

Becker County Planning Commission
February 28th, 2024

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

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

Mary Seaberg made a motion to approve the minutes from the January 9th, 2024, special meeting. Mattson second. All members in favor. Motion carried.

Kohl Skalin made a motion to approve the minutes from the January 31st, 2024, meeting. Ailie second. All members in favor. Motion carried.

Chairman David Blomseth explained the protocol for the meeting and stated that the recommendations of the Planning Commission will be forwarded to Lake View Township for final action.

New Business:

- 2. APPLICANT: Richard C & Darci D Strand** 1131 136th Ave NE Finley, ND 58230
Project Location: 13370 270th Ave Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTIONS:** 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:** Request a Final Plat for nine (9) lots to be known as STRAND SUBDIVISION.

Bradbury explained that the Final Plat was drawn as nine (9) lots even though the preliminary approval was for eight (8). She explained that the ninth lot was actually dedicated to the public for stormwater retention purposes and asked that if the Board decides to recommend approval that they do so for eight (8) lots and stipulate that the plat be reviewed by the County Surveyor and amended as necessary, specifically regarding stormwater and drainage.

Bradbury also shared a drawing and email that was submitted by a realtor in regard to conversations between the realtor and an adjacent property owner who would like to see the proposed "Shop Avenue" extend to the property on the West. This drawing and email were

informational only and it was advised that the township could consider the road change when they hear the application as it is their road. The email and drawing are entered below:

Kyle,

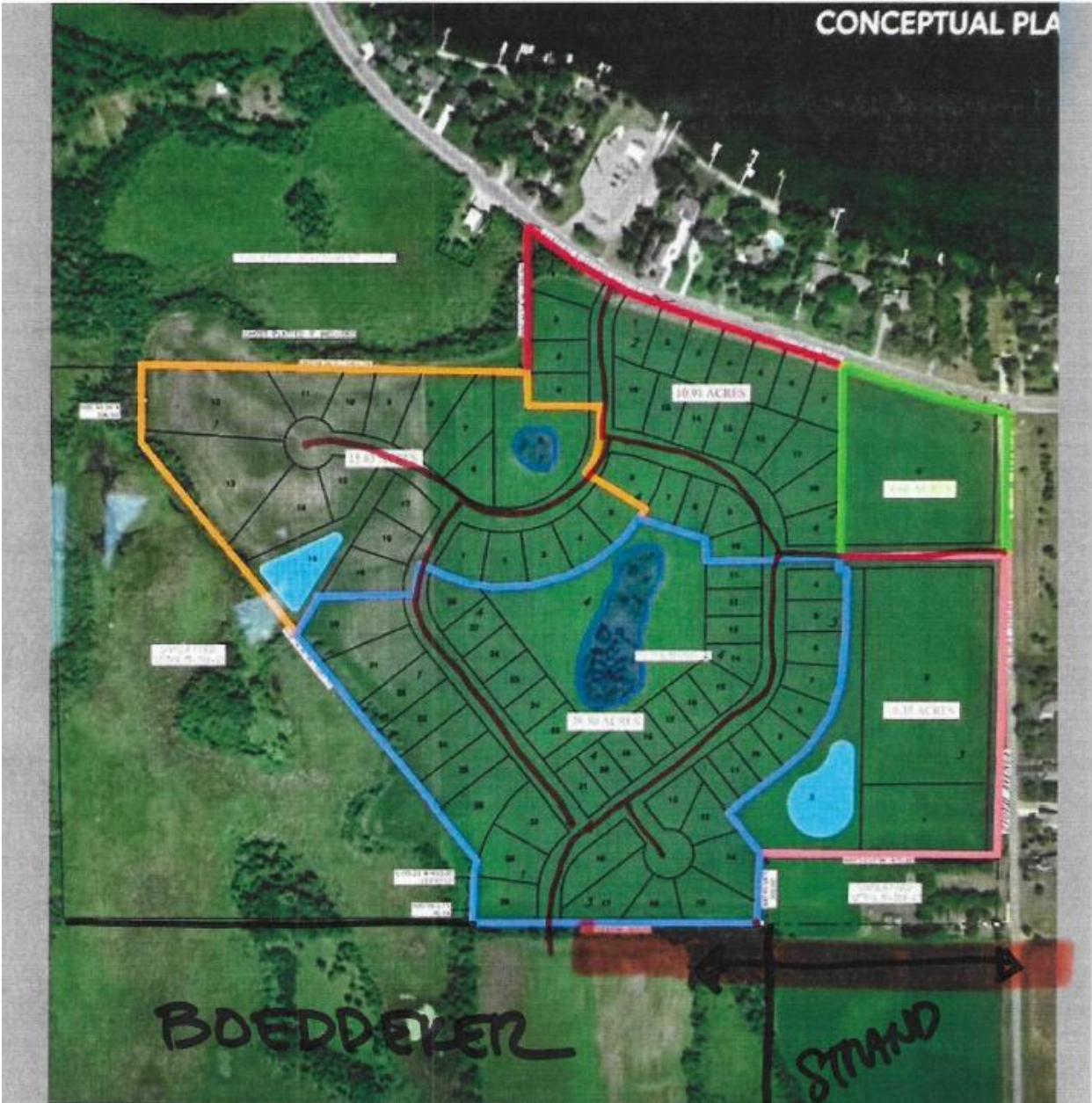
I have been in conversations with Jay Boeddeker. He is the landowner of nearly 150 acres directly West and adjacent to the Strand Subdivision.

Mr. Boeddeker and I both believe it would be in the best interest of Becker County, and for the future development of that area to have an access point off 270th Ave to Mr. Boeddeker's land.

Please take this into consideration when discussing and considering the future of this area.

Kind regards,

Eric Lundmark
Counselor Realty of Detroit Lakes
GRI, REALTOR®



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54 Troy Forsgren spoke on behalf of the applicant. He stated there were no other changes other than
55 what was discussed by Bradbury.

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57 There was discussion amongst the Board on how the retention area changes the plat from the
58 original preliminary approval and on how lot nine (9) would be non-conforming if the road ran
59 through the property. There was also discussion that if any major changes were made that a new
60 plat would need to come back before the board, and that they were just voting on the plat in front
61 of them that evening.

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63 Eric Lundmark with Counselor Realty spoke in regard to the email he sent earlier about the
64 desire for the road extension. He said he thinks its in the best interest to consider that the land to
65 the west will be developed some day.

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67 As there was no one else to speak for or against the application, Testimony Closed.
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70 **MOTION: Skalin motioned to approve the application for eight (8) conforming lots**
71 **with the stipulation the plat be reviewed by the County Surveyor and amended as**
72 **necessary specifically regarding stormwater and drainage. Ailie second. Roll Call;**
73 **All in favor. Motion carried.**
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77 **Other Business:**
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79 I) **Tentative Date for Next Informational Meeting: March 20th, 2024; 8:00 am; 3rd Floor**
80 **Meeting Room in the Becker County Courthouse, Detroit Lakes, MN.**
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83 **Since there was no further business to come before the Board, Ailie made a motion to**
84 **adjourn. Seaberg second. All in favor. Motion carried. The meeting adjourned at 6:14 pm.**
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88 _____
89 **David Blomseth, Chairman**

88 _____
89 **Jeff Moritz, Secretary**

90 ATTEST
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Kyle Vareberg, Zoning Administrator