

1 **Becker County Planning Commission**
2 **April 10th, 2018**
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4 **Members Present:** Chairman Jim Bruflodt ,Vice Chairman John Lien, Harry Johnston,
5 County Commissioner Larry Knutson, Jim Kaiser, James Kovala, Jeff Moritz, Dave
6 Blomseth, Mary Seaberg, Ray Thorkildson , Robert Merritt, Planning and Zoning
7 Director Kyle Vareberg and Jeff Rusness Zoning Technician.
8

9 Chairman Jim Bruflodt called the Planning Commission meeting to order at 7:00 pm.
10 Planning and Zoning Technician Jeff Rusness recorded minutes. Intros were given.
11

12 Chairman Jim Bruflodt explained the protocol for the meeting and stated that the
13 recommendations of the Planning Commission would be forwarded to the County Board
14 of Commissioners for final action on April 17th, 2018.
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16
17 **Old Business:**
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- 19 1. **APPLICANT: Chad Stenerson** 7414 Turquoise Avenue, Scottsdale, AZ. **Project**
20 **Location:** 12673 County Highway 17, Detroit Lakes, MN. **LEGAL LAND**
21 **DESCRIPTION:** Tax ID number: 19.0425.000 Section 21 Township 138 Range 041
22 **LOT 2 LESS 7.25 AC & PT TO STATE & N 7.50 AC OF LOT 3 W OF HWY**
23 **APPLICATION AND DESCRIPTION OF PROJECT:** Change of Zone from
24 Agricultural to Commercial.
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26 Ed Trost from JH Signs spoke on behalf of Chad Stenerson:
27

28 Trost explained how long Chad has owned the business and said a 35 sq. ft. sign is
29 allowed with the parcel's current zone, agricultural. Trost stated the allowed size is not
30 adequate to what Chad wants/needs for advertising. Trost also said Chad is being taxed
31 for commercial property and should be allowed to be rezoned as such. Trost also stated
32 that the Becker County Comprehensive Plan supports the request.
33

34 Knutson explained to Trost that Chad is being taxed on the use of his property.
35

36 Moritz asked what kind of sign is proposed.
37

38 Trost explained the signs would be created using existing sign structures on Chad's
39 property to promote his business.
40

41 **At this time testimony was closed.**
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43 Knutson said his opinion is, that commercial zoning opens up to many windows.
44

45 Jim Kaiser asked Kyle Vareberg if a sign can be permitted on a State Highway using a
46 Conditional Use Permit?

47
48 Vareberg explained that the State Highway Dept. does not recognize Conditional Use
49 Permits for signs along State Highways.

50
51 Meritt was concerned how many signs would go up.

52
53 Knutson explained what he thought the State Highway setbacks for signs were and the
54 distance between them.

55
56 Seaberg was concerned about the neighbors and their response , she also asked if they
57 could get a variance for a sign.

58
59 Vareberg explained that the State Highway Dept. does not recognize variances and the
60 required separation between signs is 100 feet.

61
62 Harry Johnston felt, if granted the zone change, they should be able to put up as many
63 signs as they can following the setback distances of the ordinance.

64
65 **MOTION:**

66 **John Lien made a motion to deny the application for a change of zone from**
67 **agriculture to commercial because it opens up unforeseeable opportunities for**
68 **further use on the property. Bob Merrit Second. IN FAVOR: James Kovala, Larry**
69 **Knutson, Jim Brufloft, John Lien, Jeff Moritz, Dave Blomseth, Jim Kiaser, Ray**
70 **Thorkildson. OPPOSED: Harry Johnston and Mary Seaberg.**

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73 **2. APPLICANT: Jay & Arlene Kostelecky** 1929 Pentland St., West Fargo, ND.
74 **Project Location:** County Highways 5 & 6, Audubon, MN. **LEGAL LAND**
75 **DESCRIPTION:** Tax ID number: **06.0038.020** PT SW1/4 SE1/4: BEG SE COR TH W
76 563.16' AL CSAH #6, TH NWLY 334.89' AL CSAH #5, ELY 641.48 TO E LN SW1/4
77 SE1/4, TH SLY 433.60' TO POB AKA TRACT D REF: PT 06.0038.000 IN 2008
78 **APPLICATION AND DESCRIPTION OF PROJECT:** Request approval of a
79 Conditional Use Permit to build a boat and RV storage facility.

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81 Jay and Arlene Kostelecky introduced themselves, and explained they are proposing to
82 build a boat storage facility on their property and possibly a sign located on the property.

83
84 Jim Brufloft asked the Kostelecky's if they had an expansion area?

85
86 Kostelecky explained where the building site would be.

87
88 Jim Kaiser asked if they had planned on making it a boat repair shop?

89
90 Kostelecky said that they have no intentions of doing that.

91
92 Kaiser asked what kind of fence was being constructed around the property?

