

Becker County Planning Commission
October 18, 2011

Members Present: Harry Johnston, Chairman Jim Bruflodt, Commissioner Larry Knutson, Jim Kovala, John McGovern, Ray Thorkildson, Mary Seaberg, David Blomseth, John Lien, and Zoning Administrator Patty Swenson. Dan Schlauderaff was absent.

Chairman Bruflodt called the meeting to order. Zoning Administrator Patty Swenson recorded the minutes.

Kovala made a motion to approve the minutes from September 20th, 2011 with corrections. Seaberg 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 October 25th, 2011.

FIRST ORDER OF BUSINESS: Jerry and Brenda Reep/Enget 12575 Dorff Bch Rd Audubon, MN 56511 **Project Location:** Morton Oaks Road **LEGAL LAND DESCRIPTION:** 170233005 Lake Eunice Township Across the road from Lake Maud PT GOVT LOT 4: COMM NW COR TH N 177.33' TO S LN DED PUB RD MORTONS OAK LN BCH, SE 645.55' AL RD TO POB; CONT SE 217.65', CONT SELY 104' AL RD, TH SW 354.96', TH NE 270' TO POB AKA TRACT B-1, Section 21, TWP 138, Range 42 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a conditional use permit for storage condominiums. The two structures will contain 7 units. Property is currently zoned Residential.

Scott Walz explained the application to the Board on behalf of Jerry and Brenda Reep/Enget. The owners have inquired to area property owners and found a need for storage units in the area. The six individual units will be 30 X 40 in size. The impervious surface coverage will not exceed 25% as allowed by ordinance. The units are for individual use only, the covenants prohibit commercial use of the units. Knutson stated that the County does not enforce covenants.

No one spoke in favor of the application. No one spoke against the application. There was written correspondence from Jon Swegarden, Trustee Swegarden Lake Trust in opposition with concerns of commercial enterprise and increased traffic. At this time, testimony was closed and further discussion was held.

Kovala stated that the Planning Commission viewed the property and found the proposed use compatible with the surrounding area. Lien agreed with Kovala and further stated that he thinks storage condominiums would be good neighbors. Knutson commented that there are other storage buildings in the direct vicinity and therefore the proposed use would be compatible. There were no further questions or concerns from the Board.

Motion: Kovala made a motion to approve a Conditional Use Permit for storage condominiums based on the fact that the request meets the criteria of the Ordinance. Lien second. All in favor. Motion carried.

SECOND ORDER OF BUSINESS: Loren Jepson 44720 Co Rd 151 Frazee, MN 56544 Project Location: 44720 Co Rd 151 LEGAL LAND DESCRIPTION: 330267000 Toad Lake Township SE1/4 OF SE1/4 Section 34, TWP 139, Range 38 APPLICATION AND DESCRIPTION OF PROJECT: Request a Conditional Use Permit to allow a temporary 2nd dwelling for elderly care on one parcel of land. The property is 40 acres and zoned Agricultural.

Loren Jepson explained the application to the Board. His elderly mother has an older dwelling located on the property and wants to continue to live independently. Jepson would like to live on the property to take care of/assist his mother. Jepson did not realize only one dwelling was allowed per parcel of land. Jepson relocated a used mobile home onto the property that he would like to be allowed/permitted to live in. Jepson came into the Zoning office to apply for the site permit for the mobile home and was told a Conditional Use Permit was required. Both dwellings will be serviced by an updated septic system, it has already been installed and certified for the older dwelling and if approved, will be hooked up and certified for the mobile home.

No one spoke in favor of the application. No one spoke against the application. There was no written correspondence. At this time, testimony was closed and further discussion was held.

The Board stated the request meets the criteria of the Ordinance. There were no further questions or concerns from the Board.

Motion: Seaberg made a motion to approve a Conditional Use Permit to allow a temporary 2nd dwelling for elderly care on one parcel of land, with the stipulation that one home will be removed within 6 months after the need for elderly care no longer exists, based on the fact that the use will not be detrimental to the area. Lien second. All in favor. Motion carried.

THIRD ORDER OF BUSINESS: Citizens National Bank of Park Rapids 300 1st Street W Park Rapids, MN 56470 Project Location: 17005 480th Ave LAND DESCRIPTION: Tax ID number: 370117000 Wolf Lake 29-139-037 PT GOVT LOT 3: COMM SW COR SEC 29 TH NELY 1590.65' AL S LN TO POB; TH NLY 200', ELY 519' TO WOLF LK, SELY 209' AL LK TO S LN GOVT LOT 3, WLY 571' TO POB; Section 29, TWP 139, Range 37, Wolf Lake Township. APPLICATION AND DESCRIPTION OF PROJECT: Request a Certificate of Survey to allow one tract of land. Property is currently zoned Agricultural.

Jim Wallace, Citizens National Bank President, explained the application to the Board. The Board of Adjustment approved the variance for substandard lot area at the October 13th, 2011 meeting. The entire parcel consists of 68.42 acres. The requested parcel is 2.50

acres +/- and is located around the homestead structures. The lake frontage is 200+ ft and met the Ordinance requirements when it became a Mortgage tract, but the proper channels were not followed to legally record the tract based on the zoning ordinance requirements at that time.

No one spoke in favor of the application. No one spoke against the application. There was no written correspondence. At this time, testimony was closed and further discussion was held.

The Board stated the request meets the criteria of the Ordinance. There were no further questions or concerns from the Board.

Motion: Blomseth made a motion for the approval of a Certificate of Survey to allow one tract of land consisting of 200 ft of lakeshore and 2.5 acres +/- based on the fact that a variance was granted on October 13, 2011 for substandard lot size and the Certificate of Survey meets the criteria of the ordinance. Thorkildson second. All in favor. Motion carried.

FORTH ORDER OF BUSINESS: Informational Meeting.

There are no Planning Commission applications for the month of November therefore there will be no informational meeting.

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

Jim Brufloft, Chairman

Jeff Moritz, Secretary

ATTEST _____
Patricia Swenson, Zoning Administrator