

**Becker County Planning Commission  
April 11, 2017**

**Members Present:** Chairman Jim Bruflodt, Vice Chairman John Lien, Harry Johnston, County Commissioner Larry Knutson, Mary Seaberg, Jeff Moritz, Jim Kovala, Ray Thorkildson, Dave Blomseth, Jim Kaiser, Mary Seaworth, Planning and Zoning Supervisor Dylan Ramstad Skoyles and Planning and Zoning Technician Jeff Rusness.

Chairman Jim Bruflodt called the Planning Commission meeting to order at 7:00 pm. Planning and Zoning Technician Jeff Rusness recorded minutes. Intros were given.

Chairman Jim 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 April 18<sup>th</sup>, 2017.

John Lien made a motion to approve the minutes for February 14<sup>th</sup>, 2017. Dave Blomseth seconded. The motion passed.

Jim Kovala made a motion to approve the minutes for March 13<sup>th</sup>, 2017. Marry Seaberg seconded. The motion passed.

**Old Business: None**

**New Business:**

- 1. **APPLICANT: Briard’s Hog Farm** 38501 County Hwy 56 Frazee, MN 56544  
**Project Location:** 38501 County Hwy 56 Frazee, MN 56544 **LEGAL LAND DESCRIPTION:** Section 15 Township 139 Range 039 15-139-39 E1/2 SW1/4; NE1/4 LESS3.2 AC IN SW COR NW1/4 NE1/4. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use permit to build a wireless facility which includes a 199 foot self-supported lattice tower, a 10’x14’ equipment platform and a 41’x48’ chainlink fence.

Dylan Ramstad Skoyles introduced the application.

Rick Adams representing Verizon Wireless explained that the tower would be 190 feet tall with a 9 foot tall lighting rod. The tower will be located in a pasture owned by Briard’s Hog Farm and that the fall zone is almost the height of the tower. He also noted that the tower was more for capacity not coverage.

Adams noted that there was a problem with the survey that they were working on correcting.

Adams also noted that the tower would be located away from Hwy 34 and therefore would be hard to see.

47 Adams noted it was a township road and that he would be working with the township to  
48 move the current approach to fit the property better.

49  
50 Jim Brufloedt closed testimony.

51  
52 Larry Knutson noted he was at the township meeting and they did not have a issue with  
53 the project.

54  
55 **MOTION: Jon Lien made a motion to approve the request for a Conditional Use**  
56 **Permit to build a wireless facility which includes a 199 foot self-supported lattice**  
57 **tower, a 10’x14’ equipment platform and a 41’x48’ chainlink fence. Lien adopted**  
58 **the following findings:**

59  
60 Briard’s Hog Farm has submitted a Conditional Use Application to build a wireless  
61 facility. Chapter eight section eleven part F of the zoning ordinance outlines six findings  
62 and criteria for approving a conditional use. Staff has reviewed the application and  
63 makes the following recommendations:

64 1. **Affect on surrounding property.** That the conditional use will not harm the use  
65 and enjoyment of other property in the immediate vicinity for the purposes  
66 already permitted, nor substantially diminish or impair property values within the  
67 immediate vicinity.

68 The construction of the tower will not increase traffic in the area nor will it  
69 change the fundamental use of the property. Staff believes that this  
70 construction should not change any of the current activities and uses of the  
71 properties in the area.

72 2. **Affect on orderly, consistent development.** That establishing the conditional use  
73 will not impede the normal, orderly development and improvement of  
74 surrounding vacant property for uses predominant in the area.

75 Nothing should change due to the construction of the tower.

76 3. **Adequate facilities.** That adequate utilities, access roads, drainage and other  
77 necessary facilities have been or are being provided.

78 The property is easily accessible.

79 4. **Adequate parking.** That adequate measures have been or will be taken to provide  
80 sufficient off-street parking and loading space to serve the proposed use.

81 Parking is not an issue with this application as it is construction of a tower  
82 and parking is not needed for this use.

83 5. **Not a nuisance.** That adequate measures have been or will be taken to prevent or  
84 control offensive odor, fumes, dust, noise and vibration, so none of these will

85 constitute a nuisance, and to control lighted signs and other lights so that no  
86 disturbance to neighboring properties will result.

