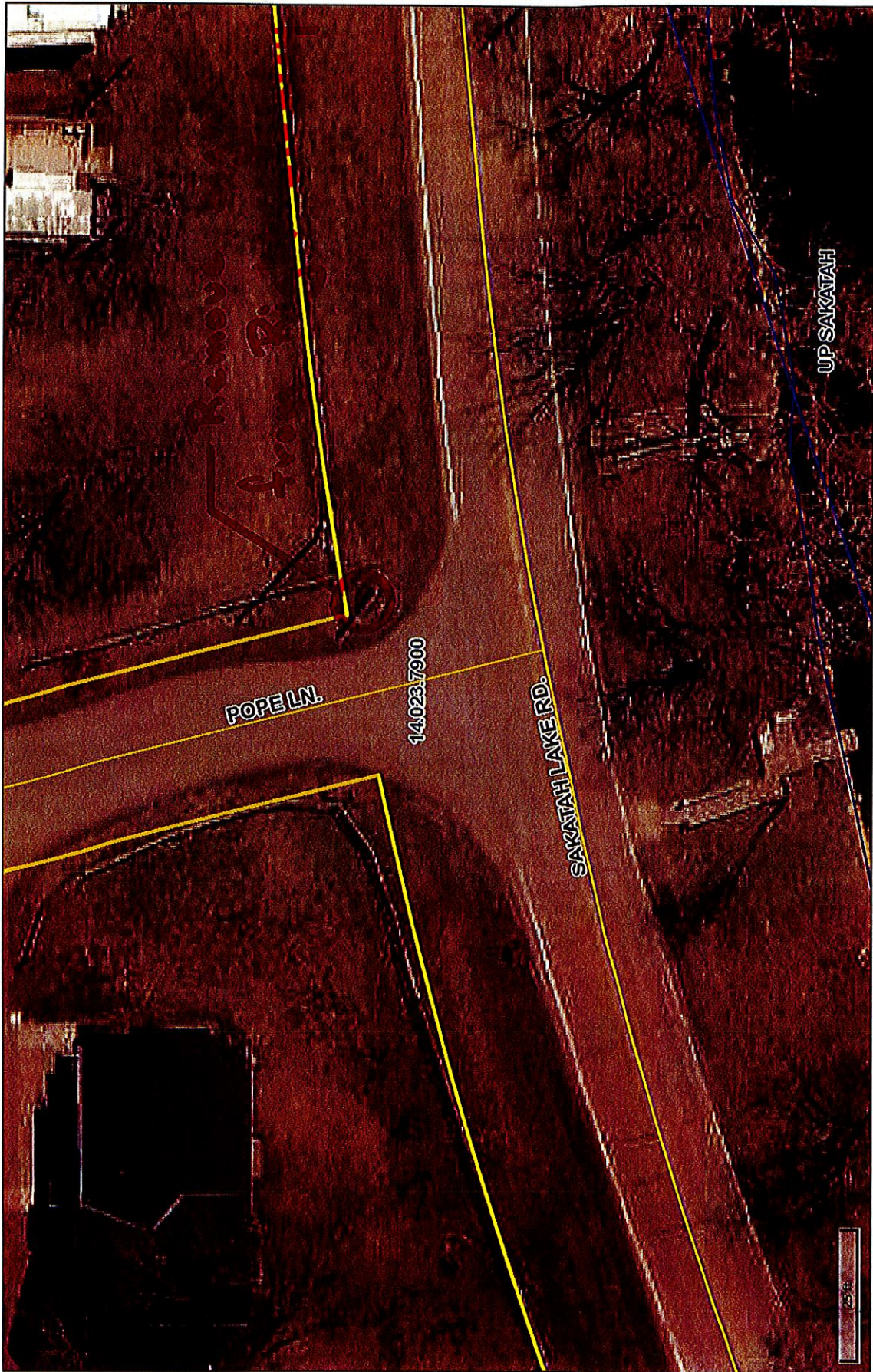
(12) remove, injure, displace, or destroy right-of-way markers, or reference or witness monuments, or markers placed to preserve section or quarter-section corners;

(13) improperly place or fail to place warning signs and detour signs as provided by law;

(14) drive over, through, or around any barricade, fence, or obstruction erected for the purpose of preventing traffic from passing over a portion of a highway closed to public travel or to remove, deface, or damage any such barricade, fence, or obstruction.

