

**Becker County Planning Commission
September 25th, 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, Kohl Skalin, Kim Mattson, Tommy Ailie, Commissioner John Okeson, Craig Hall, Harvey Aho and Zoning Administrator Kyle Vareberg.

Members Absent: Steve Lindow

Chairman Dave Blomseth called the Planning Commission meeting to order at 6:03 pm. Introductions were given. Becker County Zoning Technician Nicole Bradbury recorded the minutes.

Tommy Ailie made a motion to approve the minutes from the August 28th, 2024, meeting. Mattson 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. Applicant number one (1) will be forwarded to Lake View Township for final action.

New Business:

- 1. 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 Final Plat for three (3) lots to be known as DAKOTAH WOODS CONDOMINIUM ASSOCIATION, INC.

MOTION: Skalin motioned to approve the application. Hall second. Roll Call; All in favor. None opposed. Motion carried.

- 2. APPLICANT: Gerald Wettels** 29288 Co Hwy 37 Ponsford, MN 56575 **Project Location:** TBD Co Hwy 35 Ponsford, MN 56575 **LEGAL LAND DESCRIPTION:** Tax ID Number: **25.0106.000** Section 34 Township 141 Range 038; S1/2 OF NE1/4. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for mining operations.

47 **This application was withdrawn before the hearing.**
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51 **3. APPLICANT: Travis Howard** 56121 145th St Menahga, MN 56464 **Project**
52 **Location:** 56191 145th St Menahga, MN 56464 **LEGAL LAND DESCRIPTION:**
53 Tax ID Number: **26.0065.002** Section 10 Township 138 Range 036; PT SW1/4:
54 COMM NW COR SW1/4, E 846' TO POB; E 423', S 122.91', W 423', N 1218.79' TO
55 POB. **TRACT A. APPLICATION AND DESCRIPTION OF PROJECT:** Request
56 a Conditional Use Permit for storage units.
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59 **MOTION: Aho motioned to approve the application. Seaberg second. Roll Call; All**
60 **in favor. None opposed. Motion carried.**
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64 **4. APPLICANT: Daniel Kleist & Kari Kleist** 1425 Summerwood Tr Dilworth, MN
65 56529 **Project Location:** 11840 N Lake Eunice Rd Detroit Lakes, MN 56501
66 **LEGAL LAND DESCRIPTION:** Tax ID Number: **17.0662.857** Section 26
67 Township 138 Range 042; Lot 007 EUNICE WINDSONG 26-138-42 LOT 7. PT
68 GOVT LOT 1 PT NE1/4 NW1/4: COMM SE COR LOT 1, E 66.03' TO POB; N 66',
69 E 66', N 66' TO POB; W 66', N 130', E 214.53', S 140', W 153.68' TO POB.
70 (TRACT F). **APPLICATION AND DESCRIPTION OF PROJECT:** Request a
71 Conditional Use Permit to construct a retaining wall.
72

73 One letter was received in regard to this application and is entered below:
74

75 Hello,
76 I own the lot directly north at 11866 N Lake Eunice Rd. I do not have any concerns with the retaining wall
77 project as documented.
78 Thank you,
79 Paul Hagemeister
80

81
82 **MOTION: Mattson motioned to approve the application. Disse second. Roll Call;**
83 **All in favor. None opposed. Motion carried.**
84

85 **5. APPLICANT: Jerry J Blahut Jr** 13885 260th Ave Detroit Lakes, MN 56501
86 **Project Location:** 13885 260th Ave Detroit Lakes, MN 56501 **LEGAL LAND**
87 **DESCRIPTION:** Tax ID Number: **19.0302.000** Section 15 Township 138 Range
88 041; GOVT LOT 4 EX NE 3 AC; & PT GOVT LOT 5; BEG AT NW COR LOT 5
89 TH E 264', S 429', W 282.6' & N 330' TO POB. **APPLICATION AND**
 DESCRIPTION OF PROJECT: Request an amendment to recorded document
 numbers 400273 and 449434 to allow camping, overnight use, and vendors.

