

**Becker County Planning Commission
December 16, 2013**

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

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

Thorkildson made a motion to approve the minutes from the November 19th, 2013 meeting. Kaiser second. All in favor. Motion carried.

Vice Chairman Lien 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 December 17th, 2013.

Old Business:

APPLICANT: Central Specialties, Inc on behalf of: Dean and Janice Haverkamp 19172 230th Ave Detroit Lakes, MN 56501 **Project Location:** Field N of 19172 230th Ave **LEGAL LAND DESCRIPTION:** 020079001 Audubon Township E 1/2 SE 1/4 Less 10.85 AC, Section 13, TWP 139, Range 42 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to allow aggregate extraction/mining and processing including crushing, screening, washing and storage, on an as needed basis for area road construction projects in an Agricultural Zone.

Sue Vieragge, Central Specialties and Dean Haverkamp, property owner explained that the application was tabled last month to allow them to address the concerns of the Board. They have modified the Site Operations Plan. Modifications include the 1) Life span of mining operations- they propose the term of this use extend for four years, with the condition to review and renew at the end of the initial four year term, to run concurrently with the terms of the lease agreement with the landowner; 2) Hours of operation – 7:00 AM and 9:00 PM, with the condition to allow sufficient time for pre and post operation maintenance and repair activities 3) Haul routes - a new access into the pit will be constructed on the property. Vehicles will enter and exit onto 230th Avenue, traveling north or south depending on project locations. Vieragge stated they hope the changes are acceptable to the Board.

No one spoke in favor of the application. Pat Toenjes commented on the changes and asked that the Board limit hours of operation 7-7:00 PM. She did not object to the new haul route location. Rick Ellsworth, Audubon Twp, pleased with new access road location. There were no letters in the file. Testimony closed.

Kaiser stated they have addressed the concerns of the Board. Thorkildson agreed and made a motion to approve the application and the Site Operations Plan as it will not be detrimental to the neighborhood. Seaworth Second. All in Favor. Motion carried.

New Business:

FIRST ORDER OF BUSINESS: APPLICANT: Kendall Nygard 1306 5th Ave So Fargo, ND 58102 **Project Location:** 34191 323rd Ave **LEGAL LAND DESCRIPTION:** 20.0437000, 20.0433.000, 20.0437.002, 20.0441.000, 20.0440.000, 20.0442.000, 20.0437.001 and 20.0445.000 Maple Grove Township Parts of Government Lot 4, Section 35, TWP 142, Range 40 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Preliminary Plat consisting of five (5) lots. The Preliminary Plat will reduce eight (8) existing substandard lots down to five (5) lots. A Variance was approved September 12, 2013 to allow a five (5) lot plat with substandard size lots and a thirty-three (33) foot wide road based on the fact that the lots are existing and no new lots are being created; that this is the best way to re-describe existing lots with bad legal descriptions and the character of the neighborhood would not be altered.

Jim Shoeneck explained the application to the Board. Schoeneck stated that the legal descriptions for the lots involved cannot be surveyed. Some of the descriptions start at the lake; some start from the north and some start from the south with some overlapping. The lots were subdivided and described in the 1950's. The proposal would not change the location of the lots, with the exception of combining two lots for a total of five (5) lots instead of six (6) lots; it would be re-describing the lots so that they were definable and locatable. The existing 33 ft. wide road would be dedicated to the public as it exists now.

No one spoke for or against the application. There were no letters in the file. Testimony closed. Johnstson stated the plat cleans up all the faulty legal descriptions which helps the Title companies and Attorneys. Johnston made a motion to approve the preliminary plat as it would not be detrimental to the character of the neighborhood. Seaberg second. All in Favor. Motion carried.

SECOND ORDER OF BUSINESS: Informational Meeting.

The next informational meeting is scheduled for Thursday, January 16th, 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, Thorkildson made a motion to adjourn. Blomseth second. All in favor. Motion carried. Meeting adjourned.

At this time the Becker County Commissioners adjourned the meeting.

Jim Brufloft, Chairman

Jeff Moritz, Secretary

ATTEST _____
Patricia Swenson, Zoning Administrator