

Becker County Planning Commission
May 31st, 2023

Members Present: Chairman Dave Blomseth, Tom Disse, Kohl Skalin, Tommy Ailie, County Commissioner Erica Jepson, Commissioner John Okeson, Harvey Aho, Nick Bowers, Steve Lindow, Jeff Moritz, Kim Mattson, Craig Hall, and Zoning Director Kyle Vareberg. **Members Absent:** Mary Seaberg

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

Harvey Aho made a motion to approve the minutes from the April 26th, 2023, meeting and the May 16th, 2023, special meeting. Disse 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: Richard C & Darci D Strand** 1131 136th Ave NE Finley, ND
Project Location: 13370 270th Ave Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Numbers: **19.0312.000 & 19.0312.002** Section 15 Township 138 Range 041; 15-138-41 E1/2 E1/2 SE1/4 LESS 2AC (19-312-1), LESS 5.01AC (19-312-3) LESS 2 AC (19-312-2), LESS 19.32AC (19-312-4), LESS .87AC (PT 19-312-3).; 15-138-41 PT NE1/4 SE1/4: BEG NE COR SE1/4, W 16RDS (264'), S 20RDS (330"), E 16RDS, N 330' TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:** 1. Request a Change of Zone from Agricultural to Residential. 2. Request a Preliminary Plat for eight (8) lots.

Richard Strand presented the application.

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

There was one letter received and read by all members before the hearing and is entered into record below:



City of Detroit Lakes

1025 Roosevelt Ave., P.O. Box 647 Detroit Lakes, MN 56502

May 25, 2023

Becker County Planning and Zoning
915 Lake Avenue
Detroit Lakes, MN 56501

Dear Planning and Zoning Department,

I am writing in response to the Richard C and Darci D Strand hearing notice regarding the request for zoning change from agricultural to residential and preliminary plat for eight lots located at 13370 270th Avenue.

The City's Comprehensive Plan identifies these parcels as future residential growth to the South within two miles of City limits. This preliminary plat and future preliminary plats, within two miles of the City, should be consistent with the City's subdivision regulations to help promote future growth and the ability to provide City services.

The County should consider the City's subdivision regulations and Comprehensive Plan when reviewing preliminary plats that are within two miles of the City. These parcels should be developed into residential housing. The zoning request should not allow for any storage facilities to ensure that future City utilities are affordable to the future property owners. Surrounding city limits with storage facilities does not promote the efficient extension of City utilities and streets.

The preliminary plat doesn't meet the County subdivision regulations which include minimum road frontage or easements for streets and utilities. The County should table action until it can meet all County subdivision regulations or City subdivision regulations for annexation purposes.

Sincerely,

Kelcey Klemm
City Administrator

Vareberg noted that lots one (1) through three (3) will be adjusted on the final plat from nine tenths (.9) of an acre to one (1) acre.

49 Lindow asked if the Preliminary Plat before them was different than the one they had originally
50 seen.

51
52 Vareberg said the major changes were that it went from a proposed thirty-three (33) foot wide
53 easement to a sixty-six (66) foot corridor.

54
55 Testimony closed.

56
57 Okeson commented that with the changes it should take care of some of the concerns that the
58 city had.

59
60 Blomseth asked if it meets city requirements.

61
62 Okeson said it may not cover all, but some.

63
64 There was some discussion on the future annexation by the city, and the unknown timetable for
65 that to occur.

66
67 Lindow asked if there would be a better place to put storage units.

68
69 Vareberg said there is already a storage unit there.

70
71 Skalin commented that they don't have control over what the owner wants to build on their
72 property. He stated that the Change of Zone request is from Agricultural to Residential and then
73 it's up to the owner what they want to build whether it be a house or storage building.

74
75
76 **MOTION: Disse motioned to approve the application; Bowers second. Roll Call; All**
77 **in favor. Motion carried.**

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79
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81
82 **2. APPLICANT: Metry Family Trust** 20181 Moe Lake Rd Audubon, MN 56511
83 **Project Location:** 29292 Co Hwy 54 Detroit Lakes, MN 56501 **LEGAL LAND**
84 **DESCRIPTION:** Tax ID Numbers: **03.0049.001 & 03.0049.002** Section 06
85 Township 138 Range 040; EAST 20 AC OF SE1/4 OF NW1/4; PT NE1/4 SW1/4;
86 COMM NE COR TH W 33.73' AL N LN TO POB; TH S 93.88',SW 375.42',SWLY
87 196.20' WLY 140.98', TH SWLY 59.27' TO CTR LN CSAH #54, NWLY 113.67'
88 AL HWY, TH NLY 413.60' TO N LN TH E 608.42' TO POB **APPLICATION AND**
89 **DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for mining
90 operations.

