

Becker County Planning Commission
September 12th, 2017

Members Present: Chairman Jim Bruflodt, Vice Chairman John Lien, Harry Johnston, County Commissioner Larry Knutson, Jim Kovala, Mary Seaberg, Mary Seaworth, Jim Kaiser, Jeff Moritz, Ray Thorkildson, Robert Merritt, Planning and Zoning Supervisor Patricia Swenson and Planning and Zoning Director Kyle Vareberg.

Chairman Jim Bruflodt called the Planning Commission meeting to order at 7:00 pm. Planning and Zoning Director 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 September 19th, 2017.

Jim Kovala made a motion to approve the minutes for August 8th, 2017 with corrections. Mary Seaberg second. Motion carried.

Old Business:

1. **APPLICANT: Ryan Haugrud** 20136 Audubon Lake Road, Audubon, MN
Project Location: 17556 Co. Hwy. 11, Audubon, MN. **LEGAL LAND DESCRIPTION:** Tax ID number: **02.0187.000** Section 27 Township 139 Range 042 PT SW1/4 NW1/4 BEG 850.55' E & 2774.59' N OF SW SEC COR TH NE AL HWY 500' SE 484' SW 365.08' & NW 504' TO BEG. **APPLICATION AND DESCRIPTION OF PROJECT:** Requesting a Conditional Use Permit to store no more than 25 collector cars on a 5 acre wooded lot.

Ryan Haugrud introduced his revision to his previous application. Haugrud requested to put a fence up to block the view of the 25 vehicles. Haugrud mentioned a letter of support he had received explaining that his collection of cars are not junk. Haugrud said he drove around the county and noticed lots of old cars and equipment on other parcels of property. Haugrud said he feels he is being singled out by the board because numerous other properties are not in compliance. Haugrud also mentioned that the original complainant has sold their property since the last public hearing.

Jim Kaiser asked how high the fence will be constructed and questioned its location on the property.

Haugrud said the fence will be constructed eight to ten feet high, one hundred feet in length running east to west, and fifty feet in length running north and south with an entrance gate.

Jim Bruflodt mentioned the photograph Haugrud provided to the board and asked where the cars will be located on the property.

47 Haugrud stated the cars will be located on the north side of the property, not where they
48 are currently sitting. Haugrud also said he has sold twelve vehicles from the property.
49
50 Larry Knutson asked if there will be any miscellaneous parts on the property.
51
52 Ryan said the vehicles will only be dismantled for shipping reasons if need be.
53
54 Jeff Moritz asked about the slope of the property.
55
56 Haugrud said he is unsure about the slope but doesn't believe there is a lot.
57
58 Knutson said the property slopes to the east and south.
59
60 Haugrud stated he would plant grass and place a silt fence on the north side of the site to
61 control water runoff.
62
63 Harry Johnston asked if any cars would be placed to the right of the entrance.
64
65 Haugrud said no, all to the left.
66
67 Kaiser asked what the future of the existing location of the cars would bring.
68
69 Haugrud stated it is a possible building site.
70
71 Moritz asked what the turnover rate is on the cars.
72
73 Haugrud said most will stay there for months at a time.
74
75 Moritz asked how much traffic the site will bring.
76
77 Haugrud stated very little.
78
79 Johnston asked what type of fence would be constructed.
80
81 Haugrud said steel, but he is open to suggestions regarding height and building material.
82
83 John Lien stated Haugrud is not being singled out by the board because his property
84 meets the Becker County Zoning Ordinance of a junk yard.
85
86 Haugrud stated none of the vehicles go to a scrap yard, that there is \$62,000 dollars worth
87 of cars on the property, they are collectors, and valuable.
88
89 Johnston asked Haugrud if it was a storage area and not a salvage yard.
90
91 Haugrud said it is only a storage area, no parts will be taken off the vehicles, nor will any
92 customers be on site looking for parts.

