

Becker County Planning Commission
June 7th, 2022

Members Present: Chairman Dave Blomseth, Ray Thorkildson, Tom Disse, Craig Hall, Kohl Skalin, Jeff Moritz, Mary Seaberg, Tommy Ailie, Harvey Aho, County Commissioner Larry Knutson, and Zoning Director Kyle Vareberg. **Members Absent:** Chuck Collins

Chairman Dave Blomseth called the Planning Commission meeting to order at 6:01 pm. Introductions were given. Becker County Zoning Office Support Specialist Nicole Hultin recorded the minutes.

Craig Hall made a motion to approve the minutes from the May 10th, 2022, meeting. Aho 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 would be forwarded to the County Board of Commissioners for final action.

New Business:

1. **APPLICANT: Ashley P Briard & Kimberly K Briard** 38117 Co Hwy 56 Frazee, MN 56544 **Project Location:** 13263 460th Ave Frazee, MN 56544 **LEGAL LAND DESCRIPTION:** Tax ID number 11.0057.001 Section 13 Township 138 Range 038; 13-138-38 PT NW1/4 SW1/4, PT NE1/4 SW1/4: COMM NW COR SEC 13, S 2637.10', SLY 730.67' TO POB; E 1469.18', SW 377.57', S 401.23', W 1288.79', WLY 56.85', NELY 594.84' TO POB. **TRACT B. APPLICATION AND DESCRIPTION OF PROJECT:** Becker County Planning and Zoning is requesting a Public Hearing on behalf of the MPCA to modify a feedlot permit with more than five hundred (500) animal units.

This portion of the meeting opened for public comment at 6:03 pm.

There was no one to speak to the application and this portion of the meeting closed at 6:03pm.

No action required by the Planning Commission for the application.

2. **APPLICANT: Richard & Dana Laine** 20781 Co Rd 117 Osage, MN 56570 **Project Location:** 20781 Co Rd 117 Osage, MN 56570 **LEGAL LAND DESCRIPTION:** Tax ID Number 33.0118.000 Section 10 Township 139 Range 038; LOT 1 & SW1/4 OF NW1/4 **APPLICATION AND DESCRIPTION OF PROJECT:** Request an Amendment to Conditional Use

46 Permit Recorded Document number 680083 for stipulation numbers five
47 through seven (5-7) and eleven (11).
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Richard Laine presented the application and shared all four of his requests.

51

52 Regarding stipulation number five (5) he asked that instead of transplanting five (5) to six
53 (6) foot high conifers spaced at fifteen (15) foot intervals along County 117, the North
54 side, South side, and back side that he be able to do taller trees approximately ten (10) to
55 twelve (12) feet high with thirty (30) foot spacing. Laine commented that the RV people
56 would like to be able to see some of the lake.

57

58 Regarding stipulation number six (6) to have an “L” shaped fence at each site to hide
59 loose items and trash he asked that it not be necessary at every site, but only if needed.
60 Laine commented that most campers would like to build decks and could have their own
61 way to contain garbage and loose items.

62

63 Regarding stipulation number seven (7) regarding having a split rail fence he asked that
64 be allowed to do a board fence instead. Laine commented that split-rail fences are hard to
65 maintain and thinks the board fence would look nicer and be easier to repair and
66 maintain.

67

68 Regarding stipulation number eleven (11) regarding access to the park Laine asked
69 instead of access being the driveway, that a one-way road be allowed with an entrance
70 and an exit as he feels this would be much safer for the campers.

71

72 Seaberg asked Vareberg if he had talked with soil and water on the tree spacing.

73 Vareberg commented that he didn't know for sure, but that at five (5) to six (6) foot
74 height they recommended eighteen (18) to twenty (20) foot spacing, so he thought a ten
75 (10) to twelve (12) foot high tree would be at least that.

76

77 Deb Nerud, neighbor, spoke and asked if the exit will have a no enter sign. She also
78 expressed her concerns about the number of times Laine's has come back with requests
79 and that this board created these stipulations for a reason.

80

81 Knutson clarified that this board (Planning Commission) denied the application three (3)
82 times and that it was the Becker County Board of Commissioners that approved it with
83 the stipulations.

84

85 Nerud also expressed her safety concerns with the road. She also stated that she feels the
86 L-shaped fences are necessary.

87

88 Rick Ling, neighbor, spoke and wanted to reiterate what Nerud said. He commented that
89 the stipulations were made to make both parties happy and wants to know why this
90 wasn't taken care of before the stipulations were made.