91
92
93 Colin and Jess Metry presented the application. Colin stated that he understands the neighbors'
94 concerns and explained that since he will already need to excavate the site in order to build there

95 eventually, he would like to sell sand to help offset the cost of the land. He stated that the goal is
96 to build within five (5) years.

97 Jess Metry said this will not be a gravel pit, and that it will just be removal of sand in the area
98 where they want to build. She commented that there will only be occasional equipment, that they
99 are just knocking down large mounds on the property to help level the land, and that there will be
100 no crushing. She also stated they have access to a water truck if needed to knock down dust.

101

102 Disse asked if they would sell to anyone who wanted to come in and buy.

103

104 Metry said there won't be anyone onsite all the time, but if someone contacted him and wanted
105 to buy, then yes, he would sell.

106

107 Hall asked what he thought the actual hours would be if not 7:00 am to 7:00 pm.

108

109 Metry said based on history of when they usually need dirt anywhere from 7:00 am to 5:00 to
110 7:00 pm.

111

112 Lindow said in consideration to neighbors could he maybe do 8:00 am to 4:00 pm or 5:00 pm.

113

114 Metry said he's not stuck on 7:00 am to 7:00 pm, he would just like to know that if he needs one
115 more load to finish a job that he can go back and grab it.

116

117 Jepson asked how often he needs to go back for a later load beyond 5:00 pm.

118

119 Metry said it's not often, only if a project is in crunch time.

120

121 Jepson asked if he would agree to changing the time.

122

123 Metry said he would if he needed to.

124

125 Both Skalin and Aho commented that the hours could be added as a condition.

126

127 Jepson asked how long he is planning to run this operation.

128

129 Metry said ideally, he would like to build in five (5) years.

130

131 Jepson asked if there is enough sand to last five (5) years.

132

133 Metry said he was confident he would not run out.

134

135 Ailie asked what he has for equipment.

136

137 Metry stated he has one large payloador and an excavator.

138

139 Disse asked if he is planning to create a housing development on the property.

140

141 The Metrys stated it will not be. They want the whole twenty-six (26) acres for themselves.
142
143 Jepson asked if they are only mining where they want to build.
144
145 Metry said yes.
146
147 Jepson clarified that they are only here because they want to sell the sand and commented they
148 would have to clear the property anyways in order to build and that would be allowed, but
149 because they want to sell it, they needed to apply for a Conditional Use Permit.
150
151 Skalin commented that if it was for a County Highway project, they wouldn't even need to get a
152 permit.
153
154 Lindow said he doesn't think it makes sense to bulldoze such a large area.
155
156 Skalin commented that maybe he wants a large barn. That we don't know what he's wanting to
157 build.
158
159 Blomseth said they don't get to determine what Metry wants to build.
160
161 Skalin commented that there is a gravel pit by Long Lake in a high-density area.
162
163 Lindow asked about protecting the wetland from runoff.
164
165 Metry stated that he has spoken with Becker County Soil and Water and that he will be putting in
166 a berm to protect the wetland.
167
168 Peter Laplante, neighbor spoke and shared his concerns regarding wildlife, noise, weeds, and
169 protection of well water. He also stated his concern in the event that the property would change
170 hands, he said he wouldn't want a large quarry in his back yard.
171
172 Jepson asked Laplante if his main concern would be a large company moving in if the Metrys
173 sold the property.
174
175 Laplante said it is a big concern.
176
177 Wanda Sunram spoke and read the letter she had submitted and is entered below:

Becker County Planning and Zoning

5/25/2023

Regarding: Metry Family Trust application

Request a Conditional Use Permit for mining operations. Tax ID numbers 03.0049.001 & 030049.002 Becker County. This location is approximately one mile east on County Hwy 54 off US Hwy 10 and is considered one of the most beautiful wildlife nature drives coming out of Detroit Lakes. It has a very peaceful, quiet community of residential homes.

