

Becker County Planning Commission
May 15, 2012

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

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

Kovala made a motion to approve the minutes from April 17th, 2012. Seaberg second. All in favor. Motion carried.

Vice Chairman Lien 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 May 22nd, 2012.

FIRST ORDER OF BUSINESS:

APPLICANTS: Edna & Michael Szymanski PO Box 599 Detroit Lakes, MN 56502
Project Location: 20079 Town & Country Estate Lane **LEGAL LAND DESCRIPTION:** 081239000 Detroit Township Big Floyd Lake Lot 2 SubdivisionName TOWN & COUNTRY EST Block 001 SubdivisionCd 08054, Section 09, TWP 139, Range 41 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use permit to construct and repair an existing retaining wall part of which is located in the shore impact zone.

Greg Nelson, Contractor from Superior Lakeside, explained the application to the Board. There is an existing railroad tie walkway and retaining walls on the property that are failing and in need of replacement. Szymanski's purchased the property last fall and this spring realized the problem with ice heaving and the retaining wall. Szymanski's had Ultieg Engineering design a professional plan. They would like to: 1) remove the 8 foot failed walkway and replace with a 4 foot paver walkway and 2) remove the railroad road tie from the sides of the walkway and replace with a terraced paver wall. Nelson explained that they have already received a permit and have completed the work on the shoreline. The shoreline railroad tie retaining wall was removed and replaced with rock rip rap.

No one spoke in favor or in opposition to the application. There was written correspondence on record from Helen McConville in favor of the application. She stated that the plan would improve the situation with shoreline protection and safety. At this time, testimony was closed and discussion was held.

Thorkildson asked if filling in the walkway and installing steps was considered by the applicant. Nelson responded that installing steps would cause a hardship for Szymanski's

as they are elderly. Johnston asked about erosion control/drainage between the walkway and the proposed terrace wall. Nelson proposes to place 3-6" rock and plantings in the area to help slow runoff.

Knutson asked for the elevation of the treads. Nelson proposes to have 6" of rise per tread. Knutson voiced concern with the runoff to the lake from the proposed walkway. Nelson commented that he could install a berm at the top of the walkway to prevent funneling to the lake and also to clean the water before it reached the lake. McGovern commented that he felt the plan was overkill.

Seaberg commented that the removal of the shoreline retaining wall and rip rap replacement is good. She stated that filling in the walkway may cause erosion problems. Thorkildson commented that the existing conditions are an eyesore and recommend to Nelson that natural rock be used as much as possible in the replacement. He supports the plan.

Knutson stated that the adjoining properties have natural shorelines and he favors restoration versus the proposed plan. Moritz felt that since the problem is existing and the plan includes removal of the railroad ties and minimizing runoff he could support the plan. Blomseth commented that he would have concerns with the amount of fill to replace walkway. He supports the plan because it narrows the walkway and does address runoff concerns.

It was the concensus of the Board that the request meets the criteria of the Ordinance.

Motion: Thorkildson made the motion to approve the request for a Conditional Use permit to construct and repair an existing retaining wall based on the fact that the application meets the critieria of the ordinance. Seaworth second.

Johnston asked for amended motion to include a berm be established at the top of the slope to divert runoff.

Thorkildson amended the orginal motion to include a berm at top of walkway to divert water from running down walkway. Seaworth second. Majority in favor. Knutson opposed. Motion carried.

SECOND ORDER OF BUSINESS: Informational Meeting. The next informational meeting is scheduled for Thursday, June 14th, 2012 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.

John Lien, Vice Chairman

Jeff Moritz, Secretary

ATTEST _____
Patricia Swenson, Zoning Administrator