

**Becker County Planning Commission
December 8th, 2015**

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

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

Vice Chairman Lien explained the protocol for the meeting and stated the recommendations of the Planning Commission would be forwarded to the County Board of Commissioners for final action on December 15th, 2015.

Kovala made a motion to approve the minutes for November 10th, 2015; Thorkildson seconded. The motion passed unanimously.

Old Business: None

New Business:

FIRST ORDER OF BUSINESS: APPLICANT: Matthew Mohr 39220 State Hwy 34 Detroit Lakes, MN 56501 **Project Location:** 39220 State Hwy 34 **LEGAL LAND DESCRIPTION:** 150104000 Height of Land Township Height of Land Lake Pt Govt Lot 4- 182.46, 602.50, 382.53, 58.61, 330, 940 with easement. 7.66 acres +/-, Section 11, TWP 139, Range 39 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to allow a gunsmithing shop. Prior CUP Document #613296 was approved for a different piece of property.

Mr. Evenson-Marden introduced the application.

Matthew Mohr explained the application to the Board. Mohr wishes to continue his gunsmith business on this property he recently purchased. A CUP is needed for him to maintain his Federal Firearms License. Kovala asked how often he target practices with the guns and Mohr stated he may fire once a day and he plans on constructing a safety backstop for shooting otherwise he also utilizes the neighborhood public shooting range. Mohr is using an existing building, parking for five vehicles, and has a large wetland for a buffer on the property. Mohr will be open by appointment between 9am-6pm.

No one spoke for or against the application. There was no written correspondence either for or against the proposal. Mr. Evenson-Marden discussed Chapter 8 Section 11 of the Ordinance and read F. Findings and Criteria 1-6 with the staff recommendations pertaining to this applicant. There were no negative staff comments and the staff felt the application met the criteria of the Ordinance as submitted. At this time, testimony was closed.

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Vice Chairman Lien opened the matter for disussion by the Board. It was the consensus of the Board that the request met the criteria of the Ordinance.

MOTION: Johnston made a motion to approve a Conditional Use Permit as submitted to allow a gunsmithing shop on the above property due to the request meets the criteria of the Ordinance and would not be detrimental to the surrounding area. Seaworth seconded. The motion passed unanimously.

SECOND ORDER OF BUSINESS: APPLICANT: Raymond and Kristine Johnston 24298 Cty Hwy 21 Detroit Lakes, MN 56501 **Project Location:** 23400 Cty Hwy 21
LEGAL LAND DESCRIPTION: 24019700X Richwood Township Pt NE 1/4 of SW 1/4 Tract C Containing 5.03 acres., Section 26, TWP 140, Range 41 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate rental storage from an existing building for monthly rental on an agricultural zoned property.

Mr. Evenson-Marden introduced the application.

Mr. Evenson-Marden explained the application to the Board due to the Johnstons were not present. The owner would use an existing building for monthly rental storage and there is ample parking with easy access onto the property. The rental will be for boats, cars and misc. items with a small unlit advertising sign on the building.

No one spoke for or against the application. There was no written correspondence either for or against the proposal. Mr. Evenson-Marden discussed Chapter 8 Section 11 of the Ordinance and read F. Findings and Criteria 1-6 with the staff recommendations pertaining to this applicant. There were no negative staff comments and the staff felt the application met the criteria of the Ordinance as submitted. At this time, testimony was closed.

Vice Chairman Lien opened the matter for disussion by the Board. It was the consensus of the Board that the request met the criteria of the Ordinance.

MOTION: Seaworth made a motion to approve a Conditional Use Permit as submitted to operate rental storage from an existing building for monthly rental on an Agricultural zoned property due to the request meets the criteria of the Ordinance and would not be detrinetal to the surrounding area. Kovala seconded. The motion passed unanimously.

THIRD ORDER OF BUSINESS: APPLICANT: Roger Priewe 14424 Co Hwy 4 Lake Park, MN 56554 **Project Location:** Evergreen Terrace Rd **LEGAL LAND DESCRIPTION:** 060970535, 060970530, 060970540 Cormorant Township Priewe Evergreen Terrace 060970535 Outlot B 060970530 Outlot A less 2.51 Ac in NW Cor and 060970540 Outlot C, Section 27, TWP 138, Range 43 **APPLICATION AND DESCRIPTION OF PROJECT:** Request approval of the Preliminary Plat and Final

93 Plat for Phase Two and Phase Three of the Priewe Evergreen Terrace subdivision. The
94 original Preliminary Plat was approved 04/25/2006 but the Phase Two and Phase Three
95 Final Plats were not brought forward to the Planning Commission within the two (2)
96 years effective period nor was an extension granted by the County Board.

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98 Mr. Evenson-Marden introduced the application.
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100 Scott Walz explained the application to the Board on behalf of Mr. Priewe. Walz stated
101 the developer was requesting approval of the preliminary plat and final plat for the phase
102 two and three of Priewe Evergreen Terrace subdivision. The phase one had been
103 completed in 2006. Priewe wanted to create the rest of the subdivision as demand needed.
104 One lot was previously subdivided by survey but everything else was the same as the
105 previous/original preliminary plat that was approved.