91

92 Doug Lasage, Owner of Bambi's Resort spoke in favor of the application. Lasage
93 commented that Laine's have gone through all the steps required of them to get this
94 approved. He stated that just like during a construction project, sometimes things come
95 up, and you realize something else would work better, and you make those changes.
96 Lasage pointed out that this is the same type of situation here; stipulations were made and
97 in the process of implementing them, Laine's realized there would be things that would
98 work better, be safer, and more aesthetically pleasing and that is why they are here.
99

100 Seaberg asked Lasage if they have L-Shaped fencing at their resort. Lasage said no, they
101 have dumpsters. He said they don't have garbage cans because of bears.
102

103 Knutson asked Lasage how long he has been in business. Lasage said since 2007.
104 Knutson commented that only once since Bambi's has been opened, he has had to break
105 for someone crossing the road at the resort.
106

107 Yvonne Kangas, neighbor, spoke and said she likes the idea of bigger trees. She stated
108 that she would like to see the L-Fence stay for aesthetic purposes. She also asked where
109 the proposed one-way road would exit and what would keep people from coming and
110 going both ways.
111

112 Blomseth said signage and enforcement.
113

114 Laine responded to the traffic comment. He said there would be an enter only and exit
115 only sign posted.
116

117 There were letters received and read by the board members before the meeting, so those
118 were not read again during the hearing, but are entered into record below:
119

120 *Becker County Planning and Zoning Commission:*
121 *We are unable to attend the Commission meeting on June 7, so are submitting this list of*
122 *our concerns with the*
123 *proposed changes to conditional use permit stipulations requested by Mr. Laine. We*
124 *would like to request that this*
125 *letter be read at that meeting to be included in the minutes.*
126 *Our cabin, located about a block south of the RV park, is one of the closest to it. We have*
127 *sent several letters in the past*
128 *protesting the establishment of the park, but unfortunately, the project went ahead as*
129 *requested by Mr. Laine.*
130 *Stipulation #5: Tree planting to screen property from the lake*
131 *A few small trees have been planted but are too far apart to eventually provide any*
132 *screen.....and take many years to*
133 *do so*
134 *#6: "L" shaped fence requirement*
135 *More fencing than a mere "L" shape is needed to shield the lots from Co. 117. The lots*
136 *become full of lawn*

137 *equipment, coolers, recreational toys and other extraneous things that make them an*
138 *eyesore from the road.*
139 *Stipulation #7: Requirement for split rail fence*
140 *The requirement for a split rail fence was included for safety so that entering and exiting*
141 *the park would be to be*
142 *through the existing driveway rather than crossing 117 from any point desired.*
143 *The fence on the North side was intended to extend all the way to the back of the RV park.*
144 *Mr. Laine only put in a*
145 *short span.*
146 *Stipulation #11: Limiting the number of driveways off 117*
147 *This is a huge issue for our concerns. Besides the traffic moving too fast, there is a curve in*
148 *the road and also a small*
149 *hill right before the RV park making it a hazardous stretch right now, and will become*
150 *more so after the paving has been*
151 *done. Please do not allow another driveway access into the park other than the one*
152 *currently there.*
153 *Dockage:*
154 *Please follow the DNR restrictions regarding ruination of lakeshore habitat. What a shame*
155 *to destroy such beautiful*
156 *fish and wildlife habitat! We understand that several of the DNR restrictions have already*
157 *been ignored.*
158 *How many more times is Mr. Laine going to be allowed to come back to the commission*
159 *with requests for changes to*
160 *the original stipulations? We strongly recommend that all his requests for changes be*
161 *denied.*
162 *Thank you for considering our concerns.*
163 *Sincerely,*
164 *Bill and Barb Franke*
165 *20612 County Rd. 117.*
166
167
168
169
170 *This email is intended for the members of the Planning Commission for the Tuesday June*
171 *6th meeting*
172 *regarding LyNee RV Park.*
173 *Becker County Planning Commission,*
174 *I cannot believe that you/we are still (re)visiting the issue of the LyNee RV Park on Big*
175 *Toad Lake.*
176 *I could go on and on and list why he shouldn't be allowed to make any changes to the*
177 *conditions set by the*
178 *Becker County Commissioners, but I will do that in person.*
179 *#1 being, he was voted down by this very committee more than once.*

