

Becker County Planning Commission
July 12th, 2016

Members Present: Chairman Jim Bruflodt, Vice Chairman John Lien, Harry Johnston, Jim Kaiser, Ray Thorkildson, County Commissioner Larry Knutson, Jim Kovala, Bob Merritt, Mary Seaberg, Mary Seaworth, Dave Blomseth, and Zoning Technician Julene Hodgson. Jeff Moritz was absent.

Chairman Bruflodt called the Planning Commission 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 July 19th, 2016.

Kovala made a motion to approve the minutes for June 14th, 2016. Lien seconded. The motion passed unanimously.

Old Business: None

New Business:

FIRST ORDER OF BUSINESS: APPLICANT: Jay Fearing and Melissa Fearing-Gooselaw 1004 4th Street S Moorhead, MN 56560 **Project Location:** Fearing Drive
LEGAL LAND DESCRIPTION: 060240002 Cormorant Township Upper Cormorant and Nelson Lake GOVT LOT 1; & GOVT LOT 2 LESS PLATS BLACK PASS SHORES & 1ST ADDN & LESS 5.03 AC TO 06.0240.001 & LESS 2.10 AC TO 06.0240.000, Section 16, TWP 138, Range 43 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Certificate of Survey to allow two tracts of land with Tract A consisting of 7.6 acres +/- and Tract B consisting of 9.3 +/- on Agricultural zoned property.

Hodgson introduced the application.

Jay Fearing and Melissa Fearing-Gooselaw explained the application to the Board. The family is requesting one large tract to be subdivided to create two smaller lots of record.

No one spoke for or against the application. There was written correspondence from Duane Olson regarding the proposal. He stated concern on whether the two tracts are buildable lots as is, or would Variances be required for any buildings constructed. He thought the zoning building setbacks from both lakes would limit if not preclude any buildings being built on the tracts. He further stated the tracts should not be approved if they are not buildable as is and that there are plenty of substandard lots around the lake without approving additional substandard lots. At this time, testimony was closed.

Chairman Bruflodt opened the matter for disussion by the Board.

48 Kaiser stated Tract A and B propose plenty of room for dwellings and other structures.
49 Merritt wanted it pointed out that during the info meeting it was discussed with the
50 surveyor that the owners are in negotiation with the neighbor to the north to eventually
51 re-describe the easement area to reflect the driving surface being used. Jay and Melissa
52 answered yes they are working on that. (Hodgson: The survey takes into consideration an
53 easement area that services a separate lot of record to the north. The family is willing to
54 work with the property owner to the north to re-describe the easement area so it will
55 reflect the existing trail as it is being used. That will not affect the useable area of the
56 proposed lots. The useable lot area excludes the easement and any wetland and the
57 buildable area is shown on the survey with all required setbacks indicated.) It was the
58 consensus of the Board that the proposed survey meets the criteria of the Ordinance.

59

60 There was no further discussion by the Commission.

61 **MOTION: Kaiser made a motion to approve a Certificate of Survey as submitted to**
62 **allow two tracts of land with Tract A consisting of 7.6 acres +/- and Tract B**
63 **consisting of 9.3 +/- on Agricultural zoned property. Kovala seconded. All in favor.**
64 **Motion carried.**

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66 **SECOND ORDER OF BUSINESS: APPLICANT: Adam Williams** 58501 Grant
67 Street Park Rapids, MN 56470 **Project Location:** 58505 Grant Street **LEGAL LAND**
68 **DESCRIPTION:** 210071001 Osage Township WEST 1155' OF NE1/4, Section 13,
69 TWP 140, Range 36 **APPLICATION AND DESCRIPTION OF PROJECT:** Request
70 a Conditional Use Permit to operate a Shrimp Farm located on Agricultural zoned
71 property.

72

73 Hodgson introduced the application.

74

75 Adam Williams explained the application to the Board. The proposal would include
76 raising and the retail sales of live salt water shrimp. Brufloft asked where Williams
77 purchases the shrimp from to which he stated Florida, they come from a disease free
78 hatchery. Kaiser asked about the salt water used and Williams stated there will be four
79 closed shipping containers with immitation salt water in them that is kept in a heated state
80 of 85 degree environment year around. The salt water used would be treated with bioflex
81 that cleans the water to make it re-useable as created food. The containers used would
82 support the salt water and would be changed every four months with the building built
83 around the containers. The containers have to be sealed and he has to have an approved
84 area to discard it to. There will be foam containers outside the building to heat up and
85 circulate the water to the other containers inside. Williams is unsure if they will be heated
86 by thermal heat or boilers with burning wood. Williams said the containers will have
87 walkways on top to allow access to each area and the front part of the building will be
88 office. Merritt asked if the salt water will be a problem for the tanks and William said this
89 will be a trial run and if he can make a go of this he will reassess the material to use for
90 the containers in 5 years and possibly place something larger underground. Kovala asked
91 who they would be sold to and Williams stated the shrimp they would raise include
92 Pacific White shrimp which will be sold live to customers about 2 days a month for each

93 1 month of raising. This would allow restocking every four months and they would be
94 sold 20 count to a pound. They would be sold live on site to anyone that wishes to
95 purchase them and he will advertise in the paper and face book. Williams would like a
96 small sign by the road as to indicate where his business is and then on the building.
97 Knutson asked about how much would be raised for sale each month and Williams stated
98 he is hoping to raise up to 1200 pounds each month. Williams would also sell de-veiner
99 tools and days of operation would be 1-2 days a month or until all shrimp grown to size
100 would sell. Merritt asked if Williams has contingent plan in case of leaks in the
101 containers to which Williams stated that has to be a part of his overall plan submitted to
102 the DNR for review. Before any permits can be issued he has to have something in place
103 to assure none of the salt water leaks out into the ground and he must list how it is
104 disposed of when changed.