93 Mary Seaberg asked if the oil leaking complaint has been addressed.
94
95 Haugrud stated the Walmart parking lot has more oil stains than his site will have. He
96 said all fluid could be drained if need be.
97
98 Knutson mentioned the vehicles have most likely been sitting for a long time on other
99 properties.
100
101 Haugrud confirmed they have been sitting elsewhere for years at a time.
102
103 Richard Vareberg spoke in favor of Haugrud's application. He pointed out the
104 importance of small business and the effort Haugrud is making in his business. Vareberg
105 said SJElectro was started in a basement and has grown to the size it is today. Vareberg
106 stated there is no ideal location for the storage of cars. He stated he was underneath each
107 vehicle and found one drop of oil on only one vehicle, he affirmed there is no pollution
108 on the property. Vareberg said Haugrud is saving history and does a very nice job at it,
109 while also spending money in the county. Vareberg acknowledged some people don't
110 have interest in cars but stated a lot of people do. He stated he agreed with Haugrud that
111 there are plenty of other parcels in the county full of cars. Vareberg outlined that if
112 Haugrud were to buy a lot in the Industrial Park and start a business it would have a
113 higher chance of failure. He stated business's are started on farms and then move to
114 commercial property.
115
116 Robert Halverson asked what the proposal would do to neighboring properties tax value.
117 Halverson stated he is not in favor of a junk yard next to his property. Halverson
118 questioned whether the fence would hide the cars and suggested it be fifteen feet in
119 height. Halverson also said he had a concern for an increase in varmints.
120
121 Joel Hemze stated he owns the property to the north. Hemze said he is in favor of small
122 business however he voiced concern for pollution due to the hill that Haugrud excavated
123 with no permit. He stated the drainage off of Haugrud's property goes into the Buffalo
124 River Watershed. Hemze said recent rain fall has caused erosion. Hemze also questioned
125 the property line he shares with Haugrud and the placement of the driveway approach as
126 he views it as a hazard.
127
128 Marilynn Halverson questioned who will monitor the number of vehicles on Haugrud's
129 property, and stated the fence could hide a higher number of cars.
130
131 Brufloft stated the county will monitor the Conditional Use Permit and its stipulations.
132
133 Knutson believes the neighbors will be good stewards and point out any violations of the
134 Conditional Use Permit.
135
136 Don Henrikson stated he lives a block away from the site. Henrikson said he has heard
137 vehicle moving things daily however he is unsure if the vehicles are being brought in or

138 out. Henrikson said the proposal will bring down his property value, that he believes it's
139 a junk yard, and that he is not in favor of the application.
140
141 Richard Elsworth spoke on behalf of Audubon Township. Elsworth stated the board was
142 unanimously not in favor of the application.
143
144 A letter opposing the application received from Ann Hobert was read by Patricia
145 Swenson.
146
147 Another letter received from the Buffalo River Watershed with concerns of pollution was
148 also read by Patricia Swenson.
149
150 Brufloft asked how the vehicles are moved.
151
152 Haugrud stated there is currently a lot of travel because a semi-truck and trailer have been
153 removing cars due to the last public hearing.
154
155 Lien explained that putting up a fence is a plus for the application. He said if stipulations
156 aren't met the Conditional Use Permit could be revoked. Lien mentioned the concern of
157 oil leaking from the vehicles but said it could be monitored by the Minnesota Pollution
158 Control Agency. Lien believes most vehicles are not leaking but suggested Haugrud drain
159 the fluid from the vehicles.
160
161 Knutson said by Haugrud moving the vehicles to a different location on the property it
162 has created a better screen for the neighbors field of view.
163
164 Robert Merritt asked if the dimensions of the fence should be defined in the hearing.
165
166 Swenson said dimension stipulations could be included in the Conditional Use Permit.
167
168 Lien asked if the vehicles would be stacked on top of one another.
169
170 Haugrud said no.
171
172 Johnston said he is not in favor of the application because it's located in a residential area
173 and Audubon Township does not favor the application.
174
175 Kaiser also mentioned the concern from Audubon Township and said he believes it's a
176 traffic hazard with the location of the approach and semi-trucks backing in and out.
177
178 Haugrud said the semi-trucks will not be back.
179
180 Kovala asked how they would be moved.
181
182 Haugrud said a single truck and trailer.
183

184 Kovala stated the application is proposed in a residential area and is not the correct
185 location.

186
187 Moritz asked what the total foot print would be of the vehicles

188
189 Haugrud said fifty feet by one hundred feet.

190
191 There was no further discussion by the board.

