

Becker County Planning Commission
April 30th, 2025

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

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

Chairman Dave Blomseth called the Planning Commission meeting to order at 6:00 pm. Introductions were given. Becker County Zoning Administrator Kyle Vareberg recorded the minutes.

Mary Seaberg made a motion to approve the minutes from the March 26th, 2025, meeting. Aho second. All members in favor. Motion carried.

Chairman Dave Blomseth 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.

Old Business:

1. **APPLICANT: Nicholas G Lewis & Betsy J Lewis** 19898 330th Ave Rochert, MN 56578 **Project Location:** 19898 330th Ave Rochert, MN 56578 **LEGAL LAND DESCRIPTION:** Tax ID Number: **10.0279.002** Section 15 Township 139 Range 040; PT GOVT LOT 1: COMM NE COR SEC 15 TH S 339.92', W 1295.25', S 255.12' TO POB; TH N 255.12', E 1295.25', S 340', SWLY 975.78' TO PICKEREL LK, NWLY AL LK 494.28', TH N 148.71 TO POB AKA TRACT B.
APPLICATION AND DESCRIPTION OF PROJECT: Request a Conditional Use Permit for a retaining wall. This application was tabled from the September 27th, 2023, hearing.

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

New Business:

1. **APPLICANT: Rory Wolff & Erin Wolff** 40226 160th St Frazee, MN 56544 **Project Location:** 25115 Broadway Ave Detroit Lakes, MN 56501 **LEGAL LAND**

DESCRIPTIONS: Tax ID Numbers: **16.0121.000 & 16.0122.001** Section 17 Township 140 Range 040; 17-140-40 PT GOVT LOT 8: COMM W QTR COR SEC 17, S 1322.29', S 660.01', NELY 237.18' TO POB; SWLY 237.18', S 662.27', E 257.81' TO ROCK LK, NLY 730.03', WLY 298.59' TO POB. TRACT K, H. & 17-140-40 PT GOVT LOT 8: COMM W QTR COR SEC 17, S 1322.29', E 113.64', S 11.47', E 178.32' TO POB; W 178.32', N 11.47', W 113.64', S 494.65', E 602.26' TO ROCK LK, N 572.57' AL LK, W 11' TO POB. TRACT J. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Preliminary Plat for six (6) lots to be known as REGISTERED LAND SURVEY NO. 2.

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

2. **APPLICANT: FUM Trust** 7388 S Ireland Cir Aurora, CO 80016 **Project Location:** 13946 260th Ave Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number: **19.0314.001** Section 16 Township 138 Range 041; PT LOT 1 BEG AT NE COR TH W 660' S 227.87' E 660' & N 227.87' TO BEG. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate a non-profit makerspace and woodturning school with an onsite hostel.

Letters received regarding this application are on file with the Becker County Zoning office and available upon request.

The applicant tabled this application.

3. **APPLICANT: Adam J Williams** 58501 Grant St Park Rapids, MN 56470 **Project Location:** 58501 Grant St Park Rapids, MN 56470 **LEGAL LAND DESCRIPTION:** Tax ID Number: **21.0071.001** Section 13 Township 140 Range 036; WEST 1155' OF NE1/4. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for mining operations.

The applicant submitted additional information into record. A copy of this information is on file with the Becker County Zoning office and is available upon request.

Letters received regarding this application are on file with the Becker County Zoning office and are available upon request.

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

- 4. APPLICANT: Bryan S Willms & Marie L Willms** 25352 Co Hwy 13 Audubon, MN 56511 **Project Location:** 25352 Co Hwy 13 Audubon, MN 56511 **LEGAL LAND DESCRIPTION:** Tax ID Number: **14.0076.001** Section 16 Township 140 Range 042; NLY 250' OF ELY 875' OF NE1/4 OF SE1/4 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for the cultivation, manufacture, and wholesale of cannabis.

John E Hanson expressed his opposition to the application.

Irma Gillespie spoke in opposition and shared her concerns about the resale value of her property.

Leilani Dalen shared her opposition and concerns about the effect on property values.

Albin Warling shared his opposition.

Renee Koski shared her opposition and concerns about land prices and increased traffic.

Mary Hanson shared her opposition and stated that she doesn't feel like we need to be promoting cannabis.

Roger Boyce shared his concerns of pressure on townships to allow these operations.

David Koski shared his concerns with increased traffic, property values, and expressed his opposition.

Michael Mund spoke in favor of the application.

Letters received regarding this application are on file with the Becker County Zoning office and are available upon request.

