

**Becker County Planning Commission February 18, 2014**

**Members Present:** Chairman Jim Bruflodt , John Lien, Commissioner Larry Knutson, Jim Kaiser, Jeff Moritz, Ray Thorkildson, Harry Johnston, Dave Blomseth, Zoning Administrator Patty Swenson and Zoning Technician Julene Hodgson.

Chairman Bruflodt called the meeting to order at 7:00 pm. Julene Hodgson recorded minutes.

Lien made a motion to approve the minutes from the December 16th, 2013 meeting. Blomseth 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 February 25th, 2014.

**Old Business: None**

**New Business:**

**FIRST ORDER OF BUSINESS: APPLICANT: Jeffrey Haugrud** P.O. Box 426 Lake Park, MN 56554 **Project Location:** 11092 Hwy 10 **LEGAL LAND DESCRIPTION:** 180041000 Lake Park Township 4 AC IN SW COR OF LOT 8, Section 06, TWP 139, Range 43 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to establish a Classic Auto Dealership in an Agricultural Zone. The request includes Classic Auto storage.

There was no one present to explain the application to the Board. The Board went forward with the second and third order of business to give time to the applicant in case there was an unforeseen delay. The Board then revisited the request.

It was the consensus of the Board that the request should be tabled because of questions the Board has regarding the business plan and no one was present to answer these questions. The owner will have the opportunity to place the request on a future agenda as old business.

**MOTION: Lien made a motion to table the application for a Conditional Use Permit for a classic auto dealership with storage because the owner was not present to represent the request. Blomseth second. All in favor. Motion carried.**

**SECOND ORDER OF BUSINESS: APPLICANT: James and Barry Shaw** 15730 Snowshoe Beach Rd Lake Park, MN 56554 **Project Location:** 15730 Snowshoe Beach Rd **LEGAL LAND DESCRIPTION:** 060360000 Cormorant Township Big Cormorant Lake Govt Lot 1 and part of Govt Lot 2, Section 23, TWP 138, Range 43 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Certificate of Survey to allow one tract consisting of 87,900 +/- with

a remnant tract of 19.9 acres. The request includes a change of zone from Agricultural to Residential for the smaller parcel only.

Scott Walz explained the application to the Board on behalf of James and Barry Shaw. The applicants wish to split the dwelling off for a new parcel with one large remnant tract left. The survey meets the criteria of the Ordinance.

No one spoke in favor or in opposition to the application. There was no written correspondence either for or against the application. At this time, testimony was closed and discussion was held.

It was the consensus of the Board that the request meets the criteria of the Ordinance.

There was no further discussion by the Commission.

**MOTION: Lien made a motion to approve a Certificate of Survey to allow one tract consisting of 87,900 +/- with a remnant tract of 19.9 acres with a change of zone from Agricultural to Residential for the smaller parcel only based on the fact the request meets the criteria of the Ordinance. Johnston second. All in favor. Motion carried.**

**THIRD ORDER OF BUSINESS: APPLICANT: John Hamilton** P.O. Box 97 Richwood, MN 56577 **Project Location:** 29221 Blackberry Rd **LEGAL LAND DESCRIPTION:** 320244000 Sugar Bush Township Little Sugarbush Lake Gov Lot 4 Less Tract B (2 acres), Section 29, TWP 141, Range 40 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Certificate of Survey to allow one tract containing 4 acres with the remainder tract of 28.1 acres in an Agricultural Zone.

Scott Walz explained the application to the Board on behalf of property owner John Hamilton. The owner is selling the larger tract and wished to keep the smaller tract to reduce the cost for the potential buyer. There is currently a 16' wide easement within the tract and the proposal is to enlarge the easement area to a 66' wide easement to meet the criteria of the Ordinance. They are still working on granting of the easement rights for everyone involved. The applicant is requesting the Board approve the survey as submitted contingent on legal easement.

No one spoke in favor or in opposition to the application. There was no written correspondence either for or against the application. At this time, testimony was closed and discussion was held.

Moritz noted there could be the stipulation that the County cannot approve the survey until easement has been granted by all parties involved.

There was no further discussion by the Commission.

**MOTION: Kaiser made a motion to approve a Certificate of Survey to allow one tract containing 4 acres with the remainder tract of 28.1 acres contingent on legal easement.**

**The County cannot approve the survey nor can the survey be recorded until the easement is legally granted.**

**Moritz second. All in favor. Motion carried.**

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

The next informational meeting is scheduled for Thursday, March 13th, 2014 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. Lien second. All in favor. Motion carried. Meeting adjourned.

At this time the Becker County Commissioners adjourned the meeting.

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Jim Brufloft, Chairman

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Jeff Moritz, Secretary

ATTEST \_\_\_\_\_

Patricia Swenson, Zoning Administrator