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BLUE EARTH COUNTY, MN
MICHAEL STALBERGER COUNTY RECORDER
PROPERTY AND ENVIRONMENTAL
RESOURCES DIRECTOR
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BECo P:Z
Attn: S. Wanta
SPSS
due



**ORDINANCE AMENDMENT
TO THE BLUE EARTH COUNTY CODE OF ORDINANCES
CHAPTER 24 – SEC. 24-3 DEFINITIONS AND WORD USAGE
AND CHAPTER 24 - SEC. 24-322 – CAMPGROUNDS**

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 11-21, 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 7th day of April 2021, following proper notice held a public meeting regarding the amendments, and following discussion, voted unanimously to forward the Ordinance Amendment to the County Board with a recommendation for approval of the ordinance amendments; and,

WHEREAS; the County Board of Commissioners on the 27th day of April 2021, held a public hearing regarding the request, and following due consideration of presented testimony and information, voted unanimously to adopt the proposed amendments; 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.

NOW THEREFORE BE IT ORDAINED, by the Blue Earth County Board of Commissioners, that the amendments to Chapter 24, Sec. 24-3. - Definitions and word usage and Sec 24-322 – Campgrounds of the Blue Earth County Code of Ordinances contained in Attachment A, are hereby adopted and replace the existing campground standards.

These amendments shall become effective after their passage and required publication.

Passed this 27th day of April 2021.




Chair, Blue Earth County Board of Commissioners

ATTEST: 
County Administrator

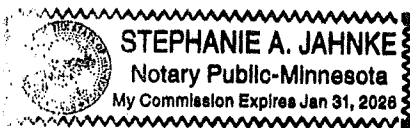
STATE OF MINNESOTA, COUNTY OF BLUE EARTH

This instrument was acknowledged before me on April 27, 2021,
by Kip Bruender, Chair of the Board, and by Robert W Meyer, County Administrator.



(Signature of Notary Officer)

Title Administrative Assistant



My commission expires: 01/31/2026
(Month/day/year)

DRAFTED BY: Blue Earth County - Property and Environmental Resources
P.O. Box 3566 - Mankato, MN 56002-3566

Attachment A Campground Standards

Sec. 24-3 Definitions and Word Usage

Existing Definitions

Campground means any area, whether privately or publicly owned, used on a daily, nightly, or longer basis for the placement of three (3) or more camping units for the purpose of people occupying the unit on an overnight basis.

Camping unit(s) means any tent, trailer, cabin, lean-to, recreational vehicle, or similar structure established or maintained and operated in a campground as temporary living quarters for recreation, education, or vacation purposes.

Additional Definition:

Recreational camping vehicle, means any of the following:

- (a) Any vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational, and vacation uses;
- (b) Any structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation;
- (c) Any portable, temporary dwelling to be used for travel, recreation, and vacation, constructed as an integral part of a self-propelled vehicle; and
- (d) Any folding structure, mounted on wheels designed for travel, recreation, and vacation use.

Sec. 24-322. - Campgrounds.

Purpose. This section is established to protect the health, safety, and general welfare within the county through uniform standards and regulations for campgrounds. All campgrounds shall conform to the following standards:

- (a) Application Requirements.** Any person proposing a campground shall make a written land use development application to the County. Application for such permit shall not be complete unless it contains the following:
1. A site plan showing the location of existing wells, sewage treatment systems, buildings, driveways, bluffs, vegetation, steep slopes, lakes, rivers, streams, floodplain boundaries, and wetlands.
 2. A site plan showing the proposed location of all improvements including but not limited to storage areas, recreation areas, bathroom facilities, solid waste and recycling collection facilities, roadways, trails, parking areas, wells, sewage treatment facilities, stormwater storage, and camp sites with dimensions.
 3. Detailed grading plan with two (2) foot contour intervals.
 4. Written description of the operating plan for the campground including all services and activities like large events that are proposed in the campground.
 5. Plans for sanitary sewage disposal, water supply systems, emergency shelter and evacuation, electrical service, lighting, landscaping, screening and collection of garbage and refuse.

