

Becker County Planning Commission
July 19, 2011

Members Present: Harry Johnston, John Lien, Jim Bruflodt, Commissioner Larry Knutson, Jim Kovala, John McGovern, Ray Thorkildson, Mary Seaberg, Dan Schlauderaff, Zoning Administrator Patty Swenson and Zoning Technician Julene Hodgson.

Chairman Bruflodt called the meeting to order. Zoning Technician Julene Hodgson recorded minutes.

Kovala made a motion to approve the minutes from June 21st, 2011. McGovern second. All in favor. Motion carried.

Chairman Bruflodt explained the protocol for the meeting and stated that the recommendations of the Planning Commission would be forwarded to the County Board of Commissioners for final action on July 26th, 2011.

FIRST ORDER OF BUSINESS: Scott Simpson 35615 St Hwy 34 Detroit Lakes, MN 56501 **Project Location:** 35615 State Hwy 34 **LEGAL LAND DESCRIPTION:** 150193002 Height of Land Township PT SW1/4 NE1/4&PT NW1/4 SE1/4: COMM E QTR COR SEC 19 S 500', NW 1301.41', SW 362.31' TO POB S 344.89', W 183.38', S 348.75 W 67.05' AL HWY, N 699', E 249.70' TO POB, Section 19, TWP 139, Range 39 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a conditional use permit for a plumbing and heating business on agricultural zoned property.

Scott Simpson explained the application to the Board. He requests to run a plumbing and heating business out of his garage on his home property. There would not be excessive traffic, only occasional delivery trucks. He has a sign at the end of the driveway area and contacted the DOT and discussed the ROW of the state road in that area to assure he is in compliance with the placement of the sign. Bruflodt asked if Simpson has any intention to offer any retail sales to which Simpson answered no, just service and repair. Simpson stated he has no employees but himself.

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 discussion was held.

Thorkildson asked if he is working out of the garage that is attached to his house and Simpson stated he is using his attached garage for now, but may construct a detached garage later for storage of pipes and supplies. There was no further discussion by the Commission.

Motion: Kovala made a motion to approve the Conditional Use Permit for a plumbing and heating business as proposed based on the fact that the use would not be detrimental to the surrounding area. Johnston second. All in favor. Motion carried.

SECOND ORDER OF BUSINESS: Brad Solheim 449 Lakeview Terrace Blvd Waconia, MN 55387 **Project Location:** 11999 Lake Maud Trail **LEGAL LAND DESCRIPTION:** 171252802 & 171252803 Lake Eunice Township Lake Maud Lots 2 & 3, Block One of the Woods on Lake Maud II, Section 28, TWP 138, Range 42 **APPLICATION AND DESCRIPTION OF PROJECT:** Request an approval of a certificate of survey to split 2 existing residential parcels into 4 parcels. Total parcel areas- A=134,600 B=50,900 C=52,500 D=69,800 sq ft.

Scott Walz, on behalf of Brad Solheim, explained the application to the Board. The request is to subdivide two lots into four. The tract A has a 20' area to the south with high ground to access the lake. Tracts B, C and D are high tracts with the natural stormwater flow going away from the lake. Kovala noted that each lot has the required 150' frontage and Walz stated yes, actually 150'+ and the 150' width at the 100' lake setback. Walz noted that tract D has an existing lake access easement for lot 4.

No one spoke in favor of the application. Maud Lake Association president Rick Livermore spoke regarding the application. The Lake Maud Association recommends no more than three (3) docking sites for the four (4) proposed lots. Their concern is to preserve the spawning area designated by the DNR. They request no docking site should be placed behind the spawning area. The letter from the Association is on file. The Commission discussed the spawning area and where it was located. Walz presented a letter from MN DNR fish and wildlife area fisheries supervisor Jim Wolters. The letter stated the posted spawning period runs from April 1 through June 30 but boat traffic is allowed for adjacent shoreline owners by the most direct route through to open water and docking and swimming is allowed close to the spawning area. Bill Sherlin spoke regarding the application. He stated that the past history of the property came before the Commission asking for 8 lot/block parcels and then the request was tabled. The previous approval of the four existing parcels are now being asked to be six. His main concern is to maintain the integrity of the spawning area and asked the Commission to consider Tract A to have a lake access easement from the lot to the north. He stated the density number proposed are better than previous request, but still worries about the six parcels versus the existing four. Sherlin again requested the Commission recommend/appose a shared lake access easement. Lien stated he did not want to consider adding a double access to the Lot 1 to the north. Mike Thompson spoke regarding the application. He also had concerns regarding the spawning area. The written correspondence on file from the Lake Maud Association had been previously read by Rick Livermore. At this time, testimony was closed and discussion was held.

Lien stated the Commission has walked the property and he has no concerns with a dock to the south of tract A due to the fact that this would be out of the spawning area. Seaberg stated the proposed parcels are large parcels and she had no concerns.

There was no further discussion by the Commission.

Motion: Lien made the motion to approve the Certificate of Survey as submitted based on the fact that it meets the criteria of the Becker County Zoning Ordinance. Seaberg second. All in favor except McGovern. Majority ruled. Motion carried for approval.

THIRD ORDER OF BUSINESS: FINAL PLAT: CUP # 582486- Becker 1 Storage (Randy Freed)- 06.0127.001 #1 Storage Condominium Structure.

Swenson discussed the final plat proposed to the Board. The structure meets the required setbacks and all criteria.

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 discussion was held.

There were no concerns noted.

There was no further discussion by the Commission.

Motion: Seaberg made a motion to approve the final plat as submitted based on the fact that it meets the criteria of the Becker County Zoning Ordinance. Thorkildson second. All in favor. Motion carried.

FOURTH ORDER OF BUSINESS: Informational Meeting.

The next informational meeting is scheduled for Thursday, August 11th, 2011 at 8:00 am in the Third Floor Meeting Room of the Original Courthouse.

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

Jim Bruflo, Chairman

Jeff Moritz, Secretary

ATTEST _____
Patricia Swenson, Zoning Administrator