

Becker County Planning Commission
March 18th, 2014

Present: Chairman Jim Bruflodt, John Lien, Harry Johnston, Dave Blomseth, Ray Thorkildson, Mary Seaberg, Jim Kaiser, Commissioner Larry Knutson and Zoning Technician Julene Hodgson.

Chairman Bruflodt called the meeting to order at 7:00 p.m. Julene Hodgson took minutes.

Thorkildson made a motion to approve the minutes from the February 18, 2014 meeting. Blomseth second. All in favor. Motion carried.

Bruflodt explained the protocol of the meeting and stated that the recommendations of the Planning Commission are forwarded to the County Board of Commissioners for final action. The County Board meeting will be held on Tuesday, March 25th, 2014.

Old Business:

FIRST ORDER OF BUSINESS: APPLICANT: Jeffrey Haugrud P.O. Box 426 Lake Park, MN 56554 **Project Location:** 11092 Hwy 10 **LEGAL LAND DESCRIPTION:** 180041000 Lake Park Township 4 AC IN SW COR OF LOT 8, Section 06, TWP 139, Range 43 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to establish a Classic Auto Dealership in an Agricultural Zone. The request includes Classic Auto storage. ****THIS IS A TABLED APPLICATION FROM THE FEBRUARY 18TH PUBLIC HEARING.**

Haugrud explained the application to the Board. Haugrud wants to construct a building with an old gas station look where he would buy and sell classic cars on the property outside of Lake Park. In the future he would like to construct a storage building for classic cars. John Lien asked Haugrud to explain his vision due to concerns of a junk yard. Haugrud stated the property will be kept neat and orderly with a new nostalgic look. Lien asked where they would be displayed to which Haugrud stated alongside the building as in the 50's. Lien asked what the volume of cars would be to which Haugrud stated he would like to keep his license with late model sales of 4-6 a year. Kaiser asked Haugrud what he meant by having a "store" to which Haugrud stated it would be things for sale associated with cars as in parts, signs, globes and memorabilia. Kaiser asked to clarify to the Board the timeframe a Conditional Use Permit has to be implemented once granted to which Hodgson read the criteria that the use must be implemented within two years or the request must be placed on the Board of Commissioners agenda prior to expiration to request an extension. Thorkildson asked Haugrud how many employees he plans on having to which Haugrud stated possibly two. Bruflodt asked what would be seen on the property to which Haugrud stated just vehicles, some for sale and some for show. Bruflodt asked if there would be

salvage parts outside to which Haugrud stated no, anything on the property will be for sale but there will not be junk and pieces all over. Haugrud continued by saying 80% of the old vehicles on the property will be waiting to ship elsewhere with the other 20% for sale and there is less demand for just the parts anymore. Knutson asked if Haugruds son will also have late model cars there to which Haugrud stated yes between 10/12. Knutson noted the application should have been defined to just state used auto sales, to cover both classic and late model cars. Lien stated that in regards to the application, the Board would need more clarification regarding a structure for storage. If Haugrud is going to construct a storage building for his own use he can accomplish that with a site permit through the Zoning office. If he is proposing to construct a storage structure for rental storage to other people, it would require an approved Conditional Use Permit before doing so, without concrete plans submitted that should not be part of this request.

No one spoke in favor of the application. No one spoke against the application. Written correspondence was received from Lake Park Township Clerk Dale Binde and neighboring property owner Zenas Baer. Both noted concerns regarding: moving entire business from the Lake Park location, will there be a limit on the number of vehicles allowed and if any salvage work is to be done the property should not become a salvage yard or eyesore. Baer suggested a fence or screen to shield such operation from the public. The Board let Haugrud address the concerns and he stated he will not have any food on the property nor the entire business that he currently has in Lake Park and the property will not become a salvage yard.

At this time, testimony was closed and further discussion was held.

Johnson stated any motion should just state auto sales not classic car sales. Jim Bruflodt stated there should be a number as to how many automobiles can be on the property and the reason for the request is to utilize his dealers license to sell. Blomseth stated there should be no food service. Knutson stated you can't just note autos for sale if he wants to sell signs and globes and such. Blomseth stated he wants auto sales, parts for sale, memorabilia, no food service and limit the number of vehicles allowed so the property remains presentable, maybe 15-20 range. Bruflodt stated they must state a number or future property owners could bring in more. Kaiser referred to another recent application where they did limit the number of vehicles on the property. Thorkildson stated that any storage structures for rental auto storage to other people will require a different Conditional Use Permit application due to lack of information.

Motion: Thorkildson made a motion to approve a Conditional Use Permit for Auto sales to include the sale of auto parts, signs and accessories based on the fact the request is not detrimental to the surrounding area. This Conditional Use Permit is approved with the stipulations the auto sales will be limited to 20 cars, there will be no food service on the property, the property will not become a salvage yard and any future proposal for an auto storage rental structure will require a different Conditional Use Permit request. Kaiser

second. All in favor. Motion carried. Recommendations to approve the Conditional Use Permit with stipulations.