93
94 Kostelecky explained the fence would be six feet high with barbed wire on top, and a
95 gate at the entrance of the property.
96
97 Brufloft asked how big the storage areas were.
98
99 Kostelecky did not have the exact size but explained the roof pitch and the framing of the
100 structure, and also explained that the storage areas are larger than just boat storage.
101
102 One letter opposing the C.U.P. was read to the board by Kyle Vareberg.
103
104 **At this time testimony was closed.**
105
106 There was no further discussion by the board.
107
108 **MOTION: Jim Kaiser made a motion to approve the request for a Conditional Use**
109 **Permit due to the fact it meets chapter 5 table 5-1 of the land use district. Jeff**
110 **Moritz. Second. All in favor. Motion carried.**
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113 **3. APPLICANT: Becker County** 915 Lake Avenue, Detroit Lakes, MN. **Project**
114 **Location:** 12738 County Highway 5, Lake Park, MN. **LEGAL LAND**
115 **DESCRIPTION:** Tax ID number: **06.0312.000** Section 22 Township 138 Range 043 PT
116 GOVT LOT 1: COMM COR LOT 1 BLK 2 CORM BCH, S 1714', W 1001.8' TO POB;
117 NW 67.1' TO LK, SW 50' AL LK, SE 88.5', NE 57' TO POB. **APPLICATION AND**
118 **DESCRIPTION OF PROJECT:** Request approval of a Conditional Use Permit to build
119 a 6' privacy fence.
120
121 Guy Fischer spoke on behalf of Becker County.
122
123 Fischer explained the size of the fence would be six feet tall and where it will be located
124 on the property.
125
126 Jim Kaiser asked if it would be located on the north or south side of the property.
127
128 Larry Knutson said they should approve both the north and south sides of the property for
129 the fence.
130
131 Todd Nelson, a local resident, spoke for the project. Nelson wanted to know where the
132 fence will be placed and what it will be constructed of, he also questioned if the County
133 will maintain both sides of the fence.
134
135 Knutson said that Becker County will be maintaining the fence.
136
137 It was agreed upon that it will be constructed on the property line.
138

139 **At this time testimony was closed.**

140

141 There was no further discussion by the board.

142

143 **Motion:**

144 **Jeff Moritz made a motion to approve the Conditional Use Permit for a six foot high**
145 **privacy fence due to the fact that it meets the requirements of chapter seven of the**
146 **Becker County Zoning Ordinance section 7 A-4 and based on the neighbors request.**
147 **Ray Thorkildson second. All in favor. Motion carried.**

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149

150 **Other Business.**

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152 **Amendments to the Becker County Ordinance.**

153

154 1- Natural Environmental Lake Classification Lot Size Prior to
155 2016.

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157 Bob Merrit felt the lots sizes meet the standards of the ordinance.

158

159 Larry Knutson stated that it explains the language well.

160

161 **Motion:**

162 **John Lien made a motion to approve the Amendment. Dave Blomseth second. All**
163 **in favor. Motion Carried.**

164

165

166 2- Recreational Vehicle Standards.

167

168 Larry Knutson agreed it should be the same as applying for a site permit application , just
169 a one time permit.

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171 **Motion:**

172 **John Lien made a motion to approve the Ammendment. Mary Seaberg second. All**
173 **in favor. Motion Carried.**

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176 **New Business:**

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179 **1. APPLICANT: Lonnie & Patricia Nelson** 3792 Polk St. S., Fargo, ND.

180 **Project Location:** 18722 Cummings Rd., Detroit Lakes, MN. **LEGAL LAND**

181 **DESCRIPTION:** Tax ID number: **08.0717.000** Section 21 Township 139 Range

182 041 Subdivision Name BRANDY LK EST 1ST Block 001 Subdivision Cd 08006

183 **LOT 6 REF: E 08.0032.911 APPLICATION AND DESCRIPTION OF**

184 **PROJECT:** Request a Conditional Use Permit to rent out heated bays in storage
185 building.
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187
188
189 Lonnie Nelson introduced and explained to the board why he needs a Conditional Use
190 Permit for his new storage building he constructed in Brandy Lake Estates. He was
191 informed by the Becker County Zoning Department that he needed to apply for a
192 Conditional Use Permit if the structure was to be rented out. Nelson did check with the
193 Becker County Records office pertaining to any covenants for the property and none
194 were found.
195
196 Jim Brufloft explained to Nelson that covenants are not enforced by the County.
197
198 Larry Knutson explained to Nelson how the Conditional Use Permit works and then
199 asked Nelson how he plans to use it.
200
201 Nelson explained he would be renting out one unit.
202
203 James Kovala stated his concern about the use of the proposed rental unit.
204
205 Nelson explained he will be renting it out for truck driver's storage .
206
207 Jim Brufloft was concerned that it could be used for many different things and stated
208 that it could cause a problem in the neighborhood.
209
210 Nelson said it will be a very selective rental unit.
211
212 Jeff Moritz was concerned of it being used as a semi repair shop.
213
214 Jim Kaiser asked Nelson if he had running water in the shop.
215
216 Nelson stated there is no sewer or water in the shop.
217
218 Larry Knutson asked Nelson what the dimension of the doors were.
219
220 Nelson said the doors were 12'x12' on each unit.
221
222 Jim Brufloft asked Nelson if anybody had a problem with renting it out.
223
224 Nelson said a neighbor is opposed to it.
225
226 Dean Lutz spoke against the C.U.P and does not want the area to be turned into a
227 commercial area.
228
229 Dean also read two letters that were against the application.

