

**Becker County Planning Commission**  
**May 29<sup>th</sup>, 2024**

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

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

Tommy Ailie made a motion to approve the minutes from the April 24<sup>th</sup>, 2024, meeting. Mattson second. All members in favor. Motion carried.

Acting Chairman Jeff Moritz explained the protocol for the meeting and stated that the recommendations of the Planning Commission will be forwarded to the County Board of Commissioners for final action. Applicant one will be forwarded to Lake View Township for final action.

**New Business:**

- 1. APPLICANT: Sheyenne Commercial Condos LLC** 3259 Oak Ridge Loop E West Fargo, ND 58078 **Project Location:** 15912 Co Hwy 6 Lake Park, MN 56554  
**LEGAL LAND DESCRIPTIONS:** Tax ID Numbers: **06.0038.018 & 06.0038.020**  
Section 02 Township 138 Range 043; PT SW1/4 SE1/4: COMM S QTR COR TH E 749.63' TO CTR LN CSAH #5 TH N AL HWY 430.17' TO POB; N AL HWY 520.18', SELY 307.87', SELY 462.25' TO E LN SW1/4 OF SE1/4, S 231.61', TH W 641.48' TO POB AKA TRACT C & PT SW1/4 SE1/4: BEG SE COR TH W 563.16' AL CSAH #6, TH NWLY 334.89' AL CSAH #5, ELY 641.48 TO E LN SW1/4 SE1/4, TH SLY 433.60' TO POB AKA TRACT D REF: PT 06.0038.000 IN 2008.  
**APPLICATION AND DESCRIPTION OF PROJECT:** Request a Final Plat for sixty-nine (69) units to be known as ELITE STORAGE CONDOS.

Vareberg stated the only changes were the number of units from seventy-one (71) to sixty-nine (69) in order to accommodate a storm water management plan and that one driveway changed as a result. He mentioned the stipulation in the preliminary plat for the applicants to work with the Highway Department on obtaining an approach permit and said they have done that.

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

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

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50 **2. APPLICANT: Wesley Jorgenson & Shantel Jorgenson** 39600 160<sup>th</sup> St Frazee, MN  
51 56544 **Project Location:** 30300 St Hwy 34 Detroit Lakes, MN 56501 **LEGAL**  
52 **LAND DESCRIPTIONS:** Tax ID Number: **10.0459.001** Section 29 Township 139  
53 Range 040; 29-139-40 PT GOVT LOT 1, PT NE1/4 NW1/4: BEG SW COR LOT 20  
54 BLK 3 ROLLING HILLS, E 860.19', S 436.72' TO TH 34, W AL HWY 362.61',  
55 NWLY 299.62', WLY 288.46' TO CTR RD, SLY AL RD 264.04', W 188.67' TO  
56 SCHULTZ LK, NLY AL LK 693.67', E 128.38' TO POB. **TRACT A.**  
57 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use  
58 Permit to operate a repair shop.  
59

60 Wesley Jorgenson presented the application and explained that he had a previous meeting with  
61 the Minnesota Department of Transportation (MNDOT), and he was under the impression that he  
62 was fine using his easement for his business. He made points about numerous other businesses  
63 along that stretch of Highway that have no problems with MNDOT even though they don't have  
64 turning lanes.  
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66 Seaberg asked if he had seen the letter that MNDOT submitted for the hearing.  
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68 Jorgenson said he had not and then reviewed the letter. He discussed the financial burden if he  
69 had to put in a road off of the township road.  
70

71 Terry Mackner, neighbor, spoke in support of the application. He stated that if Jorgenson had to  
72 put in a road off of the township road that it could cost him somewhere around thirty thousand  
73 (30,000) dollars to do so.  
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75 Letters received before the meeting are entered below:  
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77 I am sending this email in regards to operating a repair shop in a residential area. We do not feel this  
78 property should be zoned for commercial. This is a quiet residential area. The project location is  
79 stated as 30300 State Highway 34 but I have attached photos of how they are driving up and through  
the ditch on 302 Ave tearing up the road. There are already so many vehicles around this shop it  
looks like a junkyard. That does not help people's property values. We feel the Jorgensons were well  
aware that this property was residential but figured if they built it the county would let them get by with  
it since it was already built. If possible we would like our names to stay confidential



District 4 Property Management  
1000 Highway 10 West  
Detroit Lakes MN 56501

May 21, 2024

Planning and Zoning Department  
915 Lake Avenue  
Detroit Lakes, MN 56501

RE: C.S. 0303 (T.H. 34) MP 39.817 on the north side of highway.

Dear Nicole:

The Minnesota Department of Transportation (MnDOT) has done a review of the conditional use permit to operate a repair shop. After review MnDOT offers the following comments:

- 1) MnDOT has issued a "residential access only" with specific language in the attached permit #4-A-2024-108775 that must be followed. The existing access is listed as a field access and will need to be constructed to the residential standards as shown in the issued MnDOT access permit. Mr. Jorgenson has a recorded easement to use the existing controlled access opening with Minnkota Power Company which is located at the east property of line of Minnkota Power Company and the west property line of Derek Mackner property.
- 2) MnDOT explained to Mr. Jorgenson that the Highway 34 access permit will only be for residential/private use and not commercial use. Any commercial use of the entrance is illegal and subject to enforcement. Any commercial use is a liability to anyone that uses it as such.
- 3) MnDOT has recently assigned a project manager to lead an analysis of this corridor to see if improvements can be made to align with commercial activity and strengthen the overall safety of the traveling public. MnDOT recommends that until an improvement is made, Mr. Jorgenson provide access for his business from 302<sup>nd</sup> Ave.

