

**Becker County Planning Commission
September 14th, 2022**

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

Chairman Dave Blomseth called the Planning Commission meeting to order at 6:00 pm. Introductions were given. Becker County Zoning Technician Nicole Hultin recorded the minutes.

Kohl Skalin made a motion to approve the minutes from the August 10th, 2022, meeting. Ailie second. All members in favor. Motion carried.

Chairman Dave Blomseth 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: Raymond & Kristine Johnston** 27185 Little Floyd Lake Rd Detroit Lakes, MN 56501 **Project Location:** 22966 Co Hwy 21 Detroit Lakes, MN 56501 **LAND DESCRIPTION:** Tax ID number: **24.0197.000** Section 26 Township 140 Range 041; 26-140-41 PT SW1/4 SW1/4; PT NE1/4 SW1/4; COMM SW COR SEC 26 E 782.20' TO POB; N 38.20', ELY 358.22', N 927.34', NELY 428.01', W 998.76', S 945.47', E 487.77', S 390.48' TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for storage units and onsite sales. Application was tabled from the August 10th, 2022, hearing.

Ray Johnston presented the application and shared some history of the property. He stated that some of the junk that had been on the property came with the property when he purchased it. He mentioned that most has now been cleaned up or demolished and that he is working to clean up the rest.

Skalin asked about a property Johnston owns to the North that currently has a conditional use permit for online sale and inquired as to why Johnston wants to sell on two properties.

Johnston said he doesn't necessarily need both, but that he just wanted to ensure he would be able to sell his personal items from his property as he cleans up the property or if he ever wants to sell other personal items.

Vareberg stated that an owner can sell their personal property in a timely manner and it wouldn't become a concern unless it was something ongoing.

48 Johnston reiterated that he just wants to be able to sell his personal property.
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50 Knutson stated that you don't need a conditional use permit to sell personal property as
51 long as it doesn't turn into commercial sales.
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53 Skalin said the request should be amended to remove the portion asking for onsite sales.
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55 Knutson also suggested removing is since he is allowed to sell his personal property.
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57 Johnston commented regarding clean-up that his plan is to remove everything by
58 November 20th, 2022.
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60 Aho asked what buildings would be used for storage. Would it be the existing buildings
61 on the property or would he bring in something else.
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63 Johnston said there could be potential for other buildings.
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65 Skalin asked if there would be any outside storage.
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67 Johnston said he has no plans for that.
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69 Ed and LaVonne Nordgulen, neighbors spoke. They thanked Johnston for the clean-up he
70 has done on the property and shared their questions and concerns regarding this
71 application.
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73 Testimony closed.
74
75 Knutson asked what the timeline is for getting the buildings on a permanent foundation.
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77 Johnston said the plan is to have the site prepared this fall, if the weather cooperates, he
78 would like to pour concrete this fall, and set the buildings in the spring.
79
80 Blomseth asked if Johnston would own the buildings or someone else.
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82 Johnston said it has not been determined yet. He stated the buildings are not his and are
83 just parked there.
84
85 Aho asked if he would be allowed to bring in more buildings.
86
87 Blomseth stated it would be no different than moving any structure on to the property if
88 he is within the allowable impervious surface coverage and has a site permit.
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90 Johnston asked Vareberg if the Nordgulen's concerns were a part of the building permit
91 process.
92

93 Vareberg said yes and that you will want lighting to deter thefts and wouldn't direct the
94 lighting towards homes.

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96 Ailie asked if most of the sales would be on K-bid or roadside sales.

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98 Kelly Johnston spoke and said they are using K-Bid for that site only until the stuff from
99 that property is gone.

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101 Skalin commented that Johnston has already cleaned it up more than was initially
102 requested, and thinks the application is reasonable.

103
104 Ailie Agrees.

