



# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE & VIRTUAL MEETING\*\***

Thursday, May 14<sup>th</sup>, 2020 @ 7:00 P.M.

**\*\* VIRTUAL HEARING CONDUCTED VIA MICROSOFT TEAMS MEETING\*\***

**Applicant:** MICHAEL AND HARRIET POWERS    **Project Location:** 15922 E LITTLE CORMORANT RD  
437 5TH AVE SE  
EAST GRAND FORKS MN 56721

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct an addition to a bunkhouse/garage, to be located at one (1) foot from the ROW of a platted township road, deviating from the required setback of twenty (20) feet from the ROW of a platted township road for a structure on a riparian lot, due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID number 17.1118.000; Little Cormorant Lake  
SUMMER HAVEN LOT 1; Section 04 Township 138 Range 042; Lake Eunice Township.

**\*\* In response to the COVID-19 public health emergency declared by Governor Walz, the May Board of Adjustment Hearing will be conducted via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use conference ID: 866 667 95# or to access the meeting virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".**

#### Replies/Comments:

Public testimony regarding this application will only be received by email, in writing, or by participating in the remote public hearing. Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN. 56501

**FAX Number 218-846-7266**  
**EMAIL: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)**

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**

## Variance Application Review

Permit # VAR2020-23

### Property and Owner Review

Parcel Number(s): 171118000

Owner: MICHAEL POWERS

Township-S/T/R: LAKE EUNICE-04/138/042

Mailing Address:

MICHAEL POWERS

437 5TH AVE SE

EAST GRAND FORKS MN 56721

Site Address: 15922 E LITTLE CORMORANT RD

Lot Recording Date: After 1992

Original Permit Nbr: 202056105

Legal Descr: SUMMER HAVEN 138 42 LOT 1

### Variance Details Review

Variance Request Reason(s):



Setback Issues



Alteration to non-conforming structure



Lot size not in compliance



Topographical Issues (slopes, bluffs, wetlands)



Other

If 'Other', description:

Description of Variance Request: **We would like to construct a 24'x38' cold storage building adjacent to existing garage and lot line/ROA. Request a variance to construct an addition to a bunkhouse/garage, to be located at one (1) foot from the ROW of a platted township road, deviating from the required setback of twenty (20) feet from the ROW of a platted township road for a structure on a riparian lot, due to setback issues.**

OHW Setback:

Side Lot Line Setback: 10'

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 1'

Road Type: Township

Existing Imp. Surface Coverage: 10.6

Proposed Imp. Surface Coverage: 12

Existing Structure Sq Ft:

Proposed Structure Sq Ft: 912 sq ft

Existing Structure Height:

Proposed Structure Height: 18'9"

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? No

Change to main structural framework? No

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: **It is our intent to complement the existing buildings on site, which had prior approval from Becker County P&Z. New structure will not affect environment or wetland area's.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes

Explain: **Watershed will not be affected or lake shore area's. Any other location would increase the speed of runoff to lake.**

3. Does the proposal put the property to use in a reasonable manner? Yes

Explain: **Use of proposed structure will be cold storage. All seasonal equipment will be out of site and inside a neat and orderly building.**

4. Are there circumstances unique to the property? Yes

Explain: **Proposed location of structure will be hidden/obscured from lake, existing structures and trees**



will act as screening.

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Structure will not impede maintenance of existing roadway and still offer an area for any future utilities. (No underground utilities are presently across this lot). Structure would blend with other properties along East Little Cormorant Rd.**

## Field Review Form (Pre-Insp)

Permit # SITE2020-279

### Property and Owner Review

Parcel Number: 171118000

Owner: MICHAEL POWERS

Township-S/T/R: LAKE EUNICE-04/138/042

Site Address: 15922 E LITTLE CORMORANT RD

Inspector Notes:

Does posted address sign match site address? Y N

### Dwelling Proposed Review

Dwelling/related structure (1A):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Attached Garage (1B):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1D):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info:

Inspector Notes:

### Non-Dwelling Proposed Review

Non-dwelling related project (2A): **Storage Shed**

- Existing Dimensions:
- Proposed Dimensions: **24'x38' -- 18'9" high**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:



## Setback Review

Road Type/Measurement From: <b>Public/Township Rd - Right of Way</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: - Non-dwelling: <b>1'</b>	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Little Cormorant (Lake Eunice &amp; Audubon) [RD]</b> River Name:	
Side setback: - Dwelling: - Non-dwelling: <b>10'</b>	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: - Non-dwelling: <b>1'</b>	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: - Non-dwelling: <b>265'</b>	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: - Non-dwelling: <b>125'</b>	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling: <b>110'</b>	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: - Non-dwelling: <b>80'</b>	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable):

- Structure type used:
- Setback of LEFT like structure:
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?

Little Cormorant Lake

10' x 12' Lake Storage

Deck 14' x 30'

House 30' x 48'

Septic Tank  
(24' 2" from home)

### Drain Field

Well

Garage door  
facing west side

Bed, Bath room,  
sink & cabinets

Total Area  $59.2 \text{ m}^2$

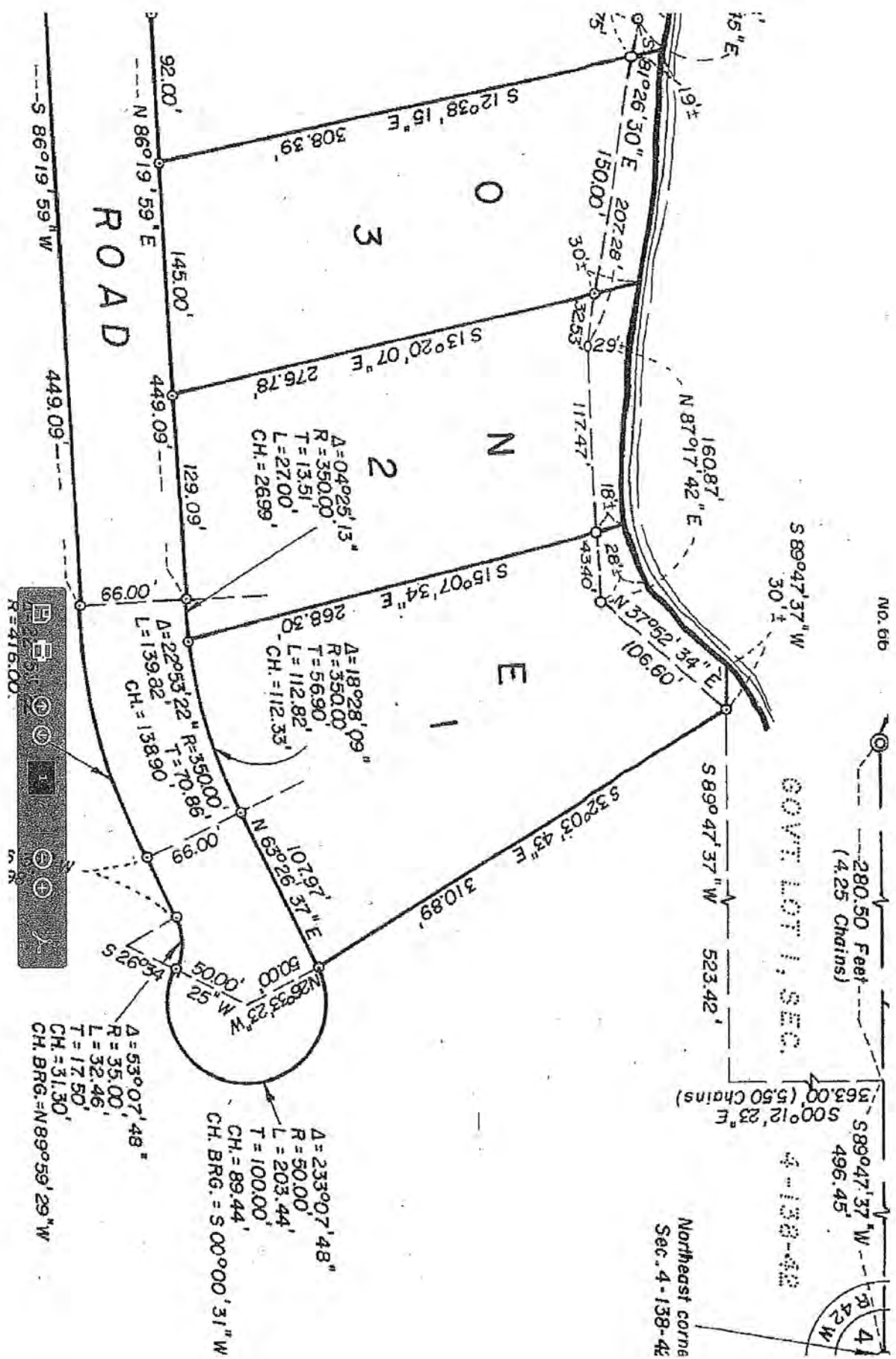
$$\begin{array}{r} 504 \\ 616 \\ 912 \\ \hline 2032 \end{array}$$

**Driveway**

Proposed cold storage  
24' 38'  
912 sq ft

East Little Cormorant Rd





## Impervious Surface & Land Alteration Information [\[Edit\]](#)

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*Last updated: 2/1*

### Lot Area:

List of Impervious Surface, (Dimensions) and Square Footage. INCLUDE proposed structures in below information and calculation.

Driveway - 2280 sq ft House = 1440 sq ft Patio = 480 sq ft  
Garage = 660 sq ft House 2 = 540 sq ft Shed = 120 sq ft Cold storage Building = 912

Total sum of all impervious surface: 6432 sq ft

Impervious Surface Sum (in sq ft) divided by the lot area (in sq ft). .123049

Multiply the impervious lot coverage answer from the last question by 100 and enter here as a percent: 12











Minnesota Pollution  
Control Agency

520 Lafayette Road North  
St. Paul, MN 55155-4194

# Compliance Inspection Form

## Existing Subsurface Sewage Treatment Systems (SSTS)

Doc Type: Compliance and Enforcement

**Inspection results** based on Minnesota Pollution Control Agency (MPCA) requirements and attached forms – additional local requirements may also apply.

**Submit completed form to Local Unit of Government (LUG) and system owner within 15 days**

For local tracking purposes:

### System Status

System status on date (mm/dd/yyyy): 5/8/2019

☒ **Compliant – Certificate of Compliance**

(Valid for 3 years from report date, unless shorter time frame outlined in Local Ordinance.)

☐ **Noncompliant – Notice of Noncompliance**

(See Upgrade Requirements on page 3.)

#### Reason(s) for noncompliance (check all applicable)

- ☐ Impact on Public Health (Compliance Component #1) – Imminent threat to public health and safety
- ☐ Other Compliance Conditions (Compliance Component #3) – Imminent threat to public health and safety
- ☐ Tank Integrity (Compliance Component #2) – Failing to protect groundwater
- ☐ Other Compliance Conditions (Compliance Component #3) – Failing to protect groundwater
- ☐ Soil Separation (Compliance Component #4) – Failing to protect groundwater
- ☐ Operating permit/monitoring plan requirements (Compliance Component #5) – Noncompliant

### Property Information

Parcel ID# or Sec/Twp/Range: 171118000

Property address: 15922 E LITTLE CORMORANT RD

Reason for inspection: COUNTY REQUEST

Property owner: MIKE POWERS

Owner's phone: \_\_\_\_\_

or

Owner's representative: \_\_\_\_\_

Representative phone: \_\_\_\_\_

Local regulatory authority: BECKER CO ZONING

Regulatory authority phone: 218-846-7314

Brief system description: 1000 GAL TANK AND APPROX 300 SQ FT DRAINFIELD SEEPAGE BED

Comments or recommendations:

Tank needs pumping

### Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

Inspector name: RICK RENNER

Certification number: 7202

Business name: RENNER EXC LLC

License number: 2567

Inspector signature: Rick Renner

Phone number: 439-3514

### Necessary or Locally Required Attachments

- ☐ Soil boring logs
- ☒ System/As-built drawing
- ☐ Forms per local ordinance
- ☐ Other information (list): \_\_\_\_\_

**1. Impact on Public Health – Compliance component #1 of 5****Compliance criteria:**

System discharges sewage to the ground surface.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Any "yes" answer above indicates the system is an imminent threat to public health and safety.**

Comments/Explanation:

**Verification method(s):**

- ☒ Searched for surface outlet
- ☒ Searched for seeping in yard/backup in home
- ☐ Excessive ponding in soil system/D-boxes
- ☐ Homeowner testimony (See Comments/Explanation)
- ☐ "Black soil" above soil dispersal system
- ☐ System requires "emergency" pumping
- ☐ Performed dye test
- ☐ Unable to verify (See Comments/Explanation)
- ☐ Other methods not listed (See Comments/Explanation)

**2. Tank Integrity – Compliance component #2 of 5****Compliance criteria:**

System consists of a seepage pit, cesspool, drywell, or leaching pit. <i>Seepage pits meeting 7080.2550 may be compliant if allowed in local ordinance.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth. If yes, which sewage tank(s) leaks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Any "yes" answer above indicates the system is failing to protect groundwater.**

Comments/Explanation:

**Verification method(s):**

- ☒ Probed tank(s) bottom
- ☒ Examined construction records
- ☐ Examined Tank Integrity Form (Attach)
- ☐ Observed liquid level below operating depth
- ☐ Examined empty (pumped) tanks(s)
- ☐ Probed outside tank(s) for "black soil"
- ☐ Unable to verify (See Comments/Explanation)
- ☐ Other methods not listed (See Comments/Explanation)

**3. Other Compliance Conditions – Compliance component #3 of 5**

- a. Maintenance hole covers are damaged, cracked, unsecured, or appear to be structurally unsound. ☐ Yes\* ☒ No ☐ Unknown
- b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety. ☐ Yes\* ☒ No ☐ Unknown
- \*System is an imminent threat to public health and safety.**

Explain:

- c. System is non-protective of ground water for other conditions as determined by inspector. ☐ Yes\* ☒ No
- \*System is failing to protect groundwater.**

Explain:



**4. Soil Separation – Compliance component #4 of 5**

Date of installation: \_\_\_\_\_

(mm/dd/yyyy)

☒ Unknown

Shoreland/Wellhead protection/Food beverage lodging?