192
193 **MOTION: Robert Merritt made a motion to deny the request for a Conditional Use**
194 **permit to store no more than 25 collector cars on a 5 acre wooded lot based on the**
195 **testimony of Audubon Township and the fact it is located in a residential area.**
196 **Harry Johnston second. All in favor except Mary Seaberg and Mary Seaworth.**
197 **Majority rules and motion carried.**

198
199

200 **New Business**

201

202 **1. APPLICANT: Steve Bolton** 34196 E. Boot Lake Road, Park Rapids, MN.
203 **Project Location:** 34196 E. Boot Lake Road, Park Rapids. **LEGAL LAND**
204 **DESCRIPTION:** Tax ID number: **27.0181.002** Section 32 Township 142 Range
205 036 32-142-36 GOVT LOT 10 LESS 1.9AC & LESS S1/2 & E 772' OF N1/2.
206 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional
207 Use Permit for approval of a a 7-8' high fence.

208

209 Steve Bolton introduced his application for a seven to eight feet high fence. Bolton stated
210 he has been running a business for seventeen years. The fence was put up to hide
211 concession stand vehicles and other items that are stored on the property. Bolton felt the
212 fence was absolutely necessary to keep a neat yard. The fence was constructed out of
213 rough cut birch wood.

214

215 Kovala stated he has been to the property and felt it was not kept in a neat order. Kovala
216 said lots of things existed outside of the fence including a dumpster, truck, and camper.

217

218 Bolton said the camper is gone and the dumpster is a result of his product. Bolton also
219 said the property no longer looks like the picture provided to the board. Bolton stated
220 things have been moved.

221

222 Seaberg mentioned Bolton is attempting to improve the sight of the property with the
223 fence.

224

225 Bolton stated the height of the fence is eight feet tall.

226

227 Kaiser asked Swenson if Bolton has a Conditional Use Permit to run his business.

228

229 Swenson explained the business is operated off of the property and does not require a
230 Conditional Use Permit.

231
232 Lien stated he found no problem with the fence and suggested to Bolton that he keep all
233 things inside the fence.

234
235 Knutson stated the Conditional Use Permit could have stipulations to keep all things
236 inside the fence.

237
238 Kovala stated the fence should be constructed north and south to ensure everything is
239 kept behind the fence.

240
241 Bolton said the fence can't be constructed as Kovala suggested because he will not be
242 able to pull in and out of the area with a truck and trailer.

243
244 There was no further discussion by the board.

245
246 **MOTION: John Lien made a motion to approve the request for a Conditional Use**
247 **permit for approval of a a 7-8' high fence due to the fact it meets Chapter eight,**
248 **section eleven of the Becker County Zoning Ordinance. Lien's motion had a**
249 **stipulation that all things are to be kept inside the fence. Mary Seaworth second. All**
250 **in favor except Jim Kaiser and Jim Kovala. Majority rules and the motion carried.**

251
252 **2. APPLICANT: Cormorant Inn** 10510 Co. Hwy. 5, Pelican Rapids, MN. **Project**
253 **Location:** 10510 Co. Hwy. 5, Pelican Rapids, MN. **LEGAL LAND**
254 **DESCRIPTION:** Tax ID number: **06.0498.001** Section 36 Township 138 Range
255 043 PT SW1/4 OF NW1/4: BEG SELY COR LAKE AREA EST PLAT TH
256 NWLY 366.73', CONT NWLY 111.75' AL PLAT, TH NW 86.97', TH S 930' TO
257 S LN SW1/4 NW1/4, TH ELY 550' TO WLY R-O-W LN CSAH #5, TH N 850'
258 TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a
259 Conditional Use Permit for approval of allowing 16 overnight RV sites.

260
261 Kevin Karel, owner of the Cormorant Inn introduced his application for sixteen overnight
262 RV sites. Karel explained the Cormorant Inn and Choppers Garage also located on the
263 property hold events that result in customers requesting overnight camping. Karel has
264 also allowed construction workers from nearby projects to camp on the property. Karel
265 referenced the letter of support written by Cormorant Township and the Rudie family.
266 Karel acknowledged the neighbors to the north of his property and their concerns. Karel
267 said he will not be using the easement they are concerned about for camper traffic. Karel
268 stated ribbons have been put up to prevent traffic from using that route and stipulations
269 could be added to the Conditional Use Permit to prevent any further traffic. Karel
270 highlighted his property is zoned commercial and the use of the property will bring
271 money to the Cormorant Village. Karel also said his property consists of 11 acres that is
272 surrounded by trees and he is unable to see his neighbors.

273
274 Kaiser questioned how Karel gained the easement.

