

Becker County Planning Commission
June 9th, 2015

Members Present: Chairman Jim Bruflodt , Commissioner Larry Knutson, Jim Kovala, Dave Blomseth, Jim Kaiser, Ray Thorkildson, Jeff Moritz, Zoning Supervisor Eric Evenson-Marden and Zoning Technician Julene Hodgson. Absent were John Lien, Mary Seaberg, Mary Seaworth and Harry Johnston.

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

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 16th, 2015.

Kovala made a motion to approve the minutes for May 12th, 2015 with minor changes as addressed at the informational meeting. Knutson second. All in favor. Motion carried.

Old Business: None

New Business:

FIRST ORDER OF BUSINESS: APPLICANT: Rick Jacobson on behalf of Buck Stop Inn, LLC 231 North Shore Drive Underwood, MN 56586 Project Location: 20259 Co Rd 121 LEGAL LAND DESCRIPTION: 370049003 Wolf Lake Township Non-shoreland N 19 acres of the SW 1/4 of the NW 1/4, Section 09, TWP 139, Range 37 APPLICATION AND DESCRIPTION OF PROJECT: Request a Conditional Use Permit for a family oriented private campground consisting of up to five (5) cabin/RV sites in an Agricultural Zone.

Steve Jacobson explained the application to the Board. The LLC owns 24 acres and they wish to keep the property in the family. Right now three (3) brothers and two (2) nephews have interest in the property. They are requesting 5 small cabin/RV sites for separate sleeping. There are already a couple of structures on the property and they want everything brought into compliance with the County. They have owned the property for several years and they mostly use the property between September and November each year. They have no intention of using the property for anything else other than private recreational use. All structures will meet required setbacks. Bruflodt asked why they would not want one large structure for everyone instead individual ones and Jacobson stated they want individual sleeping areas because some of the family have children and want more privacy.

Lorraine Hagen spoke in favor of the application. She sold the property to the Jacobson's and stated they have always been good stewards of the land. Hagen stated they are good neighbors and are problem free. No one spoke 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.

Kovala stated he had previously spoken to Hagen and agreed he sees no problem with the request as long as it is for personal use. Knutson stated it is a reasonable request when several people use the same property. Kaiser asked if they could request a holding tank only as with a privy/outhouse to which Hodgson stated yes if they meet certain criteria according to Ordinance regulations (Chapter 4 Section 10 D 2 d- for uses that are seasonal or intermittent in nature and will not use more than 150 gallons of water per day). There was no further discussion by the Commission.

MOTION: Kovala made a motion to approve a Conditional Use Permit as submitted for a private family campground consisting of up to five (5) cabin/RV sites due to the fact the request is not detrimental to the surrounding area. Blomseth second. All in favor. Motion carried to approve.

SECOND ORDER OF BUSINESS: APPLICANT: Gary Hanson on behalf of Stafne Property LLC PO Box 9135 Fargo, ND 58106 Project Location: 12787 Nels Erickson Ln LEGAL LAND DESCRIPTION: 060968000 Cormorant Township Big Cormorant Lake POINTE DES ISLES SubdivisionCd 06048, Lot 3, Section 24, TWP 138, Range 43 APPLICATION AND DESCRIPTION OF PROJECT: Request a Certificate of Survey for two tracts of land with Tract B consisting of 61,800 sq ft and Tract C consisting of 61,900 sq ft. The request includes a change of zone from Agricultural to Residential for both tracts. The remnant tract A will be attached to a neighboring parcel.

Scott Walz on behalf of Stafne Property LLC explained the application to the Board. Walz handed out a survey sketch indicating the setback lines. Walz stated there are no changes to the request and the survey will approve 2 tracts of land with a remainder area being attached to a neighboring parcel. The two tracts have frontage on both sides of the same lake with the road going through the tracts.

No one spoke in favor of the application. No one spoke for or against the application. 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 consensus of the Board that the request meets the criteria of the Ordinance.

There was no further discussion by the Commission.

MOTION: Blomseth made the motion to approve a Certificate of Survey as submitted for two tracts of land with Tract B consisting of 61,800 sq ft and Tract C consisting of 61,900 sq ft due to the fact the request meets the criteria of the Ordinance. The request includes a change of zone from Agricultural to Residential

for both tracts. The remnant tract A will be attached to a neighboring parcel. Kaiser second. All in favor. Motion carried to approve.