MOTION: Disse motioned to approve the application with the stipulation they meet the setbacks required per ordinance or obtain a variance. Lindow second. Roll Call; Disse, Seaberg, Lindow, Mattson, Ailie, Moritz, and Blomseth in favor. Aho opposed. Motion carried.

Zoning Ordinance Amendments:

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140 1. Requirements regulating cannabis. Requirements will include, but are not limited to, size
141 of establishment, location of establishment, setbacks, and fees.
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144 The proposed changes are shown below:
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Recommended Amendments to the Becker County Zoning Ordinance

Proposed language is indicated by underline. Language to be removed has been "strike-throughed".

Proposal # 1.) Chapter 8, Section 17 – Cannabis: To amend requirements for the production and retail sales of cannabis.

B. Performance Standards.

- a. Setbacks. Cannabis businesses, except retail, are subject to the following setbacks:

~~i. 1,000 feet from a school.~~

~~ii. 500 feet from a church, daycare, library or a residence on an adjacent property.~~

~~iii. 500 feet from a residential treatment facility.~~

~~iv. 500 feet from a park, playground, or athletic field.~~

1. 100 feet from any property line or road right-of-way. This requirement applies to any part of the cannabis business except parking.

~~Setbacks shall be measured from property lines.~~

b. Cannabis Cultivation.

- i. Cultivation is subject to the following performance standards:

- ii. Cultivation and Operations Plan. A business licensed or authorized to cultivate cannabis must prepare, maintain, and execute an operating plan and a cultivation plan, which must include but is not limited to:

1. Site Plan. Detailing size and layout of facility, including size and layout of the cultivation facility.

2. Security. Provisions for fencing and lighting.

3. Solid Waste. A plan to destroy all cannabis plant material and cannabis byproduct to render it unusable. Waste material must be stored in a secure location. Cannabis waste material shall not be incinerated.

c. Manufacture and Wholesale.

- i. Manufacture and Wholesale are subject to the following performance standards:

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ii. Facility and Operations Plan. A business licensed or authorized to manufacture and wholesale cannabis and cannabis related products must prepare, maintain, and execute a facility and operations plan, which must include but is not limited to:

1. Site Plan. Detailing size and layout of facility, including size and layout of the manufacturing facility.
2. Security. Provisions for fencing and lighting.
6. Solid Waste. A plan to destroy all cannabis plant material and cannabis byproduct to render it unusable. Waste material must be stored in a secure location.

Cannabis waste material shall not be incinerated.

d. Retail.

i. The retail sale of cannabis and related cannabis products is subject to the following performance standards:

ii. Business and Operations Plan. A retail business licensed or authorized to sell cannabis and cannabis related products must prepare, maintain, and execute a business plan, which must include but is not limited to:

1. Hours of Operation. 8:00AM to 9:00PM Monday through Saturday and 10:00 AM to 9:00PM Sunday.
2. Site Plan. Detailing size and layout of facility, including size and layout of the retail facility.
9. Solid Waste. A plan to destroy all cannabis plant material and cannabis byproduct to render it unusable. Waste material must be stored in a secure location. **Cannabis waste material shall not be incinerated.**

Letters received regarding this application are on file with the Becker County Zoning office and available upon request.

MOTION: Ailie motioned to approve the amendment with the following changes and acceptances: That the wording “except retail” be stricken from the amendment; That retail businesses will be subject to one-thousand (1000) feet from a school, five-hundred (500) feet from a church, daycare, library or a residence on an adjacent property, five-hundred (500) feet from a residential treatment facility, and five-hundred (500) feet from a park, playground, or athletic field; That cultivation, manufacture, and wholesale businesses be one-hundred (100) feet from any property line or road right-of-way. This

requirement applies to any part of the cannabis business except parking; That cannabis waste material shall not be incinerated. Mattson second. Roll Call; Disse, Lindow, Mattson, Ailie, Moritz, and Blomseth in favor. Aho opposed. Seaberg abstained from voting. Motion carried.

2. Requirements regulating retaining walls to include but not limited to the permitting process through Becker County.

This amendment proposal was tabled before the meeting.

3. Chapter 8, Section 14 – Land Alteration Permit. To Require a Conditional Use Permit for any alteration to a Public Water Course.

This amendment proposal was tabled before the meeting.

Other Business:

- I) **Tentative Date for the Next Informational Meeting: May 21st, 2025; 8:00 am; 3rd Floor Meeting Room in the Becker County Courthouse, Detroit Lakes, MN.**

Since there was no further business to come before the Board, Ailie made a motion to adjourn. Aho second. All in favor. Motion carried. The meeting adjourned at 7:36 pm.

David Blomseth, Chairman

Jeff Moritz, Secretary

ATTEST

Kyle Vareberg, Zoning Administrator