

**Becker County Planning Commission  
January 10th, 2017**

**Members Present:** Chairman Jim Bruflodt, Vice Chairman John Lien, Harry Johnston, County Commissioner Larry Knutson, Mary Seaberg, Jeff Moritz, Dave Blomseth, Ray Thorkildson, Jim Kaiser, Mary Seaworth, Bob Merit, Planning and Zoning Supervisor Dylan Ramstad Skoyles and Planning and Zoning Technician Kyle Vareberg.

Chairman Jim Bruflodt called the Planning Commission meeting to order at 7:00 pm. Planning and Zoning Technician Kyle Vareberg 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 17<sup>th</sup>, 2017.

Jim Kaiser made a motion to approve the minutes for December 13th, 2016. Dave Blomseth seconded. The motion passed.

**Old Business: None**

**New Business:**

1. **FIRST ORDER OF BUSINESS: APPLICANTS: Minnkota Power** 1822 Mill Road Grand Forks, ND **Project Location:** 11155 Co Highway No. 8 **LEGAL LAND DESCRIPTION:** Part of Gov. Lot 1 of Section 30 Township 139 N. Range 43 W. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use permit to install a substation to improve electrical quality and reliability for residents in Becker and Clay Counties.

Dylan Ramstad Skoyles introduced the application. Dylan referred to the findings provided by Minnkota Power and advised the board he agreed with the findings.

Brian Hoffart a representative of Minnkota Power introduced the company to the board. He explained the substation is being built for Wild Rice Electric. Brian stated the substation will distribute electricity to Clay and Becker County.

Jim Kaiser asked if the substation would provide power to Baer Hatchery.

Casey Borboa also a representative of Minnkota Power stated yes it would.

Dylan presented one letter from the board of Lake Park Township it read:

*To whom it may concern  
We the town board of Lake Park township, had our monthly meeting on Jan 9th,  
are in favor of the substation installation at 11155 Co Hwy 8, Lake Park.*

46           *We are all for the improvement of the quality and reliability of our electric*  
47           *service.*

48  
49           *Thanks*  
50           *John Madson , Clerk*  
51           *Lake Park township board*

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54           John Lien said all of his questions were answered by the findings provided by Minnkota  
55           Power. Lien stated he was in favor of the substation.

56  
57           Jim Kaiser asked when the substation installation would be completed.

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59           Brian stated pending status of funding, the project would begin in March and end no later  
60           then November 1<sup>st</sup>.

61  
62           There was no further discussion by the Commission.

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64           **MOTION: Jim Kaiser made a motion to approve the request for a Conditional Use**  
65           **Permit to install a substation to improve electrical quality and reliability for residents**  
66           **in Becker and Clay Counties and adopted the following findings provided by**  
67           **Minnkota Power:**

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69           **1. Affect on surrounding property.** That the conditional use will not harm the  
70           use and enjoyment of other property in the immediate vicinity for the purposes  
71           already permitted, nor substantially diminish or impair property values within  
72           the immediate vicinity.

73           **No, anticipate keeping some trees for screening purposes, see site plan for**  
74           **tree areas to remain. Adjacent land owners will not be harmed and will**  
75           **be able to use their land as currently zoned without impact. Will not**  
76           **substantially impact land values.**

77  
78           **2. Affect on orderly, consistent development.** That establishing the conditional  
79           use will not impede the normal, orderly development and improvement of  
80           surrounding vacant property for uses predominant in the area.

81           **No affect on orderly development surrounding area is zoned agricultural.**  
82           **Adjacent lands are U.S. Fish and Wildlife, agricultural land, and**  
83           **recreational/hunting land. Closest residence is 2,500 feet to the Northeast**  
84           **and is screened by trees.**

85  
86           **3. Adequate facilities.** That adequate utilities, access roads, drainage and other  
87           necessary facilities have been or are being provided.

88           **Yes, county road No. 8 is access point and drainage is to the Northeast to**  
89           **roadway ditch. Site does not require sanitary or water. Driveway**  
90           **approach permit will be obtained by County Highway Department after**  
91           **CUP approval.**

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- 4. **Adequate parking.** That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.  
**Yes, only temporary parking shall be needed after construction for inspections, maintenance, and meter readings. Site normally will not contain any human activity.**
  
- 5. **Not a nuisance.** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.  
**It will not be a nuisance. No odor, dust, or fumes will be created from the substation. Minor noise from electrical substation will be created. Typically noise levels at 200 feet from substation are not noticeable.**
  
- 6. **Additional criteria for shoreland areas.** In Shoreland areas, it shall be found that adequate measures have been or will be taken to assure that:
  - A. **Pollution.** Soil erosion or other possible pollution of public waters will be prevented, both during and after construction;  
**Not Applicable**
  
  - B. **View from public waters.** That the visibility of structures and other facilities as viewed from public waters will be limited;  
**Not Applicable**
  
  - C. **Adequate utilities.** That the site is adequate for water supply and on-site sewage treatment;  
**Not Applicable**
  
  - D. **Watercraft.** That the types, uses, and number of watercrafts that the project will generate can safely accommodated.  
**Not Applicable**

**Jeff Moritz seconded the motion. All in favor. Motion carried.**

- 2. **SECOND ORDER OF BUINESS: APPLICANT: K and A Enterprise** 521 Washington Ave. Detroit Lakes, MN **Project Location:** 12144 County Highway 4 **LEGAL LAND DESCRIPTION:** Part of SW ¼ of SW ¼ of section 17 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Prelimnary Plat for a common interest community with 15 lots.

