

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

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

Chairman Dave Blomseth called the Planning Commission meeting to order at 6:08 pm. Introductions were given. Becker County Zoning Technician Nicole Hultin recorded the minutes.

Kohl Skalin made a motion to approve the minutes from the September 14<sup>th</sup>, 2022, 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: Michael D Anderson** 213 Willow St E Detroit Lakes, MN 56501 **Project Location:** TBD Co Hwy 4 Lake Park, MN 56554 **LEGAL LAND DESCRIPTION:** Tax ID number: **06.0376.002** Section 31 Township 138 Range 043; 27-138-43 PT GOVT LOT 1, 2: COMM E QTR COR SEC 27 N 669.9', W 937.2' TO POB; N 500.5', W 1289.61', S 488.13' TO CTR RD, E AL RD 108.55', S 118.73' TO IDA LK, E AL LK TO W LN TRACT DOC 672418', N 125.61' TO CTR RD, E AL RD 419.05' TO POB. TRACT A. **APPLICATION AND DESCRIPTION OF PROJECT:** Request approval of a Final Plat for five (5) riparian lots and one (1) non-riparian lot to be called IDA NORTH SHORE ADDITION.

As there was no one to speak to the application, testimony was closed.

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

2. **APPLICANT: Bradley Olek** 12803 140<sup>th</sup> Ave N Felton, MN 56536 **Project Location:** TBD Bird Dog Rd Audubon, MN 56511 **LEGAL LAND DESCRIPTION:** Tax ID Number: **02.0226.004** Section 32 Township 139 Range 042; 32-139-42 PT GOVT LOT 3,4,6, PT NW1/4 NE1/4: COMM NLY COR LOT 1 BLK1 COURAGE VIEW BCH SE 444.59' TO POB; NW 444.59', NLY 130.75', SE 304.4', N 154.2', E 52.84', N 154.20', E 52.84', NLY

295', ELY 412.05', SE 348.35', SLY 650.28' TO LIT CORM LK, NWLY AL LK 307.94', NLY 238.69' TO POB. & PT GOVT LOT 6: COMM NLY COR LOT 1 BLK 1 COURAGE VIEW BCH, NWLY 238.98', SE 304.4', N 154.2', E 52.84', N 154.20', E 52.84', NLY 295', ELY 412.05', SE 348.35', SLY 259.73' TO POB; SE 6.21', SELY 148.19', SE AL CURVE 144.26', SE 80.91', S 338.32' TO LIT CORM LK, NW AL LK 383.95', NLY 392.55' TO POB.  
**APPLICATION AND DESCRIPTION OF PROJECT:** Request approval of a Final Plat for DON'S ANGELS ADDITION.

As there was no one to speak to the application, testimony was closed.

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

**3. APPLICANT: Grimes LLC** 11067 Co Hwy 17 Detroit Lakes, MN 56501  
**Project Location:** 25296 S Melissa Dr Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number: **19.0548.000** Section 28 Township 138 Range 041; 28-138-41 PT SE1/4 SW1/4: COMM NE COR LOT 5 DACOTAH BCH 5TH, S 432.77', SE 115.43', W 4.56' TO E ROW CSAH 17, S 548.44' TO POB; E 200.12', N 99.95', N 199.64', E 102.16' TO W ROW US HWY 10, S AL HWY 599.1', W 212.58', N 276.84' TO POB.  
**APPLICATION AND DESCRIPTION OF PROJECT:** Request approval of a Final Plat for phase one (1) of a multi-unit storage structure development consisting of eleven (11) units to be called South Melissa Storage.

Brandon Grimes presented the application.

Skalin asked Grimes about the letter received regarding planting trees.

Grimes said when everything is said and done, he is planning to plant a small row of trees.

Hultin read into record the following letter:

Dear planning and zoning Dept., I want to add this notation for consideration at your Oct 12th meeting. I would like to suggest the Grimes LLC project restore a row of trees on the outer west side. This would help to restore the loss of all the trees on the property. While I realize the trees needed to be removed, the new ones would add a nice view from County Hwy. 17. Several neighbors also thought this was a good idea. It could help reduce the industrial look of the 11 identical large buildings. I would come to the meeting myself, but my recent

cancer treatments prevent it. Thanks to Mr. Grimes for constructing nice looking buildings. I do however feel this would enhance his development look even more. Thank You, Dawn Blanchard

Testimony closed.