275
276 Karel stated he purchased the property with the easement.
277
278 Kaiser asked if the twin homes existed before the Cormorant Inn.
279
280 Karel stated yes.
281
282 Lien asked what existing utilities are used on the property.
283
284 Karel said he has five RV electrical hook ups, the campers use a garden hose to fill water
285 holding tanks, and he provides a portable sewage holding tank.
286
287 Knutson asked if the property is currently non-compliant.
288
289 Karel said the only violation on the property is the non-permitted RV's.
290
291 Knutson asked if Karel was willing to give up his easement.
292
293 Karel stated yes.
294
295 Knutson question if the Minnesota Department of Health would be involved in the
296 process.
297
298 Swenson stated yes.
299
300 Moritz asked when guests would arrive and leave.
301
302 Karel said the time would vary between guests. Construction workers arrived the 1st of
303 May and will be there until freeze up. Karel said some guest are strictly overnight
304 campers and some are extended stays. Karel stated most guest come after 3:00 PM and
305 leave by 12:00 PM on the following day. The Construction workers normally leave by
306 7:00 AM and return after dark.
307
308 Moritz asked if the campers would be stationary.
309
310 Karel stated yes.
311
312 Merritt asked if the density requirement have been met.
313
314 Swenson said Karel would have to meet non shoreland density requirements however the
315 calculations have not been made.
316
317 Seaberg asked if overnight parking was any different then camping.
318
319 Swenson said no.
320

321 Kaiser mentioned the hardship of monitoring vehicles staying overnight in the parking
322 lot.
323
324 Ilene Iverson-Olson read a letter against the application written by herself.
325
326 Karen Montgomery also highlighted areas of a letter written by herself and stated her and
327 Iverson-Olson own the twin home to the north of the Cormorant Inn.
328
329 Johnston asked when the twin home was built.
330
331 Montgomery said 1998.
332
333 Swenson acknowledged the other letters provided to the board.
334
335 Johnston asked if Village Lane is a platted road.
336
337 Swenson said yes.
338
339 Knutson asked what the required square footage of a camper footprint is.
340
341 Swenson said 400 square feet.
342
343 Kaiser asked if there was a previous camper proposal made on behalf of the property.
344
345 Swenson said no.
346
347 Johnston said Village Lane is public road and traffic cannot be stopped. From his
348 personal research from prior Planning Commission minutes, Johnston found that Karel
349 was to plant a screen of trees on his north property line, which Karel has done.
350
351 Knutson said he will not support the application until the property is brought into
352 compliance.
353
354 Merritt agreed with Knutson.
355
356 Knutson asked if Karel has a storm water management plan.
357
358 Swenson explained the plan would be through the MPCA.
359
360 Seaberg asked if the application was after the fact.
361
362 Swenson stated yes.
363
364 Lien felt the application should be proposed when the property is in compliance.
365
366 Kaiser said after the fact permits exist for this reason.

367
368 Karel confirmed he was unaware he needed a Conditional Use Permit.
369
370 Knutson said normally the necessary permits and plans are submitted with the
371 application.
372
373 Seaberg questioned if Karel should table the application.
374
375 Kaiser explained the option of tabling the application and told Karel to return with the
376 correct information needed.
377
378 Knutson said the property needs to be brought into compliance and told Karel to remove
379 the campers.
380
381 There was no further discussion by the board.
382
383 **At this time the applicant Kevin Karel chose to table his request.**
384
385 **3. APPLICANT: Doyle and Lori Thompson** 22181 Co. Hwy. 21, Detroit Lakes,
386 MN. **Project Location:**
387 22181 Co. Hwy. 21, Detroit Lakes, MN. **LEGAL LAND DESCRIPTION:** Tax
388 ID number: **24.0286.002** Section 35 Township 140 Range 041 S1/2 OF SW1/4
389 LESS 10.40 AC IN SW1/4 SW1/4 **APPLICATION AND DESCRIPTION OF**
390 **PROJECT:** Request a Conditional Use Permit for approval of converting
391 existing turkey production facility to a boat, pontoon, camper and other
392 recreational vehicle storage over the next 1-5 years.
393
394 Doyle Thompson introduced his application. Thompson stated his intentions are to start
395 the storage operation on November 1st, 2017 and use the next one to five years to
396 establish his business. Thompson said as of now one barn will be used for the storage
397 business and one barn will remain full of turkeys. Thompson said the application sits on
398 two hundred and thirty acres, any outside storage will be placed between the buildings
399 and the building will be used as a natural fence to keep the campers out of sight.
400
401 Merritt asked if the business was ran through J&K.
402
403 Thompson stated no, he has the building space and sees a need for camper and boat
404 storage in the area. Thompson also said he will be putting a new sign over his existing
405 sign.
406
407 Knutson expressed concern for the outside storage.
408
409 Thompson stated the campers will only be parked between the barns.
410
411 Lien acknowledged the site was a good location for the application.
412

