

**Becker County Planning Commission**  
**May 12<sup>th</sup>, 2020**

**Members Present:** Chairman Jim Bruflodt, County Commissioner Larry Knutson, Jeff Moritz, Mary Seaberg, Harry Johnston, Dave Blomseth, Harvey Aho, Brian Bestege John Skarie, Ray Thorkildson, Bob Merritt, and Zoning Director Kyle Vareberg. **Members Absent:** Chuck Collins.

Chairman Jim Bruflodt called the Planning Commission meeting to order at 7:00 pm. Introductions were given. Becker County Zoning Director Kyle Vareberg recorded the minutes.

Mary Seaberg made a motion to approve the minutes from the March 9<sup>th</sup>, 2020 meeting. Dave Blomseth second. Roll call. All member 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.

**New Business:**

1. **APPLICANT: Jane Eklund TTEE** PO Box 702 Hawley, MN 56549  
**Project Location:** 12146 Tanglewood Rd Audubon, MN 56511 **LEGAL LAND DESCRIPTION:** Tax ID number: **17.0684.000** Section 19 Township 138 Range 042; Gilbertson Beach 1<sup>st</sup>. Lot 7. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to replace a retaining wall.

Brian Cooksey with Lakes Area Landscaping presented the application. Cooksey stated he would like to replace the existing wall in the footprint with a belgard retaining wall and remove the steps towards the west.

Bruflodt questioned the wall location near the driveway.

Cooksey confirmed.

Bruflodt questioned if the applicant had thought about any mitigation measures between the rip rap (shoreline) and the wall.

Cooksey stated the applicant is not opposed to what was discussed on site with the rip rap.

Blomseth asked if there was a significant cost difference between rip rap and the proposed wall.

46 Cooksey said a block retaining wall is more labor intensive, however they are around the  
47 same cost as rip rap.

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49 Bestege asked if it would be re-built in the exact same footprint.

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51 Cooksey confirmed it would be the same distance in length however it will be under four  
52 feet in height or one timber shorter than what is currently there. He also said the steps  
53 will not be as deep so the applicant will gain a few feet of yard and the steps to the west  
54 will be removed.

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56 Bestege questioned if there will be any tree removal.

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58 Cooksey confirmed there will be no tree removal.

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60 Brufloft stated he is normally not a fan of retaining walls, however in this situation it is  
61 holding something back. He said he favors rip rap and it is prevalent along the shoreline  
62 in the area, but the grade would need to be cut back. Brufloft said he is in favor of the  
63 wall if mitigation measures are taken between the two oak trees. He recommended the  
64 applicant work with Becker County Soil & Water to establish native plants. He also  
65 mentioned the area is currently shady and susceptible to erosion.

66  
67 Moritz clarified he is a Cormorant Watershed Board member and he and their engineer  
68 met on site. Moritz stated a Watershed permit is required. He said the Watershed view is  
69 from the lake towards shore instead of the shore towards the lake. Moritz stated the  
70 Watershed likes to see more natural material instead of man made or fabricated materials.  
71 He said man made materials do not generally hold up like rock and the Watershed may  
72 likely recommend a combination of both materials. He said they've been unable to meet  
73 as a board due to COVID-19 but their goal is to work with the County to find a long term  
74 solution.

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76 Merritt stated he prefers rip rap over retaining wall block. He said rock is more stable, has  
77 less erosion and will not require further repairs.

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79 Seaberg asked if the applicant could still have steps with the rip rap.

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81 Merritt stated they could and he supports them.

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83 Johnston said he is not opposed to the retaining wall and the way it was presented to the  
84 members on-site. He said removing any trees would be more damaging.

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86 Thorkildson stated he is in favor of rip rap. He said it less costly, is the number one  
87 option for durability, and has a better view from the lake. He said every consideration is  
88 favorable to rip rap.

89  
90 Moritz said it should be noted that rip rapping within two feet of the property line could  
91 be difficult and a substitute material should be considered in that area.

