

**Becker County Planning Commission  
June 12th, 2018**

**Members Present:** Chairman Jim Brufloft, Vice Chairman John Lien, James Kovala, Harry Johnston, County Commissioner Larry Knutson , Dave Blomseth, Jim Kaiser, Ray Thorkildson, Robert Merritt, Planning & Zoning Director Kyle Vareberg, Zoning Technician Jeff Rusness. Mary Seaworth, John Skari, Bob Merritt were absent.

Chairman Jim Brufloft called the Planning Commission meeting to order at 7:00 pm. Introductions were given. Becker County Planning and Zoning Tech Jeff Rusness recorded the minutes.

**Kovala** made a motion to approve the minutes for the November 9th, 2017 meeting. **Lein** seconded. The motion passed unanimously. Motion carried.

**Brufloft** 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 June 19th, 2018.

**Old Business:**

- 1. APPLICANT: Gould's Hearts Desire LLC** 1850 Skyline Ranch Rd, Rapid City, SD 57701-8477 **Project Location:** 38501 County Hwy 56 Frazee, MN 56544 **LEGAL LAND DESCRIPTION: Tax Id:** 34.0216.000 SubdivisionName WEIGELS SUB DIVISION 141 36 SubdivisionCd 34006 OUT LOT 3 **Tax ID** 34.0088.000 GVT LOT 3 LESS N 100' W OF HWY **APPLICATION AND DESCRIPTION OF PROJECT:** Request a certificate of survey for three (3) tracts (A, B, & C, which include parts of both 34.0088.000 & 34.0216.000). Request a change of zone from Ag (34.0216.000) and from Commercial (34.0088.000) to residential for the three (3) tracts. Also a request for a change of zone for the remainder of 34.0216.000 (minus tracts A, B, C) from Ag to Commercial to be attached to 34.0088.000.

Vareberg presented the application.

Scott Walz explained the application to Request a Certificate of survey also a change of zone from commercial to residential

Kaiser inquired about which parcel was being changed to Commercial.

Walz explained in more detail.

No one spoke in favor of the application. No one spoke against the application. There was no written correspondence for or against the application. At this time, testimony was closed. Chairman Brufloft opened the matter for disussion by the Board.

47 Knutson stated that it was a reasonable request.

48

49 Johnston stated that the application meets the requirements of the Ordinance.

50

51 **MOTION: John Lien made a motion to approve the request for a Certificate of**  
52 **Survey certificate of survey for three (3) tracts (A, B, & C, which include parts of**  
53 **both 34.0088.000 & 34.0216.000). and a change of zone from Ag (34.0216.000) and**  
54 **from Commercial (34.0088.000) to residential for the three (3) tracts. Also a request**  
55 **for a change of zone for the remainder of 34.0216.000 (minus tracts A, B, C) from**  
56 **Ag to Commercial to be attached to 34.0088.000.**

57 **Ray Thorkildson seconded the motion. All in favor. Motion carried.**

58

59 **2. APPLICANT: Cormorant Enterprises Inc 10510 CO HWY 5 Pelican Rapids,**  
60 **MN 56572 Project Location: 10510 CO HWY 5 Pelican Rapids, MN 56572 LEGAL**  
61 **LAND DESCRIPTION: Tax Id: 06.0498.001 PT SW1/4 OF NW1/4: BEG SELY**  
62 **COR LAKE AREA EST PLAT TH NWLY 366.73', CONT NWLY 111.75' AL**  
63 **PLAT, TH NW 86.97', TH S 930' TO S LN SW1/4 NW1/4, TH ELY 550' TO WLY**  
64 **R-O-W LN CSAH #5, TH N 850' TO POB APPLICATION AND DESCRIPTION**  
65 **OF PROJECT: Request a Conditional Use Permit for approval of allowing 16**  
66 **overnight RV sites.**

67

68 Vareberg presented the application.

69

70 Scott Terry and the other owner of Cormorant Enterprises were present. Scott explained  
71 the ownership process and how they were just learning about the business that they just  
72 purchased. Terry also explained to the board that there was not a lot of sites for campers  
73 around the area, also said what they were proposing, they a septic system large enough to  
74 accommodate all the sites. Terry pointed out that the gated side of the property would not  
75 be used as an access, how far away the campers would be from the property lines and the  
76 rules of the campground proposed.

77

78 Bruflo dt explained how the campers should look and how they should sit on the  
79 campground.

80

81 Terry explained that the RV'S have to be in good shape and kept up, also this  
82 campground is needed for the success of their new business so they will make sure  
83 everything is correct. Terry explained that they have approval from the Township and  
84 State.