Response: I, Leonard Sunram, along with my family and neighbors are strongly against having this mining operation (gravel pit) next to our homes. My personal land borders their land by approximately 428 yds.. The northern portion of the pit area is 70 yds away from my permanent tower deer stand and about 115 yds from my wildlife food plot. I can view just about the entire mapped area to be mined from my deer stand. This will absolutely have drastic effect on any hunting we do within our properties. The mining area as shown on the map has a wet land which also includes approximately 200 ft that is part of my property. At times, this pond and area has raised deer, wild turkeys, beaver, nesting ducks, geese, song birds, herons, turtles, etc. There are numerous negatives for putting a gravel pit in this area. First I will explain how it effects our family. My mowed yard is about 75 yds. from the mapped area. The closest buildings about 102 yds. We have only 2-3 rows of trees between our house and the proposed gravel pit sight. We can view much of the proposed gravel pit area from our house. When we first purchased this place and built on this site, it was a beautiful nature lovers dream come true. Through research I have found properties adjacent to a gravel pit experience up to a 30% reduction in sale price values. Reference: www.gravelwatch.org. Other problems that were found in close proximity to gravel pits were noise pollution, air pollution (dust, exhaust etc), operations beginning early morning and ending later in the evening, disturbances, increase in dust in and around the home. I, myself have breathing issues especially with diesel exhaust and dust.

When using Becker Co. GIS (Geographic information system) measurement scale, I found 22 homes and 1 cabin within ¼ mile of this proposed site and 58 homes within ½ mile of this sight. The closest home to the southwest is approximately 120 yds. with multiple houses on Hwy.54, to the southeast homes and buildings are approximately 234 yds. , to the north houses and buildings are approximately about 545 yds, and my home and buildings to the west are about 102 yds. Proposed gravel pit property borders 9 different property owners according to the GIS map. A special note: this property is only ½ mile from city limits of Detroit Lakes, as the crow flies.

Their road approach coming onto Co. Hwy 54 has a hill limiting the view to the south east and a rather sharp curve immediately to the northwest, limiting visibility in both directions and creating a possible danger zone for fast moving cars and slow moving heavy trucks entering and leaving the gravel pit road. This is a busy morning and late afternoon highway (rush hour) and could spell disaster. May I add the heavily loaded gravel trucks will more than likely cause damage to County Highway 54, with that much hauling.

We have owned this property for 36 years. And we have walked across this proposed gravel pit area many times. We know it well. There are many beautiful crab trees and ample places for a building site without having to disturb the land. The application information for the project came across that it would not disturb anyone and that it was a small operation. When reading it through, we felt it was sugar coated and distracting us from the real truth. Moving 150,000 cubic yards, a 7am to 7pm work schedule and/or dawn to dusk (as I later read) and a 5 1/2 year permit (to freeze up fall of 2028) will certainly affect a lot of people, including my family. Gravel extraction and gravel mining is not a light activity. It is intrusive-there's noise, there's dust, there's truck traffic, there's vibrations from the equipment while operating. There's only so much of that a community has to tolerate. **In closing, we are strongly against the Conditional Use Permit for this mining operation. Leonard Sunram, family & neighbors.**

Sighed

Eddie Musielewicz spoke and stated he does not think this is a smart way to develop the area. He commented on the noise in the area when others have excavated in preperation for a home and it was noisy. He said that was only one (1) week so five years concerns him.

Robert Horner, neighbor spoke and said he wants peace, quiet, and safety out there. He's concerned with the speeds on Highway 54. He also commented that there is a difference between excavating and mining, and noted this is not a remote area.

Tyler Larson, neighbor and said he thinks the amount they want to remove is excessive if the intentions are to build a house. He said he is also concerned about the future of the property if they were to sell.

Leonard Sunram, neighbor, spoke and said he has walked that property many times and that it is more than just sand. He also shared how close in proximity many housing developments are to this proposed project.

Paul Kujawa, neighbor, spoke in favor of the application and said he has been out to the property and that Metry is not doing a gravel pit. He said Metry just wants to sell sand to help offset the cost of his lot. He stated it is no one's business where or what the Metrys want to build and encouraged the board to allow him to do it.

Amanda Musielewicz, neighbor, urged the Planning Commission to decline this request. She stated that she doesn't understand why it has to be five (5) years. She also shared her concerns for safety and noise.

Testimony Closed.

Letters received regarding this application were read by all the member before the meeting and are entered into record below:

To whom it may concern:

My concern is in the construction of the driveway/road into the project area.

I will not be responsible for any expenses for the construction or maintenance of said road. The road should not impede any natural water drainage flow and any culverts needed will be the responsibility of the Metry family trust.

