

Becker County Planning Commission
January 15, 2008

Present: Members Jim Bruflodt, John Lien, Waldo Johnson, Jeff Moritz, John McGovern, Jim Kovala, Harry Johnston, Ray Thorkildson, Mary Seaberg, and Zoning Staff Debi Moltzan,

Chairman Bruflodt called the meeting to order at 7:00 p.m.

Minute approval: Kovala made a motion to approve the minutes from the December 2007 meeting. McGovern second. All in favor. Motion carried.

Bruflodt explained the protocol of meeting. Bruflodt explained that the Planning Commission recommendations would be forwarded to the County Board of Commissioners for final action on Tuesday, January 22, 2008.

FIRST ORDER OF BUSINESS: Aletha Olson. Request a change of zone from agricultural to residential and approval of a preliminary plat consisting of 6 lots for the property described as Pt of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ and Pt of the NW $\frac{1}{4}$ NE $\frac{1}{4}$; Section 32, TWP 138, Range 41; Lake View Township. PID Number 19.0625.000. This application was tabled from the December 15, 2007 meeting. The property is located near Melissa and Mill Lake.

Josh Pfeffer, Meadowland Surveying, explained the application to the Board. Pfeffer explained that this was a 6-lot development along a township road. All lots meet the 80,000 sq ft size requirements for lots lying within the shoreland district of a natural environment lake. Pfeffer explained that Olson does not own the land to the lake. The DNR owns the land from elevation 1330.98 ft to the lake. Olson is proposing a conservation easement to protect the wetlands around this elevation. Kovala questioned if the lots would have lake access. Pfeffer stated that they would not due to the fact that Olson does not own all the land up to the lake.

Gail Hahn, Lake View TWP Supervisor, spoke against the application. Hahn stated that the Township would like to see the property left agricultural with 2.5-acre lots. There was no written correspondence either for or against the application. At this time, testimony was closed.

Discussion was held regarding the location, topography, wetlands and proximity to the lake. Johnston showed photos that he had taken of the property. Lien stated that the lots are good size and nice looking lots. Johnson stated that the lots have ample road frontage and are a good fit with the residential lots across the road and that due to the wetlands, there would not be further development behind (south) of the property. Moritz stated that the lots meet the criteria of the Zoning Ordinance.

Motion: Kovala made a motion to approve the change of zone from agricultural to residential and the preliminary plat consisting of six (6) lots based on the fact that the

request meets the criteria of the Zoning Ordinance and Subdivision Ordinance and is compatible with the surrounding area. Thorkildson second. All in favor. Motion carried.

SECOND ORDER OF BUSINESS: Holly and Judith Bergstrom. Request a conditional use permit to allow two dwellings on one parcel of land in an agricultural zone due to medical reasons for the property described as: Lot 4 East of CSAH #27 and N of TWP Road; Section 27, TWP 140, Range 40; Holmesville Township. PID Number 16.0176.000. The property is located on Momb Lake.

A letter had been received from Chris Heyer, representative for the applicant requesting postponement of the application.

THIRD ORDER OF BUSINESS: Philip and Nichelle Schloemer. Request a conditional use permit to allow horses on their property for personal use in an agricultural zone for the property described as: Pt NE ¼ NW ¼ and Lot 4 Beg at SE Cor NE ¼ NW ¼ Th W 470 ft NE 780 ft SE 820 ft to Rd SW Al Rd to W Ln Lot 4; Section 12, TWP 138, Range 42; Lake Eunice Township. PID Number 17.0134.000.

Philip and Nichelle Schloemer explained the application to the Board. They own two horses, which they use for the Becker County Sheriff Posse. They own 11 acres.

Brufloft questioned if they had plans for more horses. Schloemer stated that if there was a need, one more horse would be the most they would want on that acreage. Johnson questioned if they owned any land on the south side of the road. Schloemer stated that all their land is on the north side of the road. Johnston questioned if they would be opposed to a restriction to the number of horses they could have on the land. Schloemer stated that a number restriction would be fine.

Speaking in opposition to the application was William Rutherford, representing Pearl Lake Association, with concerns of run off into the lake. No one spoke in favor of the application. Written correspondence in favor of the application was received from James and Kathy Runger. At this time, testimony was closed.

Further discussion was held regarding the low area by the barn, manure storage, and run off. Johnson suggested that the manure be stored on high ground to avoid run off. Seaberg questioned if the existing fencing would be utilized. Schloemer stated that they would utilize the existing fencing plus expand the fence into the woods. Brufloft suggested that Schloemers meet with the lake association to address their concerns.

