

1 **Becker County Planning Commission**
2 **September 14th, 2021**
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4 **Members Present:** Chairman Dave Blomseth, County Commissioner Larry Knutson,
5 Ray Thorkildson, Tommy Ailie, Kohl Skalin, Mary Seaberg, Brian Bestge, and Zoning
6 Director Kyle Vareberg. **Members Absent:** Harvey Aho, Chuck Collins, Jeff Moritz.
7

8 Chairman Dave Blomseth called the Planning Commission meeting to order at 6:06 pm.
9 Introductions were given. Becker County Zoning Office Support Specialist Nicole Hultin
10 recorded the minutes.
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12 Mary Seaberg made a motion to approve the minutes from the August 9th, 2021, meeting.
13 Ray Thorkildson second. All members in favor. Motion carried.
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15 Chairman Dave Blomseth explained the protocol for the meeting and stated that the
16 recommendations of the Planning Commission would be forwarded to the County Board
17 of Commissioners for final action.
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19
20 **New Business:**
21

- 22 **1. APPLICANT: Jimmy Kaiser** 11737 Co Hwy 5 Lake Park, MN 56554
23 **Project Location:** TBD Bullert Rd Ogema, MN 56569 **LEGAL LAND**
24 **DESCRIPTION:** Tax ID number: 32.0077.000 Section 06 Township 141
25 Range 040; Lots 3 & 4; Tax ID number: 04.0001.001 Section 01 Township
26 141 Range 041; 01-141-041 GOVT LOT 2, PT GOVT LOTS 1 & 3, PT
27 SE1/4 NE1/4 & PT NW1/4 SE1/4: COMM S QTR COR SEC 1 TH W
28 662.19', N 1299.33', E 660.33', N 943.74' TO RD & POB; ELY 667.44',
29 NELY 671.24', NE 1754.10' AL RD, NELY 192.52', NE 481.04' TO E LN
30 SEC 1, N TO BIRCH LK, NWLY, SLY, ELY, NLY TO N SEC LN, W
31 184.89', TH SLY, SWLY, WLY, NWLY TO W LN GOVT LOT 3, S 644.35'
32 TO NW COR NW1/4 SE1/4, CONT S 366.75' TO POB. **APPLICATION**
33 **AND DESCRIPTION OF PROJECT:** Request a Final Plat for Birch Lake
34 Heights and a Change of Zone from Agricultural to Residential.
35

36 Scot Walz with Meadowland Surveying presented this application.
37

38 Testimony Closed.
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41 **MOTION: Skalin motioned to approve the applications as submitted;**
42 **Seaberg second. All in favor. Motion carried.**
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46 **2. APPLICANT: Mark Rasmussen** 11659 US Hwy 10 Lake Park, MN 56554
47 **Project Location:** TBD County Hwy 11 Audubon, MN 56511 **LEGAL**
48 **LAND DESCRIPTION:** Tax ID number: 17.0173.001 Section 17 Township
49 138 Range 042; 17-138-42 PT S1/2 NE1/4; COMM NW COR SW1/4 NE1/4,
50 S 736.65' TO POB; S 560.69', E 2621.64', N 633.88', NW 572.95', W 1496.7',
51 W 340.88', W 611.88' TO POB. TRACT D. **APPLICATION AND**
52 **DESCRIPTION OF PROJECT:** Request a Preliminary Plat for Raz Estates.
53

54 Scot Walz with Meadowland Surveying presented this application.
55

56 Savanna Sederquist read a letter on behalf of her husband, Dan Sederquist:
57

58 Hello all in attendance.. I want to thank you for allowing me to submit this
59 letter and have it read at the hearing concerning this proposed project. I
60 am going to try my best and keep this short and to the point. To say the
61 least, when I received the notification letter of this hearing as well as the
62 proposal of the development my heart sank through the floor. My wife and
63 I have worked hard to build our old farmstead back up, which sat
64 abandoned for over thirty years. It has become a dream home for us, and
65 our kids.. Having the opportunity to enjoy country life while having the
66 chance to teach my kids the simplicity of life through our garden, hiking in
67 the woods, our livestock and chickens, and hunting..
68

