

**Becker County Planning Commission**  
**April 12<sup>th</sup>, 2022**

**Members Present:** Chairman Dave Blomseth, Tom Disse, Craig Hall, Ray Thorkildson, Kohl Skalin, Jeff Moritz, Tommy Ailie, Harvey Aho, and County Commissioner Larry Knutson, and Zoning Director Kyle Vareberg. **Members Absent:** Mary Seaberg and Chuck Collins

Chairman Dave Blomseth called the Planning Commission meeting to order at 6:00 pm. Introductions were given. Becker County Zoning Office Support Specialist Nicole Hultin recorded the minutes.

Ray Thorkildson made a motion to approve the minutes from the February 8<sup>th</sup>, 2021, 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 would be forwarded to the County Board of Commissioners for final action.

**New Business:**

1. **APPLICANT: Kevin P & Todd A Dirks** 54097 Grant St Osage, MN 56570  
**Project Location:** 54097 Grant St Osage, MN 56570 **LEGAL LAND DESCRIPTION:** Tax ID number 21.0109.000 Section 17 Township 140 Range 036; GOVT LOTS 1 & 2 EX 10 AC TO BURR, 13.65 AC TO SARGENT & 6 AC TO 21.0109.001. **Todd A & LeeAnn M Dirks** 54125 Grant St Osage, MN 56570 **Project Location:** 54125 Grant St Osage, Mn 56570 **LEGAL LAND DESCRIPTION:** Tax ID number 21.0109.001 Section 17 Township 140 Range 036; EAST 175' OF GOVT LOT 1, WEST 100' OF NE1/4 NW1/4 & PT GOVT LOT 2: BEG NE COR GOVT LOT 2 TH S 138.60', W TO STRAIGHT LK NWLY AL LK TO N LN GOVT LOT 2, TH E AL N LN TO POB EX TWP RD. **Kevin P & Todd A Dirks** 54097 Grant St Osage, MN 56570 **Project Location:** TBD Grant Street Osage, MN 56570 **LEGAL LAND DESCRIPTION:** Tax ID number 21.0104.000 Section 17 Township 140 Range 036; NE1/4 OF NW1/4 LESS WEST 100' AKA 3 AC, NW1/4 NE1/4 & NE1/4 OF NE1/4 **APPLICATION AND DESCRIPTION OF PROJECT:** Request to amend a Conditional Use Permit for an expansion to an existing licensed resort for twenty-six (26) units granted by the Planning Commission on October 12<sup>th</sup>, 2021. The amendment will be for a non-shoreland multi-unit development classification located adjacent to the existing resort.

Vareberg clarified the reasons for the changes being made since the October 12<sup>th</sup>, 2021, Planning Commission Hearing. He consulted with the County Attorney's Office and was

47 advised the expansion beyond 1000 feet of the lake would need a variance or be  
48 considered a separate project. The option chose was to amend the original request for an  
49 expansion to the existing resort with a new non-shoreland multi-unit development located  
50 outside of the shoreland area on the property.

51  
52 Vareberg stated the within one thousand (1000) feet of the lake they have forty thousand  
53 (40,000) square feet of useable area and that they would like to be able to use that as  
54 needed based on the changing needs and preferences of the customers as opposed to  
55 stipulating seasonal or transient. Seasonal sites require 2000 square feet and transient  
56 camping/tenting requires 400 square feet. This would be monitored by the zoning office  
57 on a yearly basis. He said outside of the shoreland (one thousand (1000) feet of the lake)  
58 they have approximately 5,000,000 square feet of useable area.

59  
60 Skalin questioned the size of each unit pad.

61  
62 Vareberg stated they are 60 x 60 or 3600 square feet.

63  
64 Knutson asked if there would be any changes to the shoreline.

65  
66 Vareberg said no.

67  
68 Skalin asked if there was an access.

69  
70 Todd Dirks confirmed.

