

Becker County Planning Commission
July 31st, 2024

An audio recording of the meeting is available at:
https://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/

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

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 June 26th, 2024, 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 will be forwarded to the County Board of Commissioners for final action.

Old Business:

1. **APPLICANT: Wesley Jorgenson & Shantel Jorgenson** 39600 160th St Frazee, MN 56544 **Project Location:** 30300 St Hwy 34 Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTIONS:** Tax ID Number: **10.0459.001** Section 29 Township 139 Range 040; 29-139-40 PT GOVT LOT 1, PT NE1/4 NW1/4: BEG SW COR LOT 20 BLK 3 ROLLING HILLS, E 860.19', S 436.72' TO TH 34, W AL HWY 362.61', NWLY 299.62', WLY 288.46' TO CTR RD, SLY AL RD 264.04', W 188.67' TO SCHULTZ LK, NLY AL LK 693.67', E 128.38' TO POB. **TRACT A. APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate a repair shop. This application was tabled from the May 29th, 2024, hearing.

Letters received were read by the members before the meeting and are on file with the Becker County Zoning office.

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

2. **William Hoppe & Jessica Hoppe** 7511 Ellis Ln Horace, ND 58047 **Project Location:** 53531 Grant St Osage, MN 56570 **LEGAL LAND DESCRIPTIONS:** Tax ID Number: **21.0396.001** Section 07 Township 140 Range 036; MIKE'S ACRES 140 36 Block 001 7-140-36 PT GOVT LOT 6, LOT 7 BLK 1 MIKES ACRES. COMM E QTR COR SEC 7, W 1356.23', S 442.59', W 513.12' TO CTR RD, S AL CTR RD 285.39'. W 33.15' TO POB; WLY 204.68', NWLY 163.48', W 330.07' TO STRAIGHT LK, S AL LK 260.76' TO SL LN LOT 7, ELY 635.79', NLY 150' TO POB. TRACT A. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to replace an existing retaining wall. This application was tabled from the June 26th, 2024, hearing.

MOTION: Hall motioned to approve the application as submitted. Disse second. Roll Call; Blomseth, Moritz, Disse, Bowers, Seaberg, Mattson, Ailie, Hall, Aho, and Skalin in favor. Lindow Opposed. Motion carried.

New Business:

1. **APPLICANT: JAA Land LLC** 1949 51st Ave N Moorhead, MN 56560 **Project Location:** 11941 147th St Lake Park, MN 56554 **LEGAL LAND DESCRIPTIONS:** Tax ID Number: **06.0089.002** Section 07 Township 138 Range 043; 7-138-43 PT SE1/4 NE1/4: COMM NE COR SEC 7, S 2010.2' TO POB; W 387.29', N 675.95', E 388.84', S 674.08' TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Preliminary Plat for a common interest community consisting of twenty-eight (28) units to be known as TURTLE LAKE TOY LOCKERS.

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

2. **APPLICANT: James W Shoemaker & Marnie E Ammons** 24331 Co Hwy 6 Detroit Lakes, MN 56501 **Project Location:** 24331 Co Hwy 6 Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTIONS:** Tax ID Number: **19.1726.000** Section 05 Township 138 Range 041; RAYMAR EST 1ST ADD Block 001 LOT 4 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to construct a fence to be six (6) feet high within the structure setback of the road right-of-way (ROW) of a County Highway.

Vareberg stated that the Highway Department did not have any objections to this application.

One letter in favor was received and read by the members before the meeting. The letter is on file with the Becker County Zoning office.

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

3. APPLICANT: Bryan E Olson & Paulette J Olson 31051 Valley View Rd Frazee, MN 56544 **Project Locations:** 14963 Co Hwy 5 Lake Park, MN 56554 **LEGAL LAND DESCRIPTION:** Tax ID Number: **06.0157.000** Section 11 Township 138 Range 043; PT NW1/4 NE1/4 BEG 1166.76'E & 37.92'S OF NW COR NE1/4 TH S486.48' NE389.69' TO CSAH #5 N351.7' TO CSAH#6 & E 360.23' TO BEG **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Change of Zone from Agricultural to Residential.