69 My family and I have come to love and enjoy living in this area and Becker
70 county. It provided us with the things that we wanted most. The beauty of
71 lakes country, a small town feel with a big city atmosphere , and most of
72 all, our space.. Like my grandpa always said, enjoy the space you have,
73 and preserve the land you own because they aren't making any more of
74 it.. Becker county has been a county which has taken pride in this.
75

76 In my six years or so of living here I have noticed a concerning trend in
77 Bekcer county, specifically in lakes country that is alarming. The first is
78 that more and more swaths of large acreage is being bought up by people
79 who do not reside in the county, some not even in the state, the other
80 thing is the quick nature at which platts like this are popping up in the
81 countryside by people that do not live around here full time.
82

83 I understand that this area relies heavily on summer lake traffic and “The
84 lake people” as many locals may refer to them. I understand that homes
85 being built bring in money and rapid growth can have great benefits
86 economically. But I urge you today to seriously consider the concerns of
87 the people who have called these areas home for 6 years or maybe 100
88 years. We exist, and our concerns matter. We came here to escape the
89 developments, to enjoy the beauty of this county and surrounding area.
90 These developments do affect us.
91

92 A personal example, one of the mainstay reasons for our purchase of our
93 property was to be able to continue our family tradition of hunting after my
94 grandparents moved out there house. With This proposed platting, I would
95 virtually lose my right to do this given the proximity of a new home to my
96 property.
97

98 The safety of the roads has deteriorated fast as development grows. Raz
99 Estates in particular would be on one of the most dangerous spots on HW
100 11 given it is at the top of a banking hill, and most weekend traffic is going
101 well over the speed limit. Just last week a white ford and red corvette drag
102 raced on the straight away, and this is a common occurrence. My family
103 has already lost a dog to a truck pulling a large boat, who was going way
104 too fast around that turn. Now we want to add 17 homes with one entry
105 point onto this strip?
106

107 If I had a dollar for every comment I have heard from visitors about how
108 this place could be so wonderful if it wasn't for all the storage shed going
109 up I would have paid off my mortgage. We are quickly becoming the
110 sandbox for city people and out of county residents who feel the need to
111 build big and store more. Since they do not live here it does not seem to
112 concern them when a shed or house is built in someone's back yard,
113 essentially tanking their property value unless they sell to another
114 developer who wants to put more storage sites up..
115

116 We as year round citizens are stuck in the middle and we plea for you to
117 consider this when allocating these permits.. I am glad that we live in a
118 country where you have the freedom to build and do with your property
119 what you wish, I am also glad that our country has safeguards to protect
120 those who may be affected by the decisions of others, whether its
121 aesthetic, environmental, or whatever the case may be. I have contacted
122 my surrounding neighbors and the overwhelming majority are unhappy
123 and not pleased with this proposed project. There is almost no one who
124 would want this approved that actually lives here. I ask you today to listen
125 to those who live in the area, participate in this area, and contribute to this
126 area over those who plan on developing and leaving, or want to make a
127 buck off of our quickly shrinking open spaces with no regard to those who
128 call it home. It may sound crazy to say that all this beautiful space we
129 have is dwindling, but keep in mind that once something is built, it is
130 almost impossible to get rid of. I ask you to look beyond the economic
131 benefits and see what could be forever lost as well as the real people, and
132 their dreams that are affected by this.. Thank you for your time and
133 consideration.
134