180 *It was then brought to the County Commissioners and discussed at length, was on the*
181 *verge of being voted*
182 *down but one Commissioner was confused on the facts and the issue was tabled to the*
183 *next month. Again it*
184 *came to the CC meeting and discussed at length and it came down to a vote that passed*
185 *because (in MY*
186 *opinion) that one Commissioner voted with his emotions and not based on facts.*
187 *After it was passed by the CC it was discussed at length, and after much thought and*
188 *careful consideration a*
189 *list of conditions was set forth. This list was again passed by CC and agreed upon by the*
190 *Laines.*
191 *The Laine's have not even finished the RV project and here they are asking for revisions*
192 *and exceptions. What*
193 *good are rules and regulations if we can be coming back time and time again because*
194 *something does not sit*
195 *well with us? What revisions will be asked next? Where and when will it stop?*
196 *I ask this committee to REJECT LyNee RV request for revisions.*
197 *Thank you for your consideration on this matter.*
198 *Yvonne Kangas*
199 *21067 County Road 117*
200 *Osage. MN 56570*
201 *218-234-1757*
202 *(* CC refers to the Becker County Commissioners)*
203
204
205
206
207 *Hi Nicole,*
208 *I cannot attend the 6-7-22 planning commission meeting so would you*
209 *please distribute my comments to the commission members*
210 *I would also like to request that Kyle or someone else read my email at*
211 *the meeting so the attendees can hear my comments*
212 *Would you shoot me back a quick reply letting me know you got this and*
213 *that someone will read it at the meeting?*
214 *Planning Commission Members*
215 *My name is Clark Lee and I live at 20552 Co Rd 117, Osage, MN 56570*
216 *As I am unable to attend the Planning Commission meeting in person 6-7-*
217 *22 please accept my written comments regarding the public hearing for*
218 *requested changes to the Conditional Use Permit for Richard & Dana*
219 *Laine*
220 *I respectfully request that you do NOT recommend approval any changes*
221 *to the existing recorded Conditional Use Permit for the following reasons*
222 *2*
223 *Stipulation #5: The requirement for 5-6' conifers at 15' intervals around*

224 the ENTIRE RV park is so that they would eventually grow together per
225 page 8-114 of the zoning ordinance which states.... 5. Screened from lake
226 view. Structures, parking areas, and other facilities must be treated to
227 reduce visibility as viewed from Protected Waters and adjacent
228 shorelands by vegetation, topography, increased setbacks, color, or other
229 means, assuming summer, leaf-on conditions. Vegetative and
230 topographic screening must be preserved, if existing, or may be required
231 to be provided. What few trees he has planted are what I would call
232 ornamental shrubs, not 5-6 Conifers and if trees are not planted 15' apart
233 they will never grow together
234 Stipulation #6: The requirement for "L" shaped wood fences at each site
235 is self explanatory..... An example of what the RV park would look like
236 without the "L" fences can be seen at the 2nd RV site South of Rick's
237 driveway currently.... coolers, junk, etc all over the place seen by
238 everyone who passes the RV site via County Rd 117
239 Stipulation # 7: The requirement for the split rail fence was stipulated
240 from a safety standpoint so that RV tenants would not just walk/drive
241 across County Rd 117 anywhere they pleased as they predictably would
242 do, but instead would have to go down to the existing driveway to enter
243 117. Also, there is no ditch there so if there was no fence what is to
244 prevent the renters from entering and exiting the RV park directly from
245 117 anywhere they please on foot, with their cars, golf carts etc
246 History is a good predictor of the future. Sunday evening of Memorial
247 day weekend at the RV site (not part of the CUP) that is farthest South
248 from Rick Laine's driveway there were 6 or 7 vehicles parked on or
249 slightly off County Rd 117 for some type of gathering at the RV site. From
250 the lake you could see people at the RV site itself as well as wandering
251 3
252 back and forth across the road to the lake/dock area. In my opinion this
253 is exactly what will happen repeatedly for the CUP if stipulation # 7 is not
254 enforced
255 Stipulation #7: I believe that when the Commissioners stipulated the
256 fence on the North side it was their intention that the fence run from the
257 right of way ALL the way to the back of the RV park..... NOT just a token
258 fence similar in size to a billboard like Rick Laine has put in to date
259 Stipulation #11: The stipulation of access to the RV park via the existing
260 driveway was from a safety issue by limiting the number of driveways off
261 117. It should also be pointed out that when approaching the CUP RV
262 area from the North there is a slight hill as well as a curve in the road that
263 could cause safety issues as well if a driveway was allowed on the North
264 end of the RV park which is where he wants it to be
265 I believe precedent has been established for additional driveways off
266 County Rd 117 in that I have a variance granted by Becker County to build
267 a garage on my property but the variance specifies I cannot construct a

268 new driveway off 117 to enter the garage but instead must use my
269 existing driveway. The same is true for a driveway requested by Arlan &
270 Yvonne Kangas when they lived next door to me
271 In my opinion if the Commissioners allow any changes to the Conditional
272 Use Permit stipulations they are in essence admitting they were wrong in
273 their original decision and at the same time setting the precedent for Rick
274 to be able to come back month after month asking for further changes to
275 the stipulations
276 This entire project was denied multiple times by the Planning
277 Commission & County Commissioners but due to Becker County allowing
278 Rick & Dana Laine to come back month after month with no substantial
279 4
280 proposed changes the Commissioners finally agreed to allow the CUP but
281 ONLY if it contained the stipulations per the recorded document
282 These stipulations should remain as recorded and should be enforced by
283 Becker County Zoning
284 Thank you for your consideration
285 Clark Lee

