

Becker County Planning Commission
January 4th, 2022

Members Present: Chairman Dave Blomseth, County Commissioner Larry Knutson, Ray Thorkildson, Kohl Skalin, Jeff Moritz, Harvey Aho, Chuck Collins, and Zoning Director Kyle Vareberg. **Members Absent:** Brian Bestge, Mary Seaberg, Craig Hall, and Tommy Ailie.

Chairman Dave Blomseth called the Planning Commission meeting to order at 6:00 pm. Introductions were given. Becker County Zoning Office Support Specialist Nicole Hultin recorded the minutes.

Kohl Skalin made a motion to approve the minutes from the November 9th, 2021, meeting. Thorkildson second. All members in favor. Motion carried.

Chairman Dave Blomseth 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.

New Business:

- 1. APPLICANT: Donavon & Nicole D Strandberg** 25318 Co Hwy 13 Audubon, MN 56511 **Project Location:** 25318 Co Hwy 13 Audubon, MN 56511 **LEGAL LAND DESCRIPTION:** Tax ID number: 14.0076.000 Section 16 Township 140 Range 042; 16-140-42 PT SE 1/4: COMM SE COR SEC 16, N 1699.9' TO POB; N 199.34', WLY 1172.59', N 58.18', W 449.83', SWLY 103.37', SLY 1171.83', S 632.86', E 671.45', N 33', NELY 264.85', N 597', E 324.34', N 791.19', ELY 755.03' TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate a business to include boarding kennels and stables, grooming, and sales of pet supplies.

Donavon and Nicole Strandberg presented the application.

Testimony Closed

Skalin commented that they were far enough from neighbors that there should be no reason noise would be an issue.

MOTION: Aho motioned to approve the application; Thorkildson second. Roll Call; All in Favor. Motion carried.

- 47 **2. APPLICANT: Tobias J & Sarah C Miller** 15961 Co Hwy 39 Frazee, MN
48 56544 **Project Location:** 15961 Co Hwy 39 Frazee, MN 56544 **LEGAL**
49 **LAND DESCRIPTION:** Tax ID number: 33.0235.000 Section 29 Township
50 139 Range 038; 29-139-38 W 1/2 NE1/4 SW1/4 & W1/2 SW1/4 LESS N
51 615'; W 330' SE1/4 SW1/4. **APPLICATION AND DESCRIPTION OF**
52 **PROJECT:** Request a Conditional Use Permit for mining operations.
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54 **3. APPLICANT: Jared & Jolene Aho** 19534 Co Hwy 39 Frazee, MN 56544
55 **Project Location:** TBD 427th Ave Frazee, MN 56544 **LEGAL LAND**
56 **DESCRIPTION:** Tax ID number: 33.0235.004 Section 29 Township 139
57 Range 038; 29-139-38 N 615' W1/2 NE1/4 SW1/4; N 615' W1/2 SW1/4. Tax
58 ID number 33.0235.003 Section 29 Township 139 Range 038; SW1/4 NE1/4,
59 NW1/4 SE1/4, E1/2 NE1/4 SW1/4 **APPLICATION AND DESCRIPTION**
60 **OF PROJECT:** Request a Conditional Use Permit for mining operations.
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63 Vareberg stated that Marsha Watland with Becker County Soil and Water and Toad Lake
64 Township both requested applicants two (2) and three (3) be tabled to allow time for the
65 Township board to meet and discuss this project before it is discussed at the Planning
66 Commission.
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69 **MOTION: Skalin motioned to table the application until the February 8th,**
70 **2022, hearing; Moritz second. Roll Call; All in favor. Motion carried.**
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74 **4. APPLICANT: Michael D Anderson** 213 Willow St E Detroit Lakes, MN
75 56501 **Project Location:** TBD Co Rd 131 Detroit Lakes, MN 56501 **LEGAL**
76 **LAND DESCRIPTION:** Tax ID number: 08.0253.000 Section 15 Township
77 139 Range 041; LOTS 3 & 4 LESS PLATTED PARTS AND 9.10 AC.
78 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a
79 Preliminary Plat for thirteen (13) lots to be called Big Floyd Estates; Request
80 a Change of Zone from Agricultural to Residential.
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82 Vareberg stated that the applicant had withdrawn the Change of Zone request since all the
83 lots meet the requirements for the Natural Environment Lake on Agriculturally zoned
84 land.
85

86 Scott Walz with Meadowland Surveying presented the application.
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88 Walz stated that there was already a sixty-six (66) foot wide dedicated road leading up to
89 the property. Anderson only owns thirty-five (35) feet of frontage on that road.
90 Walz said they met with the township who said they did not have an issue with there
91 being a thirty-five (35) foot corridor if the road could be built to meet their width and
92 standards. This means that stretch would not be a normal road with ditches but would

93 instead be curb and gutter to collect the water and keep it from going onto the
94 neighboring properties.

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96 Aho asked what the length of the curb and gutter section would be.

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98 Walz stated approximately fifty (50) feet.

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100 Collins asked if lot one was now 2.5 acres on the revised preliminary plat.

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102 Walz confirmed.

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104 Bud Johnson: neighbor, spoke against this application stating that he and others have
105 tried to develop this parcel in the past and were never allowed. He asked if the ability to
106 do this now is because the subdivision authority switched from the City to Township.

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108 Vareberg confirmed.

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110 Brandy Borah: neighbor, spoke against the application stating her concerns for wildlife
111 and a desire to see the land preserved and not developed.

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113 Mary Meyer: neighbor, spoke and asked if the wetland trail in the area is next to this
114 project. Borah stated that it does not.

