

**Becker County Planning Commission  
May 9th, 2017**

**Members Present:** Chairman Jim Bruflodt, Vice Chairman John Lien, Harry Johnston, County Commissioner Larry Knutson, Mary Seaberg, Jim Kovala, Jim Kaiser, Dave Blomseth, Mary Seaworth, Bob Merritt, Ray Thorkildson, Planning and Zoning Supervisor Patrica Swenson and Planning and Zoning Technician Kyle Vareberg.

Chairman Jim Bruflodt called the Planning Commission meeting to order at 7:00 pm. Planning and Zoning Technician Kyle Vareberg 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 May 16<sup>th</sup>, 2017.

Jim Kovala made a motion to approve the minutes for April 11<sup>th</sup>, 2017 with corrections. John Lien second. Motion carried.

**Old Business:**

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

Mark Weekly with Lakes Area Landscaping LLC spoke on behalf of Steve Jones. Weekly stated the new retaining wall will maintain the same size as the existing wall and drain tile will be installed to protect the lake from water runoff.

Jim Bruflodt asked if the retaining wall would be placed under the deck.

Weekly said yes, one solid wall.

Bruflodt asked if they plan to add to the existing rip rap.

Weekly stated no.

Kaiser questioned the boulders on the left side of the steps.

Weekly said that is no longer part of the project.

Bruflodt asked if the house was guttered.

47 Larry Knutson said the house had gutters and the gutters drained in the direction of the  
48 lake. Knutson mentioned a French drain or rock garden would be helpful to control water  
49 runoff.

50  
51 Bob Merritt and Brufloft agreed with Knutson.

52  
53 No one spoke for or against the application. There was no written correspondence either  
54 for or against the proposal. At this time, testimony was closed.

55  
56 John Lien stated he found no issues with the project because the wall is failing and the  
57 plan contains water runoff management. Lien agreed with Knutson that a rain garden  
58 would be beneficial.

59  
60 Brufloft agreed, and stated no water management exists.

61  
62 Merritt said the water should be directed behind the house and that would prevent water  
63 from backing up behind the wall.

64  
65 There was no further discussion by the Commission

66  
67 **MOTION: Jim Kaiser made a motion to approve the request for a Conditional Use**  
68 **permit to replace an old timber retaining wall that is starting to show signs of**  
69 **failure due to the fact it meets Chapter eight, section eleven of the Becker County**  
70 **Zoning Ordinance. Kaiser's motion had a stipulation that an approved mitigation**  
71 **plan from Becker County Planning and Zoning is installed.**

72  
73 **Harry Johnston second. All in favor. Motion carried.**

74  
75  
76 **New Business:**

77  
78 **1. APPLICANT: Vernon Mast 4189 Co Rd 122 Frazee, MN 56544 Project**  
79 **Location: 4189 Co Road 122 Frazee, MN 56544 LEGAL LAND**  
80 **DESCRIPTION: Section 06 Township 138 Range 038 SE1/4 OF NE1/4 & E1/2**  
81 **OF SE1/4 APPLICATION AND DESCRIPTION OF PROJECT: Request a**  
82 **Conditional Use permit for sawing pallet lumber.**

83  
84 Vernon Mast introduced his request for a Conditional Use permit for sawing pallet  
85 lumber and miscellaneous projects.

86  
87 Jim Kaiser asked if the sawmill will be enclosed and if all sawing will be done inside.

88  
89 Mast stated yes it will be enclosed and all sawing will be done inside.

90  
91 Harry Johnston asked what Mast meant by miscellaneous projects.

