

**Becker County Planning Commission**  
**July 10th, 2017**

**Members Present:** Chairman Jim Bruflodt, Vice Chairman John Lien, Harry Johnston, County Commissioner Larry Knutson, Mary Seaberg, Jim Kovala, Jim Kaiser, Dave Blomseth, Ray Thorkildson, Robert Merritt, Planning and Zoning Supervisor Patricia Swenson and Planning and Zoning Technician Kyle Vareberg.

Chairman Jim Bruflodt called the Planning Commission meeting to order at 7:00 pm. Planning and Zoning Technician Kyle Vareberg recorded minutes. Intros were given.

Chairman Jim 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 July 11<sup>th</sup>, 2017.

Jim Kovala made a motion to approve the minutes for June 13<sup>th</sup>, 2017 with corrections. Mary Seaberg second. Motion carried.

**New Business**

- 1. APPLICANT: Wendy Gjerde** 15587 Munson Lane, Detroit Lakes, MN  
**Project Location:** Same location at 15587 Munson Lane, Detroit Lakes, MN.  
**LEGAL LAND DESCRIPTION:** Section 05 Township 138 Range 041 MUNSON BEACH LOTS 9AND 10.  
**APPLICATION AND DESCRIPTION OF PROJECT:** Retaining wall replacement in the shore impact zone.

Michael Witt with Witt's Landscaping spoke on behalf of Wendy Gjerde. Witt presented the request for a Conditional Use Permit to replace a failing retaining wall in the shore impact zone.

Larry Knutson asked if the retaining wall closest to the lake would be raised in height to be level with the current third stairway step.

Witt stated yes, the first two steps will be removed.

Jim Bruflodt asked if the current concrete slab would be removed and replaced with a deck and would any rip rap be added.

Witt said yes, a deck would replace the concrete and more rip rap would be added.

Jim Kovala asked how the stones would be moved down to the lake.

Witt stated a switchback down to the lake will be created.

Jim Bruflodt questioned if the cove and fire pit will remain.

47 Witt stated yes.

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49 No one spoke for or against the application. There was no written correspondence either  
50 for or against the proposal. At this time, testimony was closed.

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52 Larry Knutson stated it is a reasonable request to fix the issue.

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54 John Lien also agreed with the request.

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56 There was no further discussion by the Commission

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58 **MOTION: Dave Blomseth made a motion to approve the request for a Conditional**  
59 **Use permit for a retaining wall replacement in the shore impact zone due to the fact**  
60 **it meets Chapter eight, section eleven of the Becker County Zoning Ordinance.**

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62 **Jim Kaiser second. All in favor. Motion carried.**

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64 **2. APPLICANT: Townsquare Live Events Minnesota, LLC/Soo Pass Ranch,**  
65 **Inc. 25526 Co. Hwy. 22, Detroit Lakes, MN. Project Location: Same location at**  
66 **25526 Co. Hwy. 22, Detroit Lakes, MN. LEGAL LAND DESCRIPTION:**  
67 **Section 16 Township 138 Range 041 LOT 2 SW OF RWY LESS N 32 RDS W**  
68 **OF HWY; & 3.78 AC & LOTS 1 & 3 EX R/W, 1 AC W OF HWY & NE 10 AC**  
69 **OF LOT 1; NE1/4 OF NW1/4. APPLICATION AND DESCRIPTION OF**  
70 **PROJECT: Zone change from Agricultural to Commercial.**

71

72 Patricia Swenson introduced the application for a change of zone from Agricultural to  
73 Commercial.

74

75 No representative of Townsquare Live Events Minnesota, LLC/ Soo Pass Ranch, Inc was  
76 present at this time.

77

78 No one spoke for or against the application. There was no written correspondence either  
79 for or against the proposal. At this time, testimony was closed.

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81 Jim Brufloft expressed concern about a one hundred and fifty foot strip of land adjacent  
82 to US Hwy 59 that will be used for a sign. Brufloft also said it is a complete change of  
83 zone for the whole property.

84

85 Larry Knuston explained it was previously spot zoned.

86

87 Jim Brufloft question if the property was bordered by any Commercial property.

88

89 The board confirmed it is not.

90

91 Jim Kaiser highlighted the request is for an advertisement sign.

92

93 Jim Bruflo dt stated the sign will be used for year round advertisement.

94

95 Larry Knutson stated the request could be further discussed at the Commissioner's  
96 Meeting on July 11<sup>th</sup>, 2017 if it was possible for Townsquare Live Events Minnesota,  
97 LLC/Soo Pass Ranch, Inc to be present.

98

99 At this time the board was not comfortable with the request.

100

101 There was no further discussion by the board.

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103 **MOTION: Jim Kovala made a motion to table the request for a zone change from**  
104 **Agricultural to Commercial.**

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106 **Ray Thorkildson second. All in favor. Motion carried.**

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108 **Informational Meeting:** The next informational meeting is scheduled for Wednesday,  
109 August 2<sup>nd</sup>, 2017 at 8:00 am in the Third Floor Meeting Room of the Original  
110 Courthouse.

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112 Since there was no further business to come before the Board, Jim Kovala motioned to  
113 adjourn. Ray Thorkildson second. Motion carried. The meeting adjourned.

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Jim Bruflo dt, Chairman

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John Lien, Vice Chairman

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ATTEST \_\_\_\_\_

Patrica Swenson

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