

1 **Becker County Planning Commission**
2 **October 11th, 2016**

3
4 **Members Present:** Chairman Jim Bruflodt, Vice Chairman John Lien, Harry Johnston,
5 Ray Thorkildson, County Commissioner Larry Knutson, Jim Kovala, Bob Merritt, Mary
6 Seaberg, Mary Seaworth, Dave Blomseth, Jeff Moritz, Jim Kaiser, Zoning Technician
7 Julene Hodgson and Planning and Zoning Supervisor Dylan Ramstad Skoyles.

8
9 Chairman Jim Bruflodt called the Planning Commission meeting to order at 7:00 pm.
10 Planning and Zoning Supervisor Dylan Ramstad Skoyles recorded minutes. Intros were
11 given.

12
13 Chairman Jim Bruflodt explained the protocol for the meeting and stated that the
14 recommendations of the Planning Commission would be forwarded to the County Board
15 of Commissioners for final action on October 18th, 2016.

16
17 Jim Kovala made a motion to approve the minutes for September 13th, 2016. John Lien
18 seconded. The motion passed.

19
20 **Old Business:**

21
22 **FIRST ORDER BUSINESS: APPLICANTS: Menno and Rebecca Schmucker**
23 **Project Location:** 40226 160th Street **APPLICATION AND DESCRIPTION OF**
24 **PROJECT:** Request a Conditional Use Permit to install and operate a sawmill to do
25 custom sawing for a pallet building business. The request would include the use of a band
26 sawmill for about 1 load of logs per week with the loading of lumber done with pallet
27 jacks- no loaders. *****This was a tabled application from the September 13th, 2016**
28 **Public Hearing.**

29
30 Menno Schmucker explained his application. Equipment would be located inside the
31 buildings.

32
33 John Lien asked about the hours of operation.

34
35 Dale Alcott spoke against the application and stated that the placement created a situation
36 where the fumes from the sawmill would carry over to his house and view would be
37 impeded by the sawmill. At this time, testimony was closed.

38
39 Chairman Bruflodt opened the matter for further disussion by the Board.

40
41 John Lien pointed out that the noise was an issue.

42
43 Larry Knutson discussed how he was not in support of this application and reminded the
44 applicant that it was a conditional use permit and that meant there would be conditions on
45 the number of hours he could operate.

47 Harry asked about the placement of the blower and the noise associated with it and he
48 also asked why they couldn't move it.

49
50 Meno stated he was going to use a quieter blower than those around him. He discussed
51 the location and stated it makes sense where it is proposed because of the layout of the
52 land and the other areas would cause water runoff and ice freeze-up problems.

53
54 Jim Kaiser asked if they would be selling firewood from the mill to which Menno
55 answered no.

56
57 **MOTION: Ray Thorkildson made a motion to approve a Conditional Use Permit to**
58 **install and operate a sawmill to do custom sawing for a pallet building business. The**
59 **request would include the use of a band sawmill for about 1 load of logs per week**
60 **with the loading of lumber done with pallet jacks and no loaders. Stipulations of**
61 **approval included absolute hours of operation 8 to 5 Monday through Friday only.**
62 **John Lien seconded the motion. All in Favor except Larry Knutson, Bob Merritt**
63 **and Jeff Moritz. Majority ruled and Motion carried**

64
65 Joanna Alcott mentioned after the motion had been carried that Menno has another
66 Sawmill that may or may not be permitted.

67
68 **New Business:**

69
70 **FIRST ORDER OF BUSINESS: APPLICANT: James Savig Project Location: Co**
71 **Hwy 11 APPLICATION AND DESCRIPTION OF PROJECT: Request a Certificate**
72 **of Survey for three tracts of land with Parcel 1 consisting of 1.36 lot area, Parcel 2**
73 **consisting of 1.65 lot area and Parcel 3 consisting of 1.16 lot area with a remainder of**
74 **42.79 acres. The request includes a zone change from Agricultural to Residential Zone**
75 **Change for the smaller created tracts and the remainder tract will remain zoned**
76 **Agricultural.**

77
78 Audrey Savig explained the application to the Board. She stated they wish to create three
79 smaller parcels out of the large one to sell.

80
81 Bob Merritt asked about what would be done with the land, were the wetlands taken into
82 consideration regarding the access and buildable areas. Audrey answered yes these will
83 be stand alone buildable pieces of property.

84
85 No one spoke for or against the application. There was no written correspondence either
86 for or against the proposal. At this time, testimony was closed. Chairman Brufloft
87 opened the matter for further discussion by the Board.

88
89 **MOTION: David Blomseth made a motion to approve the request for a Certificate**
90 **of Survey for three tracts of land with Parcel 1 consisting of 1.36 lot area, Parcel 2**
91 **consisting of 1.65 lot area and Parcel 3 consisting of 1.16 lot area with a remainder**
92 **of 42.79 acres. The request includes a zone change from Agricultural to Residential**

93 **Zone Change for the smaller created tracts and the remainder tract will remain**
94 **zoned Agricultural. Jim Kaiser seconded the motion. All in favor. Motion carried.**
95

96 **SECOND ORDER OF BUSINESS: APPLICANT:** Patrick Balsiger **Project Location:**
97 26900 170th Avenue **APPLICATION AND DESCRIPTION OF PROJECT:** Request
98 a Condiditonal Use Permit to allow a venue for hosting gatherings, reunions and
99 weddings utilizing an existing barn on 11.57 acres Thursday through Saturday 8am-12am
100 and Sunday 8am-6pm. All food and beverages will be catered in and there will be no
101 kitchen on site.
102

103 Patrick Balsiger explained the application to the Board. He stated he would like to use the
104 existing barn structure. He would like to include Holidays as part of his request in case
105 someone wants to rent the facilities for fourth of July or Labor Day. He would like to
106 have occassional bands and they would be setup either inside the barn or an enclosed
107 large tent if needed.
108

109 Jim Kaiser clarified what holiday's. Jim Kovala asked if the applicant planned on having
110 outside music.
111

112 Bob Merritt asked about the noise level assosiated with the music. Balsiger stated his
113 closest neighbor is roughly an eighth of a mile away.
114

115 No one spoke for or against the application. There was no written correspondence either
116 for or against the proposal. At this time, testimony was closed.
117

118 Chairman Bruflo dt opened the matter for further disussion by the Board.
119

120 **MOTION: Jim Kaiser made a motion to approve the Conditional Use Permit to**
121 **allow a venue for hosting gatherings, reunions and weddings utilizing an existing**
122 **barn on 11.57 acres Thursday through Saturday 8am-12am and Sunday 8am-6pm**
123 **along with Holidays with the same hours. All food and beverages will be catered in**
124 **and there will be no kitchen on site. Mary Seaworth seconded. All in favor except**
125 **Bob Merritt. Majority ruled with motion carried to approve.**
126

127 **THIRD ORDER OF BUSINESS: Informational Meeting:** The next informational
128 meeting is scheduled for Wednesday, November 2nd, 2016 at 8:00 am in the Third Floor
129 Meeting Room of the Original Courthouse.
130

131 Since there was no further business to come before the Board, Jim Kovala made a motion
132 to adjourn. Ray Thorkildson seconded. Motion carried. The meeting adjourned.
133

134 _____
135 Jim Bruflo dt, Chairman Jeff Moritz, Secretary
136

137 ATTEST _____
138 Dylan Ramstad Skoyles