(b) Any violation of this section is a misdemeanor.

History: 1959 c 500 art 1 s 27; 1973 c 123 art 5 s 7; 1980 c 435 s 1; 1980 c 533 s 2; 1986 c 398 art 27 s 2; 1986 c 435 s 1; 1989 c 179 s 2; 1995 c 23 s 1; 1998 c 283 s 1; 2004 c 295 art 2 s 15



SEASONAL LESSEE RULES AND REGULATIONS

To keep the place enjoyable for you and your neighbors, and to avoid overcrowding, we are very strict on who can use the Seasonal Sites, and on our visitor policy. A seasonal site is leased to ONE immediate family defined below.

KAMP DELS
14872 Sandpiper Rd
Waterville, MN 56096

Lessee and Guest Rules: Who can stay at Kamp Dels.

1. **Seasonal Site Lessee:** A seasonal site is leased to one immediate family. Kamp Dels defines an "immediate family" as an individual, or couple, including children under 22 still living at home. Kamp Dels acknowledges that for some, this might include only 1 person, and for others, it may be more. **No additions or substitutions.** You must register your vehicle(s) once at the beginning of the season to get your permanent vehicle passes. Once your vehicle(s) are registered, you are no longer required to check in your vehicle(s) at the main office. We allow no more than two yearly vehicle passes per site. If you have more than two vehicles you will need to stop in and get a temporary pass for that vehicle.
2. **Park Wristband Policies:** ****ALL ADULTS AND CHILDREN ARE REQUIRED TO WEAR PARK WRISTBANDS.** Upon entering Kamp Dels, EACH family member MUST stop in to have their weekly park wristband put on by a staff member. Site fee includes a maximum of five wristbands at one time that can be used only by the lessee's immediate family (defined above), parents, and grandchildren. No substitutions. Exception to this rule is a Lessee that has an *immediate family greater than 5.
~ A son or daughter of the lessee that is under the age of 23 must be accompanied by their parents while staying at Kamp Dels.
- **ISSUEING WEEKLY WRISTBANDS:** All included family members defined above, **MUST** be listed on the "Kamp Dels Seasonal Family and Vehicle Information Form" that will be sent with the Spring Newsletter and need to be filled out and submitted prior to Memorial Day Weekend. NO additions to this form once it has been submitted.
- **REISSUEING THE CURRENT WEEK WRISTBANDS to the same person or other family members described above:** In order to reissue any of the five wristbands for that week, your family members must have a Kamp Dels staff member remove wristband at the main office. This will allow a new band to be issued to the same or different family member for that current week. Wristbands that have NOT been checked back in by staff will be counted as one of the FIVE total bands for the current week the lessee is eligible for.
Current Week Wristband=Thursday through Wednesday.
3. **Guests of the Site Lessee:** Any individual, not part of the family defined in rule #1, is always considered a guest. This includes Adult Children/Parents of lessee, if lessee is here. **ALL guest(s)** must register their vehicle and receive Park Wristbands for every individual guest at the office, upon entering Kamp Dels. A guest can be defined by one of the following:
 - a.) **Day Guests-** Visitors coming in for the day (7 a.m. – 11 p.m.), not staying overnight.
****Each site has an allotment of 20 complimentary day guest park wristbands.** (This includes our Perry's Paradise Pool Complex.) To ensure your complimentary guest wristbands are used by the guests of your choice, we will only issue complimentary wristbands upon request. All other guests will be charged the Visitor Fee listed in the current pricelist.
****Remember the total number of complimentary wristbands for the Season is 20.**
 - b.) **Overnight guest(s) in your trailer while you are here-** Overnight guest(s) pay the per person overnight visitor fee listed in the current pricelist.
4. **No sharing or subleasing of sites allowed.** Any party (brother, sister, friend, neighbor, coworker, etc.) using your trailer when you are not here, will be charged the current campsite fee listed in the current pricelist. Exception: Lessee's adult children (over 23 years of age), or parents, may use their trailer when the lessee is not present at no additional charge, (Maximum of 5 wristbands) These adult children/parents are required to register in the office, obtain a car pass, and have their park wristbands put on by a staff member, upon entering Kamp Dels. If additional Park Wristbands are needed, they can be purchased for the price listed in the current pricelist. No permanent car pass will be issued for adult children or parents.
5. **Extra tents/camping units set up on lessee site-** The lessee is allowed to set up an extra unit at no extra charge as long as only family members defined in rule #1 are staying on the site. If you have extra people (persons other than described in rule #1) staying overnight, regardless of who sleeps where, the unit will be charged according to our current pricelist. Unit size and frequency of use are limited. Please check with management prior to set up.

