

**Becker County Planning Commission
August 8, 2017**

Members Present: Vice Chairman John Lien, Harry Johnston, County Commissioner Larry Knutson, Jim Kovala, Dave Blomseth, Ray Thorkildson, Bob Merritt, Planning and Zoning Supervisor Patricia Swenson and Planning and Zoning Technician Jeff Rusness.

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

Vice Chairman John Lien 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 August 15th, 2017.

Jim Kovala made a motion to approve the minutes for July 10th, 2017 with corrections. Bob Merritt second. All in favor. Motion carried.

New Business

1. APPLICANT: Joshua & Sarah Linn 17145 Highland Drive, Detroit Lakes, MN Project Location: Same location at 17145 Highland Drive, Detroit Lakes, MN. LEGAL LAND DESCRIPTION: Section 25 Township139 Range 041 PT SW1/4 OF SW1/4; BEG 762.11' N OF SW COR TH S 184.25', SE 98.05', E 107.99', CONT E 113.19', S 33', E 1000' TO E LN OF SW1/4 OF SW1/4, TH NLY AL SEC LN TO PT E OF POB, TH W TO POB. APPLICATION AND DESCRIPTION OF PROJECT: Request a Conditional Use Permit for an in-home/on-site studio/shop to work in for a taxidermy business.

Josh introduced himself and his wife. He explained that he applied for a permit for the addition and was told he was not in compliance and that he needed to apply for a conditional use permit for his taxidermy business.

Harry Johnston questioned the actual size of the proposed addition as the site permit had conflicting dimensions on it.

Josh explained the correct size of the addition was 24x36 not 26x34.

Jim Kovala asked if the business was already in operation. Josh stated yes he was unaware he needed a conditional use permit.

Bob Merritt said there are other businesses in the area and the taxidermy business would be compatible.

No one spoke for or against the request. There was no written correspondence.

47 There was no further discussion by the Board.

48

49 **MOTION: Dave Blomseth made a motion to approve the Conditional use permit**
50 **for the taxidermy business. Bob Merritt second. All in favor. Motion carried.**

51

52

53 **2. APPLICANT: Ryan Haugrud 20136 Audubon Lake Road, Audubon, MN**

54 **Project Location: 17556 Co. Hwy. 11, Audubon, MN. LEGAL LAND**

55 **DESCRIPTION: Section 27 Township 139 Range 042 PT SW1/4 NW1/4 BEG**

56 **850.55' E & 2774.59' N OF SW SEC COR TH NE AL HWY 500' SE 484' SW**

57 **365.08' & NW 504' TO BEG. APPLICATION AND DESCRIPTION OF**

58 **PROJECT: Requesting a Conditional Use Permit to store no more than 25 collector**
59 **cars on a 5 acre wooded lot.**

60

61 Ryan Haugrud introduced himself and explained to the Board his conditional use permit
62 request to store collector vehicles on his property.

63

64 John Lien questioned Ryan on the purpose of the second cleared area on the property.

65 Ryan explained he may build a home on that part of excavated land.

66

67 Jim Kovala explained to Ryan that what he saw on the property meets the definition of a
68 junk yard according to the Becker County Ordinance.

69

70 Ryan explained to the Board that it was not junk and that the collector cars are worth
71 more than junk vehicles. He also explained that two of the vehicles did run and that he
72 plans on restoring them.

73

74 John Lien asked if anybody would like to speak for or against the application.

75

76 Don Henderson stated that he does not believe it is the place to have a junk yard and that
77 he is concerned about the drainage and fluid that may leak from the vehicles.

78

79 Robert Halverson wanted to know how long the vehicles would be there and also how
80 close he can be to the property lines.

81

82 Patty Swenson explained to the Board the setback is 10 ft from the side property lines.

83

84 Elizabeth Svavi explained her concern about the visibility from the road and her home.
85 She also was concerned about the environmental factor such as gas, oil, ect. leaking into
86 the groundwater and the fact that it is an unattended lot that could encourage vandalism.
87 She was also concerned with the property values of surrounding homes.

88

89 Letters in opposition were received and read into the record. Letters received from Joel
90 Hemze, Keith Skalin, Mark Green and Ann Hobert. Letters available to the public.

91

92

93 John Lien closed testimony.

94

95 Harry Johnston stated concerns about the condition of the property and that it looks like a
96 junkyard. He further stated that the property needs a fence. He may be in favor if the site
97 had a large accessory building on it to store the vehicles. He further stated that there
98 should not be junkyards in a residential area.

99

100 John Lien voiced concern that the application did not meet the requirements set forth in
101 the Ordinance, Chapter 8 Section 11F Findings and criteria.

102

103 Jeff Moritz concerned about the looks of the vehicles on the property he feels it's
104 inappropriate in a residential area.

105

106 Bob Merritt stated his concern about the pollutants, fluids ect. leaking into the soil and
107 the potential contamination of water supply. He is opposed to the permit.

108

109 Harry Johnston stated it would be a nice piece of property for a residential home.

110

111 Ray Thorkildson feels it would need a significant size fence and does not feel it is a place
112 for a junkyard. Also stated it is already well on its way to being a junkyard.

113

114 **Motion: Ray Thorkildson made a motion to deny the conditional use permit as it**
115 **does not meet the criteria in the ordinance for granting a permit. Bob Merritt**
116 **second. Jim Kovala asked if they are willing to amend and add stipulation to**
117 **require removal of all vehicles within 30 days. Thorkildson amended the motion to**
118 **include the stipulation. Merritt second. All in favor. Motion carried.**

119

120 Since there was no further business to come before the Board, Jim Kovala motioned to
121 adjourn. Ray Thorkildson second. Motion carried. The meeting adjourned.

122

123

124 _____

125

126

127

John Lien, Vice Chairman

ATTEST _____

Patrica Swenson