

Becker County Planning Commission
August 10th, 2020

Members Present: Jeff Moritz, Harvey Aho, Brian Bestge, Ray Thorkildson, Bob Merritt, Chuck Collins and Zoning Director Kyle Vareberg. **Members Absent:** Chairman Jim Bruflo, County Commissioner Larry Knutson, John Skarie, Mary Seaberg, Dave Blomseth,

Ray Thorkildson called the Planning Commission meeting to order at 7:45 pm. Introductions were given. Becker County Zoning Office Support Specialist Nicole Hultin recorded the minutes.

Harvey Aho made a motion to approve the minutes from the June 9th, 2020 meeting. Bob Merritt second. Roll call. All members in favor. Motion carried.

Ray Thorkildson 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: Randy L & Cynthia L Beckett** 14456 80 Ave S Glyndon, MN 56547-9528 **Project Location:** 13022 Red Elm RDG Audubon, MN 56511 **LEGAL LAND DESCRIPTION:** Tax ID number: **17.1061.506** Section 18 Township 138 Range 042; RED ELM RIDGE 138 42 Block 001 Lot 6. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to build a retaining wall.

Randy Becket presented the application.

Thorkildson asked how high the existing retaining wall is and what the new retaining walls would be.

Becket stated they would be twenty-four (24) inches tall.

Jeff Moritz asked about erosion control methods while grass is growing.

Becket stated he would use a silt fence, and that there is a line of rocks along the beach that help with erosion.

Merritt stated he does not believe something of this nature should be allowed in the shore impact zone. He feels it will create more erosion.

46 **MOTION: Moritz motioned to approve the application as submitted. Aho second.**
47 **Roll Call. Collins, Bestge, Moritz, Aho, Thorkildson in favor; Merritt opposed.**
48 **Motion carried.**

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52 **2. APPLICANT: Brian L Johnson & Julie A Johnson** 28191 Mountain
53 Rd Detroit Lakes, MN 56501 **Project Location:** 16747 Highland Dr
54 Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID
55 number: **08.0628.000** Section 36 Township 139 Range 041; 208' x 208'
56 IN SW COR OF NW1/4 of NW1/4. **APPLICATION AND**
57 **DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to
58 operate a youth group facility.

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61 Paul White presented the application on behalf of Brian & Julie Johnson.

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63 White shared the design for a desired building.

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65 White stated that they need a building to accommodate the busiest nights of group, which
66 consists of approximately sixty (60) – seventy (70) kids and ten (10) – fifteen (15) adults
67 for high school and approximated forty (40) middle school aged kids.

68

69 Aho asked how long the group has been in Detroit Lakes.

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71 White stated since 1974.

72

73 Pete Paulson with Young Life spoke about the strong community support this group has
74 received over the years and said he would like it to be a place that other youth groups
75 could utilize as well.

76

77 Dan Holzgrove spoke about his own children's experience with the program, stating he
78 feels it would be an asset for the community.

79

80 Rick Dehaan, a neighbor, asked how big the building will be and how many cars would
81 be allowed on that lot.

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83 Vareberg said the lot is exactly an acre, and the proposed building is 4178 square feet.

84

85 Dehaan requested that this building not be put up there since there is older-American
86 housing and single-family developments in that area.

87

88 Barb Dehaan, a neighbor to the North of this property expressed concerned about the
89 amount of activity that will be taking place, and where cars will be parked. She also
90 asked who will overlook any rental space to other organizations. Dehaan stated, that she
91 supports the organization, but does not feel this is a good location for it.

92 Brian Johnson, landowner spoke about the other businesses that take place along
93 Highland Drive. Johnson spoke in favor of the program and stated that he feels the extra
94 traffic is doable.

95
96 Dorothy Hoover, next door neighbor stated that this is a single-family development.
97 Hoover expressed concerns about parking. She is in favor of the program, but not in this
98 location due to parking and the number of people.

99
100 Thorkildson asked Paulson about the number of vehicles.

101
102 Paulson stated that they have received permission from Christian Fellowship Church to
103 use their parking lot.

104
105 Thorkildson as how often meetings would be held.

106
107 Paulson said High school, which is the largest group meets once a week. The middle
108 school group meets twice a month. He said there are smaller groups that meet frequently
109 with approximately ten (10) to twelve (12) people at a time. Paulson stated there could be
110 meetings most nights, but those are most often the smaller groups.

111
112 White said that he would like to add a second driveway, so that they could have a
113 designated entrance and exit for safety purposes.

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116 **MOTION: Merritt motioned to approve the application as submitted. Collins**
117 **second. Roll Call. All in favor. Motion Carried.**

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120 **Other Business:**

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122 I) **Tentative Date for Next Informational Meeting:**
123 **September 2nd, 2020; 8:00 am; 3rd Floor Meeting Room at the Becker County**
124 **Courthouse, Detroit Lakes, MN.**

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126 **Since there was no further business to come before the Board, Aho made a motion**
127 **to adjourn. Merritt second. All in favor. Motion carried. The meeting adjourned.**

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130 _____
Jim Bruflodt, Chairman _____
Jeff Moritz, Secretary

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132 ATTEST

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134 _____
135 Kyle Vareberg, Zoning Administrator