☐ Yes ☐ No**Compliance criteria:**

For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment:

☐ Yes ☐ No

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment:

☒ Yes ☐ No

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.\*

"Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules (7080.2350 or 7080.2400 (Advanced Inspector License required)

☐ Yes ☐ No

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

**Verification method(s):**

Soil observation does not expire. Previous soil observations by two independent parties are sufficient, unless site conditions have been altered or local requirements differ.

☒ Conducted soil observation(s) (Attach boring logs)☐ Two previous verifications (Attach boring logs)☐ Not applicable (Holding tank(s), no drainfield)☐ Unable to verify (See Comments/Explanation)☐ Other (See Comments/Explanation)**Comments/Explanation:****Indicate depths or elevations**

A. Bottom of distribution media 24"

B. Periodically saturated soil/bedrock 60"

C. System separation 36"

D. Required compliance separation\* 36"

\*May be reduced up to 15 percent if allowed by Local Ordinance.

**Any "no" answer above indicates the system is failing to protect groundwater.****5. Operating Permit and Nitrogen BMP\* – Compliance component #5 of 5** ☒ Not applicable

Is the system operated under an Operating Permit?

☐ Yes ☐ No

If "yes", A below is required

Is the system required to employ a Nitrogen BMP?

☐ Yes ☐ No

If "yes", B below is required

BMP = Best Management Practice(s) specified in the system design

**If the answer to both questions is "no", this section does not need to be completed.****Compliance criteria**

a. Operating Permit number: \_\_\_\_\_

Have the Operating Permit requirements been met?

☐ Yes ☐ No

b. Is the required nitrogen BMP in place and properly functioning?

☐ Yes ☐ No**Any "no" answer indicates Noncompliance.**

**Upgrade Requirements** (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.

637293

No delinquent taxes and transfer entered  
this 18th day of Oct, 2016

Mary E Hendrickson  
Becker County Auditor/Treasurer

By [Signature] Deputy

STATE DEED TAX DUE  
HEREON: \$1.65

QUIT CLAIM DEED

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

Document No. 637293

October 18, 2016 at 1:30 PM

I hereby certify that the within  
instrument was recorded in this office.

Patricia Swenson, County Recorder  
By SKS Deputy

Date: Oct. 4, 2016

FOR VALUABLE CONSIDERATION, Powers LC Properties, LLC, a Minnesota limited liability  
company, Grantor, hereby conveys and quitclaims to Michael J. Powers and Harriet Powers.  
Grantees, as Joint Tenants, real property in Becker County, Minnesota, described as follows:

Lot Numbered One (1), Block Numbered One (1), ... SUMMER HAVEN ...  
according to the certified Plat thereof on file and of record in the office of the  
County Recorder in and for Becker County, Minnesota.

17.1118.000

together with all hereditaments and appurtenances belonging thereto. Consideration for this  
conveyance is less than \$500.00

[Affix Deed Tax Stamp Here]

Powers LC Properties, LLC

Harriet Powers

Harriet Powers, Chief Manager

STATE OF MINNESOTA

COUNTY OF POLK ) ss.

The foregoing instrument was acknowledged before me this 4th day of October, 2016,  
by Harriet Powers, as Chief Manager of Powers LC Properties, LLC, a Minnesota limited liability  
company, on behalf of the company, Grantor.

NOTARY PUBLIC  
KIMBERLY JUNE REARDON  
NOTARY PUBLIC - MINNESOTA  
My Comm. Exp. Jan. 31, 2019

Kimberly June Reardon  
Notary Public  
My commission expires:

Tax Statements for the real property described in this instrument should be sent to: (Include name  
and address of Grantee)

Harriet Powers  
Michael J. Powers  
437 5th Avenue SE  
East Grand Forks. MN 56721

THIS INSTRUMENT WAS DRAFTED BY:  
RAMSTAD. SKOYLES & WINTERS. P.A.

To: Charles J. Ramstad  
114 Holmes Street West  
Detroit Lakes, MN 56501  
(218) 847-5653

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65  
Receipt # 633363  
Becker County Auditor/Treasurer

chg  
paid  
well

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
Certified to be a true and correct copy of  
the original on file and of record in my  
office.

Patricia Swenson  
County Recorder MN Dpty.  
Date October 26, 2016

637293

No delinquent taxes and transfer entered

this 18th day of Oct, 2016

Mary E Hendrickson

Becker County Auditor/Treasurer

By [Signature] Deputy

QUIT CLAIM DEED

STATE DEED TAX DUE

HEREON: \$1.65

Date: Oct. 4, 2016

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County Recorder in and for Becker County, Minnesota.

17. 1118.000

together with all hereditaments and appurtenances belonging thereto. Consideration for this conveyance is less than \$500.00

[Affix Deed Tax Stamp Here]

Powers LC Properties, LLC

Harriet Powers

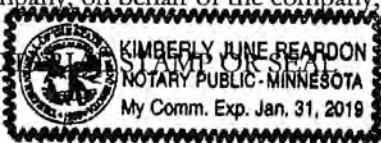
Harriet Powers, Chief Manager

STATE OF MINNESOTA

COUNTY OF POLK ) ss.

The foregoing instrument was acknowledged before me this 4th day of October, 2016, by Harriet Powers, as Chief Manager of Powers LC Properties, LLC, a Minnesota limited liability company, on behalf of the company, Grantor.

NOTARY



Kimberly June Reardon

Notary Public

My commission expires:

Tax Statements for the real property described in this instrument should be sent to: (Include name and address of Grantee)

Harriet Powers

Michael J. Powers

437 5th Avenue SE

East Grand Forks. MN 56721

THIS INSTRUMENT WAS DRAFTED BY:  
RAMSTAD, SKOYLES & WINTERS, P.A.

To: Charles J. Ramstad  
114 Holmes Street West  
Detroit Lakes, MN 56501  
(218) 847-5653

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65

Receipt # 633363

Becker County Auditor/Treasurer

chg  
paid  
well





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:4,225	
Date: 2/18/2020	

Becker County

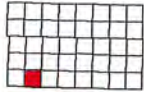
The seal of Becker County, Minnesota, featuring a central shield with a plow, a sheaf of wheat, and a saw, surrounded by the words "TOURISM", "FORESTRY", "INDUSTRY", and "AGRICULTURE".

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.





A Marketing Company  
"Serve, Connect and Celebrate  
Our Community"  
1340 Richwood Rd.  
Detroit Lakes, MN 56501  
Phone: 218-847-5624



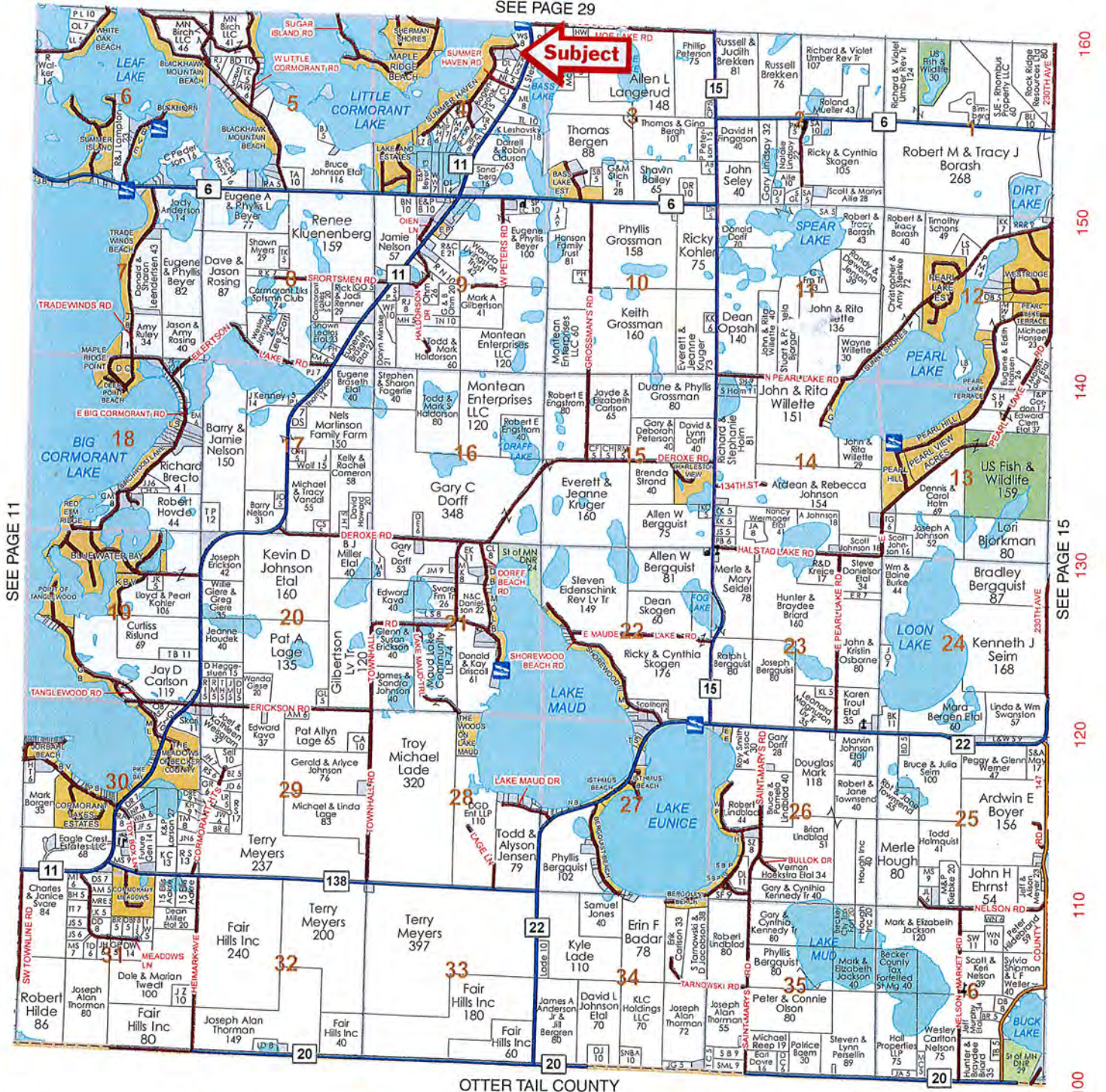
Lake Eunice

Township 138N - Range 42W

Copyright © 2016 Mapping Solutions

SEE PAGE 29

**Subject**



OTTER TAIL COUNTY





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

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**\*\*HEARING DATE AND LOCATION\*\***

Thursday, May 14<sup>th</sup>, 2020 @ 7:00 P.M.

**\*\* VIRTUAL HEARING CONDUCTED VIA MICROSOFT TEAMS MEETING\*\***

APPLICANT: Christopher Harstad  
21352 NE Pickerel Lake Rd  
Rochert, MN 56578

Project Location: 21352 NE Pickerel Lake Rd, Rochert

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct an addition to a non-conforming dwelling to be located at fifty (50) feet from the OHW of the lake, and a porch to be located at seventy-six (76) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from a recreational development lake, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 10.0644.000; Pickerel Lake;

PT GOVT LOT 9; BEG AT INTER OF S LN OF LOT 9 & PICKREL LK, TH W 315.51', N 238.95', NE 334.40' TO LK & S TO BEG; Section 04 Township 139 Range 040; Erie Township.