THIRD ORDER OF BUSINESS: APPLICANT: David Simley 96 Prairiewood Dr SW Fargo, ND 58103 **Project Location:** 25586 E Island Lake Rd **LEGAL LAND DESCRIPTION:** 280101002 Shell Lake Township Island Lake PT GOVT LOTS 3 & 4, Section 18, TWP 140, Range 38 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Certificate of Survey for three tracts of land with Tract A consisting of 2.54 useable acres, Tract B consisting of 2.5 useable acres and Tract C consisting of 2.79 useable acres in an Agricultural Zone.

Scott Walz from Meadowland on behalf of David Simley explained the application to the Board. Walz handed out a survey sketch indicating the setback lines. Walz stated there are no changes to the request and the survey will approve three tracts of land. The request meets the minimum lot area size and frontage requirements to remain zoned agricultural.

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

Kaiser stated the proposal meets all guidelines of the Ordinance.

There was no further discussion by the Commission.

MOTION: Kaiser made a motion to approve a Certificate of Survey for three tracts of land as submitted with Tract A consisting of 2.54 useable acres, Tract B consisting of 2.5 useable acres and Tract C consisting of 2.79 useable acres in an Agricultural Zone due to the fact the request meets the criteria of the Ordinance. Moritz second. All in favor. Motion carried to approve.

FORTH ORDER OF BUSINESS: Michael Witt 23824 E Island Lake Rd Detroit Lakes, MN 56501 **Project Location:** 23824 E Island Lake Rd **LEGAL LAND DESCRIPTION:** 280199002 Shell Lake Township Island Lake PT GOVT LOT 1: COMM NE COR SEC 30, W 653.65', S 266.84', E 271.48', S 271.25' TO POB; S 736.48', ELY 315.34', N 744.27', W 303.34' TO POB. PARCEL B., Section 30, TWP 140, Range 38 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to sell ice, pop and fishing bait from existing garage. Request will include signs on property in an Agricultural Zone.

Michael Witt explained the application to the Board. Witt would like to obtain a conditional use permit to run a family owned bait shop on his property. Witt is requesting to sell ice, pop, bait and exchange propane cylinders. Witt stated he was not aware a permit was required from the County. Witt will run the business along with his wife and

children. Witt stated he has permits through the DNR, state, federal tax ID and insurance. Witt worked with his neighbor to create a second driveway into the property for easier

access, so traffic can come in one way and out the other using Warbler Way and E Island Lake Rd. Witt stated local resorts are OK with the project.

Audience member Terry Kalil spoke regarding the application. Kalil stated Witt has been a good neighbor and has turned his property into an attractive home, adding value to the neighborhood. Kalil wanted further discussion regarding what can be sold at the bait shop. Kalil's concern is that over time it may turn into a convenience store selling groceries, snacks, propane, firewood, sundaes, tobacco, and so forth. Kalil doesn't want the area to turn into commercial use. Kalil requested the Board to ask Witt what other products he intends to sell and grant any approval accordingly. Witt was allowed to answer Kalil's question and stated he does not intend to sell anything other than bait, pop, ice and exchange gas cylinders. He further stated- no food or confections besides pop will be sold otherwise the State Department of Health would have to be involved and further licenses and inspections would be required. Ms. Kalil provided her comments in writing. There was no additional written correspondence either for or against the proposal. At this time, testimony was closed and further discussion was held.

Thorkildson stated he had no problem with the request as long as Witt only provides the services he applied for to include bait, pop, ice and the exchanging of gas cylinders. There was no further discussion by the Commission.

MOTION: Thorkildson made a motion to approve a Conditional Use Permit as submitted to only include the sale of ice, pop, fishing bait and exchanging of gas cylinders from an existing garage due to the fact the request is not detrimental to the surrounding area. Kovala second. All in favor. Motion carried to approve.

FIFTH ORDER OF BUSINESS: Informational Meeting: The next informational meeting is scheduled for Thursday, July 8th, 2015 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. Thorkildson second. All in favor. Motion carried. Meeting adjourned.

Jim Bruflo, Chairman

Jeff Moritz, Secretary

ATTEST _____
Eric Evenson-Marden, Zoning Supervisor