

Becker County Planning Commission
August 13, 2018

Members Present: Vice Chairman John Lien, James Kovala, Harry Johnston, County Commissioner Larry Knutson , Mary Seaberg, Dave Blomseth, Jim Kaiser, John Skarie, Ray Thorkildson, Planning & Zoning Director Kyle Vareberg, Zoning Technician Joseph Doll. **Members Absent:** Robert Merritt, Jim Bruflodt and Jeff Moritz.

Vice Chairman John Lien called the Planning Commission meeting to order at 7:00 pm. Introductions were given. Becker County Planning and Zoning Tech Joseph Doll recorded the minutes.

James Kovala made a motion to approve the minutes from the July 10, 2018 meeting with the corrections. Mary Seaberg seconded. All members were in favor. Motion carried.

John 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 August 21, 2018.

I. Old Business:

- 1. APPLICANT: Thomas Tveter** 647 Prescott Ln West Fargo, ND 58078
Project Location: 13189 & 13209 Cormorant Beach Rd Lake Park, MN 56554
LEGAL LAND DESCRIPTION: Tax Id: 06.0601.000 Section 22 Township 138 Range 043 Subdivision Name CORMORANT BEACH Block 002 Subdivision Cd 06009 LOTS 2 & 3 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to repair and extend a retaining wall. Tabled from the July 10th, 2018 Hearing.

Kyle Vareberg introduced the application.

Thomas Tveter explained his application. He provided new plans, reviewed and approved by Eric Jones of Houston Engineering and the CLWD

No member of the public spoke for or against the application. There was no written correspondence for or against the application. At this time, testimony was closed. Vice Chairman Lien opened the matter for discussion by the Board.

All board members agreed the new plans were acceptable.

Blomseth stated that the application meets the requirements of the Ordinance.

MOTION: Dave Blomseth made a motion to approve the request for a Conditional Use Permit to repair and extend a retaining wall. Mary Seaberg second. All in favor, motion carried.

47 **II. New Business**

48 **2. APPLICANT: Marty & Mary Solmon** 12044 Co Hwy 17 Detroit Lakes, MN
49 56501 **Project Location:** 12044 Co Hwy17 Detroit Lakes, MN 56501 **LEGAL**
50 **LAND DESCRIPTION:** Tax Id: **19.0447.000** Section 21, TWP 138, Range
51 41PT GOVT LOT 4 W OF HWY 17 & S OF LN A & N OF LN B. LN A:
52 COMM S QTR COR SEC 21, W 1925.37', N AL W ROW HWY 17 319.75' TO
53 POB; W 283.04', N 24.99', W 261' TO LK MELISSA & TERM. LINE B:
54 COMM SE COR LOT 2 1ST ADDN RAVENSWOOD, E 66', E 43.16', SLY
55 251.65',E 220.53 N AL ROW HWY 17 363.22' TO POB W 488.12' TO LK
56 MELISSA & TERM; Section 09, TWP 141, Range 36, 9-141-36 W1/2 NE1/4,
57 E1/2 NW1/4 LESS W 760', & LESS N 580' OF W 805' (10.71AC)
58 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Zone
59 Change from agricultural to residential and for a subdivision into two (2) lots.
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61 Kyle Vareberg introduced the application.

62
63 Scott Walz presented the application on behalf of the Solmons'. The topography of the
64 two would be lots were explained and discussed in further detail.
65

66 Lee Massey the owner of the property to the north of the project location was present and
67 spoke in opposition of the application. His main concerns and objections were also
68 submitted in writing, along with photos from his location.
69

70 Marty Solmon was present and spoke about the project and answered some general
71 questions from the board. At this time the testimony was closed.
72

