Becker County Planning Commission
May 10th, 2022

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

Acting Chairman Jeff Moritz called the Planning Commission meeting to order at 6:01 pm. Introductions were given. Becker County Zoning Office Support Specialist Nicole Hultin recorded the minutes.

Mary Seaberg made a motion to approve the minutes from the April 12th, 2022, meeting. Aho second. All members in favor. Motion carried.

Acting Chairman Jeff Moritz 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.

Old Business:

1. 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 141 Range 038; S1/2 OF NE1/4 APPLICATION AND DESCRIPTION OF PROJECT: Request a Conditional Use Permit for mining operations.

Kyle Vareberg requested a postponement of the application as they are waiting for the growing season to begin so they can get the wetlands delineated.

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

New Business:

1. APPLICANT: Michael Hjeldness & Dana Hjeldness 1282 8th Ave NE Thompson, ND 58278 Project Location: 27300 125th St Detroit Lakes, MN 56501 LEGAL LAND DESCRIPTION: Tax ID number 19.0748.000 Section 23 Township 138 Range 041; ABBEY LAKE ESTATES Lot 020 Block 002 APPLICATION AND DESCRIPTION OF PROJECT: Request a Conditional Use Permit for storage units.
Michael Hjeldness presented the application.

Hjeldness stated that they are looking to start with ten (10) containers and work their way up to more based-on demand and within what is allowed for impervious surface coverage. He commented that he wouldn’t mind working up to one hundred (100) units.

Knutson asked if there would be any outside storage.

Dana Hjeldness stated that wherever there aren’t containers it will be green space.

Moritz asked if they allow the units, where would they be placed and would they be tight together.

Michael Hjeldness said they would meet setbacks and that yes, they would be tight together.

Dana Hjeldness commented that they would start with placement being towards the rear of the property and working forward.

Hall asked if they granted one hundred (100) units what would be the impervious surface coverage.

Vareberg stated that we are mainly looking at the use of the property and not necessarily the number of units, because the size and type of units could be different based on customer needs.

Testimony closed.

Hall said he thinks it’s a reasonable request as long as it doesn’t become a junk yard.

Seaberg commented that we can add no outside storage to the motion.

**MOTION:** Aho motioned to approve the application with the stipulation there be no outside storage; Seaberg second.

Knutson mentioned his concern that stating “no outside storage” is very final and asked the Hjeldness’ if they desired to have any outside storage.

Dana Hjeldness said the only outside storage would be a pusher for the bobcat and forks which would be kept behind the containers. This would be personal property and used for pushing snow in the winter.

**MOTION:** Aho motioned to approve the application with the stipulation there be no outside storage; Seaberg second. Roll Call; All in favor. Motion carried.
2. APPLICANT: Dunnigan Homes Chapel LLC 16519 Bird Dog Rd Audubon, MN 56511 Project Location: 22700 175th St Detroit Lakes, MN 56511 LEGAL LAND DESCRIPTION: Tax ID Number 02.0171.002 Section 25 Township 139 Range 042; PT SE1/4 NE1/4 & PT SW1/4 OF NE1/4: COMM E QTR COR SEC 25 TH E 1187.24’ TO POB; CONT W 471.65' AL S LN, TH NLY 231.91 NW 52.31', SELY 415.91', TH S 211.56' TO CTR LN 175 ST & POB APPLICATION AND DESCRIPTION OF PROJECT: Request a Conditional Use Permit to operate an event center.

O’Mara Dunnigan presented the application.

Hall asked if this is going to be a house or an event center.
O’Mara explained that it is designed as a residential home with an open concept space. It contains a great room that could accommodate small events, but in the future if they chose to sell, it could be sold as a home.

Testimony Closed.

MOTION: Seaberg motioned to approve the application; Ailie second.
Roll Call; All in favor. Motion carried.

3. APPLICANT: Bradley Olek 12803 140th Ave N Felton, MN 56536 Project Location: TBD Bird Dog Rd Audubon, MN 56511 LEGAL LAND DESCRIPTION: Tax ID Number 02.0226.004 Section 32 Township 139 Range 042; PT GOVT LOT 3,4,6, PT NW1/4 NE1/4: COMM NLY COR LOT 1 BLK1 COURAGE VIEW BCH SE 444.59' TO POB; NW 444.59', NLY 130.75', SE 304.4', N 154.2', E 52.84', N 154.20', E 52.84', NLY 295', ELY 412.05', SE 348.35', SLY 650.28' TO LIT CORM LK, NWLY AL LK 307.94', NLY 238.69' TO POB. APPLICANT: Donald S Goering 3676 Houkom Dr E West Fargo, ND 58078 Project Location: TBD Bird Dog Rd Audubon, MN 56511 LEGAL LAND DESCRIPTION: Tax ID Number 02.0226.000 Section 32 Township 139 Range 042; PT GOVT LOTS 3 & 6 & PT NW1/4 NE1/4: BEG N QTR COR SEC 32 TH E 167.29', SLY 213.66', SELY 933.81', SWLY 371.48', SE 121.75',E 545.59', S 371.48' TO LIT CORM LK, WLY, SWLY, & NWLY AL LK TO W LN GOVT LOT 6, SE 20', NELY 650.28', NWLY 348.35', WLY 412.05', N TO BIRD DOG RD, CONT N 93.72' TO N LN SEC 32, TH E 462' TO POB APPLICATION AND DESCRIPTION OF PROJECT: Request a Preliminary Plat for nine (9) lots to be called, DON’S ANGELS ADDITION.
Scott Walz with Meadowland Surveying presented the application.

