

Becker County Planning Commission
March 9, 2020

Members Present: Chairman Jim Bruflodt, County Commissioner Larry Knutson, Jeff Moritz, James Kovala, Mary Seaberg, Harry Johnston, John Skarie, Zoning Administrator Kyle Vareberg and Zoning Technician Jeff Rusness. **Members Absent:** Chuck Collins, Brian Bestge, Ray Thorkildson, Bob Merritt, Dave Blomseth.

Chairman Jim Bruflodt called the Planning Commission meeting to order at 7:00 pm. Introductions were given. Becker County Planning and Zoning Technician Jeff Rusness recorded the minutes.

James Kovala made a motion to approve the minutes from the February 11th, 2020 meeting. Mary Seaberg second. All member in favor. Motion carried.

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.

New Business:

1. **APPLICANT: Justin Knopf** 30907 Co Hwy 54 Frazee, MN 56544
Project Location: 30907 Co Hwy 54 Frazee, MN 56544 **LEGAL LAND DESCRIPTION:** Tax ID number: **03.0106.001** Section 08 Township 138 Range 040; 8-138-40 PT SE1/4 NE1/4: COMM NE COR SEC 8, S 1346.55' TO CTR CSAH #54 AND POB; S 1323.19', W 620.34', N 698.32', N 602.6', E 620' AL HWY TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for commercial storage.

Justin Knopf introduced his conditional use application to the board. The request is to build a 50 x 100 commercial storage building to store campers, boats, and other types of recreational vehicles. Knopf said he has established a tree line to block the view from the highway.

Johnston asked what the finished height would be.

Knopf stated the building would be around 26 feet total height. Knopf's father commented that the height would be closer to 22 feet.

Johnston asked if Knopf was going to plant four more rows of trees and where he was going to plant them.

Knopf stated if he is required to plant more rows, he has room on the north side.

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Kovala asked about the large building on the property already, and why he does not add on to that building for the storage space.

Knopf stated that is his own personal storage and shop area and he wants to keep them separate incase he were to subdivide the property in the future.

Jim Brufloft asked if Knopf and his wife were going to run the business.

Knopf stated yes, they were going to run the business together.

Closed Testimony.

Brufloft asked if Knopf was going to be winterizing any of the units on-site.

Knopf said he has does not have current plans to winterize any units, however he may in the future.

Johnston asked if it would be all inside storage.

Knopf stated yes, it would be all inside.

MOTION: Johnston made a motion to approve the application as submitted. Kovala second. All in favor. Motion carried.

2. Proposed Amendments:

1. AMENDMENT: Chapter 11 Definitions/Table 5-4 Lot Width, Lot Depth, Lot Area, and Buildable Area.

The general purpose of the Amendment is as follows: To eliminate lot depth requirements for all lots, to eliminate lot width for non-shoreland lots, to re-define lot width for shoreland lots, and to re-define lot area to buildable area for all lots.

Kyle Vareberg introduced the proposed amendment explaining the lot width requirement in the shoreland area is required by the DNR but lot depth is not. He said outside the shoreland both lot depth and lot width will be eliminated. Vareberg explained with the new buildable area definition lots will have more freedom on how they are created, however they will have to have at least 8500 square feet of buildable area.

Closed Testimony.

MOTION: Moritz made a motion to approve the amendment as submitted. Skarie second. All in favor. Motion carried.

93 **2. AMENDMENT: Chapter 8 Section 16 Short/Long Term Rentals.**

94 *The general purpose of the Amendment is as follows: To establish*
95 *requirements for short- and long-term rentals such as occupancy, septic*
96 *system compliance, and parking.*
97

98 Kyle Vareberg introduced the proposed amendment explaining the goal is to establish
99 requirements for short and long-term rentals. He said occupant density will be based off
100 of bedrooms and a few other requirements will apply. Vareberg stated a few other
101 Counties have established similar rules.
102

103 Jim Brufloft stated as the ordinance currently reads, nothing can be done when
104 complaints are received.
105

106 Vareberg said the proposed amendment allows them to be administratively approved
107 which will help with the volume of them that currently exist in the County.
108

109 Brufloft agreed.
110

111 **Closed Testimony**
112

113 Brufloft stated that it would be good to have something regarding this in the ordinance.
114

115 The Board agreed.
116

117 Vareberg stated a permit fee will be determined by the Board of Commissioners.
118

119 **MOTION: Moritz made a motion to approve the amendment as submitted. Kovala**
120 **Second. All in favor. Motion carried.**
121

122 **Other Business:**
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124 **I) Tentative Date for Next Informational Meeting:**

125 **Wednesday April 8th, 2020; 8:00 am; 3rd Floor Meeting Room at the Becker County**
126 **Courthouse, Detroit Lakes, MN.**
127

128 **Since there was no further business to come before the Board, Kovala made a**
129 **motion to adjourn. Skarie second. All in favor. Motion carried. The meeting**
130 **adjourned.**
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132 _____
133 **Jim Brufloft, Chairman**

_____ **Jeff Moritz, Secretary**

134
135 ATTEST
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138 Kyle Vareberg, Zoning Administrator