Becker County Planning Commission  
April 12th, 2022

Members Present: Chairman Dave Blomseth, Tom Disse, Craig Hall, Ray Thorkildson, Kohl Skalin, Jeff Moritz, Tommy Ailie, Harvey Aho, and County Commissioner Larry Knutson, and Zoning Director Kyle Vareberg. 

Members Absent: Mary Seaberg and Chuck Collins

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.

Ray Thorkildson made a motion to approve the minutes from the February 8th, 2021, meeting. Aho 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: Kevin P & Todd A Dirks  
   Project Location: 54097 Grant St Osage, MN 56570
   DESCRIPTION: Tax ID number 21.0109.000 Section 17 Township 140
   Range 036; GOVT LOTS 1 & 2 EX AC TO BURR, 13.65 AC TO SARGENT & 6 AC TO 21.0109.001. 
   Todd A & LeeAnn M Dirks 54125 Grant St Osage, MN 56570  
   Project Location: 54125 Grant St Osage, Mn 56570
   LEGAL LAND DESCRIPTION: Tax ID number 21.0109.001
   Section 17 Township 140 Range 036; EAST 175' OF GOVT LOT 1, WEST 100' OF NE1/4 NW1/4 & PT GOVT LOT 2: BEG NE COR GOVT LOT 2 TH S 138.60', W TO STRAIGHT LK NWLY AL LK TO N LN GOVT LOT 2, TH E AL N LN TO POB EX TWP RD. Kevin P & Todd A Dirks 54097 Grant St Osage, MN 56570  
   Project Location: TBD Grant Street Osage, MN 56570
   LEGAL LAND DESCRIPTION: Tax ID number 21.0104.000
   Section 17 Township 140 Range 036; NE1/4 OF NW1/4 LESS WEST 100' AKA 3 AC, NW1/4 NE1/4 & NE1/4 OF NE1/4
   APPLICATION AND DESCRIPTION OF PROJECT: Request to amend a Conditional Use Permit for an expansion to an existing licensed resort for twenty-six (26) units granted by the Planning Commission on October 12th, 2021. The amendment will be for a non-shoreland multi-unit development classification located adjacent to the existing resort.

Vareberg clarified the reasons for the changes being made since the October 12th, 2021, Planning Commission Hearing. He consulted with the County Attorney’s Office and was
advised the expansion beyond 1000 feet of the lake would need a variance or be considered a separate project. The option chose was to amend the original request for an expansion to the existing resort with a new non-shoreland multi-unit development located outside of the shoreland area on the property.

Vareberg stated the within one thousand (1000) feet of the lake they have forty thousand (40,000) square feet of useable area and that they would like to be able to use that as needed based on the changing needs and preferences of the customers as opposed to stipulating seasonal or transient. Seasonal sites require 2000 square feet and transient camping/tenting requires 400 square feet. This would be monitored by the zoning office on a yearly basis. He said outside of the shoreland (one thousand (1000) feet of the lake) they have approximately 5,000,000 square feet of useable area.

Skalin questioned the size of each unit pad.

Vareberg stated they are 60 x 60 or 3600 square feet.

Knutson asked if there would be any changes to the shoreline.

Vareberg said no.

Skalin asked if there was an access.

Todd Dirks confirmed.

Greg Stevenson, neighbor, spoke on his concerns with the location and odor of the dumpster, and how an increase in garbage from more people would affect that. Stevenson asked if the dumpster could be relocated.

Skalin asked Dirks if there was a location he would be willing to relocate the dumpster.

Dirks commented that he thought they were doing everything they could with the dumpster.

Blomseth asked if fish guts are put in the dumpster.

Dirks said no.

Ailie asked if there was a fence around the dumpster.

Dirks confirmed there is.

Skalin commented on the potential increase in garbage volume and asked if the site has the capability of holding another dumpster.

Dirks said it does.
Skalin commented that he thinks they could find another place to put the dumpster.

Dirks stated the inconvenience of relocating it as it is already set up in a fenced in area.

Hall asked about the possibility of moving the dumpster by the barn to the east.

Dirks reiterated the difficulty of moving it.