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91 **This application was tabled before the hearing.**
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95 **6. APPLICANT: Ryan D Berg RT & Andrea L Berg Rt** 25651 Co Hwy 22 Detroit
96 Lakes, MN 56501 **Project Location:** 25651 Co Hwy 22 Detroit Lakes, MN 56501
97 **LEGAL LAND DESCRIPTION:** Tax ID Number: **19.0166.000** Section 09
98 Township 138 Range 041; SW1/4 OF SE1/4 E OF RD EX R/W 1/2 AC IN LOT 4 &
99 LOT 5 EX HWY & EX 3.84 AC. **APPLICATION AND DESCRIPTION OF**
100 **PROJECT:** Request a Change of Zone from Residential to Agricultural and a
101 Conditional Use Permit operate a business for horse boarding, riding, and lessons.
102

103 Bethany Langlie, applicant and potential buyer of this property spoke and explained the
104 application.
105

106 Ryan Berg, property owner, spoke in favor of the application.
107

108 Deb Melgaard, neighbor spoke and asked where the horse trails would be located, and shared
109 concerns about trails being close to properties, possible disruption of nature, removal of waste,
110 and wanted to know how many horses would be boarded.
111

112 Mark Bjerke with We Fest shared that he thinks this is a great idea and discussed possibilities of
113 working with the applicant to allow trail use on Soo Pass property.
114

115 O'Mara Dunnigan, the realtor for the seller shared the other possibilities that could happen with
116 this property if someone else were to purchase and choose to develop.
117

118 Bethany Langlie spoke again to answer the questions presented by Deb Melgaard.
119

120 Two (2) letters were received in regard to this application and are entered below:
121

Ryan & Andrea Berg
25651 County Highway 22
Detroit Lakes, MN 56501
ryandberg@hotmail.com
651-354-2985

September 20, 2024

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

Dear Becker County Planning and Zoning,

We are the current owners of the property at 25651 County Highway 22 (parcel 190166000). We are writing to express our full support for Bethany and Jacob Langlie as they seek approval to establish a horse ranch business on the property, which they are preparing to purchase. This property has a long-standing history as a horse ranch, and they plan to continue using the existing facilities to offer horse boarding, riding, and lessons to the local community.

This business will provide a range of valuable benefits to Detroit Lakes and the surrounding area. By providing local horse boarding, it will be a resource for those in the community who own horses but do not have the land or facilities to care for them. The riding services and training programs will help contribute to the well-being of residents by promoting outdoor recreation, physical exercise, and a stronger connection with nature.

One of the key advantages of this approach is that it requires little to no additional development, as the property is already equipped with the necessary infrastructure for a horse ranch. The existing barns, stables, riding arena, and fenced pastures are all in place, which minimizes environmental disruption and avoids unnecessary new construction. This makes the proposed use of the land both practical and sustainable, preserving the natural beauty of the area while ensuring the property remains actively managed and maintained.

In summary, this horse ranch would be a tremendous asset to the community, providing recreational opportunities, supporting local horse owners, and preserving the natural beauty of the property. We strongly encourage Becker County to approve this proposal and support the positive contributions this business will bring to the area.

Thank you for your time and consideration.

Sincerely,
Ryan & Andrea Berg

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123

September 17, 2024

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

Email: nicole.bradbury@co.becker.mn.us

Dear Planning Commission,

Please accept this letter as a statement of support for the issuance of a Conditional Use Permit for the property at 25651 Co. Hwy 22, Detroit Lakes, MN 56501. I offer these comments as an uninvolved party who was made aware of the request for a permit because of my familiarity with similar facilities in other communities.

My understanding is that the permit would allow horse boarding, riding, and lessons on the property.

I am not a citizen of your county. However, for thirty years I have worked professionally in children's mental health and community resources. Twenty-one of those years were spent in service provision in Minnesota. Currently, I am President/CEO of Dakota Boys and Girls Ranch, which has treatment and educational campuses in Fargo, Bismarck, and Minot, ND.

Throughout my career, I have had the opportunity to see, firsthand, the powerful impact of equine experience on children and young adults. Children who engage in equine activities, whether recreational, therapeutic, or hippotherapy develop stronger trust relationships, empathy, responsibility, and confidence. Physical benefits include strength, balance, sensory skill development, and kinetic awareness.

In every community in which the Ranch works, our relationships with local stables complement all other aspects of their care through equine therapy.

These facilities add value, resources, and beauty to their communities.

Thank you for weighing my comments in consideration of the permit request.

Sincerely,

Joy Ryan
President/CEO



MOTION: Hall motioned to approve the application. Skalin second. Roll Call; All in favor. None opposed. Motion carried.

Other Business:

- I) **Tentative Date for Next Informational Meeting: October 23rd, 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. Ailie second. All in favor. Motion carried. The meeting adjourned at 6:26 pm.

David Blomseth, Chairman

Jeff Moritz, Secretary

ATTEST

Kyle Vareberg, Zoning Administrator