ALL EXTRA TENTS/CAMPERS (FREE OR NOT) MUST REGISTER PRIOR TO SETTING UP**SEASON DATES • MAINTENANCE • TYPE OF TRAILERS ALLOWED • STRUCTURES ALLOWED**

6. **Season Dates:** Seasonal opening date is dependent on the weather, and therefore varies each year. We determine the Opening Date when the conditions are dry and firm enough for car traffic (Typically around April 20th, but never before). No trailers will be allowed to be moved in the spring until Kamp Dels gives authorization. You will be held responsible for any and all damages to sites and roads if you enter Kamp Dels before the Opening Date, or move a trailer before you have authorization. We cannot predict the weather, so we cannot set exact dates. We will attempt to let you know, however it is your responsibility to contact us for the official Opening Date, and the date when trailers are allowed to be moved. Closing date is October 10th. If you are renewing for the following year, you may continue to use your site until October 20th. Electric and water will be shut off October 20th for the winter. However, if the water needs to be shut off due to freezing temperatures after October 10th, it will remain off for the winter.
7. **Maintenance of site:** Kamp Dels will mow your site as needed (usually once per week) with our 7 foot mowing deck, without moving any of your items. You are required to trim mow any areas we are unable to reach with our mower. We will trim any site where the grass/weeds exceed 8 inches. **\$40.00 will be charged to your account each time we need to trim.** If you would like to hire someone to trim mow your site on a weekly basis, please call Doug at (507) 351-6433.

8. Type of Trailers **ALLOWED**: All seasonal trailers must be neat looking and commercially manufactured. No buses, mobile homes, fish houses or homemade trailers allowed. Seasonal trailers, which are being brought into the campground, must be less than 10 years old. All trailers must meet our requirement. We reserve the right to reject any trailer for any reason. Trailers which are showing age, or are not properly maintained, will not be allowed to renew the following year.

a) **Trailer Length**: Your trailer must fit your site with a 5 foot clearance to the road and the rear of your site. The county requires a 10 ft. separation between all campers and decks. Utility hookups will not be moved.

b) **Sale of Trailer on site**: You may sell your trailer on site with the new owners keeping your site, provided the seasonal site is paid in full, title shown to prove your trailer is less than 10 years old, and your trailer is in good condition. If the trailer is older than 10 years, you may sell the trailer on site, but the new owners must trade/bring in a trailer that is less than 10 years old within one month of purchase. Kamp Dels must approve any trailer being sold with the site. Prior to the sale appropriate paperwork must be completed and the site must conform to current rules and regulations. (Storage boxes, decks, landscaping). Only ONE 8 1/2 x 11" FOR SALE sign is allowed and MUST be attached to your camper. Other signage will be taken down and discarded with NO reimbursement.

c) All seasonal trailers must have current license tabs. Trailers without current license tabs will be taxed as personal property, by LeSueur County

d) No Clothes Washers allowed in trailer: We do have a laundry mat.