Ailie asked if moving it would be harder for the campers to get to for dumping garbage.

Dirks stated that they collect all the garbage and dump it; the campers do not.

Testimony closed.

Vareberg noted another concern of increased boat traffic he received by phone from a neighbor.

Skalin stated that he thinks its reasonable to request the dumpster site to be moved.

**MOTION: Skalin motioned to approve the application with the stipulation that they move the dumpster, and that Kyle Vareberg would help determine that location.; Hall second. Roll Call; All in Favor. Motion carried.**

2. **APPLICANT: Josh & Kayla Swangler** 21246 Co Hwy 29 Rochert, MN 56578  
   **Project Location:** 18178 Co Hwy 29 Detroit Lakes, MN 56501  
   **LEGAL LAND DESCRIPTION:** Tax ID number: 10.0379.000 Section 23  
   Township 139 Range 040; 23-139-40 PT SE1/4 SE1/4: COMM SE COR SEC  
   23, N 1215.56', W 38.72' TO POB; W 225.28', S 91.24', E 18.27', S 39.18', E  
   60.25', SLY 169.06', ELY AL HWY 125.45', N AL HWY 269.30' TO POB.  
   **TRACT C. APPLICATION AND DESCRIPTION OF PROJECT:**  
   Request a Final Plat for a five (5) unit Multi-Unit Storage Development to be known as PRIORITY STORAGE OF THE LAKES.

Vareberg introduced the application and stated that the Preliminary Plat was previously approved for eleven (11) units. They are requesting a Final Plat for five (5) now and the next six (6) will come in a supplemental phase.

Josh Swangler presented the application and said nothing has changed since the Preliminary Plat approval.

Testimony closed.
MOTION: Aho motioned to approve the application; Moritz second. Roll Call; All in favor. Motion carried.

3. APPLICANT: Foltz Acres LLC 19097 Frontage Rd Detroit Lakes, MN 56501 Project Location: 18952 Stony Rd Detroit Lakes, MN 56501
LEGAL
LAND DESCRIPTION: Tax ID number: 08.0347.000 Section 21 Township 139 Range 041; 21-139-41 PT E1/2 NE1/4 NE1/4: BEG NE COR SEC 21, W 660.8’, S 792.2’, E 660.4’, N 792’ TO POB. APPLICATION AND DESCRIPTION OF PROJECT: Request a Conditional Use Permit to operate a truck terminal, shop, and yard.

Vareberg commented that this is going to be used for trailer parking but did not want the permit to limit them to just that in case they need to expand in the future with buildings to operate their current business.

Ken Foltz spoke and reiterated that the intention at this time is to just be trailer parking.

Skalin asked if they would mine gravel out of there.

Foltz said yes.

Skalin asked if they would need a Conditional Use Permit.

Vareberg said no, as this would be a one-time thing.

Foltz stated that he has discussed the weed issue on the property with Marsha Watland, and that she will be coming to the property in May, so that they can develop a plan to manage them.

Knutson asked if the Minnesota Cooperative Noxious Weed Agreement requested by Marsha Watland needed to be signed before they make a decision.

Vareberg said it wasn’t specified when he needed to sign it.

Skalin asked about a screen to protect the development to the North from dust.

Foltz stated they are open to putting up some sort of screen.

MOTION: Skalin motioned to approve with the stipulation that the Minnesota Cooperative Noxious Weed Agreement be signed before the County Board of Commissioners meeting on April 19th, 2022; Ailie second. Roll Call; All in favor. Motion carried.
4. **APPLICANT: D G Investments LLC** 290 Shorewood Dr Detroit Lakes, MN 56501 **Project Location:** TBD Hwy 34 Detroit Lakes, MN 56501

**LEGAL LAND DESCRIPTION:** Tax ID number: 08.1049.304 Section 25 Township 139 Range 041; HILLCREST ACRES Lot 004 Block 001 25-139-41 LOT 4 HILLCREST AC LESS .1AC (PT 8-432). PT NE1/4 NE1/4, PT SE1/4 NE1/4: COMM NE COR LOT 4 BLK 1 HILLCREST AC, S 145.71' TO POB; S 145.71', S 305.83' TO N ROW TH 34, NE 122.39' AL HWY, NW 277.56' TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:**
Request a Change of Zone from Commercial/Residential to Residential.

