

**Becker County Planning Commission**  
**December 18<sup>th</sup>, 2024**

An audio recording of the meeting is available at:

[https://www.co.becker.mn.us/government/meetings/planning\\_zoning/planning\\_commission/](https://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/)

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

Chairman Dave Blomseth 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. Intent to enact an amendment to the Zoning Ordinance.**

The general purpose of the amendments is as follows:

- a) **To consider revisions to the Becker County Zoning Ordinance for requirements regulating cannabis and feedlots. Requirements will include, but are not limited to, size of establishment, location of establishment, setbacks, and fees.**

The proposed changes submitted before the meeting are entered below:

## Recommended Amendments to the Becker County Zoning Ordinance

*Proposed language is indicated by underline. Language to be removed has been "strike-throughed".*

### **Proposal # 1.) Chapter 8, Section 17 – Cannabis, and Chapter 11, Section 2, - Definitions: To adopt requirements for the production and retail sales of cannabis.**

Standards for the Cultivation, Manufacture, Wholesale, and Retail of Cannabis.

#### **A. General Standards applying to cannabis businesses.**

- a. All Cannabis establishments must be permitted with Becker County prior to operation.
- b. Licensing. State licensing, if applicable, is required prior to establishment of the use.
- c. Nuisance. The use must not establish a nuisance in the form of noise, vibration, glare, fumes, odor, lighting, or electrical interference detectable off premise.
- d. Home Occupation. Cannabis businesses are prohibited as a home occupation.
- e. All establishments related to Cannabis will require a conditional use permit.

#### **B. Performance Standards.**

- a. Setbacks. Cannabis businesses are subject to the following setbacks:
  - i. 1,000 feet from a school.
  - ii. 500 feet from a church, daycare, library or a residence on an adjacent property.
  - iii. 500 feet from a residential treatment facility.
  - iv. 500 feet from a park, playground, or athletic field.
- b. Cannabis Cultivation.
  - i. Cultivation is subject to the following performance standards:
  - ii. Cultivation and Operations Plan. A business licensed or authorized to cultivate cannabis must prepare, maintain, and execute an operating plan and a cultivation plan, which must include but is not limited to:
    1. Site Plan. Detailing size and layout of facility, including size and layout of the cultivation facility.
    2. Security. Provisions for fencing and lighting.
    3. Solid Waste. A plan to destroy all cannabis plant material and cannabis byproduct to render it unusable. Waste material must be stored in a secure location.

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84 **c. Manufacture and Wholesale.**

85 **i.** Manufacture and Wholesale are subject to the following  
86 performance standards:

87 **ii.** Facility and Operations Plan. A business licensed or  
88 authorized to manufacture and wholesale cannabis and  
89 cannabis related products must prepare, maintain, and  
90 execute a facility and operations plan, which must include  
91 but is not limited to:

- 92 1. Site Plan. Detailing size and layout of facility,  
93 including size and layout of the manufacturing  
94 facility.
- 95 2. Security. Provisions for fencing and lighting.
- 96 3. Solid Waste. A plan to destroy all cannabis  
97 plant material and cannabis byproduct to render it  
98 unusable. Waste material must be stored in a  
99 secure  
100 location  
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102 **d. Retail.**

103 **i.** The retail sale of cannabis and related cannabis products is  
104 subject to the following performance standards:

105 **ii.** Business and Operations Plan. A retail business licensed  
106 or authorized to sell cannabis and cannabis related  
107 products must prepare, maintain, and execute a business  
108 plan, which must include but is not limited to:

- 109 1. Hours of Operation. 8:00AM to 9:00PM Monday  
110 through Saturday and 10:00 AM to 9:00PM Sunday.
- 111 2. Site Plan. Detailing size and layout of  
112 facility, including size and layout of the retail  
113 facility.
- 114 3. Solid Waste. A plan to destroy all cannabis plant  
115 material and cannabis byproduct to render it  
116 unusable. Waste material must be stored in a secure  
117 location.  
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119 Definitions is hereby amended as follows:  
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121 **Cannabis:** See MN Statute 342.01.  
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**Proposal # 2.) Chapter 11, Section 2, - Definitions, Chapter 5, Table 5-1 – Feedlots, and Chapter 6, Section 12, Letter B, number 1.- Agricultural Standards.**

**Animal Feedlot.** “Animal feedlot” means a facility as defined in Minnesota Rules, part 7020.0300. A lot or building or combination of lots and buildings intended for the confined feeding, breeding, raising or holding of animals and specifically designed as a confinement area in which manure may accumulate or where the concentration of animals is such that a vegetative cover cannot be maintained within the enclosure. For purposes of these parts, open lots used for the feeding and rearing of poultry (poultry ranges) shall be considered to be animal feedlots. Pastures shall not be considered animal feedlots under these parts.

