

**Becker County Planning Commission  
December 21, 2010**

**Present:** Jim Kovala, Don Skarie, John Lien, Ray Thorkildson, Jim Bruflodt, Jeff Moritz, Dan Schlauderaff, Mary Seaberg, Harry Johnston, Commissioner Larry Knutson and Zoning Staff Debi Moltzan.

Kovala made a motion to approve the minutes from the November 16, 2010 meeting. Lien second. All in favor. Motion carried.

Bruflodt explained the protocol for the meeting and explained that the Planning Commission is a recommendation board, which the recommendation is forwarded to the Becker County Board of Commissioners for final decision on Tuesday, December 28, 2010.

**FIRST ORDER OF BUSINESS: Woytassek Investments.** Request a change of zone from Agricultural to Commercial for the property described as: Pt W 1/2 SW 1/4 Comm SW Cor N 1629.93..., Section 14, TWP 139, Range 42, Audubon Township. PID Number 02.0092.000. The property is located at 19363 Co Hwy 15.

Dave LaBarre, ERA Northland Realty, explained the application to the Board. Woytassek Investments is trying to sell this piece of property. The owner always thought the property was commercial because it abutted Highway 10. There is a purchaser interested in the property that wants to use it to set up a modular home display center.

Knutson stated that there is concern about the zone change. With a zone change, the County loses control of the type of activity that can be done on a piece of property. Knutson felt that this type of activity could be done with a conditional use permit. Mitch Buschette, Dynamic Homes, stated that if the property could not be used commercially, then the property is not worth the money being asked for the property. Kovala asked Buschette if the conditional use permit would work for this situation because it would allow them to do the commercial business they are asking for. Buschette stated that he would need to discuss that with potential dealerships and the management. Lien felt that a conditional use permit would be more appropriate for this situation. Seaberg stated that the conditional use permit would better protect the adjoining wetlands. Bruflodt explained the difference between the zone change and a conditional use permit. LaBarre questioned if a conditional use permit was granted and the property sold in the future, could a different conditional use permit be applied for a different type of commercial activity? Bruflodt stated that a new conditional use permit could be applied for.

No one spoke in favor of the application. No one spoke against the application. Written correspondence was received from: Audubon Township, in favor of the application; Audubon City, in favor of the application; Scott Kahn, Wetland Management District, with concerns about the application and compatibility with the adjoining wetlands; and Dennis and Nancy Koerner, with concerns about a commercial business next to a farming operation. At this time, testimony was closed and further discussion was held.

Lien stated that he would like to see a conditional use permit on the property because the land is environmentally sensitive and a conditional use permit would allow better control of any run off and type of activity on the property. Skarie agreed. Discussion was held regarding tabling the application to allow everyone involved with the sale of the property time to discuss options, discussion on denial of the application and discussion on a conditional use permit.

**Motion:** Lien made a motion to deny the change of zone from agricultural to commercial because the land is environmentally sensitive and the change of zone could negatively affect the adjoining wetlands but would recommend that the County Board of Commissioners consider a conditional use permit to allow a commercial business consisting of a modular home display center on the property. Kovala second. All in favor. Motion carried.

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

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Jim Bruflo, Chairman

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Jeff Moritz, Secretary

ATTEST

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Patricia L Swenson, Zoning Administrator