\*\* In response to the COVID-19 public health emergency declared by Governor Walz, the May Board of Adjustment Hearing will be conducted via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use conference ID: 866 667 95# or to access the meeting virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

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## Variance Application Review

Permit # VAR2020-24

### Property and Owner Review

Parcel Number(s): **100644000 1**

Owner: **CHRISTOPHER HARSTAD**

Township-S/T/R: **ERIE-04/139/040**

Mailing Address:

**CHRISTOPHER HARSTAD  
21352 NE PICKEREL LAKE RD  
ROCHERT MN 56578**

Site Address: **21352 NE PICKEREL LAKE RD**

Lot Recording Date:

Original Permit Nbr: **CHRIS HARSTAD**

Legal Descr: **ELIZABETH BEACH 4-139-40 LOTS 23-25**

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☒ Other

If 'Other', description:

**Variance to add to existing structure**

Description of Variance Request: **Request a variance construct a first floor addition and porch to a non-conforming dwelling to be located at 76 feet from the OHW and request a second story addition to be located at 50 from the OHW of the lake. Adding 280 sq ft to the first floor (20x14) & a (8x14) porch Creating an upper 1/2 floor with 592 sq ft. (20x14; 12x26) Total proposed sq ft 872 living area and 112 porch**

OHW Setback: **50ft to 2nd story addition/76 ft to lower addition & porch**

Side Lot Line Setback: **68'**

Rear Setback (non-lake): **NA- lake property**

Bluff Setback: **NA**

Road Setback: **365'**

Road Type: **County**

Existing Imp. Surface Coverage: **7298.5; 9.9%**

Proposed Imp. Surface Coverage: **7578.5; 10.33%**

Existing Structure Sq Ft: **864**

Proposed Structure Sq Ft: **1164 lower/592 upper; total living area 1756 sq ft & 112 porch**

Existing Structure Height: **14'**

Proposed Structure Height: **23'**

Existing Basement Sq Ft: **No**

Proposed Basement Sq Ft: **No**

Change to roofline? **Yes**

Change to main structural framework? **Yes**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **The original house was designed as a 3 season cabin. The current home is being used as a year round home and is in need of upgrades to accommodate 4 seasons. Another bathroom and bedroom and laundry are needed to help with taking care of my father who is in need of assisted care due to having a stroke.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **The new design will be symbiotic to many of the current homes in the Pickerel Lake community. It will be just enough room to be a comfortable residence, while having a cabin feel.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **It will be a year round residence.**



4. Are there circumstances unique to the property? **Yes**

Explain: **Many property's are year round residences on Pickerel Lake.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **There are year round homes on both sides of the residence. The design of the remodel is to make it a year around residence but continue to maintain a cabin feel.**

**Field Review Form (Pre-Insp)****Permit # SITE2019-269****Property and Owner Review**Parcel Number: **100644000**Owner: **CHRISTOPHER HARSTAD**Township-S/T/R: **ERIE-04/139/040**Site Address: **21352 NE PICKEREL LAKE RD**

Inspector Notes:

Does posted address sign match site address? Y N

**Dwelling Proposed Review**Dwelling/related structure (1A): **Addition or Repairs to Existing Home**

- Existing Dimensions: **884 square feet**
- Proposed Dimensions: **1164sq ft**
- Proposed Roof Changes? **Yes**

Attached Garage (1B): **N/A**

- Existing Dimensions: **N/A**
- Proposed Dimensions: **N/A**
- Proposed Roof Changes?

Other dwelling related improvements (1C): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1D): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info:

Inspector Notes:

**Non-Dwelling Proposed Review**

Non-dwelling related project (2A):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:



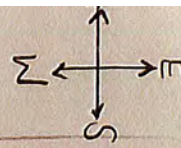
## Setback Review

Road Type/Measurement From: <b>Public/Township Rd - Right of Way</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: <b>365'</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Pickerel (Erie &amp; Holmesville) [RD]</b> River Name:	
Side setback: - Dwelling: <b>68'</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: <b>na</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: <b>50 from the 2nd story addition/76 from the 1st floor addition</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: <b>20'</b> - Non-dwelling: <b>50'</b>	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: <b>97'</b> - Non-dwelling: <b>15'</b>	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: <b>4'</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		
Inspector Notes:			

## Other Information Review

Setback Averaging (if applicable): - Structure type used: - Setback of LEFT like structure: - Setback of RIGHT like structure:
Any other impervious surface coverage not noted on application?



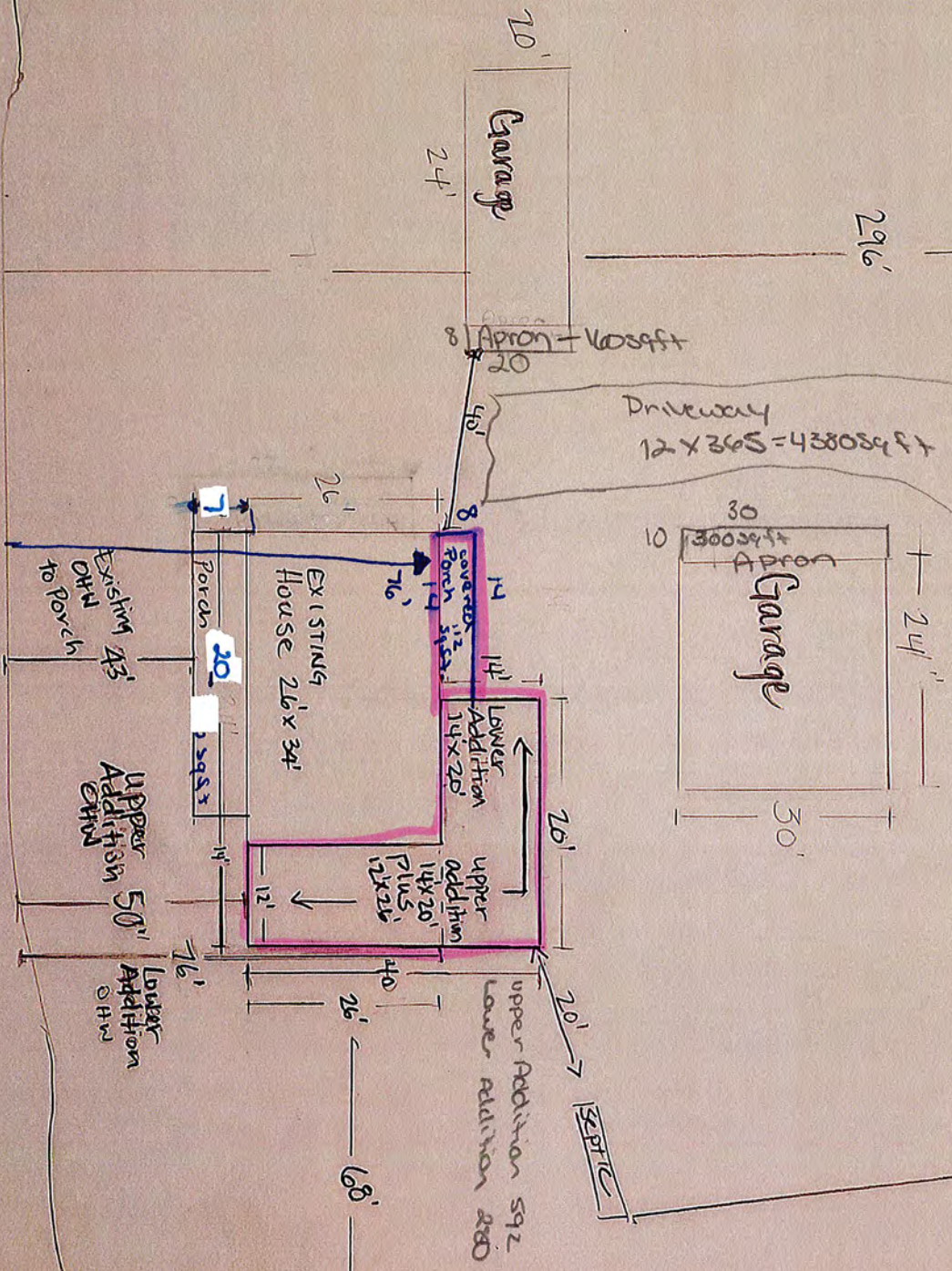


Property Line

CITY Road

Drain Field

LAKE





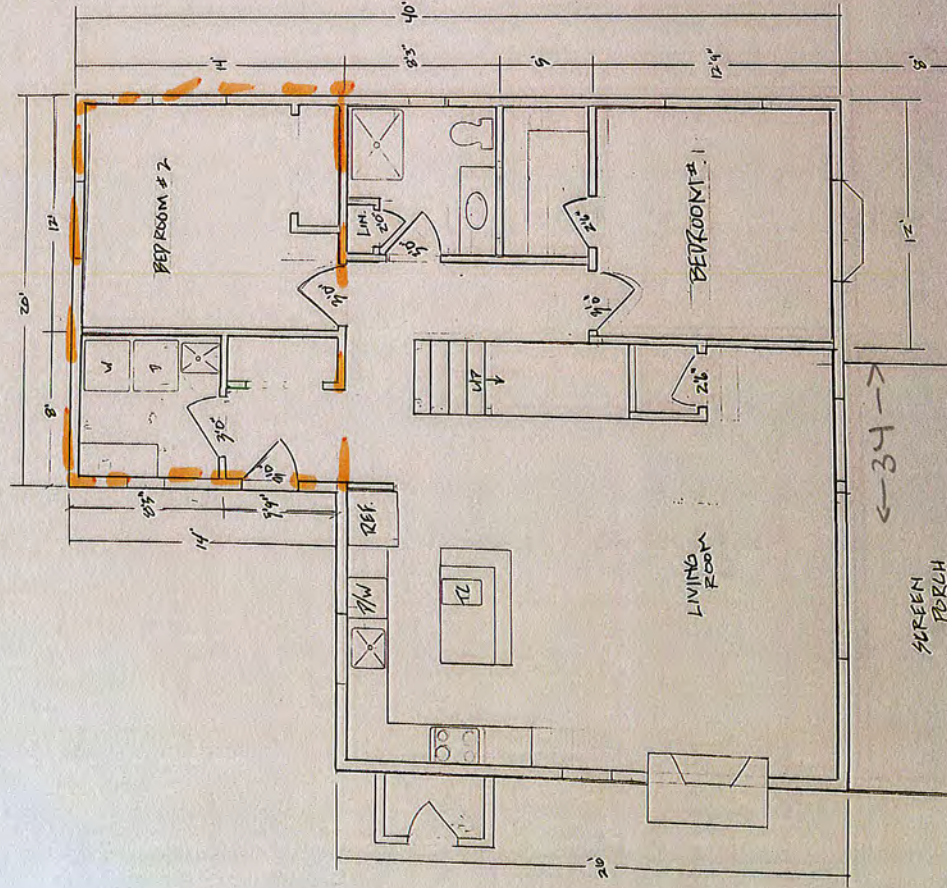
Existing

$$20 \times 34 = 684$$

$$20 \times 14 = 280$$

$$1164 \text{ total sq ft}$$

Lower Level

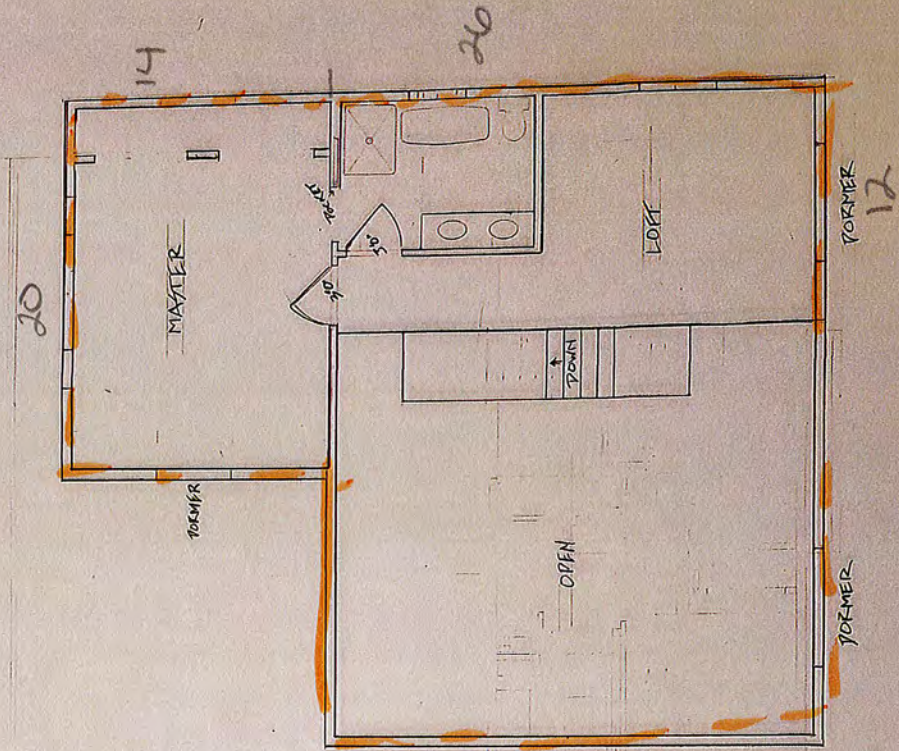


$$20 \times 14 = 280$$

$$20 \times 12 = 240$$

$$592 \text{ sq ft}$$

Upper Level - New



Proposed New square footage 872 (280 lower; 592 sq ft) 1200 lower; 592 sq ft addition