Vareberg explained the history of that corridor between County Road 141 and County Hwy 25 being “strip-zoned” as a certain number of feet off the Highway being zoned commercial with the remainder as residential even though the use is predominately residential.

Glen Disse stated that by changing it to residential only, it makes it easier for potential buyers to get a loan.

Skalin asked if he would still plan on using the property for commercial use if the change of zone is granted.

Disse commented that there is currently no business being operated right now, but that the potential buyer would plan on running his business out of the shop on the property.

Knutson asked how a Commercial/Residential zoned parcel works.

Vareberg commented that there is uncertainty as to how or why it happened that way as there were multiple residential homes in existence before this corridor was zoned.

Testimony Closed

Ailie asked for clarification that the use would be the same, and that this change was just essentially making it easier for a buyer to get a loan.

Vareberg confirmed.

Knutson asked if they buyers would then need to get a CUP to use the shop for business.

Vareberg said an existing business could operate as a non-conforming use, however a new business would need a CUP.

**MOTION:** Ailie motioned to approve.; Hall second. Roll Call; All in favor. Motion carried.
5. APPLICANT: Raymond & Kristine Johnston 27185 Little Floyd Lake Rd
Project Location: 22966 Co Hwy 21 Detroit Lakes, MN 56501 LEGAL
LAND DESCRIPTION: Tax ID number: 24.0197.000 Section 26 Township
140 Range 041; 26-140-41 PT SW1/4 SW1/4; PT NE1/4 SW1/4: COMM SW
COR SEC 26 E 782.20' TO POB; N 38.20', ELY 358.22', N 927.34', ELY
428.01', W 998.76', S 945.47', E 487.77', S 390.48' TO POB.
APPLICATION AND DESCRIPTION OF PROJECT: Request a
Conditional Use Permit for storage units.

Ray Johnston presented the application.

Hall commented on the neighbor letters regarding the junk on the property.

Johnston stated that he reached out to three (3) of the neighbors before the hearing with
hopes of discussing his plans. He stated that his intentions are to clean up the property
this summer.

Craig asked what items on the property he is planning to clean up.

Johnston stated that there is a lot of old machinery and grain bins on the property and that
his intent is to clean up everything this summer.

Knutson asked how long the Blais’ have lived on the neighboring property.

Johnston stated that he thought about fifteen (15) years.

Knutson commented that the Blais’ had an understanding when they moved in that the
property was going to be cleaned up at that time.

Johnston reiterated his intent to get it cleaned up.

Skalin commented that he has an intent, but asked Johnston if he has a plan of action.

Johnston said he has the equipment to do it.

Disse asked where it would go once he cleans it up.

Johnston stated that some of it would be junked, some would be sold, and that it would
not be moved from one property to another unless he was moving it to sell. He said he
has no intent to save anything.

Skalin asked if he was planning to remove the feed mill.

Johnston said he was unsure at this time.
Vareberg explained that we will be permitting the portion of this parcel that is going to be
sold and that Johnston does not plan to be the one operating the storage units, the
potential buyer will.

Aho asked Johnston when he plans to sell the property.

Johnston stated within the next 90 days.

Disse asked if any earnest money had been put down.

Johnston said yes.

Vareberg explained that it is not uncommon for a property owner to be tasked with the
responsibility of obtaining a Conditional Use Permit before a sale happens.

Knutson asked which portion of the property was going to be sold.

Vareberg stated 2.8 acres.

Vareberg asked if there were any intentions of using the existing building for storage.

Johnston said, no, not the existing building. There are a couple buildings currently sitting
on blocks on the property and those will be used for storage.

Vareberg asked if he would ever want to use the barn for storage and if he wanted to
include that in this request also.

Johnston said yes.

Clarification was made that the request is for the entire parcel, not just the portion to be
sold.

All letters of opposition were received and read by the Planning Commission members
before the hearing. Copies of all letters are on file with the Becker County Planning and
Zoning office.

Testimony closed.