71  
72 Greg Stevenson, neighbor, spoke on his concerns with the location and odor of the  
73 dumpster, and how an increase in garbage from more people would affect that. Stevenson  
74 asked if the dumpster could be relocated.

75  
76 Skalin asked Dirks if there was a location he would be willing to relocate the dumpster.

77  
78 Dirks commented that he thought they were doing everything they could with the  
79 dumpster.

80  
81 Blomseth asked if fish guts are put in the dumpster.

82  
83 Dirks said no.

84  
85 Ailie asked if there was a fence around the dumpster.

86  
87 Dirks confirmed there is.

88  
89 Skalin commented on the potential increase in garbage volume and asked if the site has  
90 the capability of holding another dumpster.

91  
92 Dirks said it does.

93  
94 Skalin commented that he thinks they could find another place to put the dumpster.  
95  
96 Dirks stated the inconvenience of relocating it as it is already set up in a fenced in area.  
97  
98 Hall asked about the possibility of moving the dumpster by the barn to the east.  
99  
100 Dirks reiterated the difficulty of moving it.  
101  
102 Ailie asked if moving it would be harder for the campers to get to for dumping garbage.  
103  
104 Dirks stated that they collect all the garbage and dump it; the campers do not.  
105  
106 Testimony closed.  
107  
108 Vareberg noted another concern of increased boat traffic he received by phone from a  
109 neighbor.  
110  
111 Skalin stated that he thinks its reasonable to request the dumpster site to be moved.  
112  
113  
114 **MOTION: Skalin motioned to approve the application with the stipulation**  
115 **that they move the dumpster, and that Kyle Vareberg would help determine**  
116 **that location.; Hall second. Roll Call; All in Favor. Motion carried.**  
117  
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120 **2. APPLICANT: Josh & Kayla Swangler** 21246 Co Hwy 29 Rochert, MN  
121 56578 **Project Location:** 18178 Co Hwy 29 Detroit Lakes, MN 56501  
122 **LEGAL LAND DESCRIPTION:** Tax ID number: 10.0379.000 Section 23  
123 Township 139 Range 040; 23-139-40 PT SE1/4 SE1/4: COMM SE COR SEC  
124 23, N 1215.56', W 38.72' TO POB; W 225.28', S 91.24', E 18.27', S 39.18', E  
125 60.25', SLY 169.06', ELY AL HWY 125.45', N AL HWY 269.30' TO POB.  
126 **TRACT C. APPLICATION AND DESCRIPTION OF PROJECT:**  
127 Request a Final Plat for a five (5) unit Multi-Unit Storage Development to be  
128 known as PRIORITY STORAGE OF THE LAKES.  
129  
130 Vareberg introduced the application and stated that the Preliminary Plat was previously  
131 approved for eleven (11) units. They are requesting a Final Plat for five (5) now and the  
132 next six (6) will come in a supplemental phase.  
133  
134 Josh Swangler presented the application and said nothing has changed since the  
135 Preliminary Plat approval.  
136  
137 Testimony closed.  
138

139 **MOTION: Aho motioned to approve the application; Moritz second. Roll**  
140 **Call; All in favor. Motion carried.**

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144 **3. APPLICANT: Foltz Acres LLC** 19097 Frontage Rd Detroit Lakes, MN  
145 56501 **Project Location:** 18952 Stony Rd Detroit Lakes, MN 56501 **LEGAL**  
146 **LAND DESCRIPTION:** Tax ID number: 08.0347.000 Section 21 Township  
147 139 Range 041; 21-139-41 PT E1/2 NE1/4 NE1/4: BEG NE COR SEC 21, W  
148 660.8', S 792.2', E 660.4', N 792' TO POB. **APPLICATION AND**  
149 **DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to  
150 operate a truck terminal, shop, and yard.

151

152 Vareberg commented that this is going to be used for trailer parking but did not want the  
153 permit to limit them to just that in case they need to expand in the future with buildings to  
154 operate their current business.

