

Becker County Planning Commission
July 12th, 2022

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

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.

Mary Seaberg made a motion to approve the minutes from the June 7th, 2022, meeting. Ailie 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: Brian L Johnson & Julie A Johnson** 28191 Mountain Rd Detroit Lakes, MN 56501 **Project Location:** TBD Highland Dr Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID number: **08.0426.000** Section 25 Township 139 Range 041; 25-139-41 PT SW1/4 SW1/4: COMM SW COR SEC 25, N 427.86', E 320.06', S 427.85', W 320.06' TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Preliminary Plat for a Common Interest Community consisting of twelve (12) units to be known as HIGHLAND STORAGE.

Scott Walz with Meadowland Surveying presented the application. Walz mentioned the intent is for one large building with dividing walls with the twelfth (12th) unit to be for Johnson's personal use. Apex Engineering has done the preliminary work on the stormwater and grading plan. It was also noted that they are the engineers for the work being done on Highland Drive, so they coordinated this design work to work with that.

Testimony closed.

MOTION: Seaberg motioned to approve the application as presented; Skalin second. Roll Call; All in favor. Motion carried.

46 **2. APPLICANT: Dana Holland & Shirlee A Holland** 1828 Co Hwy 52
47 Rothsay, MN 56579 **Project Location:** TBD Thunderbolt Ranch Rd Lake
48 Park, MN 56554 **LEGAL LAND DESCRIPTION:** Tax ID Number:
49 **06.0422.007** Section 33 Township 138 Range 043; 33-138-43 PT SW1/4
50 NE1/4, PT NW1/4 SE1/4, PT NE1/4 SE1/4: COMM NW COR SW1/4 NE1/4,
51 S 225.74', SE 1172.6', SW 198', SWLY 430.19' TO POB; ELY 826.9', SLY
52 540.05', W 676.45', N 704.29' TO POB. TRACT I. Tax ID Number:
53 **06.0422.005** Section 33 Township 138 Range 043; 33-138-43 PT N1/2 SE1/4:
54 COMM NW COR SW1/4 NE1/4, S 225.74', SE 1172.6', SW 198', SE 782.13'
55 TO RD, SLY AL RD 741.73' TO POB; W 676.45', S 701.48', E 410.76', NE
56 388.72' TO RD, NLY AL RD 450.79' TO POB AKA TRACT C.
57 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a
58 Preliminary Plat for a Common Interest Community consisting of sixty-seven
59 (67) units to be known as THUNDERBOLT RANCH STORAGE.
60
61

62 Scott Walz with Meadowland Surveying presented the application. Walz commented that
63 this is a storage condominium and not a commercial storage building. The plan is for
64 sixty-seven units on twenty (20) acres of land involving two (2) parcels. The parcel to the
65 south will be mostly green space.

66 Walz stated that the intention is to do this in phases with the first phase likely being only
67 ten (10) to (20) units to see what the demand is for potential buyers. He commented that
68 if they don't get buyers, then they may not do more.
69

70 Hall asked where phase one (1) would be located.

71 Walz said they would likely start with the units on the roadside and work their way in.
72

73 Josh Voth, neighbor, spoke in opposition of the application and shared his concerns about
74 traffic and dust in their peaceful neighborhood. He commented that there are already
75 storage units in the vicinity that generate a lot of traffic.
76

77 It was noted that no new letters besides the ones the board had already received and read
78 had been received.
79

80 Testimony closed.
81

82 Skalin commented that this meets the guidelines of the ordinance.
83

84 Knutson commented that the property has the potential to be split in as many as eight (8)
85 residences and that would likely generate more traffic than these proposed storage units
86 would.
87

88
89 **MOTION: Skalin motioned to approve the application as submitted;**
90 **Disse second. Roll Call; All in favor. Motion carried.**
91

92 **3. APPLICANT: Erica L & Eric Zurn** 18633 Co Hwy 14 Callaway, MN
93 56521 **Project Location:** TBD 350th St Ogema, MN 56569 **LEGAL LAND**
94 **DESCRIPTION:** Tax ID number: **30.0142.000** Section 33 Township 142
95 Range 042; NW1/4 OF NW1/4 **APPLICATION AND DESCRIPTION OF**
96 **PROJECT:** Request a Conditional Use Permit to operate a feedlot.
97
98

99 **MOTION: Skalin motioned to table the Zurn application until we had more**
100 **information; Hall second. Roll Call; All in favor. Motion carried.**
101
102
103

104 **4. APPLICANT: Kevin & Brandi M Schlauderaff** 23960 Co Rd 144 Detroit
105 Lakes, MN 56501 **Project Location:** 24316 Co Rd 144 Detroit Lakes, MN
106 56501 **LEGAL LAND DESCRIPTION:** Tax ID number: **08.0107.003**
107 Section 08 Township 139 Range 041; S1/2 NW1/4 SW1/4 & SW1/4 OF
108 SW1/4 LESS 10 ACRES and Tax ID number: **08.0107.002** Section 08
109 Township 139 Range 041; NW1/4 NW1/4 SW1/4 **APPLICATION AND**
110 **DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for
111 mining operations.
112

