

**Becker County Planning Commission
October 11, 2017**

Members Present: Chairman Jim Bruflodt, Vice Chairman John Lien, Ray Thorkildson Harry Johnston, County Commissioner Larry Knutson, Jim Kovala , Bob Merritt, Jim Kaiser, Mary Seaworth, Jeff Moritz, Planning and Zoning Administrator Kyle Vareberg 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 October 19th, 2017.

Jim Kovala made a motion to approve the minutes for September 12th 2017. John Lien seconded. The motion passed.

Old Business: None

New Business:

1. **APPLICANT: Doug Coen** 20306 Co. Rd. 131, Detroit Lakes, MN. **Project Location:** Across the street from 20306 Co. Rd. 131, Detroit Lakes, MN. **LEGAL LAND DESCRIPTION:** Tax ID number: 08.0178.000 Section 10 Township 139 Range 041 PT GOVT LOT 4: COMM S LN GOVT LOT 4 TH NLY 150.10 , TH WLY 146.44' TO POB; WLY 642.16' TO CR #131, NW 41.51',NLY 118.72' NELY 146.53', NE 205.60' AL RD TH SE 566.30' TO POB **APPLICATION AND DESCRIPTION OF PROJECT:** Request a change of zone from agricultural to residential.

Doug Coen: was not present at this meeting

Thomas Swenson, who lives across the road, spoke against the application. He is concerned about the change of zone and what it may do to the water run off to the lake and the use of culverts on the property. He stated that Becker County SWCD have the same concerns as does Larry Remmen from the City of Detroit Lakes.

Kyle vareberg explained that the City controls the split of the property after it is rezoned.

Harry Johnston asked which way the water would run besides staying on the property? He asked how does it hurt anything but the lot itself and how it would effect anything if a house was built on the property.

Thomas Swenson explained that the water has not been delinated and hes concerned about what would they would build on the property.

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Bob Merritt asked the reason for the zone change.

Kyle Vareberg stated that Applicant may sell a portion of the property.

Jim Kaiser asked if there was any restrictions with the change of zone.

Thomas Swenson replied that the City of Detroit Lakes does not allow machine sheds to be constructed on residential lots.

Jim Brufloft asked why the variance was denied in 2003

Bob Merritt asked if he was going to build on the lot or add it to another lot.

Larry Knutson said that they should be talking about what is at hand.

Kyle vareberg read a letter apposing the change of zone.

Dear Planning commission,

We have lived on Floyd Lake Point for 60 years. The proposed site is right across from the entrance to Floyd lake Point Road from County 131. It is a natural wetland and no residential development should take place. Every time we have a heavy rain the entire meadow floods and in the spring is wet for weeks and weeks. Mallards and Killdeer nest there. Mr. Coen brought in and leveled some fill a few years ago but that only made the flooding worse, displacing the water onto the roadway and onto other people's property. Adding additional fill or buildings will make things worse. It is a swamp every spring and after every heavy rain. It is not appropriate for residential development. sincerely,

James Murphy and Margaret L Nei- Murphy
26004 Floyd Lake Point Road
701 200 6073

John Lien was concerned about what Becker County Soil And Water said In terms of the lack of deliniation of the property

Bob Merritt asked what the advantage of the change of zone would be.

Mary Seaworth explained that he would probably split the lots.

Jim Kiaser explained that the lots can be smaller if zoned residential.

Harry Johnston explained that it does not mean you can build on the lots.

93 Bob Merritt asked if the parcel is surrounded by residential property.

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95 Jim Bruflodt explained that it is surrounded by mostly residential and some agricultural
96 zoned property.

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98 Larry Knutson mentioned that in a two mile radius of the City, it should be zoned
99 residential.

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101 Jim Kiaser explained why the City has smaller lot requirements

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103 Jim Kovala stated that if it is a swamp they should table it and go look at the property
104 again.

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106 Bob Merritt questioning if there is a buildable lot and how much water is running into the
107 lake.

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109 Jim Bruflodt concerned about the applicant not showing up for the meeting and the
110 application being short and no explanations for the change of zone.

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112 **Ray Thorkildson made a motion to table application due to the lack of information.**

113 **Jim Kovala seconded. Jim Kaiser opposed. Motion carried.**

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116 **Informational Meeting:** The next informational meeting is scheduled for Wednesday,
117 november 8th 7th, 2016 at 8:00 am in the Third Floor Meeting Room of the Original
118 Courthouse.

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

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Jim Bruflodt, Chairman

John Lien, Vice Chairman

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128 ATTEST _____

129 Kyle Vareberg, Planning and Zoning Administrator

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