

Becker County Planning Commission
July 9th, 2019

Members Present: Chairman Jim Bruflodt, Vice Chairman John Lien, James Kovala, Harry Johnston, County Commissioner Larry Knutson, Mary Seaberg, Jeff Moritz, Dave Blomseth, Ray Thorkildson, and Planning & Zoning Director Kyle Vareberg. **Members Absent:** Bob Merritt, Brian Bestge, and John Skarie.

Chairman Jim Bruflodt called the Planning Commission meeting to order at 7:00 pm. Introductions were given. Becker County Planning and Zoning Director Kyle Vareberg recorded minutes.

Kovala made a motion to approve the minutes for the June 11th, 2019 meeting. Lien seconded. Motion carried.

Bruflodt explained the protocol for the meeting and stated that the recommendations of the Planning Commission would be forwarded to the County Board of Commissioners for final action on July 16th, 2019.

New Business:

1. **APPLICANT: James Van Raden Trust** 525 Caddy Ave Moorhead, MN 56560
Project Location: 30030 130th St Frazee, MN 56544 **LEGAL LAND DESCRIPTION:** Tax ID number: 03.0196.000 NW1/4 OF NW1/4 SW OF HWY #10 & N OF TWP ROAD, Section 20 Township 138 Range 040
APPLICATION AND DESCRIPTION OF PROJECT: Request a change of zone from the present zone of Agricultural, for the current parcel, minus five (5) acres, to be rezoned as Commercial, with the remaining five (5) acres to stay Agricultural. Also, requesting a Conditional Use Permit for a satellite bulk propane refueling facility.

Vareberg introduced the application

Planning Commission member David Blomseth recused himself from the application.

Kent Satrang, CEO of Petro Serve USA, spoke on behalf of the application. Satrang stated the Conditional Use Permit (CUP) request is for a 30,000 gallon satellite propane tank. Satrang said Petro Serve USA is currently traveling back and forth from Hawley to the Lakes Area and this location will better help them serve the area.

Bruflodt asked if there were any other bulk plants located within twenty five miles of the location.

Satrang stated yes, locations include Hawley, Beltrami, Perley, and others. He said most are located within city limits and just recently Petro Serve USA just placed three, 60,000 gallon tanks in the City of West Fargo.

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48 Lien questioned which tract the CUP request was for.
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50 Vareberg stated the CUP is requested for the tract requested to be zoned Commercial.
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52 Seaberg asked if only one tank will be located on the property.
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54 Satrang stated yes, only one tank.
55
56 Knutson asked how the company fills tanks.
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58 Satrang stated by using 2500-3500 gallon bulk trucks.
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60 Kovala questioned where access to the new tract would be located.
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62 Satrang stated they would like access off of US Hwy 10, however they have not contaced
63 MnDOT and the current plan will be to access the site from 130th Street.
64
65 Johnston questioned the weight restriction of the road and whether or not it was legal for
66 the Company to travel it with a bulk truck.
67
68 Vareberg stated Richard Billet with Burlington Township said it is a five ton road.
69
70 Moritz asked how much activity the site would have Monday thru Friday.
71
72 Satrang said there would not be many trucks in the summer time and through out the
73 winter the site would have trucks there potentially two times a week and a few times a
74 day. Satrang stated the site will also be used for summer fill storage.
75
76 Carol Strache, Bill Strache, Gary Goreham, Deb Anderson, Patricia Aning, and Seth
77 Grim spoke in opposition of the requests. Their concerns are as followed:
78
79 1. The site is located in a residential area and the requests are industrial related and
80 would be a better fit on the north side of US Hwy 10 where similar use exist.
81 2. The change of zone could open the door to further development and deteriorate
82 the asthetics of the neighborhood.
83 3. Saftey concerns with truck traffic and propane leaks.
84 4. Concerns for the neighboring wetland and sucker creek (dedicated trout stream)
85 due to potential run off from the site or propane leaks.
86 5. Road damage to 130th Street.
87 6. Housing developments existed before the request and it should remain residential.
88
89 Mike Ring, with Counselor Realty, spoke as the realitor for Petro Serve USA. Ring stated
90 he did a lot of door knocking on the north side of US Hwy 10 across from the request.
91 Ring said there were no property owners willing to lease or sell land for a reasonable
92 price. Ring mentioned the commercial development on both sides of the hwy corridor

93 such as the new Uhaul business and Simmonson's business. Ring acknowledged the
94 oppositions valid points but noted it is only one tank in discussion. Ring stated once the
95 property is split, the remaining residential property will be sold as is.
96
97 Vareberg read one additional comment from Brulington Township Chairperson Richard
98 Billett. The comment mentioned the road weight limit of five tons, the concern for road
99 damage because it is not a ten ton road and questioned the location of the the approach.
100 Three additional comments were received and distributed to the board before the hearing.
101
102 At this time, testimony was closed. Bruflodt opened the matter for discussion by the
103 Board.
104
105 Johnston asked Ring if in his opinion the request for the bulk tank would lower
106 neighboring property values.
107
108 Ring stated no, not in the requested location. Ring said maybe if it were closer to the
109 development of Carrow Circle, but he does not believe it will even lower the value of the
110 remaining residential tract because it is over seven hundred feet away.
111
112 Knutson asked Ring what the chances are the tract (where the tank will be located) could
113 be sold as a residential lot.
114
115 Ring stated zero percent, nobody desires to live that close to the hwy traffic.
116
117 Patricia Benson asked for clarification on where the bulk tank will be located on the tract.
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119 Satrang indicated on a parcel map the proposed location of the bulk tank.
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121 Lien mentioned the most convient approach would be from US Hwy 10, and questioned
122 the road restrictions of 130th Street.
123
124 Satrang could not speak to any road restrictions and said they hope to access the site from
125 US Hwy 10.
126
127 Satrang addressed the saftey issues mentioned earlier and stated he is not aware of any
128 issues with a 30,000 gallon bulk tank in his career. Satrang stated he has seen issues with
129 residential homes and 500 gallon tanks and safety is certainly an issue. Satrang also
130 stated the filling station is self contained and there is no liquid. Satrang stated there is no
131 chance propane or salt could make it to Sucker Creek as mentioned earlier.
132
133 Lien asked if the area would be fenced and if the State and Federal Agencies regulate the
134 operation.
135
136 Satrang stated yes.
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138 Lien questioned if they needed more information as to which roadway would provide
139 access to the site.

140

141 Knutson said he believed the Township would issue permission to travel the road for such
142 a short distance.

143

144 Satrang stated he believed 130th Street is only restricted to five tons in the spring,
145 otherwise cement trucks and other similar trucks would not be able to travel it.

146

147 Lien stated he does not agree with the change of zone request.

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149 Knutson agreed and stated a CUP is the proper fit.

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151 **MOTION: John Lien made a motion to deny the change of zone from Agricultural**
152 **to Commercial and approve the Conditional Use Permit request for a satellite bulk**
153 **propane refueling facility. Jeff Moritz. Second. All in favor, motion carried.**

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156 **IV. Other Business**

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1) **Tentative Date For Next Informational Meeting:**

158

Wednesday, August 7th, 2019; 8:00 am; 3rd Floor Meeting Room
at the Becker County Courthouse, Detroit Lakes, MN.

159

160

2) **Other Business**

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Since there was no further business to come before the Board. Kovala made a
164 **motion to adjourn. Seaberg seconded. Motion carried.**

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Jim Bruflodt, Chairman

Jeff Moritz, Secretary

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ATTEST _____

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Kyle Vareberg, Zoning Director