

**Becker County Planning Commission**  
**October 9<sup>th</sup>, 2018**

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

Chairman Jim Bruflodt 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 September 11th, 2018 meeting. **Merritt** seconded. The motion passed unanimously. Motion carried.

**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 October, 16 2018.

**II. New Business**

**FIRST ORDER OF BUSINESS: APPLICANT: Kevin Pladson** 1100 19th Ave Fargo, ND 58102 **Project Location:** 10315 Co Hwy 5 Pelican Rapids, MN 56572 **LEGAL LAND DESCRIPTION: Tax Id:** 06.0489.002; Section 36 Township 138 Range 043 W1/2 SW1/4 NE1/4 SW1/4 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for a Dollar General Store.

Vareberg presented the application.

Planning Commission Member Jim Kaiser recused himself from the request and sat in the general audience.

Joe Russow represented the Dollar General Store CUP, Russow handed out an overview of the project (copy is on file in the Becker County Zoning Office) to the Board and went through the bullet points with them, parking area, erosion control, building location, ect. Russow also explained that the project would fit well in the area. Although Russow feels they have met all the criteria of the CUP, he said that they would adjust anything the Board would require to correspond with the Becker County Ordinance.

Merritt asked if they had plans for a second story. Russow said they have no plans for a second story.

Per the handout presented by Russow, Johnston asked if the entrance to the property was moving 300ft, would the whole building need to move down. Russow explained that the building location would not have to move.

47 Cormorant Township Chairperson Steve Sorenson spoke against the application.  
48 Sorenson noted the entire Cormorant Township Board was also in attendance including  
49 Supervisor John Buhaug, Supervisor Tim Erickson, Clerk Claudia Hanson, and Treasurer  
50 Susan Braseth. Sorenson explained the townships concerns of the Dollar General Store  
51 affecting properties in the area, the wild life area nearby, and safety issues of traffic in the  
52 area. Sorenson said in his opinion, that it does not meet Becker County's Comprehensive  
53 Plan and asked the Board to deny the request.

54  
55 Jason and Leah Gehrig spoke against the application. Gehrig explained they are the  
56 owner of the land across the street from the proposed Dollar General Store, and are  
57 concerned about the safety issues by drawing more people to the area. The Gehrig's also  
58 explained that the aesthetics of the project would not be favorable. They do not want to  
59 look at the store front. Gehrig mentioned an incident at her home and the Sheriff's Office  
60 took one hour to get out there. She stated she was concerned about the Sheriff's response  
61 time and extra policing that is needed around the area if the application is approved.

62  
63 Patricia Maloney explained to the Planning Commission Members that it would be  
64 beneficial for the public in attendance to hear the board converse with each other.

65  
66 **At this time, testimony was closed. Chairman Brufloft opened the matter for**  
67 **discussion by the Board.**

68  
69 Jeff Moritz said he has concerns about the effect on surrounding properties.

70  
71 Kovala asked if there was to be any more signs besides what will be on the building.  
72 Russow stated that there will be one pylon sign on the premises besides the sign on the  
73 building.

74  
75 Moritz asked if the sign will be illuminated at night. Russow answered, just during  
76 business hours, but also explained he did not know if the parking area will be lit up after  
77 hours, but will get that answer to the Board.

78  
79 Johnston does not feel the wildlife in the area will be affected by the project.

80  
81 Lien feels the project will not have any effect on surrounding properties.

82  
83 **MOTION: John Lien made a motion to approve the request for a Conditional Use**  
84 **Permit for a Dollar General Store as submitted. John Skarie seconded the motion.**  
85 **In favor: John Lien, John Skarie, James Kovala, Harry Johnston, Larry Knutson,**  
86 **Mary Seaworth and Jeff Moritz. Opposed: Dave Blomseth, Ray Thorkildson,**  
87 **Robert Merritt. Motion carried.**

88  
89 **SECOND ORDER OF BUSINESS: APPLICANT: Kasey Klemm 1159 Long Bridge**  
90 **Circle Detroit Lakes, MN 56501 Project Location: 22500 175<sup>th</sup> St Detroit Lakes, MN**  
91 **56501 LEGAL LAND DESCRIPTION: Tax Id: 25-139-42 PT SE1/4 NW1/4: BEG SE**  
92 **COR SE1/4 NW1/4, W 300', N 33.01', N 767.26', E 290.37', S 800' TO POB. TRACT B.**