New Business:

FIRST ORDER OF BUSINESS: APPLICANT: Kevin Dillenburg 16171 County Hwy 6 Lake Park, MN 56554 **Project Location:** 16171 Cty Hwy 6 **LEGAL LAND DESCRIPTION:** 060018001 Cormorant Township Big Cormorant Lake Pt Govt Lot 10: Comm MC #29 on L Ln 3.51 acres, Section 01, TWP 138, Range 43 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Certificate of Survey to allow one tract of land consisting of 2.90 acres with the remainder of .61 acres to be attached to the neighboring parcel. The request includes a change of zone from agricultural to residential for the one tract only.

Due to weather conditions, Glenn Howe from Anderson Land Surveying was not present to explain the application to the Board. A letter was read by Hodgson from Howe explaining the application. Present in the audience was resort owner Loyse Porter, and Kevin Dillenburg for any further questions regarding the application. The letter explained the property was originally 3.51 acres with an existing easement over the southerly third that was given to Loyse to store boats and docks from the resort operation during off season. Dillenburg wishes to convey A 1-2 to Loyse with the piece being permanently attached to the resort property. The area will contain an easement for Dillenburg to access his sheds behind his house. It was noted on the survey the previous easement given to Loyse for boat and dock storage will be extinguished upon approval of the survey. Although the overall area of the Dillenburg property A 1-1 will be 2.90 acres the area excluding roadways and wetlands will be 1.93 acres, therefore requiring the change of zone request to residential for that tract only. Dillenburg further explained the survey request to the Board. Kaiser asked Loyse if this area could be used to add anything to the resort to which Loyse stated no, the resort is at its maximum limits and this is for storage area only.

No one spoke in favor of the application. No one spoke against the application. There was no written correspondence either for or against the application. At this time, testimony was closed and further discussion was held.

It was the concensus of the Board that the request meets the criteria of the Ordinance.

There was no further discussion by the Commission.

Motion: Kaiser made a motion to approve a Certificate of Survey to allow one tract of land consisting of 2.90 acres with the remainder of .61 acres to be attached to the neighboring parcel and a change of zone from agricultural to residential for the tract A 1-1 only based on the fact the request meets the criteria of the Ordinance. Lien second. All in favor. Motion carried. Recommendation to approve the certificate of survey and change of zone as submitted.

At this time Jim Kaiser excluded himself from the final application due to conflict of interest.

SECOND ORDER OF BUSINESS: APPLICANT: Harvey & Susan Welnel 10516 Drew Ave S Bloomington, MN 55431 **Project Location:** 44229 Juggler Rd Sw **LEGAL LAND DESCRIPTION:** 250245001 Round Lake Township Juggler Lake PT GOVT LOT 4: BEG 660.23' E OF NW SEC COR TH S 346.31' TO POB, CONT S 313.94', E 409.72' TO CTR PUB RD & POINT A, CONT E 299.15' TO CTR RD & POINT B, TH CONT E 384.78' TO WATERS EDGE JUGGLER LK... Section 14, TWP 142, Range 38 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Certificate of Survey to allow two parcels of land. Parcel A consisting of 3.0 acres +/- and Parcel B consisting of 3.60 acres +/- in an Agricultural Zone. The request includes a change of zone to Residential for both parcels due to wetlands.

Scott Walz from Meadowland Surveying explained the application to the Board on behalf of Harvey and Susan Welnel. The owners have a purchase agreement pending on the approval of the Certificate of Survey submitted. The request is to allow two parcels of land consisting of 2.9 acres +/- and 3.50 acres +/- . The request includes a change of zone to residential due to the exclusions of roadway and wetlands equals the usable areas to be 1.6 acres +/- and 2.4 acres +/-.

No one spoke in favor of the application. No one spoke against the application. There was no written correspondence either for or against the application. At this time, testimony was closed and further discussion was held.

Johnson stated the request meets all regulations as submitted.

There was no further discussion by the Commission.

Motion: Johnson made a motion to approve a Certificate of Survey to allow two parcels of land consisting of 3.0 acres +/- and 3.60 acres +/- including a change of zone to Residential for both parcels based on the fact the request meets the criteria of the Ordinance. Thorkildson second. All in favor. Motion carried. Recommendation to approve the Certificate of Survey and zone change as submitted.

THIRD ORDER OF BUSINESS: Final Plat of Leaf Lake Acres, Gary Schander developer.

The zone change and preliminary plat was approved in November 2012. Everything is in order to approve the final plat of 5 parcels.

PREVIOUS MOTION: Kovala made the motion to approve a Preliminary plat consisting of 5 parcels as submitted due to the request meets the criteria of the Ordinance. One Parcel will be a standard sized parcel to stand alone, the other parcels will be connected by deed to adjacent lake lots, and can not be sold one away from the other. The motion includes a Change of Zone for all parcels to residential. Seaberg second. All in favor. Motion carried.

MOTION: Lien made a motion to approve the Final Plat of Leaf Lake Acres as submitted. Blomseth second. All approved. Motion carried. Recommendation to approve the final plat.

FOURTH ORDER OF BUSINESS: Informational Meeting.

The next informational meeting is scheduled for Thursday, April 10, 2013 at 8:00 am in the Third Floor Original Courthouse Meeting Room.

Since there was no further business to come before the Board, Thorkildson made a motion to adjourn the meeting. Lien second. All in favor. Motion carried.

Jim Bruflodt, Chairman

ATTEST

Jeff Moritz, Secretary

Patricia Swenson, Zoning Administrator