

**Becker County Planning Commission  
December 13th, 2016**

**Members Present:** Chairman Jim Bruflodt, Vice Chairman John Lien, Harry Johnston, Jim Kovala, Mary Seaberg, Dave Blomseth, Ray Thorkildson, Jim Kaiser, Mary Seaworth, Bob Merit, Planning and Zoning Supervisor Dylan Ramstad Skoyles and Planning and Zoning Technician Jeff Rusness.

Chairman Jim Bruflodt called the Planning Commission meeting to order at 7:00 pm. Planning and Zoning Technician Jeff Rusness recorded minutes. Intros were given.

Chairman Jim 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 January 3<sup>rd</sup> 2017.

Jim Kovala made a motion to approve the minutes for November 7th, 2016. John Lien seconded. The motion passed.

**Old Business: None**

**New Business:**

1. **FIRST ORDER OF BUSINESS: APPLICANTS: Kendall Nygard Project**  
**Location:** 34191 323rd Ave **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Final Plat consisting of five (5) lots. The Final Plat will reduce eight (8) existing substandard lots down to five (5) lots.

Dylan Ramstad Skoyles introduced the application. Dylan highlighted the previous applications dealing with the Plat beginning with a granted variance and the granted extension. He also explained the 14 pictures he had given the members showing the five structures on the lots and then turned it over to Tom Winters.

Tom Winters further explained the application with hand outs showing the property, owners and current structures on the new plat and how they sit on the current lots. He handed these out to the members of the commission.

Jim Kaiser asked about set backs and if the structures met side yard set backs.

Dylan explained that the buildings did not meet the setback from the lake and that the properties would need to obtain a variance to build.

Harry Johnston asked if the buildings were in the Shore Impact Zone.

Dylan noted that there is a possibility that the road could be in the Shore Impact Zone and houses are most likely in the Shore Impact Zone.

47 Jim bruflo dt closed testimony

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49 Bob Merit talked about non conforming lot with a building on it that don't have to meet  
50 the 66% rule.

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52 Jim kaiser explained an exemption to the rule and gave a situation where zoning was able  
53 to split lots if the home is gone.

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55 Harry Johnston said creating 5 lots out of 8 would be an improvement and it will help  
56 surveyers so he is in favor

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58 John lien feels it is a good idea to combine the lots and would be an improvement

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61 **John Lien made a motion to aprove the final plat due to it fixing legal and making**  
62 **lots more conforming. Jim Kovala seconded, all in favor.**

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65 **Informational Meeting:** The next informational meeting is scheduled for Wednesday,  
66 January 4th, 2017 at 8:00 am in the Third Floor Meeting Room of the Original  
67 Courthouse.

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69 Since there was no further business to come before the Board, Jim Kovala made a motion  
70 to adjourn. Ray Thorkildson seconded. Motion carried. The meeting adjourned.

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Jim Bruflo dt, Chairman

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John Lien, Vice Chairman

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ATTEST \_\_\_\_\_

Dylan Ramstad Skoyles

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