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290 I am writing to you today, in reference to the below amendment:

291

292 **2. APPLICANT: Richard & Dana Laine** 20781 Co Rd 117 Osage, MN 56570
293 **Project Location:** 20781 Co Rd 117 Osage, MN 56570 **LEGAL LAND**
294 **DESCRIPTION:** Tax ID Number 33.0118.000 Section 10 Township 139
295 Range 038; LOT 1 & SW1/4 OF NW1/4 **APPLICATION AND**
296 **DESCRIPTION OF PROJECT:** Request an Amendment to Conditional Use
297 Permit Recorded Document number 680083 for stipulation numbers five
298 through seven (5-7) and eleven (11).

299

300 The stipulation of this, is not clear in this below reference.

301 But when I talked to your office last week, she mentioned something about hiding
302 garbage.

303 We want make sure the garbage is not lake side/road side on 117, so loose stuff is not
304 on the 117 and then
305 ending up in the lake.

306 Also, we are against additional stations/slots for this RV's site/location.

307 Thank you, Julie Neske

308

309

310

311

312 Becker County Zoning Board Members,
313 In reference to the Richard and Dana Laine request. I cannot believe that we are at this
314 again. You told this couple no
315 more times than I can count. You finally agree to his ridiculous request with very specific
316 conditions and terms with the
317 understanding that they must comply with all of the conditions or be shut down. They
318 agreed. Now they are back for
319 more. When is enough going to be enough. It was bad enough to have this “trailer park”
320 in our neighborhood bringing
321 down property value, increasing traffic and crossing County Road 117 to get to their
322 slips. My husband and I are
323 pleading with you to stick to your original agreement with these people and adhere to
324 the stipulations that you put in
325 place for a reason. Please feel free to read this email at the meeting as we will not be
326 able to attend.

327 Thank You.

328 Sincerely,

329 Michele and Terry Sabby

330 20436 County Road 117

331 Osage, MN

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333

334 Testimony Closed.

335

336 Seaberg commented that these stipulations came from the Lake Association not the
337 Commissioners.

338

339 Blomseth stated that the County Commissioners enforced it and reiterated that these were
340 not conditions placed by the Planning Commission, and that he struggles with the fact
341 that since the Planning Commission did not create them should they be deciding on
342 changes to them.

343

344 Skalin stated that the change from split-rail fencing seems reasonable, and that all four
345 (4) seem reasonable because they may have had these intentions when they started, but
346 then realized the new requests made more sense.

347

348 Blomseth said he just wonders how we can interpret the Commissioner’s intent when
349 they set these stipulations.

350

351 Knutson agrees, but said it is a process and must go to the Planning Commission first.

352

353 Blomseth agreed a split rail fence is hard to maintain.

354

355 Ailie agreed with the earlier comparisons to construction that sometimes things change to
356 adapt to what may be better. He said he thinks the one-way would be safer and we could
357 stipulate that signage is posted for enter and exit.

358
359 Knutson shared concerns that for visitors the road can be easily missed and then they end
360 up turning around on the County Road, so there would need to be very noticeable signs
361 posted.

362
363 Skalin said he thinks it would be better to enter on the North side.

364
365 Knutson asked if Laine had checked with the county on putting up signs.

366 Laine stated that the County had talked about coming out to put in the crosswalk.
367

368 Hall agrees with Blomseth but thinks that number five (5) is reasonable, six (6) is a valid
369 concern for wording on hiding garbage, seven (7) would be reasonable as a board fence
370 or split-rail and agrees with eleven (11) as long as it would be signed properly.

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374 **MOTION: Hall motioned to approve the amendment to adjust**
375 **number five (5) to be trees ten (10) to twenty (20) feet high with thirty (30)**
376 **foot spacing, modify number six (6) to state there be nothing loose laying**
377 **around and that garbage is screened from the public, on number seven (7) to**
378 **change the wording from split-rail to board fence, and for number eleven**
379 **(11) to allow a one-way as long as it is signed properly; Skalin second. Roll**
380 **Call; All in favor. Motion carried.**

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383

384 **Other Business:**

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386 I) **Tentative Date for Next Informational Meeting: July 6th, 2022; 8:00 am; 3rd Floor**
387 **Meeting Room in the Becker County Courthouse, Detroit Lakes, MN.**

388
389 **Since there was no further business to come before the Board, Aho made a motion**
390 **to adjourn. Seaberg second. All in favor. Motion carried. The meeting adjourned at**
391 **6:31 pm.**

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395 **David Blomseth, Chairman** _____ **Jeff Moritz, Secretary** _____

396
397 ATTEST

398
399 _____
400 Kyle Vareberg, Zoning Administrator