85

86 Kovala asked if they are looking for long term Rentals.

87

88 Terry stated that is what they are looking for.

89

90 Kaiser inquired about the lot line in back, also water ,sewer and electrical of the  
91 proposed site.

92

93 Terry explained that they had it surveyed and would verify where the pins are before  
94 putting campers out there and that the sewer, water and electrical would all be at every  
95 site plumbed in correctly.  
96  
97 Knutson stated that it would have been better to have a business plan. Knutson inquired  
98 about the easement on the property.  
99  
100 Terry stated that the easement would not be there and they will not have to use that road.  
101  
102 Knutson asked if they had a list of stipulations for the campground.  
103  
104 Kaiser asked about the rows of trees drawing.  
105  
106 Terry explained that the trees are not there, but could be if needed, and also explained to  
107 the board about additional parking for boats and trailers.  
108  
109 Moritz asked when the season started and ended and if they wanted all year placement  
110  
111 Terry stated that the season would be from May 1<sup>st</sup>. to Oct.1<sup>st</sup>. and would be all year  
112 placement. Terry also explained that there is two car allowed for each site, and extra  
113 parking for boats and trailers.  
114  
115 Ilene Iverson –Olson spoke against the application. She explained some incidences  
116 around her home that has happened, allegedly because of the cormorant inn where the  
117 Conditional Use Permit is proposed.(see complaint letters in file) Olson also said she  
118 does not want to live by a campground or look at one. Olson stated if the permit is  
119 allowed, she would like a 12 ft. fence put up on her west and south property line.  
120  
121 Karen Montgomery spoke against the application, Thanked Larry Knutson for asking for  
122 a business plan, Montgomery also explained alleged mishaps around the cormorant inn  
123 area. Montgomery also stated that she does not want to look at or live near a campground.  
124 She also stated that the playground was not on the plan that was presented.  
125  
126 Kovala asked Montgomery how having a playground would be a concern?  
127  
128 Montgomery stated that it should have been on the plan submitted.  
129  
130 Knutson stated where he lives and that it is by a campground and has never had an issue  
131 with the campground.  
132  
133 Leah Gehrig spoke against the application. Gehrig explained she is an owner of land  
134 south of the cormorant inn, she stated that noise is heard often from the Cormorant Inn.  
135 Gehrig also is concerned of the operating hours of the campground and was concerned  
136 about alleged illegal dumping in the area and has contacted Becker County about an  
137 incident and is being looked into. Gehrig went on to explained about an incident at her  
138 home and the sherriff took one hour to get out there, so was concerned about the extra

139 policing that is needed around the area if the application is approved, also stated she does  
140 not want to live by a “mini wefest”.

141  
142 At this time, testimony was closed. Chairman Bruflodt opened the matter for disussion  
143 by the Board.

144  
145 Moritz ask how many people will be allowed at each site, knutson asked if tents were  
146 allowed.

147  
148 Terry replied that he is not sure on the rules on that but will eliminate if they have to.

149  
150 Moritz asked if the people leaving from cormorant inn. At 2A.M. are going to be allowed  
151 in the campground?

152  
153 Terry stated that they will not be allowed in the campground.

154  
155 The board was concerned of the application as presented and asked Terry if he wanted to  
156 table it,and put together a business plan and present it again next month.

157  
158 Terry declined the option.

159  
160 Kaiser made a motion to approve with stipulations,no access to villgage,a screen to the  
161 north,a business plan for the commisioners,change from overnight to seasonal and release  
162 easement from north to the south. Johnston second.

163 In favor: Kaiser,Johnston,Kovala,knutson. Against: Lien, Thorkildson,Moritz  
164 **Motion carried.**

165  
166 **New Business**

167 **3 APPLICANT: Anna & Jonas Miller** 17088 Co Hwy 39 Frazee, MN 56544  
168 **Project Location:** 17088 Co Hwy 39 Frazee, MN 56544 **LEGAL LAND**  
169 **DESCRIPTION: Tax ID number:** 33.0238.000 Section 29 Township 139 Range  
170 038 29-139-38 PT SE1/4 NE1/4, NE1/4 SE1/4 LESS: 27.01 AC (-003), LESS 5 AC  
171 (-001), LESS 10 AC (-004), LESS 3.85 AC (-002), LESS 1 AC (33-239).  
172 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional  
173 Use permit to build a general store.

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175  
176 Jonas Miller was present. Jonas explained his application for a Conditional Use Permit to  
177 the board for a general store with food, hardware ect.

178  
179 Kovala asked how the parking situation would be.

180  
181 Jonas explained that the parking out there will be very minimal, only a few cars and  
182 buggies.

183

184 No one spoke in favor of the application. No one spoke against the application. There  
185 was no written correspondence for or against the application. At this time, testimony was  
186 closed. Chairman Brufloft opened the matter for disussion by the Board.

