

Becker County Planning Commission
May 10th, 2022

Members Present: Acting Chairman Jeff Moritz, Tom Disse, Craig Hall, Mary Seaberg, Tommy Ailie, Harvey Aho, and County Commissioner Larry Knutson, and Zoning Director Kyle Vareberg. **Members Absent:** Chuck Collins, David Blomseth, Ray Thorkildson, and Kohl Skalin

Acting Chairman Jeff Moritz called the Planning Commission meeting to order at 6:01 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 April 12th, 2022, meeting. Aho second. All members in favor. Motion carried.

Acting Chairman Jeff Moritz 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.

Old Business:

1. **APPLICANT: Gerald Wettels** 29288 Co Hwy 37 Ponsford, MN 56575
Project Location: TBD County Hwy 35 Ponsford, MN 56575 **LEGAL LAND DESCRIPTION:** Tax ID number: 25.0106.000 Section 34 Township 141 Range 038; S1/2 OF NE1/4 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for mining operations.

Kyle Vareberg requested a postponement of the application as they are waiting for the growing season to begin so they can get the wetlands delineated.

MOTION: Aho motioned to table the application; Hall second. Roll Call; All in Favor. Motion carried.

New Business:

1. **APPLICANT: Michael Hjeldness & Dana Hjeldness** 1282 8th Ave NE Thompson, ND 58278 **Project Location:** 27300 125th St Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID number 19.0748.000 Section 23 Township 138 Range 041; ABBEY LAKE ESTATES Lot 020 Block 002 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for storage units.

47 Michael Hjeldness presented the application.
48 Hjeldness stated that they are looking to start with ten (10) containers and work their way
49 up to more based-on demand and within what is allowed for impervious surface
50 coverage. He commented that he wouldn't mind working up to one hundred (100) units.

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52 Knutson asked if there would be any outside storage.

53 Dana Hjeldness stated that wherever there aren't containers it will be green space.

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55 Moritz asked if they allow the units, where would they be placed and would they be tight
56 together.

57 Michael Hjeldness said they would meet setbacks and that yes, they would be tight
58 together.

59 Dana Hjeldness commented that they would start with placement being towards the rear
60 of the property and working forward.

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62 Hall asked if they granted one hundred (100) units what would be the impervious surface
63 coverage.

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65 Vareberg stated that we are mainly looking at the use of the property and not necessarily
66 the number of units, because the size and type of units could be different based on
67 customer needs.

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69 Testimony closed.

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71 Hall said he thinks it's a reasonable request as long as it doesn't become a junk yard.

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73 Seaberg commented that we can add no outside storage to the motion.

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76 **MOTION: Aho motioned to approve the application with the stipulation**
77 **there be no outside storage; Seaberg second.**

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80 Knutson mentioned his concern that stating "no outside storage" is very final and asked
81 the Hjeldness' if they desired to have any outside storage.

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83 Dana Hjeldness said the only outside storage would be a pusher for the bobcat and forks
84 which would be kept behind the containers. This would be personal property and used for
85 pushing snow in the winter.

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88 **MOTION: Aho motioned to approve the application with the stipulation**
89 **there be no outside storage; Seaberg second. Roll Call; All in favor. Motion**
90 **carried.**

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2. APPLICANT: Dunnigan Homes Chapel LLC 16519 Bird Dog Rd Audubon, MN 56511 **Project Location:** 22700 175th St Detroit Lakes, MN 56511 **LEGAL LAND DESCRIPTION:** Tax ID Number 02.0171.002 Section 25 Township 139 Range 042; PT SE1/4 NE1/4 & PT SW1/4 OF NE1/4: COMM E QTR COR SEC 25 TH E 1187.24' TO POB; CONT W 471.65' AL S LN, TH NLY 231.91 NW 52.31', SELY 415.91', TH S 211.56' TO CTR LN 175 ST & POB **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate an event center.

O'Mara Dunnigan presented the application.

Hall asked if this is going to be a house or an event center.

O'Mara explained that it is designed as a residential home with an open concept space. It contains a great room that could accommodate small events, but in the future if they chose to sell, it could be sold as a home.

Testimony Closed.

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

3. APPLICANT: Bradley Olek 12803 140th Ave N Felton, MN 56536 **Project Location:** TBD Bird Dog Rd Audubon, MN 56511 **LEGAL LAND DESCRIPTION:** Tax ID Number 02.0226.004 Section 32 Township 139 Range 042; PT GOVT LOT 3,4,6, PT NW1/4 NE1/4: COMM NLY COR LOT 1 BLK1 COURAGE VIEW BCH SE 444.59' TO POB; NW 444.59', NLY 130.75', SE 304.4', N 154.2', E 52.84', N 154.20', E 52.84', NLY 295', ELY 412.05', SE 348.35', SLY 650.28' TO LIT CORM LK, NWLY AL LK 307.94', NLY 238.69' TO POB. **APPLICANT: Donald S Goering** 3676 Houkom Dr E West Fargo, ND 58078 **Project Location:** TBD Bird Dog Rd Audubon, MN 56511 **LEGAL LAND DESCRIPTION:** Tax ID Number 02.0226.000 Section 32 Township 139 Range 042; PT GOVT LOTS 3 & 6 & PT NW1/4 NE1/4: BEG N QTR COR SEC 32 TH E 167.29', SLY 213.66', SELY 933.81', SWLY 371.48', SE 121.75',E 545.59', S 371.48' TO LIT CORM LK, WLY, SWLY, & NWLY AL LK TO W LN GOVT LOT 6, SE 20', NELY 650.28', NWLY 348.35', WLY 412.05', N TO BIRD DOG RD, CONT N 93.72' TO N LN SEC 32, TH E 462' TO POB **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Preliminary Plat for nine (9) lots to be called, DON'S ANGELS ADDITION.