9. Extra Structures allowed on your site:

a) **"Neat" door step/Deck**- You may construct a "neat" door step or deck on your site. If your deck exceeds 100 square feet, you must file, and pay for a building permit from LeSueur County. You can download the form at http://kampdels.com/documents/KampDelsDeckPaperwork_000.pdf. LeSueur County requires that the deck be no larger than 300 square ft. Kamp Dels requires that it be no wider than 12 feet and no longer than the length of your trailer. If your deck is taller than 30 inches, you must install hand rails for the steps, and railings around the edge of the deck. You should build your deck in sections no larger than 8' x 12', this will allow you to take apart and move your deck in the future. Leave a 2" gap between your trailer and deck to ease the movement of your trailer in the future. Fill this gap with a removable trim board.

- **Kamp Dels does not move decks.**

b) **Minor Landscaping**: You may use bark, wood chips, or shredded wood chunks, but **decorative rock of any type is not allowed**. Commercial patio furniture/chairs are permitted at your site as long as they are of a reasonable size, quantity and are Kamp Dels appropriate.

c) **Storage Units and locations**: You may have one or two **Rubbermaid storage containers (or the equivalent) on your site with a combined capacity, not to exceed 100 cubic feet**. No homemade storage boxes are allowed. Storage units should be placed within your site boundaries in the most inconspicuous place. This is to maintain visual aesthetics and consideration for your neighbors. Check with management for location approval.

d) **No permanent screened-in porches, gazebos, Bars/Breakfast Bars, Thatched/Shade Umbrellas or TV stands. Unique items not listed MAY NOT** be allowed. Check with upper management before you buy/install. If an item is installed and not permitted it must be immediately removed. Items not removed will be removed by Kamp Dels and discarded. NO reimbursement will be given. Screened in tents are allowed but must be taken down when you are not here. You are allowed one small dish 18" or smaller for TV service. We prefer these mounted to your deck, but if reception is not available, you may mount these in another location with authorization. *Contact us before you dig.* Any wire or posts must be removed when you terminate your site lease.

e) **Other structures must remain within site boundaries**: No structures/fire pits or other permanent items are allowed outside your site boundaries. For site boundary clarification see management.

f) **Boats/trailers/extra vehicles**: These items may be kept within your site boundaries while you are here at Kamp Dels. If items do not fit within your site boundaries or you are leaving Kamp Dels, these items must be moved to dedicated storage areas and have a current permit tag. Items without current permit tags will be removed at owner's expense.

SITE FEES/PAYMENTS:

10. Site fee includes:

Water, Sewer, Wi-Fi (where available) & Cable

➢ **ADDITIONAL FEES** Metered Electric: New Seasonal lessee will be charged a \$200.00 estimated electrical fee. Returning lessees estimated electric will be based on their largest amount of usage to date or \$200.00 whichever is greater. Yearly updates are sent out at the end of the year. If you have overpaid your account, the following year's account will be credited, (or receive a refund check if requested). If you underpaid, you will receive a bill. Sites currently equipped with a 30 amp hook up will not be converted to a 50 amp hook up.

11. **Clean up and Damage Deposit**: New Seasonal lessees are required to pay a \$200.00 clean up/damage deposit. This deposit is fully refundable with the following conditions: site fee including actual electric usage paid in full, site cleaned up, including but not limited to removal of deck, all block and mulch and any other debris put on site by existing lessee, and removed from Kamp Dels premises. **REMINDER: Kamp Dels dumpsters are for garbage produced at Kamp Dels ONLY! This does not include unwanted items including bikes, decks, grills, cement blocks, awnings, landscaping materials and any other items not generated at Kamp Dels. (no carry-in garbage allowed)** Damage deposit not required for existing Lessee. **If you are not planning to return, you must remove**

your trailer, and have your site cleaned up, and returned to its original condition by October 10th. *Kamp Dels reserves the right to bill lessee for any clean up necessary, or damages caused, after you leave.*