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106
107 **MOTION: Ailie motioned to approve the application with the removal of**
108 **onsite sales from the request and with the conditions that he remove all items**
109 **except grain bins and concrete slabs by November 20th, 2022, and that there**
110 **be no outside storage.**

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113 **Skalin second. Roll Call; All in favor. Motion carried.**

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116 **New Business:**

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118 **1. APPLICANT: Jill L Mohn & Kevin J Mohn** 34172 Camp Cherith Rd Frazee,
119 MN 56544 **Project Location:** 23938 Highview Oaks Rd Detroit Lakes, MN 56501
120 **LEGAL LAND DESCRIPTION:** Tax ID number: **24.0237.000** Section 31
121 Township 140 Range S 720' OF NE1/4 OF NE1/4 W OF HWY #59 EX .21 AC FOR
122 **HWY APPLICATION AND DESCRIPTION OF PROJECT:** Request a Change
123 of Zone from Agricultural to Residential for proposed Tracts A and B.

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126 No one was in attendance to present the application, and no one in the public was present
127 to speak in for or against to the application.

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129 Testimony closed.

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131 Ailie commented on the residential neighborhood kiddy corner to this property.

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133 Blomseth said he sees no red flags.

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135 Skalin said he supports this but given past practice he has some uncertainties.

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137 Ailie said given there is residential nearby it would just be more residential on the same
138 road.

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140 There was discussion on the size of the residentially zoned lots nearby. Vareberg said
141 most were under 2.5 acres.

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143 There was further discussion on whether this would be considered spot zoning, especially
144 give the fact that proposed tract B would not boarder any residentially zoned properties.

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146 Moritz commented that if there's a spot zone somewhere can you put another next to it,
147 can you justify doing more.

148
149 Other options were discussed in deciding if there were other ways that would make it
150 more acceptable.

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152 Since there was no one there to represent the application or decide to table, the board
153 made a motion.

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155 **MOTION: Ailie motioned to approve the application; Disse second. Roll Call; Disse,**
156 **Skalin, Ailie, and Aho in favor. Moritz and Blomseth opposed. Motion carried.**

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160 **2. APPLICANT: 2J2 Investment Group LLC** 1415 W Gateway Cir S #9 Fargo, ND
161 58103 **Project Location:** TBD Saylor's Beach Rd Lake Park, MN 56554 **LEGAL**
162 **LAND DESCRIPTION:** Tax ID Number: **18.0176.000** Section 27 Township 139
163 Range 043; GOVT LOTS 8 & 9 LESS PLAT SAYLER'S BEACH EST AKA 31 AC;
164 Tax ID number: 18.7018.002 Section 34 Township 139 Range 043; LOT 5
165 REF:18.0233.001 **APPLICATION AND DESCRIPTION OF PROJECT:** 1.
166 Request a Change of Zone from Agricultural to Residential. 2. Request a Preliminary
167 Plat for two (2) riparian lots and seven (7) non-riparian lots to be called THE
168 PRESERVE AT STAKKE LAKE.

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170
171 Don Hochhalter presented the application.

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173 Dave Nagel, neighbor spoke and shared his concerns about lowered property values, trees
174 being cut down, and the loss of calm and quiet in the neighborhood.

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176 Scott Isakson, neighbor spoke and shared his concerns about shoreland conservation,
177 spring and stormwater runoff, and the concerns with increased runoff if they develop this
178 property.

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180 Jake Rissmann, neighbor shared his concerns about drainage, and stated he would like to
181 see a study done regarding stormwater runoff for that area. He also shared his concerns
182 on how tree removal may affect runoff.

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184 Testimony closed.

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186 Skalin commented that there are back lots all over the county.

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Ailie stated that one of the lots looks like its currently a field and commented that a lawn would improve and create a buffer for stormwater runoff.

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

3. APPLICANT: Christopher & Heather Siverson ET AL 6053 Wildflower Dr S Fargo, ND 58104 **Project Location:** 11620 E Lake Eunice Rd Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number: **17.1364.000** Section 26 Township 138 Range 042; WOODLAWN PARK 1ST LOT 5. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for retaining walls.

Mark Weekley presented the application.

Testimony closed.

Mortiz said he looked at the property and thinks the proposal makes sense.

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

Other Business:

I) Tentative Date for Next Informational Meeting: October 5th, 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, Ailie made a motion to adjourn. Disse second. All in favor. Motion carried. The meeting adjourned at 7:10 pm.

David Blomseth, Chairman

Jeff Moritz, Secretary

ATTEST

Kyle Vareberg, Zoning Administrator