

**Becker County Planning Commission  
August 20, 2013**

**Members Present:** Chairman Jim Bruflodt , John Lien, Commissioner Larry Knutson, Jim Kovala, Jim Kaiser, David Blomseth, Mary Seaberg, Ray Thorkildson, Mary Seaworth, Harry Johnston and Zoning Administrator Patty Swenson.

Chairman Bruflodt called the meeting to order at 7:00 pm. Patty Swenson recorded minutes.

Jim Kovala made a motion to approve the minutes for July 16<sup>th</sup> meeting. Ray Thorkildson second. All in favor. Motion carried. Jim Kovala made a motion to approve the minutes from the joint Planning Commission meeting of July 30<sup>th</sup>, 2013. Ray Thorkildson second. All in favor. Motion carried.

Chairman Bruflodt 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 on August 27<sup>th</sup>, 2013.

**Old Business:**

~~**FIRST ORDER OF BUSINESS: Rollag Hills Aggregate C/O James Elliott** 7991 3<sup>rd</sup> St S Moorhead, MN 56560 **Project Location:** 110<sup>th</sup> Ave **LEGAL LAND DESCRIPTION:** 060411000 Cormorant Lot 4 & SE 1/4 of SW 1/4, Section 30, TWP 138, Range 43 **APPLICATION AND DESCRIPTION OF PROJECT:** Request to amend an existing Conditional Use Permit document #559074 to include operation of a portable ready mix plant to the existing Jim Elliot Pit. **\*\*This is a tabled application from the July 23<sup>rd</sup> County Commissioner meeting. The applicant requested to go before the Planning Commission Board as "Old Business" for further review. THE APPLICATION HAS BEEN PERMANENTLY WITHDRAWN BY THE APPLICANT 08/13/13.**~~

**New Business:**

**FIRST ORDER OF BUSINESS: APPLICANT: Jeff Alberts** 17321 Otto Zeck Road Detroit Lakes, MN 56501 **Project Location:** 17321 Otto Zeck Road **LEGAL LAND DESCRIPTION:** 100497001 Erie Township S1/2 OF NW1/4 OF SE1/4, Section 30, TWP 139, Range 40 **APPLICATION AND DESCRIPTION OF PROJECT:** Request an after the fact Conditional Use Permit to continue to operate an Automotive Repair Shop on a property currently zoned Agricultural. There was a previous Conditional Use Permit #339373 approved on the property for a commercial electronics business 07/23/85.

Jeff Alberts explained the application to the Board. He started the business in 1998. He was not aware that he needed a conditional use permit as the property was being taxed as commercial. Chairman asked if permit request is for just automotive repair. Alberts

stated just repair no sales. Larry Knutson stated that he sees no issues and the County has not received any complaints regarding the operation.

No one spoke for or against the application. There was no written correspondence. Testimony was closed. Jim Kovala made a motion to approve as the application is not detrimental to the neighborhood. Mary Seaberg second. All in favor. Motion carried.

**SECOND ORDER OF BUSINESS: APPLICANT: Bruce Danielson** 306 Turtle Lk Hawley, MN 56549 **Project Location:** 11673 Grondahl Rd Lake Park **LEGAL LAND DESCRIPTION:** 060380002 Cormorant Township Lake #605 PT GOVT LOT 3: COMM NLY COR LOT 4 LK IDA BCH, WLY 188.11', NLY 231.07' TO POB...Section 27, TWP 138, Range 43 **APPLICATION AND DESCRIPTION OF PROJECT:** Request an amendment to the existing Conditional Use Permits #539264, #548636 & #549201 to add an additional business for office use and storage inside the existing building. The request also includes to add an addition onto the side of the existing building for cold storage for personal equipment. One (1) sign would be erected to advertise the three businesses, the sign would not exceed 48 sq ft in size.

Carl Malmstrom, Attorney for Bruce Danielson explained the application to the Board. Bruce Danielson and Terry Evenson are co-owners of the property and building. The building is 120x46. In Bruce Danielson's portion of the building ¼ of the space is unused and a plumbing contractor is interested in occupying the space. There would be no retail sales. Traffic is not a concern as most traffic from property is from employees in the a.m. and p.m. returning to and from work sites. Danielson and Evenson would also request to add a 16x120 cold storage addition to the building along with a sign of 48 sq. feet advertising the three businesses. Attorney Malmstrom stated that the application is in accordance with the ordinance as there is sufficient parking, the property is 3.65 acres. The property is served by a compliant septic system. He further stated there would be no further disturbance in the neighborhood with the added business.

