

**Becker County Planning Commission**  
**January 20, 2004**

**Present: Members:** Harry Johnston, James Kovala, Jeff Moritz, Larry Knutson, Ray Thorkildson, Jim Brufloft, Julia Miller, Don Skarie, John McGovern and Commissioner Dave Seaberg.

**Zoning Staff:** Patricia Johnson and Debi Moltzan.

Chairman James Kovala called the meeting to order at 7:00 p.m. Debi Moltzan recorded the Minutes.

Kovala explained that the Planning Commission is an advisory board and the recommendations of the Planning Commission would be forwarded to the County Board of Commissioners for final action on January 27, 2004.

Moritz made a motion to approve the Minutes from the December 16, 2003 meeting. McGovern second. All in favor. Motion carried.

**FIRST ORDER OF BUSINESS: Maplewood Family Resort.** A request for a conditional use permit to allow a commercial planned unit development expansion of 12 campsites for the property described as: Lots 10, 11 & 12, Cha Chee a Beach and Pt of Govt Lot 5; Section 29, TWP 141, Range 40; Sugar Bush Township. The property is located on Little Sugar Bush Lake. PID Number 32.0333.000 & 32.0247.000.

P. Johnson explained that this would be an addition of 12 sites in the second and third tier, making the total number of units in the second and third tier 16 units. The number of units requested does comply with Section 7 PUD standards.

Larry Dykema, purchaser of the resort, stated that this would be an expansion in the second and third tier. There was prior approval for 4 sites in the second tier, so they would like to add another 4 sites in the second tier and 8 sites in the third tier. Dan Howland, current owner, stated that the sites would be placed according to MN Dept of Health spacing regulations. Dykema stated that their intention is to rent the sites on a seasonal basis rather than a weekly basis.

Further discussion was held regarding the number of current units and number of units to be added.

No one spoke in favor of the application. No one spoke against the application. There was no written correspondence either for or against the application. At this time, testimony was closed.

Further discussion was held regarding the location of the resort, location of proposed sites and that the request is permitted by the current PUD standards and density. Knutson stated that there appears to be plenty of room for the expansion. Johnston stated that everything was well staked for a good visual and that the request is in compliance with

the current PUD standards of Section 7. Based on average unit size of 400 sq ft and 50% multiplier, 8 units are allowed in the second tier. Based on average unit size of 400 sq ft and 100 and multiplier of 100%, 8 units are allowed in the third tier.

**Motion:** Knutson made a motion to approve a conditional use permit for a commercial PUD that would allow, under current PUD standards and multipliers, 8 units in the second tier (based on average unit size of 400 sq ft and 50% multiplier) and 8 units in the third tier (based on average unit size of 400 sq ft and 100% multiplier) based on the fact that the request is in compliance with the current PUD standards outlined in Section 7. Johnston second. All in favor. Motion carried.

**SECOND ORDER OF BUSINESS: Todd Olson.** A request for approval of a certificate of survey consisting of two parcels, one parcel being 2.51 acres in size and one parcel being 3.05 acres in size has been filed for the property described as: Pt of Govt Lot 1, Section 27, TWP 139, Range 43. The property is located on Stake Lake, PID Number 18.0172.000.

Scott Walz, surveyor, explained the application to the Board. Olson is in the process of purchasing this property and would like to split the property into two parcels. The lots would remain agricultural and meet the agricultural requirements.

Discussion was held by the Board regarding the lot size and the fact that the road right-of-way is included in the lot area. Walz stated that the Ordinance does not exclude road right-of-way in lot area in a certificate of survey, unless the road is a public dedicated road. This road is not a public dedicated road. Walz stated that he can show the area less the road right-of-way, but the correct thing to do is to change the Ordinance to reflect this.

Speaking in favor of the application was Randy Peterson, Lake Park Township. Peterson stated that the Township is concerned as to whether or not the lots are buildable. If they are buildable and meet the Ordinance standards, the TWP has no objection. No one spoke against the application. There was no written correspondence either for or against the application. At this time, testimony was closed.

At this time, Waldo Johnson joined the meeting.

Further discussion was held regarding the lot location, lake classification and lot size.

**Motion:** Thorkildson made a motion to approve the certificate of survey to allow two tracts of land, one tract being 2.51 acres in size and one tract being 3.05 acres in size, based on the fact that the certificate does meet the criteria of the Zoning Ordinance and Subdivision Ordinance. Miller second. All in favor. Motion carried.

**THIRD ORDER OF BUSINESS: Informational Meeting.** The tentative date for the informational meeting is scheduled for Thursday, February 12, 2004 at 8:30 a.m. at the Planning & Zoning Office.

Moritz had questions on buildable area of lots. Moritz stated that there have been several lots that have buildable area in configurations that realistically can't be built on. P. Johnson explained that as long as that portion of the lot meets all required setbacks, no matter what configuration, it is considered buildable area. P. Johnson further stated that this is one area of the Ordinance that needs to be updated and clarified and can be looked at as the new Ordinance Review Committees are organized.

Since there was no further business to come before the Board, Brufloft made a motion to adjourn the meeting. W. Johnson second. All in favor. Motion carried. Meeting adjourned.

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James Kovala, Chairman

ATTEST

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Jeff Moritz, Secretary

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Patricia L. Johnson, Administrator