

1 **Becker County Planning Commission**  
2 **Monday, March 11<sup>th</sup>, 2019**  
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4 **Members Present:** Chairman Jim Bruflodt, Vice Chairman John Lien, County  
5 Commissioner Larry Knutson, Harry Johnston, John Skarie, Brian Bestge, Jeff Moritz  
6 Robert Merritt, and Planning & Zoning Director Kyle Vareberg. **Members Absent:**  
7 James Kovala, Mary Seaberg, Dave Blomseth, and Ray Thorkildson.  
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9 Chairman Jim Bruflodt called the Planning Commission meeting to order at 7:00 pm.  
10 Introductions were given. Kyle Vareberg recorded the minutes.  
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12 **Bruflodt** explained the protocol for the meeting and stated that the recommendations of  
13 the Planning Commission would be forwarded to the County Board of Commissioners for  
14 final action on March 19, 2019.  
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16 **Lien** made a motion to approve the minutes from the February 12<sup>th</sup>, 2019 meeting.  
17 **Merritt** second. All in favor. Motion carried.  
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19 **New Business:**  
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- 21 **1. APPLICANT: Shawn and Carmen Gray: 32443 Two Inlets Dr. Park**  
22 **Rapids, MN 56470 LEGAL LAND DESCRIPTION: Tax ID number:**  
23 **34.0061.001** Section 11 Township 141 Range 036 PT GOVT LOT 3:LESS  
24 PT N OF TWP RD & W OF CTY RD; PT S&W OF LN COMM NW COR  
25 GOVT LOT 3, S 887.60', NELY 239.03', SE 320.04' TO TWO INLETS LK  
26 & POB NWLY TO CTR INDIAN CREEK, WLY AL CTR CRK TO S LN  
27 GOVT LOT 3 & TERM. (TRACT 2) **APPLICATION AND**  
28 **DESCRIPTION OF PROJECT:** Request approval for a subdivision into  
29 four (4) tracts. Also, request a change of zone from Agricultural to  
30 Residential for tracts two (2) and four (4). Tracts one (1) and three (3) shall  
31 remain Agricultural.  
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35 Shawn and Brian Gray presented the application. The Gray's informed the Board they've  
36 owned the current tract to be subdivided for approximately twenty years and it is  
37 currently in a trust, minus tract four. The purpose of the subdivision is to divide  
38 ownership and eliminate the trust. The Gray's stated the certificate of survey was created  
39 by Ron Carnell with Bensen & Associates to meet Becker County lot requirements. Both  
40 inlets into Two Inlets lake exist on the current tract.  
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42 Harry Johnston questioned the need for the change of zone. Vareberg explained to the  
43 board that Residential Zoned property requires less lot width and lot area.  
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45 No one from the public spoke for or against the application. No written correspondents  
46 were received for the application.

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At this time, testimony was closed. Brufloft opened the matter for discussion by the Board.

John Lien stated the request meets requirements of the Becker County Zoning Ordinance and he finds no issues.

Larry Knutson questioned the total area of tract two. Vareberg stated the total area of tract two is eighty thousand square feet with two hundred and fifty two feet of shoreline.

Johnston asked about future plans for the house on tract two. Shawn Gray stated no future plans exist. Johnston informed Shawn that a variance may be required for any future development of the lot. Merritt mentioned plenty of buildable space exists behind or in back of the structure.

**MOTION: Lien made a motion to approve the application as submitted. Moritz Second. Those in favor were Lien, Moritz, Skarie, Johnston, Knutson, and Bestege. Merritt abstained. Motion carried.**

**Other Business**

- 1) **Tentative Date for Informational Meeting:**  
Wednesday, April 3<sup>rd</sup> 2019 at 8:00 A.M. in the 3<sup>rd</sup> Floor Meeting Room at the Becker County Courthouse, Detroit Lakes, MN.

**Since there was no further business to come before the Board, Merritt made a motion to adjourn. Lien second. Motion carried. The meeting adjourned.**

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**Jim Brufloft, Chairman**

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**Jeff Moritz, Secretary**

ATTEST \_\_\_\_\_

Kyle Vareberg, Zoning Administrator