~~**Feedlot, agricultural.** An enclosure for feeding, breeding, raising or the holding of livestock or poultry of less than 500 animal units, or mink and other fur bearing animals in less than fifteen (15) hutches, or is incidental to a farming operation which has enough land to produce the majority of feed to feed the animals and dispose of the manure (animal wastes).~~

~~**Feedlot, commercial.** An enclosure for the feeding, breeding, raising, or holding livestock, poultry or mink and other fur bearing animals that is not an agriculture feed lot. A pasture is a feedlot when the concentration of livestock, poultry, or other animals is such that a vegetation cover is not maintained.~~

		Table 5-1 Land Use Districts															
		General Agriculture		Special Protection		Residential			High Density Residential		Water Oriented Commercial			Commercial			Industry
Use Type	All Lakes Rivers	Non Shore land	All Lakes Rivers	Non Shore land	GD & RD Lakes	NE Lakes & Rivers	Non Shore land	All Lakes Rivers	Non Shore land	GD & RD Lakes Rivers	NE Lakes	Non Shore land	GD & RD Lakes Rivers	NE Lakes	Non Shore land	Mfg	Admin. & Wholesale
	A. Agricultural Uses																

	Table 5-1 Land Use Districts																	
	General Agriculture		Special Protection		Residential			High Density Residential		Water Oriented Commercial			Commercial			Industry		
Use Type	All Lakes Rivers	Non Shore land	All Lakes Rivers	Non Shore land	GD & RD Lakes	NE Lakes & Rivers	Non Shore land	All Lakes Rivers	Non Shore land	GD & RD Lakes Rivers	NE Lakes	Non Shore land	GD & RD Lakes Rivers	NE Lakes	Non Shore land	Mfg	Admin & Whse	
Agricultural building	P	P	P	P	C	C	C											
Cropland and pasture	P	P	P	P	C	C	C											
Feedlots, under 1,500 animal units agricultural	P	P	C	C														
Feedlots, over 1,500 animal units commercial	C	C	C	C														

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**B. Feedlots.** Animal feedlots shall meet the following standards:

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1. New feedlots with less than 1,500 animal units shall not be located in the shoreland impact zone of watercourses or in bluff impact zones and shall be at least three hundred feet (300') from the ordinary high-water level of all public waters basins. New feedlots with more than 1,500 animal units shall not be located in the shoreland impact zone of watercourses or in bluff impact zones and shall be at least five hundred ~~three hundred~~ feet ( ~~300'~~ 500') from the ordinary high water level of all public waters basins.

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2. Modifications may be made to existing feedlots that are located within three hundred feet (300') of the ordinary high-water level or within a bluff impact zone if the modifications do not extend the feedlot closer to the ordinary high water level setback or further into the bluff impact zone.

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- 157 3. A certificate of compliance, interim permit, or animal feedlot permit, when required by  
158 Minnesota Regulations, parts 7020.0100 to 7020.1900, shall be obtained by the owner or  
159 operator of an animal feedlot.

160 **\*The entirety of the Zoning Ordinance is subject to change as the amendments may affect more than**  
161 **one chapter or section.**

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165 The cannabis portion was discussed first.

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167 Roger Winter with the Becker County Township Association shared that they had developed a  
168 resolution which would delegate cannabis retail registration to the County. He said each  
169 township can decide if they wanted to sign to accept the resolution or handle it themselves as a  
170 township.

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172 Carrie Smith, Becker County Administrator, shared information on population size and the  
173 number of cannabis businesses that will need to be allowed per state law.

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175 There was discussion amongst the Board members regarding setbacks.

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178 **MOTION: Mattson motioned to approve the cannabis portion with the amendment**  
179 **to double the setbacks listed under Performance Standards. Disse second. Roll Call;**  
180 **Disse, Mattson, Bowers, Moritz, Blomseth, Lindow, Seaberg, and Aho in favor. Hall**  
181 **opposed. Motion carried.**

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185 The feedlot lot portion was discussed next.

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187 Bill Henke spoke and shared his concerns about protecting waters and well water. He  
188 encouraged well monitoring and reparations for any damage done to well and surface water so  
189 that the burden doesn't fall on the taxpayers.

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192 **MOTION: Hall motioned to approve the feedlot portion with the addition of well**  
193 **monitoring where specific verbiage is worked out before the County Board meeting**  
194 **on December 31<sup>st</sup>, 2024, by meeting with appropriate agencies to make that**  
195 **determination. Bowers second. Roll Call; Disse, Mattson, Bowers, Moritz, Blomseth,**  
196 **Hall, Seaberg, and Aho in favor. Lindow opposed. Motion carried.**

**Other Business:**

- I) **Tentative Date for the Next Informational Meeting: January 22<sup>nd</sup>, 2025; 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, Disse made a motion to adjourn. Aho second. All in favor. Motion carried. The meeting adjourned at 7:05 pm.**

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**David Blomseth, Chairman**

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**Jeff Moritz, Secretary**

ATTEST

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Kyle Vareberg, Zoning Administrator