

1 **Becker County Planning Commission**  
2 **December 14<sup>th</sup>, 2022**  
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4 **Members Present:** Chairman Dave Blomseth, Tom Disse, Kohl Skalin, Jeff Moritz,  
5 Tommy Ailie, Craig Hall, County Commissioner Larry Knutson, Harvey Aho, and  
6 Zoning Director Kyle Vareberg. **Members Absent:** Mary Seaberg  
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8 Chairman Dave Blomseth called the Planning Commission meeting to order at 6:00 pm.  
9 Introductions were given. Becker County Zoning Technician Nicole Hultin recorded the  
10 minutes.  
11

12 Tommy Ailie made a motion to approve the minutes from the November 9<sup>th</sup>, 2022,  
13 meeting. Aho 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 **Old Business:**  
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- 22 **1. APPLICANT: Stein Properties LLC** PO Box 324 Osage, MN 56570  
23 **Project Location:** 54511 & 54545 54545 St Hwy 34 Osage, MN 56570  
24 **LEGAL LAND DESCRIPTION:** Tax ID numbers: **21.0336.000,**  
25 **21.0337.000, 21.0339.001, 21.0341.000, & 21.0342.000** Section 29 Township  
26 140 Range 036; AUD PLAT 140-36 PT LOT 2, 4, 12: BEG NE COR LOT 2,  
27 S 207', W 87', N 207', E 87' TO POB.; AUD PLAT 140-36 LOT 3 LESS  
28 HWY .60 ACRES; AUD PLAT 140-36 E 162' OF N1/2 OF LOT 4; AUD  
29 PLAT 140-36 LOT 5 & S 285' OF LOT 12; AUD PLAT 140-36 29-140-36  
30 PT AUD PLAT: COMM QTR STAKE BETW SEC 20 , 29, S 525' TO POB;  
31 E 33', S 57', W 33', N 57' TO POB. & PT COMM QTR STAKE BETW SEC  
32 20, 29, E 33', S 411' TO POB; E 231', S 114', W 231', N 114' TO POB. (AKA  
33 AUD LOTS 6, 13). **APPLICATION AND DESCRIPTION OF**  
34 **PROJECT:** Request a Change of Zone from residential to commercial. The  
35 request for parcel numbers 21.0336.000 & 21.0337.000 was tabled from the  
36 November 9<sup>th</sup>, 2022, hearing.  
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39 Steve Pachel presented the application.  
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41 Blomseth asked if there were any changes other than adding the additional parcels to the  
42 request.  
43

44 Pachel stated no other changes.  
45

46 Testimony closed.

47 **MOTION: Hall motioned to approve the application; Skalin second. Roll**  
48 **Call; All in favor. Motion carried.**

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52 **New Business:**

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54 **1. APPLICANT: 2J2 Investment Group LLC** 1415 W Gateway Cir S #9  
55 Fargo, ND 58103 **Project Location:** TBD Saylor's Beach Rd Lake Park, MN  
56 56554 **LEGAL LAND DESCRIPTION:** Tax ID Number: **18.0176.000**  
57 Section 27 Township 139 Range 043; GOVT LOTS 8 & 9 LESS PLAT  
58 SAYLER'S BEACH EST AKA 31 AC; Tax ID number: **18.7018.002** Section  
59 34 Township 139 Range 043; LOT 5 REF:18.0233.001 **APPLICATION**  
60 **AND DESCRIPTION OF PROJECT:** Request a Final Plat for two (2)  
61 riparian lots and seven (7) non-riparian lots to be called THE PRESERVE AT  
62 STAKKE LAKE.

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64

65 Due to the weather, no one was in attendance to present the application.

66

67 Steve Ford, neighbor, spoke and asked for more information.

68

69 Vareberg showed him a copy of the proposed plat.

70

71 Testimony closed.

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74 **MOTION: Aho motioned to approve the application; Skalin second. Roll**  
75 **Call; All in favor. Motion carried.**

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79 **2. APPLICANT: Dan Stall & Jesse McCollum** 704 Shorewood Dr Detroit  
80 Lakes, MN 56501 **Project Location:** 14795 US Hwy 59 Detroit Lakes, MN  
81 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number: **19.0150.000**  
82 Section 09 Township 138 Range 041; N1/2 NW1/4 E OF HWY 59, LESS 3  
83 AC S OF RVR, 1 AC FOR PVT RD **APPLICATION AND**  
84 **DESCRIPTION OF PROJECT:** Request a Final Plat for twelve (12)  
85 riparian lots and twelve (12) non-riparian lots to be called BRANCH CREEK.

