

BECO P-2
Attn: J. Considine
EPR
N/C

615CR044
CERTIFIED, FILED AND/OR RECORDED ON
11/21/2024 08:08 AM
BLUE EARTH COUNTY, MN
MICHAEL STALBERGER COUNTY RECORDER
PROPERTY AND ENVIRONMENTAL
RESOURCES DIRECTOR
REC FEE: 0.00 EXEMPT: Y
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SPLIT-CURRENT TX PD: N/A
PAGES: 8

This document is exempt from recording fees pursuant to Minnesota Statutes 386.77.

**ORDINANCE AMENDMENT
TO CHAPTER 14 - SHORELAND, TO ADD CAMPGROUNDS AS AN INTERIM USE
AND TO ADD STANDARDS FOR CAMPGROUNDS IN CHAPTER 14
OF THE BLUE EARTH COUNTY CODE OF ORDINANCES.**

WHEREAS, Minnesota Statutes 394.21 to 394.37 gives Counties the authority to regulate land development by adopting and amending Official Controls to protect the public health, safety, and welfare: and,

WHEREAS, the Planning Agency of the County prepared an amendment proposal and completed a report pertaining to staff report PC 40-24, a copy of said report has been presented to the Planning Commission and County Board; and,

WHEREAS; the Planning Commission of the County on the 6th day of November 2024, following proper notice held a public meeting regarding the amendment, and following discussion, voted unanimously to forward the Ordinance Amendment to the County Board with a recommendation for approval; and,

WHEREAS; the County Board of Commissioners on the 19th day of November 2024, following proper notice, held a public hearing regarding the request, and following due consideration of presented testimony and information, voted unanimously to adopt the proposed amendment; and,

WHEREAS, the Blue Earth County Board of Commissioners finds:

1. Minn. Stat. § 394.21 grants counties the authority to regulate land development by adopting and amending official controls.
2. The proposed ordinance amendment is consistent with the County Land Use Plan's objectives and action items which state:
"Maintain ordinances that appropriately respond to the residential, agricultural, industrial and commercial trends of Blue Earth County."

"The development of future commercial uses in the rural area shall be reviewed for their emergency services, stormwater and wastewater treatment, access to transportation systems, and water supply needs and the corresponding impacts to those systems."



3. The ordinance amendment will help protect the public health, safety and general welfare.
4. The ordinance amendment is consistent with the purpose of the Shoreland Chapter of the Blue Earth County Code of Ordinances which states:

“The uncontrolled use of the shoreland of the county affects the public health, safety and general welfare, not only by contributing to pollution of public waters, but also by impairing the local tax base. Therefore, it is in the best interests of the public health, safety and welfare to provide for the wise subdivision, use and development of shorelands of public waters.”

NOW THEREFORE BE IT ORDAINED, by the Blue Earth County Board of Commissioners, that the proposed amendment to Chapters 14 – Shoreland, of the Blue Earth County Code of Ordinances, as shown in Attachment 1, is hereby adopted.

This ordinance amendment
without publication.

shall become effective immediately upon its passage and

Passed this 19th Day of November, 2024

ATTEST: Robert W. Meyer
County Administrator

DocuSigned by:
Kiri Paap
Chair, Blue Earth County Board of Commissioners

DRAFTED BY:
Blue Earth County PER
P.O. Box 3566
Mankato, MN 56002-3566

Attachment 1

Shoreland – Campgrounds Standards

Sec. 14-4. - Rules and definitions.

Campground means any area, whether privately or publicly owned, used on a daily, nightly, or longer basis for the placement of three or more camping units for the purpose of people occupying the unit on an overnight basis.

Suitable Area for Campsites means a contiguous portion of a lot that is suitable for the location of a campsite excluding all existing and proposed easements, road rights-of-way, setback areas for campsites, wetlands, bluff impact zones, floodplains (Flood Fringe, Floodway or General Floodplain), or land below the Ordinary High Water Level.

Sec. 14-82. - Land use districts.

- (1) Natural Environment Lakes.
 - a. Special Protection district.
 3. Interim Uses:
 - iv. Campgrounds as regulated by Sections 14-118 and 24-322.
 - c. Water-Oriented Commercial District.
 3. Interim Uses:
 - iii. Campgrounds as regulated by Sections 14-118 and 24-322.
- (2) Recreational Development Lakes.
 - a. Special Protection district.
 3. Interim Uses:
 - iv. Campgrounds as regulated by Sections 14-118 and 24-322.
 - c. Water-Oriented Commercial District.
 3. Interim Uses:
 - iii. Campgrounds as regulated by Sections 14-118 and 24-322.
- (3) General Development Lakes.
 - a. Special Protection district.
 3. Interim Uses:
 - iv. Campgrounds as regulated by Sections 14-118 and 24-322.
 - c. Water-Oriented Commercial District.
 3. Interim Uses:
 - iii. Campgrounds as regulated by Sections 14-118 and 24-322.
- (4) Agricultural River Standards.
 - a. Special Protection district.
 3. Interim Uses:
 - iv. Campgrounds as regulated by Sections 14-118 and 24-322.
 - c. Water-Oriented Commercial District.
 3. Interim Uses:
 - iii. Campgrounds as regulated by Sections 14-118 and 24-322.
- (5) Transitional River Standards.
 - a. Special Protection district.
 3. Interim Uses:
 - iv. Campgrounds as regulated by Sections 14-118 and 24-322.
 - c. Water-Oriented Commercial District.

