Becker County Planning Commission
September 30th, 2026

An audio recording of the meeting is available at:
https://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/

Members Present: Chairman Dave Blomseth, Commissioner Phil Hansen, Kohl Skalin, Kim Mattson, Craig Hall, Tom Disse, Commissioner Erica Jepson, Tommy Ailie, Nancy Bachmann, John Okeson, and Harvey Aho, and Zoning Administrator Kyle Vareberg. **Members Absent:** Jeff Moritz and Mary Seaberg

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

Chairman Dave Blomseth explained the protocol for the meeting and stated that the recommendations of the Planning Commission will be forwarded to the Becker County Board of Commissioners for final action.

Harvey Aho made a motion to approve the minutes from the August 26th, 2026, meeting. Skalin second. All members in favor. Motion carried.

Old Business:

1. **APPLICANT: Darlene & Jeffrey Hanson** 7174 280th St S Hawley, MN 56549 **Project Location:** TBD Whiskey Creek Dr Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number: **24.0172.000** Section 23 Township 140 Range 041; 23-140-41 PT GOVT LOT 7 LYING E OF HWY. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate a wedding venue and event center. This application was tabled from the August 26th, 2026, hearing.

Jeff and Darlene Hanson presented the application.

Tammy Baden shared her concerns with proximity to her property, potential for reduced property values, and concerns with the road, width, and dust.

Steve Schutz shared concerns about opening the door to the whole neighborhood becoming a commercial area.

Betsy Nebgen doesn't feel the necessary criteria have been met in order for this to be approved.

Liza McCaslin shared her concerns for road safety.

Scott McCaslin on behalf of Richwood Township stated that the township is neither for nor against this application, but if approved, they would want a road agreement in place.

Kaci Maves shared concerns for safety on the road with additional traffic.

There were several letters received in regard to this application. The letters are on file with the Becker County Zoning office and copies are available upon a submitted data request.

Testimony closed.

MOTION: Hall motioned to deny the application. Okeson second. Roll Call; Hall, Blomseth, Okeson, and Bachmann in favor. Skalin, Mattson, Disse, Ailie, and Aho opposed. Motion failed.

MOTION: Ailie motioned to approve the application. Skalin second with the condition that a road agreement be developed between the applicants and the township. Ailie accepted the condition with his original motion. Roll Call; Skalin, Mattson, Disse, Ailie, and Aho in favor. Hall, Blomseth, Okeson, and Bachmann opposed. Motion Carried.

New Business:

1. **APPLICANT: Bruce N & Marsha A Qvammen** 16582 S Big Cormorant Rd Audubon, MN 56511 **Project Location:** TBD S Big Cormorant Rd Audubon, MN 56511 **LEGAL LAND DESCRIPTION:** Tax ID Number: **06.0364.000** Section 25 Township 138 Range 043; 25-138-043 N1/2 OF SE1/4; & GOVT LOT 4 LESS 2 AC SECLUSION POINT PLAT & LESS .99 AC TO 06.0364.002; & GOVT LOT 5 LESS 14AC FOR PLAT & LESS .87AC (6-364-1) & LESS .43AC (6-1000-964) & LESS .86AC (6-1000-695) & LESS .43AC (6-1000-967). LESS 7.34AC (6-364-6). **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Preliminary Plat for nine (9) lots to be known as THE OAKS AT SPRING CREEK.

Adam Geiger with Meadowland Surveying presented the application with Bruce Qvammen.

One letter was received in regard to this application. The letter is on file with the Becker County Zoning office, and a copy is available upon a submitted data request.

Testimony closed.

MOTION: Hall motioned to approve the application. Okeson second. Roll Call; All in favor. None opposed. Motion carried.

2. **APPLICANT: Michael S Aas & Tiffany A Aas** 17115 Lakeview Ln Audubon, MN 56511 **Project Location:** 17115 Lakeview Ln Audubon, MN 56511 **LEGAL LAND DESCRIPTION:** Tax ID Number: **17.0638.876** Section 30 Township 138 Range 042; CORMORANT LAKE ESTATES EAST Lot 04A Block 002 REF: 17.0638.877. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate a gunsmith business to include retail sales and transfers of firearms.

The applicant tabled the application before the hearing.

3. **APPLICANT: Tyler Peterson & Elizabeth Peterson** 30936 St Hwy 34 Detroit Lakes, MN 56501 **Project Location:** 30936 St Hwy 34 Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number: **10.0318.000** Section 20 Township 139 Range 040; PT OF SE1/4 SE1/4 BEG AT SE COR SEC 20, TH W 391',N 9.03', NE 194.21',N 915.70',W 198.69' & S 950' TO POB **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate a repair and maintenance business.

Jason Behlmer for Tyler Peterson presented the application.

Testimony closed.

MOTION: Aho motioned to approve the application. Ailie second. Roll Call; All in favor. None opposed. Skalin abstained from voting. Motion carried.

4. **APPLICANT: Tyler White on behalf of Michael M & Marie C Wells** 54321 St Hwy 34 Osage, MN 56570 **Project Location:** TBD St Hwy 34 Osage, MN 56570 **LEGAL LAND DESCRIPTION:** Tax ID Number: **21.0297.000** Section 29 Township 140 Range 036; PT NE1/4 OF NW1/4: COMM NE COR TH S 120.12' AL E LN, TH W 386.1' TO PT SLY ROW LN MN #34 CONT W 101' AL ROW LN, S 200' TO POB; TH W 160', S 863.38', TH E 261',TH E 386.1' TO E LN NE1/4 NW1/4, TH N 415.89' AL E LN, TH W 250', TH N 160', TH W 247.09', TH NW 70.63', TH N 156.94', TH NE 99.75' TO POB AKA TRACT A. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for the cultivation, manufacture, and wholesale of cannabis.

No one was in attendance to present this application.

Richard Swanson spoke in opposition of this application.

Testimony closed.

MOTION: Okeson motioned to table the application. Aho second. Roll Call; Disse, Ailie, Blomseth, Mattson, Okeson, Hall, Aho, and Bachmann in favor. Skalin opposed. Motion carried. The application has been tabled.

Other Business:

I) Tentative Date for the Next Informational Meeting: October 21st, 2026; 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, Disse made a motion to adjourn. Ailie second. All in favor. Motion carried. The meeting adjourned at 6:53 pm.

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David Blomseth, Chairman **Kohl Skalin, Secretary**

ATTEST

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Kyle Vareberg, Zoning Administrator