139 Scott Walz with Meadowland Surveying presented the application.
140 Walz commented that the back lots will not have lake access per the Becker County
141 Ordinance.

142 Walz also stated that Apex engineering has been contracted to do a stormwater
143 management plan on the entire road and development and they will be preparing an
144 engineered plan for the road itself coming into the property.

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146 Seaberg asked if sixty-six (66) feet was standard width for a township road.

147 Walz stated that a typical township road is sixty-six (66) feet and commented that for the
148 final plat they will have to get a road maintenance agreement, and it would be up to the
149 township if they chose to take over the road.

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151 Hall asked about erosion with there being a steep slope.

152 Walz said the engineering plan will address that.

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154 Testimony closed.

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157 **MOTION: Ailie motioned to approve the application; Seaberg second. Roll**
158 **Call; All in favor. Motion carried.**

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163 **4. APPLICANT: Amy J Ruley 3137 N 10th St Fargo, ND 58102 Project**
164 **Location: TBD Tradewinds Rd Audubon, MN 56511 LEGAL LAND**
165 **DESCRIPTION: Tax ID Number 17.0079.001 Section 07 Township 138**
166 **Range 042; 7-138-42 PT GOVT LOT 7: COM S QTR COR SEC 7, E 326.23'**
167 **TO POB; E 921.77', N 1319.04', W 858.1', S 22.6', W 33.79' TO CTR RD, S**
168 **AL CTR RD 473.85', W 33.06', S 788.51' TO POB. TRACT B.**
169 **APPLICATION AND DESCRIPTION OF PROJECT: Request a Final**
170 **Plat for a multi-unit storage structure development.**

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173 Scott Walz with Meadowland Surveying presented the application.

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175 Connie Kossick, neighbor, shared her concerns about the high hill on the property and
176 management of storm water.

177 Walz stated that Ruley had hired Apex Engineering and developed a storm water
178 management plan, so that water isn't running onto neighboring properties.

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180 Moritz commented that the Cormorant Lakes Watershed District has looked at this
181 property, and CLWD had hired Houston Engineering to look at the project as well.
182 CLWD approved the storm water management plan that was created.

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184 Hall commented that it sounds like everything has been addressed for this project.

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MOTION: Hall motioned to approve the application; Aho second. Roll Call; All in favor. Motion carried.

5. APPLICANT: SNBA Development LLC 1112 South Shore Dr Detroit Lakes, MN 56501 **Project Location:** 20488 Co Hwy 20 Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number 17.0393.000 Section 34 Township 138 Range 042; 34-138-42 PT SW1/4 SE1/4: BEG S QTR COR SEC 34, E 668.2', N 612.63', W 669.02', S 637.44' TO POB. LESS 5.45 FOR PLAT. **APPLICATION AND DESCRIPTION OF PROJECT:** Request approval for a third (3rd) Supplemental Plat for a Common Interest Development for sixteen (16) units (unit 15 and units 24-38).

Scott Walz with Meadowland Surveying presented the application.

Testimony closed.

Ailie commented that this seems like protocol for the final step of their project.

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

6. APPLICANT: Grimes LLC 11067 Co Hwy 17 Detroit Lakes, MN 56501 **Project Location:** 25296 S Melissa Dr Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number 19.0548.000 Section 28 Township 138 Range 041; 28-138-41 PT SE1/4 SW1/4: COMM NE COR LOT 5 DACOTAH BCH 5TH, S 432.77', SE 115.43', W 4.56' TO E ROW CSAH 17, S 548.44' TO POB; E 200.12', N 99.95', N 199.64', E 102.16' TO W ROW US HWY 10, S AL HWY 599.1', W 212.58', N 276.84' TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:** Request approval of a preliminary plat for a multi-unit storage structure development.

Scott Walz with Meadowland Surveying presented the application.

Walz stated that they are working on a storm water management plan with Apex Engineering. There is potential that unit eleven (11) may have to be removed from the plan, but if not, then eighteen (18) units would be the maximum.

Hall asked about the lighting and how it would affect the neighbors.

Walz said there will be downward facing lighting.

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Testimony closed.

Ailie stated that he thinks it's a good location for storage units.

Hall commented that as long the owner is respecting the neighbors wishes regarding lighting, that it is a good use of land.

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

7. APPLICANT: Keith M & Brandy L Johnson 16516 Maple Ridge Rd Audubon, MN 56511 **Project Location:** 16516 Maple Ridge Rd Audubon, MN 56511 **LEGAL LAND DESCRIPTION:** Tax ID Number 02.0230.002 Section 33 Township 139 Range 042; 33-139-42 PT GOVT LOT5, BEG NW COR LOT 5, E 1182.51' TO CTR RD, SLY AL CNT RD 570.14', W 641.76', S 225', W 519.55', N 743.03' TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate a pet grooming business.

Keith Johnson presented the application.

Testimony closed.

Knutson commented that he doesn't think this will bother anybody.

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

Other Business:

D) **Tentative Date for Next Informational Meeting: June 1st, 2022;** 8:00 am; 3rd Floor Meeting Room in the Becker County Courthouse, Detroit Lakes, MN.

Since there was no further business to come before the Board, Aho made a motion to adjourn. Moritz second. All in favor. Motion carried. The meeting adjourned at 6:43 pm.

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David Blomseth, Chairman

Jeff Moritz, Secretary

ATTEST

Kyle Vareberg, Zoning Administrator