

Becker County Planning Commission
November 16, 2005

Chairman Kovala called the meeting to order. Present were Members Ray Thorkildson, Waldo Johnson, Ken Christianson, Jeff Moritz, John McGovern, John Lien, Harry Johnston, Mary Seaberg, Commissioner Larry Knutson, and Zoning Staff Patricia Johnson and Debi Moltzan. Debi Moltzan was recording secretary.

Chairman Kovala stated that the recommendations of the Planning Commission would be forwarded to the County Board of Commissioners for final action. The County Board Meeting will be held on Tuesday, November 22, 2005.

Christianson made a motion to approve the October 2005 meeting with one correction, the correction being the spelling of his last name. Moritz second. All in favor. Motion carried.

Kovala stated that there were six applications on the agenda for this evening. Two of the applications have been tabled at the request of the applicant. These applications were the application by Scott Busker and the application by Richard and Anthony Swenson.

OLD BUSINESS: Juergen Byers. This was an application for a change of zone from agricultural to residential and approval of a certificate of survey for three lots on the property described as: Pt Govt Lot 1 in 32/139/42 and Pt Govt Lot 2 in 5/138/42. PID Numbers 02.0221.000 and 17.0048.000.

P. Johnson explained that the application was tabled at the last meeting for a wetland delineation. The delineation has been completed and did not affect the original request for a change of zone and three lots.

Scott Walz, surveyor, further explained the application, stating that the delineated wetland was slightly larger than what was shown on the wetland map, but each lot still meets the criteria of the Ordinance.

Speaking in favor of the application was Rick Ellsworth, TWP Supervisor. Ellsworth stated that the lots are smaller than what the Township would like but the Township is in favor of this proposal based on the fact that the Byers donated land to the TWP, without compensation, to realign the road next to this project. Clint Ambers spoke in opposition to the application due to the amount of wetlands on the property. There was no written correspondence either for or against the application. At this time testimony was closed.

Further discussion was held regarding the size of the lot and the location and size of the wetlands. Christianson and Lien stated that the request fulfills the requirements of the Ordinance, the wetlands have been delineated and the lots meet the suitability requirements.

Motion: Christianson made a motion to approve the change of zone from agricultural to residential and approve the certificate of survey for three lots based on the fact that the request does meet the criteria of the Zoning Ordinance and Subdivision Ordinance. Lien second. All in favor. Motion carried.

FIRST ORDER OF NEW BUSINESS: Jerome Muench. Request a change of zone from agricultural to residential for one tract of land on the property described as: Pt Govt Lot 9, Beg at MC #35 TH W 621.80 feet, SW 609.05 feet, East 371.81 feet, Section 4, TWP 139, Range 40. PID Number 10.0049.000.

No one present to explain the application to the Board. P. Johnson explained that one tract of lakeshore property would be created through a certificate of survey. The Technical Review Panel approved the certificate of survey contingent upon the zone change. The zone change is consistent with lakeshore development.

No one spoke in favor of the application. No one spoke against the application. There was no written correspondence either for or against the application. At this time, testimony was closed.

Discussion was held.

Motion: Knutson made a motion to approve the change of zone from agricultural to residential for one tract of land based on the fact that the change of zone is consistent with lakeshore development. Johnston second. All in favor. Motion carried.

SECOND ORDER OF NEW BUSINESS: Final Plat of Straight Pines Senior Living Community, Timothy & Michelle Yliniemi developers.

P. Johnson explained the common interest community was approved in November 2003. This common interest community is on the former Osage School property. Everything is in order for the final plat approval.

Motion: Lien made a motion to approve the final plat of Straight Pines Senior Living Community based on the fact that it meets the criteria of the Zoning Ordinance. Seaberg second. All in favor. Motion carried.

THIRD ORDER OF NEW BUSINESS: Final Plat of Sweeney's Corner, Pat Sweeney developer.

P. Johnson explained that the change of zone and preliminary plat for six lots was approved August 2005. Everything is in order for final plat approval.

Motion: Johnston made a motion to approve the final plat of Sweeney's Corner based on the fact that the plat meets the criteria of the Zoning Ordinance. Knutson second. All in favor. Motion carried.

FOURTH ORDER OF NEW BUSINESS: Informational Meeting.

The next informational meeting is scheduled for Thursday, December 15, 2005 at 8:30 am. P. Johnson explained that meetings would not be held in January or February if the weather conditions did not allow the Board to properly view the application and sites.

Since there was no further information to come before the Board, Seaberg made a motion to adjourn the meeting. Thorkildson second. All in favor. Motion carried.

Jim Kovala, Chairman

Jeff Moritz, Secretary

ATTEST

Patricia Johnson, Zoning Administrator