

**Becker County Planning Commission
September 8th, 2020**

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

Chairman Jim Bruflodt called the Planning Commission meeting to order at 7:00 pm. Introductions were given. Becker County Zoning Office Support Specialist Nicole Hultin recorded the minutes.

Mary Seaberg made a motion to approve the minutes from the August 10th, 2020 meeting. Harvey Aho 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: James J Brogren Jr** 17168 Highland Dr Detroit Lakes, MN 56501 **Project Location:** 17168 Highland Dr Detroit lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID number: **08.0482.000** Section 26 Township 139 Range 041; 26-139-41 PT SE1/4 SE1/4: COMM SE COR SEC 26 TH W 489', N 280', E 225' to POB; S 115', E 264' TO E LN SEC 26, N 705.29', W 370.68', SE 598394' to POB AKA tract C REF: 9.94 AC moved to 08.0482.001 in 2012. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate a retail shop selling products and repurposed goods.

James and Kacee Brogren presented the application.

Kacee Brogren stated that she would like to construct a 12x20 building for use as a gift retail store and repurposed items. Hours of business would be day hours, with hours possibly being shorter in the winter.

James Brogren stated that most business is expected to occur on the weekends.

Knutson asked if hours would be longer in the summer.

Kacee Brogren stated that regardless of season the shop would never be open later than 5:00 pm.

47 Testimony closed.

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49 Knutson commented that there are several businesses along Highland Drive and that
50 he sees no issues with this business as well.

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52 **MOTION: Blomseth motioned to approve the application as presented. Seaberg**
53 **second. Roll Call. All in favor. Motion carried.**

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57 **2. APPLICANT: Thelen's Excavating Inc** 32996 Co Rd 135 Park Rapids,
58 MN 56470 **Project Location:** TBD 500th Ave Ponsford, MN 56575
59 **LEGAL LAND DESCRIPTION:** Tax ID number: **22.0050.000** Section
60 11 Township 141 Range 037; S1/2 of NW1/4 **APPLICATION AND**
61 **DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for
62 mining operations.

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65 Leonard Thelen, Jr and Liz Stone presented the application.

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67 Vareberg noted that while the initial request was made for topsoil mining, he wanted
68 the application to be open to mining other soils if that would become a possibility.

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70 Neighbor Marv Gunderson asked how close to his property line would the gravel pit
71 be and asked if they had augured down to see what is below the surface.

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73 Thelen stated it is sand, and that he will not be close to Gunderson's property as the
74 pit is in the SE corner of Thelen's property, and Gunderson is to the North.

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76 Testimony Closed

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78 Knutson commented that Thelen's have a good road going back to the mining area.

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81 **MOTION: Thorkildson motioned to approve the application as submitted.**
82 **Seaberg second. Roll Call. All in favor. Motion Carried.**

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86 **3. APPLICANT: SNBA Development LLC** 1112 South Shore Dr Detroit
87 Lakes, MN 56501 **Project Location:** 20234 Co Hwy 21 Detroit Lakes,
88 MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number:
89 17.0393.000 Section 34 Township 138 Range 042; 34-138-42 PT SW1/4
90 SE1/4: BEG S QTR COR SEC 34 TH E 668.20', N 612.63', W 669.13', S
91 637.44' TO POB LESS 4.89 AC FOR PLAT TOY LOCKER CIC 81.
92 **APPLICATION AND DESCRIPTION OF PROJECT:** Request

93 approval for a 2nd Supplemental Plat for a Common Interest Development
94 for 4 units (units 11-14).
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97 There was no one present to present the application.
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99 Testimony closed.
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101 Seaberg asked if this was something that needed planning commission approval.
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103 Vareberg stated the only purpose of doing it this way is to add them as they are sold,
104 so they aren't taxed before they are built.
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107 **MOTION: Seaberg motioned to approve the application as submitted. Aho**
108 **Second. Roll Call. All in favor. Motion Carried.**
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112 **4. APPLICANT: Mark W & Wendy L Rodewald** 20158 Co Hwy 21
113 Detroit Lakes, MN 56501 **Project Location:** 20234 Co Hwy 21 Detroit
114 Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number:
115 08.0193.000 Section 10 Township 139 Range 041; PT SE1/4 OF SE1/4;
116 BEG AT E QTR COR TH S 326.40',SW 586.51 TO W ROW CSAH #21
117 & POB, TH SW 406.76', S 873.17', E 611.64' TO W ROW CSAH #21,
118 NW AL ROW 996.49' TO POB. **APPLICATION AND DESCRIPTION**
119 **OF PROJECT:** Request a change of zone from commercial to
120 agricultural for the North 5 acres with the remainder of the parcel to
121 remain zoned commercial with the stipulation that the City of Detroit
122 Lakes approves the certificate of survey.
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125 Mark and Alissa Rodewald presented the application.
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127 Seaberg asked which section of the lot was being split, and if there was a completed
128 certificate of survey.
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130 Vareberg commented that they are asking for a change of zone approval before
131 getting the survey done.
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133 Seaberg asked about the size of the lot to be split as well as total acreage.
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135 Mark Rodewald stated the section to be split is 5 acres. The whole parcel is currently
136 13.03 acres.
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138 Testimony closed.

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MOTION: Skarie motioned to approve the application as submitted. Blomseth Second. Roll Call. All in favor. Motion Carried.

Zoning Ordinance Amendments:

1. Chapter 5, Table 5-4: Side Yard Setbacks

- a. To reduce the side yard setback requirement for agricultural zoned parcels from twenty (20) feet to ten (10) feet.*

Knutson mentioned most parcels in Becker County were blanket-zoned agricultural, but used as residential, therefore residential should apply.

Testimony closed.

Vareberg asked that the motion be considered on the finding that most of the county is blanket-zoned agricultural but used as residential.

MOTION: Blomseth motioned to approve as submitted. Aho second. Roll Call. All in favor. Motion Carried.

2. Chapter 2, Sec. 3, A & D. Board of Adjustment Alternate Member.

- a. To increase a quorum total from three (3) to four (4). To increase the member total from the unincorporated area of the County from three (3) to four (4). To allow all members present to vote without authorization from the Board Chair.*

Bruflodt recommends this based on his experience with the Board of Adjustments.

Testimony closed.

Vareberg stated the findings be based on the fact that by removing the alternate member, it increases the chances of making a quorum at each meeting. Also, that increasing the unincorporated member total allows a majority to be from Becker County.

MOTION: Aho motioned to approve as submitted. Seaberg second. Roll Call. All in favor. Motion Carried.

3. Chapter 11, Sec. 2, Definitions, Group care facility.

- a. To reduce the conditional use permit threshold from six (6) individuals to one (1).*

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b. To remove the words mentally retarded from the definition.

The broadness of the term “group care” was discussed.

Vareberg stated it is currently too vague of a definition that will need to be reworked.

Findings for this amendment is to eliminate an arbitrary number.

Testimony closed.

MOTION: Seaberg motioned to approve as submitted. Collins second. Roll Call. All in favor. Motion Carried.

Other Business:

- I) Tentative Date for Next Informational Meeting:**
October 7th, 2020; 8:00 am; 3rd Floor Meeting Room at the Becker County Courthouse, Detroit Lakes, MN.

Since there was no further business to come before the Board, Aho made a motion to adjourn. Seaberg second. All in favor. Motion carried. The meeting adjourned.

Jim Bruflo, Chairman

Jeff Moritz, Secretary

ATTEST

Kyle Vareberg, Zoning Administrator