155

156 Ken Foltz spoke and reiterated that the intention at this time is to just be trailer parking.

157

158 Skalin asked if they would mine gravel out of there.

159

160 Foltz said yes.

161

162 Skalin asked if they would need a Conditional Use Permit.

163

164 Vareberg said no, as this would be a one-time thing.

165

166 Foltz stated that he has discussed the weed issue on the property with Marsha Watland,  
167 and that she will be coming to the property in May, so that they can develop a plan to  
168 manage them.

169

170 Knutson asked if the Minnesota Cooperative Noxious Weed Agreement requested by  
171 Marsha Watland needed to be signed before they make a decision.

172

173 Vareberg said it wasn't specified when he needed to sign it.

174

175 Skalin asked about a screen to protect the development to the North from dust.

176

177 Foltz stated they are open to putting up some sort of screen.

178

179

180 **MOTION: Skalin motioned to approve with the stipulation that the**  
181 **Minnesota Cooperative Noxious Weed Agreement be signed before the**  
182 **County Board of Commissioners meeting on April 19<sup>th</sup>, 2022; Ailie second.**  
183 **Roll Call; All in favor. Motion carried.**

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- 4. APPLICANT: D G Investments LLC** 290 Shorewood Dr Detroit Lakes, MN 56501 **Project Location:** TBD Hwy 34 Detroit Lakes, MN 56501  
**LEGAL LAND DESCRIPTION:** Tax ID number: 08.1049.304 Section 25 Township 139 Range 041; HILLCREST ACRES Lot 004 Block 001 25-139-41 LOT 4 HILLCREST AC LESS .1AC (PT 8-432). PT NE1/4 NE1/4, PT SE1/4 NE1/4: COMM NE COR LOT 4 BLK 1 HILLCREST AC, S 145.71' TO POB; S 145.71', S 305.83' TO N ROW TH 34, NE 122.39' AL HWY, NW 277.56' TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Change of Zone from Commercial/Residential to Residential.

Vareberg explained the history of that corridor between County Road 141 and County Hwy 25 being “strip-zoned” as a certain number of feet off the Highway being zoned commercial with the remainder as residential even though the use is predominately residential.

Glen Disse stated that by changing it to residential only, it makes it easier for potential buyers to get a loan.

Skalin asked if he would still plan on using the property for commercial use if the change of zone is granted.

Disse commented that there is currently no business being operated right now, but that the potential buyer would plan on running his business out of the shop on the property.

Knutson asked how a Commercial/Residential zoned parcel works.

Vareberg commented that there is uncertainty as to how or why it happened that way as there were multiple residential homes in existence before this corridor was zoned.

Testimony Closed

Ailie asked for clarification that the use would be the same, and that this change was just essentially making it easier for a buyer to get a loan.

Vareberg confirmed.

Knutson asked if they buyers would then need to get a CUP to use the shop for business.

Vareberg said an existing business could operate as a non-conforming use, however a new business would need a CUP.

**MOTION: Ailie motioned to approve.; Hall second. Roll Call; All in favor. Motion carried.**

231           **5. APPLICANT: Raymond & Kristine Johnston** 27185 Little Floyd Lake Rd  
232           **Project Location:** 22966 Co Hwy 21 Detroit Lakes, MN 56501 **LEGAL**  
233           **LAND DESCRIPTION:** Tax ID number: 24.0197.000 Section 26 Township  
234           140 Range 041; 26-140-41 PT SW1/4 SW1/4; PT NE1/4 SW1/4: COMM SW  
235           COR SEC 26 E 782.20' TO POB; N 38.20', ELY 358.22', N 927.34', NELY  
236           428.01', W 998.76', S 945.47', E 487.77', S 390.48' TO POB.  
237           **APPLICATION AND DESCRIPTION OF PROJECT:** Request a  
238           Conditional Use Permit for storage units.

