

1 **Becker County Planning Commission**
2 **September 13th, 2016**
3

4 **Members Present:** Chairman Jim Bruflodt, Vice Chairman John Lien, Harry Johnston,
5 Ray Thorkildson, County Commissioner Larry Knutson, Jim Kovala, Bob Merritt, Mary
6 Seaberg, Mary Seaworth, Dave Blomseth, Jeff Moritz, Zoning Technician Julene
7 Hodgson and Planning and Zoning Supervisor Dylan Ramstad Skoyles. Jim Kaiser was
8 absent.
9

10 Chairman Jim Bruflodt called the Planning Commission meeting to order at 7:05 pm.
11 Zoning Technician Julene Hodgson recorded minutes. Intros were given.
12

13 Chairman Jim Bruflodt explained the protocol for the meeting and stated that the
14 recommendations of the Planning Commission would be forwarded to the County Board
15 of Commissioners for final action on August 16th, 2016.
16

17 Jim Kovala made a motion to approve the minutes for August 8th, 2016. Jon Lien
18 seconded. The motion passed.
19

20 **Old Business: None**
21

22 **New Business:**
23

24 **FIRST ORDER OF BUSINESS: APPLICANT: Kai W. Herbranson and Joan**
25 **Barnes trust** 20108 S. Twin Drive Frazee, MN 56544 **Project Location: S Twin Dr**
26 **LEGAL LAND DESCRIPTION:** 150149000 Height of Land Township SouthTwin
27 Lake GOVT LOT 1 LESS 24.60 AC FOR 150-153 & PT 002-004; GOVT LOT 4 LESS
28 3.90 AC FOR PT 002 & 003; GOVT LOT 5 LESS 5.10 AC FOR 001; NE1/4 NE1/4
29 LESS .50 AC FOR PT 003 REF: 7.50 AC NEW 15.0149.004 IN 2013, Section 13, TWP
30 139, Range 39 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a
31 Certificate of Survey for one tract (Tract D) consisting of 14.6 acres with 9.7 useable
32 acres with a remainder of 77.2 acres in an agricultural zone.
33

34 Joan Barnes explained the application to the Board.
35

36 No one spoke for or against the application. There was no written correspondence either
37 for or against the proposal. At this time, testimony was closed.
38

39 Chairman Bruflodt opened the matter for further disussion by the Board.
40

41 Bob Merritt explained that the tract has access from the existing road.
42

43 John Lien stated that the application meets the requirements of the Ordinance.
44

45 **MOTION: John Lien made a motion to approve the request for a Certificate of**
46 **Survey for one tract (Tract D) consisting of 14.6 acres with 9.7 useable acres with a**

47 remainder of 77.2 acres in an agricultural zone due to the request meets the criteria
48 of the Ordinance. Jim Kovala seconded the motion. All in favor. Motion carried.
49

50 **SECOND ORDER OF BUSINESS: APPLICANT: Soo Pass Ranch, Inc.** P O Box
51 1227 Detroit Lakes, MN 56502 **Project Location:** 25526 Co Hwy 22 **LEGAL LAND**
52 **DESCRIPTION:** 190315000 Lake View Township LOT 2 SW OF RWY LESS N 32
53 RDS W OF HWY; & 3.78 AC & LOTS 1 & 3 EX R/W, 1 AC W OF HWY & NE 10 AC
54 OF LOT 1; & NE1/4 OF NW1/4, Section 16, TWP 138, Range 41 **APPLICATION**
55 **AND DESCRIPTION OF PROJECT:** Request a Zone Change from Agricultural to
56 Commercial for the first 150' along the east side of Hwy 59 for purpose of a Commercial
57 sign.

58
59 Bob Bliss explained the application to the Board. Bliss stated that a petition had been in
60 earlier to put sign up and the Board of Adjustment approved this application. The state
61 said that the area must be zoned commercial for the sign to be allowed.
62

63 John Lien asked if the intent was just for a sign in the area to which Bob said it was.
64

65 Larry Knutson asked the length of the area along Hwy 59 to which Hodgson said
66 approximately 1,200'.
67

68 No one spoke for or against the application. There was no written correspondence either
69 for or against the proposal. Ramstad Skoyles stated he had had a phone conversation
70 with Jim Uteke where Jim explained that the state would not approve a permit if just the
71 strip was rezoned instead of the whole parcel. He also stated that the application should
72 not state that it is for a commercial sign. At this time, testimony was closed.
73

74 Chairman Brufloft opened the matter for further discussion by the Board.
75

76 Bob requested the application as written and that they were not asking for the entire
77 property to be rezoned. Discussion from the Board regarding commercial zone. Attorney
78 for the applicant said to proceed. Jim asked if they would like to table the request. John
79 Lien reminded the Board the same request was asked for and previously allowed for
80 property north of this property and did not think this was an unreasonable request.
81