I also will hold the Metry family trust responsible for not disposing of any trees, rocks, dirt or any other material that will have to be removed in order to construct said road onto my property.

Julie DeKrey

2797 44th Ave SE
Tappen, ND. 58487

701-320-9864

To the members of the Becker County Zoning and Planning Commission:

My name is Robert Horner and I recently received a letter informing me of a mining operation near my property. It appears from my reading of the attempted permit that this is a request to establish a gravel business now disguised as a potential building site at least 5 years down the road. You EXCAVATE for a building lot, you MINE for a gravel pit. This permit request is for a "mining operation" plain and simple. A hole dug 20 feet deep covering 4 acres is a gravel pit.

Having worked in gravel pits while employed by Clay County I am fully aware of what these pits entail. Trying to tell us that running heavy equipment such as required by this business will not produce noise issues for those living nearby is mere folly. Telling us this will operate under "normal working hours" 7am to 7 pm and later in the request from "dawn to dusk" is absurd. That has the potential to be a 16 hour day in the summer.

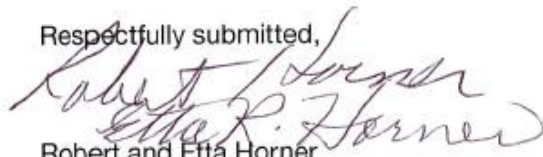
Your neighbors did not choose to live in a quiet area away from the commotion of a city life on ly to be confronted by a gravel pit some time later. Most have invested not only financially but their time and energy to create a quiet, peaceful lifestyle with wildlife wandering through their property enhancing their quality of life. As commission members ask yourself if this is what you would want a mere few hundred feet or in some cases directly on your backyard property line. I can only guess the answer is NO!

Have the appropriate permits for water table safety, DNR wetlands and safety concerns on County highway 54 been addressed or even considered. Pulling loaded gravel trucks out onto a county road at the base of a hill where people regularly drive 50-60 miles per hour while those coming from the west will be coming around a corner can have a high potential for a collision. A mere sign will likely not slow that traffic down as it hasn't yet! Having lost a nephew in a similar situation with a gravel truck I well understand the trauma this has on a wife and the children.

PROPERTY VALUES! One can only hope that taxes for residential property near here will be reduced as a result of depreciating value because of the mining in their backyards. This will affect Burlington township, the school district, and Becker county as revenues will be lost. Hopefully, there will be sufficient funds from the gravel taxes paid by the mining to offset this loss and repair county road 54 during or after the hauling.

Having never met a member of the Metry family I can still understand their desire to expand their gravel business. Perhaps visiting our neighborhood and meeting some of us would have helped make your decision before you purchased property for mining. Were this a housing development or a single residence I'm sure this neighborhood would be more welcoming. A similar gravel pit west of Detroit Lakes was denied for the same reasons we have in our neighborhood. I'm all for business expansion but placing a mining operation for 5 years in the middle of an otherwise quiet rural area which depreciates property values, creates a noise issue, and may increase traffic problems should receive a NO vote from this commission.

Respectfully submitted,


Robert and Etta Horner
Ph. 218-850-1440
Ph. 218-850-4321

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214
215

To whom it may concern,

I am Abbigail Smith, the daughter of Jennifer and Stacey Smith, who are the property owners of 29100 County Highway 54.

I grew up since the age of two at 29100 County Highway 54. I am proud to call this address my residence. I have lived in this location for almost 22 years. It is a peaceful and wonderful country area. I have found it to be the perfect balance between country life and still being close to the city of Detroit Lakes. I have made many memories here and I have big dreams that I can raise my future family in this area as well, so they can have the same experiences I did growing up.

My parents own 12 acres of land and my fondest memories include the serenity of the property and surrounding area. My love for nature and animals was fostered through this property and is a big part of who I am today. I love the peaceful sound of nature that I wake up to every morning, the sounds I cherish throughout the day, and fall asleep to at night. The chipper sounds of the birds, the croaking of the frogs at night, the battle cries of the swans and geese as they fight over a nest each spring, as well as the braying of donkeys and neighing of horses of a few properties over. I love the variety of wildlife that has come through our yard every year. I look forward to seeing caterpillars, bunnies, squirrels, and birds roam the property. The feeling of seeing bigger animals such as turkeys, swans, foxes, coyotes, and bears is unexplainable. I also relish moments of star gazing and experiencing the northern lights.