$$\text{Current Existing } 20 \times 34 = 684 \text{ sq ft}$$

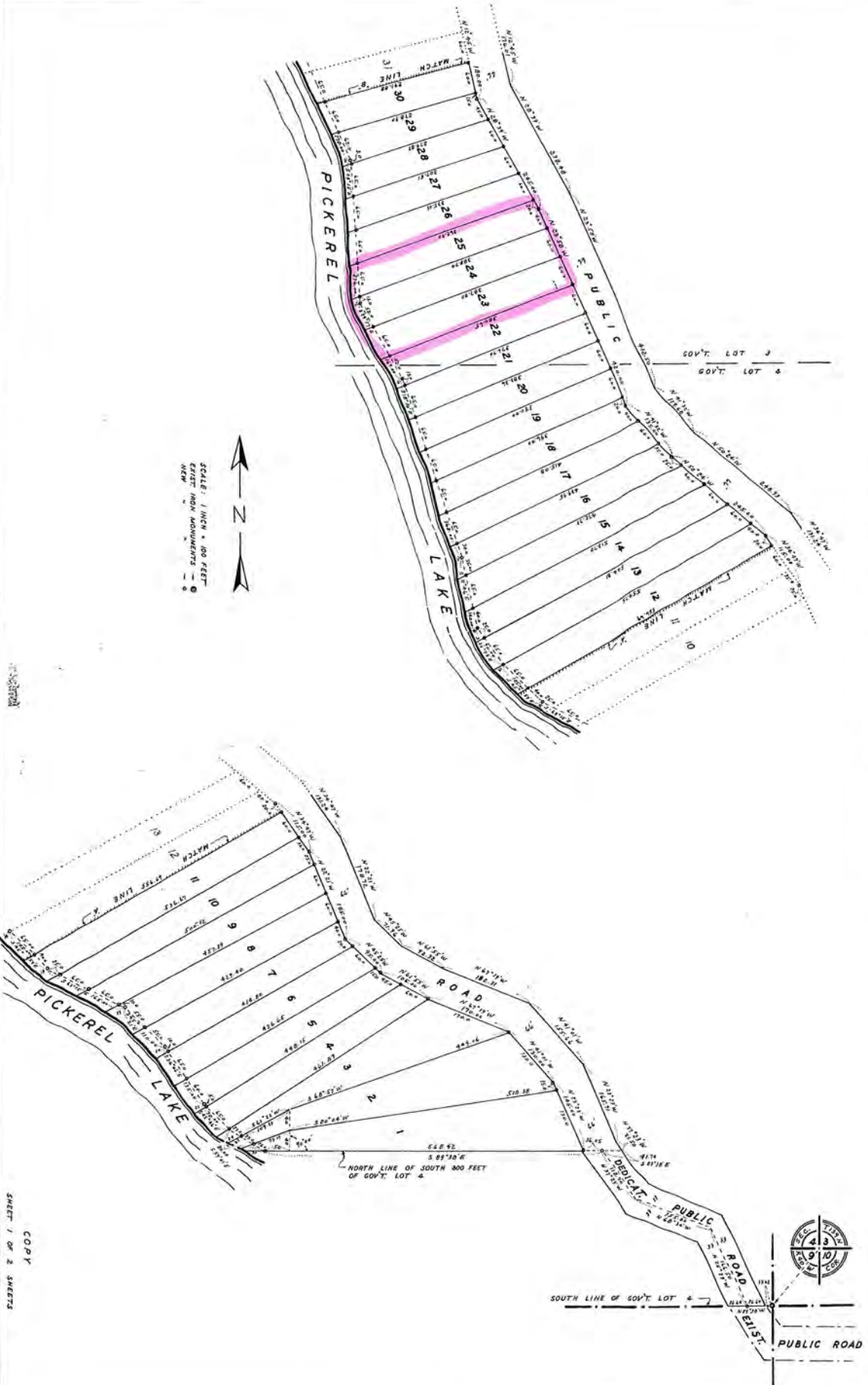
$$\text{Proposed Foot print } 684 + 280 = 964 \text{ sq ft total main level}$$

$$\text{Total living Area} = 1756 \text{ sq ft}$$



# ELIZABETH BEACH

(IN GOV'T LOTS 2, 3 & 4 OF SEC. 4, T.13N., R.40W.)

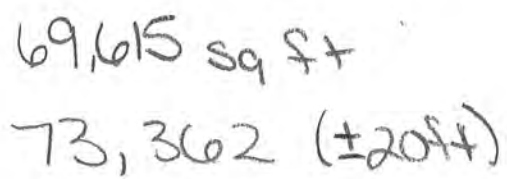


COPY  
SHEET 1 OF 2 SHEETS

1595A

2481595A





69,615 sq ft

73,362 ( $\pm 2094$ )

## Impervious Surface & Land Alteration Information [\[Edit\]](#)

---

Last updated: 1/

### Lot Area:

73861

List of Impervious Surface, (Dimensions) and Square Footage. INCLUDE proposed structures in below information and calculation.

House (26x34) 884 sq ft- Existing (20x14) 280 Proposed 1st floor addition (20x14) & (26x12) 592 sq ft- Proposed upper story Detached Small Garage (20x24) 480 sq ft Detached Large Garage (24x30) 720 sq ft Patio (8x22) 176 sq ft Sidewalk (42"x41') 148.5 sq ft Driveway (12x365) 4380 sq ft Apron (10x30) 300 sq ft Apron (20x8) 160 sq ft Total Proposed 7578.5 Total area 73,362 10.33%

Total sum of all impervious surface: 73362

Impervious Surface Sum (in sq ft) divided by the lot area (in sq ft). .1033

Multiply the impervious lot coverage answer from the last question by 100 and enter here as a percent: 10.33



### Existing

House (26x24) 884 sq. ft Existing

Detached Small Garage (20x24) 480 sq. ft

Large Detached Garage (24x30) 720 sq. ft

Patio (7x20) 140 sq. ft

Driveway (12x365) 4380 sq. ft

Apron (10x30) 300 sq. ft

Apron (20x8) 160 sq. ft

Shed (5x10) 50sq. ft

Total Proposed coverage: 7,114 sq. ft

Total Lot area 73,362

9.69%

### Proposed

House (26x24) 884 sq. ft Existing

(20x14) 280 sq. ft 1<sup>st</sup> floor addition  
proposed

(8x14) 112 sq. ft proposed porch

(20x14) & (26x12) 592 sq. ft proposed  
upper story

Detached Small Garage (20x24) 480 sq. ft

Large Detached Garage (24x30) 720 sq. ft

Patio (7x20) 140 sq. ft

Driveway (12x365) 4380 sq. ft

Apron (10x30) 300 sq. ft

Apron (20x8) 160 sq. ft

Shed (5x10) 50sq. ft

Total Proposed coverage: 7,506 sq. ft

Total Lot area 73,362

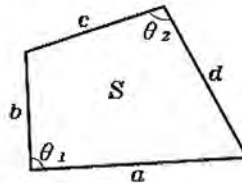
10.23%



### Area of a quadrilateral Calculator

Home / Mathematics / Area

Calculates the area and perimeter of a quadrilateral given four sides and two opposite angles.

side a side b side c side d sum of angles  $\theta_1 + \theta_2$  





area S perimeter L *Bretschneider's formula*

$$(1) \text{ area : } S = \sqrt{(s-a)(s-b)(s-c)(s-d) - abcd \cos^2 \frac{\theta}{2}}$$

$$s = \frac{a+b+c+d}{2}, \quad \theta = \theta_1 + \theta_2$$

$$(2) \text{ perimeter : } L = 2s = a + b + c + d$$

Customer Voice

Questionnaire

FAQ

Hyperlink

#### Area of a quadrilateral

[1-10]/367

Disp-Num  

Next &gt;

[1] 2020/02/06 14:39 Female / 20 years old level / An engineer / Very /

Purpose of use To measure out area of irregular land for estimation purposes.

[2] 2020/01/22 04:52 Male / 60 years old level or over / An engineer / Very /

Purpose of use Calculate area of land for purchase.

[3] 2020/01/10 06:56 Male / 40 years old level / High-school/ University/ Grad student / Very /

Purpose of use Finding area of land plot

[4] 2019/12/15 23:27 Male / 30 years old level / Self-employed people / Very /

Purpose of use Find the area of a plot

[5] 2019/12/01 21:36 Male / 40 years old level / Self-employed people / Very /

Purpose of use To find area of the plot

#### Bookmarks

Not registered.

+ Bookmark

#### History

Area of a quadrilateral

#### Related Calculator

Area of an equilateral triangle

Area of a triangle given base and height

Area of a triangle given sides and angle

Area of a triangle (Heron's formula)

Area of a triangle given base and angles

Area of a square

Area of a rectangle

Area of a trapezoid

Area of a rhombus

Area of a parallelogram given base and height

Area of a parallelogram given sides and angle

Area of a cyclic quadrilateral

Area of a quadrilateral

Area of a regular polygon

Side of polygon given area

Area of a circle

Radius of circle given area

Area of a circular sector

Area of an arch given angle

Area of an arch given height and radius

Area of an arch given height and chord

Area of an ellipse

Area of an elliptical sector

Area of an elliptical arch

Area of a parabolic arch

Area of a hyperbolic sector

Area of a hyperbolic arch



# Onsite Septic System Application

Becker County Planning & Zoning  
915 Lake Ave, Detroit Lakes, MN 56501  
Phone (218)-846-7314; Fax (218)-846-7266

PARCEL	
APP	SEPTIC
YEAR	
SCANNED	
LAKE	

RECEIVED

SEP 22 2015

ZONING

## 1. PROPERTY DATA (as it appears on the tax statement, purchase agreement or deed)

Parcel Number(s) of property where the system will be installed: 1066 44000

Is this a split of an existing property? Yes ☒ No ☐

(If yes and a parcel number has not yet been assigned, indicate the main parcel number from which the new parcel was split.)

Section 4 Township 139 Range 46

Township Name \_\_\_\_\_

Lake Name Pickeral Lake

Lake Classification \_\_\_\_\_

Legal Description: 4-139-40 lot 23-25 Elizabeth Beach

Project Address: 21352 NE Pickeral Lake Rd

## 2. PROPERTY OWNER INFORMATION (as it appears on the tax statement, purchase agreement or deed)

Owner's First Name Joe Lowa Owner's Last Name Lowawagie

Mailing Address PO Box 10343 City, State, Zip Fargo N.D. 58106

Phone Number 701-306-8738

## 3. DESIGNER/INSTALLER INFORMATION

Designer Name Patricia Stock Company Name A-2 Septic License # 2029

Address 2043 200th St Fargo ND Phone Number 218 766-7295

Installer Name Same

Company Name \_\_\_\_\_

License # \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

## 4. SYSTEM DESIGN INFORMATION

### System Status

What will new system serve? Check one

- ☐ Vacant Lot-No existing system-new structure  
☐ Replacement - structure removed and being rebuilt  
☒ Failing -Replacement- cesspool/seepage pit or other  
☐ Enlargement of system-Undersized  
☐ Repairs Needed to existing  
☐ Additional system on property

- ☒ Dwelling  
☐ Resort/Commercial  
☐ Commercial (Non-resort)  
☐ Other - explain below

8-10-14 Date of site evaluation

Design Flow 450 Gallons Per Day

Number of Bedrooms 3

Garbage Disposal ☐ Yes ☒ No

Dishwasher ☐ Yes ☒ No

Lift station in House ☐ Yes ☒ No

Grinder pump in House ☐ Yes ☒ No

Well Depth Shallow  
Depth of other wells within  
100 ft of system \_\_\_\_\_

Original Soil ☒ Compacted Soil \_\_\_\_\_

Type of Soil Observation

☒ Pit ☐ Probe ☐ Boring

Depth to Restricting Layer 60

Maximum Depth of System 16

### Size of All Tanks to be installed

☐ gal Single Compartment Septic Tank ☐ gal Separate Lift Station

1500 gal Compartmented Tank ☐ gal Holding Tank

☐ Pit Privy ☐ Existing Tank to be used

☐ Existing tank w/new Additional Tank

☐ Existing tank w/new Lift Station

☐ Holding Tank with Privy

Total Number of tanks to be installed in this system 1 (This # will be reported to MPCA at end of year.)

Type of Drainfield  
☒ Chamber Trench  
 \_\_\_\_\_ Rock Trench  
 \_\_\_\_\_ Gravelless  
 \_\_\_\_\_ Mound  
 \_\_\_\_\_ Pressure Bed  
 \_\_\_\_\_ Seepage Bed  
 \_\_\_\_\_ At-grade  
 \_\_\_\_\_ Alternative / Performance

Full Size of Drainfield  
557 sq ft  
 \_\_\_\_\_ sq ft  
 \_\_\_\_\_ sq ft  
 \_\_\_\_\_ sq ft \*\*\*  
 \_\_\_\_\_ sq ft \*\*\*  
 \_\_\_\_\_ sq ft \*\*\*  
 \_\_\_\_\_ sq ft \*\*\*

Reduced/Warrantied size  
 \_\_\_\_\_ sq ft  
 \_\_\_\_\_ sq ft  
 \_\_\_\_\_ sq ft  
 \_\_\_\_\_ sq ft

\*\*\*Attach Worksheets

PARCEL	
APP	SEPTIC
YEAR	

Type of chamber low Ppo chambers  
 Depth of Rock \_\_\_\_\_

Alarm? Yes ☒ No \_\_\_\_\_  
 Type of Alarm Electric  
 Size of Lift Pump 1/2 hp  
 Size of Lift Line 2"

PROPOSED SETBACKS

	TANK	DRAINFIELD
Distance to Well	<u>50</u>	<u>100</u>
Distance to Building	<u>20'</u>	<u>50'</u>
Distance to Property Line	<u>20'</u>	<u>10'</u>
Distance to OHW of Lake	<u>100'</u>	<u>150'</u>
Distance to Pressure Line	_____	_____
Distance to Wetland/Protected Water	_____	_____

Perc Rate 15 Soil Sizing Factor .78 \*If SSF other than .83, attach Perc Test Data

Soil Borings (three are required)

Depth	Texture	Color	Structure		Depth	Texture	Color	Structure

Depth	Texture	Color	Structure		Depth	Texture	Color	Structure

## 5. REQUIRED DOCUMENTS

U of MN worksheets are required for mounds, pressure beds, seepage beds, at-grades or Type IV or Type V systems. Are the required worksheets attached? ☒ Yes \_\_\_\_\_ No

## 6. DESIGNER'S CERTIFIED STATEMENT

I, Patricia Stock certify that I have completed the preceding design work in accordance with all applicable requirements (including, but not limited to Minnesota Chapter 7080 and the Becker County Individual Sewage Treatment System Ordinance).