135 Dan Sederquist, Resident of Becker County
136
137

138 Grant Thompson shared his concerns regarding traffic safety.
139
140 Justin Wuollet also shared concerns about road safety.
141
142 Testimony Closed
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144 Seaberg asked Walz if the County Engineer had any input on road safety.
145
146 Walz said the Engineer didn't have any issues with the location of the road but wants the
147 approach to the south removed if the road is created.
148
149 All written testimony regarding this application was received by the Planning
150 Commission Members before the hearing, so Vareberg read into record the names of
151 those who submitted testimony:
152
153 Justin and Christina Wuollet
154 Gary Dorff
155 Dave and Pam Cameron
156 John Buschette
157 Rachel and Jeremy Hofstrand
158 Jeff and Lori Kenney
159 Grant Thompson
160 Dan and Savannah Sederquist
161
162 Copies of the testimonies will be kept on file in the Becker County Planning and Zoning
163 office.
164
165 Skalin commented that the request meets the rules of the Becker County Ordinance.
166
167 **MOTION: Skalin motioned to approve; Thorkildson second. Roll Call. All in**
168 **favor. Motion carried.**
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171 **3. APPLICANT: Lakeside Estates LLC** 415 38th St SW Suite E Fargo, ND
172 58103 **Project Location:** Grandview Lane Section 15, Cormorant Township
173 **LEGAL LAND DESCRIPTION:** Tax ID number: 06.0757.501 Section 15
174 Township 138 Range 043; GRAND VIEW ESTS OF NELSON LAKE Block
175 001 LOT 1 LESS CIC NO 42 & FIRST SUPPLEMENT AKA 14.66 ACRES
176 & LESS SECOND SUPPLEMENT AKA 13.53 AC. **APPLICATION AND**
177 **DESCRIPTION OF PROJECT:** Request a revision to Grandview Estates of
178 Nelson Lake Common Interest Community Number 42.
179
180 Vareberg shared some background regarding this application and previous revisions.
181
182 Scot Walz with Meadowland Surveying presented this application.
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184 Walz stated that the density has not changed, but the configuration has.
185
186 Randy Monson spoke on behalf of a group of neighbors. Monson stated they oppose
187 breaking up the condos into four (4) individual units. Monson also shared concerns about
188 how this would create the potential for an additional four (4) septic systems, and the
189 environmental impact of doing that.
190
191 Duane Olson said that he thinks the lots are too small for residential houses. He also
192 shared his concerns about additional septic systems.
193
194 Bob Bakkum spoke and expressed his concerns for the potential of additional septic
195 systems.
196
197 Brian Solum, a Principle of Lakeside Estates shared his intentions for the future units.
198
199 Bestge asked if someone could buy multiple lots and build one house across the two.
200
201 Solum stated yes, that is an option.
202
203 Herman Weiss asked who all in the development has access to the lake.
204
205 Walz said the lakeshore is common interest and was previously approved for fourteen
206 (14) dock slips.
207
208 Wayne Stevenson spoke and shared his concerns that these changes may depreciate their
209 property.
210
211 Paul Iverson shared his concerns about aesthetics not being met.
212
213 Blomseth reminded everyone that the county does not enforce association rules.
214
215 One letter of testimony was received regarding this application. The Planning
216 Commission members had an opportunity to read the letter before the hearing, so it was
217 not read into record, but it was noted into the record that testimony for the below letter
218 was received and read.
219
220 We, the undersigned, are owners in the Grandview Estates development on Nelson Lake. When
221 we purchased our property we were told by the developers that all of the remaining property
222 would be built out the same as the current two buildings. Section 16.1E of our amended
223 declarations state that buildings would be compatible with the other units, in size and principal
224 materials.
225
226 (Section 16.1E "Any Units, including other structures, created upon the Additional Real Estate,
227 when and if added, shall be compatible with the other Units and structures which are part of the
228 Property in terms of architectural style, quality of construction, principal materials employed in
229 construction and size, subject (i) to any changes required by governmental authorities or lenders
230 and (ii) to any interior and minor exterior changes made by Declarant to meet changes in the
231 market.)

232
233 Approval of this new plat is part of a plan to change a four plex to four individual units on the NE
234 end of the property. This
235 would be in the area to the East of current buildings, visible from the lake. We feel there is no
236 possible way there is space to meet the community requirements. Four lots would require
237 individual wells and septic systems. We have great concern about what the environmental
238 impact of that would be.
239

240 A planned development is to be exactly that. Planned with fore site, sold to buyers who expect to
241 get what they paid for, and developed according to those specifications.
242

243 We request this part of the requested change be denied.
244

245 Wayne & Arlis Stevenson
246 Bob & Georgia Bakkum
247 Deb Magnuson
248 Shirley Carley
249 Paul & Evie Iverson
250 Randy & Lynn Monson
251 Gary & Diane Johnson
252

253 Testimony closed.
254

255 Skalin asked if there is a community dock and if it is easily accessible.
256

257 Seaberg asked for more of a more specific wording for what is being requested.
258

259 Walz said the request is for the proposed condos to no longer be condos, but instead four
260 (4) individual units.
261