413 Seaberg questioned past stipulations on outside storage.
414
415 Lien confirmed past stipulations with similar applications but found no issue with
416 Thompson's proposal.
417
418 Thorkildson asked if the buildings will have gravel or concrete floors.
419
420 Thompson said the floors are made of gravel and will remain that way.
421
422 There was no further discussion by the board.
423
424 **MOTION: Mary Seaberg made a motion to approve the request for a Conditional**
425 **Use permit for approval of converting an existing turkey production facility to a**
426 **boat, pontoon, camper and other recreational vehicle storage over the next 1-5 years**
427 **due to the fact it meets Chapter eight, section eleven of the Becker County Zoning**
428 **Ordinance. John Lien second. Jim Kaiser Abstained. All others in favor. Motion**
429 **carried**
430
431
432 **4. APPLICANT: Rodger Allen Joseph Klemm Rev. Living Trust** 33551 State
433 Hwy. 34, Detroit Lakes, MN. **Project Location:** 12542 Rew Lane, Frazee, MN.
434 **LEGAL LAND DESCRIPTION:** Tax ID number: **03.0193.004** Section 20
435 Township 138 Range 040 PT SE1/4 NW1/4 & PT GOVT LOT 4 BEG CTR SEC
436 20 TH W 167.45' TO TRK HWY #10, NWLY 1055.63', NE 508.09' TO BNSF
437 RR, SE AL RR 640.32' TO W LN GOVT LOT 4, N 60', SE 165.50', SWLY
438 231.06', SLY 277.39', SWLY 164.06', TH W .04' TO POB AKA TRACT A REF:
439 PT 03.0195.000 IN 2008 AKA 1.04 AC **APPLICATION AND DESCRIPTION**
440 **OF PROJECT:** Request a Conditional Use Permit for a gravel mining operation.
441
442 Rodger Klemm introduced his application requesting a Conditional Use Permit for a
443 mining operation, Kasey Klemm was also present. Rodger Klemm stated he has been in
444 business many years in Becker County and was unaware he needed a Conditional Use
445 Permit for his operation. Rodger Klemm said what Becker County Planning and Zoning
446 calls a mining operation on his property is a holding area the previous land owner was
447 advised to make. Rodger Klemm stated the the mine has not been dug any deeper and
448 some material was used for his building site.
449
450 Knutson asked if Becker County considers the operation a mine.
451
452 Swenson answered yes.
453
454 Rodger Klemm stated some material was sold and some used for his building site.
455
456 Kaiser mentioned the letter of concern received from Tom and Laverne Moltzan.
457
458 Knutson explained the Moltzan's concern for weekend operation.

459
460 Kasey Klemm stated he is involved in the operation and has been hauling in black dirt to
461 the site. Kasey Klemm acknowledged the concerns of weekend operation.
462
463 Knutson mentioned hours of operation could be stipulated in the Conditional Use Permit.
464
465 Kasey Klemm stated hours of weekend operation are normally 7:30 AM to 6:00 PM.
466 Kasey Klemm also reiterated the low area is from the previous owner and some piles of
467 material were also from the previous owner. Kasey Klemm said two to three times a
468 month he mows the weeds in the area of the operation.
469
470 Brufloft asked if the Klemm's had a timeline on when the operation would end.
471
472 Rodger Klemm stated he was unsure but mentioned the County will be purchasing
473 thousands of yards from the operation.
474
475 Brufloft stated if it's not a mining operation there needs to be an end date.
476
477 Rodger could not provide an end date.
478
479 Don Moltzan spoke on behalf of his father and listed his father's concerns for weekend
480 work, noise, dust, the effects on surrounding water wells and traffic.
481
482 Knutson asked if it was a township road.
483
484 Rodger stated the previous owner bought the road.
485
486 Laverne Moltzan is a neighbor to the property in discussion. She stated for the last two
487 years trucks have been in and out on the weekends. Laverne stated there is an aquifer in
488 the area of the mining operation that could be affected by the operation. Laverne asked if
489 they could prevent some of the noise and dust. Laverne stated she has a traffic concern
490 with the trucks creating dust near busy Highway Ten and does not believe it is the correct
491 location for the application. Laverne said she was there prior to the Klemm's however her
492 husband is in favor of the black dirt being hauled but not in favor of further digging.
493
494 Kasey Klemm said a lot of the trucks are coming and going from other jobs that does not
495 pertain to the mining operation. Kasey stated their future plan is to fill in the lower area
496 with black dirt and plant grass. Klemm also said they could possibly water the road or
497 spray it with calcium chloride to control the dust.
498
499 Seaberg asked if the application is after the fact.
500
501 Swenson said yes it is considered a mining operation.
502
503 Knutson asked for confirmation on the road.
504