Signature of Designer Patricia Stock Date 8-18-15

Signature of Designer Patricia Stock

Date



# OSTP Percolation Data Sheet

UNIVERSITY  
OF MINNESOTA



<b>1. Contact Information</b>		Project ID: _____		v 05.13.14																																																																											
Property Owner/Client: <u>Joe Louwagie</u>		Address: _____																																																																													
<b>2. General Percolation Information</b>																																																																															
Diameter <u>6</u> in		Date prepared and/or soaked: _____																																																																													
Method of scratching sidewall: _____																																																																															
Is pre-soak required*? <u>no</u> * Not required in sandy soils																																																																															
Soak* start time: _____		Soak* end time: _____		_____ hrs of soak																																																																											
Method to maintain 12 in of water during soak: _____																																																																															
<b>3. Percolation Test Data</b>																																																																															
Test hole: <u>#1</u>		Location: _____																																																																													
Date reading taken: <u>8/12/14</u>		Elevation: _____																																																																													
Starting time: <u>10:30 AM</u>		Depth**: <u>14</u> inches																																																																													
Soil texture description:																																																																															
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Depth (in)</th> <th style="width: 80%;">Soil Texture</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">14</td> <td>Sandy loam</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>		Depth (in)	Soil Texture	14	Sandy loam							<p>** 12 inches for mounds &amp; at-grades, depth of absorption area for trenches &amp; beds</p>																																																																			
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2	11:00 AM	11:10 AM	8.00	7.33	14.9	NA	NA																																																																								
3	11:20 AM	11:30 AM	8.00	7.30	14.3	4.3	Yes																																																																								
<p style="text-align: right;">Chosen Percolation Rate for Test Hole #1 <u>15.0</u> mpi</p> <p>Additional percolation test data may be included on attached pages</p> <p>Design Percolation Rate (maximum of all tests) = <u>15.00</u> mpi</p>																																																																															
<p>I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.</p>																																																																															
_____ (Designer)		_____ (Signature)		_____ (License #)		_____ (Date)																																																																									

# Additional Percolation Data

UNIVERSITY  
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Project ID: \_\_\_\_\_

Test hole: #2

Location: \_\_\_\_\_

Starting time: \_\_\_\_\_

Depth\*\*: \_\_\_\_\_

*\*\* 12 in. for mounds & at-grades,  
depth of absorption area for trenches  
and beds*

Soil texture description:

Depth (in)	Soil Texture

Reading	Start Time	End Time	Start Reading (in)	End Reading (in)	Perc rate (mpi)	% Difference Last 3 Rates	Pass
1						NA	NA
2						NA	NA
3							

Chosen Percolation Rate for Test Hole #2 \_\_\_\_\_ mpi

Test hole: #3

Location: \_\_\_\_\_

Date reading taken: \_\_\_\_\_

Elevation: \_\_\_\_\_

Starting time: \_\_\_\_\_

Depth\*\*: \_\_\_\_\_

*\*\* 12 in. for mounds & at-grades,  
depth of absorption area for trenches  
and beds*

Soil texture description:

Depth (in)	Soil Texture

Reading	Start Time	End Time	Start Reading (in)	End Reading (in)	Perc rate (mpi)	% Difference Last 3 Rates	Pass
1						NA	NA
2						NA	NA
3							

Chosen Percolation Rate for Test Hole #3 \_\_\_\_\_ mpi



# Additional Percolation Data

UNIVERSITY  
OF MINNESOTA



Project ID: \_\_\_\_\_

Test hole: #4  
Date reading taken: \_\_\_\_\_  
Starting time: \_\_\_\_\_

Location: \_\_\_\_\_  
Elevation: \_\_\_\_\_  
Depth\*\*: \_\_\_\_\_ inches

Soil texture description:

Depth (in)	Soil Texture

*\*\* 12 in. for mounds & at-grades,  
depth of absorption area for trenches  
and beds*

Reading	Start Time	End Time	Start Reading (in)	End Reading (in)	Perc rate (mpi)	% Difference Last 3 Rates	Pass
1						NA	NA
2						NA	NA
3							

Chosen Percolation Rate for Test Hole #4 \_\_\_\_\_ mpi

Test hole: #5  
Date reading taken: \_\_\_\_\_  
Starting time: \_\_\_\_\_

Location: \_\_\_\_\_  
Elevation: \_\_\_\_\_  
Depth\*\*: \_\_\_\_\_ inches

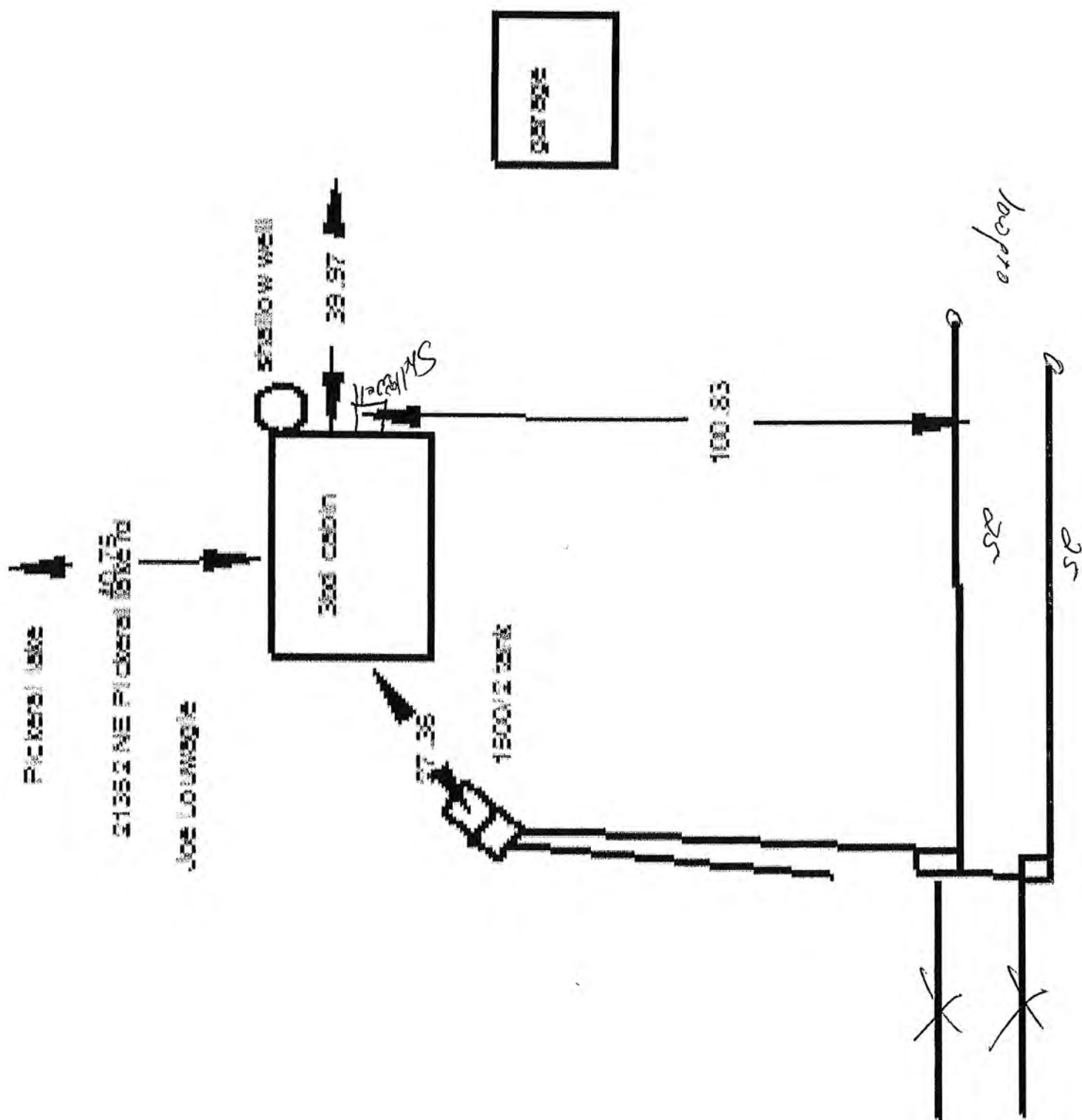
Soil texture description:

Depth (in)	Soil Texture

*\*\* 12 in. for mounds & at-grades,  
depth of absorption area for trenches  
and beds*

Reading	Start Time	End Time	Start Reading (in)	End Reading (in)	Perc rate (mpi)	% Difference Last 3 Rates	Pass
1						NA	NA
2						NA	NA
3							

Chosen Percolation Rate for Test Hole #5 \_\_\_\_\_ mpi





Application Approved by: Libi Moltz

FOR OFFICE USE ONLY

Date: 9-23-15

Amount Paid \_\_\_\_\_

Receipt Number 192957

Permit Number \_\_\_\_\_

NOTES: Best placement on Tank605449-11-9-1560' from OHWPatricia StockJAG

## INSPECTION REPORT

## Home Information

Does the structure contain any of the following elements?

Garbage disposer ☐ Yes ☒ NoGrinder pump ☐ Yes ☒ NoEffluent screen installed? ☐ Yes ☒ NoDishwasher ☐ Yes ☒ NoLift pump in basement ☐ Yes ☒ No

Effluent screen manufacturer \_\_\_\_\_

Alarm required? ☒ Yes ☐ NoAlarm Type Electric

Alarm manufacturer \_\_\_\_\_

Lift pump in system? ☒ Yes ☐ NoPump manufacturer 1/2 hpNumber of bedrooms 3

## Component Information

Tank size 1000 + 500 lftTank manufacturer InfiltratorDrainfield size +557

Drainfield medium \_\_\_\_\_

Drainfield medium size/depth \_\_\_\_\_

Medium manufacturer 50 94 Low Pro

## Soil Verification

Vertical separation verified for Boring #1 on \_\_\_\_\_ Depth +36"

Vertical separation verified for Boring #2 on \_\_\_\_\_ Depth \_\_\_\_\_

Vertical separation verified for Boring #3 on \_\_\_\_\_ Depth \_\_\_\_\_

## Setback Verification

Distance to Well

TANK

DRAINFIELD

Distance to Building

+50'+100'

Distance to Property Line

+10'+50'

Distance to OHW of Lake

+10'+10'

Distance to Pressure Line

+60'+100'

Distance to Wetland/Protected Water

N/AN/ADate System Installed 5/6/16Installer A-1 SepticInspector Land & Soil

## CERTIFICATE OF COMPLIANCE

( ) Certificate Is Hereby Denied

(X) Certificate is Hereby Granted Based upon the Application, addendum from, plans, specifications and all other supporting With property maintenance, this system can be expected to function satisfactory, however, this is not a guarantee.

Signature Land & SoilTitle 1st InspectorDate 5/6/16

(Certificate of Compliance is not valid unless signed by a Registered Qualified Employee)

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501  
218-846-7311  
www.co.becker.mn.us

PIN: 10.0644.000

BILL NUMBER: 005118

LENDER: WELLS FARGO HOME MORTGAGE

OWNER NAME: HARSTAD CHRISTOPHER W

AIN:

**TAXPAYER(S):**

TAMARA J HARSTAD  
CHRISTOPHER W HARSTAD  
21352 NE PICKEREL LAKE RD  
ROCHERT MN 56578

\$\$\$

**REFUNDS?**

You may be eligible  
for one or even two  
refunds to reduce  
your property tax.  
Read the back of  
this statement to  
find out how to apply

**PROPERTY ADDRESS**

21352 NE PICKEREL LAKE RD  
ROCHERT, MN 56578

**DESCRIPTION**

Section 04 Township 139 Range 040  
SubdivisionName ELIZABETH BEACH  
SubdivisionCd 10007

**Line 13 Detail**

S-1010/15 SOLIC 40.00  
Principal 40.00  
Interest 0.00

**TAX STATEMENT**

**2019**

2018 Values for taxes payable in

Step	VALUES AND CLASSIFICATION	
	2018	2019
1	Taxes Payable Year:	
	Estimated Market Value:	235,700 230,400
	Homestead Exclusion:	0 16,500
	Taxable Market Value:	235,700 213,900
	New Improvements:	
2	Property Classification:	Seasonal Res Hstd
	Sent in March 2018	
3	<b>PROPOSED TAX</b>	
	Sent in November 2018	
4	<b>PROPERTY TAX STATEMENT</b>	
	First half taxes due 05/15/2019	\$813.00
	Second half taxes due 10/15/2019	\$813.00
	Total taxes due in 2019	\$1,626.00

Tax Detail for Your Property:			
Taxes Payable Year:		2018	2019
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>		\$1,586.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
3. Property taxes before credits		\$1,958.00	\$1,586.00
4. Credits that reduce property taxes			
5. Property taxes after credits		\$1,958.00	\$1,586.00
6. BECKER COUNTY	A. County	\$907.63	\$806.76
7. ERIE	A. County	\$210.26	\$214.50
8. State General Tax	A. County	\$394.91	\$0.00
9. SCHOOL DISTRICT 0023	A. County	\$0.00	\$106.86
10. Special Taxing Districts	A. County	\$439.94	\$453.36
11. Non-school voter approved referenda levies	A. County	\$5.26	\$4.52
12. Total property tax before special assessments	A. County	\$0.00	\$0.00
13. Special assessments	A. County	\$0.00	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	A. County	\$1,958.00	\$1,586.00
15. Tax Amount Paid	A. County	\$40.00	\$40.00

**2nd Half Payment Stub - Payable 2019**

Detach and return this stub with your 2nd half payment.  
To avoid penalty, pay on or before October 15, 2019.