230
231 Fred Wiese explained that the lot for the Conditional Use Permit was lot 6 not lot 7.
232
233 Larry Knutson asked Fred if he feels the traffic has increased in the area.
234
235 Fred said the traffic has increased in the area.
236
237 Kyle Vareberg read one letter in opposition to the Conditional Use Permit.
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239 **At this time testimony closed**
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241 John Lien explained he had no problem with the application being private storage.
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243 Larry Knutson said without knowing the back ground of the application, there would be
244 no issue.
245
246 John Lien asked Kyle Vareberg if the site permit issued for the building was for private
247 use.
248
249 Vareberg stated yes.
250
251 The board talked amongst themselves with different concerns.
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253 Kyle Vareberg stated the Conditional Use Permit can be approved with stipulations.
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255 **Motion:**
256 **Ray Thorkildson made a motion to approve the request with the following**
257 **stipulations:**
258 No outside storage.
259 Only two bays of the building may be rented out.
260 Storage only.
261 Must be in the 40x120 on lot 6 only.
262 **Blomseth Second. In Favor:** Jim Brufloft , John Lien, Harry Johnston, Larry Knutson, ,
263 Jeff Moritz, Dave Blomseth, Mary Seaberg, Ray Thorkildson ,and Robert Merritt.
264 **Opposed:** Jim Kaiser, James Kovala. **Motion carried.**
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267 **2.APPLICANT: Rodger Geddes** 37468 Bucks Trail, Waubun, MN. **Project**
268 **Location:** 37468 Bucks Trail, Waubun, MN. **LEGAL LAND DESCRIPTION:**
269 Tax ID number: **09.0106.004** Section 13 Township 142 Range 039 PT GOVT
270 LOT 4: COMM E QTR COR SEC 13, W 2652.37', S 1285.19' TO RD,WLY AL
271 RD 61.13', SW 281.81' TO POB; NE 281.81', NWLY AL RD 575.32', WLY
272 222.09 SLY 403.28' TO BIG ELBOW LK, S AL LK 498.06', NELY 349.34' TO
273 POB. TRACT G **APPLICATION AND DESCRIPTION OF PROJECT:**
274 Request a Change of Zone from Agricultural to Residential.
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Scott Walz spoke on behalf of Roger Geddes. Scott Explained how the boundary lines were off on the split and how they were adjusted to make the split all buildable sites.

Harry Johnston was concerned about the total square feet of the split.

Scott Explained how the survey was described.

Cynthia Hanson spoke against the request and voice concerned about the past violations on the property.

Kyle Vareberg found a violation in file that was classified unfounded.

At this time Testimony Closed.

Motion: Mary Seaberg made a motion to approve the request. Harry Johnston Second. All In favor. Motion carried.

APPLICANT: Long Shore Development, LLC 13274 435th St. SW, Fertile, MN 56540 **Project Location:** 23677 W. Long Lake Rd., Detroit Lakes, MN.**LEGAL LAND DESCRIPTION:** Tax ID number: **08.0549.000** Section 31 Township 139 Range 041 31-139-41 E1/2 E1/2 SW1/4; NE1/4 NW1/4 E OF RR ROW ; NW1/2 NE1/4; SW1/4 NE1/4; GOVT LOT 7 LESS 8.8AC TO DNR; LESS PT GOVT LOT 7 S OF W EXT OF N LN GOVT LOT 9 & E OF LN COMM E QTR COR SEC 31, N 222.3', SW 41.9' TO POB: SW 212.2', SLY 333.9' TO LK & TERM **and 08.0551.001** Section 31 Township 139 Range 041 PT E1/2 NW1/4: COMM SE COR NW1/4 E 663.86' TO POB; N 1664.17', SWLY AL RWY 1731.9 E 408.06' TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to allow for development of a Sand & Gravel Pit mining and processing operation.

This application was tabled until the following month (05/08/2018).

Informational Meeting: The next informational meeting is scheduled for Wednesday, May 02, 2018 at 8:00 am in the Third Floor Meeting Room of the new addition of the Becker County Courthouse.

322 Since there was no further business to come before the Board, Ray Kovala motioned to
323 adjourn. Thorkildson second. All in favor. Motion carried. The meeting adjourned.

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Jim Brufloft, Chairman

John Lien, Vice Chairman

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ATTEST _____

Kyle Vareberg

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