Motion: Seaberg made a motion to approve a conditional use permit to allow a maximum number of three horses on the property based on the fact that the use would not be detrimental to the surrounding area. Moritz second. All in favor. Motion carried.

FOURTH ORDER OF BUSINESS: William and Teresa Jensen. Request an after the fact conditional use permit to operate a commercial transportation/trucking business in an

agricultural zone for the property described as: E ½ of SW ¼ of SE ¼; Section 4, TWP 140, Range 36; Osage Township. PID Number 21.0011.010.

William and Teresa Jensen explained the application to the Board. Jensen explained that they bought the property four years ago. At that time, Jensen was an independent trucker and owned his own truck. Since then, he has expanded to four trucks, six trailers, and four employees. Jensen services his own trucks at his residence.

Brufloft questioned what type of hauling he did. Jensen stated that he owns flatbeds and hauls anything that can be hauled on a flatbed. Johnson questioned where the trucks park in the spring. Jensen stated that most of the trucks are empty when they come to his property. Kovala stated that he has contacted two the supervisors for Osage Township, who don't have a problem with the application.

No one spoke in favor of the application. No one spoke against the application. Written correspondence was received from Maureen Gibbon and Jeff Jones; and Ray and Debra Johnson, all with concerns about the road and traffic. At this time, testimony was closed.

Discussion was held regarding the traffic, road conditions, weight restrictions and location. The Board questioned Jensen on what his future intentions were for his business. Jensen stated that his operation would not be any larger than what it is. Jensen further stated that most of the trucks are not on the property during the week, most leave Sunday or Monday and return home Friday or Saturday. Lien felt that this request is a good fit in this location providing there is no expansion. Kovala stated that these trucks would not change of current condition of CSAH 48. Johnson felt that the fall harvest puts more pressure on CSAH 48 than these trucks.

Motion: Kovala made a motion to approve an after the fact conditional use permit to allow a commercial transportation/trucking business based on the fact that the use would not be detrimental to the surrounding area with the stipulations: the maximum number of semi tractors to be on the property is five (four of which are owned by Jensen); and the maximum number of trailers to be on the property is seven (six of which are owned by Jensen). Johnston second. All in favor. Motion carried.

FIFTH ORDER OF BUSINESS: Final Plat of Grand View Estates of Nelson Lake.

This final plat is the First Supplemental Common Interest Community Plat for Common Interest Community Number 42; for a four plex and four units. This is in compliance with the original conditional use permit. Everything is in order for final approval.

Motion: Moritz made a motion to approve the final plat, First Supplemental Common Interest Community Plat for CIC Number 42, Grand View Estates, based on the fact that everything is in order for final approval. Lien second. All in favor. Motion carried.

SIXTH ORDER OF BUSINESS: Final plat of Boot Lake Heights.

The preliminary plat and change of zone was approved in March 2006. Everything is in order for final approval.

Motion: Kovala made a motion to approve the final plat of Boot Lake Heights. Seaberg second. All in favor. Motion carried.

SEVENTH ORDER OF BUSINESS: Informational Meeting.

The next informational meeting is scheduled for Thursday, February 14, 2008 at 8:00 a.m. at the Planning & Zoning Office.

EIGHTH ORDER OF BUSINESS: Election of Officers.

Brufloft opened the floor to nominations. Kovala nominated John Lien for Chairman. Johnson second. Johnston nominated Jim Brufloft for Chairman. Kovala second.

Discussion was held, with a speech from each nominee.

Kovala withdrew his nomination and made a motion to cease nominations. Johnson second. All in favor. Motion carried.

A vote was taken on the motion of Brufloft for Chairman with everyone voting in favor. Motion carried.

Kovala nominated Lien for Vice Chairman. Johnson second. Kovala made a motion to cease nominations. Johnson second. All in favor. Motion carried. A vote was taken on the motion of Lien for Vice Chairman. All in favor. Motion carried.

Kovala nominated Moritz for Secretary. McGovern second. Kovala made a motion to cease nominations. McGovern second. All in favor. Motion carried. A vote was taken on the motion of Moritz for Secretary. All in favor. Motion carried.

Since there was no further business to come before the Board, Kovala made a motion to adjourn the meeting. Lien second. All in favor. Motion carried. Meeting adjourned.

Jim Brufloft, Chairman

ATTEST

Jeff Moritz, Secretary

Patricia Swenson, Administrator