- 3. Interim Uses:
 - iii. Campgrounds as regulated by Sections 14-118 and 24-322.
- (6) Tributary River Standards.
 - a. Special Protection district.
 - 3. Interim Uses:
 - iv. Campgrounds as regulated by Sections 14-118 and 24-322.
 - c. Water-Oriented Commercial District.
 - 3. Interim Uses:
 - iii. Campgrounds as regulated by Sections 14-118 and 24-322.

Sec 14-118. Criteria for Campgrounds.

(a) All campgrounds and campsites must meet the following general standards:

- 1) All new campsites must meet the standards in Section 24-322 of the Blue Earth County Code.
- 2) All new campsites must meet the structure setback for the Ordinary High Water Level as defined in Section 14-82 of the Blue Earth County Code.
- 3) All new campgrounds and expansions within Shoreland must meet the maximum density criteria based on suitable areas for campsites in the following table:

General Development Lakes	
Recreational Development Lakes	
Agricultural Rivers	
Tributary Streams	
Transition Rivers	Natural Environment Lakes
4 Campsites Per Suitable Acre on the Property within Shoreland	3 Campsites Per Suitable Acre on the Property within Shoreland

- 4) Shore recreation facilities must be centralized, and the number of spaces provided for continuous beaching, mooring, or docking of watercraft must not exceed one for each campsite in the campground.
- 5) Boat launching ramp facilities, including a small dock for loading and unloading equipment, may be provided for use by occupants of campsites. The location of the facility must meet the Department of Natural Resources standards and must obtain all required permits.
- 6) Structures, parking areas, and other facilities must be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks, color, or other means acceptable to the local unit of government, assuming summer, leaf-on conditions. Vegetative and topographic screening must be preserved, if existing, or may be required to be provided.

- 7) Accessory structures and facilities, except water oriented accessory structures, must meet the required structure setback and must be centralized.
 - 8) A water-oriented accessory structure may be allowed if it meets the design standards contained in Section 14-111 (b).
- (b) Open Space Requirements.
- 1) Designated open space must constitute at least 50 percent of the total project area and must include the following features if they are present on the property:
 - a. Areas with physical characteristics unsuitable for development in their natural state;
 - b. Areas containing significant historic sites or unplatted cemeteries;
 - 2) Areas designated as open space may include:
 - a. Outdoor recreational facilities for use by guests and by the general public;
 - b. Subsurface sewage treatment systems if the use of the space is restricted to avoid adverse impacts on the systems; and
 - c. Non-public water wetlands.
 - 3) Areas designated as open space may not include:
 - a. Dwelling sites;
 - b. Dwelling units or structures, except water-oriented accessory structures or facilities;
 - c. Road rights-of-way or land covered by road surfaces and parking areas;
 - d. Land below the OHWL of public waters; and
 - e. Commercial facilities or uses.
 - 4) Open space preservation. Approved open space areas, including topography and vegetation must be preserved and maintained in accordance with the applicant's business plan, Sec 14-113 – Shoreland Alterations, and the approved Interim Use Permit. Approved open space may not be altered as a result of the following:
 - a. Vegetation and topographic alterations other than routine maintenance;
 - b. Construction of additional buildings or storage of vehicles and other materials; and
 - c. Uncontrolled beaching of watercraft.
- (c) Shore Impact Zone Standards.
- 1) On General Development Lakes or Recreational Development Lakes, at least 60 percent of the land within the Shore Impact Zone must be preserved in its natural or existing state.
 - 2) On Natural Environment Lakes, Agricultural Rivers, Tributary Streams, or Transition Rivers, at least 80 percent of the land within the Shore Impact Zone must be preserved in its natural or existing state.
- (d) Erosion Control and Stormwater Management.

- 1) Erosion control plans must be developed and must be consistent with the provisions of Section 14-115 – Stormwater management standards of the Blue Earth County Code.
 - 2) Stormwater management facilities must be designed and constructed to manage expected quantities and qualities of stormwater runoff.
 - 3) Impervious surfaces must not exceed 25 percent of the property.
- (e) Department of Natural Resources Review.
- 1) Proposed applications for campgrounds must be sent to the Department of Natural Resources Representative for Review in accordance with Section 14-46.



State of Minnesota
County of Blue Earth

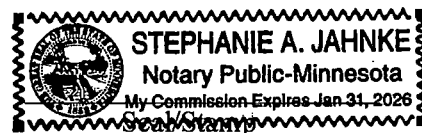
I certify that the foregoing and annexed document “**ORDINANCE AMENDMENT TO CHAPTER 14 – SHORELAND, TO ADD CAMPGROUNDS AS AN INTERIM USE AND TO ADD STANDARDS FOR CAMPGROUNDS IN CHAPTER 14 OF THE BLUE EARTH COUNTY CODE OF ORDINANCES.**”

(Document Title)

Dated **NOVEMBER 19, 2024** and containing **07** pages is a true and correct copy of an electronic document bearing one or more electronic signatures this **19TH DAY OF NOVEMBER, 2024.**



Notary Public Signature



My Commission Expires January 31, 2024

My notary commission number is 1210402400035