Dylan Ramstad Skoyles introduced the request for a Preliminary Plat for a common interest community with 15 lots.

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139 Scott Walz from Meadow Land Surveying spoke on behalf of K and A Enterprise. Scott  
140 stated the storage unit would consist of 15 units, that there will be no commercial  
141 activity, no well or septic system will exist, and that the Preliminary Plat conforms to the  
142 Zoning Ordinance.

143

144 Jim Brufloft asked if there are plans for the Northern portion of the property. Scott stated  
145 no, it will continue to be farmed.

146

147 Jim Kaiser asked if there was an existing road approach off of County Road 4. Scott said  
148 no, they will need to apply for a permit.

149

150 Dylan stated he received two letters pertaining to the plat. A letter from American  
151 Properties, Inc. read:

152

153 *Dear Becker County Planning and Zoning,*

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155 *I, Mike Staber, President of American Properties, Inc. would like to submit my*  
156 *comments on the proposed project by K & A Enterprises, LLP. I own the*  
157 *adjoining 10 acres and building to the west (12034 County Highway 4, Lake*  
158 *Park) of this proposed project. The only two concerns that I had, K & A*  
159 *Enterprises, LLP addressed, and moving forward I do not have any further*  
160 *concerns about the project. As I am unable to attend the meeting I just wanted to*  
161 *give my formal letter of having no objections to the proposed project. I am*  
162 *looking forward to having K & A Enterprises, LLP as neighbors.*

163

164 *Sincerely,*

165

166 *Mike Staber*  
167 *American Properties, Inc.*

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169 The second letter read by Dylan was received from Central Specialties, Inc. it read:

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171 *RE: K & A Enterprises LLP Preliminary Plat Proposal*

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173 *Dear Dylan:*

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175 *I am writing on behalf of Minnerath Investments, LLC (Central Specialties, Inc.,*  
176 *Operator), with regard to the Notice of Public Hearing by the Planning*  
177 *Commission for preliminary plat approval as proposed by K & A Enterprises*  
178 *LLP. The proposed site location is 12144 County Highway 4. Lake Park, Mn.*

179

180 *Please be advised that Minnerath Investments LLC owns property located to the*  
181 *north of the proposed plat, in the NW quarter of Sec. 17. Our property is the site*  
182 *of a permitted and active gravel pit which includes the permitted use of operating*  
183 *a Hot Mix Asphalt plant. While we are not currently mining gravel or operating*

184 *on the site at this time, we reserve the right to pursue such use in the future if and*  
185 *when the demand for aggregate products, including hot mix asphalt, arises.*

186  
187 *We have no objection to the proposed subdivision, but we would like to stress that*  
188 *we intend to operate our gravel pits when needed for area road construction*  
189 *projects. We trust that the permitted uses of our property and that of K & A*  
190 *Enterprises, LLP is such that the co-existence of each is both neighborly and*  
191 *mutually beneficial.*

192  
193 *Sincerely,*  
194 *Susan Vieregge*  
195 *Environmental Manager*  
196 *Central Specialties, Inc.*

197  
198 Jim Kaiser asked the location of the pit. Jim Bruflodt and Scott Walz explained the  
199 location.

200  
201 Jim Kaiser pointed out there was no obvious concerns from any neighbors because none  
202 were present. Kaiser stated there are adequate trees for screening, and said he has no  
203 objection to the request.

204  
205 There was no further discussion by the Commission.

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207 **MOTION: Dave Blomseth made a motion to approve the request for a Preliminary**  
208 **Plat for a common interest community with 15 lots. John Lien seconded the motion.**  
209 **All in favor. Motion carried.**

210  
211 3. **THIRD ORDER OF BUSINESS: APPLICANT: Wallace Danielson 28200**  
212 **County Highway 21 Project Location: 28200 County highway 21 LEGAL**  
213 **LAND DESCRIPTION: Se ¼ of SE1/4 of section 34 APPLICATION AND**  
214 **DESCRIPTION OF PROJECT: Request a Conditional Use permit to have a**  
215 **feedlot over 500 head.**

216  
217 Dylan Ramstad Skoyles introduced the request for a Conditional Use Permit to have a  
218 feedlot over 500 head.