105
106 Patricia and Larry Sandberg spoke regarding the application. Patricia stated as neighbors
107 they would like to know more about the proposal once Williams gets more in place.
108 Sandberg would like copies of any diagrams, information regarding who permits are
109 issued from and how things are enforced, how much water is going to be used and so
110 forth. Williams answered the DNR has to inspect everything for approval and the CUP
111 process is just the first initial step to everything proposed. Brufloft stated that as a good
112 neighbor it would benefit Williams to contact Sandberg with further information as it is
113 made available. There was written correspondence Hodgson read from MN DNR
114 Fisheries Doug Kingsley stating Williams will be required to obtain a Private Fish
115 Hatchery License from the Department of Natural Resources. Kinglsey further stated
116 Williams has been in contact with their Aquaculture and Fish Health Program Consultant
117 in St. Paul and is in the process of completing a New Facility Application and Risk
118 Assessment for Non-Indigenous or Exotic Species. During that process his facility will be
119 evaluated with regard to containment and waste water treatment. Any concerns,
120 comments or recommendations they may have will be addressed during that process. Our
121 local DNR Water Hydrologist Rodger Hemphill contacted our office and stated Williams
122 will need a water appropriation permit and permits through the MPCA above and beyond
123 the private fishing license. At this time, testimony was closed.

124
125 Chairman Brufloft opened the matter for disussion by the Board.

126
127 Lien stated the proposal seems straight forward and Williams has answered all questions
128 regarding any concerns. Lien continued by stating the proposal meets the criteria of the
129 Ordinance and would not adversely affect the surrounding properties. Merritt stated he
130 would like to see wording attached to any approval stating all permits from DNR and
131 MPCA obtained. Brufloft noted that any CUP approval can be based on all regulations
132 and permits followed or the CUP can be revoked. Brufloft noted the Zoning office can
133 request copies of the permits issued to assure the business is in compliance.

134
135 There was no further discussion by the Commission.

136 **MOTION: Lien made a motion to approve a Conditional Use Permit to operate a**
137 **Shrimp Farm located on Agricultural zoned property as submitted due to the**
138 **request meets the criteria of the Ordinance and would not be detrimental to the**
139 **surrounding area. The Conditional Use Permit is approved in conjunction with all**
140 **neccessay Permits and Certificates issued. Merritt seconded. All in favor. Motion**
141 **carried.**

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143 **THIRD ORDER OF BUSINESS: APPLICANT: Kyle and Elizabeth Lade 20201**
144 **County Highway 22 Detroit Lakes, MN 56501Project Location: 20241 County Road 22**
145 **LEGAL LAND DESCRIPTION: 170389000 Lake Eunice Township SE1/4 NW1/4; PT**
146 **W1/2 NW1/4: COMM W QTR COR, E 374' TO POB; N 1153.08', W 381.8', N TO N**
147 **LN NW1/4, E TO E LN NW1/4, S TO S LN NW1/4, W TO POB., Section 34, TWP 138,**
148 **Range 42 APPLICATION AND DESCRIPTION OF PROJECT: Request a**
149 **Conditional Use Permit to operate a Rental Storage Building for monthly rental on**
150 **Agricultural zoned property.**

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152 Hodgson introduced the application.

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154 Kyle Lade explained the application to the Board. They own a larger parcel containing
155 110 acres and would like to construct and operate a rental storage building for monthly
156 rental. The building would be a 40x150 shed with 30 units all of the same size within the
157 building. The building would not have electricity or sewer and there would be no parking
158 on the highway. Lade would place a small advertising sign by the road. The building
159 would be approximately 400 feet from the road and they have a separate approach
160 already approved. They might install a yard light or lights on the building for security.
161 Brufloft asked if they have any intention to have anything stored outside the building or
162 around the property to which Lade stated no, everything will be stored inside the building
163 only.

164
165 No one spoke for or against the application. There was no written correspondence either
166 for or against the proposal. At this time, testimony was closed.

167
168 Chairman Brufloft opened the matter for disussion by the Board.

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170 The discussion continued regarding there will be no outside storage allowed.

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172 There was no further discussion by the Commission.

173 **MOTION: Merritt made a motion to approve a Conditional Use Permit to operate**
174 **Rental Storage for monthly rental on Agricultural zoned property due to the**
175 **request would not be detrimental to the surrounding area. The approval does not**
176 **include outside storage. Thorkildson seconded. All in favor. Motion carried.**

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182 **FORTH ORDER OF BUSINESS:**

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184 **Informational Meeting:** The next informational meeting is scheduled for Wednesday,
185 August 3rd, 2016 at 8:00 am in the Third Floor Meeting Room of the Original
186 Courthouse.

187

188 Since there was no further business to come before the Board, Kovala made a motion to
189 adjourn. Seaworth seconded. Motion carried. The meeting adjourned at 7:50.

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Jim Bruflo, Chairman

Jeff Moritz, Secretary

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ATTEST _____

Julene Hodgson, Zoning Technician