Jim Kaiser asked if the cold storage would be used for items that are being stored outside currently. Bruce Danielson stated yes. Jim Kovala restated the previous conditional use permit stipulations no additions to the building or sign. No further discussion by Board at this time.

Teresa Murray, neighbor, asked questions for clarification of the application. Tim Erickson, Cormorant Twp Supervisor spoke in support of the application. The Township has watched the traffic and has found no issues or impacts to the neighborhood. Letter of Township support on file. A letter of opposition from Howard and Teresa Murray. Testimony closed.

John Lien stated that the application is within reason of the ordinance. Chairman Brudlodt stated the issue in 2007 was outside storage and Bruce Danielson has stated the addition would solve that issue. Larry Knutson stated he has traveled passed the businesses many times and has not seen any issue in relation to the neighborhood. Jim

Kaiser stated that Bruce Danielson has followed 99.9 percent of the existing conditional use permit except for the stipulation of outdoor storage. Jim Kaiser further stated the property is kept in neat condition.

Jim Kaiser made a motion to accept the application as presented as the application meets the criteria of the ordinance. Mary Seaworth second. All in favor. Motion carried.

**THIRD ORDER OF BUSINESS: David & Tracey Treinen** 12989 Co Rd 119 Menahga, MN 56464 **Project Location:** 12989 Co Rd 119 **LEGAL LAND DESCRIPTION:** 260096000 Runeberg Township The Southwest Quarter (SW ¼) of Section 14, TWP 138, Range 36 containing 135 acres. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for the operation of a screen printing business. The property is currently zoned Agricultural.

David and Tracey Treinen explained the application to the Board. They are looking to buy a screen printing business. The business is currently located in Menahga and has been in operation for 20 + years. They would like to place the business in 2 stalls of their garage. The business would be family run, no employees. The business would not increase traffic as the orders are taken over the phone or online and once the order is complete it is shipped by UPS to the customer. There will be no signage but a small emblem on the door to the business. There are no environmental concerns as the product used for printing is soy based.

Chairman Brufoldt asked if they had any idea how big the operation is anticipated to be in 15-20 years. Treinen stated they were unsure but hoped to still be in operation.

The driveway/road servicing the Treinen property was discussed. Treinen stated that when he bought the property he assumed the driveway was his property. Then when neighbor Buresch's began to subdivide property the road became an issue. Swenson read a note from Robert Christianson, Runeberg Township Chairman stating that they had found paperwork in their books from 1974 that the road had been abandoned but the paperwork was never recorded. The Township recorded the paperwork 3-5 years ago. No further discussion at this time.

Speaking in opposition: Dave Buresh, neighbor stated he owns the driveway. He had the property surveyed and property pin is in Treinen property. His concerns are traffic and the potential for business expansion; Tom Hlavaty concerns of traffic, road issues and commercial zoning of the property. Chairman Brufoldt stated that the application is for conditional use not a change of zone, so there are controls on the property. George Gartner, neighbor concerned with additional traffic. Further discussion on the road. There was no written correspondence either for or against the proposal. Testimony closed.

Jim Kovala stated moving the driveway would settle the dispute. He further stated he visited the property and did not see any potential issues. John Lien stated he does not see any problems with the application and it fits the criteria of the ordinance. Larry

Knutson stated the road is built to handle additional traffic and that the application fits the ordinance.

Mary Seaberg made a motion to approve the application as submitted as it fits the criteria of the ordinance. Ray Thorkildson second. All in favor. Motion carried.

**FORTH ORDER OF BUSINESS: Informational Meeting.**

The next informational meeting is scheduled for Thursday, September 12th, 2013 at 8:00 am in the Third Floor Meeting Room of the Original Courthouse.

Since there was no further business to come before the Board, Jim Kovala made a motion to adjourn. Ray Thorkildson second. All in favor. Motion carried. Meeting adjourned.

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Jim Bruflodt, Chairman

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Jeff Moritz, Secretary

ATTEST \_\_\_\_\_  
Patricia Swenson, Zoning Administrator