

**Becker County Planning Commission**  
**November 14<sup>th</sup>, 2017**

**Members Present:** Chairman Jim Bruflodt, Vice Chairman John Lien, Harry Johnston, County Commissioner Larry Knutson, Mary Seaberg, Mary Seaworth, Jim Kaiser, Jeff Moritz, Dave Blomseth, Ray Thorkildson, Robert Merritt, and Planning and Zoning Director Kyle Vareberg.

Chairman Jim Bruflodt called the Planning Commission meeting to order at 7:00 pm. Planning and Zoning Director 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 November 21<sup>st</sup>, 2017.

Mary Seaberg made a motion to approve the minutes for October 10<sup>th</sup>, 2017 with corrections. John Lien second. Motion carried.

**Old Business:**

1. **APPLICANT: Cormorant Inn. Project Location:** 10510 Co. Hwy, MN.  
**LEGAL LAND DESCRIPTION:** Tax ID number: **06.0498.001** Section 36 Township 139 Range 043 PT SW1/4 OF NW1/4: BEG SELY COR LAKE AREA EST PLAT TH NWLY 366.73', CONT NWLY 111.75' AL PLAT, TH NW 86.97', TH S 930' TO S LN SW1/4 NW1/4, TH ELY 550' TO WLY R-O-W LN CSAH #5, TH N 850' TO POB **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for approval of 16 overnight RV sites.

**The Becker County Planning and Zoning Department received a written request from the applicant, Kevin Karel to table the application.**

2. **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.

47 Scott Walz with Meadow Land Surveying spoke on behalf of the applicant, Doug Coen.  
48 Walz stated the current parcel of land is zoned Agricultural and does not meet  
49 Agricultural requirements in terms of size, making the parcel sub-standard. The request in  
50 change of zone would make the lot conforming. Walz also explained the request is part of  
51 a stipulation from the City of Detroit Lakes, who Coen is currently working with to  
52 subdivide the land.

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54 Larry Knutson asked how much of the lot was useable.

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56 Walz stated approximately forty thousand square feet of the lot is buildable.

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58 Thomas Swenson spoke in opposition of the application. Swenson stated he is concerned  
59 the change of zone would create proposals for bigger structures on the property creating  
60 more impervious coverage and also said Becker County Soil & Water share concerns.

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62 **At this time testimony closed.**

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64 John Lien said the lot is in a residential area and should be zoned residential. Lien stated  
65 water issues do not concern the board at this time, only the zone is in question.

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67 Knutson agreed and stated the current zone makes the lot sub-standard and the change of  
68 zone will still carry setbacks and codes to be followed.

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70 There was no further discussion by the board.

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72 **MOTION: John Lien made a motion to approve the request for a change of zone**  
73 **from agricultural to residential. Due to the fact the request meets chapter eight,**  
74 **section thirteen of the Becker County Zoning Ordinance. Mary Seaberg second. All**  
75 **in favor. Motion carried.**

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78 **New Business**

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80 **1. APPLICANT: Noah Borntreger. Project Location:** 40407 St. Hwy. 87, Frazee,  
81 **MN. LEGAL LAND DESCRIPTION:** Tax ID number: **29.0151.001** Section 24  
82 **Township 138 Range 039 24-138-039 E1/2 OF SW1/4 LESS HWY 87**  
83 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional  
84 **Use Permit to operate a retail store.**

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86 Noah Borntreger introduced his request to operate a retail store and sell produce from his  
87 farm.

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89 At this time nobody spoke against or in favor of the application, testimony closed.

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91 John Lien stated the request is ideal for the rural setting of the property and found no  
92 concern.

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There was no further discussion by the board.