12. Payments: Two payment plans available.

- a) **Full Payment:** Site fee + estimated electric paid in full by **September 1st** will receive a \$100.00 discount. Payment is for the following season. If paying by credit/debit card a fee of \$70.00 will be added to the total due if paying in person with the card / if we run a credit card account without the card the cost passed on to you will be \$140.00.
- b) **10 ACH Monthly Payments:** (Automatic Payment) Due the first of September, October, November, December, January, February, March, April, May and June. (***Note for Renewing Lessee:** the December payment will reflect the previous season's actual electric usage bill or credit.*) Paperwork required to be completed. *If an ACH Payment is denied by the bank, a \$30.00 service fee will be added to your account.*
- **NEW SEASONAL:** ACH payments will be equally divided by the months remaining in payment plan.
- c) **Outstanding Balance:** When paid by credit/debit card an additional fee of 2% will be added.

Any amount paid in advance of the due date is refundable with cancellation notice. Seasonal sites are considered rented when paid in FULL. Accounts which are not paid in full by June 1st will be canceled with no refund of payment. Partial payment does not warrant the use of a seasonal site. Late payments are charged \$20.00 plus 1.4% interest per month on the amount past due.

****If you renew your site for the following year and keep your account current, you may leave your trailer on site through the winter at no charge. If you are not planning to return, you must remove your trailer, and have your site cleaned up, and returned to its original condition by October 10th.**

➤ **Payments are non-refundable after the due date.**

MISCELLANEOUS

- 13. **Dock/Boat Lift:** You may use our shoreline outside our designated areas to install a dock and (or) boat lift. You need to carry your own liability insurance, sign our dock contract and pay current fees prior to installation. All equipment other than stairs must be removed from the shoreline each fall, and stored in the designated dock storage area. See the dock contract for more information at www.kampdels.com Boat/Boat Trailer parking allowed in designated area only.
- 14. **Quiet hours are from 11 p.m. to 7 a.m. and are strictly enforced. No refunds if evicted.**
- 15. **These rules and regulations will be updated each fall. A notification of the new rules and regulations will be sent out with your renewal notice each August. Please read over the rules carefully. Your signature on your original rules and regulations, along with your payment for the following year will constitute acceptance of any changes.**

In our pre and post season please help us supervise our grounds to reduce vandalism.