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116 David Pettit: President of Floyd Shores Association, spoke and shared concerns with an
117 increase in traffic as it is already busy in the summer.

118 Pettit also asked if this would expedite the city bringing sewer and water to the area.

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120 Blomseth said no because this is not a city parcel.

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122 Pettit asked if each homeowner would have their own well and septic.

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124 Blomseth confirmed.

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126 Since each member had an opportunity to read letters received before the hearing they
127 were not read into record, but are being recorded into the minutes below:

128

I DO NOT like the request to change this to a residential from an agricultural. I will be attending the hearing tonight. But wanted to make sure I submitted the request if weather permits me not attending..

Brandy Borah
19746 County Hwy 21
Detroit Lakes, MN 56501

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I will not be able to attend this meeting. I do have a couple concerns to bring up.

1. With Floyd Lake and the US Fish & Wild life area being in close proximity. I would like to have an Environmental Impact Assessment done and see what it says.
2. What ordinances and local laws are in place? How will the ordinances / local law protect the wildlife being from being disrupted. Who is over seeing that these will be followed?
3. Has the DNR involved hence the land next to is the US Fish & Wildlife?
4. How do we find out what concerns have been consider?
5. What is it going to cost the lake shore owners with levels and increased taxes? Any cost to the lake shore owner is not expectable!
6. The county road 131 being use to is only so wide. What about the other development on County road 131 and N tower rd. owned by Pelican River Heights LLC. Which is in the city limits from what I understand. It appears that there will be a lot of traffic for getting in and around the main roads.
7. This being done over the Holidays is done on purpose not giving us respected time for the Holidays! This Notice of Planning and Zoning. I ask for a continuance.

Please send a reply notifying me that this was received.

Thank You
Peter DeNardo

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December 29, 2021

County of Becker
Planning & Zoning Dept.

This letter is in reply to the Project Location:
TBD Co. Rd. 131, Detroit Lakes, Mn. 56501.

We are owners of a lake home at:
20322 C.R. 131, Detroit Lakes, MN 56501. We do not
approve the request for a change of Zone from
Agricultural to Residential for the Project Location
listed above as Big Floyd Estates (13 Lots) at the
above Project Location.

We feel Co. Rd 131 serves many lake home
owners, and the above land would change
the area into a high density area of homes
that are not connected with Big Floyd Lake.
Please consider this request of us who have been
owners of our property since 1991.

Susan A. Ferryman
William H. Ferryman

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Hello Nicole,
Thanks for taking the time to talk to me last week.

The only thing I am confused on and would like clarification on from the developer and the commission is the access road into the development and the interior development road.

The plat on page 24 of the packet says they will build an access road 35' wide over the Ridge Road easement into the development and not use any part of Eastridge lot 1. First, they don't show how the road on the easement comes into the development. The road they show only starts within the development. Second, if the road shown at the entrance is drawn to scale correctly where it is half adjacent to the easement and half to Eastridge lot 1, it looks to me like there is not 35' available for them to build on in the easement given how their property line seems to split the easement roughly down the middle. I am very interested in what type of road (width, setbacks) they plan on the easement. Looks to me like they only have maybe 20' to 25' between their property line and Eastridge lot 1 property line to access the development given the setbacks I imagine that are required.

Additionally, if you look at the interior road proposed, it appears the outside lane just stops and disappears when it reaches the North side of the development by lot 10. It would seem to me that the interior road should go all around the project for emergency vehicles and etc.

I did speak with Kevin Olson with Detroit Township in general about the development and specifically about the road access as well. He did not have the plat in front of him but he was going to take a look at it as well. It was his recollection that the access road would be coming in on Eastridge lots 1 and 2. I let him know that is not what the plat in the package shows and says. I will be emailing him as well before their meeting on the 11th.

I hope this email makes sense to you. I will give you a call in the morning to answer any questions you might have.

Thanks,
Bruce Palma

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Good Afternoon Nicole,
I am Greg Rick, owner of 20037 County Road 131, Eastridge Block 002, Lot 2.
I am concerned with the proposed road and the Ridge Road Access. I do not believe there is enough physical width for the roadway for emergency vehicles without encroachment on Lot One to the south of Ridge Road access.
The proposed public road just ends on the north end of roadway by lot 10 of proposed development.
I feel there should be two accesses into this development, a road to the east of the development, County road 21.
During drought conditions, that property by Beer Lake has caught on fire and the fire department had trouble with access to the fire. Two roadways would be safer.
Thank you for your time.
Gregory Rick

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141 Testimony closed.

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143 Skalin commented that given the location and proximity to the city it could have been rezoned residential and contained several more lots, but that's not what he's doing. He
144 also commented that Anderson was under City subdivision control when he purchased
145 the property and also couldn't develop the land until the Township developed their own
146 subdivision ordinance.
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149 **MOTION: Skalin motioned to approve; Moritz second. Roll Call; All in**
150 **favor. Motion carried.**

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153 **Other Business:**

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155 I) **Tentative Date for Next Informational Meeting: February 2nd, 2022; 8:00 am; 3rd**
156 **Floor Meeting Room in the Becker County Courthouse, Detroit Lakes, MN.**

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158 **Since there was no further business to come before the Board, Thorkildson made a**
159 **motion to adjourn. Skalin second. All in favor. Motion carried. The meeting**
160 **adjourned at 6:26 pm.**

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David Blomseth, Chairman

_____ **Jeff Moritz, Secretary**

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166 ATTEST

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Kyle Vareberg, Zoning Administrator