Total Property Tax for 2019	\$1,626.00
2nd Half Tax Amount	\$813.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$813.00
Balance Good Through	10/15/2019
	Res Hstd

PIN: 10.0644.000

AIN:

BILL NUMBER: 005118

TAXPAYER(S):

TAMARA J HARSTAD  
CHRISTOPHER W HARSTAD  
21352 NE PICKEREL LAKE RD  
ROCHERT MN 56578

Paid By \_\_\_\_\_

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.

**1**

**1st Half Payment Stub - Payable 2019**

Detach and return this stub with your 1st half payment.  
To avoid penalty, pay on or before May 15, 2019.  
If your tax is \$100.00 or less, pay the entire tax by May 15, 2019.

Total Property Tax for 2019	\$1,626.00
1st Half Tax Amount	\$813.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$813.00
Balance Good Through	05/15/2019
	Res Hstd

PIN: 10.0644.000

AIN:

BILL NUMBER: 005118

TAXPAYER(S):

TAMARA J HARSTAD  
CHRISTOPHER W HARSTAD  
21352 NE PICKEREL LAKE RD  
ROCHERT MN 56578

Paid By \_\_\_\_\_

**MAKE CHECKS PAYABLE TO:**

Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.



651183

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 651183**

June 12, 2018 at 2:11 PM  
I hereby certify that the within  
instrument was recorded in this office.  
Patricia Swenson, County Recorder  
By SKS Deputy

CERTIFICATE OF REAL ESTATE VALUE FILED # **015686**

No delinquent taxes and transfer entered  
this 12<sup>th</sup> day of June, 2018

Mary E Hendrickson  
Becker County Auditor/Treasurer  
By SKS Deputy

10.0644.000

**WARRANTY DEED**

BECKER COUNTY DEED TAX  
AMT. PD. \$ 920.70  
Receipt # 684343  
Becker County Auditor/Treasurer

DEED TAX: \$ 920.70

DATE: June 8, 2018

E-CRV No.: 822051

FOR VALUABLE CONSIDERATION, All Around Rentals LLC, a North Dakota limited liability company, Grantor, hereby conveys and warrants to Christopher W Harstad and Tamara J Harstad, Grantees, as joint tenants and not tenants in common, real property in the County of Becker, Minnesota, legally described as follows:

Lots Twenty-three, Twenty-four, and Twenty-five, Elizabeth Beach, according to the certified Plat thereof on file of record in the office of the County Recorder in and for Becker County, Minnesota

Check here if all or part of the described real property is Registered (Torrens) ☐


together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check applicable box:

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: \_\_\_\_\_).
- ☒ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

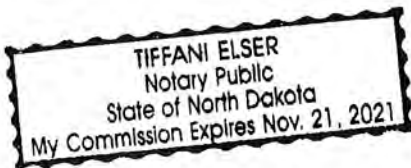
IN TESTIMONY WHEREOF, the Grantor has caused these presents to be executed in its name.

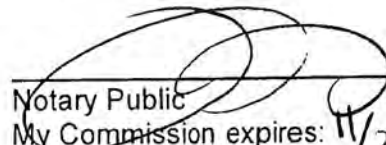
All Around Rentals LLC

  
By: Joe Louwagie  
Its: President

STATE OF NORTH DAKOTA  
COUNTY OF CASS

On this 7th day of June, 2018, before me personally appeared Joe Louwagie, known to me to be the President of All Around Rentals LLC, a North Dakota limited liability company who is described in, and who executed the within and foregoing instrument and severally acknowledged that he executed the same on behalf of said Limited Liability Company.



  
Notary Public  
My Commission expires: 11/21/21

THIS INSTRUMENT WAS DRAFTED BY:  
(insert name and address)  
Wheeler McCartney, P.C.  
35 4th St N, Suite 102  
Fargo, ND 58102

TAX STATEMENTS FOR THE REAL  
PROPERTY DESCRIBED IN THIS  
INSTRUMENT SHOULD BE SENT TO:  
Christopher W Harstad and Tamara J Harstad  
21352 NE Pickerel Lake RD,  
Rochert, MN 56578





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

	1:4,225
	Date: 2/26/2020
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County







Mobile, on-line, paperless or in person!

Need to make a loan payment in the middle of the night?  
Want to transfer funds first thing in the morning from your  
phone? Like to download bank statements into your  
checking software? Need to check account balances  
anywhere - anytime? Pop in for cash at the ATM?

and whenever it is convenient for you!



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Toll Free: 877-935-5251

24-Hour TeleBanc: 1-800-933-5814

103 North Main Street - Mahanomen MN - 218-935-5251 and 205 Main Avenue West - Twin Valley MN - 218-584-5161

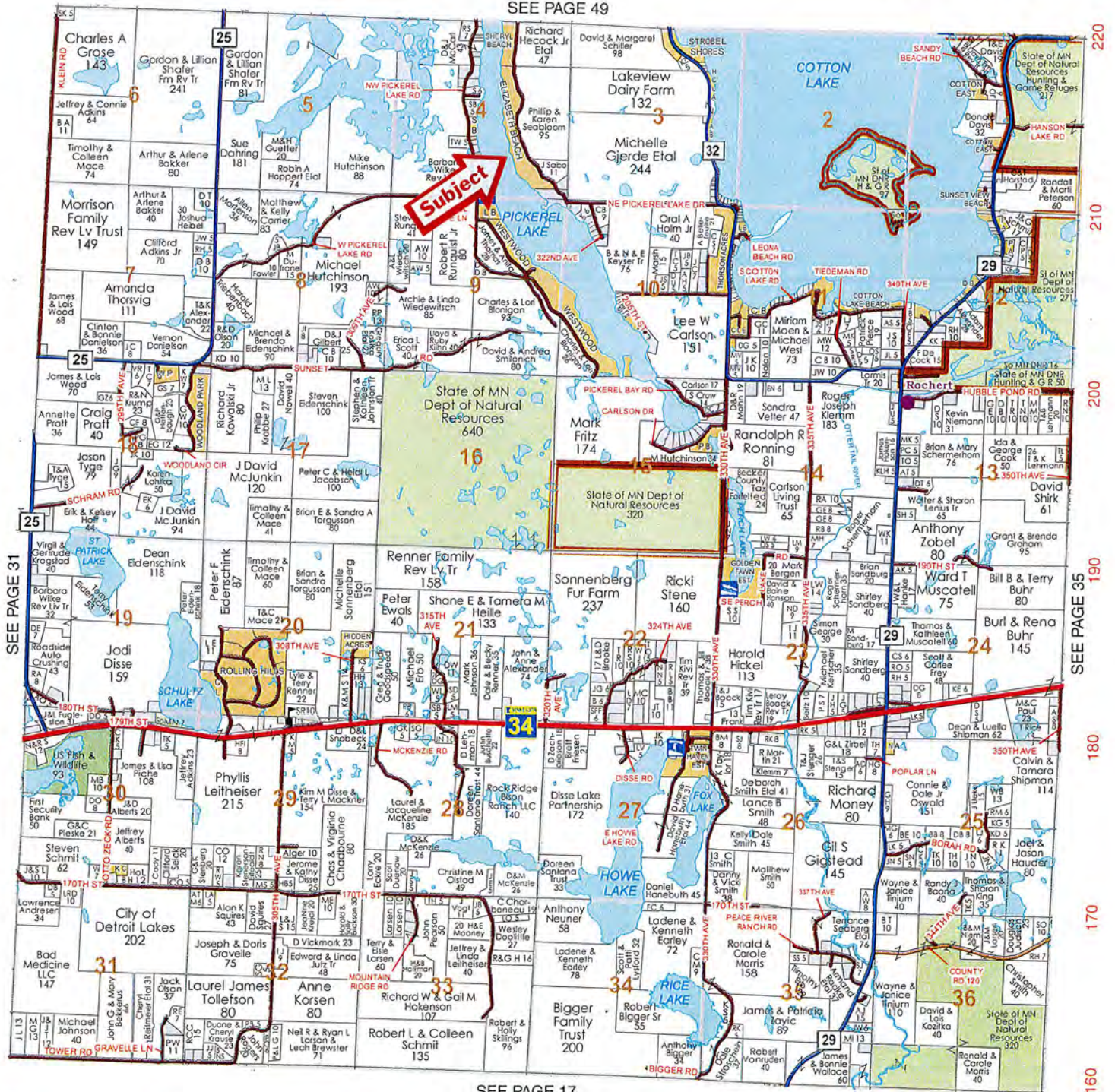


Erie

Township 139N - Range 40W

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SEE PAGE 49



SEE PAGE 17





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

---

### BOARD OF ADJUSTMENT

#### NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE AND LOCATION\*\***

Thursday, May 14<sup>th</sup>, 2020 @ 7:00 P.M.

**\*\* VIRTUAL HEARING CONDUCTED VIA MICROSOFT TEAMS MEETING\*\***

**APPLICANT: Joel & Charlene Lund**  
1141 Xavier Rd  
Bloomington MN 55437

**Project Location: 323<sup>rd</sup> Ave Ogema, MN 56569**

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a second story dwelling addition to a non-conforming structure to be located at seventy-nine (79) feet and a deck to be located at seventy-five (75) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from a recreational development lake, due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID number: 09.0037.000; Eagle Lake;

Section 03 Township 142 Range 039; COMM S COR LOT 4, ADA SHRS, N 295.06' TO POB; SWLY 33.45' TO RD, NWLY 162.91', NELY 164.23' AL CREEK, SELY 184.73' AL LK, SWLY 132.88' TO POB.; Eagle View Township.

**\*\* In response to the COVID-19 public health emergency declared by Governor Walz, the May Board of Adjustments Hearing will be conducted via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use conference ID: 866 667 95# or to access the meeting virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustments Public Hearing Link".**

**Replies/Comments:** Public testimony regarding this application will only be received by email, in writing, or by participating in the remote public hearing. Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

#### PLANNING AND ZONING DEPARTMENT

915 Lake Avenue  
Detroit Lakes, MN. 56501

**FAX Number 218-846-7266**

**EMAIL: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)**

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**

## Variance Application Review

Permit # VAR2020-30

### Property and Owner Review

Parcel Number(s): **090037000**

Owner: **JOEL R & CHARLENE M LUND**

Township-S/T/R: **EAGLE VIEW-03/142/039**

Mailing Address:

**JOEL R & CHARLENE M LUND  
11141 XAVIER RD  
BLOOMINGTON MN 55437**

Site Address: **37748 TULABY LAKE DR**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **VAR2020-58058**

Legal Descr: **COMM S COR LOT 4, ADA SHRS, N 295.06' TO POB; SWLY 33.45' TO RD, NWLY 162.91', NELY 164.23' AL CREEK, SELY 184.73' AL LK, SWLY 132.88' TO POB.**

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☒ Other

If 'Other', description:

**Update remodel inside of existing house and add new great room above garage. Existing house was built before current setbacks.**

Description of Variance Request: **Update remodel inside of existing house and add new great room above garage. 3 to 4 ft deck on new addition with stairs down to the ground. Not taking up any more land space. Just going up. Request a variance to construct a second story dwelling addition to a non-conforming structure to be located at seventy-nine (79) feet and a deck to be located at seventy-five (75) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from a recreational development lake, due to setback issues.**

OHW Setback: **75 ft to deck & 79 ft to 2nd story dwelling addition**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **9**

Proposed Imp. Surface Coverage: **9%**

Existing Structure Sq Ft: **house 36\*23, gar 24x32, porch 9x12**

Proposed Structure Sq Ft: **proposed 2nd story dwelling addition over gar (24x32) & deck (4x24)**

Existing Structure Height:

Proposed Structure Height: **22'**

Existing Basement Sq Ft: **walkout 475**

Proposed Basement Sq Ft: **na**

Change to roofline? **Yes**

Change to main structural framework? **No**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Going up above garage**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Yes**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Plenty of space to do this and make the house more functional for my Grand kids**



4. Are there circumstances unique to the property? **No**

Explain: **None that I know of**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **It will look the same**

**Field Review Form (Pre-Insp)****Permit # SITE2020-293****Property and Owner Review**

Parcel Number: <b>090037000</b>	Inspector Notes:
Owner: <b>JOEL R &amp; CHARLENE M LUND</b>	
Township-S/T/R: <b>EAGLE VIEW-03/142/039</b>	
Site Address: <b>37748 TULABY LAKE DR</b>	Does posted address sign match site address? <b>Y N</b>

**Dwelling Proposed Review**Dwelling/related structure (1A): **Addition or Repairs to Existing Home**

- Existing Dimensions: **House 36\*23;Gar 24x32; Porch 9x12**
- Proposed Dimensions:
- Proposed Roof Changes?