Please call me at (218) 849-0110 if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Gildersleeve'.

John Gildersleeve  
MnDOT District 4  
Property Management/Permits Office

Enclosure: Permit #4-A-2024-108775

cc: Mary Safgren, MnDOT District 4 Transportation Planning Director  
Jeremy Flatau, MnDOT District 4 Right of Way Supervisor



District 4 Property Management  
1000 Highway 10 West  
Detroit Lakes MN 56501

5/6/2024

Wesley Jorgenson  
30300 State Highway 34  
Detroit Lakes, MN 56501

**SUBJECT: C.S. 0303 (T.H. 34) M.P. 39.818**  
**Entrance Permit No. 4-A-2024-108775**

Dear Wesley:

This approval letter is for three different parties. Applicant Derek Mackner with Permit #4-A-2024-108369, applicant Minnkota Power Cooperative with Permit #4-A-2024-108497, and applicant Wesley Jorgenson with Permit #4-A-2024-108775.

The Minnesota Department of Transportation (MnDOT) grants approval for the change of use and re-construction of an entrance, from a field access to a residential access, to a Top Width of 24 Feet and a full radius of 25 feet with 1:6 Side Slopes North of Mile Point 39.818.

Applicants shall furnish and install a 24" x 4' CMP extension to the West + 2 Safety Aprons. The grates are not needed if the culvert is 24-inch or smaller diameter. Standard Plates for Culverts are attached.

The applicants are to furnish all material and labor to re-construct the entrance. This includes culvert and surfacing materials.

The entrance is to be constructed as shown on the attached diagram with special attention to the following:

The entrance is to be constructed so that at a point of 15 feet from the shoulder line of the Trunk Highway, it will be six inches lower than the shoulder line elevation. All raw slopes shall be top soiled with a minimum of three inches of black dirt, seeded with a perennial grass seed, and maintained until a full covering of turf is established. (Turf must be fully established before deposit can be released.)

The entrance is to be completed through the seeded stage by 10/31/2024. Failure to comply with the Provisions shall be cause for forfeiture of the deposit.


A \$2,000.00 deposit to the **COMMISSIONER – DEPARTMENT OF TRANSPORTATION**, has been made to assure prompt and satisfactory completion of the entrance. A \$1,000.00 deposit from Wesley Jorgenson and a \$1,000.00 deposit from Derek Mackner. The deposit will be returned to the 2 applicants when, in our opinion, the project is satisfactorily completed.

The deposit is to be used by the State for partial payment of State Forces, if we are required, to complete or remove the entrance per the event that the applicants do not complete it promptly and satisfactorily.

If the cost of the State Forces exceeds the amount of the deposit, the applicants will be billed for this difference through the Office of the Attorney General.

All future maintenance of the entrance shall be the responsibility of the applicant.

Sincerely,



Shane Bakken

Property Management  
Division of Field Operations

Enclosure:

Corrugated Steel Pipe Couple Band Detail

Mailbox Support Detail

Metal Safety Apron & Grate Detail

bc:

Sub-Area Supervisor, Nick Erickson

File

Hi Nicole,

We appreciate the opportunity to comment on the Planning Commission Packet. Here are the PRWD comments for the May 29<sup>th</sup>, P.C. Meeting.

**Westley & Shantel Jorgenson – 300300 St Highway 34:** If approved please have him contact the PRWD office to see if he would need to obtain a PRWD stormwater permit.

**Greater Than Gold Investment LLC – 25948 Hillcrest Rd & 18870 Stony Rd:** If approved would need to obtain a PRWD Stormwater permit. We are currently working with them on this.

Thank you,

**Gina Kemper**

*Permitting/Water Resource Coordinator*

Pelican River Watershed District

Wells-Fargo Bldg – Suite 201

211 Holmes Street West

Detroit Lakes, MN 56501

E-mail: [prwdpermit@arvig.net](mailto:prwdpermit@arvig.net)

Website: [www.prwd.org](http://www.prwd.org)

Phone: (218) 846-0436

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

After much discussion, and the Board's concern about Jorgenson needing to resolve things with MNDOT, Joregenson decided to table the application.

- 3. APPLICANT: Wright Investments LLC** 8 Briarwood Place Briarwood, ND 58104  
**Project Location:** 25201 Roquette Ln Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number: **19.1131.507** Section 28 Township 138 Range 041; DACOTAH WOODS ESTATES Lot 007 Block 001. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Preliminary Plat for three (3) lots to be known as DAKOTAH WOODS CONDOMINIUM ASSOCIATION, INC.

Dustin Richter presented the application. He explained that all construction has been done for a while, but now they would like to divide up ownership and this is the way to do it.

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

Ailie said he doesn't see any reason not to approve it.

**MOTION: Mattson motioned to approve the application as submitted. Seaberg second. Roll Call; All in favor. Motion carried.**

**Other Business:**

- I) **Tentative Date for Next Informational Meeting: June 19<sup>th</sup>, 2024; 8:00 am; 3<sup>rd</sup> Floor**  
Meeting Room in the Becker County Courthouse, Detroit Lakes, MN.

**Since there was no further business to come before the Board, Hall made a motion to adjourn. Ailie second. All in favor. Motion carried. The meeting adjourned at 6:31 pm.**

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**David Blomseth, Chairman**

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**Jeff Moritz, Secretary**

ATTEST

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Kyle Vareberg, Zoning Administrator