239

240 Ray Johnston presented the application.

241

242 Hall commented on the neighbor letters regarding the junk on the property.

243

244 Johnston stated that he reached out to three (3) of the neighbors before the hearing with  
245 hopes of discussing his plans. He stated that his intentions are to clean up the property  
246 this summer.

247

248 Craig asked what items on the property he is planning to clean up.

249

250 Johnston stated that there is a lot of old machinery and grain bins on the property and that  
251 his intent is to clean up everything this summer.

252

253 Knutson asked how long the Blais' have lived on the neighboring property.

254

255 Johnston stated that he thought about fifteen (15) years.

256

257 Knutson commented that the Blais' had an understanding when they moved in that the  
258 property was going to be cleaned up at that time.

259

260 Johnston reiterated his intent to get it cleaned up.

261

262 Skalin commented that he has an intent, but asked Johnston if he has a plan of action.

263

264 Johnston said he has the equipment to do it.

265

266 Disse asked where it would go once he cleans it up.

267

268 Johnston stated that some of it would be junked, some would be sold, and that it would  
269 not be moved from one property to another unless he was moving it to sell. He said he  
270 has no intent to save anything.

271

272 Skalin asked if he was planning to remove the feed mill.

273

274 Johnston said he was unsure at this time.

275

276 Vareberg explained that we will be permitting the portion of this parcel that is going to be  
277 sold and that Johnston does not plan to be the one operating the storage units, the  
278 potential buyer will.  
279  
280 Aho asked Johnston when he plans to sell the property.  
281  
282 Johnston stated within the next 90 days.  
283  
284 Disse asked if any earnest money had been put down.  
285  
286 Johnston said yes.  
287  
288 Vareberg explained that it is not uncommon for a property owner to be tasked with the  
289 responsibility of obtaining a Conditional Use Permit before a sale happens.  
290  
291 Knutson asked which portion of the property was going to be sold.  
292  
293 Vareberg stated 2.8 acres.  
294  
295 Vareberg asked if there were any intentions of using the existing building for storage.  
296  
297 Johnston said, no, not the existing building. There are a couple buildings currently sitting  
298 on blocks on the property and those will be used for storage.  
299  
300 Vareberg asked if he would ever want to use the barn for storage and if he wanted to  
301 include that in this request also.  
302  
303 Johnston said yes.  
304  
305 Clarification was made that the request is for the entire parcel, not just the portion to be  
306 sold.  
307  
308 All letters of opposition were received and read by the Planning Commission members  
309 before the hearing. Copies of all letters are on file with the Becker County Planning and  
310 Zoning office.  
311  
312 Testimony closed.  
313  
314 Skalin asked if permitting the entire track would outside storage be allowed as well.  
315  
316 Vareberg stated that typically there are many different deciding factors that go into play  
317 when deciding what is and isn't allowed for each conditional use permit.  
318  
319 Disse commented that he had storage units for thirty-six (36) years and that if he didn't  
320 keep them clean, people wouldn't rent from him.  
321