87 The construction of a tower should not create a nuisance, as none of the  
88 potential nuisances listed exists, nor can the staff think of any others will be  
89 created by its construction.  
90

91 **Jim Kovala seconded the motion. All in favor. Motion carried.**

92  
93 **2. APPLICANT: Steve Jones** 1409 7<sup>th</sup> Street South **Project Location:** 15841 W.  
94 little Cormorant RD. **LEGAL LAND DESCRIPTION:** Section 05 Township  
95 138 Range 042 BLACKHWK MT BCH 1ST Block 001 LOT 8 **APPLICATION**  
96 **AND DESCRIPTION OF PROJECT:** Request a Conditional Use permit to  
97 replace an old timber retaining wall that is starting to show signs of failure.  
98 Applicant is maintaining existing size just changing to new material.  
99

100 **Jim Kovala made a motion to table the request due to applicant not present. Marry**  
101 **Seaberg seconded the motion. All in favor. Motion carried**  
102

103 **3. APPLICANT: Iron Eagle LLC** 2938 PETERSON PKY N FARGO ND 58102  
104 **Project Location:** 20664 county Hwy 21 **LEGAL LAND DESCRIPTION:**  
105 Section 10 Township 139 Range 041 10-139-41 PT GOVT LOTS 1-3: COMM  
106 SLY COR NLY 175.67', SW 100.12', E 412.22', NLY 254.28', NW 46.85', W  
107 74.74', N 34.83', NLY 101.06', NW 71.94' TO POB; ELY 110.93', NE 259.73',  
108 SE 132.51', E 161.2' TO CTR CO HWY 21, N AL CTR RD 670.53', W 50', N  
109 997.5', W 572.33', S AL CLARKS GR RD 607.84', E 60', S 123.06', E 83', S  
110 157.38', SWLY 150.6', S AL CLARKS GR RD 409.36', SLY 83.42', W 7.71',  
111 SLY 128.86', SE 54.02', S 153.09'. **APPLICATION AND DESCRIPTION OF**  
112 **PROJECT:** Request to rezone from Agriculture to Residential.  
113

114 Dylan Ramstad Skoyles introduced the application.  
115

116 Scott Walz explained they were requesting to rezone the property to Residential for a  
117 planned subdivision that would be presented to the City at the end of the month. He  
118 explained, because it was within the City's two mile extraterritorial area they had  
119 subdivision authority.  
120

121 Harry Johnston asked how much was going to be rezoned, he was curious if the storage  
122 buildings were included.  
123

124 Scott explained the storage buildings would not be included but it went just south of the  
125 existing club house.  
126

127 Jim Kaiser clarified the current zone was Agriculture and they were requesting the whole  
128 parcel to be rezoned.  
129

130 Scott Walz confirmed that the parcel was currently zoned agricultural and the applicant  
131 would like to rezone the whole parcel to residential.

132

133 Jim Johnson explained he was concerned about the subdivision and the width of Clarks  
134 Grove Road. Snowplows and garbage trucks have to back up because there is no room to  
135 turn around.

136

137 Jim Kaiser asked if people lived there year round and what kind of road it was.

138

139 Jim Johnson said yes and that it was a township road.

140

141 Brian Southwell asked what the plan for the remaining six acres of the subdivision.

142

143 Scott Walz explained that his client was planning on keeping that remaining six acres for  
144 himself.

145

146 Dylan Ramstad Skoyles clarified that the Commission was just considering the request to  
147 rezone.

148

149 **MOTION: Ray Thorkildson made a motion to approve the request to rezoning**  
150 **because it fits with the surrounding area. Lien second. All in favor. Motion passed.**

151

152 **4. APPLICANT: Susan Carr 3800 W Hedges RD Project Location: 20705 W**  
153 **Toad Lake Dr. Osage LEGAL LAND DESCRIPTION: Section 08 Township**  
154 **139 Range 038 W1/2 OF NE1/4, GOVT LOT 1 LESS SYLVAN SHORES PLAT**  
155 **& LESS 1.24 AC; GOVT LOT 2 LESS S 320' E OF TWP RD & LESS TWP RD.**  
156 **APPLICATION AND DESCRIPTION OF PROJECT: Request to rezone**  
157 **from Agriculture to Residential and certificate of survey for two tracts of land**  
158 **with parcel 1 consisting of 73,900 square feet and parcel 2 consisting of 65,700**  
159 **square feet.**

160

161 Dylan Ramstad Skoyles introduced the application.

162

163 Scott Walz explained the proposal. There was an old building on the original parcel and  
164 he updated the survey to show a structure could be placed on the parcels.

165

166 Jim Kovala asked about the road placement and how close to a wetland you can put a  
167 road.

168

169 Scott Walz stated they wanted to keep the road on the high ground to keep it way from  
170 the wetland.

171

172 **MOTION: Dave Blomseth made a motion to approve the certificate of survey and**  
173 **rezoning because it meets the requirements of the ordinance. Jim Kovala seconded. All**  
174 **in favor. Motion passed.**

175

176 **Informational Meeting:** The next informational meeting is scheduled for Wednesday,  
177 May 3<sup>rd</sup>, 2017 at 8:00 am in the Third Floor Meeting Room of the Original Courthouse.

178

179 Since there was no further business to come before the Board, Ray Thorkildson made a  
180 motion to adjourn. Jim Kovala seconded. Motion carried. The meeting adjourned.

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183 \_\_\_\_\_  
Jim Brufloft, Chairman

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John Lien, Vice Chairman

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185

ATTEST \_\_\_\_\_

Dylan Ramstad Skoyles

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