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

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111 Vice Chairman Lien opened the matter for discussion by the Board. Kaiser stated the
112 road is already constructed and the sign is already posted so he felt the request meets the
113 criteria of the Ordinance.

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115 **MOTION: Kaiser made a motion to approve the preliminary plat of Priewe**
116 **Evergreen Terrace as submitted due to the request meets the criteria of the**
117 **Ordinance. Moritz seconded. The motion passed unanimously.**

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119 **MOTION: Moritz made a motion to approve the final plat of Priewe Evergreen**
120 **Terrace as submitted due to the request meets the criteria of the Ordinance. Kaiser**
121 **seconded. The motion passed unanimously.**

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123 **FORTH ORDER OF BUSINESS: APPLICANT: Daron & Heather Schleske**
124 **29091 Schram Rd Detroit Lakes, MN 56501 Project Location: 29091 Schram Rd**
125 **LEGAL LAND DESCRIPTION: 100300000 Erie Township FRAC SW1/4 S OF**
126 **ROAD LESS 11.58 AC & RD AKA PT GOVT LOTS 4 & 5 S OF SCHRAM RD,**
127 **Section 18, TWP 139, Range 40 APPLICATION AND DESCRIPTION OF**
128 **PROJECT: Request a Certificate of survey for 1 Tract of land consisting of 10 acres**
129 **more or less on a riparian lot with a remainder tract of 30.05 acres more or less in an**
130 **agricultural zoned area.**

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132 Mr. Evenson-Marden introduced the application.
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134 Mr. Evenson-Marden explained the application to the Board due to Chris Heyer was
135 running late for the meeting and was to represent the Schleske's. He explained they
136 would like to create a tract that would contain the dwelling on it and the remainder tract
137 would be a large parcel. The survey meets all the criteria of the Ordinance.

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

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142 It was the consensus of the Board that the survey met the criteria of the Ordinance.

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144 **MOTION: Kovala made a motion to approve a Certificate of survey as submitted**
145 **for 1 Tract of land consisting of 10 acres more or less on a riparian lot with a**
146 **remainder tract of 30.05 acres more or less in an agricultural zoned area due to the**
147 **survey request meets the criteria of the Ordinance. Thorkildson seconded, The**
148 **motion passed unanimously.**

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150 **FIFTH ORDER OF BUSINESS: John & Patricia Swiers** 28996 Blackberry Rd
151 Callaway, MN 56521 **Project Location:** 28996 Blackberry Rd **LEGAL LAND**
152 **DESCRIPTION:** 320245000 Sugar Bush Township Blackberry Lake Lot 8 Section29,
153 TWP 141, Range 40 **APPLICATION AND DESCRIPTION OF PROJECT:** Request
154 a Certificate of survey for three tracts of land (Tract A) consisting of 5.9 acres more or
155 less and (Tract B) consisting of 14.8 acres more or less and (Tract C) consisting of 8.0
156 acres more or less on a Natural Environmental Lake.

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158 Mr. Evenson-Marden introduced the application.

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160 John Swiers and Chris Heyer (Moore Engineering) on behalf of Swiers explained the
161 application to the Board. They would like to create a tract with the dwelling on it, one
162 with a sawmill on it and the remainder tract to eventually be sold. The 8 acre tract would
163 be accessed by a 33 ft easement on the NE side. The proposal meets the criteria for
164 subdivision on Blackberry Lake. Swiers stated the easement area has high/dry ground so
165 the road/driveway area can be constructed within the easement someday. Thorkildson
166 asked if the lots have lake access to which Swiers stated each lot has lake frontage but the
167 shoreline has been left natural with no access to the lake water through the vegetation.

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

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173 It was the consensus of the Board that the survey met the criteria of the Ordinance.

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175 **MOTION: Thorkildson made a motion to approve a Certificate of survey as**
176 **submitted for three tracts of land (Tract A) consisting of 5.9 acres more or less and**
177 **(Tract B) consisting of 14.8 acres more or less and (Tract C) consisting of 8.0 acres**
178 **more or less on a Natural Environmental Lake due to the survey request meets the**
179 **criteria of the Ordinance. Kovala seconded. The motion passed unanimously.**

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181 **Informational Meeting:** The next informational meeting is scheduled for Wednesday,
182 January 6th, 2016 at 8:00 am in the Third Floor Meeting Room of the Original
183 Courthouse.

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185 Mr. Evenson-Marden announced his departure plans from the County and thanked the
186 Board. He stated he highly respected the Board members and stated he appreciated their
187 skills, knowledge and commitment they share.

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189 Since there was no further business to come before the Board, Kovala made a motion to
190 adjourn. Thorkildson seconded. Motion carried. The meeting adjourned at 7:35 pm.

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John Lien, Vice Chairman

Jeff Moritz, Secretary

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ATTEST _____
Eric Evenson-Marden, Zoning Supervisor