73 The board briefly discussed the application.
74

75 **MOTION: Dave Blomseth made a motion to approve the application as submitted**
76 **based on the fact that the lots would meet or exceed the requirement of the**
77 **ordinance. Mary Seaberg second. All in favor, motion carried.**
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79 **3. APPLICANT: Roy A Smith & Assoc Inc** 1074 Villa Ln Detroit Lakes, MN
80 56501 **Project Location:** Co Hwy 22 & Saint Marys Rd Detroit Lakes, MN
81 56501 **LEGAL LAND DESCRIPTION:** Tax ID number: **17.0290.000**; NE1/4
82 OF NW1/4 LESS PT E OF TWP RD & LOT 1 LESS 5.80 AC; AND
83 **17.0291.000** PT LOT 1 BEG 128' W & 1015' N OF MOST ELY COR LOT 1
84 WOODLAND PARK TH NW 70' AL LK NE 125' SE 70' & SW 125' TO BEG
85 Section 26, TWP 138, Range 42 **APPLICATION AND DESCRIPTION OF**
86 **PROJECT:** Request a Zone Change from Agricultural to Residential and a
87 Preliminary Plat for a Subdivision (Eunice Windsong) consisting of 8 lots.
88

89 Kyle Vareberg introduced the application

90
91 Scott Walz Presented the application.
92

93 Walz pointed out that the township approved of the road layout of the plat because it
94 would make any future expansions much easier.

95
96 No member of the public spoke for or against the application. At this time, testimony
97 was closed.

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99 **MOTION: Jim Kaiser made a motion to approve the application. John Skarie**
100 **second. All in favor, motion carried.**

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102 **4. APPLICANT: Mark Sand and Gravel** Po Box 458 Fergus Falls, MN 56537
103 **Project Location:** Co Hwy 44 Park Rapids, MN 56470 **LEGAL LAND**
104 **DESCRIPTION:** Tax ID number: **34.0050.002** Section 09, TWP 141, Range 36,
105 9-141-36 W1/2 NE1/4, E1/2 NW1/4 LESS W 760', & LESS N 580' OF W 805'
106 (10.71AC) **APPLICATION AND DESCRIPTION OF PROJECT:** Request a
107 Conditional Use Permit for a gravel pit with a temporary portable
108 screening/crushing plant and a temporary portable bituminous hot mix plant.

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110 Kyle Vareberg introduced the application

111
112 Jeff Hatlewick with Marks Sand and Gravel presented the application.

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114 No member of the public spoke for or against the application. At this time testimony was
115 closed.

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117 **MOTION: Ray Thorkilson made a motion to approve the application, Jim Kovala**
118 **second. All in favor, motion carried.**

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120 **5. APPLICANT: Montie Beyer & Inger Clements** 46788 Foss Rd Osage, MN
121 56570 **Project Location:** 53351 St Hwy 34 Osage, MN 56570 **LEGAL LAND**
122 **DESCRIPTION:** Tax ID number: **21.0303.000** Section 30, TWP 140, Range 36
123 PT NE1/4 NW1/4 & PT SE1/4 NW1/4 COMM N QTR COR, S 673.58' TO POB;
124 SW 659.81', S 1842', E 633.88', N 2009.27' TO POB. TRACT B.;
125 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional
126 Use Permit for a Flea Market.

127
128 Kyle Vareberg introduced the application.

129
130 Inger "Gretta" Clements presented the application. Gretta stated Montie had spoken with
131 someone at the State Highway Department about the potential need for turn lanes. She
132 stated that the Highway Dept. will consider the need for turn lanes in any future highway
133 improvements in the area of the "project location".

134
135 One letter was submitted with the application. The letter was from Osage Township
136 "approving" the CUP. At this time testimony was closed

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138 **Motion: Mary Seaberg made a motion to approve the application, Ray Thorkilson**
139 **second. All in favor, motion carried.**

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141 **Since there was no further business to come before the Board, James Kovala made a**
142 **motion to adjourn. John Skarie second. All in favor, motion carried. The meeting**
143 **adjourned.**

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146 _____
Jim Bruflodt, Chairman _____
Jeff Moritz, Secretary

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148 ATTEST _____
149 Kyle Vareberg, Zoning Administrator

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