**MOTION: Mary Seaberg made a motion to approve the request for a a Conditional Use Permit to operate a retail store. Due to the fact the request meets chapter eight, section eleven of the Becker County Zoning Ordinance. Jeff Moritz second. All in favor. Motion carried.**

**2. APPLICANT: Timothy and Christine Erickson. Project Location: XXX**  
Snowshoe Beach Lane, Pelican Rapids, MN. **LEGAL LAND DESCRIPTION:**  
Tax ID number: **06.0370.000**. Section 26 Township 138 Range 043 FRAC NE1/4  
LESS 2 AC FOR RD. **APPLICATION AND DESCRIPTION OF PROJECT:**  
Request a Conditional Use Permit to construct a Verizon wireless facility and  
tower on their property.

Rick Adams spoke on behalf of Verizon Wireless and Timothy and Christine Erickson. Adams stated the proposal includes a one hundred and ninety foot cell phone tower on the Erickson's Farm, with a lightning rod extending to one hundred and ninety nine feet tall. Adams referenced maps in the packet to show the site meets the half mile setback from any lake and the tower site is outside the two mile radius of other existing towers. Adams said all the other towers in the area were too far away to supply service to this location and future plans for towers indicated this location for the application. Adams said the Federal Aviation Administration (FAA) does not require the application to go through any FAA process.

Jim Brufloodt confirmed the tower does not need to be lit.

Adams said a new road approach will be created off of Snowshoe Beach Lane on to the East side of the Erickson's land. The tower site will be located at least the height of the tower off of all setback lot lines. Adams noted one residential neighbor in the area and stated lots of vegetative screening exist between the tower site and the neighbor. Adams also stated the proposed tower is self-supported.

Jeff Moritz asked if any other cell phone carriers will be using the towers.

Adams stated Verizon Wireless has contracted with the Erickson's for co-locations.

Jim Kaiser asked if Adams has contacted Cormorant Township to maintain snow up to the road approach.

Adams stated yes they have been in contact.

Kaiser asked if the tower site was near a campground.

139 Adams said yes the tower was moved to service the campground.

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141 Kaiser asked if the new tower would affect phones differently.

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143 Adams said towers differ from third generation radios to fourth generation radios and  
144 when a new site is constructed, it is constructed with the newest technology, which can  
145 cause the need for an upgraded phone, because each tower can only sustain a certain level  
146 of technology.

147

148 No one spoke in favor or against the application, testimony closed.

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150 There was no further discussion by the board.

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152 **MOTION: Jim Kaiser made a motion to approve the request for a a Conditional**  
153 **Use Permit to construct a Verizon wireless facility and tower. Due to the fact the**  
154 **request meets chapter eight, section eleven of the Becker County Zoning Ordinance.**  
155 **Dave Blomseth second. All in favor. Motion carried.**

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158 **3. APPLICANT: Laurie Perlmutter. Project Location: 21391 Cozy Cove Road,**  
159 **Detroit Lakes, MN. LEGAL LAND DESCRIPTION: Tax ID number:**  
160 **08.0057.001. Section 04 Township 139 Range 041 04-139-041 PT GOVT LOT**  
161 **6: COMM W QTR COR TH E 350.03' TO POB; TH S 850', W 350.03' TO W**  
162 **LN, S 389' TO TAMARACK LK, ELY, NELY, ELY, SLY & ELY AL LK TO E**  
163 **LN GOVT LOT 6, N 1443.52' TO NE COR, W 1019.08' AL CTR LN**  
164 **ALMQUIST RD TO POB AKA TRACT B. APPLICATION AND**  
165 **DESCRIPTION OF PROJECT: Request a Conditional Use Permit for a tent &**  
166 **RV campground.**

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168 **The Becker County Planning and Zoning Department received a written request**  
169 **from the applicant, Laurie Perlmutter to table the application.**

