Becker County Planning Commission
June 28th, 2023

Members Present: Chairman Dave Blomseth, Tom Disse, Kohl Skalin, Tommy Ailie, County Commissioner Erica Jepson, Harvey Aho, Nick Bowers, Steve Lindow, Jeff Moritz, Kim Mattson, Craig Hall, Mary Seaberg, and Zoning Director Kyle Vareberg. **Members Absent:** Commissioner John Okeson

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

Harvey Aho made a motion to approve the minutes from the May 31st, 2023, meeting. Ailie 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. Applicant two (2) will be forwarded to Erie Township for final Action.

New Business:

1. **APPLICANT: Justin B Grubb & Sophie E Grubb** 18464 US Hwy 59 Detroit Lakes, MN 56501 **Project Location:** 18464 US Hwy 59 Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number: **08.0366.000** Section 21 Township 139 Range 041; 21-139-41 PT NE1/4 SE1/4: COMM NE COR NE1/4 SE1/4, W 667.49', S 252.6' TO POB; ELY 103.98' TO HWY 59, NWLY AL HWY 186.74', SW 25', NW 96.15' TO N LN NE1/4 SE1/4, WLY 129.32', S 254.25'. E 170.16' TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate a fitness center.

Dion Sgro presented the application and explained that he would like to purchase this property and use the existing shop to operate a fitness center.

Mattson asked how he plans to control the music or noise level.

Sgro stated he doesn't think it will be a problem as the music is never so loud that the members can't hear him give instructions during class.

Mattson asked what operating hours he plans to have.

Sgro said his first class would be early morning, mid- afternoon, and another one likely around 5:00 pm.

Hall asked how many residential houses are close to the proposed fitness center.

Sgro said the one neighboring house to the South is an existing gym member at his current facility and there are no other homes directly neighboring this property.

Seaberg asked where the entrance to the facility would be.

Sgro said it would have its own entrance off of Brandy Lake Rd.

Moritz asked how big the class sizes would be.

Sgro said they average around fifteen (15) people. He stated that classes tend to get busier in the summer and slower in the winter, and that some days are more than fifteen (15).

As there was no correspondence received and no one to speak for or against the application, testimony was closed.

Skalin commented that the current facility is across the street from the VFW and that he has never been able to hear music coming from the gym.

Ailie commented that other than one (1) home, it's surrounded by commercial property.

Hall said the application makes sense in a mostly commercial area and questioned the possibility of adding wording to the motion regarding noise levels.

Skalin thought wording for noise enforcement may be difficult.

MOTION: Disse motioned to approve the application as presented; Seaberg 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. LESS .45AC (PLAT). **APPLICATION AND DESCRIPTION OF PROJECT:** Request approval for a first (1st) Supplemental Plat for Common Interest Community Number 98 PRIORITY STORAGE OF THE LAKES for six (6) Units.

There was no one present to present the application.

Vareberg explained that all of this was originally approved on the Preliminary Plat, and that they were doing this project in phases.

No letters were received regarding this application.

As there was no one to speak for or against this application, testimony was closed.

MOTION: Ailie motioned to approve this application as presented. Bowers second. Roll Call; All in favor. Motion carried.

3. Comprehensive Plan Proposals Review

Vareberg stated that no proposals have been received, so there were none to review at this time.

Jepson asked Vareberg if he would be resubmitting the request for proposal.

Vareberg stated that Pat Oman, County Administrator, was going to reach out to some people to ensure they had seen the request for proposal.

Vareberg also mentioned that Lance Bernard who had spoken to the County Board of Commissioners previously might be interested in coming back to speak with them again to get a better grasp of what the Board is looking for.

Other Business:

I) **Tentative Date for Next Informational Meeting: July 19th, 2023**; 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, Ailie made a motion to adjourn. Aho second. All in favor. Motion carried. The meeting adjourned at 6:12 pm.

_____ _____

David Blomseth, Chairman **Jeff Moritz, Secretary**

ATTEST

_____

Kyle Vareberg, Zoning Administrator