219  
220 Jim Bruflodt made note that Wallace Danielson was not present to answer any question  
221 from the board or public.

222  
223 Larry Knutson stated he found no issues with the request.

224  
225 John Lien asked about animal units.

226  
227 Dylan explained that a feed lot of over 500 animal units requires a Conditional Use  
228 Permit and this Conditional Use Permit will have a cap of 1276 animal units.

229

230 Harry Johnston asked the distance notifications were sent to surrounding neighbors.  
231 Dylan explained and said the distance did not reach to the town of Richwood.

232  
233 Jim Kaiser said he spoke with Roger Winter, a neighbor. Winter said the feed lot once  
234 belonged to Danielson's father and has been in existence for a long time. Winter had no  
235 issue with the feed lot. Kaiser also stated the MPCA is involved in the process of  
236 permitting the feed lot and monitors the river involved.

237  
238 Larry Knutson asked if the property totaled 520 acres. The answer given was yes.  
239

240 Dave Blomseth made clear that the feed lot permit process is extensive and he found no  
241 issues with the request.  
242

243 Knutson asked if the feed lot was in a watershed district.  
244

245 Jim Kaiser mentioned the clean water act and how other dairy farmers in the area were  
246 involved and regulated in the act.  
247

248 No letters were received in favor or against the request.  
249

250 There was no further discussion by the Commission.  
251

252 **MOTION: John Lien made a motion to approve the request for a Conditional Use**  
253 **permit to have a feedlot over 500 head and adopted the staff findings of:**  
254

255 **Staff report for Wallace Danielson**

256 **Wallace Danielson has submitted a Conditional Use Application for a feed lot of**  
257 **over 500 cattle. He plans on having 1,276 head of cattle. Chapter eight section**  
258 **eleven part F of the zoning ordinance outlines six findings and criteria for**  
259 **approving a conditional use. Staff has reviewed the application and makes the**  
260 **following recommendations:**

261 **1. Affect on surrounding property. That the conditional use will not harm the**  
262 **use and enjoyment of other property in the immediate vicinity for the purposes**  
263 **already permitted, nor substantially diminish or impair property values within the**  
264 **immediate vicinity.**

265 **The properties in the immediate vicinity are farm fields and will be able to continue**  
266 **with uses already permitted. There are already two feedlots in the area and this will**  
267 **just combine the two.**

268 **2. Affect on orderly, consistent development. That establishing the conditional**  
269 **use will not impede the normal, orderly development and improvement of**  
270 **surrounding vacant property for uses predominant in the area.**

271 **The use prominently in the area is Ag with the exemption of Richwood slightly more**  
272 **than a mile away.**

273 **3. Adequate facilities. That adequate utilities, access roads, drainage and other**  
274 **necessary facilities have been or are being provided.**

275 The facilities needed such as road and utilities are already in place and those for  
276 drainage will provided per the MPCA permit.

277 4. Adequate parking. That adequate measures have been or will be taken to  
278 provide sufficient off-street parking and loading space to serve the proposed use.

279 There is already the parking needed.

280 5. Not a nuisance. That adequate measures have been or will be taken to  
281 prevent or control offensive odor, fumes, dust, noise and vibration, so none of these  
282 will constitute a nuisance, and to control lighted signs and other lights so that no  
283 disturbance to neighboring properties will result.

284 The applicant is also applying for an MPCA permit and that permit will cover the  
285 nuisances listed above. The property is also located in the middle of farm fields  
286 owned by the applicant as well which should minimize the nuisances to any  
287 surrounding property.

288 6. Additional criteria for shoreland areas. In Shoreland areas, it shall be found  
289 that adequate measures have been or will be taken to assure that:

290 a. Pollution. Soil erosion or other possible pollution of public waters will be  
291 prevented, both during and after construction;

292 NA.

293 b. View from public waters. That the visibility of structures and other facilities  
294 as viewed from public waters will be limited;

295 NA.

296 c. Adequate utilities. That the site is adequate for water supply and on-site  
297 sewage treatment; and

298 NA.

299 d. Watercraft. That the types, uses, and number of watercrafts that the project  
300 will generate can be safely accommodated.

301 NA.

302 Jim Kaiser seconded the motion. All in favor. Motion carried.

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305 **Informational Meeting:** The next informational meeting is scheduled for Wednesday,  
306 February 8<sup>th</sup>, 2017 at 8:00 am in the Third Floor Meeting Room of the Original  
307 Courthouse.

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309 Since there was no further business to come before the Board, John Lien made a motion  
310 to adjourn. Dave Blomseth seconded. Motion carried. The meeting adjourned.

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Jim Bruflo, Chairman

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John Lien, Vice Chairman

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315

ATTEST \_\_\_\_\_

Dylan Ramstad Skoyles

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