

Becker County Planning Commission
December 11th, 2024

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

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

Acting Chairman Jeff Moritz called the Planning Commission meeting to order at 6:09 pm. Introductions were given. Becker County Zoning Technician Nicole Bradbury recorded the minutes.

Tommy Ailie made a motion to approve the minutes from the November 27th, 2024, meeting. Skalin second. All members in favor. Motion carried.

Acting Chairman Jeff Moritz explained the protocol for the meeting and stated that the recommendation of the Planning Commission will be forwarded to the County Board of Commissioners for final action.

New Business:

1. **APPLICANT: Brian & Jill Andring** 20100 Cozy Cove Rd Detroit Lakes, MN 56501 **Project Location:** 20100 Cozy Cove Rd Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number: **08.0111.001 & 08.0111.002** Section 08 Township 139 Range 041; 8-139-41 PT SE1/4 SE1/4: COMM SE COR SEC 8, N 425.22' TO POB; W 250', N 375', W 700', N 500', E 785.5', S 809', E 164.5', S 66' TO POB. TRACT A. & 8-139-41 PT SE1/4 SE1/4, PT NE1/4 SE1/4: COMM E QTR COR SEC 8, S 403.57' TO POB; W 515.63', WLY 355.13', W 281.38', S 234.38', W 211.84', S 1649.14', E 33', S 244.86', SE 256.58', E 1159.7', N 2228.22' TO POB (TRACT B). LESS 10AC (8-111-1, TRACT A). **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Change of Zone from Agricultural to Residential.

Charlie Jasken with Detroit Township shared that they have no problem with the application as it is now, but stated they would like the applicant to keep and open line of communication with them regarding any future development.

Bill Frank, a neighbor spoke and shared his concerns with drainage if this property is developed.

There was one letter received before the meeting and it is entered below:

Hi Nicole,

As a homeowner on Cozy Co de Road, I am opposed to any further home expansions in this area. I grew up here in the 80's on this same property that I own today. The world has changed a lot and kids that used to play in the streets and go to each other's houses are a rarity.

I am mainly opposed because while the speed limit is 40 mph on this road, many exceed it daily. If you were to go forward with the expansion of the home building, I request you consider the following:

1. Homes are to be owned by homeowners only, who are US citizens. I am opposed to foreign homeowners, and corporations or businesses owning housing property as it significantly increases crimes, lowers the possibility of a healthy neighborhood, and increases traffic on this road.
2. There will be a paved bike/walk trail down Cozy Cove Road so that local residents and homeowners will be able to get fresh air and exercise without worrying about getting hit by a vehicle.
3. Lots should not be smaller than an acre to conform to the dwindling sizes already allowed in this area. This is a rural area, and we do not wish to live in suburbia.
4. Homes should be designed and built by local businesses and individual contractors.
5. A public park for children and adults should be built within this space to allow access for all year-round permanent residents.
6. A community garden and farmer's market space should be made available with priority for all homeowners in this township area.
7. A public meeting space should be built in this space to allow for community connections and a chance for residents to get to know each other better. An annual event should be planned and executed for residents.
8. A variety of price points should be available to allow access to housing for all income groups. This diversity is necessary since the economy is so terrible right now, and we must come together and live in peace with people of all types.
9. No discrimination should be allowed for any reason for persons wishing to purchase homes of various price points. By discrimination, I'm referring to nationally recognized legal discrimination based on various factors.
10. Land should be allowed by be zoned agricultural so that residents may gather water and grow food sources.

These are just a few of my concerns. I hope you bring these to the planning commission and decision-makers.

Sincerely,

Shannon Avery

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

Other Business:

I) Date for the Next Planning Commission Hearing: December 18th, 2024; 6:00 pm; 3rd
Floor Jury Assembly Room in the Becker County Courthouse, Detroit Lakes, MN.

II) Tentative Date for the Next Informational Meeting: December 4th, 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, Hall made a motion to adjourn. Mattson second. All in favor. Motion carried. The meeting adjourned at 6:24 pm.

David Blomseth, Chairman

Jeff Moritz, Secretary

ATTEST

Kyle Vareberg, Zoning Administrator