93 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a conditional use  
94 permit to mine and excavate gravel.  
95  
96 Vareberg presented the application.  
97  
98 Kasey Klemm represented himself on the CUP for mining gravel on his property.  
99 Klemm explained to the Board the extent of the project and it would be approximately a  
100 five year plan.  
101  
102 Klemm also stated that he wants to change the approach on the property and he is aware  
103 of the campground nearby and would stipulate a travel plan for hauling.  
104  
105 Knutson asked who the closest neighbor is.  
106  
107 Klemm replied that the closest neighbor is to the east and he would be mining 80 feet  
108 from that property line.  
109  
110 Kovala had Klemm explain to the Board what the red flags were representing on his  
111 application drawing.  
112  
113 Knutson asked how many years Klemm thought it would take to mine the gravel?  
114  
115 Klemm said it would take approximately five years.  
116  
117 Knutson explained to Klemm that a CUP, is just that, if the conditions are not met the  
118 permit can be voided so a more definite time line would be best.  
119  
120 Klemm agreed and said a five year plan would work.  
121  
122 Brufloft asked Klemm what the reclamation plan is.  
123  
124 Klemm said that he would reclaim the property on an going basis and explained the  
125 timeline of the project.  
126  
127 Merritt stated he has concerns of the elevations from the start to the end of the project.  
128  
129 Klemm explained he could get finished elevations if needed.  
130  
131 Johnston asked Klemm if he has spoken with any of his neighbors. Klemm stated that he  
132 has spoken to one of them but was going to wait for the outcome of the permit request  
133 before he spoke to the other.  
134  
135 Lynn Huso was in attendance and spoke on the application. Huso stated he had a previous  
136 CUP approved for a gravel pit and wanted to know if there were any stipulations  
137 regarding the roads to be used because he had stipulations on his gravel mining CUP.  
138

139 The Board explained that every CUP is looked at separately with different stipulations.

140

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

143

144 The Board discussed possible stipulations of the permit.

145

146 **MOTION: Thorkildson made a motion to approve the request for a Conditional Use**  
147 **Permit for a gravel mining pit with the following stipulations:**

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149 1. Saturday operation is to end at 5p.m. in June, July, and August.

150 2. No travel on the eastside of the campground via 230<sup>th</sup> Ave.

151 3. Mine topography is to be no deeper than the adjacent property to the west.

152 4. No crushing in June, July, or August.

153 5. A 75 foot long buffer from the north property line extending 200 feet south.

154 6. A five year life span.

155 7. Commencing spring of 2019 with ongoing reclamation.

156

157 **Merritt Second. All in favor. Motion carried.**

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159 **FORTH ORDER OF BUSINESS: Zoning Ordinance Amendments:**

160 **1. AMENDMENT: Storage Structure/Units**

161 **- Table 5-1 Land Use Districts: Storage Structure/Units.**

162 **-Chapter 10, Definitions: Storage Structure.**

163 **-Chapter 8, Section 15: Multi-Unit Storage Structure Developments**

164 **-Chapter 7, Section 3: Accessory Uses and Storage Structures.**

165 **2. AMENDMENT: Subdivision for Plat Approval within Two Miles of an**  
166 **Incorporated City.**

167 **-Chapter 8, Section 5.**

168 **3. AMENDMENT: Land Use Interpretation for an Unlisted Use.**

169 **-Chapter 5, Section 1, D.**

170 **4. AMENDMENT: Number of Final Plats Required Change from Two to One.**

171 **-Chapter 8, Section 5, G.**

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173 The amendment discussion was tabled for the November 13<sup>th</sup>, 2018 meeting.

174

175 **Tentative Date for the next informational meeting:**

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177 **Wednesday November 7<sup>th</sup>, 2018; 8:00 am; 3<sup>rd</sup> Floor Meeting Room at the Becker**  
178 **County Courthouse, Detroit Lakes, MN.**

179

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

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**Jim Bruflodt, Chairman**

\_\_\_\_\_ **Jeff Moritz, Secretary**

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ATTEST \_\_\_\_\_

Kyle Vareberg, Zoning Administrator