

HELGA TOWNSHIP  
Minutes Of  
Planning Commission Public Hearing on the Douglas Crosby IUP Application  
May 23, 2012

**Present Planning Commission:** Chairman Steve Pemble, Todd Scofield, Brian Hughes, Robert Saxton, LUA Jim Baruth, Deputy Clerk Bobbi Fadness. Also in attendance were RTB chair Mike Smith, RTB members Mike Sherwood, Jim Lyle, Dave Christianson and Clerk Shannon Skime.

Meeting was called to order at 7:09 pm. The pledge of allegiance was recited.

Chairman Pemble asked the Planning Commission members to review the agenda for any changes or additions. **Motion** made by Brian Hughes to approve the agenda. Seconded by Todd Scofield, motion carried.

Chairman Pemble explains purpose of meeting is to present Douglas Crosby IUP application request. Pemble reads written request from Crosby to amend his IUP application to a CUP. Pemble reads letter from attorney Troy Gilchrist addressing Mr. Crosby's request to amend. The letter states that an applicant cannot change the nature of an application at a public hearing and that the Planning Commission is not allowed to accept such a change at a public hearing as it would invalidate the process and undermine the jurisdiction of the town to act on the application. MN Statute states a hearing is to be held for the application that was received. Mr. Crosby submitted an IUP application and the posting notice for the hearing was specific to the IUP request. A switch to a CUP at this point would invalidate the notice and in turn invalidate the hearing. Based on the attorney's letter, Pemble states if Mr. Crosby's request is to discontinue the IUP and forge ahead with a CUP the public hearing would be adjourned. Mr. Crosby asks to respond to the attorney letter. Mr. Crosby disputes IUP/CUP paperwork and purposes and which application he was told to complete. Mr. Crosby disputes that Planning Commission does have the power to amend and that township policy ordinance brought people to the meeting. He also verbalizes if the meeting is to be done and waste time of the people that came then neither board will be sitting come November. Pemble states this is the Planning Commission and no decision will be made tonight. This is a public hearing. Pemble explains difference between IUP and CUP. Crosby argues IUP and CUP intent. LUA Baruth states can put timeframe on IUP. Crosby recinds his request to amend from IUP to CUP with a request to his IUP of a 25 year timeframe. Hearing continues.

Pemble gives a description of the Douglas Crosby IUP Application. Pemble reads:

#### Rules of Public Participation

The purposes of this hearing are: (1) to hear from the public regarding the proposed zoning ordinance amendment and the fee schedule resolution; and (2) for the planning commission to discuss and make a recommendation to the town board regarding both. Written documents may be submitted at anytime during the hearing, but public testimony will only be taken during the portion of the hearing opened for public comment. Those wishing to speak must comply with the rules or will forfeit their right to speak and may be ordered to leave the building.

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1. Those wishing to speak must wait to be recognized by the presiding officer.
2. All comments must be directed to the planning commission, not to individuals in the audience, and must be limited to the ordinance and fee schedule.
3. The speaker must state his or her name and address.
4. Each speaker may speak for a total of 3 minutes. If there is sufficient time, the presiding officer may allow those who have already spoken to speak again at the end of the public comment portion of the hearing for up to an additional 3 minutes.
5. If a group wishes to appoint a spokesperson and give their time to that person, the spokesperson may speak on behalf of the group for a total of 12 minutes, provide at least 3 people cede their time to the spokesperson.
6. Please avoid simply repeating or emphasizing comments that have already been made.
7. No shouting, cursing, or other disrespectful or disruptive behavior is allowed.
8. No applause or interruptions are permitted. If the audience becomes disruptive, the presiding officer will close the public portion of the hearing and will proceed without further public input.

Pemble opens the meeting to public comment. Resident Aaron Blesi would like more detail about the operation. Mr. Crosby is asked to present this information. Mr. Crosby states his intent to have 4H and practice riding and 2 annual rodeos-pro and high school for 2 days each. Mr. Crosby addressed security, lighting, camping, sanitation, food and alcohol, live music and sound, hours of operation, traffic, anticipated numbers of spectators and campers. Mr. Crosby states he has all other permits and inspections required, is just waiting on the township.

Pemble reads letter from Katherine Paulson and emails from Tom Halverson and Tim Porter, all which support the IUP request with appropriate planning. Resident Mark Hamilton will have parking on his property and has no concerns. Resident Rebecca Whelan asks is it not in the ordinance that a commercial property needs to be on Hwy 71 in the commercial zone and asks is this rodeo business not a commercial venture? She also asks if this is allowed for Doug, will it not open up others wanting to commercialize in a residential zone and states she moved to the country to be in the country. She is ok with 4H and practice riding but strongly opposed to any rodeos. Residents Shannon and Jeremy Seibel have concerns over increased traffic and also state they moved to the country to be in the country. Resident Doug Story has no concerns if well run. Resident Tim Porter restates his support and says the road has always been washboardy. Non-resident Anthony Kusel states his support. Resident Si Hooker questions IUP vs. CUP and comments that he doesn't see any problems if ran correctly. Resident Aaron Blesi feels he would be most impacted as the closest neighbor. Mr. Blesi feels a rodeo is a commercial venture and does not belong in a residential or agriculture zone and does not support it. Resident Mark Hamilton speaks again and sees this as an improvement. Resident and RTB member Mike Sherwood states there is more to the application that needs to be brought up. Resident Rebecca Whelan asks will there be a vet available and is he insured and again states she is opposed. Non-resident Paul Wiese speaks about high school rodeo and that it would be good for the community.

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Mr. Crosby explains security again and that has support of Hubbard County Sheriff Aukes and Beltrami County Sheriff Hodapp, as well as having his own security force. He states this will not be a Park Rapids or We Fest event. Clerk Shannon Skime asks Mr. Crosby about insurance and the liability coverage of someone leaving his property and entering another property. Mr. Crosby stated a policy could be written as such and also done to indemnify the township to release of any ownership. Resident Mark Hamilton states that camping and rodeo will be 400-500 yards from anybody's house. Resident Aaron Blesi comments that is him then. Pemble stated that with any IUP or CUPs the biggest complaint is the neighbors. Resident Aaron Blesi states this is just trying to get a commercial business in an agricultural zone.

Hearing no other public comment, Pemble closes the public comment portion at 8:10 pm. Mr. Crosby thanks those who are in support and appreciated the comments of those with questions.

Brian Hughes asked how the alcohol would be handled. Mr. Crosby responds that a separate provider with their own insurance would be used. The same would pertain to the food vendors. Hughes questions the rough estimate of 1500 people for a pro rodeo. Robert Saxton asks about the entrance point routes. Todd Scofield clarifies estimate of vehicle traffic for the 4H and weekly practice events. Mr. Crosby would estimate up to 20 vehicles. Hughes asks Mr. Crosby to get a letter of support from Hubbard County Sheriff Aukes.

There being no further business to come before the commission, **Motion** made by Robert Saxton to adjourn the meeting, seconded by Todd Scofield, motion carried. The meeting was adjourned at 8:17pm.

Respectfully submitted,

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Bobbi Fadness, Deputy Clerk

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Steve Pemble,  
Planning Commission Chair

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