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87

88 Scott Walz presented the application.

89

90 Vareberg read into record the following letter:

91

Kyle,

The City of Detroit Lakes has the following comments regarding the plat of Branch Creek.

1. While the County and Township can accept a hammer head turn around it is still advisable to plat for a cul-de-sac at the end of each street in case a cul-de-sac is needed in the future.
2. The lot sizes for lots in the Muskrat Lake shoreland district must be 150 feet wide and 40,000 square feet.
3. A controlled access lot is allowed to have overwater mooring for only 6 watercraft.

Regards,  
Larry Remmen, AICP  
Community Development Director

City of Detroit Lakes  
1025 Roosevelt Avenue  
Detroit Lakes, MN 56501  
218-846-7125 (Direct Line)  
[lremmen@cityofdetroitlakes.com](mailto:lremmen@cityofdetroitlakes.com)

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Testimony closed.

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

3. **APPLICANT: Lake Neighbors Properties LLC** 290 Shorewood Dr Detroit Lakes, MN 56501 **Project Location:** 28603 St Hwy 34 Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number: **08.0443.000** Section 25 Township 139 Range 041; PT SW1/4 NE1/4 BEG AT SW COR SW1/4 NE1/4 TH N 530.4' TO HWY TH NE 714.7' AL HWY TH S 860.6' TO S LINE & W 910.4' AL S LN TO BEG EX HWY. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Preliminary Plat for a common interest community consisting of fifty-one (51) units to be known as TOY STORE 34 CONDOS.

Scott Walz presented the application and stated that this will be completed in phases. He also noted that dependent upon a storm water management plan there may be a change in the number of units.

116 Testimony closed.

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118 Skalin commented that there are already storage units in the area, so it's fitting for the  
119 location.

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122 **MOTION: Aho motioned to approve the application; Disse second. Roll Call;**  
123 **All in favor. Motion carried.**

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127 **4. APPLICANT: M&M Prime Properties LLC** 1271 Hwy 10 W STE 10  
128 Detroit Lakes, MN 56501 **Project Location:** 21651, 21601, & TBD US Hwy  
129 10 Audubon, MN 56511 **LEGAL LAND DESCRIPTION:** Tax ID numbers:  
130 **02.0085.000, 02.0090.000, & 02.0087.002** Sections 13 & 14 Township 139  
131 Range 042; 2.99 AC TRACT IN SW COR OF SW1/4 OF SW1/4; 17.01 AC  
132 TRACT IN SE COR OF SE1/4 OF SE1/4; PT SE1/4 S OF RWY BEG AT NE  
133 COR OF PARCEL 1 OF PLAT W A #26; TH W 825.99', N 451.14' TO  
134 RWY, SE AL RWY 842', & SW 273.11' TO BEG. **APPLICATION AND**  
135 **DESCRIPTION OF PROJECT:** 1) Request a Change of Zone for Parcel  
136 number: 02.0085.000 from Industrial to Commercial and for Parcel numbers:  
137 02.0090.000 & 02.0087.002 from Agricultural to Commercial. 2) Request a  
138 Preliminary Plat for seven (7) lots to be called LAKES CENTER WEST.

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140

141 Scott Walz presented the application. He stated that dependent upon a storm water  
142 management plan, they may need to add a little bit of land just to the south of the road to  
143 create an outlot for stormwater management.

144

145 Josh Prussia, neighbor, spoke and asked for what the lots will be used.

146

147 Walz said for business.

148

149 Ailie commented that there is already commercial property, so it's just a continuation.

150

151 Skalin stated it's in a location where you want it to be.

152

153 **MOTION: Moritz motioned to approve all requests of the application; Ailie**  
154 **second. Roll Call; All in favor. Motion carried.**

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157 **Other Business:**

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159 I) **Tentative Date for Next Informational Meeting: January 18<sup>th</sup>, 2023; 8:00 am; 3<sup>rd</sup>**  
160 **Floor Meeting Room in the Becker County Courthouse, Detroit Lakes, MN.**

161

162 Blomseth thanked Commissioner Knutson for his 20 years of service.

163

164 **Since there was no further business to come before the Board, Hall made a motion**  
165 **to adjourn. Disse second. All in favor. Motion carried. The meeting adjourned at**  
166 **6:22 pm.**

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**David Blomseth, Chairman**

\_\_\_\_\_ **Jeff Moritz, Secretary**

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172 ATTEST

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Kyle Vareberg, Zoning Administrator