

**Becker County Planning Commission  
February 11, 2020**

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

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

Ray Thorkildson made a motion to approve the minutes from January 14th 2020. John Skarie 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.

**D) New Business:**

**First Order of Business: APPLICANT: Herman Hallikainen** 234 N MANNINEN AVE MENA HGA MN 56464 **Project Location:** 57470 175TH ST MENA HGA MN 56464 **LEGAL LAND DESCRIPTION:** Tax ID number: **13.0162.000 & 13.0154.000** Section 26 Township 139 Range 036 SE1/4 OF NW1/4 & NE1/4 OF NW1/4 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to erect and operate an asphalt plant onsite (parcel 13.0154.000 & 13.0162.000). \*Both Parcel 13.0162.000 & 13.0154.000 currently have a conditional use permit for gravel mining, crushing, and washing

Kyle Vareberg introduced the application. Explaining to the Board, the plant will be on parcel 13.0162.000 only, so it will be out of the shoreland area and parcel 13.0154.000 will not be listed on the conditional use permit if granted. Vareberg clarified the applicant will still be able to mine gravel off of both parcels with the existing conditional use permit.

Herman Hallikainen stated the site will be leased to Jeremy Howard. Hallikainen explained the gravel pit has been in service since 1992 and there has been a hot mix plant on the said property before for County and State projects.

Bob Merritt asked where the plant will be set up on the south forty acres.

Hallikainen explained it is eighty acres total, it will be on the boarder of the north and south forty acres and the material will be on the south forty acres.

47 Merritt asked if it was in the pit and if he plans on ever expanding. Hallikainen explained  
48 the location and stated that he would expand the pit as needed.

49  
50 Bruflodt asked Hallikainen to come up and mark on the map where the plant was going to  
51 be located.

52  
53 Thorkildson asked how busy the plant will be.

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55 Jeremy Howard introduced himself, he stated the site will be busy during the day doing  
56 work for small private jobs, townships, cities and county patch work, but it will not have  
57 the truck traffic like a large asphalt plant.

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59 Bruflodt asked if he would be making asphalt for other contractors.

60  
61 Howard said he would be, but not very much.

62  
63 Knutson asked what the hours of operation would be.

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65 Howard stated, 6:00 A.M. to 8:00 P.M. with occasional Saturdays as needed.

66  
67 Vareberg read an opposing letter from Richard, Earl. and James Nevala.

68  
69 **Closed Testimony.**

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71 Merritt explained the map of the wetlands he provided to the Board and pointed out that  
72 there are a number of wetlands fairly close to the site, and that indicates that the water  
73 table is high but could be considered perched water tables in this particular area.

74  
75 Bruflodt asked how in depth is the MPCA permit.

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77 Merritt stated he was not sure, but believes it is complaint based driven condition from  
78 what he has read.

79  
80 Vareberg stated he spoke to a MPCA staff in St. Paul that sent documentation explaining  
81 their permitting process. He explained that the plants that were previously there were  
82 permitted by them. He also stated that their air quality control covers fumes, dust and  
83 noise but odor was complaint based. Vareberg also stated that there are stormwater and  
84 wastewater control measures taken.

85  
86 Howard explained that once the plant is setup the drum has to be tested within 60 days of  
87 startup and there are very stringent requirement for the air coming out of it, as well as the  
88 generators.

89  
90 Knutson asked if the bags had a carbon-based material in them.

91

92 Howard explained that it was like a big vacuum cleaner that collects the dust, no carbon-  
93 based material for air quality control.

94  
95 Brufloft asked if the MPCA makes an onsite visit.

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97 Howard stated yes and it all has to be compliant.

98  
99 Knutson explained he did visit the sight and noticed that the neighbors were not real  
100 close. Knutson also stated he called the Chairman of Green Valley Township and said  
101 they had no issues with the plant.

102  
103 Vareberg explained the closest permanent resident is beyond 1000 ft. from the asphalt  
104 plant.

105  
106 Knutson asked if most of the traffic would be going west out to County Hwy 125.

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108 Howard stated that most of the traffic would be going that way.

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110 **MOTION: Ray Thorkildson made a motion to approve the application as submitted**  
111 **with the following findings:**

112  
113 **1. Affect on surrounding property. That the conditional use will not harm the use**  
114 **and enjoyment of other property in the immediate vicinity for the purposes already**  
115 **permitted, nor substantially diminish or impair property values within the**  
116 **immediate vicinity.**

117  
118 **The current property is operating under an existing conditional use permit (CUP) to**  
119 **extract gravel to include rock crushing and washing, the request was granted May**  
120 **25<sup>th</sup>, 1993. Under that same request the property was also re-zoned Industrial. At**  
121 **this time there are no known complaints against the current operation. Due to the**  
122 **fact the existing facility is causing no known issues and the proposed facility will**  
123 **need to meet extensive permitting requirement through the Minnesota Pollution**  
124 **Control Agency (MPCA) listed in questions #3 and #5 below, the Commission does**  
125 **not believe the request will have an affect on the surrounding property.**