505 Kasey Klemm said the road splits right away, one direction goes to the Klemm's property
506 and the other direction to the Moltzan's.

507
508 Lien asked the Klemm's what hours of operation they would be comfortable with.

509
510 Kasey and Rodger Klemm both explained all trucks have back up alarms due to
511 regulations and highway requirements. Kasey requested to only haul material on the
512 weekends and not mine any material.

513
514 Brufloft noted the backup alarms could not be stipulated in the Conditional Use Permit
515 but asked the Klemm's how often they would be loading dirt.

516
517 Kasey stated some weekends and from approximately 7:30 AM to 5:00 PM.

518
519 Merritt questioned the depth the mine would be allowed to operate at.

520
521 Lien stated they will not be digging any deeper.

522
523 There was no further discussion by the board.

524
525 **MOTION: John Lien made a motion to approve the request for a Conditional Use**
526 **permit for a gravel mining operation due to the fact it meets Chapter eight, section**
527 **eleven of the Becker County Zoning Ordinance. Lien's motion had a stipulation that**
528 **calcium chloride be placed on the road during dusty times. Mary Seaberg second.**
529 **All in favor except Robert Merritt. Majority rules and motion carried.**

530
531 **5. APPLICANT: Rodger Allen Joseph Klemm Rev. Living Trust 33551 state**
532 **Hwy. 34, Detroit Lakes, MN. Project Location: 31538 Co. Hwy. 10, Frazee,**
533 **MN. LEGAL LAND DESCRIPTION: Tax ID number: 03.0275.000 Section 28**
534 **Township 138 Range 040 21.98 AC OF GOVT LOTS 2 & 3 & SE1/4 OF NW1/4**
535 **LESS RWY & 5 AC APPLICATION AND DESCRIPTION OF PROJECT:**
536 **Request a Conditional Use Permit for a gravel mining operation.**

537
538 Rodger Klemm introduced his application and explained the pit was previously being
539 used for gravel mining. Klemm also said he is moving material for a possible future
540 building site but acknowledged it should have been re-established as a mining operation
541 before being used.

542
543 Knutson stated if material is being sold from the property it needs a Conditional Use
544 Permit.

545
546 Kovala questioned how many yards of material will be mined and what the depth of the
547 mine will be.

548
549 Rodger Klemm stated the current depth will be maintained and approximately three to
550 four thousand yards will be removed.

551
552 Kasey Klemm explained the berm he created boarding Valley View Road Right Of Way
553 to prevent motorist from driving into the mine and suggested a fence could be put up.
554
555 Knutson stated the township is debating constructing a guard rail along the ROW of
556 Valley View Road.
557
558 Swenson confirmed.
559
560 Knutson asked if any excavation will continue towards the ROW.
561
562 Kasey Klemm stated no further towards the ROW, but parrellel with the ROW.
563
564 Wally Fatland voiced concerns for the elevations and drop in the mine. Fatland asked
565 how far the mine would operate from the ROW and questioned if erosion would become
566 an issue.
567
568 Rodger and Kasey Klemm stated the mine will operate approximately seventy to ninety
569 feet from the berm they created which was also created to prevent erosion. Rodger also
570 stated heavy material could be placed in certain areas to prevent erosion.
571
572 Fatland asked if Becker County Planning and Zoning will monitor the road, and
573 mentioned how long the mine has been operating without a permit.
574
575 Brufloft confirmed, Becker County Planning and Zoning will monitor the road.
576
577 Rodger confirmed the mine has been in operation three to four years.
578
579 Kasey stated the property is being mowed and silt fences could be utilized. Kasey also
580 acknowledged the neighbors concerns and is willing to accommodate their concerns.
581 Kasey said a slope of three to one could be created.
582
583 Lien questioned if the slope would create more water runoff.
584
585 Kasey confirmed it would and the elevation drop off would move closer to Valley View
586 Road if the slope was created.
587
588 Brufloft stated the berm exists to prevent erosion.
589
590 Brufloft asked for confirmation that the mine will move no closer to Valley View Road.
591
592 Kasey confirmed it will operate no closer.
593
594 Lien asked if the mine will operate as strictly pit run.
595
596 Kasey said yes, strictly pit run.