92

93 Mast said other projects pertaining to sawing besides pallet lumber.  
94 Merritt felt that statement left the conditions of the permit open ended.  
95  
96 Lien asked Mast if he meant miscellaneous projects pertaining to custom sawing.  
97  
98 Mast stated yes.  
99  
100 Larry Knutson said the application should have limits.  
101  
102 No one spoke for or against the application. There was no written correspondence either  
103 for or against the proposal. At this time, testimony was closed.  
104  
105 John Lien said the site area is very well kept and all enclosed. Lien agreed with Knutson  
106 that the application should have limits.  
107  
108 Jim Kaiser stated the sawing should be done in an enclosed building and the conditions  
109 limited to custom sawing.  
110  
111 There was no further discussion by the board.  
112  
113 **MOTION: John Lien made a motion to approve the request for a Conditional Use**  
114 **permit for sawing pallet lumber due to the fact the request meets Chapter eight,**  
115 **section eleven of the Becker County Zoning Ordinance. Liens motion had**  
116 **stipulations that the use of the permit be incidental to custom sawing and all sawing**  
117 **be done in an enclosed area.**  
118  
119 **Jim Kovala second. All in favor. Motion carried.**  
120  
121  
122 **2. APPLICANT: Luke Weidermann** 18856 335<sup>th</sup> Ave Detroit Lakes, MN 56501  
123 **Project Location:** 18856 335th Ave Detroit Lakes, MN 56501 **LEGAL LAND**  
124 **DESCRIPTION:** Section 23 Township 139 Range 040 PT NW1/4 OF NE1/4 W  
125 **OF RIVER APPLICATION AND DESCRIPTION OF PROJECT:** Request a  
126 Conditional Use permit to fix vehicles on the property.  
127  
128  
129 Luke Weidermann presented his request for a Conditional Use permit to fix vehicles on  
130 his property and operate a tree service.  
131  
132 Larry Knutson asked where Weidermann planned to sell the vehicles.  
133  
134 Weidermann stated the car lot would be near Frazee on commercial property.  
135  
136 Jim Kaiser inquired about the tree service.  
137  
138 Weidermann said he would operate it for personal use to heat his office.

139  
140 Kaiser asked if the proposed building would be placed where the existing trailer house is.  
141  
142 Weidermann stated yes.  
143  
144 Kaiser asked what will serve the building for a septic system.  
145  
146 Weidermann said that has not been addressed.  
147  
148 Jim Kovala asked how far the building will be from the Otter Tail River.  
149  
150 Weidermann said the building will be one hundred and twenty five feet from the river  
151 and he has applied for a variance from the Board of Adjustments.  
152  
153 Kovala mentioned the building could be moved up on the hill to meet the river setback.  
154  
155 Weidermann said he would have to move four thousand yards of dirt and install a new  
156 septic system if he moved the proposed site.  
157  
158 Knutson stated if Weidermann chose to meet the one hundred and fifty foot river setback  
159 he could withdraw his request from the Board of Adjustments and the Planning  
160 Commission could adjudicate.  
161  
162 Bob Merritt asked if Weidermann's setback measurement was from the ordinary high  
163 water mark.  
164  
165 Weidermann said the measurement was taken from the slope of the river bank.  
166  
167 Kovala asked how many vehicles would be parked outside.  
168  
169 Weidermann stated one or two.  
170  
171 Kovala said stipulations should be created to limit the total number of vehicles parked  
172 outside of the building.  
173  
174 Patrica Swenson read one written correspondence regarding the Conditional Use request  
175 from Erie Township, it read as follows:  
176  
177 On behalf of the Erie Township Board of Supervisors and in regards to the variance  
178 request and the conditional use permit request from Luke Weidermann, we would like to  
179 submit the following statement:  
180 We, the town board of Supervisors, are in agreement that we have no objections to the  
181 building being built and that Mr. Weidermann be allowed to do business at the proposed  
182 building which does not appear to be visible from the road and the neighbors and that he  
183 have the ability to do his work on his property.

184 However, as the governing board acting on behalf of the residents of Erie Township, we  
185 would like to express a concern about the proposed location of the parking area which  
186 appears to be located between the shop and the river. Our concerns are: #1 - the visibility  
187 of this area from the river and #2 - a concern of any leaking fluids migrating into the river  
188 from cars parked there. We are wondering if all options for a parking area have been  
189 explored and if any safeguards have been put in place to protect the Ottetail River?