Attached Garage (1B): **Addition to Attached Garage**

- Existing Dimensions: **24 wide by 32 feet long**
- Proposed Dimensions:
- Proposed Roof Changes? **Yes**

Other dwelling related improvements (1C): **Deck - Pervious**

- Existing Dimensions: **0**
- Proposed Dimensions: **4 ft x24 on upper level above garage only**
- Proposed Roof Changes? **Yes**

Other dwelling related improvements (1D): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info: **Remodel existing structure new exterior, interior, windows and electrical insulation. Add great room kitchen above garage with about a 4 ft x 12 ft deck on upper level with stairs down to ground level front and back.**

Inspector Notes:

**Non-Dwelling Proposed Review**Non-dwelling related project (2A): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:



Inspector Notes:

### Setback Review

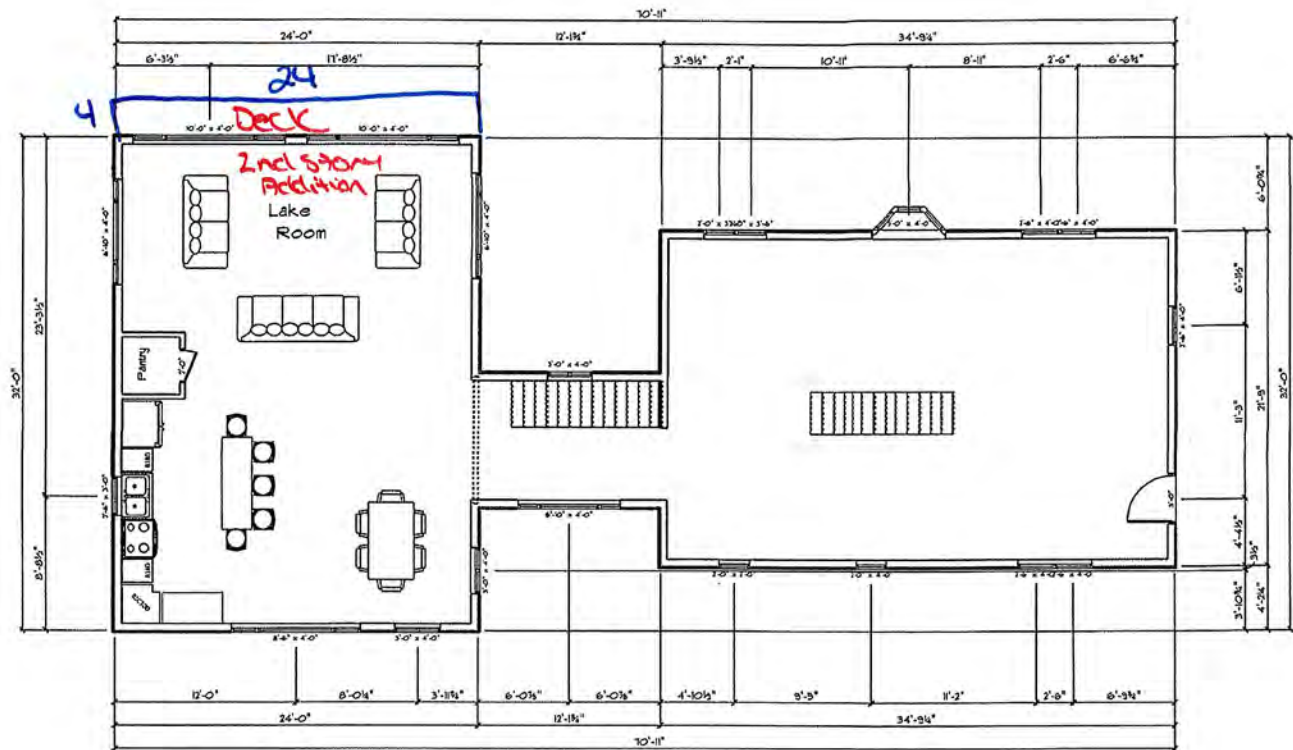
Road Type/Measurement From: <b>Public/Township Rd - Centerline</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: <b>63 C/L</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Tulaby (Eagle View) [RD]</b> River Name:	
Side setback: - Dwelling: <b>16+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: <b>75 ft/DECK &amp; 79FT</b> <b>PROPOSED 2ND STORY ABOVE GARAGE</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: <b>30 ft</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: <b>20 ft</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: <b>15</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

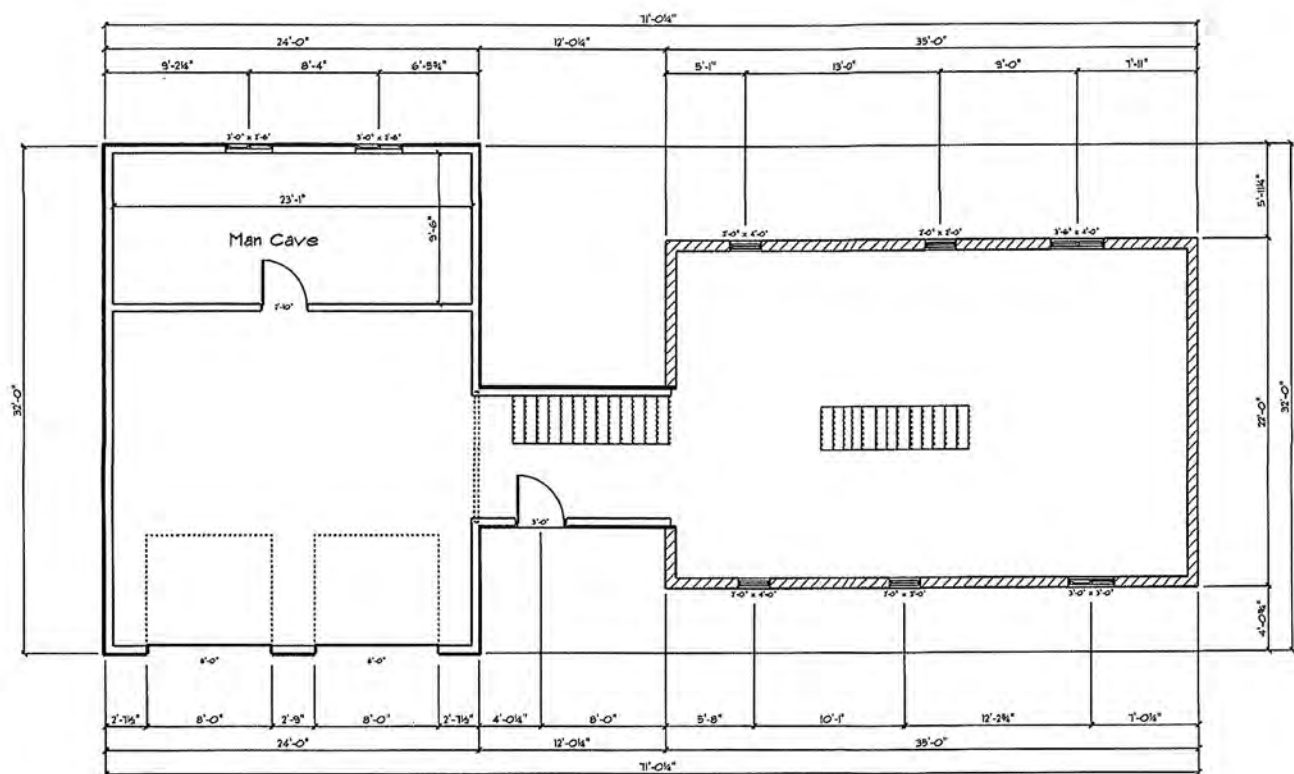
### Other Information Review

Setback Averaging (if applicable):  
- Structure type used:  
- Setback of LEFT like structure:  
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?





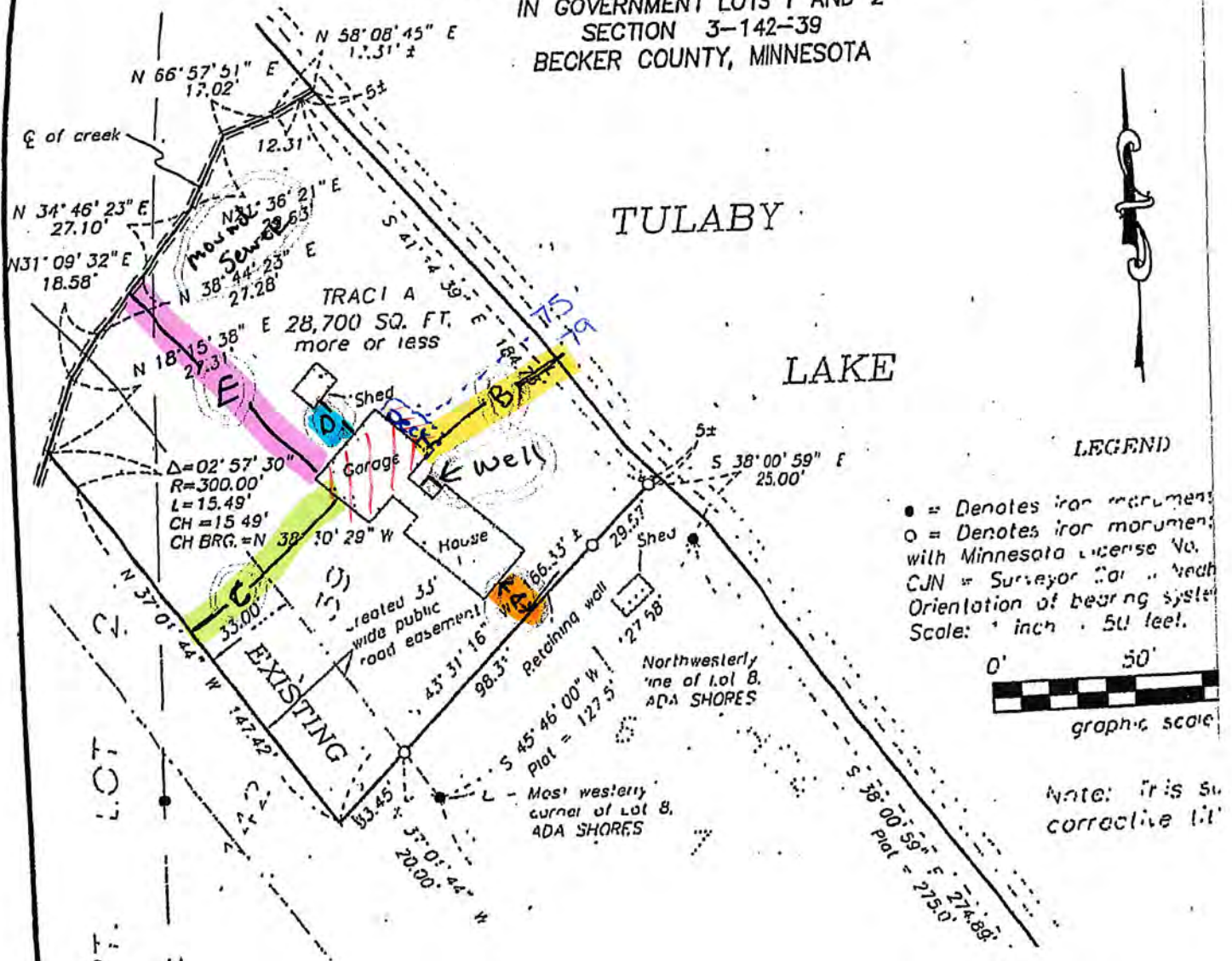


- A - 16 feet to property Line  
 B - 75 ft to Lake/Deck 79 ft to Garage  
 C - 63 feet to Road C/L  
 D - 16 feet between Shed and Garage  
 E - 93 feet from Garage and Stream  
 Circled well + Sewer mound

Joel Lund  
 952-666-8174

# CERTIFICATE OF SURVEY

IN GOVERNMENT LOTS 1 AND 2  
 SECTION 3-142-39  
 BECKER COUNTY, MINNESOTA





## Impervious Surface & Land Alteration Information [\[Edit\]](#)

---

*Last updated: 3/10/2020 8:3*

### Lot Area:

28700

List of Impervious Surface, (Dimensions) and Square Footage. INCLUDE proposed structures in below information and calculation.

