Becker County Planning Commission
December 11, 2007

Present: Planning Commission Members: Larry Knutson, John McGovern, John Lien, Ray Thorkildson, Mary Seaberg, Waldo Johnson, Jim Kovala and Chairman Jim Bruflodt. Zoning Administrator Patricia Swenson, Zoning Staff Lisa Tufts

Bruflodt called the regular meeting of the Planning Commission to order at 7:00 p.m.

Kovala made a motion to approve the minutes from the November 20, 2007 Planning Commission meeting. McGovern second. All in favor. Motion carried.

First Order of Old Business: Fair Hills Inc. Request a Conditional Use Permit to operate a restaurant that would serve both Wildflower Golf Course and the public, for the property described as: 250by 250 lying N of SW Cor ofSE1/4 of SE1/4; Section 33 and SE1/4 SE1/4 less 1.43 ac in SW Cor & 6.84 Ac in SE Cor; Section 33, TWP 138, Range 42; Lake Eunice Township. PID 17.0384.000 & 17.0383.000.

Swenson explained the application. This application was tabled by the commission at the November meeting for representation by the applicant.

Beth Schupp representing Fair Hills, Inc. stated that they are planning on moving a 24 foot x 32 foot house on to the grassy area near parking lot. They plan on serving breakfast and lunch items. They are not currently planning of staying open in the evening, but would like to reserve that possibility depending on business. They will be applying for a beer and wine license. The property is currently zoned agricultural.

No public testimony.

Swenson read letters from the file.
Marilyn Ann Gilsdorf is concerned with increased traffic, lack of proper traffic warning signs on the road, keeping the trees to reduce noise, asking to table until the summer residents return to the area.
Ellen Reihl is concerned with the blind driveway on a hill, an increase in traffic, fast speeds, noise level, liquor license accidents from individuals driving under the influence, and that summer residents aren't able to respond.
Mary Reimer is concerned with safety blind crossing, noise, foliage should remain for noise abatement, not enough parking, requesting postponement of decision until more information is received.

Testimony was closed.

Bruflodt asked if Ms. Schupp had a liquor license for the club house.
Ms. Schupp stated that Fair Hills does currently have a beer and wine license for the clubhouse. She also stated that based on the letters read that it seems like the writers

believe that the proposed restaurant is in a different location. One that is currently zone commercial and is near a blind driveway on a hill. She stated that there wouldn't really be increased traffic since the golf course and parking area already exist. The proposed location is near the existing parking lot.

Johnson stated some concern about an additional driveway entering the county road. Ms. Schupp stated that the existing driveway would be used.

Knutson stated that he is familiar with the area and that there are many warning signs in place already.

Bruflodt stated that if the commercial zone on the property was used there could very well be a traffic concern, but the proposed area is different. He also stated that he is familiar with the area and that the traffic would remain the same and the concern about the drunk drivers could be misplaced as there are other establishments that serve liquor on that same road.

Seaberg asked Swenson if the property owners get the same packet of information that the commission's receive, to try to determine why the property owners are concerned about a different area. Swenson replied that they get a notification and basic locational information, but not the same detailed information that the commissioners receive.

Kovala made a motion to approve the conditional use permit to operate a restaurant that would serve both Wildflower Golf Course and the public, as it is consistent with the use of the property. Knutson second. All in Favor. Motion carried.

New Business:

First Order of Business: Aletha Olson (C/O Sandy Olson Tuck), Request a change of zone from agricultural to residential and approval of a Preliminary Plat (The Plantation) for 6 lots. Initial acreage is 16.7 acres – proposed lot sizes are 4.3, 1.8, 1.8, 1.9, 2.0, 2.4, and 3.1 acres in size. R190625000, Part of the NE 1/4 NE 1/4 and Part of the NW 1/4 NE 1/4, Section 32, TWP 138, Range 41, Lake View Township.

As a representative of the application was not yet in attendance this item was move to the end of the agenda.

Second Order of Business: Holly and Judith Bergstrom, Request approval of a Certificate of Survey for 2 parcels (4.5 and 3.3 acres). R160176000, 10 acres, Lot 4 East of CSAH #27 and N of Twp Rd, Section 27, TWP 140, Range 40, Holmesville Township.

Swenson explained the application. Heyer, surveyor, explained that the subdivision was being requested to make a lot to build a house for the Bergstrom's daughter who has been diagnoised with MS. They plan on putting a new home on tract A. They will probably

build on the higher ground near the lake. The access for the driveway would come off of County Highway 27, if they build on that location. If the build on the other buildable site they would access the lot from Duffney Rd.

Dave Palm, Supervisor of Holmesville Township Board, has concerns because there are a lot of wetlands on this property and wondering where the surveyor was measuring lake setback from. He does not believe that there is enough dry area to get a house and a septic system in, especially, because there are springs in the area.

Pete Randolph, Holmesville Township Board, stated concerns about a river that runs out of Momb Lake and accessing the property near that river. He also shared concerns about springs in wetland areas that may prevent access.

Swenson read a letter in the file from the Legenhausen's. They stated concerns with lake preservation, jetski traffic, wildlife nesting grounds. Stated the need to be good stewards of the land.

Knutson asked if the Environmental Technical Review Panel had viewed the site prior to the recent snowfall. Swenson stated that they viewed it in November and they noted no concerns. Knutson stated it is difficult for the Commission to make a decision when we can't view the land.

Lien has serious concerns regarding the buildable area of the site. He stated doesn't believe that the triangular piece was large enough for a house and septic system and it appears to be a steep site.

Heyer stated that the Planning Commission could put a stipulation on their approval not allowing building on the triangular piece.

Bruflodt stated that tabling the application until the board can view it might be a good idea, however, the sixty day rule will cause a problem. He asked if Heyer would consider tabling it as the applicant's agent. Heyer stated that he would like to speak to the client before making that decision.

McGovern suggested a conservation easement on the lot.

Heyer stated that the property owners know that lake access is impossible, but since their daughter has MS she won't be using the lake.

Kovala suggested a Conditional Use Permit allowing a second dwelling for relative caretaking.

Kovala stated tabling the application would be a good idea.
Lien agrees that it should be tabled.

Knutson brought up the sixty day rule and stated that the Board could table it until the County Board of Commissioner's meet next Tuesday and, if at that time, the property owners hadn't made a decision to waive the sixty day rule, he would recommend to his fellow Board members to deny the application.

Knutson made a motion to table the application. Thorkildson second. All in favor. Motion carried.

Third Order of Business: Aletha Olson (C/O Sandy Olson Tuck), Request a change of zone from agricultural to residential and approval of a Preliminary Plat (The Plantation) for 6 lots. Initial acreage is 16.7 acres – proposed lot sizes are 4.3, 1.8, 1.8, 1.9, 2.0, 2.4, and 3.1 acres in size. R190625000, Part of the NE 1/4 NE 1/4 and Part of the NW 1/4 NE 1/4, Section 32, TWP 138, Range 41, Lake View Township.

Motion: Seaberg made a motion to table the application since no one was in attendance to present the application. Thorkildson second. All in Favor. Motion carried.

Fourth Order of Business: Highway 10 Storage Condos - Final Plat

Motion: Kovala made a motion to approve the final plat of Highway 10 Storage Condos. McGovern second. All in favor. Motion carried.

Fifth Order of Business: Informational Meeting.

Since there was no further business to come before the Board, Kovala made a motion to adjourn the meeting. Johnson second. All in favor. Motion carried. Meeting adjourned.

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Jim Bruflodt, Chariman Jeff Moritz, Secretary

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Patricia Swenson, Administrator