82 **MOTION: Mary Seaberg made a motion to rezone Agricultural to Commercial for**
83 **the first 150' along the east side of Hwy 59 for the purpose of a commercial sign due**
84 **to the request is not detrimental to the area. Lien seconded. All in favor except Bob**
85 **Merritt. Majority ruled with motion carried to approve.**
86

87 **THIRD ORDER OF BUSINESS: APPLICANT: Johanne Pardiac** 21168 Klein Road
88 Detroit Lakes, MN 56501 **Project Location:** 21168 Klein Road **LEGAL LAND**
89 **DESCRIPTION:** 080012000 Detroit Township SE1/4 OF SE1/4, Section 01, TWP 139,
90 Range 41 **APPLICATION AND DESCRIPTION OF PROJECT:** Request an after the
91 fact Conditional Use Permit for public horse boarding which includes riding in the indoor
92 arena, an outdoor arena, training and riding lessons. In the future they would like to
93 include horse therapy.

94
95 Johanne Pardiac explained the application to the Board. Pardiac stated that this was a
96 public horse boarding with an indoor riding arena, outdoor area, training, riding lessons
97 and horse therapy. There would be no public sled riding on this property. They do
98 boarding and train one horse at a time.
99
100 No one spoke for or against the application. There was no written correspondence either
101 for or against the proposal. At this time, testimony was closed.
102
103 Chairman Brufloft opened the matter for further disussion by the Board.
104
105 John Lien stated that area was a nice spot for the use.
106
107 **MOTION: Bob Merritt made a motion to approve the Conditional Use Permit for**
108 **public horse boarding which includes riding in the indoor arena, an outdoor arena,**
109 **training and riding lessons with future horse therapy due to the request is not**
110 **detrimental to the area. Mary Seaberg seconded. All in favor. Motion carried.**
111
112 **FOURTH ORDER OF BUSINESS: APPLICANT: Steven Bolton** 34196 E. Boot
113 Lake Road Park Rapids, MN 56470 **Project Location:** 34196 E. Boot Lake Road
114 **LEGAL LAND DESCRIPTION:** 270181002 Savannah Township Boot Lake GOVT
115 LOT 10 LESS S1/2 & E 772' OF N1/2., Section 32, TWP 142, Range 36
116 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Certificate of
117 survey for one new lakeshore tract (Tract 1) consisting of 1.9 acres with 1.4 acres useable
118 lot area. The remainder lot Tract 2 will be 5.0 acres with useable of 4.2 acres. The request
119 includes a zone change from Agricultural to Residential for both parcels.
120
121 Steven Bolton explained the application to the Board. Bolton stated that he has owned the
122 property for many years. The plan is to give the lot as a gift to the kids. Jim Kovala
123 didn't see the house on the survey and had a discussion about the placement of the
124 structures versus what was on the survey.
125
126 No one spoke for or against the application. There was no written correspondence either
127 for or against the proposal. At this time, testimony was closed.
128
129 Chairman Brufloft opened the matter for further disussion by the Board.
130
131 Dave Blomseth stated that this application meets all the criteria of the ordinance.
132
133 **MOTION: Dave Blomseth made a motion to approve the Certificate of survey for**
134 **one (1) new lakeshore tract (Tract 1) consisting of 1.9 acres with 1.4 acres useable**
135 **lot area. The remainder lot Tract 2 will be 5.0 acres with useable of 4.2 acres due to**
136 **the request meets the criteria of the Ordinance. The approval included a zone**
137 **change from Agricultural to Residential for both parcels. Ray Thorkildson**
138 **seconded. All in favor. Motion carried.**
139

140 **FIFTH ORDER OF BUSINESS: APPLICANT: Menno and Rebecca Schmucker**
141 40226 160th Street Frazee, MN 56544 **Project Location:** 40226 Co Hwy 39 **LEGAL**
142 **LAND DESCRIPTION:** 150316000 Height of Land Township PT LOT 7 BEG 167.27'
143 W OF MNDR COR #46, TH CONT W APPX 358', N 181.95', NW 147', E AL MNDR
144 SHORE LIEF LK TO PT 92.12' NE OF POB, SW TO POB, Section 36, TWP 139,
145 Range 39 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a
146 Conditional Use Permit to install and operate a sawmill to do custom sawing for a pallet
147 building business. The request would include the use of a band sawmill for about 1 load
148 of logs per week with the loading of lumber done with pallet jacks- no loaders in an
149 Agricultural zone.

150
151 Menno Schmucker explained the application to board. Schmucker stated that it would be
152 a small mill for pallet operation with a band saw. He has an approved and paid for site
153 permit for the structure. He would like to saw one load per week with no loader noise.
154 John Lien asked if this application was in connection with the business approved last
155 month which it was, he is about 3 miles away. The property was purchased with the plan
156 for a sawmill as supplemental income to help with farm payments.

