

1 **Becker County Planning Commission**
2 **Tuesday October 8th, 2019**

3
4 **Present:** Chairman Jim Bruflo dt, Vice Chairman John Lien, James Kovala, Harry Johnston,
5 County Commissioner Larry Knutson, Mary Seaberg, Jeff Moritz, Brian Bestge, John Skarie, Ray
6 Thorkildson, Bob Merritt, Zoning Administrator Kyle Vareberg and Zoning Technician Joseph
7 Doll. Dave Blomseth was absent.

8
9 Chairman Jim Bruflo dt called the Planning Commission meeting to order at 7:00 pm.
10 Introductions were given. Becker County Planning and Zoning Technician Joseph Doll recorded
11 the minutes.

12
13 **Kovala** made a motion to approve the minutes for the September 10th, 2019 minutes as submitted.
14 **Seaberg** seconded. All in favor. Motion carried.

15
16 **Bruflo dt** explained the protocol for the meeting and stated the recommendations of the Planning
17 Commission Board would be forwarded to the County Board of Commissioners for final action.

18
19 **NEW BUSINESS:**

20
21 **FIRST ORDER OF BUSINESS: APPLICANT: James & Nancy Vareberg** Po Box 434
22 Walker, MN 56484 **Project Location:** 24959 Co Hwy 6 Detroit Lakes, MN 56501 **LEGAL**
23 **LAND DESCRIPTION:** Tax ID number: **19.0076.000** Section 05 Township 138 Range 041 5-
24 138-41 PT GOVT LOT 6, PT E1/2 SE1/4. PT E1/2 SE1/4: BEG NE COR NE1/4 SE1/4, W
25 150.02', S 408.05', W 493.46', S 1222.49', E 132.43', S 1015', E 516.59', N 2640.01 TO POB. PT
26 GOVT LOT 6 IN FRAC SE1/4 NE1/4 W OF LN: COMM E QTR COR SEC 5, W 947.32' TO
27 POB; N 446.13', NELY 125.85' TO ST CLAIR LK AND TERM. **APPLICATION AND**
28 **DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for a dog/cat grooming, pet
29 daycare, and boarding business.

30
31 Vareberg introduced the application.

32
33 Erin Foley presented the application and explained the request.

34
35 Kovala asked about separation from the neighbors and if barking dogs would become a problem.
36 Foley stated that no dogs would be outside unattended.

37
38 Moritz asked how many outside runs there would be and how many dogs would be outside at any
39 time. Foley explained they will have multiple outside runs and the number of dog outside depends
40 on a lot of factors, however mainly depending on boarding numbers.

41

42 No one spoke for or against the application. There was no written correspondence for or against
43 the application. At this time, testimony was closed. Chairman Bruflo dt opened the matter for
44 discussion by the Board.

45
46

47 **Motion: Lien** made a motion to **approve** a Conditional Use Permit for a dog/cat grooming, pet
48 daycare, and boarding business.

49

50 **Skarie second.** All in favor. **Motion carried.**

51

52 **SECOND ORDER OF BUSINESS: APPLICANT: Seth Marlett ET AL** 29374 580th Ave
53 Park Rapids MN 56470 **Project Location:** 29374 580th Ave Park Rapids MN 56470 **LEGAL**
54 **LAND DESCRIPTION: Tax ID number: 34.0133.000; N 951' OF E 917' OF NE1/4 OF**
55 **SE1/4; Section 25 Township 141 Range 036 APPLICATION AND DESCRIPTION OF**
56 **PROJECT:** Request a Conditional Use Permit for an online consignment auction and used car
57 dealer.

58

59 Vareberg introduced the application.

60

61 Seth Marlett was present. Marlett explained the application.

62

63 Bestge asked how many vehicles Marlett planned to have at any time. Marlett stated probably no
64 more than 5 and also said out auto sales are not the primary focus of his business.

65

66 Seaberg asked about auction items other than vehicles being stored outside. Marlett explained
67 most items need to be stored indoors and any larger items are typically not stored for more than
68 two or three weeks.

69

70 Knutson asked Marlett if he had a dealership license. Marlett stated he has had the license for over
71 two years.

72

73 No one spoke for or against the application. There was no written correspondence for or against
74 the application. At this time, testimony was closed. Chairman Bruflo dt opened the matter for
75 discussion by the Board.

76

77 **Motion:** Seaberg made a motion to approve the Conditional Use Permit for an online consignment
78 auction and used car dealer ship with the stipulation there be no more than six vehicles stored
79 outside.

80

81 **Merritt second.** All in favor. **Motion carried.**

82

83

84

85

86 **THIRD APPLICANT: APPLICANT: Mark & Carol Bement** 26035 Ottoson Rd Detroit Lakes,
87 MN 56501 **Project Location:** Co Hwy 20 Detroit Lakes, MN 56501 **LEGAL LAND**
88 **DESCRIPTION:** Tax ID number: **17.0406.000** Section 35 Township 138 Range 042; W 990' OF
89 SW1/4 OF SE1/4 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a
90 Conditional Use Permit for a 100'x 40' building to have five (5) rentable storage units.

91
92 Vareberg introduced the application.

93
94 Mark and Carol Bement were present. Mark explained the application

95
96 Bement explained he would like to have the building with five units and would use two units
97 himself and rent the other three. He would like to rent the units as storage/workshop areas. Bement
98 stated there would be no retail spaces allowed and the rental agreement would not allow living
99 spaces. Bement also stated there would be no outside storage.

100
101 No one spoke for the application. There was no written correspondence for the application. At
102 this time, testimony was closed. Chairman Brufloft opened the matter for discussion by the Board.

103
104 **Motion: Bestge** made a motion approve a Conditional Use Permit for a 100'x 40' building to have
105 five (5) rentable storage units.