One letter in opposition was received and read by the members before the meeting. The letter is on file with the Becker County Zoning office.

MOTION: Aho motioned to approve the application as submitted. Disse second. Roll Call; Hall, Aho, Moritz, Lindow, Disse, Blomseth, Bowers, Ailie, Seaberg, and Skalin in favor. Mattson opposed. Motion carried.

4. APPLICANT: Daniel S Hansen & Tracy M Hansen 3519 Pierce St S Fargo, ND 58104 **Project Location:** 15112 Southshores Cir Lake Park, MN 56554 **LEGAL LAND DESCRIPTION:** Tax ID Number: **07.0409.000** Section 35 Township 140 Range 043; SOUTHSHOES Lot 009 Block 001 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate a mental health office.

Gary Madson, neighbor, spoke and shared his concerns regarding the type of business and the covenants for that neighborhood.

Dianna Holm, neighbor, spoke and shared her concerns about the safety of having a mental health office in the neighborhood, resale value, and the covenants in place.

MOTION: Skalin motioned to approve the application as submitted. Disse second. Roll Call; Seaberg, Disse, Skalin, Moritz, Ailie, and Blomseth in favor. Mattson, Lindow, Bowers, Hall, and Aho opposed. Motion carried.

5. APPLICANT: Humane Society of the Lakes 19665 US Hwy 59 Detroit Lakes, MN 56501 **Project Location:** 19665 US Hwy 59 Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number: **08.7015.002** Section 16 Township 139 Range 041; THE W 9 AC OF SW1/4 OF NW1/4 LYING NE OF HWY #59 EX 1.15 AC FOR HWY. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a

Conditional Use Permit to construct an eight (8) foot high fence within the structure setback of a state highway.

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

6. APPLICANT: Cormorant Landing LLC 325 25th St S Fargo, ND 58103 **Project Location:** 17574 & 17531 Co Hwy 6 Lake Park, MN 56554 **LEGAL LAND DESCRIPTION:** Tax ID Numbers: **17.0071.000 & 17.0074.000** Sections 06 & 07 Township 138 Range 042; 6-138-42 PT GOVT LOT 7, 8 IN FOLL DESC: COMM MC 46, W 167.27' TO PT A, W 217.23', S 81.91' TO SLY ROW HWY & POB; W 143.26 AL HWY, N 100.66' TO NLY ROW HWY, N 181.95' AL E LN RD, NLY AL RD 147', NE 15' TO LIEF (LEAF) LK, SLY & ELY AL LK TO PB NE PT A, SW 303.27' TO BIG CORM LK, NW AL LK TO PT SE POB, NW 29' TO POB. & 7-138-42 PT GOVT LOT 3 IN FOLL DESC: COMM MC 46, W 167.27' TO PT A, W 217.23', S 81.91' TO SLY ROW HWY & POB; W 143.26 AL HWY, N 100.66' TO NLY ROW HWY, N 181.95' AL E LN RD, NLY AL RD 147', NE 15' TO LIEF (LEAF) LK, SLY & ELY AL LK TO PB NE PT A, SW 303.27' TO BIG CORM LK, NW AL LK TO PT SE POB, NW 29' TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate a marine dealership with dockside gas pumps.

Letters received were read by the members before the meeting and are on record with the Becker County Zoning office.

Jeff Moritz spoke on behalf of the Cormorant Lakes Watershed District (CLWD) and stated that they are in support of this application.

MOTION: Moritz motioned to approve the application as submitted. Ailie second. Roll Call; Blomseth, Moritz, Disse, Bowers, Seaberg, Mattson, Ailie, Hall, Aho, and Skalin in favor. Lindow Opposed. Motion carried.

Other Business:

I) **Tentative Date for Next Informational Meeting: August 28th, 2024;** 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, Aho made a motion to adjourn. Hall second. All in favor. Motion carried. The meeting adjourned at 7:05 pm.

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David Blomseth, Chairman

Jeff Moritz, Secretary

ATTEST

Kyle Vareberg, Zoning Administrator