

**Becker County Planning Commission
September 16th, 2014**

Members Present: Chairman Jim Bruflodt , John Lien, Commissioner Larry Knutson, Jim Kovala, Mary Seaberg, Harry Johnston, Jim Kaiser, Mary Seaworth, Ray Thorkildson, Dave Blomseth and Zoning Technician Julene Hodgson.

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 September 23rd, 2014.

Kovala made a motion to approve the minutes for August 19th, 2014. Thorkildson second. All in favor. Motion carried.

Chairman Bruflodt called the meeting to order. Zoning Technician Julene Hodgson recorded minutes.

Old Business: NONE

New Business:

FIRST ORDER OF BUSINESS: Gary & Peggy Hopkins 10591 Boot Lake Rd Frazee, MN 56544 **Project Location:** 10591 Boot Lake Rd **LEGAL LAND DESCRIPTION:** 030343003 Burlington Boot Lake PT LOT 7 BEG AT SW COR TH E 395 FT N 737 FT TO LK SW AL LK 440 FT & S 558 FT TO BEG LESS ROAD, Section 33, TWP 138, Range 40 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Certificate of survey to allow one new tract containing 2.08 acres with a remnant tract of 3.3 acres and a zone change from agricultural to residential for the smaller new tract only.

Peggy Hopkins explained the application to the Board. The intent is to have two parcels so their son can construct a dwelling on the south parcel. The new parcel would remain in their name. The road that goes through the property was previously not maintained by the Township and the surface was much smaller- like a driveway. Then the Township built the road wider and started maintaining it. (Note from Zoning: The road has always been a 66' wide dedicated public road corridor per 1965 survey, but the road surface had never been brought up to specs or maintained.)

Speaking in favor of the application was Gary Larson. He spoke of the road always going through the property, being upgraded in the 1980's and that it is currently maintained by Burlington Township. Larson was pleased the request was in front of the Board for a split on a Natural Environmental Lake, there were previously no splits approved for smaller tracts, but the new exemption allows leniency. At this time, testimony was closed and further discussion was held.

Kaiser asked if the remnant tract will meet the criteria for lake frontage and lot area required to be a stand alone parcel. Hodgson read the criteria of Chapter 8, Section 5, Paragraph N regarding minor subdivision exemption on natural environmental lakes approved June 24, 2014. Boot lake frontage required is 400 feet and the lot area is 160,000 (3.67 acres). The existing tract is 400 feet wide and 5+ acres. The remnant tract will be 400 feet wide and 3.3 acres which meets or exceeds the State standards (200 feet width and 80,000 area) for a natural environmental lake. The property was divided equally as practical (because of the existing road) and the minor subdivision is not creating more than one (1) additional parcel. Kaiser asked if the lake front property could ever be subdivided again, to which Hodgson answered no. Lien noted the request meets the criteria of the ordinance and the subdivision would not be a hardship on anyone.

MOTION: Lien made a motion to approve a Certificate of survey as submitted to allow one new tract containing 2.08 acres with a remnant tract of 3.3 acres and a zone change from agricultural to residential for the smaller new tract only. Blomseth second. All in favor. Motion carried.

SECOND ORDER OF BUSINESS: FINAL PLAT: Eagle Crest Estates Developer: David Sherbrooke with Preliminary plat approved October 22nd 2013.

David Sherbrooke and Julie Goebel explained the final plat to the Board. The area was platted, the road built to specs and graveled. All paperwork has been submitted.

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

Johnston stated he inspected the property and as long as the County approved both entrances he did not note any problems. It was the consensus of the Board that the request meets the criteria of the Ordinance.

MOTION: Kovala made the motion to approve the Final Plat of Eagle Crest Estates as submitted. Johnston second. All in favor. Motion carried.

THIRD ORDER OF BUSINESS: Informational Meeting: The next informational meeting is scheduled for Thursday, October 16th, 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, Kovala made a motion to adjourn. Thorkildson second. All in favor. Motion carried. Meeting adjourned.

Jim Bruflodt, Chairman

Jeff Moritz, Secretary

ATTEST _____
Patricia Swenson, Zoning Administrator