190  
191 Thank you.  
192 Erie Town Board of Supervisors  
193 Joann Splonskowski - Chairperson  
194 Chuck Chadbourne  
195 Bob Eifealtd

196  
197 At this time, testimony was closed.

198  
199 Jim Kaiser said they could approve the request contingent on the Board of Adjustments  
200 decision and the fact Weidermann could choose to meet the river setback.

201  
202 Bob Merritt agreed with parking concern presented in the letter from Erie Township.

203  
204 Lien was not in favor of the request language and the vehicles outside are a concern for  
205 the river.

206  
207 Kaiser affirmed Weidermann said he will only have two vehicles outside.

208  
209 There was no further discussion by the Commission.

210  
211 **MOTION: John Lien made a motion to approve the request for a Conditional Use**  
212 **permit to fix vehicles on the property due to the fact it meets Chapter eight, section**  
213 **eleven of the Becker County Zoning Ordinance. Lien's motion had stipulations that**  
214 **only two cars be visible around the building and the motion is contingent on the**  
215 **approval of a variance for the building from the Board of Adjustment or**  
216 **Weidermann moves the proposed building site to meet the Otter Tail River setback.**

217  
218 **Knutson second. All in favor. Motion carried.**

219  
220  
221 **3. APPLICANT: Guy and Anna Tietz 23657 Upsala Church Rd Detroit Lakes,**  
222 **MN 56501 Project Location: 23657 Upsala Church Rd Detroit Lakes, MN**  
223 **56501 LEGAL LAND DESCRIPTION: Section 29 Township 140 Range 041**  
224 **COMM NE COR SEC 29, W 2662.09' SE 1379.73' TO POB; W 33.73', SELY**  
225 **904.56', E 1928.01', N 882.65', W 1713.54' TO POB. APPLICATION AND**  
226 **DESCRIPTION OF PROJECT: Request a Conditional Use permit to have**  
227 **hourse coaching practice in a horse barn.**  
228

229 Anna Tietz presented her request to the board. Tietz stated the coaching would take place  
230 in an existing building and the coaching would be therapeutic for people.

231  
232 Jim Kaiser asked if the horses are Tietz's personal horses.

233  
234 Tietz stated yes, they are all personal.

235  
236 Bob Merritt asked if Tietz is licensed.

237  
238 Tietz said she is certified.

239  
240 Dave Blomseth asked how many clients Tietz would have at a time.

241  
242 Tietz said the coaching would be mostly individual with possible groups of ten.

243  
244 Jim Bruflodt asked who forms the groups.

245  
246 Tietz said it would be a pre-existing commitment.

247  
248 No one spoke for or against the application. There was no written correspondence either  
249 for or against the proposal. At this time, testimony was closed.

250  
251 John Lien said the grounds are in great shape and he found no issue with the request.

252  
253 There was no further discussion by the Commission.

254  
255 **MOTION: Jim Kovala made a motion to approve a request as submitted for a**  
256 **Conditional Use permit to have horse coaching practice in a horse barn due to the**  
257 **fact it meets Chapter eight, section eleven of the Becker County Zoning Ordinance.**

258  
259 **Jim Kaiser second. All in favor. Motion carried.**

260  
261  
262 **4. APPLICANT: Tim Hestdalen** 513 Southwood Dr. Horace, ND 58047 **Project**  
263 **Location:** 14998 East Muson Dr. Detroit Lakes, MN 56501 **LEGAL LAND**  
264 **DESCRIPTION:** Section 08 Township 138 Range 041 R S DUTTON'S SUB  
265 **DIV LOTS 54 & 55 APPLICATION AND DESCRIPTION OF PROJECT:**  
266 Request a Conditional Use permit to replace an old retaining wall that is starting  
267 to show signs of failure.