County Highway 54 is a unique place to live and a wonderful place to raise a family, however, this will change if mining for sand and gravel takes place. County Highway 54 is not an appropriate location for sand or gravel mining and should be kept as only homesteads. As I understand the proposal, the plan is to mine for sand and gravel and then build a home for the family. I have read the conditional use application and understand you do not anticipate excessive noise, vibrations, fumes, or dust, but there will be. It is inevitable to avoid these consequences and it will be detrimental to the surrounding landscapes and properties.

I feel confident about my prior statement and I present these personal experiences in support of it. I can hear the train rumbling by a mile down the road. I can hear the music and feel the vibrations from WeFest in August which is located across town. I can see the lights and occasionally hear music from Detroit Mountain. Additionally, residents of County Highway 54 often like to walk, run, or bicycle along the road but it will become unsafe to do so with the heavy equipment in and out of the area. A few weeks ago my mother and I were taking a walk and a big truck with a trailer was parked alongside the road at the location of the property (which is located on a curved portion of the road). We had to walk around the truck/trailer hauling a big piece of Metry machinery, putting ourselves at risk. Cars even had to go into the other lane, on a curve, to pass by the vehicle which is also a safety concern. Furthermore, recently while enjoying being outside we now have the sounds of intermittent rumbling and beeping of machinery that have already started developing the property. I do not want these isolated experiences to become the reality for all who live on County Highway 54.

Unlike WeFest or even the train a mile away, this property is merely down the road. Mining at this site will greatly impact the surrounding households and their properties. Mining for sand and gravel, although a benefit to the Metry family, will drive away wildlife, disturb the peaceful neighborhood, decrease property values, deteriorate the road conditions of County Highway 54, and even place residents in an unsafe position. There are more suitable locations for a sand/gravel mine in other areas around the city of Detroit Lakes.

Once again, County Highway 54 is a wonderful place to build a home and raise a family, it has been the location of residence of many families for decades. I plead with you to take this into serious consideration as County Highway 54 should never be subjected to the cruelty of sand/gravel mine.

I, Garrett Sunram of 29128 County Highway 54, Detroit Lakes, MN 56501 am the promoter of this petition.

[Signature] 5-29-23

This petition is regarding the Metry Family Trust Conditional Use Permit (CUP) application. Permit #CUP2023-84 at 29292 Cty. Hwy. 54 Detroit Lakes, MN 56501

To the members of this commission. We the residents of highway 54 and nearby homes to the proposed mine site, **strongly oppose** approval of the Conditional Use Permit. It is simply too close to a lot of homes and would create a negative impact to our community. Below are some concerns we have.

- Wildlife and wetland disruption on site and affecting neighboring properties.
- Heavy equipment uses causing noise and air/dust pollution
- Extra truck/dump truck traffic entering and exiting the site (Safety Hazard)
- Devaluing property due to a mine so close to many homes.

| | | |
|---------------------------------|---|------------------------------|
| Brian & Andi Palubicki | 29093 Co Hwy 54 Detroit Lakes | 218-234-7230 701-893-5709 |
| Garrett & April Sunram | 29128 Co. Hwy. 54 DL. 218-849-6677 | <i>[Signature]</i> |
| Gene Lof | 29650 Co Hwy 54 | 218-849-4978 |
| Jeff Thomas | 29112 Cty Hwy 54 218-841-4145 | <i>[Signature]</i> |
| <i>[Signature]</i> | 29190 Cty Hwy 54 Detroit Lakes, MN 56501 | 701-306-2475 |
| Daryn Gas | 15340 Lee Lane 56501 | 701-395-9509 |
| Kathleen LaPointe | 15420 Lee Lane Detroit Lakes, MN 56501 | 218-846-4607 |
| Spencer & Christina Gustafson | 15448 Lee Lane Detroit Lakes, MN | 701-268-9435 |
| Robert Horner | 15484 Lee Lane Detroit Lakes | 218-850-7440 |
| Etha Horner | 15484 Lee Lane, DL | 218-850-4321 |
| Dan Johnson (Daniel D. Johnson) | 15498 Lee Ln DL | 952-388-7713 |
| <i>[Signature]</i> | 15392 Lee Lane DL | 218-849-7080 |
| Amanda Munking | 15392 Lee Lane DL | 763-355-7357 |
| Jim Horner | 29026 Cty Hwy 54 | 218-234-5052 |
| Leif Johnson | 29180 Co. Hwy 54 Det. LKs | 218-849-0485 |
| Phil D. Sunram | 30030 Pleasant View Rd. Frazee | (218) 849-5152 |
| <i>[Signature]</i> | 28038 Co Hwy 54 Detroit Lakes | 218-849-2336 |
| <i>[Signature]</i> | 29100 Co Hwy 54, DL | 218-849-7020 |

I, Garrett Sunram of 29128 County Highway 54, Detroit Lakes, MN 56501 am the promoter of this petition.