92 Merritt agreed.  
93  
94 Bestege asked how many feet would be needed to construct the rip rap wall and which is  
95 more labor intensive.  
96  
97 Cooksey said rip rap is less labor intensive.  
98  
99 Johnston asked Moritz if the watershed will overrule the Planning Commission action.  
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101 Moritz stated he cannot speak for the other Watershed members or ahead of the meeting.  
102 He said they try to utilize their engineering staff to come to a conclusion with the County  
103 so the homeowner is not stuck in the middle. He said their Watershed regulations are  
104 generally more restrictive then the County and reiterated they are more supportive of a  
105 natural look then a man-made look.  
106  
107 Knutson said it would be difficult for the County Board to move forward if the  
108 Watershed is not on board. He also asked if it would be rip rapped from the existing  
109 timbers down to the lake.  
110  
111 Moritz said it would be rip rapped down to the existing rip rap in place. He said the  
112 existing yard area in between would be rip rapped.  
113  
114 Knutson asked if grade became an issue could a few rows of block be an option.  
115  
116 Moritz said he believed so but he would need to consult with the others.  
117  
118 Brufloft advised Cooksey it would be favorable to finalize a plan with Becker County  
119 Soil & Water and the Cormorant Watershed and table the application.  
120  
121 Cooksey asked when the June meeting would be held.  
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123 Brufloft stated June 9<sup>th</sup>.  
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125 Cooksey requested to table the application.  
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128 **2. APPLICANT: Richard Blauert** 18757 Blauert Rd Frazee, MN 56544,  
129 **Steven & Shellene J Blauert** 18820 Blauert Rd Frazee, MN 56544  
130 **Project Location:** 18820 Blauert Rd Frazee, MN 56544 **LEGAL LAND**  
131 **DESCRIPTION:** Tax ID number: **33.0171.000** Section 19 Township 139  
132 Range 038; E1/2 SE1/4 NE1/4. Tax ID number: **33.0171.002** Section 19  
133 Township 139 Range 038; SW1/4 SE1/4 NE1/4. Tax ID number:  
134 **33.0168.000** Section 19 Township 139 Range 038; N1/2 of SE1/4  
135 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a  
136 Conditional Use Permit for an apple orchard; selling apples and a variety  
137 of items related to the orchard.

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Richard Blauert introduced his application for a pick your own apple orchard. He said the apple orchard will be located on what was previously the family diary farm and they will also be selling apple related items.

Merritt voiced his support for the application.

**Closed Testimony.**

**MOTION: Merritt made a motion to approve the application as submitted. Bestege second. Roll Call. All in favor. Motion carried.**

- 3. APPLICANT: Schlauderaff Family Revocable Living Trust** 229 Oak St Detroit Lakes, MN 56501 **Project Location:** 24014 Wine Lake Rd Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID number: **08.0319.000** Section 20 Township 139 Range 041; 20-139-41 Govt Lot 5. PT govt Lot 6 Less 10.5AC. PT W1/2 NW1/4 N & W of LN: Comm W Qtr Cor Sec, E 1325.64', N 1455.07' to POB; W 19.85', S 1134.03', W 1289.7' to W LN Sec and Term. Tax ID Number: **08.0512.000** Section 29 Township 139 Range 041; N1/2 of NW1/4 N of RWY Less PT Govt Lot 1 & PT NE1/4 NW1/4 W of New Wine Lk Rd. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to strip topsoil and extract subsoil.

Mike Hough introduced the application. Hough stated the site is an agricultural field located just east of J&K Marine and is being farmed by Okeson's. He said the plan is to remove a hill located on the property by stripping top soiling and stock piling on-site and then extracting sandy material and then reclaiming the site to be farmed again in the spring of 2021.

Johnston questioned if they would be mining in the water table.

Hough stated not all, they will remain at least five feet above it.

Merritt asked about erosion and control and questioned if there was any concerns of wetlands or Brandy Lake.

Hough said there will be redundant control around the site with silt fence and they will seed the area in an annual grain.

Moritz asked how big the mining area will be and if they will target one area in particular at a time.

184 Hough stated it could be done in stages to control noxious weed.  
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186 Seaberg asked how they will be accessing the property and if it would be through the  
187 other permitted gravel pit on a neighboring site.  
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189 Hough said they will be accessing the site by an existing approach on the south east side  
190 of the property.  
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192 Bestege asked how many truck loads would be hauled in a day or in a week.  
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194 Hough stated the mine plan is for five to six months, 20,000 yards a month, 1000 yards a  
195 day or about 100 truckloads a day.  
196  
197 Christine Gerdes from Long Lake Lane voiced concerns for noise and rock crushing.  
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199 Hough stated there will be back up alarms on equipment but no processing equipment on-  
200 site and hopefully the project is less than five months in duration.  
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202 Gerdes asked if it would be sunup to sundown and voiced concerns for hearing beepers  
203 all summer long.  
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205 Hough stated it should not be worse for noise than highway ten traffic and said it will be  
206 from May up until November.  
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208 **MOTION: Blomseth made a motion to approve the application as submitted.**  
209 **Seaberg Second. Further discussion, Vareberg clarified there is no permanent**  
210 **boundary monument on the west side of the project as requested under A. 5 of the**  
211 **mining plan and asked the board to review letter C. 1 of the mining plan. Merritt**  
212 **asked for the stipulation of no mining within five feet of the water table. The board**  
213 **confirmed there would not be. Roll call. All in favor. Motion carried.**  
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215 **Other Business:**  
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217 **I) Tentative Date for Next Informational Meeting:**  
218 **Wednesday June 3<sup>rd</sup>, 2020; 8:00 am; 3<sup>rd</sup> Floor Meeting Room at the Becker County**  
219 **Courthouse, Detroit Lakes, MN.**  
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221 **Since there was no further business to come before the Board, Thorkildson made a**  
222 **motion to adjourn. Seaberg second. All in favor. Motion carried. The meeting**  
223 **adjourned.**  
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**Jim Bruflodt, Chairman**  
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**Jeff Moritz, Secretary**  
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Kyle Vareberg, Zoning Administrator