

Becker County Planning Commission
June 18, 2013

Members Present: Chairman Jim Bruflodt , John Lien, Commissioner Larry Knutson, Jim Kovala, Jeff Moritz, Jim Kaiser, David Blomseth, Ray Thorkildson, Mary Seaworth, Zoning Administrator Patty Swenson and Zoning Technician Julene Hodgson.
Members Absent: Mary Seaberg and Harry Johnston.

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 June 25th, 2013.

Kovala made a motion to approve the minutes for May 21, 2013. Lien second. All in favor. Motion carried.

Chairman Bruflodt called the **Notice of Intent to Amend Ordinance** meeting to order. Zoning Technician Julene Hodgson recorded minutes.

FIRST PURPOSE OF BUSINESS: Purpose: To add Chapter 7, Section 3.
Subject Matter: Amend the size and height of accessory structures.

Swenson read and explained the proposals to the Board. This would allow larger structures located over 400 feet from the lakes depending on the zoning district. Zoning will regulate the height and size of accessory structures located over 400 feet from the lake.

No one spoke for or against the request. There was no written correspondence either for or against the proposal. At this time, testimony was closed and further discussion was held.

It was the concensus of the Board that the proposed language will benefit the property owners.

There was no further discussion by the Commission.

Motion: Seaworth made a motion to approve to add Chapter 7, Section 3. Subject Matter: Amend the size and height of accessory structures. Lien second. All in favor. Motion carried.

At this time Chairman Bruflodt called the **Applicants Public Hearing** meeting to order. Zoning Technician Julene Hodgson recorded minutes.

FIRST ORDER OF BUSINESS: Kevin Tinjum Boat Properties 24147 Wine Lake Rd Detroit Lakes, MN 56501 **Project Location:** **Across the road by 13575 Thunderbolt Ranch Rd
LEGAL LAND DESCRIPTION: 060422003 Cormorant Township Lake #610 Pt of SW 1/4 of NE 1/4 E 225.74 S 847.72... Tract H 5.49 Acres Section 33, TWP 138, Range 43
APPLICATION AND DESCRIPTION OF PROJECT: Request a Conditional Use Permit to operate a seasonal boat storage facility in an Agricultural Zone.

Tim Sweeney explained the application to the Board on behalf of owner Kevin Tinjum. He stated they acquired the property to propose to construct storage structures that would be close to their shop. The property is 2 miles from their shop and would save time and money to bring the boats there for storage. They propose to construct steel buildings 195x60x12 with two constructed this

year and one next year for a total of three. The intent is to use the structures strictly for storage for the boats that they have serviced and winterized. The employees would transport the boats to and from the storage, the owners will not even know where they are located, they prefer not to let the public know where all the boats are stored. They would transfer the boats Monday-Friday 9am-6pm only. With the request of the storage units being that close to their shop, Sweeney stated they won't be hauling 7 days a week, it will be done efficiently and quickly. Sweeney stated these structures are proposed as far off the road as possible and they will be the last ones filled and the first ones emptied. Sweeney stated he has spoke to the Township and he will maintain the road from the tar to the storage buildings during the summer. Knutson asked how many residents are between this property and the tar road to which was stated 5 on the north side. Knutson asked if the road maintenance will include chemical dust control to which Sweeney stated yes, if needed.

No one spoke for or against the request. Swenson read written correspondences on file from Diane and Ken Ebensteiner, Tony Scheving who were against the application. They stated they purchased property on a environmental lake to avoid commercial activity and they do not support large multiple storage sheds that are run for a business. A letter from Cormorant Township expressed concerns stating they believe the lots on Thunderbold Ranch Road were intended for residential use, concerns of increased boat trailering traffic and citizen's concerns. They continued with the comment that Thunderbolt Ranch Road has not officially been accepted as a maintained township road by Cormorant Township.

At this time, testimony was closed and discussion was held.

Lien stated the proposed placement is good in the way that residents may not even be able to see the sheds. The request is not detrimental to the area.

There was no further discussion by the Commission.

MOTION: Kaiser made a motion to approve the application as submitted for a Conditional Use Permit to operate a seasonal boat storage facility due to the request would not be detrimental to the area. Kovala second. All in favor. Motion carried.