106
107 **Moritz second.** All in favor. **Motion carried.**

108
109 **FOURTH ORDER OF BUSINESS: APPLICANT: Kohl Skalin & S. Askelson** 21783 Cozy
110 Cove Rd Detroit Lakes, MN 56501 **Project Location:** Co Rd 149 Detroit Lakes, MN 56501
111 **LEGAL LAND DESCRIPTION:** Tax ID number: **08.0056.000** Section 04 Township 139 Range
112 041; 4-139-41 PT GOVT LOT 5: COMM NW COR SEC 4, E 338.1' TO POB; E 328.53', S
113 1414.86', W 675.99', N 983.56', ELY 338.47', N 394.6' TO POB. TRACT B AND REMAINDER
114 TRACT. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Change of Zone
115 from Agricultural to Residential for Track A (≈1.44 Ac) and Track B (≈1.44 Ac) with remaining
116 track to remain zoned Agricultural.

117
118 Vareberg introduced the application.

119
120 Kohl Skalin was present. Skalin explained his request.

121
122 Knutson asked if the original plan was to sell the full parcel. Skalin explained that was the original
123 plan however, a potential buyer didn't want that big of lot.

124
125 Dennis Stoen asked why he never received notification for the house being built on parcel number
126 08.0056.001.

127

128 Vareberg explained to Stoen the Zoning Department does notify neighboring properties for
129 everyday building permits.

130
131 Jeff Lewis spoke against the request. Lewis had concerns about the rural area becoming more of
132 a city living type area. Lewis also stated he had concerns about the suitability of the soil in the
133 area for septic systems and questioned if there would be room for more than one septic on the
134 properties if one should fail.

135
136 There was no written correspondence for or against the application. At this time, testimony was
137 closed. Chairman Brufloft opened the matter for disussion by the Board.

138
139 Lien and Knutson expressed their concerns with smaller lots and the residential zoning in the area.

140
141 Whitetail Meadows, a platted subdivision in the area was discussed and used in compairison to the
142 request.

143
144 Johnston pointed out the fact that the board has approved zone changes to residential simply for
145 mortgage purposes in the past.

146
147 **Motion: Johnston** made a motion to **approve** a Change of Zone from Agricultural to Residential
148 for Track A (≈1.44 Ac) and Track B (≈1.44 Ac) with the remaining track to remian zoned
149 Agricultural. Due to the fact that it meets the County standard for lot size.

150
151 **Kovala second.** Voting in favor of the motion were Johnston, Kovala, Seaberg, Bestge, Skarie
152 and Thorkildson. Opposed were Merritt, Moritz and Lien **Motion carried.**

153
154 **FIFTH ORDER OF BUSINESS: APPLICANT: J & A Farms LLC** 28419 40th Ave S Lake
155 Park, MN 56554 **Project Location:** Hwy 10 Lake Park, MN 56554 **LEGAL LAND**
156 **DESCRIPTION:** Tax ID number: **02.0035.000**; SW1/4 OF SW1/4 S OF TRACK; Section 06
157 Township 139 Range 042; **02.0047.003**; GOVT LOTS 1 & 2 & NE1/4 OF NW1/4 EX 19 ACRES;
158 Section 07 Township 139 Range 042; **18.0008.000**; BEG AT SE COR SEC 1 TH N ON SEC LN
159 40 RDS W TO SHORE SAND BCH LK S AL SHR TO SEC LN BET SEC 1 & 2 & E TO BEG;
160 Section 01 Township 139 Range 043; **18.0074.000**; LOT 4; Section 12 Township 139 Range 043.
161 **APPLICATION AND DESCRIPTION OF PROJECT:** Request approval of a Final Plat (The
162 Shores on Boyer Lake).

163
164 Vareberg introduced the application.

165
166 No one spoke for or against the application. There was no written correspondence for or against
167 the application. At this time, testimony was closed. Chairman Brufloft opened the matter for
168 disussion by the Board.

169

170 **Motion: Lien** made a motion to **approve** a Final Plat (The Shores on Boyer Lake) as submitted.

171

172 **Seaberg second.** All in favor. **Motion carried.**

173

174 **SIXTH ORDER OF BUSINESS: APPLICANT: Steve & Leah Lymburner** 27658 Co Rd 156
175 Osage MN 56570 **Project Location:** Co Hwy 44 Ponsford, MN 56575 **LEGAL LAND**
176 **DESCRIPTION: Tax ID number: 05.0013.000** Section 03 Township 140 Range 037; N1/2 W1/2
177 NW1/4 AKA NW1/4 NW1/4 **APPLICATION AND DESCRIPTION OF PROJECT:** Request
178 a Conditional Use Permit for the installation of a 199' telecommunications tower with related
179 ground equipment.

180

181 Vareberg introduced the application.

182

183 Brandon Haggerty was contacted by telephone to explain the application.

184

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

188

189 **Motion: Kovala** made a motion to **approve** a Conditional Use Permit for the installation of a 199'
190 telecommunications tower with related ground equipment.

191

192 **Merritt second.** All in favor. **Motion carried.**

193

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

202

203 This application was tabled by the applicant on October 3rd, 2019.

204

205 **Other Business: Informational Meeting.** The next informational meeting is scheduled for
206 Thursday, November 6th, 2019 at 8:00 a.m. in the 3rd Floor Meeting Room of the Original
207 Courthouse.

208 As there was no further business to come before the Board, **Thorkildson** made a motion to adjourn
209 the meeting. **Skarie** seconded. All in favor. **Motion carried.** Meeting adjourned.

210

211

212

213

Jim Brufflodt, Chairman

Jeff Moritz, Secretary

214

215

216 ATTEST

217

Kyle Vareberg,

218

Planning and Zoning Administrator

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