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There was no further discussion by the board.

MOTION: John Lien made a motion to approve the request for a Conditional Use permit for a gravel mining operation due to the fact the request meets Chapter eight, section eleven of the Becker County Zoning Ordinance. Liens motion had stipulations that the use of the permit be strictly for strip mining with no gravel screening or crushing. Mary Seaberg second. All in favor. Motion carried.

6. **APPLICANT: K&A Enterprises** 521 Washington Ave., Detroit Lakes, MN.
Project Location: 12144 CO. HWY. 4, Lake Park, MN. **LEGAL LAND DESCRIPTION:** Tax ID number: **06.0248.006** Section 17 Township138 Range 043 17-138-043 PT SW1/4 SW1/4 & PT GOVT LOT 4: COMM SW COR SEC 17 TH E 1194.58' AL S LN TO POB; NELY 1065.15', SELY 538.51', NE 412.49' TO N LN GOVT LOT 4, W 745.86' TO NE COR SW1/4 SW1/4, SW 279.08', NW 343.02', W 742.14', S 664.40', E 655.02', S 655.02', E 539.56' TO POB
APPLICATION AND DESCRIPTION OF PROJECT: Request approval of a final plat for a common interest community with 15 lots.

K&A Enterprises was not present for the public hearing.

Nobody spoke in favor or against the application.

MOTION: Mary Seaberg made a motion to approve the request for approval of a final plat for a common interest community with 15 lots due to the fact the request meets Chapter eight, section nine of the Becker County Zoning Ordinance. Jim Kaiser second. All in favor. Motion carried.

7. **APPLICANT: Wetli Properties, LLC** 16998 Seclusion Pt. Road, Audubon, MN. **Project Location:** 10909 Townline Road, Audubon, MN. **LEGAL LAND DESCRIPTION:** Tax ID number: **17.0369.000** Section 31 Township 138 Range 042 LOTS 1 AND 2. **APPLICATION AND DESCRIPTION OF PROJECT:** Request approval of a final plat consisting of 21 lots

Wetli Properties, LLC was not present for the public hearing.

Nobody spoke in favor or against the application.

MOTION: Mary Seaberg made a motion to approve the request for approval of a final plat consisting of 21 lots due to the fact the request meets Chapter eight, section five of the Becker County Zoning Ordinance. Jeff Moritz second. Jim Kaiser abstained. All others in favor. Motion carried.

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8. **APPLICANT: Gill Gigstead, Jr.** 17296 Co. Hwy. 29, Detroit Lakes, MN.
Project Location: 17296 Co. Hwy. 29, Detroit Lakes, MN. **LEGAL LAND DESCRIPTION:** Tax ID number: **10.0422.000** Section 26 Township 139 Range 40 26-139-040 SE1/4 LESS 8.05 AC IN SE COR SE1/4 SE1/4 & LESS 5.20 AC TO PARCEL #'S 10.0422.001 & 10.0422.002 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for approval of a family cemetery in accordance with MN Statute Chapter 307.

Gill Gigstead, Jr. was not present for the public hearing.

Brufloft, Knutson, and Lien all felt it was a good location for the application.

There was no further discussion by the board.

MOTION: Mary Seaberg made a motion to approve the request for a Conditional Use permit for approval of a family cemetery in accordance with MN Statute Chapter 307 due to the fact the request meets Chapter eight, section eleven of the Becker County Zoning Ordinance. John Lien second. All in favor. Motion carried.

Informational Meeting: The next informational meeting is scheduled for Wednesday, October 4th, 2017 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, Jim Kovala motioned to adjourn. Mary Seaberg second. Motion carried. The meeting adjourned.

Jim Brufloft, Chairman

John Lien, Vice Chairman

ATTEST

Kyle Vareberg