Garrett Sunram 5-29-23

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- Devaluing property due to a mine so close to many homes.

| Name | Address | Signature |
|----------------------------------|-------------------|-------------------------|
| Sam Milled | 30850 Co Hwy 54 | <i>Sam Milled</i> |
| Ross Gailfus | 29181 Co Hwy 54 | <i>Ross Gailfus</i> |
| Burt Hill | 29411 Co Hwy 54 | <i>Burt Hill</i> |
| BARB PRIEM | 29521 CTY HWY 54 | <i>Barb Priem</i> |
| Sarah Kugawa | 29659 Co Hwy 54 | <i>Sarah Kugawa</i> |
| <i>Doug Winters</i> Doug Winters | 29682 | <i>Doug Winters</i> |
| Bruce Palubicki | 14977 Woodland DR | <i>Bruce Palubicki</i> |
| Doreen Palubicki | 14977 Woodland DR | <i>Doreen Palubicki</i> |
| | | |

Okeson said that based on studies, the speed limit along that portion of Hwy 54 falls under safety guidelines.

Skalin said he thinks if a speed study was done that it would actually raise the limit.

Jepson asked Metry if they thought two hundred fifty thousand (250,000) tons of extraction as stated in application is what is needed to get the property buildable.

Metry said without having blueprints drawn up yet for a house and a barn he can't say for certain.

In regards to noise concerns, Hall asked if they would accept a condition for no crushing.

Metry said yes, they would accept that.

239 Lindow asked how the sand is separated from the rocks.
240
241 Metry said a bucket on the excavator sifts it.
242
243 Ailie commented that when he was out to the site it looks just like sugar sand out there.
244
245 Lindow said he doesn't think they need to do this in order to build a home.
246
247 Skalin commented that if not for the desire to sell the sand, they could excavate the property all
248 they want without the Board's permission, but stated that Metry is coming here, following the
249 steps, and doing what he needs to do, but commented that maybe they could shorten the hours.
250
251 Vareberg noted that this is the most transparent way for Metry to go about excavating his
252 property.
253
254 Jepson said she agrees with Skalin, but would like to figure out a better way to address what
255 happens to the property in the event of a sale.
256
257 Vareberg stated that if crushing is not allowed, given the close proximity to the City of Detroit
258 Lakes and high value of the property, the market of this pit to a larger company just wouldn't be
259 there.
260
261 Jepson said she would like to put some condition that would ensure they can do what they want
262 to do, but to also protect neighbors in the event they lose their property.
263
264 Vareberg said you can limit it to strictly pit run.
265
266 Lindow said he does not feel this is what this area is for.
267
268 Skalin asked Vareberg if the County Highway Department was okay with the approach.
269
270 Vareberg stated the approach was existing.
271
272
273
274 **MOTION: Lindow motioned to deny the application. Due to a lack of second,**
275 **motion failed.**
276
277
278 **MOTION: Skalin motioned to approve the application with the stipulations that**
279 **there be no crushing and the hours of operation be Monday through Friday 8:00 am**
280 **to 5:00 pm.**
281
282 Aho asked if they can stipulate anything to address what happens if the property changes hands.
283
284 Jepson also asked if there is any wording at all that could be added for protection.

Vareberg stated that the value of the land is going to outweigh the mineral rights, so its unlikely to be of high interest to larger companies but said he will look into the possibility of some form of wording before the County Board of Commissioners meeting on June 6th.

Aho second. Roll Call; Disse, Moritz, Blomseth, Ailie, Bowers, Hall, Aho, and Skalin in favor. Lindow and Mattson opposed. Motion carried.

Other Business:

- I) **Tentative Date for Next Informational Meeting: June 21st, 2023;** 8:00 am; 3rd Floor Meeting Room in the Becker County Courthouse, Detroit Lakes, MN.

Since there was no further business to come before the Board, Ailie made a motion to adjourn. Disse second. All in favor. Motion carried. The meeting adjourned at 7:31 pm.

David Blomseth, Chairman

Jeff Moritz, Secretary

ATTEST

Kyle Vareberg, Zoning Administrator