6. Stormwater Pollution Prevention Plan and operation and maintenance plans for all permanent and temporary stormwater control measures, when applicable.
7. Location and size of all proposed streets and parking areas servicing the campground. Construction plans and specifications for roadways within the campground.
8. Other site-specific information may be required or requested by the County.
9. Application fees.

(b) Performance Standards. All campgrounds shall meet the following standards:

1. All sewage and wastewater must be discharged into an approved municipal sewage treatment system if one is available or a subsurface sewage treatment system that meets the requirements of Minnesota Rules Chapter 7080 and the County Code, Chapter 6 – Subsurface Sewage Treatment Systems. No wastewater from recreational camping vehicles shall be deposited on the surface of the ground.
2. Toilet facilities must be provided within 400 feet of any campsite in accordance with Minnesota Rules Chapter 4630.0900.
3. Toilet and shower facilities must be provided in all campgrounds which house recreational camping vehicles which are not equipped with toilet and bathing facilities, in accordance with the schedule and standards in Minnesota Rules Chapter 4630.0900.
4. Sewage Dumping Station. Campgrounds accommodating recreational camping vehicles having a self-contained liquid waste system with a waste reservoir shall provide a sanitary station for the disposal of wastewater. Sewage dumping stations shall be separated from any camp site by a distance of at least 50 feet. Final disposal of sewage from such dumping stations shall be by a method acceptable to the Minnesota Pollution Control Agency and Department of Health.
5. Water Supply. The water supply for all campgrounds must meet all Minnesota Department of Health requirements for public water supplies and water wells. Drinking water from the water supply must be available within 400 feet of every campsite in accordance with Minnesota Rules Chapter 4630.0600.
6. All plumbing must be installed in accordance with the Minnesota Plumbing Code, Minnesota Rules Chapter 4715.
7. Setbacks. All camp sites shall meet the side, rear and front yard setbacks for a primary use of the zoning district where they are located. All campsites must also be outside the bluff impact zone.
8. Floodplain. All campsites must be located outside of the Flood Fringe, Floodway, or General Floodplain District.
9. All recreational camping vehicles and their attachments shall be separated from each other or other structures by at least ten feet as required by Minnesota Rules Chapter 4630.0400.
10. Minimum Camp Site Size. All camp sites for recreational camping vehicles shall have a minimum size of 2,000 square feet as required by Minnesota Rules Chapter 4630.0400.
11. The storage, collection, and disposal of refuse and garbage in the campground shall be conducted in accordance with Chapter 16 (Solid Waste Management) of the County Code to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution.
12. Refuse and garbage collection shall be made at least twice each week and more often where necessary to prevent nuisance conditions. Final disposal of refuse and shall be accomplished at a waste management facility permitted by the State and licensed by the County.

13. Adequate number of fly tight, watertight and rodent proof containers must be provided for all garbage and refuse. Garbage or refuse may not be burned, incinerated or buried on site.
14. All interior streets and roadways in the campground shall be maintained to allow safe passage of normal traffic and emergency vehicles.
15. Each camp site shall have signage identifying the site with a non-duplicated number or letter. The campground operator shall notify the Planning Agency of any changes so that the 911-emergency response system maps are current.
16. Campgrounds adjacent to private land shall indicate the property boundary through signage, fencing, or other means.
17. All recreational camping vehicles shall have a current state vehicle license for those states that require a license.
18. All campgrounds shall have a property manager. Instructions shall be posted and made available to users of the campground on how to contact that person.
19. Campgrounds which require permanent stormwater management facilities or best management practices shall be designed in accordance with the MPCA NPDES construction stormwater permit and Blue Earth County stormwater standards.
20. Signage for the campground must meet the standards contained in Sec. 24-311 – Signs of the County Code.
21. Parking for the campground must be off-street and meet the standards contained in Sec. 24-310 – Parking and Loading Regulations of the County Code.
22. A permanent dwelling for caretaker may be allowed provided the dwelling meets all density and applicable zoning district standards.
23. Campgrounds shall be operated on a seasonal basis and may only be open seven months a year.