

Becker County Planning Commission
August 28th, 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, County Commissioner Erica Jepson, Tom Disse, Nick Bowers, Mary Seaberg, Steve Lindow, Kim Mattson, Tommy Ailie, Commissioner John Okeson, Craig Hall, Harvey Aho and Zoning Administrator Kyle Vareberg.

Members Absent: Kohl Skalin

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.

Craig Hall made a motion to approve the minutes from the July 31st, 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.

New Business:

1. **APPLICANT: Brandon E Shipman** 1101 26th Ave W West Fargo, ND 58078
Project Location: 15877 W Little Cormorant Rd Audubon, MN 56511 **LEGAL LAND DESCRIPTIONS:** Tax ID Number: **17.0560.000** Section 05 Township 138 Range 042; **BLACKHWK MT BCH 1ST Block 001 LOTS 11, 12 BLK 1. LESS PT LOT 12 (.01AC, PT 17-562).** **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to construct a retaining wall.

MOTION: Hall motioned to approve the application on the condition the applicant works with Becker Soil and Water to create a storm water management plan. Disse second. Roll Call; Blomseth, Moritz, Disse, Bowers, Seaberg, Mattson, Ailie, Hall and Aho in favor. Lindow opposed. Motion carried.

2. Consideration of the 2024 Becker County Comprehensive Land Use Plan.

Robin Caufman with Bolton & Menk gave a presentation of the draft plan.

Willis Mattison shared his concerns that the Comprehensive Land Use Plan does not adequately identify serious problems. Mattison submitted several documents to be entered into the record. Those documents are on file with the Becker County Zoning office and available upon request.

Chuck Becker spoke on the issues that he feels are important such as Concentrated Animal Feeding Operations (CAFOs) and short-term rentals and stated that because they are not currently addressed, they should be in the new land use plan. Becker submitted a couple documents into record. Those documents are on file with the Becker County Zoning office and available upon request.

David Oberlander with Cola spoke and shared the importance of protecting our resources. He commented that wind and solar farms had been discussed in a previous meeting, but there was no mention of them at this meeting.

Bill Henke stated that now is a good opportunity to address feedlots, and he feels there needs to be more opportunities for citizen participation.

Janet Potter Bridges is concerned about the proposed zoning classification change from Agricultural to Residential where her property is. She said her and neighbors are worried about more development creating too many homes on the lake.

Vicky Williams shared her concerns of changing the zoning from agricultural to residential around the lakes and doesn't feel Lake Melissa could handle any more development.

Jeanne Kauffmann said she is concerned about overpopulation with the proposed changes from agricultural to residential and worries about the health of the lakes.

Erika Gilsdorf with the Izaak Walton League of America talked about the special report that was submitted into the record by Chuck Becker called Impacts of Wake Boats and Wake surfing.

David Mjolsness is concerned about the effects on the lake, noise pollution, light pollution, and surrounding animals that would happen with a change of zone from agricultural to residential.

Bob Backmann is worried about water contamination as a result of land use. He feels more time should be given for public input regarding the new comprehensive plan.

Len Hanneman is concerned about a zoning reclassification and the impact of high-density housing around the lakes. He worries that septic systems will contaminate the waters.

Sue Sonnenberg shared her concerns with the quality of time spent on the comprehensive plan update especially concerning CAFOs. She wants to see this County grow in a responsible way.

Jacob Hein said that people do not move to rural Becker County for high-density housing or more lakeshore development. He also emphasized that most farmers care about natural resources and do the best job they can to care for and protect the land.

MOTION: Hall motioned to move the draft forward to the County Board. Aho second. Roll Call; Blomseth, Moritz, Disse, Bowers, Seaberg, Mattson, Ailie, Hall and Aho in favor. Lindow opposed. Motion carried.

Other Business:

- I) **Tentative Date for Next Informational Meeting: September 18th, 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. Disse second. All in favor. Motion carried. The meeting adjourned at 7:46 pm.

David Blomseth, Chairman

Jeff Moritz, Secretary

ATTEST

Kyle Vareberg, Zoning Administrator