Print Name of Lessee #1	Signature of Lessee #1	Date

Print Name of Lessee #2	Signature of Lessee #2	Date

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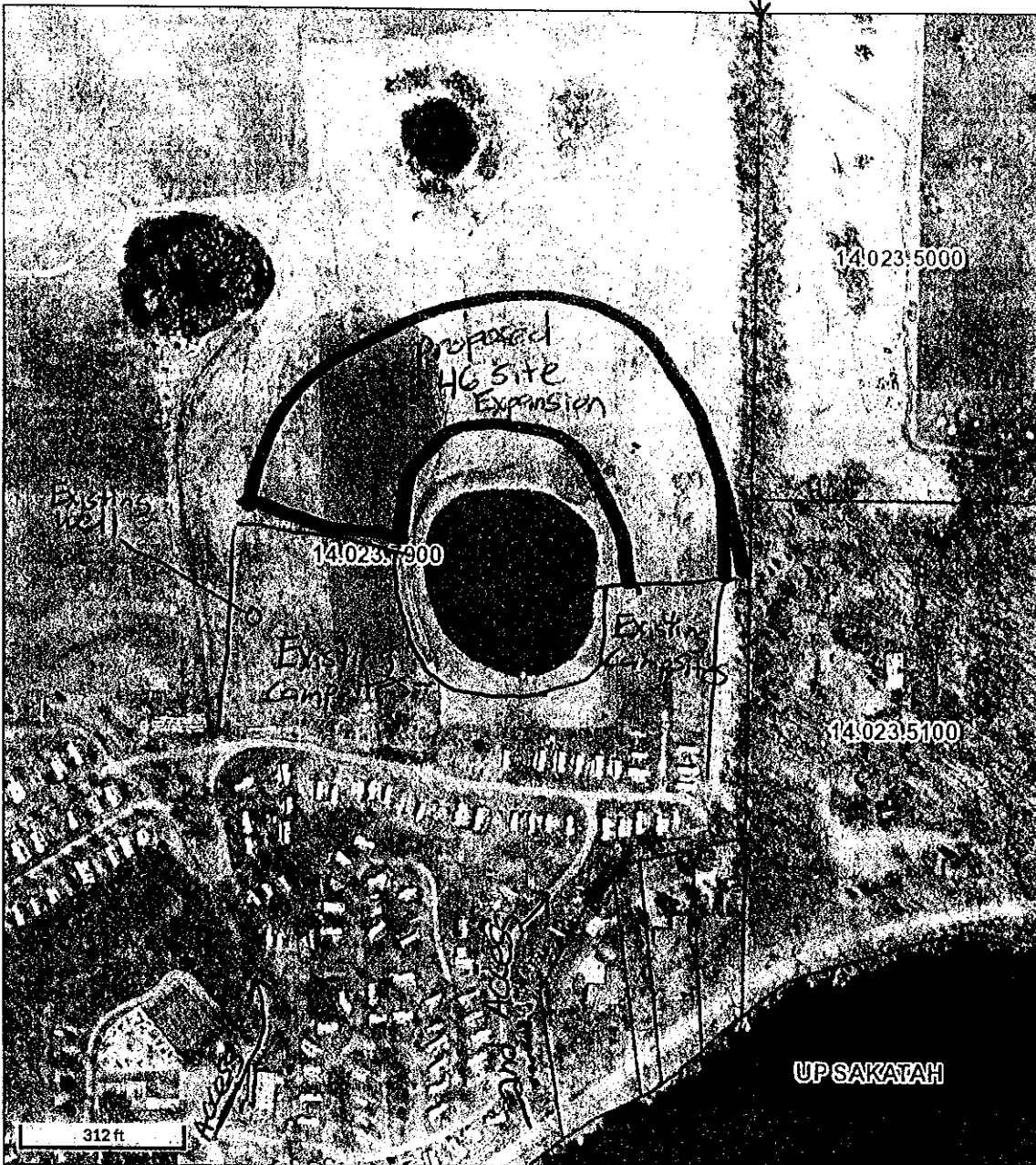
Kamp Dels' Representative

Revised: 12/2016

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Kamp Dels' Site #

Property line



Overview

Legend

 Parcels

Photo from April 2013

Date created: 3/10/2017

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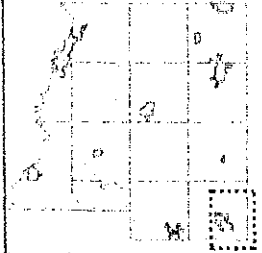
Developed by
The Schneider Corporation