268  
269  
270 Andy Francis with Andy Francis Landscaping spoke on behalf of Tim Hestdalen. Francis  
271 said the request is for a boulder wall, natural vegetation, and a rain garden. Francis stated  
272 he has been working with Brent Alcott from the Pelican River Watershed and Dylan  
273 Ramstad Skoyles from Becker County Planning and Zoning.

274

275 Brufloft asked if the ten by twelve shed on the property will be moved.  
276  
277 Francis stated it will be moved back.  
278  
279 Kaiser asked if the building will be smaller.  
280  
281 Francis said yes.  
282  
283 Kaiser asked if the concrete retaining wall to the north would be removed.  
284  
285 Francis stated yes.  
286  
287 Lien asked why the wall behind the tree would be removed and if it will be closer to the  
288 lake.  
289  
290 Francis said yes it will be closer and it is partially failing due to the fact it has no geo grid  
291 or drainage. Francis said if it would have been designed correctly it would not need to be  
292 replaced. He also said the Pelican River Watershed requested the wall have more natural  
293 slope and in order to do so it would need to be rebuilt.  
294  
295 Jim Kovala asked where the new wall would be placed.  
296  
297 Francis said basically in the same spot. The new wall will curve back towards the cabin  
298 and not the lake, which will allow them to move the shed back.  
299  
300 Kovala asked which trees are staying.  
301  
302 Francis said only the tree next to the house will be removed.  
303  
304 Bob Merritt asked if they have considered drilling weep holes in part of the existing wall.  
305  
306 Francis said due to the fact there is no fabric or geo grid in the wall, it is unstable.  
307  
308 Jim Brufloft asked if the house was guttered.  
309  
310 Francis stated no, the plan was engineered for water to flow to the rain garden. The wall  
311 will have one foot of crushed rock behind it for drainage.  
312  
313 Harry Johnston questioned the ten by twelve building and explained some of the criteria  
314 for it.  
315  
316 Francis acknowledged and said it can be moved in any direction. He also said the Pelican  
317 River Watershed was involved in the design of the roof of the building so water runs  
318 towards the rain garden.  
319

320 Bob Merritt asked about the design of the rain and garden and how water will be  
321 managed after the pond fills up.

322

323 Francis said it is sandy soil, the dimensions are twenty six by twelve which is substantial  
324 in size and it will include fabric, mulch and native plants.

325

326 Ray Thorkildson said it would be cheaper to return the shoreline to its natural state and he  
327 does not see the need for the entire wall.

328

329 Francis said the boulder wall will anchor in soil until the natural vegetation grows, and  
330 overtime the wall will become non-existent.

331

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

334

335 John Lien agreed with the plan and design.

336

337 Jim Kaiser said the boulders and crushed rock would slow the water runoff towards the  
338 lake.

339

340 Bruflodt was in favor of the plan.

341

342 Merritt question the size of the rain garden.

343

344 John Lien felt the plan maximized the size of the rain garden.

345

346 There was no further discussion by the board

347

348

349 **MOTION: Blomseth made a motion to approve the request for a Conditional Use**  
350 **permit to replace an old retaining wall that is starting to show signs of failure due to**  
351 **the fact the finding meet Chapter eight, section eleven of the Becker County Zoning**  
352 **Ordinance. Blomseth's motion had stipulations to gutter the house in a manner to**  
353 **direct water away from the lake and into a catch drain and the dimensions of the**  
354 **rain garden to be a mandatory size of at least twenty six by twelve.**

355

356 **John Lien second. All in favor. Motion carried.**

357

358 **5. APPLICANT: Daniel Brenneman 16195 440<sup>th</sup> Ave Frazee, MN 56544 Project**  
359 **Location: 16195 440th Ave Frazee, MN 56544 LEGAL LAND**  
360 **DESCRIPTION: Section 34 Township 139 Range 038 34-139-038 N1/2 SW1/4;**  
361 **N 360' OF SW1/4 SW1/4; N 594' OF SE1/4 SW1/4 APPLICATION AND**  
362 **DESCRIPTION OF PROJECT: Request a Conditional Use permit to have a**  
363 **retail feed store.**