**MOTION: Hall motioned to approve the application with notation that Grimes LLC is planning to plant some trees in the future at his discretion; Skalin second. Roll Call; All in favor. Motion carried.**

**4. APPLICANT: Kevin P Byer** PO Box 261 Osage, MN 56570 **Project Location:** 54958 & 54980 St Hwy 34 Park Rapids, MN 56470 **LEGAL LAND DESCRIPTION:** Tax ID Number: **21.0172.000** Section 20 Township 140 Range 036; SE1/4 OF SE1/4 LYING E OF LK & RIVER LESS 7.36 AC TO STATE LESS HWY & TR SOLD.; Tax ID Number: **21.0173.001** Section 20 Township 140 Range 036; PT SE1/4 OF SE1/4 BEG 293.6' N & 33' W OF SE COR SE1/4; TH W 75', S TO HWY, NE'LY 93' TO N 120' TO BEG. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Change of Zone from Industrial to Commercial.

As there was no one to speak to this application, testimony was closed.

Ailie commented that it makes sense as the surrounding properties are commercial.

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

**5. APPLICANT: Christopher & Jeanie M Coborn** 54725 Sunset St Osage, MN 56570 **Project Location:** 54725 Sunset St Osage, MN 56570 **LEGAL LAND DESCRIPTION:** Tax ID number: **21.0185.004** Section 20 Township 140 Range 036; 20-140-36 PT E1/2 NE1/4 S OF LN: COMM NE COR SEC 20, S 1320' TO POB; W 1349.68' AND TERM. & N OF LN: COMM SE COR SE1/4 NE1/4, N 191.62', W 510.04', NW 217.5', W 454.64', S 294.06', S 6.41', SW 88.83' TO LK AND TERM. (INCL TRACT A). **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for storage.

Christopher Coborn presented the application.

139 Hall asked, regarding outside storage, if he's willing to keep it on the west side away  
140 from the road.  
141  
142 Coborn said yes, if anything is stored outside it will be on the west side.  
143  
144 Knutson asked what he was thinking of having for outside storage.  
145  
146 Coborn said bulk items like boats and maybe RVs, but for the time being he is just  
147 planning for boats.  
148  
149 Moritz asked if any outside storage would be there long-term.  
150  
151 Coborn doesn't foresee any long-term storage.  
152  
153 Hultin read the following letter into record:  
154  
155 From,  
156 Cheri Johnson  
157 24657 Washington Dr.  
158 Osage, MN 56570  
159  
160 As it pertains to,  
161  
162 APPLICANT: Christopher & Jeanie M Coborn 54725 Sunset St Osage, MN  
163 56570 Project  
164 Location: 54725 Sunset St Osage, MN 56570 LEGAL LAND DESCRIPTION: Tax  
165 ID number:  
166 21.0185.004 Section 20 Township 140 Range 036; 20-140-36 PT E1/2 NE1/4 S  
167 OF LN: COMM NE  
168 COR SEC 20, S 1320' TO POB; W 1349.68' AND TERM. & N OF LN: COMM SE  
169 COR SE1/4  
170 NE1/4, N 191.62', W 510.04', NW 217.5', W 454.64', S 294.06', S 6.41', SW  
171 88.83' TO LK AND  
172 TERM. (INCL TRACT A). APPLICATION AND DESCRIPTION OF PROJECT:  
173 Request a  
174 Conditional Use Permit for storage.  
175  
176 I am a property owner within visual site of a portion of the above referenced  
177 property, being northwest across Straight Lake  
178 from it.  
179 Should this conditional use comply with all applicable laws and regulations, we  
180 have no opposition to the request and encourage  
181 the Planning Commission to allow this conditional use.  
182  
183 Testimony closed.  
184

185           **MOTION: Moritz motioned to approve the application with the stipulation**  
186           **that outside storage only be on the west side of the building and that any**  
187           **storage longer than one year be screened from public view.; Hall second. Roll**  
188           **Call; All in favor. Motion carried.**

189  
190

191   **Other Business:**

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193   **I) Tentative Date for Next Informational Meeting: November 2<sup>nd</sup>, 2022; 8:00 am; 3<sup>rd</sup>**  
194           **Floor Meeting Room in the Becker County Courthouse, Detroit Lakes, MN.**

195

196   **Since there was no further business to come before the Board, Aho made a motion**  
197   **to adjourn. Skalin second. All in favor. Motion carried. The meeting adjourned at**  
198   **6:21 pm.**

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203   **David Blomseth, Chairman**

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**Jeff Moritz, Secretary**

203

204   **ATTEST**

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Kyle Vareberg, Zoning Administrator