Expansion area

Date Created: 8/22/2014



Overview



Legend

- ☐ City Limits
- ☐ Political Townships

← Lake Sakatah

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Photo from April 2013

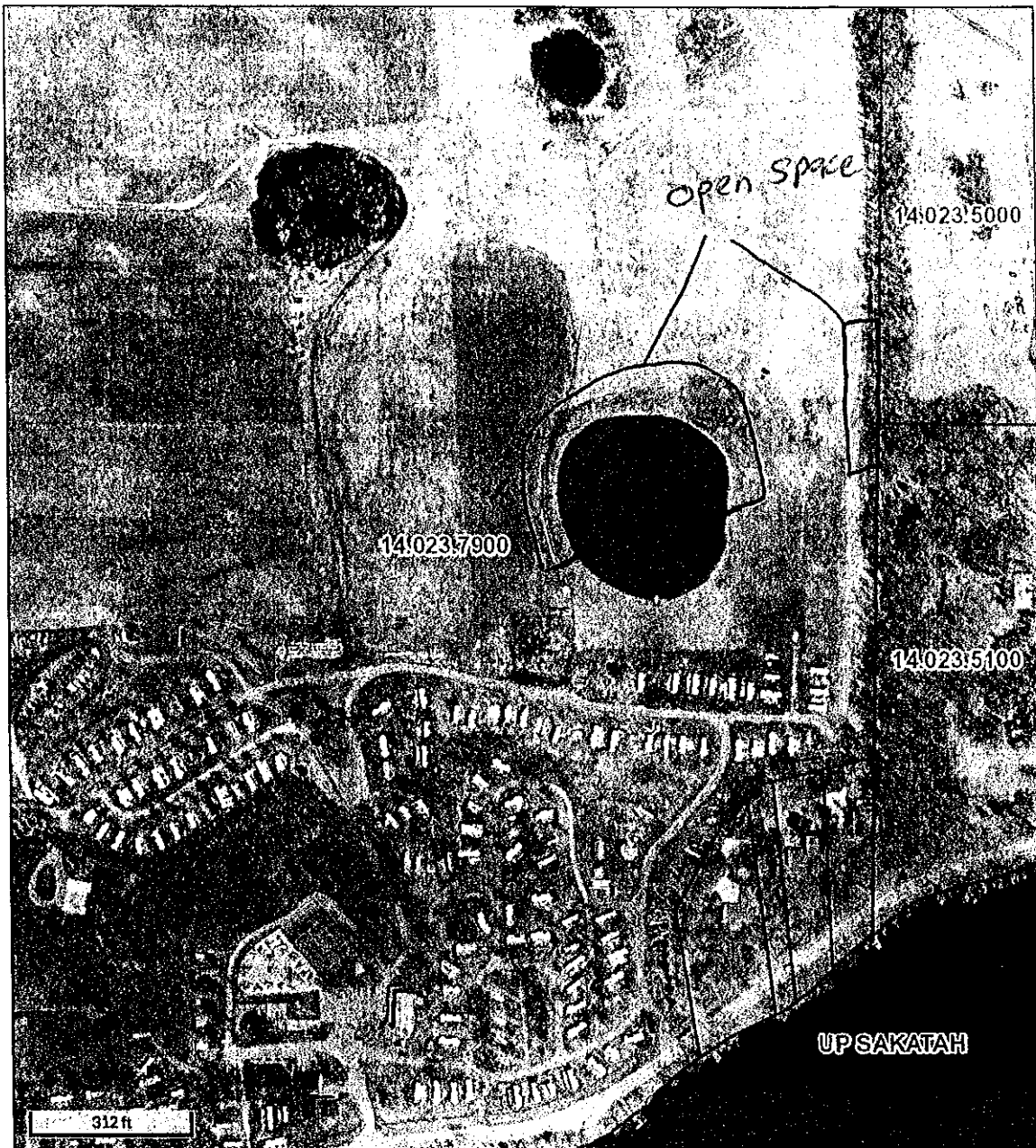


developed by
The Schneider Corporation
www.schneidercorp.com

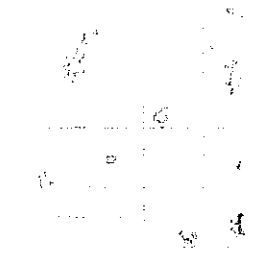
Open Space Evaluation



BeaconTM Le Sueur County, MN



Overview



Legend

☐ Parcels

Photo from April 2013

Date created: 3/10/2017

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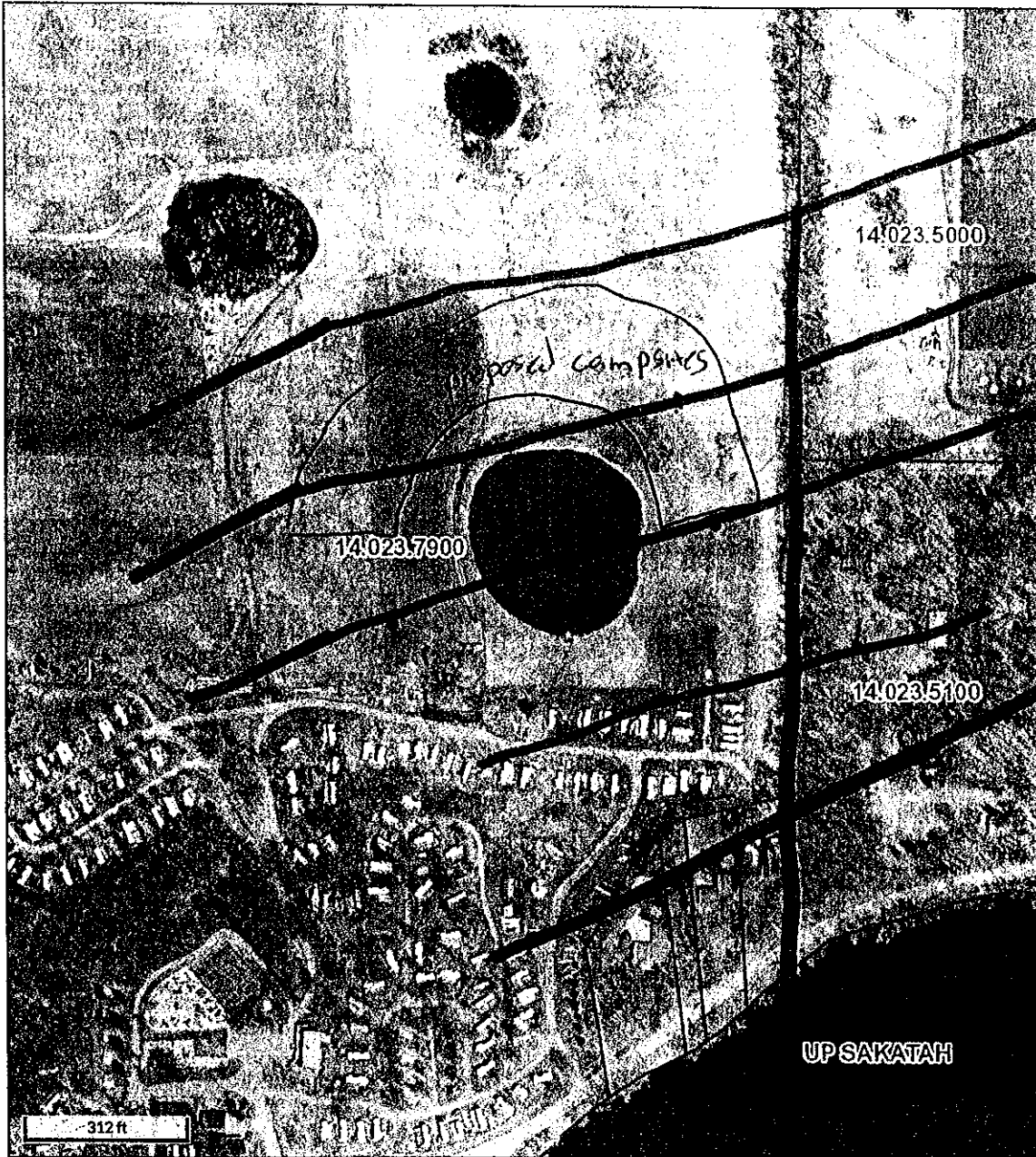
Developed by
The Schneider Corporation

open space - 125,800 sq ft
- 10,000 sq ft for Roads
Minimum Space Required = 100,000 sq ft
(Existing 6 campsites + 46 new)

PUD Density Evaluation



Beacon^{LLC} Le Sueur County, MN



Overview

Legend

Tier #5
Tier #4
Tier #3
Tier #2
Tier #1

Photo from April 2013

Date created: 3/10/2017

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Developed by
The Schneider Corporation

267 FT Per Tier

	Tier 4	Tier 5
Total Area	28 275,300	275,300
Floor Area Ratio	.028	.028
Base Units	400	400
Density Increase %	200%	200%
Allowed sites	57	57
Actual sites	24	28