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172 **4. APPLICANT: Todd Simison/Sno & H20, LLC (T.S. Recreational). Project**  
173 **Location: 28955 US Hwy. 10, Detroit Lakes, MN. LEGAL LAND**  
174 **DESCRIPTION: Tax ID number: 19.0222.000. Section 12 Township 138**  
175 **Range 041 .70 AC IN NW COR OF NE1/4 OF NE1/4 & 2.8 AC IN NE COR OF**  
176 **GOVT LOT 1. APPLICATION AND DESCRIPTION OF PROJECT:**  
177 **Request a Change of Zone from residential to commercial.**

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179 Todd Simison introduced the application. Simison explained his current business is  
180 located across the highway from the application. Simison stated he purchased the  
181 property due to space issues. The application is located next to a piece of property he  
182 owns, and sits between to commercial zoned properties, however the property does  
183 boarder one residential piece of property. Simison said the only thing he plans to build is  
184 a fence on the property. Simison stated he intends to store boat lifts on the property and is

185 currently in the process of removing an existing building from the property, he has also  
186 been in contact with an agency to delineate the wetland on the property. Simison said due  
187 to the wetland he is unable to clear cut the property which will create a one hundred yard  
188 buffer of trees between him and his neighbor. Simison said the current driveway is a  
189 shared access and he and his neighbor have an agreement to maintain the driveway.

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191 Jim Kaiser asked who owns the driveway.

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193 Simison said he owns the driveway and his neighbor has an easement.

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195 A letter opposing the application received from Constance K. Hanna was read by Kyle  
196 Vareberg.

197

198 **At this time testimony closed.**

199

200 Jeff Moritz stated the application is consistent with the surrounding area and it meets all  
201 the requirements.

202

203 **MOTION: Ray Thorkildson made a motion to approve the request for a change of**  
204 **zone from residential to commercial. Due to the fact the request meets chapter**  
205 **eight, section thirteen of the Becker County Zoning Ordinance. Mary Seaberg**  
206 **second. All in favor. Motion carried.**

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209 **5. APPLICANT: Donald Heston. Project Location: 45162 Maple Shores Lane,**  
210 **MN. LEGAL LAND DESCRIPTION: Tax ID number: 28.0080.000. Section**  
211 **15 Township 140 Range 038 PT GOVT LOT 1 SEC 15 & PT GOVT LOT 3 SEC**  
212 **14: COMM SE COR SEC 15, N 1307.66' TO POB; SW 414.50', NWLY 272.49'**  
213 **TO SHELL LK, ELY AL LK 519', S 259.13', SW 19.50' TO POB.**

214

215 **APPLICATION AND DESCRIPTION OF PROJECT: Request a Change of**

216 **Zone from agricultural to residential.**

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218 Scott Walz from Meadow Land Surveying spoke on behalf of Donald Heston. Walz  
219 stated the lots were zoned Agricultural and split into five lots in 1970 before the Becker  
220 County Zoning Ordinance existed. Walz stated Heston is requesting to divide the current  
221 five lots into three conforming lots. Walz also stated the current easement on tract A will  
222 be removed and a new one will be made on tract A.

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224 Larry Knutson stated the application is a change of zone and a certificate of survey.

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226 Walz confirmed it is both.

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228 A letter with no opposition to the application received from Kristy Wilde was read by  
229 Kyle Vareberg.

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231 **At this time testimony closed.**

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233 There was no discussion by the board.

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236 **MOTION: Harry Johnston made a motion to approve the request for a change of**  
237 **zone from agricultural to residential and the certificate of survey. Due to the fact**  
238 **the request meets chapter eight, section thirteen and section five of the Becker**  
239 **County Zoning Ordinance. Mary Seaberg second. All in favor. Motion carried.**

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243 **Informational Meeting:** The next informational meeting is scheduled for Wednesday,  
244 December 6<sup>th</sup>, 2017 at 8:00 am in the Third Floor Meeting Room of the Original  
245 Courthouse.

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247 Since there was no further business to come before the Board, Ray Thorkildson motioned  
248 to adjourn. Robert Merritt second. All in favor. 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 \_\_\_\_\_

Kyle Vareberg

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