

**Becker County Planning Commission  
January 13th, 2015**

**Members Present:** Vice Chairman John Lien, Jim Kovala, Harry Johnston, Mary Seaworth, Ray Thorkildson, Jeff Moritz, Jim Kaiser, Commissioner Larry Knutson and Zoning Technician Julene Hodgson.

Vice Chairman Lien called the meeting to order at 7:00 pm. Zoning Technician Julene Hodgson recorded minutes.

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 January 20th, 2015.

The Board discussed the previous meeting minutes. Kovala made a motion to approve the minutes from December 16th, 2014 with the noted changes discussed at the informational meeting. Knutson second. All in favor. Motion carried.

Old Business: NONE

New Business:

**FIRST ORDER OF BUSINESS: Roger Larum** 13458 Ideal Beach Ln Lake Park, MN 56554 **Project Location:** 13458 Ideal Beach Ln **LEGAL LAND DESCRIPTION:** 060215000 Cormorant Township GOVT LOT 5 LESS PLATS OF IDEAL BCH & 1ST & 2ND ADDN LESS 2.90 AC REF.59 AC ADDED TO 06.0217.000 IN 2011, Section 16, TWP 138, Range 43 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a change of zone from agricultural to residential for Tract B consisting of 56,620 sq ft. The remnant tract of 6.7 acres will remain zoned agricultural.

Scott Walz on behalf of Roger Larum explained the application to the Board. Tract A will be attached to Lot 4, Tract B is more than 200' from the potential buyers lakeshore property so this will be a (stand alone) standard size tract and Tract C will remain with the current owner (Larum).

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 further discussion was held.

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

There was no further discussion by the Commission.

**MOTION: Kaiser made a motion to approve a Change of Zone from Agricultural to Residential as submitted for Tract B consisting of 56,620 sq ft due to the request**

**meets the criteria of the Ordinance. The remnant tract of 6.7 acres will remain zoned Agricultural. Kovala second. All in favor. Motion carried to approve.**

**SECOND ORDER OF BUSINESS: Bruce Dahlberg** 16452 Maple Ridge Rd Audubon, MN 56511 **Project Location:** 16452 Maple Ridge Rd **LEGAL LAND DESCRIPTION:** 020238000 Audubon Township PT GOVT LOTS 2 & 3: COMM N QTR COR SEC 33 TH S 1329.43' TO SE COR GOVT LOT 2, TH SW 1313.21' TO POB;TH NW 136.44',NE 85.69' NW 273.26', ... TO LITTL CORMNT LK, TH WLY & NLY AL LK 1665' TO PNT W OF BEG, TH ELY 679.85' TO POB, Section 33, TWP 139, Range 42 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Certificate of Survey for 1 tract of land consisting of 2.6 acres more or less with a remainder tract of 33.4 acres in an agricultural zoned area.

Scott Walz on behalf of Bruce Dahlberg explained the application to the Board. Dahlberg requests to split off a house tract from the rest of the property. Dahlberg is doing this for mortgage purposes and will retain the larger remnant tract also. The new tract will be accessed by an easement through Dahlbergs remnant tract. The easement and road surface will be created and recorded after final approval of the survey.

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 further discussion was held.

Johnston stated the request meets all the required regulations.

There was no further discussion by the Commission.

**MOTION: Johnston made a motion to approve a Certificate of Survey for 1 tract of land consisting of 2.6 acres more or less with a remainder tract of 33.4 acres due to fact the request meets the criteria of the Ordinance. Moritz second. All in favor. Motion carried to approve.**

**THIRD ORDER OF BUSINESS: Informational Meeting:** No further informational meetings will be scheduled until further notice due to winter/weather conditions. The Election of Officers will be placed on the Agenda at the future Public Hearing.

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

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John Lien, Vice Chairman

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Jeff Moritz, Secretary

ATTEST \_\_\_\_\_  
Patricia Swenson, Zoning Administrator