113 Mike Hough presented the application and stated that the plan is to start in the Southeast
114 (SE) corner and move towards the North (N)-Northwest (NW).
115

116 Michelle Prindle, neighbor, spoke and shared concerns regarding the type of mining and
117 if there are any potential health concerns with the mining request.
118

119 Dan Harstad, neighbor, spoke in opposition of the application and shared his concerns
120 with the existing and potential traffic if this application is approved. Harstad asked what
121 the hours of operation would be.
122

122 Knutson said 7:00 a.m. to 7:00 p.m.
123

124 Todd Boit, neighbor, spoke in opposition of the application and shared his concerns with
125 the increase in traffic.
126

127 Testimony closed.
128

129 Hall stated that there is already a gravel pit in the area, and it seems like a perfect fit for
130 this area.
131

132 Skalin commented that it seems like an industrial area with the landfill, a welding
133 company, and gravel pit already operating off that road and this seems like a good place
134 in his opinion.
135

136 Seaberg pointed out that if this were for a state or federal project that they could just
137 come and take the dirt without a permit and would do it in a much quicker time frame.

Knutson said it is a high traffic road, but it is built for that. He also stated that there has been discussion on improving that road.

MOTION: Skalin motioned to approve the application as submitted; Moritz second. Roll Call; All in favor. Motion carried.

5. APPLICANT: Armand C & Maricela Radke 48 Groveland Terr Unit T106 Minneapolis, MN 55403 **Project Location:** TBD Cty Hwy 29 Frazee, MN 56544 **LEGAL LAND DESCRIPTION:** Tax ID number: **10.0549.001** Section 35 Township 139 Range 040; PT NE1/4 OF SE1/4, PT SW1/4 OF NE1/4, & PT SE1/4 OF NE1/4; BEG SW COR NE1/4 SE1/4, TH N 1319.58' TO SE COR SW1/4 NE1/4 TH W 366.34', N 1003.48', E 228.68', N 76.12', E 125', S 17.45', E 330.36', SE 496.73', NE 183.89', SELY 69.88', SW 185', SW 450.09', SE 614.43' TO HWY, SW AL HWY 1604.47' TO S LN NE1/4 SE1/4, & W 3.21' AL S LN TO BEG and Tax ID number: **10.0552.002** Section 35 Township 139 Range 040; BEG 249.58' NE OF SW COR OF SE1/4 OF NE1/4 TH SE 614.43' TO HWY, NE AL HWY 400' TO RD, NW AL RD 325.05', SW 185' & SW 450.09' TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for a non-shoreland multi-unit development for twelve (12) sites/units and to operate equine related activities with boarding.

Armand Radke presented the application. He explained that there has been a horse ranch there for many years. They turned a pole barn into a horse ranch with an indoor/outdoor arena, but they are unable to use it year-round as much anymore so they would like it to be available for others to use. They would basically be converting it from personal use to seasonal use.

Testimony closed.

Seaberg asked if the driveway that goes past the yellow house is an easement.

Radke said yes, and that he has talked with the property owner about this, and he is fine with this request. Radke said he also talked with another neighbor who had no objections either.

MOTION: Hall motioned to approve the application as submitted; Ailie second. Roll Call; All in favor. Motion carried.

183 **6. APPLICANT: JoAnne P Robson Trust** PO Box 3739 Lihue, HI 96766
184 **Project Location:** 29751 Tageto Rd Ogema, MN 56569 **LEGAL LAND**
185 **DESCRIPTION:** Tax ID number: **32.0413.000** Section 08 Township 141
186 Range 040; SUGAR BUSH HGTS 4TH LOT 5. **APPLICATION AND**
187 **DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to
188 construct a fence to be six (6) feet high along the right-of-way of a township
189 road.
190

191 Vareberg commented that he had spoken with the architect who stated the purpose of the
192 fence is for privacy and safety.
193

194 Peter Robson was there to answer questions.
195

196 Blomseth asked if this was designed to be enclosed with a gate.

197 Robson said eventually, yes, and explained the fence will follow the grade of the
198 property.
199

200 Skalin asked if Robson had spoken with the township.

201 Robson said yes and they had no objections.
202

203 Testimony closed.
204

205 Ailie said given the slope of the land it probably sits lower than most four (4) foot high
206 fences.
207

208 **MOTION: Disse motioned to approve the application as submitted; Ailie**
209 **second. Roll Call; All in favor. Motion carried.**
210

211

212 **Other Business:**
213

214 **I) Tentative Date for Next Informational Meeting: August 3rd, 2022; 8:00 am; 3rd**
215 Floor Meeting Room in the Becker County Courthouse, Detroit Lakes, MN.
216

217 **Since there was no further business to come before the Board, Moritz made a**
218 **motion to adjourn. Skalin second. All in favor. Motion carried. The meeting**
219 **adjourned at 6:38 pm.**
220

221

222

223 _____
David Blomseth, Chairman

Jeff Moritz, Secretary

224

225 ATTEST
226

227

228

Kyle Vareberg, Zoning Administrator