364



365 Daniel Brenneman presented his request for a Conditional Use permit to have a retail  
366 feed store.

367

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

370

371 John Lien stated he toured the property and the site area is well suited for the request.

372 There was no further discussion by the board.

373

374 **MOTION: John Lien made a motion to approve the request as submitted for a**  
375 **Conditional Use permit to have a retail feed store due to the fact it meets Chapter**  
376 **eight, section eleven of the Becker County Zoning Ordinance.**

377

378 **Jim Kovala second. All in favor. Motion Carried.**

379

380 **6. APPLICANT: Travis and Tanya Gary** 1703 250<sup>th</sup> st. Mahnomen, MN 56557

381 **Project Location:** 377<sup>th</sup> St Waubun, MN 56589 **LEGAL LAND**

382 **DESCRIPTION:** Section 17 Township 142 Range 041 LOTS 3 & 4.

383 **APPLICATION AND DESCRIPTION OF PROJECT:** Request to rezone

384 from Agriculture to Residential and certificate of survey for two tracts of land

385 with parcel 1 consisting of 261,370 square feet and parcel 2 consisting of 73

386 acres.

387

388 Travis and Tanya Gary presented their request to rezone from Agriculture to Residential

389 and certificate of survey for two tracts of land with parcel 1 consisting of 261,370 square

390 feet and parcel 2 consisting of 73 acres.

391

392 Larry Knutson asked why the Gary's were requesting the zone change.

393

394 Tanya stated their surveyor said to request the change.

395

396 Knutson explained the zone did not need to be changed in order to build a dwelling.

397

398 Jim Kaiser mentioned the restrictions for detached accessory structures in residential

399 zones.

400

401 After discussion by the board it was recommended to refund the Gary's the application

402 fee for the request.

403

404 No one spoke for or against the application. There was no written correspondence either

405 for or against the proposal. At this time, testimony was closed

406

407 **No further action taken by the board.**

408

409 **7. APPLICANT: Lutheran Brethren Bible Camp** 1030 W Alcott Ave Fergus

410 Falls, MN 56537 **Project Location:** 42273 Hwy 34 Osage, MN 56570 **LEGAL**

411           **LAND DESCRIPTION:** Section 05 Township 139 Range 038 E1/2 OF SW1/4  
412           **& 10 AC IN SW COR OF SE1/4 OF NW1/4 LESS HWY APPLICATION AND**  
413           **DESCRIPTION OF PROJECT:** Request to rezone from Agriculture to  
414           Commercial.

415  
416 Gary Anderson spoke on behalf of Luthern Brethren Bible Camp. Anderson requested a  
417 zone change from Agriculture to Commercial. Anderson’s request was based on the fact  
418 that Commercial property has less stipulations for operating the camp then Agriculture  
419 and nearby parcels are zoned Commercial.

420  
421 Merritt asked what Lutheran Brethren Bible Camp planned to do with the property.

422  
423 Anderson believed they would need multiple Conditional Use permits to achieve their  
424 plans and with a change of zone the Conditional Use permits would be eliminated.

425  
426 Jim Kaiser stated the issue arises with change of zone because of a possible future sale of  
427 the property.

428  
429 Patrica Swenson read one written correspondence regarding the Conditional Use request  
430 from Willis Mattison, it read as follows:

431  
432 Dear Zoning Official,

433  
434 I received by regular Post Office mail from your office a Notice of Public Hearing  
435 regarding a request to rezone from Agricultural to Commercial a parcel of land of  
436 unspecified size for an unspecified project involving an unspecified activity by an  
437 applicant named: Lutheran Brethren Bible Camp. The parcel appears (by the map  
438 included) to adjoin my property and therefore the project is of special interest to me as it  
439 may be to my neighbors as well.

