

**Becker County Planning Commission  
September 16, 2008**

**Present:** Jim Kovala, Mary Seaberg, Jeff Moritz, John McGovern, Harry Johnston, John Lien, Jim Brufloft, Ray Thorkildson, Commissioner Larry Knutson, Zoning Administrator Patricia Swenson and Zoning Staff Debi Moltzan.

Chairman Brufloft called the meeting to order at 7:00 p.m. Debi Moltzan took the minutes.

**Minutes:** Kovala made a motion to approve the August 2008 minutes with one correction. The correction is on the third order of business, last paragraph on that page, the phrase “drilled land” should be “drilled well”. Knutson second. All in favor. Motion carried.

Brufloft explained the protocol of the meeting and stated that the recommendations of the Planning Commission would be forwarded to the County Board for final action on Tuesday, September 23, 2008.

**FIRST ORDER OF BUSINESS: Jim Shaw.** Request a conditional use permit for 14 storage condos on the property described as: Pt Govt Lots 2 & 3, Beg 288.05 ft NW & 69.21 ft NE of Most Ely Cor; Section 28, TWP 18, Range 41; Lake View Township. PID Number 19.0553.000.

Swenson explained that this application had been tabled, at the applicant’s request, at the August 2008 meeting.

Shaw explained the application to the Board. His request is for 14 storage units in a condominium setting. Shaw explained that he tabled the application at the last meeting because the plans were not adequate. Shaw’s architect overlaid the plans over a survey that had been completed, so the plan before the Board was not done by Meadowland Surveying. Johnston questioned if the old store building would be removed. Shaw stated that the plans are to remove the store. Kovala stated that there should only be 13 units due to the fact that the northwesterly building does not meet the required setbacks. Shaw stated that he wanted 14 units and that the size of the units can be adjusted to make 14 units fit. Knutson stated that the Board usually does not approve a use permit without a proper site plan. Shaw stated that he did not know that the plan had to be exact. Brufloft and Lien agreed. Shaw stated that he has not pre-sold any units so he does not know what size the units will be. Johnston questioned if there was a larger copy of the plan so that the Board could read measurements and dimensions. Swenson stated that there was not a larger copy, one had been requested of Shaw, but one was not provided. Kovala questioned the size of the building. Shaw stated that the large building was 50 ft by 350 ft.

Further discussion was held regarding the use of the area, unit sizes, building sizes, setbacks, wetlands and the number of units that should be allowed.

Clayton Jensen, Ravenswood Beach Improvement Corporation, stated that the RBIC is in favor of the application and the plan presented to the RBIC. Kovala saw the plan Jensen had and commented that the plan in Jensen's possession was not the same plan submitted to the Planning Commission. Kovala stated that Jensen's plan only showed two buildings (the main building, housing 12 units, and a building on the southwest side of the wetland, housing 2 units).

John Bromander was in support of the project, but requested that a stipulation be placed on the project requiring indoor storage because inside storage would allow someone to put up a fence and store stuff behind the fence.

Written correspondence was received from Ravenswood Beach Improvement Corporation and Steven Halverson. At this time testimony was closed and further discussion was held.

Johnston wanted clarification as to whether or not the units would be rented out or owned by someone. Shaw stated that the units would be individually owned. Bruflodt questioned if someone would be allowed to work on his or her vehicles there. Shaw stated that the by-laws would prohibit that type of activity. Johnston felt that, if the northwest unit was eliminated, 14 units could be put into the footprint of the other two structures as shown on the plan presented to the Planning Commission. Johnston stated that RBIC is in favor of the project and Bromander is in favor of the project. Johnston stated that he would rather see storage units in this area rather than a planned unit development.

**Motion:** Lien made a motion to approve a conditional use permit to allow a 14 unit storage condo, to be located in the same footprint of the large unit and the southwest unit on the plan submitted to the Planning Commission with the stipulations that the northwest unit be eliminated, that the units be owned and not rented, and the storage be indoor storage. Kovala second. All in favor. Motion carried.

Moritz questioned if there would be bathrooms in the units. Shaw stated that no bathrooms were intended in the units.

**SECOND ORDER OF BUSINESS: Richard Alsop.** Request a conditional use permit to allow off season rental storage in a proposed building 50 ft by 150 ft for the property described as: SE ¼ NW ¼ and Govt Lot 4, Section 20, TWP 138, Range 40; Burlington Township. PID Number 03.0193.004.

Alsop explained the application to the Board. Alsop stated that he would like to either rent or sell storage units. Bruflodt questioned the zoning of the property. Swenson stated that the property is currently zoned agricultural. Bruflodt questioned Alsop as to why he did not request a change of zone to commercial. Alsop stated that he thought about it but

felt the rezoning process would take too long. Swenson stated that the request is for rental storage in one building 50 ft by 150 ft and if the use would change, a new conditional use permit would be required.