SECOND ORDER OF BUSINESS: Detroit Mountain Recreational Area Inc PO Box 1039 Detroit Lakes, MN 56502 **Project Location:** 29409 170th St **LEGAL LAND DESCRIPTION:** 100502000 and 100503000 Erie Township NE1/4 LESS 5 AC & E1/2 OF E1/2 OF NW1/4 and 5 AC SQ in SE Corn N 1/2... Section 31, TWP 139, Range 40 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for Recreation Facilities and Area to include downhill skiing, cross country skiing, tubing, camping, hiking and mountain biking. The request is to include a zone change from Residential and Commercial to Agricultural for the entire properties.

Gary Nansen, Stu Omberg and Matt Malone explained the application to the Board on behalf of the Detroit Mountain Recreational Board. The request is to rezone the entire property to agricultural for recreational use. The proposal includes recreational activities such as downhill skiing, snowboarding, tubing, cross country skiing, hiking, mountain biking and sightseeing. They would like the ability to have an occasional event such as weddings and they will not be requesting camping at this time. The lodge facility would include food service along with seating, a ski rental/repair shop, ticket area and restrooms. The area will include the lodge structure, ski hill facility/lifts, snow making facility and parking. They would like to start the project immediately if approved with the timeline of having some of the features open by fall of 2014. Chairman Brufloft asked if the main entrance would be located off of Hwy 34 to which they

stated yes. Brufloft continued by stating 170th St will take on more local traffic and asked if there was any discussion held about updating 170th St to accommodate heavy traffic. Nansen stated they sent the Township a letter and are planning a future meeting with Erie Township. Lien stated years ago there was a Motley Crew concert held on the property, will there be anything like that proposed with this request and Nansen stated no, there is nothing like that proposed. Kaiser asked why they will not be having camping on the property and Malone stated at this time camping is out of the question but more of a long term wish/goal with the feasibility study indicating the camping component would not be practical at this time. Omberg stated they are working on closing at the end of this month and one of the conditions to obtain the financing is contingent on the approval of this request. If the request does not go forward, the project will lose 1.3 million dollars in funding.

Jon Mickelson spoke in favor of the application, but he had concerns regarding the roads. He questioned if the discussion they are going to have with Erie Township will include the upgrade of Otto Zeck Rd and 170th St. Lien stated this should be addressed due to increased traffic causes increased problems. Gary Larson spoke to the Board to clarify the road issues between Erie Township and Burlington Township. Years ago when the Detroit Mountain was active, the Burlington Township road was a feeder road to get to the mountain road. Larson noted there was concern then regarding the traffic, washboarding and dust control. Brufloft asked Nansen if there will be an entrance proposed on the south side of the property to which Nansen stated no. Steve Schmit owns property across the road from the proposed project and supports the request to reopen. He stated the project will create economical development and is a big activity to support. He agreed the roads are an issue and will definitely need to be addressed and the dust controlled. Swenson read written correspondence from Jon and Becky Jasch who are against the application. Swenson read a letter of support from Tom Mortenson. The letter stated he supports the goals of the community, the request will be contributing to important social, community development and a marketing tool to attract tourists. At this time, testimony was closed and discussion was held.

Lien agreed with the previous comments regarding the roads. Lien stated conditions should be addressed regarding road maintenance, dust control, who will be responsible for the costs and upgrades and so forth. Kaiser agreed he can see a dust problem in the summer and heaving problems due to frost out in the spring. Knutson noted they have stated they will meet with Erie Township but what is the guarantee that they will come to some sort of agreement on what will be accomplished with the roads. Brufloft stated they could place a stipulation in the findings of the motion to include the road concerns. Lien agreed the developers and Erie Township will be required to come into agreement regarding road use, upgrades, maintenance, soft spots/frost heaves, dust control and/or possibly widening and tarring both roads.

There was no further discussion by the Commission.

MOTION: Lien made the motion to approve the request of a Conditional Use Permit for recreation facilities and area to include downhill skiing, snowboarding, cross country skiing, tubing, hiking, mountain biking, sightseeing along with a lodge, food service and a ski rental/repair shop. The approval is based on the stipulation Detroit Mountain Recreational company and Erie Township will develop a resolution regarding 170th St and Otto Zeck road. If the road concerns are not addressed and implemented the outcome will be detrimental to this Conditional Use Permit. The approval also includes a zone change from Residential and Commercial to Agricultural for the entire properties. Kovala second. All in favor. Motion carried.

THIRD ORDER OF BUSINESS: Informational Meeting.

The next informational meeting is scheduled for Thursday, July 11th, 2013 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. Lien second. All in favor. Motion carried. Meeting adjourned.

Jim Brufloft, Chairman

Jeff Moritz, Secretary

ATTEST _____
Patricia Swenson, Zoning Administrator