Walz commented that the back lots will not have lake access per the Becker County Ordinance.

Walz also stated that Apex engineering has been contracted to do a stormwater management plan on the entire road and development and they will be preparing an engineered plan for the road itself coming into the property.

Seaberg asked if sixty-six (66) feet was standard width for a township road.

Walz stated that a typical township road is sixty-six (66) feet and commented that for the final plat they will have to get a road maintenance agreement, and it would be up to the township if they chose to take over the road.

Hall asked about erosion with there being a steep slope.

Walz said the engineering plan will address that.

Testimony closed.

MOTION: Ailie motioned to approve the application; Seaberg second. Roll Call; All in favor. Motion carried.

4. APPLICANT: Amy J Ruley 3137 N 10th St Fargo, ND 58102 Project Location: TBD Tradewinds Rd Audubon, MN 56511 LEGAL LAND DESCRIPTION: Tax ID Number 17.0079.001 Section 07 Township 138 Range 042; 7-138-42 PT GOVT LOT 7: COM S QTR COR SEC 7, E 326.23' TO POB; E 921.77', N 1319.04', W 858.1', S 22.6', W 33.79' TO CTR RD, S AL CTR RD 473.85', W 33.06', S 788.51' TO POB. TRACT B.

APPLICATION AND DESCRIPTION OF PROJECT: Request a Final Plat for a multi-unit storage structure development.

Scott Walz with Meadowland Surveying presented the application.

Connie Kossick, neighbor, shared her concerns about the high hill on the property and management of storm water.

Walz stated that Ruley had hired Apex Engineering and developed a storm water management plan, so that water isn’t running onto neighboring properties.

Moritz commented that the Cormorant Lakes Watershed District has looked at this property, and CLWD had hired Houston Engineering to look at the project as well.

CLWD approved the storm water management plan that was created.

Hall commented that it sounds like everything has been addressed for this project.
MOTION: Hall motioned to approve the application; Aho second. Roll Call; All in favor. Motion carried.

5. APPLICANT: SNBA Development LLC 1112 South Shore Dr Detroit Lakes, MN 56501  
Project Location: 20488 Co Hwy 20 Detroit Lakes, MN 56501  
LEGAL LAND DESCRIPTION: Tax ID Number 17.0393.000 Section 34 Township 138 Range 042; 34-138-42 PT SW1/4 SE1/4: BEG S QTR COR SEC 34, E 668.2', N 612.63', W 669.02', S 637.44' TO POB. LESS 5.45 FOR PLAT. APPLICATION AND DESCRIPTION OF PROJECT: Request approval for a third (3rd) Supplemental Plat for a Common Interest Development for sixteen (16) units (unit 15 and units 24-38).

Scott Walz with Meadowland Surveying presented the application.

Testimony closed.

Ailie commented that this seems like protocol for the final step of their project.

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

6. APPLICANT: Grimes LLC 11067 Co Hwy 17 Detroit Lakes, MN 56501  
Project Location: 25296 S Melissa Dr Detroit Lakes, MN 56501  
LEGAL LAND DESCRIPTION: Tax ID Number 19.0548.000 Section 28 Township 138 Range 041; 28-138-41 PT SE1/4 SW1/4: COMM NE COR LOT 5 DACOTAH BCH 5TH, S 432.77', SE 115.43', W 4.56' TO E ROW CSAH 17, S 548.44' TO POB; E 200.12', N 99.95', N 199.64', E 102.16' TO W ROW US HWY 10, S AL HWY 599.1', W 212.58', N 276.84' TO POB. APPLICATION AND DESCRIPTION OF PROJECT: Request approval of a preliminary plat for a multi-unit storage structure development.

Scott Walz with Meadowland Surveying presented the application.

Walz stated that they are working on a storm water management plan with Apex Engineering. There is potential that unit eleven (11) may have to be removed from the plan, but if not, then eighteen (18) units would be the maximum.

Hall asked about the lighting and how it would affect the neighbors.

Walz said there will be downward facing lighting.
Testimony closed.

Ailie stated that he thinks it’s a good location for storage units.

Hall commented that as long the owner is respecting the neighbors wishes regarding lighting, that it is a good use of land.

MOTION: Ailie motioned to approve the application.; Hall second. Roll Call;
All in favor. Motion carried.

7. APPLICANT: Keith M & Brandy L Johnson 16516 Maple Ridge Rd
Audubon, MN 56511 Project Location: 16516 Maple Ridge Rd Audubon,
MN 56511 LEGAL LAND DESCRIPTION: Tax ID Number 02.0230.002
Section 33 Township 139 Range 042: 33-139-42 PT GOVT LOT5, BEG NW
COR LOT 5, E 1182.51' TO CTR RD, SLY AL CNT RD 570.14', W 641.76',
S 225', W 519.55', N 743.03' TO POB. APPLICATION AND
DESCRIPTION OF PROJECT: Request a Conditional Use Permit to
operate a pet grooming business.

Keith Johnson presented the application.

Testimony closed.

Knutson commented that he doesn’t think this will bother anybody.

MOTION: Seaberg motioned to approve the application.; Ailie second. Roll
Call; All in favor. Motion carried.

Other Business:

1) Tentative Date for Next Informational Meeting: June 1st, 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, Aho made a motion
to adjourn. Moritz second. All in favor. Motion carried. The meeting adjourned at
6:43 pm.
David Blomseth, Chairman  

Jeff Moritz, Secretary  

ATTEST  

Kyle Vareberg, Zoning Administrator