Brufloft stated that the application would be looked at in a different way for rental units and for a storage condo. Kovala questioned how many doors would be in the building. Alsop stated that there would be five doors, so each section would be approximately 30 ft by 50 ft.

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. Further discussion was held.

Kovala stated that the important information is lacking for the Board to make a valid decision. Alsop stated that he wanted to do a condo association. Brufloft stated that his application was for a rental unit. Knutson stated that the plan is very vague. Swenson stated that if the conditional use permit was approved for rental and Alsop decided to sell the units, a new conditional use permit would be required and the hearing would have to be repeated.

Alsop asked to table his application.

**THIRD ORDER OF BUSINESS: Winton Johnson.** Request to replat Sauer Lake Highlands by adding additional real estate to increase the number of lots by one and allowing for a storage unit for each lot and changing the zoning of the additional real estate from agricultural to high density residential for the property described as: Sauer Lake Highlands and Pt Govt Lots 1 & 2 W of CSAH #17; Section 33, TWP 138, Range 41; Lake View Township. PID Number 19.1741.200.

Johnson explained the application to the Board. An additional 150 feet of lakeshore is being acquired, which would allow for one more unit and one storage unit for each dwelling unit. Brufloft questioned if there would be any change to the docking. Johnson stated that one more slip would be added, but no other changes to the docking system.

Gail Hahn, Lake View Township, asked for clarification of the zoning and the request. 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 and further discussion was held.

Knutson felt that this would be good for the lake. The addition of this real estate to the project would eliminate the potential of a single-family lot and the shoreline would be protected in the project. Moritz and Lien agreed.

**Motion:** Lien made a motion to approve replat Sauer Lake Highlands by adding additional real estate to increase the number of lots by one and allowing for a storage unit for each lot and changing the zoning of the additional real estate from agricultural to high

density residential based on the fact that it meets the criteria of the zoning ordinance and it is the replat of an existing plat. Johnston second. All in favor. Motion carried.

**FOURTH ORDER OF BUSINESS: Lawrence Baasch.** Request a conditional use permit to have three horses on approximately 9.85 acres of agricultural property adjoining a residential subdivision for the property described as: Pt Govt Lot 4, Comm NW Cor; Section 9, TWP 139, Range 41; Detroit Township. PID Number 08.0133.000.

Baasch explained the application to the Board. He would like to have his three pets, which happen to be horses, on 9.85 acres of land.

Brufloft questioned the brown barn. Baasch stated that the barn was on the original piece, which had horses on it. Seaberg questioned if Baasch lived at this property. Baasch stated that they will be living there approximately six months out the year, from approximately May 1 until November 1. When they leave in the fall, two of the horses would be boarded out and one horse would go with them to their winter home.

Speaking in opposition to the application were Dean Dallum and Clayton Peck. Written correspondence in opposition to the application was from the DNR Fisheries and Michael Montgomery. The DNR stated that there is a spawning pond adjacent to the Baasch property. Written correspondence in favor of the application was received from Roger and Joan Schraufek, Bill Briggs and Arlene Hedlund. At this time, testimony was closed and further discussion was held.

Seaberg questioned how the waste would be handled. Baasch stated that three horses on 9 acres, 6 months of the year would not create much waste. The waste created would be spread out to decompose and with the grass cover, there would be no run off. Knutson stated that, even though the property is zoned agricultural, it is in a residential area and more residential subdivisions will appear. Brufloft stated that there were horses in this area before. Moritz stated that if the horses are there only 6 months out of the year, it would be during the growing season, which would help with the run off. Johnston stated that he was ready to approve the application until he heard the DNR letter. Brufloft questioned if Baasch would agree with some type of buffer from the east line and the south line. Baasch stated that if there is a reasonable buffer, he would agree to it.

Johnston questioned how long it has been since the DNR has used this area as a rearing pond. Peck stated that it is a spawning area. Further discussion was held regarding buffer areas and the DNR land.

**Motion:** Kovala made a motion to approve a conditional use permit on the property for up to three horses based on the fact that it would not be detrimental to the surrounding area and with the stipulation that there be a 50 ft buffer between Baasch's property and the DNR property (south property line) and the existing metes and bounds tracts on the east property line, which would help control run off, odor and flies. Seaberg second. All in favor. Motion carried.

**FIFTH ORDER OF BUSINESS: Final Plat of Valhalla Shores.**

This final plat was pulled from the agenda due to the fact that everything was not in order for final approval.

**SIXTH ORDER OF BUSINESS: Informational meeting.**

The tentative date for the next informational meeting is scheduled for Thursday, October 16, 2008 at 8:00 a.m. at the Planning and Zoning Office.

Brufloft reminded the Board Members to turn in their third quarter expense reports.

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

\_\_\_\_\_  
Jim Brufloft, Chairman

\_\_\_\_\_  
Jeff Moritz, Secretary

ATTEST

\_\_\_\_\_  
Patricia Swenson, Administrator