

1 Becker County Planning Commission

2 Thursday August 15, 2019

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

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

11
12 James Kovala made a motion to approve the minutes from the July 2019 meeting. Bob Merritt
13 seconded the motion. All members were in favor. Motion carried.

14
15 Chairman Jim Bruflodt explained the protocol for the meeting and stated that the recommendations of
16 the Planning Commission Board would be forwarded to the County Board of Commissioners for final
17 action.

18
19 **New Business:**

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21 **FIRST ORDER OF BUSINESS: APPLICANT: Ryan & Karla Swanson** 16418 Highland Dr Detroit Lakes, MN
22 56501 **Project Location:** 16418 Highland Dr **LEGAL LAND DESCRIPTION: Tax ID number: 08.0610.001**
23 Section 35 Township 139 Range 041 333 FT E & W BY 262 FT N & S LYING 175 FT S OF NE COR OF NE1/4
24 OF SE1/4 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate a
25 kennel for breeding, boarding, and training purposes.

26
27 Karla Swanson explained the application and answered questions from the board. The back portion
28 (west) of the new garage would be used for the kennels and dog runs. Karla explained the breeding
29 guidelines set by the club they belong to, never more than two litters a year. Karla stated that she only
30 has two of her own dogs and the additional space would be used to board and train other people's dogs.

31

32 No person from the public spoke for or against this application. There was one letter submitted in
33 opposition of this application. Karla was questioned about the claims in the letter, she stated that there
34 are a lot of dogs running loose in the county and they are not hers.

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36 **MOTION: Lien made a motion to approve the application as submitted and Merritt seconded. All**
37 **members voted in favor of the motion. Motion carried**

38

39 **SECOND ORDER OF BUSINESS: APPLICANT: Andy Mast 14193 Co Hwy 39 Frazee, MN 56544 Project**
40 **Location: 14193 Co Hwy 39 Frazee, MN 56544 LEGAL LAND DESCRIPTION: Tax ID number: 11.0033.000.**
41 **Section 08 Township 138 Range 038 08-138-28. S 33' OF N1/2 OF SE1/4, SE1/4 OF SE1/4, N 470' OF**
42 **SW1/4 OF SE1/4 & E 320' OF S 850' OF SW1/4 SE1/4. APPLICATION AND DESCRIPTION OF PROJECT:**
43 **Request a Conditional Use Permit to operate a wood working shop.**

44

45 Justin Aschnewitz presented the application on behalf of Andy Mast. Justin explained that Andy would
46 be making pallet parts at first and eventually make flooring. The shop would not be open on Sundays.

47

48 **MOTION: Blomseth made a motion to approve the application as submitted and Skarie seconded. All**
49 **members voted in favor of the motion. Motion carried.**

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51 **THIRD ORDER OF BUSINESS: APPLICANT: Aho Brothers LLC 18615 Co Hwy 38 Frazee MN 56544 Project**
52 **Location: 47509 186th Frazee, MN 56544 & 18213 Co Hwy 38 Frazee, MN 56544 LEGAL LAND**
53 **DESCRIPTION: Tax ID number: 37.0074.000 & 37.0076.000 Section 19 Township 139 Range 037 19-139-**
54 **37 & Section 20 Township 139 Range 037 20-139-37. GOVT LOTS 2, 3, 6 & 7 & NE1/4 OF SW 1/4; GOVT**
55 **LOT 1; GOVT LOT 2 EX 2 AC; SW1/4 OF SE1/4 LESS .55 ACRE APPLICATION AND DESCRIPTION OF**
56 **PROJECT: Request approval of a Certificate of Survey within the shoreland.**

57

58 Nate Aho explained the application. He stated the reason for the split was to be able to divide the land
59 up between the brothers for them to pass it on to their children.

60

61 **MOTION: Lien made a motion to approve the application as submitted and Johnston seconded. All**
62 **members voted in favor of the motion.**

63

64 **Old Business:**

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66 **FOURTH ORDER OF BUSINESS: APPLICANT: Richard & Dana Laine** 20781 Co Rd 117 Osage, MN 56570
67 **Project Location:** 20781 Co Rd 117 Osage, MN **LEGAL LAND DESCRIPTION: Tax ID number: 33.0118.000**
68 **Section 10 Township 139 Range 038 LOT 1 & SW1/4 OF NW1/4 APPLICATION AND DESCRIPTION OF**
69 **PROJECT:** Request a Conditional Use Permit for a Commercial Planned Unit Development (PUD) to have
70 14 RV sites and a 21 slip dock system. Tabled by applicant at the May 13, 2019 Hearing.

71

72 Richard Laine presented his application and explained the complete plan, addressing a lot of the
73 concerns from the past meetings. Pictures were presented by Richard to help explain the plan.

74

75 Kovala pointed out the improvements made to the property. The Board discussed the application along
76 with the road and traffic issues. Merritt spoke about his concerns with the dock system and the
77 placement.

78

79 Members from the public Clark Lee, Lori Mitchel, Deb Nyrude, Steve Mitchel, Yvonne Kangas, Richard
80 Hanson, Jennifer Thompson, Jim Hanson, Rodger Muller, Terry Ball and Patty Swenson spoke against this
81 application. They voiced their concerns with road and traffic safety, maintaining the residential zoning
82 of the area for neighboring property owners, lake water quality, dock system placement, view of the site
83 from the lake. Jennifer Thompson stated that she believes the County Attorney misinterpreted the
84 Zoning Ordinance where it defines the allowable number of docking slips.

85

86 Members from the public Sandy Sullinger, Ben Leony, Chris Wacker and Rodger Wacker all spoke in
87 support of the application. Several points were made about the fact that the road and traffic concerns
88 are not unique to this property and should not be the sole reason for denying the application. Other
89 benefits that were pointed out were the economic development in the area and the added support the
90 plan would bring to the local economy. Don W. of the Toad Lake Town Board stated that all the Town
91 Board Members were in favor of the application.

92

93 **MOTION: Lien made a motion to deny the application based on the CUP criteria #3 Adequate Facilities**
94 **is not being met (issue of safety) and criteria number 5, developing a nuisance, Merritt seconded**
95 **adding Ordinance requirements in the "near shore area" are not being met. In favor of the motion**
96 **were Lien, Merritt, Johnston, Thorkilson, and Brufloft. Not in favor of the motion were Kovala,**
97 **Blomseth, Skarie and Bestge. Motion carried.**

98

99 **OTHER BUSINESS: Informational Meeting: The next informational meeting is scheduled for**
100 **Wednesday, September 4th at 8:00 am in the Third Floor Meeting Room of the Original Courthouse.**

101

102 **Since there was no further business to come before the Board, James Kovala made a motion to**
103 **adjourn. John Skarie seconded. All in favor, motion carried. The meeting adjourned.**

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105

106 **Jim Bruflo dt, Chairman**

Jeff Moritz, Secretary

107

108 **ATTEST** _____

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Kyle Vareberg, Zoning Administrator