322 Knutson commented that he thinks there should be conditions.  
323  
324 Skalin and Hall agreed.  
325  
326 Moritz stated that there should be a timeline or a surety of some sort.  
327  
328 Hall asked if we can make the cleanup a contingency before issuing the Conditional Use  
329 Permit.  
330  
331 Skalin asked if the contingency would be for the whole parcel or just the portion being  
332 sold.  
333  
334 Blomseth stated it should be for the whole parcel.  
335  
336 Thorkildson asked how many units there would be.  
337  
338 Johnston said the intent is to file for a site permit to have those two buildings that are on  
339 blocks put together as one unit. The total impervious surface coverage would be thirty-  
340 five percent (35%) which would allow for additional gravel space or future plans.  
341  
342 Concerns were shared about the unsightliness of the buildings to be used for the storage  
343 shed.  
344  
345 Ailie stated that they should stipulate a timeline for cleanup, but not stipulate the  
346 appearance of the sheds.  
347  
348 Moritz asked Johnston how long he thinks it would take to clean up the parcel.  
349  
350 Johnston said the summer, but the mill may take longer.  
351  
352 The members agreed that fixed structures were a different story, and that the stipulation  
353 should be placed on non-fixed items.  
354  
355 After some discussion it was agreed that August 15<sup>th</sup>, 2022, would be a reasonable  
356 deadline for clean-up of non-fixed objects.  
357  
358 **MOTION: Ailie motioned to approve the request for the entire parcel with**  
359 **the stipulation that clean-up of non-fixed objects in view from Highway**  
360 **twenty-one (21) to the northerly edge of the new property line be completed**  
361 **by August 15<sup>th</sup>, 2022 or site permits would not be granted for storage units.;**  
362 **Skalin second. Roll Call; All in favor. Motion carried.**  
363  
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365 **6. APPLICANT: Gerald Wettels 29288 Co Hwy 37 Ponsford, MN 56575**  
366 **Project Location: TBD County Hwy 35 Ponsford, MN 56575 LEGAL**  
367 **LAND DESCRIPTION: Tax ID number: 25.0106.000 Section 34 Township**

368 141 Range 038; S1/2 OF NE1/4 **APPLICATION AND DESCRIPTION OF**  
369 **PROJECT:** Request a Conditional Use Permit for mining operations.

370  
371 Vareberg requested to table this application on behalf of Soil and Water until the May  
372 Hearing to allow time for Soil and Water to visit the property.

373  
374 **MOTION: Aho motioned to approve the request to table.; Skalin second.**  
375 **Roll Call; All in favor. Motion carried.**

376  
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378 **7. APPLICANT: The Wilds Resort & Campground LLC** 45120 Maple  
379 Shores LN Osage, MN 56570 **Project Location:** 45120 Maple Shores LN  
380 Osage, MN 56570 **LEGAL LAND DESCRIPTION:** Tax ID number:  
381 28.0073.000 Section 15 Township 140 Range 038; 15-140-38 GOVT LOT 1.  
382 LESS 4.33AC (28-73-1, 28-80-0, -1, -2, -3). LESS PT LOT 4 WILD SHRS).  
383 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a  
384 Conditional Use Permit to amend an existing permit; document number  
385 657161 from the existing thirty-one (31) Seasonal RV sites to twenty-nine  
386 (29) Seasonal RV sites and two (2) optional sites based on density.

387  
388 Dan Francis presented the application. He stated the tent-like structures they are  
389 proposing will be constructed on a deck base.

390  
391 Skalin asked how big the structures will be.

392  
393 Francis said one will be twenty (20) feet by thirty (30) feet, and the other will be twenty  
394 (20) feet by (18) feet.

395  
396 Skalin asked if they will take them down in the winter.

397  
398 Francis said they shouldn't have to, but it will be dependent upon snow load over the  
399 winter.

400  
401 John Racer, neighbor, spoke in favor of the application.

402  
403 Testimony closed.

404  
405 **MOTION: Skalin motioned to approve.; Aho second. Roll Call; All in favor.**  
406 **Motion carried.**

407  
408  
409 **Other Business:**

410  
411 I) **Tentative Date for Next Informational Meeting: May 4<sup>th</sup>, 2022;** 8:00 am; 3<sup>rd</sup> Floor  
412 Meeting Room in the Becker County Courthouse, Detroit Lakes, MN.

413

414 **Since there was no further business to come before the Board, Thorkildson made a**  
415 **motion to adjourn. Aho second. All in favor. Motion carried. The meeting**  
416 **adjourned at 7:25 pm.**

417

418

419

420 **David Blomseth, Chairman**

**Jeff Moritz, Secretary**

421

422 ATTEST

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**Kyle Vareberg, Zoning Administrator**