157
158 Gail Alcott wished to forgo his letter and speak against the sawmill instead. He
159 suggested that the proposed sawmill would be 300 feet from home, that 160th street is
160 small and very narrow township road and that the road ¾ of a mile away, 410th street is
161 even narrower. Mr. Alcott indicated that when working with Mr. Schmucker about
162 moving his approach so that Mr. Alcott could continue pushing his snow across the road
163 Mr. Schmucker refused. Mr. Alcott suggested a different location on the west side of the
164 grove would be a better place than the proposed location and that Mr. Schmucker had
165 already moved some dirt and it looks like a gravel pit. Roads aren't made for logging
166 trucks and if you were to meet a truck there could be a problem. This would increase the
167 traffic and the township won't repair the roads. Overall things have changed dramatically
168 since Schmucker bought the property.

169
170 John Lien asked if Alcott was aware of township regulations regarding disallowing the
171 pushing of snow across road. Lien stated the point was that not having somewhere to
172 push snow is not a valid reason to deny the request.

173
174 Joanna Alcott asked if all sawmills need permits, Jim Bruflo did not know- they only
175 need permits if the mill is for commercial use, if private not permit needed. Mrs. Alcott
176 stated that there were 10 within the area. She then laid out her safety concerns regarding
177 the road conditions during the spring due to the hill and ice.

178
179 Schmucker informed the board that he put in a wide approach and he talked with
180 Silverleaf Township who takes care of road and he spoke to them regarding the wider
181 access/approach that was installed.

182
183 Bob Merritt asked why the sawmill can't be placed in a location where it would be
184 screened better. Schmucker indicated it was due to the loading dock that will be utilized
185 for loading. Other area on property would be too slippery for trucks. Bob indicated that

186 peace and quiet is important and asked if owner could accommodate concern of privacy,
187 peace and tranquility. Bob suggested screening by moving to a more suitable location.
188 Knutson asked about the load a week and how long one load would take to which
189 Schmucher stated it would take 32-40 hours for one load of logs within a week.

190
191 Larry Knutson stated he felt uncomfortable supporting this as submitted and there is not
192 the time for the Board to table the application for further information. John Lien stated he
193 wanted to take a look at the property and Bob Merritt said it would impact the neighbor.
194 Jim Brufloft reminded the applicant that he can table the request and bring back at a
195 different date with further information and/or ideas.

196
197 *****At this time the applicant Menno Schmucher chose**
198 **to table his request until the next public hearing of**
199 **October 11, 2016.**

200
201 **SIXTH ORDER OF BUSINESS: APPLICANT: Jon Ewen Kemms Property, LLC**
202 **15183 4th Street NE Mayville, ND 58257 Project Location: 38852 Ada Beach drive**
203 **LEGAL LAND DESCRIPTION: 090078000 Eagle View Township Elbow Lake Lot 6,**
204 **Section 12, TWP 142, Range 39 APPLICATION AND DESCRIPTION OF**
205 **PROJECT: Request a Certificate of Survey for two tracts of land with Tract A**
206 **consisting of 56,100 +/- (useable area of 53,760 +/-) Tract B consisting of 49,100 +/-**
207 **with a remainder of 16.5 +/- and a Zone Change from Agricultural to Residential on all**
208 **three pieces of property.**

209
210 Scott Walz on behalf of John Ewen explained the application to the Board. The owners
211 are proposing two tracts with a remaining larger tract. There is an easement created for
212 the smaller tracts. Gerry Schiller asked about the intent of the property owners. They
213 indicated that the intent is to have a cabin each with the remainder just to share. The
214 owners are fine with leaving the remaining tract agricultural due to a majority of the land
215 is unbuildable. Thorkildson asked about the size of the lots and why they were not
216 deeper. Scott pointed out that the driveway and electrical is already set up and that the
217 lots were deep enough to meet the requirements.

218
219 No one spoke for or against the application. There was no written correspondence either
220 for or against the proposal. At this time, testimony was closed.

221
222 Chairman Brufloft opened the matter for further discussion by the Board.

223
224 Lien stated the survey meets the criteria of the Ordinance.

225
226 **MOTION: John Lien made a motion to approve a Certificate of Survey for two**
227 **tracts of land with Tract A consisting of 56,100 +/- (useable area of 53,760 +/-) Tract**
228 **B consisting of 49,100 +/- with a remainder of 16.5 +/- due to the request meets the**
229 **criteria of the Ordinance. The request includes a Zone Change from Agricultural to**

230 **Residential for the two smaller pieces of property with the remaining larger tract**
231 **staying Agricultural. Jeff Moritz seconded. All in favor. Motion carried.**

232

233 **SEVENTH ORDER OF BUSINESS: Informational Meeting:** The next informational
234 meeting is scheduled for Wednesday, October 5th, 2016 at 8:00 am in the Third Floor
235 Meeting Room of the Original Courthouse.

236

237 Since there was no further business to come before the Board, Mary Seaberg made a
238 motion to adjourn. Mary Seaworth seconded. Motion carried. The meeting adjourned.

239

240

241 _____
Jim Bruflo dt, Chairman

Jeff Moritz, Secretary

242

243

244

245

246

247

ATTEST _____

Dylan Ramstad Skoyles