440  
441 The Project Description section or this Notice states the zoning change request (from  
442 Agricultural to Commercial) rather than providing any description the project, the  
443 activities associated with the project or why this proposed project or activity would  
444 require the requested change in zoning classification.

445  
446 Your Notice of Public Hearing invites interested parties to submit certain “written facts,  
447 arguments or objectives” (sic) (was this word supposed to have been “objections” rather  
448 than “objectives”?) regarding the project’s “suitability for the location” and “adequacy of  
449 the Project” and to “suggest any appropriate changes believed to be desirable”. The  
450 Notice requests interested parties to submit replies to your department “before the public  
451 hearing”.

452  
453 The Notice also includes your Department’s Regulatory Authority to review the  
454 Application for this project and provides some of the basis on which your Department’s  
455 zoning change decision would turn. The Notice indicates an evaluation of the projects  
456 “probable impacts” including “cumulative impacts” of the project’s “activity”. (Note: it

457 is unclear from the Notice whether Cumulative impacts and Cumulative effects are  
458 considered to be different under the County ordinance.)

459

460 The Notice suggests that categories of cumulative effects of concern to your Department  
461 and the Commission might include:

- 462 1. Land Use
- 463 2. Shoreline Protection
- 464 3. Water Supply
- 465 4. Conservation
- 466 5. Safety
- 467 6. Economics
- 468 7. In General
- 469 8. The Needs and Welfare of the People

470

471 Since the Public Notice did not provide a description the project (in the space specifically  
472 provided for this information) or any description of the specific types of activities  
473 associated with the project or the limits of activity allowed under this zoning activity we  
474 find ourselves totally unprepared to begin performing the analysis you have requested  
475 from us under these categories.

476

477 Be assured, we do sincerely want to provide your Department and the Planning  
478 Commission with the “facts, arguments and objections” requested in the Public Notice.  
479 A change in zoning which allows commercial development type structures and activities  
480 at this location are of significant interest and concern to me, my neighbors and the  
481 community but we find ourselves without the necessary data with which to perform the  
482 requested analysis.

483

484 Are we to understand from this Notice that is the responding citizen’s responsibility to  
485 investigate the nature of this project for themselves in order to provide you with the  
486 “facts, arguments or objections” you request?

487

488 Has the applicant not provided the information needed to either describe the project or to  
489 describe what activities the neighborhood might be exposed to as a result of this project  
490 as an integral part of their application? Were they not requested to describe the project  
491 and associated activities in sufficient detail for your staff to assess the possible project  
492 impacts in the eight categories listed above? (By the way, the meaning of “In General”  
493 category (#7 above) is unclear to us, could you please explain).

494

495 If the applicant has not provided your Department or the Commission with this vital  
496 information should we submit any of the information we gather from the applicant to  
497 your department in order to aid you and the Commission in performing this analysis  
498 before making the change in zoning decision?

499

500 However, if the applicant has already provided this information to your office or if your  
501 staff has already independently gathered and analyzed this information please let us

502 know. It would save us considerable time, effort and possibly avoid our unwelcomed  
503 intrusion on our neighbor as we attempt to gather this data.

504  
505 Your prompt attention to these questions would be appreciated, the time allotted for  
506 doing this work ourselves is extremely limited.

507  
508           Regards,  
509           Willis Mattison  
510           42516 State Highway #34  
511           Osage, Mn 56570

512  
513 At this time, testimony was closed.

514  
515 Jim Kaiser asked if the nearby parcels were zoned Commercial.

516  
517 Patrica Swenson confirmed.

518  
519 Knutson was not in favor of the change of zone.

520  
521 John Lien question why Anderson was not in favor of a Conditional Use permit.

522  
523 Anderson agreed to the idea of a Conditional Use permit to operate the camp if in the  
524 future more cabins could be built.

