

Becker County Planning Commission
June 11, 2019

Members Present: Chairman Jim Bruflodt, Vice Chairman John Lien, James Kovala, Harry Johnston, County Commissioner Larry Knutson, Mary Seaberg, Jeff Moritz, Dave Blomseth, Brian Bestge, Ray Thorkildson, Bob Merritt, Zoning Administrator Kyle Vareberg and Zoning Technician Joseph Doll. Absent: John Skarie.

Chairman Jim Bruflodt called the Planning Commission meeting to order at 7:00 pm. Introductions were given. Becker County Planning and Zoning Technician Joseph Doll recorded the minutes.

Marry Seaberg made a motion to approve the minutes from the May 13, 2019. John Lien second. All members were in favor. Motion carried.

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.

Old Business:

FIRST ORDER OF BUSINESS: APPLICANT: Richard & Dana Laine 20781 Co Rd 117 Osage, MN 56570 **Project Location:** 20781 Co Rd 117 Osage, MN **LEGAL LAND DESCRIPTION: Tax ID number: 33.0118.000** Section 10 Township 139 Range 038 LOT 1 & SW1/4 OF NW1/4 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for a Commercial Planned Unit Development (PUD) to have 14 RV sites and a 21 slip dock system.

Kyle Vareberg stated the Richard and Dana Laine application would remain tabled at this time.

New Business:

FIRST ORDER OF BUSINESS: APPLICANT: Raymond and Kristine Johnston 24298 Co Hwy 21 Detroit Lakes, MN 56501 **Project Location:** 23400 Co Hwy 21, Detroit Lakes, MN. **LEGAL LAND DESCRIPTION: Tax ID number: 24.0197.009** **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate an online and onsite sales, general shop/repair and storage services.

Ray explained the application, he pointed out that his son had operated a mechanic shop at this location. Bestge asked about the fence, Ray stated the fence would be a “two part system”. One part being around the shop area and the other part being the road screening.

47 No person from the public spoke for or against the application and there were no written
48 correspondence.

49
50 The board discussed the application. Lien stated the location is ideal for such an
51 application.

52
53 **MOTION: Seaberg made a motion to approve the application as submitted and**
54 **Lien seconded. All in favor. Motion carried.**

55
56 **SECOND ORDER OF BUSINESS: APPLICANT: Lake Region Coop. Electric**
57 **Assoc. Po Box 643 Pelican Rapids, MN 56572 Project Location: 10168 Saint Marys Rd.**
58 **LEGAL LAND DESCRIPTION: Tax ID number: 17.0402.000 APPLICATION AND**
59 **DESCRIPTION OF PROJECT: Request a Conditional Use Permit to rebuild a Lake**
60 **Region Electric Cooperative, Lake Eunice substation, from a 41,600-volt substation to a**
61 **115,000-volt substation.**

62
63 Vareberg introduced the application.

64
65 Al Fazio explained the application to the board. The new substation will be built on the
66 same land as the existing substation. Once the new substation is built the old one will be
67 removed.

68
69 No person from the public spoke for or against the application. There were no written
70 correspondence for this application.

71
72 **MOTION: Merritt made a motion to approve the application as submitted.**
73 **Moritz seconded. All in favor. Motion Carried.**

74
75 **THIRD ORDER OF BUSINESS: APPLICANT: Osage Self Storage 45120 Maple**
76 **Lane Osage, MN 56570 Project Location: 23400 Co Hwy 21, Detroit Lakes,**
77 **MN.LEGAL LAND DESCRIPTION: Tax ID number: 21.0271.003 AND Tax ID**
78 **number: 210271001; APPLICATION AND DESCRIPTION OF PROJECT: Request**
79 **a change of zone for parcel 21.0271.001 to be changed from commercial to residential**
80 **and a change of zone for the southern 220 ft x 364 ft (80,080 sq ft/1.83Ac) of parcel**
81 **21.0271.003 to be changed from commercial to residential, with the remainder of the**
82 **parcel to remain zoned commercial.**

83
84 Vareberg introduced the application.

85
86 Barry Wilde explained the application. He stated the reason for the request is to be able
87 to build a home for his family.

88
89 No person from the public spoke for or against this application. There were no written
90 correspondence for this application.

91

92 **MOTION: Kovala made a motion to approve the application as submitted.**
93 **Seaberg seconded. All in favor. Motion carried.**
94
95 **FORTH ORDER OF BUSINESS: APPLICANT: Karen Nelson** 10779 Co Hwy 5
96 Pelican Rapids, MN 56572 **Project Location:** 10779 Co Hwy 5 Pelican Rapids, MN
97 56572.**LEGAL LAND DESCRIPTION:** Tax ID number: **06.0490.000** PT
98 CormorantTownship. **APPLICATION AND DESCRIPTION OF PROJECT:** Request
99 a conditional use permit to park an ice cream trailer in the front yard and sell frozen treats
100 between the months of May and September.

101
102 Vareberg introduced the application.

103
104 Karen Nelson explained the application. She stated that she has thought about this idea
105 for about 15 years. Karen stated that she has talked with other residence and business
106 owners in the village and they support her plan.

107
108 No person from the public spoke for or against this application. There was one written
109 correspondence against the application.

110
111 Lien spoke about the issues mentioned in the letter, he stated that he didn't feel the issues
112 stated in the letter would be reason enough to deny the application.

113
114 Bestge pointed out his concern about the traffic hazard in the area.

115
116 **MOTION: Johnston made a motion to approve the application as submitted.**
117 **Kovala seconded. Those in favor: Johnston, Kovala, Seaberg, Lien, Moritz,**
118 **Blomseth, Thorkildson, Merritt. Bestge opposed. Motion carried.**

119
120 **OTHER BUSINESS: Informational Meeting:** The next informational meeting is
121 scheduled for Wednesday, July 3rd, 2019 at 8:00 am in the Third Floor Meeting Room of
122 the Original Courthouse.

123
124 **Since there was no further business to come before the Board, Seaberg made a**
125 **motion to adjourn. Lien seconded. All in favor, motion carried. The meeting**
126 **adjourned.**

127
128 _____
129 **Jim Bruflodt, Chairman** **Jeff Moritz, Secretary**

130
131 ATTEST _____
132 Kyle Vareberg, Zoning Administrator