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263 **MOTION: Seaberg motioned to approve the revision; Skalin second. Roll**
264 **Call. All in favor. Motion carried.**
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268 **4. APPLICANT: Leigh Stennes** 55566 Hwy 34 Osage, MN 56570 **Project**
269 **Location:** 55566 St Hwy 34 Osage, MN 56570 **LEGAL LAND**
270 **DESCRIPTION:** Tax ID number: 21.0223.000 Section 21 Township 140
271 Range 036; PT W1/2 OF SE1/4: COMM CTR LN ST HWY #34 TH NLY
272 575', TH ELY 225' TO POB;CONT ELY 280', SLY 110', ELY 125', TH SLY
273 465' TO CTR LN ST HWY #34, TH WLY TO A POINT 225' ELY OF
274 INTERSEC HWY #34 & W LN W1/2 OF SE1/4, TH NLY 575' TO POB
275 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a
276 Conditional Use Permit to operate a retail shop.
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278 Richard Stennes, the owner's son, presented the application.
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280 Testimony closed.

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MOTION: Skalin motioned to approve the application as submitted; Ailie second. Roll Call. All in favor. Motion carried.

5. APPLICANT: William C Lymburner & Loriann M Lymburner 53641 Grant St Osage, MN 56570 **Project Location:** 53641 Grant St Osage, MN 56570 **LEGAL LAND DESCRIPTION:** Tax ID number: 21.0393.000 Section 07 Township 140 Range 036; MIKE'S ACRES 140 36 Block 001 LOT 3 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for retaining walls.

Shannon Henrickson with Touch of Eden Landscaping presented the application.

Testimony closed.

Two (2) letters of testimony in favor of the application were received and read by the Planning Commission members before the hearing.

Letters of testimony will be kept on record in the Becker County Planning and Zoning office.

MOTION: Thorkildson motioned to approve; Seaberg second. Roll Call. All in favor. Motion carried.

6. APPLICANT: Daniel Mark Anderson 19725 Audubon Lake Rd Audubon, MN 56511 **Project Location:** 25538 Anderson Rd Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID number: 08.0377.000 Section 21 Township 139 Range 041; BEG AT S1/4 COR SEC 21 TH W 1877.4' TH N 298' TH E 1877.4' S TO BEG & W 15 AC OF LOT 5; Tax ID number: 08.0488.000 Section 28 Township 139 Range 041; NW1/4 N OF RWY. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for mining operations.

Mike Hough presented the application.

Testimony closed.

MOTION: Ailie motioned to approve; Bestge second. Roll Call. All in favor. Motion carried.

326 **7. APPLICANT: Renae L Miller & Kenneth D Miller Jr** 23865 250th St
327 Detroit Lakes, MN 56501 **Project Location:** 23865 250th St Detroit Lakes,
328 MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID number: 24.0144.001
329 Section 19 Township 140 Range 041; 19-140-41 PT NE1/4: COMM NW
330 COR NE1/4, E 242.06' TO POB; E 1745.82', SW 520.02, S 691.12', W 67',
331 SW 435.41', W 443.25', SLY 872', WLY 660.34', N 739.72', W 403.43', N
332 1843.82' TO POB LESS 11.97 AC (24-144-10). **APPLICATION AND**
333 **DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to
334 operate a private medical clinic.

335
336 Renae Miller presented the application.

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338 Testimony closed.

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340 **MOTION: Skalin motioned to approve the application as submitted; Seaberg**
341 **second. Roll Call. All in favor. Motion carried.**

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345 **8. Zoning Ordinance Amendments:**

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347 a) Chapter 8, Section 5. Subdivision Approvals Required.

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349 Vareberg shared that this summer, 2021, the County and six (6) townships entered into a
350 joint powers' agreement for the Planning and Zoning department to exercise the
351 townships subdivision approval process. This amendment request would allow the
352 Becker County Zoning Ordinance to reflect this change.

353
354 Testimony closed.

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357 **MOTION: Skalin motioned to approve; Seaberg second. Roll Call. All in**
358 **favor. Motion carried.**

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362 **Other Business:**

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364 I) **Tentative Date for Next Informational Meeting: October 6th, 2021; 8:00 am; 3rd**
365 **Floor Meeting Room in the Becker County Courthouse, Detroit Lakes, MN.**

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367 **Since there was no further business to come before the Board, Thorkildson made a**
368 **motion to adjourn. Seaberg second. All in favor. Motion carried. The meeting**
369 **adjourned at 7:12 pm.**

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David Blomseth, Chairman

Jeff Moritz, Secretary

ATTEST

Kyle Vareberg, Zoning Administrator