525  
526 The board confirmed they could.

527  
528 At this time Anderson requested a Conditional Use permit to operate a Bible camp and  
529 family retreat center.

530  
531 There was no further discussion by the board.

532  
533 **MOTION: Larry Knutson made a motion to approve the request for a Conditional**  
534 **Use permit to operate a Bible camp and family retreat center. Due to the fact it**  
535 **meets chapter eight, section eleven of the Becker County Zoning Ordinance:**

536  
537 **Bob Merritt second. All in favor. Motion carried.**

538  
539       **8. APPLICANT: Kevin Kowalczyk** 7873 Hilton Rd. Royalton, MN 56373 **Project**  
540 **Location:** 32349 Mary Yellowhead Rd **LEGAL LAND DESCRIPTION:**  
541 Section 23 Township 141 Range 040 23-141-40 E 652.67' OF GOVT LOT  
542 **3.APPLICATION AND DESCRIPTION OF PROJECT:** Request a certificate  
543 of survey for three tracts of land with parcel 1 consisting of 3.82 acres parcel 2  
544 consisting of 8.5 acres and parcel 3 consisting of 5 acres.

545  
546 Scott Walz with Meadow Land Surveying spoke on behalf of Kevin Kowalczyk and  
547 presented the request for the split with a new easement. Walz stated all three tracts

548 exceed both Agriculture and Residential lot requirements as well as tier three natural  
549 environment lake lot requirements.

550

551 Bob Merritt asked if the wetland on the property is below the ordinary high water mark of  
552 the lake.

553

554 Walz said the ordinary high water mark is not established for lake.

555

556 Merritt asked if the ordinary high water mark were to be established would the wetland  
557 become part of Fish Lake and is there an ice ridge.

558

559 Walz stated there is a bog separating the wetland and lake.

560

561 Merritt suggested the DNR establish whether or not a road could be made between the  
562 wetland and lake.

563

564 Walz stated the existing road is five hundred to six hundred feet from the lake.

565

566 Jim Kaiser asked if a sixty six foot road right of way would need to be established.

567

568 Walz said no, it is existing.

569

570 Mary Seaberg asked if it was still in question whether or not the wetland could be  
571 crossed.

572

573 Scott said yes, however other options are available, such as a bridge.

574

575 No one spoke for or against the application. There was written correspondence from  
576 SWCD in the file. At this time, testimony was closed.

577

578 John Lien asked if a building site existed without the split.

579

580 Walz stated yes.

581

582 There was no further discussion by the board.

583

584 **MOTION: Bob Merritt made a motion to deny the request for a certificate of survey**  
585 **for three tracts of land with parcel 1 consisting of 3.82 acres parcel 2 consisting of**  
586 **8.5 acres and parcel 3 consisting of 5 acres. The motion was voided for a lack of a**  
587 **second.**

588

589 **MOTION: Mary Seaworth made a motion to approve the request as submitted for a**  
590 **certificate of survey for three tracts of land with parcel 1 consisting of 3.82 acres**  
591 **parcel 2 consisting of 8.5 acres and parcel 3 consisting of 5 acres. Due to the fact it**  
592 **meets Chapter eight, section eleven of the Becker County Zoning Ordinance.**

593

594 **Mary Seaberg second. All in favor. Motion Carried.**

595

596

597 **Informational Meeting:** The next informational meeting is scheduled for Wednesday,  
598 June 7<sup>th</sup>, 2017 at 8:00 am in the Third Floor Meeting Room of the Original Courthouse.

599

600 Since there was no further business to come before the Board, Jim Bruflo dt motioned to  
601 adjourn. Jim Kovala second. Motion carried. The meeting adjourned.

602

603

604 \_\_\_\_\_  
Jim Bruflo dt, Chairman

\_\_\_\_\_   
John Lien, Vice Chairman

605

606

ATTEST \_\_\_\_\_

Patrica Swenson

607