

Becker County Planning Commission
July 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: Acting Chairman Jeff Moritz, Commissioner Phil Hansen, Kim Mattson, Tommy Ailie, Harvey Aho, Tom Disse, Commissioner Erica Jepson, Craig Hall, Kohl Skalin, John Okeson and Zoning Administrator Kyle Vareberg. **Members Absent:** Dave Blomesth, Steve Lindow, and Mary Seaberg,

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

Craig Hall made a motion to approve the minutes from the June 25, 2025, meeting. Okeson second. All members in favor. Motion carried.

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. Applicant one will be forwarded to Lake Eunice Township for final decision.

New Business:

1. **APPLICANT: Prairie Lake Investments LLC** 30871 Sunset Rd Detroit Lakes, MN 56501 **Project Location:** TBD Heimark Ave Audubon, MN 56511 **LEGAL LAND DESCRIPTION:** Tax ID Number: **17.0368.043** Section 31 Township 138 Range 042; 31-138-42 SE1/4 NE1/4 LESS N 330'. N1/2 SE1/4 LESS 20AC (17-368-0, -2). **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Preliminary Plat for twenty-five (25) lots to be known as PRAIRIE LAKE ESTATES.

Jeff Zeltinger, a neighbor, spoke and shared his concerns and suggestions regarding road access and lot sizes.

One letter was received in regard to this application and is on file with the Becker County Planning and Zoning office and available upon request.

MOTION: Okeson motioned to approve the application with the correction to application note number two (2) from thirty (30) feet to thirty-three (33) feet. Skalin second. Roll Call; All in favor. None opposed. Motion carried.

- 48 **2. APPLICANT: M&M Prime Properties LLC** 1271 Hwy 10 W Ste 10 Detroit Lakes, MN
49 56501 **Project Location:** 21601 US Hwy 10 Audubon, MN 56511 **LEGAL LAND**
50 **DESCRIPTION:** Tax ID Numbers: **02.0087.002 & 02.0090.000** Section 14 Township 139
51 Range 042; PT SE1/4 S OF RWY BEG AT NE COR OF PARCEL 1 OF PLAT W A #26;
52 TH W 825.99', N 451.14' TO RWY, SE AL RWY 842', & SW 273.11' TO BEG & 17.01 AC
53 TRACT IN SE COR OF SE1/4 OF SE1/4. **APPLICATION AND DESCRIPTION OF**
54 **PROJECT:** Request a Change of Zone from Agricultural to Commercial.
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56 Tyler Lende, Audubon Mayor, stated they are in favor of this application. He shared the city's
57 interest in flagpole annexing and offering sewer and water out to this property.
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60 **MOTION: Aho motioned to approve the application. Mattson second. Roll Call;**
61 **All in favor. None opposed. Motion carried.**
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- 65 **3. APPLICANT: Joyce A Omang** 25652 130th St Detroit Lakes, MN 56501 **Project**
66 **Location:** 25674 130th St Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax
67 ID Number: **19.0336.000** Section 16 Township 138 Range 041; PT SW1/4 SE1/4: COMM
68 SW COR SE1/4, E 997.11' TO POB; N 653.06', E 328.16', S 653.14 W 338.86' TO POB.
69 TRACT A. **APPLICATION AND DESCRIPTION OF PROJECT:** Request an after-the-
70 fact Conditional Use Permit for day and overnight parking during We Fest.
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72 Mark Bjerke with Soo Pass Ranch spoke against the application for safety and logistical reasons.
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75 **MOTION: Hall motioned to approve the application. Okeson second. Roll Call;**
76 **All in favor. None opposed. Motion carried.**
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80 **Other Business:**
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- 82 I) **Tentative Date for the Next Informational Meeting: August 20th, 2025; 8:00 am; 3rd Floor**
83 **Meeting Room in the Becker County Courthouse, Detroit Lakes, MN.**
84
85

86 **Since there was no further business to come before the Board, Aho made a motion to**
87 **adjourn. Ailie second. All in favor. Motion carried. The meeting adjourned at 6:37 pm.**
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93 **David Blomseth, Chairman**
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93 **Jeff Moritz, Secretary**
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94 ATTEST

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Kyle Vareberg, Zoning Administrator