187

188 Lien stated that it looks like it meets all Condional Use Permit requirements.

189

190 Lien made a motion to approve as written. Kovala second. **All in favor. Motion carried.**

191

192 **4. APPLICANT: Honor The Earth PO BOX 63 Callaway, MN 56521 Project**  
193 **Location: 49164 Co Hwy 26 Ponsford, MN 56575 LEGAL LAND DESCRIPTION:**  
194 **Tax ID number: 05.0018.001 Section 04 Township 140 Range 037 4-140-37 PT S1/2**  
195 **NW1/4: COMM W QTR COR SEC 4, E 772.28' TO POB; N 990.09', E 1777.16', S**  
196 **990.47', W 1777.16' TO POB. APPLICATION AND DESCRIPTION OF**  
197 **PROJECT: Request a Conditional Use permit to convert an existing pole barn into**  
198 **a workshop for assembly of solar thermal air panels.**

199

200 Pam Mahliy was representing Honor The Earth Application. Pam explained to the board  
201 the assembly process of the solar panels and how it would not affect properties in the  
202 area as far as noise and traffic.

203

204 Brufloft asked how many people the business will employ.

205

206 Pam stated that they would employ about 12 people.

207

208 Pat Moran was present inquiring about the application, and what the process is and is it  
209 going to affect the property value around the area. Moran also asked if they were going to  
210 hire Native Americans.

211

212 Brufloft stated it should not affect property value around the area. Pam stated that they  
213 will be hiring Native Americans.

214

215

216 At this time, testimony was closed. Chairman Brufloft opened the matter for disussion by  
217 the Board.

218

219 Kovala said it meets all the requirements of a Conditional Use Permit.

220

221 Kovala made a motion to approve as written. Lien Second. **All in favor. Motion carried.**

222

223 **5. APPLICANT: Michael & Julie Anderson Authorized Agent Scott Walz 18060**  
224 **75<sup>th</sup> Place Mc Alpin, FL 32062 Project Location: Tax ID number: 19.0047.002 State**  
225 **Hwy 59, Detorit Lakes, MN 56501 LEGAL LAND DESCRIPTION: Section 04**  
226 **Township 138 Range 041 4-138-41 PT GOVT LOTS 3, 4, PT SE1/4 NW1/4:**  
227 **COMM CTR SEC 4, W 132', TO POB, W 1264.98', N 562.53', NLY 189.65', N**  
228 **213.97', NWLY 276.08 TO E LN ROW HWY 59, NE AL ROW 1418.15', E**  
229 **1100.20', S 150.01', E 67.45', S 509.99', E 66', S 1906.08', W 132', S 165' TO POB.**

230           **APPLICATION AND DESCRIPTION OF PROJECT:** Request to rezone from  
231 residential to Commercial.

232  
233 Scott Walz present on behalf of Micheal and Julie Anderson. Walz explained the change  
234 of zone from Residential to Commercial.

235  
236 Kovala asked what they were using for a bridge out to the property.

237  
238 Walz explained they are working with the township, water shed,soil and water to update  
239 the Bridge.

240  
241 Janine Snyder spoke about the application.Snyder was asking where the property line and  
242 how much noise will be made on the property.

243  
244 Walz Showed Snyder where the property lines are, Bruflodt explained to snyder that this  
245 is a change of zone not a Conditional Use Permit, The City Of Detroit Lakes will be  
246 permitting what goes on the property.

247  
248 Walz stated that there is an application for storage units.

249  
250 At this time, testimony was closed. Chairman Bruflodt opened the matter for disussion by  
251 the Board.

252  
253 Thorkidson approved as Submitted. Moritz Second. **All in favor. Motion carried.**

254  
255           **6. APPLICANT: Andrew Barker (Barker Family Revocable Living Trust)** 24293  
256 Co. Hwy. 6, Detroit Lakes, MN. **Project Location:** 24293 Co. Hwy. 6, Detroit Lakes,  
257 MN. **LEGAL LAND DESCRIPTION:** Tax ID number: **19.1724.000** Section 05  
258 Township 138 Range 041 SubdivisionName RAYMAR EST 1ST ADD Block 001  
259 SubdivisionCd 19089 LOT 2 **APPLICATION AND DESCRIPTION OF**  
260 **PROJECT:** Request a Conditional Use Permit to replace an old timber retaining wall  
261 with a boulder wall.

262  
263 Andy Francis spoke on behalf Andrew Barker.

264  
265 Francis explained to the Board the procedure that he was going to use to remove and  
266 replace said retaining wall.

267  
268 At this time, testimony was closed. Chairman Bruflodt opened the matter for disussion by  
269 the Board.

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271 Kaiser approved as Written.Lien Second. **All in favor. Motion carried.**

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275 **IV. Other Business**

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- 1) **Tentative Date for Informational Meeting:**  
**Tuesday, July 3rd, 2018**; 8:00 am; 3<sup>rd</sup> Floor Meeting Room at the  
Becker County Courthouse, Detroit Lakes, MN.
- 2) **Other Business**

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

\_\_\_\_\_  
**Jim Bruflodt, Chairman**

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**Jeff Moritz, Secretary**

ATTEST \_\_\_\_\_

Kyle Vareberg, Zoning Administrator