

**Becker County Planning Commission
September 17, 2013**

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

Chairman Brufloft called the meeting to order at 7:00 pm.

Chairman Brufloft 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 September 24th, 2013.

Jim Kovala made a motion to approve the minutes for August 20, 2013. David Blomseth second. All in favor. Motion carried.

Chairman Brufloft called the **Notice of Intent to Adopt the Closed Landfill Restricted Ordinance** meeting to order. Patty Swenson recorded minutes.

FIRST PURPOSE OF BUSINESS: Purpose: To consider the enactment of the Closed Landfill Restricted Ordinance Pursuant to Minnesota Statutes 115B.412 subpart 4 and 9.

Swenson read and explained the proposal to the Board. Minnesota's Landfill Cleanup Act requires the MPCA to develop a Land Use Plan for each landfill and to provide affected local government units with information about the on and off site groundwater and methane gas impacts related to the landfill. The MPCA and Becker County have specific responsibilities for completing Closed Landfill Restricted Ordinances 1)the County is required to make our land use plan consistent with the one developed by the MPCA and 2) must incorporate the information provided by the MPCA and contained in the Land Use Plan into our ordinance as well as notify persons of this information when they apply for a permit for development of any affected property.

Purpose -the CLR District is intended to apply to former landfills that are qualified to be under the Closed Landfill Program of the Minnesota Pollution Control Agency (MPCA). The purpose of the district is to limit uses of land within the closed landfill, both actively filled and related lands, to minimal uses in order to protect the land from human activity where response action systems are in place and, at the same time, are protective of human health and safety. This district shall only apply to the closed landfill's Land Management Area, the limits of which are defined by MPCA. This district shall apply whether the landfill is in public (MPCA,County,City,Township), Indian tribal, or private ownership.

No one spoke for or against the request. There was no written correspondence either for or against the proposal. At this time, testimony was closed. There was no further discussion by the Commission.

Motion: John Lien made a motion to Adopt the Closed Landfill Restricted Ordinance. Jim Kovala second. All in favor. Motion carried.

At this time Chairman Brufloft called the **Applicants Public Hearing** meeting to order. Patty Swenson recorded minutes.

New Business:

FIRST ORDER OF BUSINESS: APPLICANT: Bruce Qvammen 1801 45th St SW #F Fargo, ND 58103 **Project Location:** Next door to 16596 Seclusion Pt Rd **LEGAL LAND DESCRIPTION:** 060364000 Cormorant Township Big Cormorant Lake N1/2 OF SE1/4 & GOVT LOT 4 LESS 2 AC SECLUSION POINT PLAT & GOVT LOT 5 LESS 14 AC FOR PLAT & LESS .86 AC FOR 06.0364.001, Section 25, TWP 138, Range 43 **APPLICATION AND DESCRIPTION OF PROJECT:** Request approval of a Certificate of Survey for one tract (Tract A) and a change of zone request from Agricultural to Residential for Tract A only.

Scott Walz explained the application to the Board. The request is to split off one lot from the remnant tract that was left out of the Seclusion Point subdivision. The easement on the road is due to the ordinance requirement of 66 feet of road frontage. Scott Walz requested that the Zoning Ordinance Advisory Committee review this requirement because it causes hardship on cul-de-sacs. Scott Walz stated the lot meet the criteria of the ordinance.

No one spoke for or against the application. There was no written correspondence. Bruce Qvammen commented that the lot is for his daughter. Testimony was closed. John Lien stated that the lot does meet the criteria of the ordinance. There was no further discussion by the Commission.

MOTION: Jim Kaiser made a motion to approve a Certificate of Survey for one tract (Tract A) and a change of zone request from Agricultural to Residential for Tract A based on the fact that it meets the criteria of the ordinance. David Blomseth second. All in favor. Motion carried.

SECOND ORDER OF BUSINESS: Informational Meeting.

The next informational meeting is scheduled for Thursday, October 10th, 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.

Jim Brufloft, Chairman

Jeff Moritz, Secretary

ATTEST _____
Patricia Swenson, Zoning Administrator