126  
127 **2. Affect on orderly, consistent development. That establishing the conditional use**  
128 **will not impede the normal, orderly development and improvement of surrounding**  
129 **vacant property for uses predominant in the area.**

130  
131 **The surrounding property is predominately forested or being used for agricultural**  
132 **purposes. There is no known evidence provided to believe the request will have any**  
133 **affect on the development of the surrounding property and any potential shall be**  
134 **mitigated by measures taken through the MPCA permit requirements.**

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136 **3. Adequate facilities. That adequate utilities, access roads, drainage and other**  
137 **necessary facilities have been or are being provided.**

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**The site has existing access by 175<sup>th</sup> St and an existing driveway. The plant also supplies it's own power source and a portable toilet will be provided for any on-site sewage needs. The MPCA requirements for the required permit to operate the facility include waste water and storm water control measures to ensure proper drainage. The site is also subject to a monthly inspection by facility-designated personnel to ensure the pollution prevention plan is being followed, the plan again includes both stormwater and wastewater management.**

**4. Adequate parking. That adequate measures have been or will be taken to provide sufficient off street parking and loading space to serve the proposed use. Parking is assumed to be a low demand, however abundant space is located on the property should it be needed.**

**5. Not a nuisance. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.**

**In order to operate the asphalt plant the facility will need to hold a current permit through the MPCA. By MPCA permit requirements all facilities must meet minimum standards for air quality such as dust and noise control. Odors are monitored by a complaint basis through the MPCA. No lights will be on after operational hours besides a motion light used for safety and security reasons.**

**6. Additional criteria for shoreland areas. In Shoreland areas, it shall be found that adequate measures have been or will be taken to assure that: NOT APPLICABLE.**

**a. Pollution. Soil erosion or other possible pollution of public waters will be prevented, both during and after construction; N/A**

**b. View from public waters. That the visibility of structures and other facilities as viewed from public waters will be limited; N/A**

**c. Adequate utilities. That the site is adequate for water supply and on-site sewage treatment; and N/A**

**d. Watercraft. That the types, uses, and number of watercrafts that the project will generate can be safely accommodated. N/A**

184 **John Skarie second. All in favor. Motion Carried.**

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186 **Second Order of Business: APPLICANT: Justin Elliott Po Box 126 Aubrey, TX**  
187 **76227 Project Location: 24033 Co Hwy 13 Audubon, MN 56511 LEGAL LAND**  
188 **DESCRIPTION: Tax ID number: 14.0108.001; Section 22 Township 140 Range 042**  
189 **PT SW1/4 OF SW1/4 BEG AT SW COR TH N 454.40' E 584.64' S TO S LN & W**  
190 **TO BEG APPLICATION AND DESCRIPTION OF PROJECT: Request a**  
191 **Conditional Use Permit for an animal cremation business.**

192

193 Kyle Vareberg introduced the application.

194

195 Justin and Stevie Joe Elliot explained their request for a conditional use permit for an  
196 animal cremation business. Elliot stated that it has been in business for seven years on  
197 State Highway 34, they bought it from someone that is retiring and plan to move it to  
198 their horse barn, out in the Audubon area near County Hwy 13. Stevie Joe stated they  
199 were going to start with 8-10 dogs and grow the business eventually, getting contracts  
200 with veterinarians around the area.

201

202 Elliot stated they can handle up to 250 pounds and will not be cremating horses.

203

204 Bestge asked if they have ever done this before.

205

206 Elliot stated they have not, but the previous owner is going to train them.

207

208 No one spoke for or against the application.

209

### 210 **Closed Testimony**

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212 Johnston stated, with all the animals in the area, this is well needed.

213

214 Brufloft asked if they will be dealing with all the strays that come into Becker County  
215 Humane Society.

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217 Elliot explained, yes, they do, although they do not take care of the euthanizing of the  
218 animal.

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220 **MOTION: Dave Blomseth made a motion to approve the application as submitted.**

221 **Harry Johnston second. All in favor. Motion carried.**

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### 223 **Other Business:**

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225 **I) Tentative Date for Next Informational Meeting:**

226 **Wednesday March 4<sup>th</sup>, 2020; 8:00 am; 3<sup>rd</sup> Floor Meeting Room at the Becker**  
227 **County Courthouse, Detroit Lakes, MN.**

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229 **Since there was no further business to come before the Board, Bob Merritt made a**  
230 **motion to adjourn. John Skarie second. All in favor. Motion carried. The meeting**  
231 **adjourned.**

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234 **Jim Bruflodt, Chairman**

**Jeff Moritz, Secretary**

235

236 ATTEST

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**Kyle Vareberg, Zoning Administrator**