Skalin asked if permitting the entire track would outside storage be allowed as well.

Vareberg stated that typically there are many different deciding factors that go into play
when deciding what is and isn’t allowed for each conditional use permit.

Disse commented that he had storage units for thirty-six (36) years and that if he didn’t
keep them clean, people wouldn’t rent from him.
Knutson commented that he thinks there should be conditions.

Skalin and Hall agreed.

Moritz stated that there should be a timeline or a surety of some sort.

Hall asked if we can make the cleanup a contingency before issuing the Conditional Use Permit.

Skalin asked if the contingency would be for the whole parcel or just the portion being sold.

Blomseth stated it should be for the whole parcel.

Thorkildson asked how many units there would be.

Johnston said the intent is to file for a site permit to have those two buildings that are on blocks put together as one unit. The total impervious surface coverage would be thirty-five percent (35%) which would allow for additional gravel space or future plans.

Concerns were shared about the unsightliness of the buildings to be used for the storage shed.

Ailie stated that they should stipulate a timeline for cleanup, but not stipulate the appearance of the sheds.

Moritz asked Johnston how long he thinks it would take to clean up the parcel.

Johnston said the summer, but the mill may take longer.

The members agreed that fixed structures were a different story, and that the stipulation should be placed on non-fixed items.

After some discussion it was agreed that August 15th, 2022, would be a reasonable deadline for clean-up of non-fixed objects.

**MOTION:** Ailie motioned to approve the request for the entire parcel with the stipulation that clean-up of non-fixed objects in view from Highway twenty-one (21) to the northerly edge of the new property line be completed by August 15th, 2022 or site permits would not be granted for storage units.; Skalin second. Roll Call; All in favor. Motion carried.

6. **APPLICANT:** Gerald Wettels 29288 Co Hwy 37 Ponsford, MN 56575  
   **Project Location:** TBD County Hwy 35 Ponsford, MN 56575  
   **LEGAL LAND DESCRIPTION:** Tax ID number: 25.0106.000 Section 34 Township
APPLICATION AND DESCRIPTION OF PROJECT: Request a Conditional Use Permit for mining operations.

Vareberg requested to table this application on behalf of Soil and Water until the May Hearing to allow time for Soil and Water to visit the property.

MOTION: Aho motioned to approve the request to table.; Skalin second. Roll Call; All in favor. Motion carried.

7. APPLICANT: The Wilds Resort & Campground LLC 45120 Maple Shores LN Osage, MN 56570 Project Location: 45120 Maple Shores LN Osage, MN 56570 LEGAL LAND DESCRIPTION: Tax ID number: 28.0073.000 Section 15 Township 140 Range 038; 15-140-38 GOVT LOT 1. LESS 4.33AC (28-73-1, 28-80-0, -1, -2, -3). LESS PT LOT 4 WILD SHRS). APPLICATION AND DESCRIPTION OF PROJECT: Request a Conditional Use Permit to amend an existing permit; document number 657161 from the existing thirty-one (31) Seasonal RV sites to twenty-nine (29) Seasonal RV sites and two (2) optional sites based on density.

Dan Francis presented the application. He stated the tent-like structures they are proposing will be constructed on a deck base.

Skalin asked how big the structures will be.

Francis said one will be twenty (20) feet by thirty (30) feet, and the other will be twenty (20) feet by (18) feet.

Skalin asked if they will take them down in the winter.

Francis said they shouldn’t have to, but it will be dependent upon snow load over the winter.

John Racer, neighbor, spoke in favor of the application.

Testimony closed.

MOTION: Skalin motioned to approve.; Aho second. Roll Call; All in favor. Motion carried.

Other Business:

1) Tentative Date for Next Informational Meeting: May 4th, 2022; 8:00 am; 3rd Floor Meeting Room in the Becker County Courthouse, Detroit Lakes, MN.
Since there was no further business to come before the Board, Thorkildson made a motion to adjourn. Aho second. All in favor. Motion carried. The meeting adjourned at 7:25 pm.

David Blomseth, Chairman

Jeff Moritz, Secretary

ATTEST

Kyle Vareberg, Zoning Administrator