

Becker County Planning Commission
January 29th, 2025

An audio recording of the meeting is available at:
https://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/

Members Present: Acting Chairman Jeff Moritz, Kim Mattson, Steve Lindow, Tommy Ailie, Harvey Aho, Tom Disse, Commissioner Erica Jepson, Nick Bowers, Commissioner Phil Hansen, and Zoning Administrator Kyle Vareberg. **Members Absent:** Dave Blomseth, Kohl Skalin, Mary Seaberg, and Craig Hall.

Acting Chairman Jeff Moritz called the Planning Commission meeting to order at 6:00 pm. Introductions were given. Becker County Zoning Technician Nicole Bradbury recorded the minutes.

Acting Chairman Jeff Moritz explained the protocol for the meeting and stated that the recommendations of the Planning Commission will be forwarded to the County Board of Commissioners for final action.

Moritz stated that the order of applicants has changed with applicant three (3) moving to the first order of business.

New Business:

1. **APPLICANT: Minnkota Power Coop** 5301 32nd Ave S Grand Forks, ND 58201
Project Location: 16448 360th Ave Frazee, MN 56544 **LEGAL LAND DESCRIPTION:** Tax ID Number: **15.0290.000** Section 31 Township 139 Range 039; 31-139-39 NE1/4 SE1/4 LESS S1/2 NE1/4 SE1/4 (15-290-1). **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for a substation.

Denise A Stelyn, neighbor shared her concerns about humming wires, health risks, and the potential effect on wildlife.

MOTION: Aho motioned to approve the application. Bowers second. Roll Call; All in favor. None opposed. Motion carried.

47 **2. APPLICANT: Lakeside Estates LLC** 415 38th St SW Suite E Fargo, ND 58103
48 **Project Location:** TBD Grandview Ln Lake Park, MN 56554 **LEGAL LAND**
49 **DESCRIPTION:** Tax ID Number: **06.0757.501** Section 15 Township 138 Range
50 043; GRAND VIEW ESTS OF NELSON LAKE Block 001 LOT 1 LESS CIC NO 42
51 & FIRST SUPPLEMENT AKA 14.66 ACRES & LESS SECOND SUPPLEMENT
52 AKA 13.53 AC **APPLICATION AND DESCRIPTION OF PROJECT:** Request a
53 Supplemental Plat for ten (10) lots to be known as GRAND VIEW ESTATES OF
54 NELSON LAKE THIRD SUPPLEMENTAL COMMON INTEREST
55 COMMUNITY PLAT.

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58 Herman Weiss, neighbor, asked where the road access to the properties would be located and
59 inquired about plans for sewer and water.
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62 **MOTION: Ailie motioned to approve the application. Disse second. Roll Call; All**
63 **in favor. None opposed. Motion carried.**
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67 **3. APPLICANT: William Pedersen** 716 Cathy Dr W West Fargo, ND 58078 **Project**
68 **Location:** 50275 Co Hwy 26 Ponsford, MN 56575 **LEGAL LAND**
69 **DESCRIPTION:** Tax ID Number: **05.0015.001** Section 04 Township 140 Range
70 037; PT SE1/4: BEG SW COR SE1/4, N 846.52', SLY 425.54', SELY 451.19', ELY
71 317.79', W 66', W 848.51' TO POB. **APPLICATION AND DESCRIPTION OF**
72 **PROJECT:** Request a Conditional Use Permit for the cultivation, manufacture, and
73 wholesale of cannabis.

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76 Tim Clements, Jeremy Shepersky, and Steve Lymburner with Carsonville Township, spoke and
77 shared their concerns over security, crime and safety, over spraying from neighboring fields, and
78 if he will be allowed to do retail sales.
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80 Chris Decker, a neighbor, shared his concerns about the crime rate in that area.
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82 Jon Swenson, a neighbor, shared his concerns about crime in the area and asked about the
83 transferability of the permit if granted.
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86 **MOTION: Ailie motioned to approve the application with the stipulation there be**
87 **no retail sales. Moritz second. Roll Call; Ailie, Moritz, Mattson, Disse in favor.**
88 **Lindow, Bowers, and Aho opposed. Motion carried.**
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92 Harvey Aho made a motion to approve the minutes from the meetings of December 11th and
93 December 18th, 2024. Bowers second. All members in favor. Motion carried.

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96 **Other Business:**

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98 I) **Tentative Date for the Next Informational Meeting: February 19th, 2024;** 8:00 am; 3rd
99 Floor Meeting Room in the Becker County Courthouse, Detroit Lakes, MN.

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102 **Since there was no further business to come before the Board, Bowers made a motion to**
103 **adjourn. Disse second. All in favor. Motion carried. The meeting adjourned at 7:21 pm.**

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David Blomseth, Chairman

_____ **Jeff Moritz, Secretary**

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110 ATTEST

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Kyle Vareberg, Zoning Administrator