House size 825 sq ft with drive way 14 x 30 ft long 24x32 attach garage 768 patio 300 shed 140

Total sum of all impervious surface: 2453 sq ft

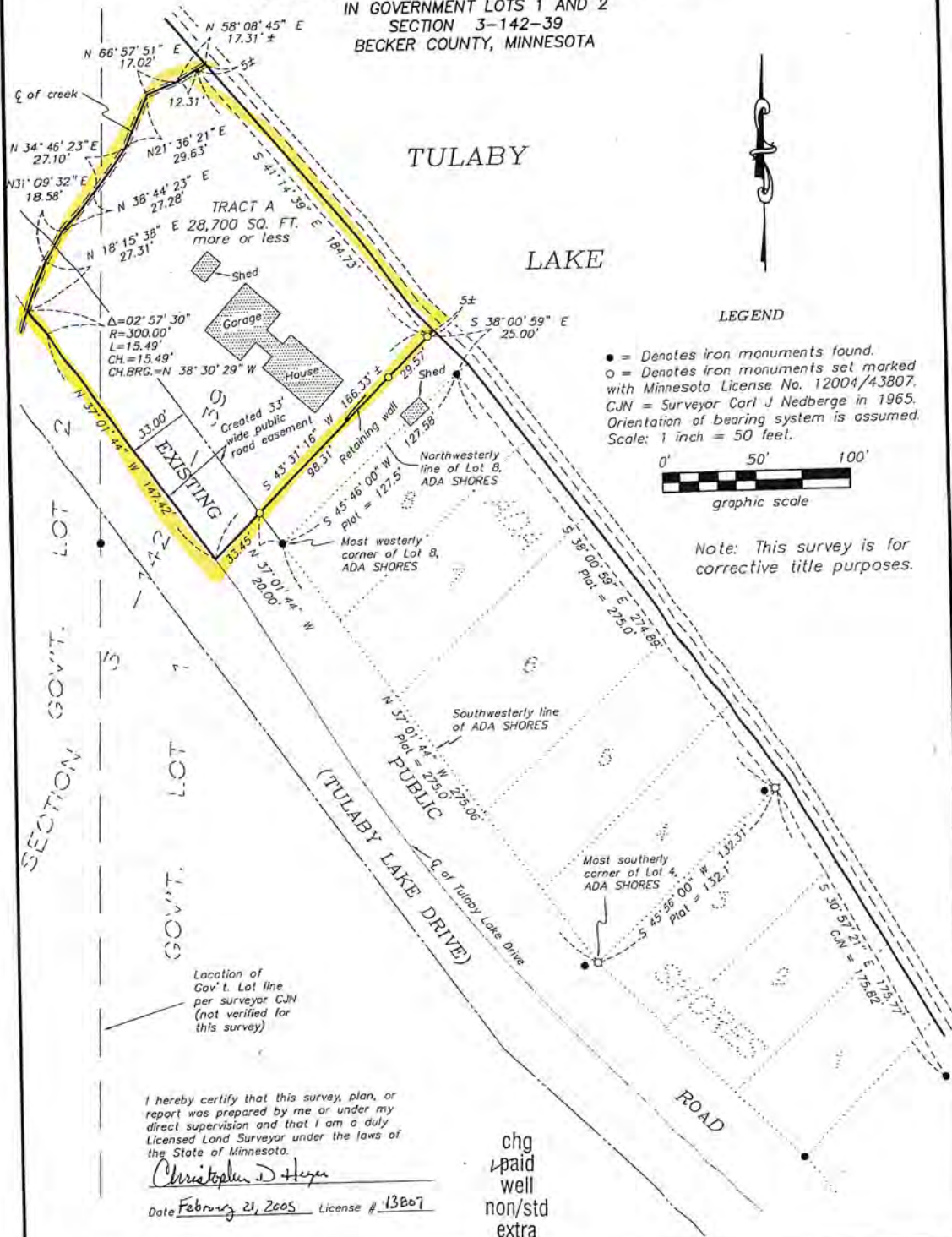
Impervious Surface Sum (in sq ft) divided by the lot area (in sq ft). .09

Multiply the impervious lot coverage answer from the last question by 100 and enter here as a percent: 9%

522069

# CERTIFICATE OF SURVEY

IN GOVERNMENT LOTS 1 AND 2  
SECTION 3-142-39  
BECKER COUNTY, MINNESOTA



© MEADOWLAND SURVEYING, INC.

522 WEST MAIN, DETROIT LAKES, MN 56501  
OFFICE: 218-847-4289 FAX: 218-846-1945  
EMAIL: MEADOWLAND@LAKESNET.NET

**OWNER NAME:** Dean & Carol Hustoft  
4029 2 1/2 ST. S.  
Moorhead, MN 56560

CRD FILE: 03BORSTAD	DWG FILE: 03BORSTAD	DWG BY: CAE
------------------------	------------------------	----------------

DRAWING NUMBER: T6936-12



**APPLICATION  
FOR SEWAGE SYSTEM  
CERTIFICATE OF COMPLIANCE**  
With The Becker County Zoning Ordinance

5e/93

Application Number <b>6777</b>
Tax Parcel Number <b>04.0037.000</b>
Fire Number of Project Location

**A. GENERAL INFORMATION**

1. Applicant's Name (Last, First, M.I.) <b>Gustafson, Victor</b>		2. Authorized Agent (If applicable)	
3. Mailing Address (Street, RFD, Box Number, City, State, Zip Code) <b>Julaby Lake Waukuan, mn 56589</b>			
4. Day Phone <b>734-2250</b>	5. Evening Phone	6. Section <b>3</b>	7. Township <b>Maple Grove</b>

**B. PROPERTY DESCRIPTION**

1. Lot(s), Block, Subdivision Name  
**ATK IN NW COR LOT 1 Bet Plat of Ada Shrs + W Line N of RD Less P to ESPE**

7. Note: If the property is a metes and bounds description, check here [ ] and attach a copy of the exact legal description.

**SEWAGE SYSTEM DATA**

**Anticipated Use**

- a. ☒ Single Family  
b. ☐ Multiple Family  
c. ☐ Commercial  
d. ☐ Agricultural  
e. ☐ Other (specify)

**Type of System**

- a. ☐ Septic Tank Only  
b. ☐ Drainfield Only  
c. ☒ Septic Tank & Drainfield  
d. ☐ Holding Tank  
e. ☐ Alternative System (specify)

**Type of Drainfield**

- a. ☒ Standard System  
b. ☐ Mound (pressure distribution)  
c. ☐ Mound (gravity distribution)

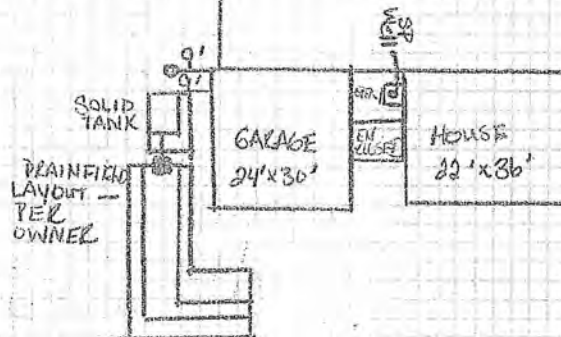
**Well Data**

- a. Depth: **75'**  
b. Diameter: **4"**

**Type of Well**

- a. ☒ Drilled  
b. ☐ Sand Point

**1 Inch Equals  
DESIGN**



Show Distance Between Sewage System And Buildings,  
Property Lines, Lake, Roads And All Wells Within 125 Feet.

	Tank	Drainfield
Distances to Well:	<u>50'</u>	<u>*50'</u>
Distance to Building:	<u>9'</u>	<u>9'</u>
Distance to Property Line:	<u>75'</u>	<u>75'</u>
Distance to Suction Line:	<u>50'</u>	<u>50'</u>

	Tank	Drainfield
Distance to Pressure Line:	<u>N/A</u>	<u>N/A</u>
Tank Capacity (gal.) & Area of Drainfield (ft. 2):	<u>1000</u>	<u>?</u>
Distance to Ordinary High Water Level:	<u>70'</u>	<u>75'</u>
Drainfield Separation from Highest Known Ground Water Level, Impervious Lens or Soil Mottling:	<u>N/A</u>	<u>4'</u>

\*Systems that were put in per the code at the time of installation shall be conforming unless determined to be failing

I hereby certify with my signature that all data on my application forms,  
plans and specifications are true and correct:

Signature of Applicant

Date

**TO BE COMPLETED BY ZONING OFFICE**

☐ CERTIFICATE IS HEREBY DENIED: (See Back For Reasons)

☒ CERTIFICATE IS HEREBY GRANTED; Based upon the application, addendum form, plans, specifications and all other supporting data. With proper maintenance this system can be expected to function satisfactorily, however this is not a guarantee.

BECKER COUNTY ZONING OFFICE

*Hoyd Sienky*  
\_\_\_\_\_  
Signature  
*Public Administrator*  
\_\_\_\_\_  
Title  
6-30-93  
\_\_\_\_\_  
Date

522071

CERTIFICATE OF REAL  
ESTATE VALUE FILED. #261

No delinquent taxes and transfer entered  
this 4 day of Apr, 2005  
Keith A. Brecken  
County Auditor, Becker Co.  
By [Signature] Deputy  
09.0037.000 Revision

**5-M WARRANTY DEED**

Individual(s) to Joint Tenants

STATE DEED TAX DUE HEREON: \$ 590.70

Date: March 18, 2005

Parcel # 09.0037.000

FOR VALUABLE CONSIDERATION, **H. DEAN HUSTUFT AND CAROL A. HUSTUFT**, husband and wife, Grantor(s), hereby convey(s) and warrant(s) to **JOEL R. LUND AND CHARLENE M. LUND**, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

That part of Government Lot 1 and that part of Government Lot 2 in Section 3, Township 142 North, Range 39 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the most southerly corner of Lot 4, ADA SHORES, said plat is on file and of record in the office of the Recorder in said county; thence North 37 degrees 01 minute 44 seconds West on an assumed bearing along the southwesterly line of said ADA SHORES, 275.06 feet to a found iron monument at the most westerly corner of Lot 8, ADA SHORES; thence continuing North 37 degrees 01 minute 44 seconds West on an extension of the southwesterly line of said ADA SHORES, 20.00 feet to an iron monument, said point is the point of beginning; thence South 43 degrees 31 minutes 16 seconds West 33.45 feet to the centerline of an existing public road (Tulaby Lake Drive); thence North 37 degrees 01 minute 44 seconds West 147.42 feet along the centerline of said existing public road (Tulaby Lake Drive); thence northwesterly continuing along the centerline of said existing public road (Tulaby Lake Drive) on a curve concave to the southwest, having a central angle of 02 degrees 57 minutes 30 seconds and a radius of 300.00 feet for a distance of 15.49 feet (chord bearing North 38 degrees 30 minutes 29 seconds West) to the centerline of an existing creek; thence North 18 degrees 15 minutes 38 seconds East along the centerline of said existing creek 27.31 feet; thence North 31 degrees 09 minutes 32 seconds East continuing along the centerline of said existing creek 18.58 feet; thence North 38 degrees 44 minutes 23 seconds East continuing along the centerline of said existing creek 27.28 feet; thence North 34 degrees 46 minutes 23 seconds East continuing along the centerline of said existing creek 27.10 feet; thence North 21 degrees 36 minutes 21 seconds East continuing along the centerline of said existing creek 29.63 feet; thence North 66 degrees 57 minutes 51 seconds East continuing along the centerline of said existing creek 17.02 feet; thence North 58 degrees 08 minutes 45 seconds East continuing along the centerline of said existing creek 17.31 feet, more or less, to the water's edge of Tulaby Lake; thence southeasterly along the water's edge of said Tulaby Lake to the intersection with a line which bears North 43 degrees 31 minutes 16 seconds East from the point of beginning; thence South 43 degrees 31 minutes 16 seconds West 5 feet, more or less, to an iron monument; thence continuing South 43 degrees 31 minutes 16 seconds West 29.57 feet to an iron monument; thence continuing South 43 degrees 31 minutes 16 seconds West 98.31 feet to the point of beginning.

SUBJECT TO an easement for existing public road purposes (Tulaby Lake Drive) over, under and across that part of the above described tract, which lies within 33 feet of said centerline of existing public road (Tulaby Lake Drive).

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Covenants, Easements and Restrictions of Record, if any.

**Check Box if Applicable:**

- ☐ The Seller certifies that the seller does not know of any wells on the described real property.  
☒ A well disclosure certificate accompanies this document.  
☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the

BECKER COUNTY RECORDER-STATE OF MN

Document No. 522071

Date APR 04 2005 11:00 a.m.

I hereby certify that the within instrument was recorded in this office.

Charlene Maneval  
County Recorder by Ko Deputy

BECKER COUNTY RECORDER

Well Certificate Received APR 04 2005

Charlene Maneval  
Deputy Ko Co. Recorder

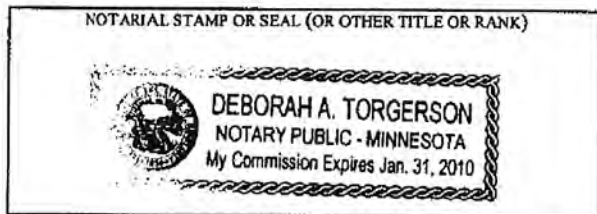
Surveyors Sketch ( ) not required  
(☒) filed Survey Book 16 Page 4



**5-M WARRANTY DEED**

Individual(s) to Joint Tenants

The foregoing instrument was acknowledged before me on this 18th day of March, 2005, by H. Dean Hustuft and Carol A. Hustuft, husband and wife, Grantor(s).



Deborah A. Torgerson  
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

Check here if part or all of the land is Registered (Torrens) ☐

Tax Statements for the real property described in this instrument should be sent to  
(include name and address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Becker County Title Services, Inc.  
828 Minnesota Avenue  
Detroit Lakes, MN 56501  
Order No.: 17497

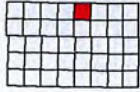
Joel R. Lund  
Charlene M. Lund  
9700 Oxborough Rd  
Bloomington, Mn 55437



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:2,113	
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	
Date: 4/16/2020	



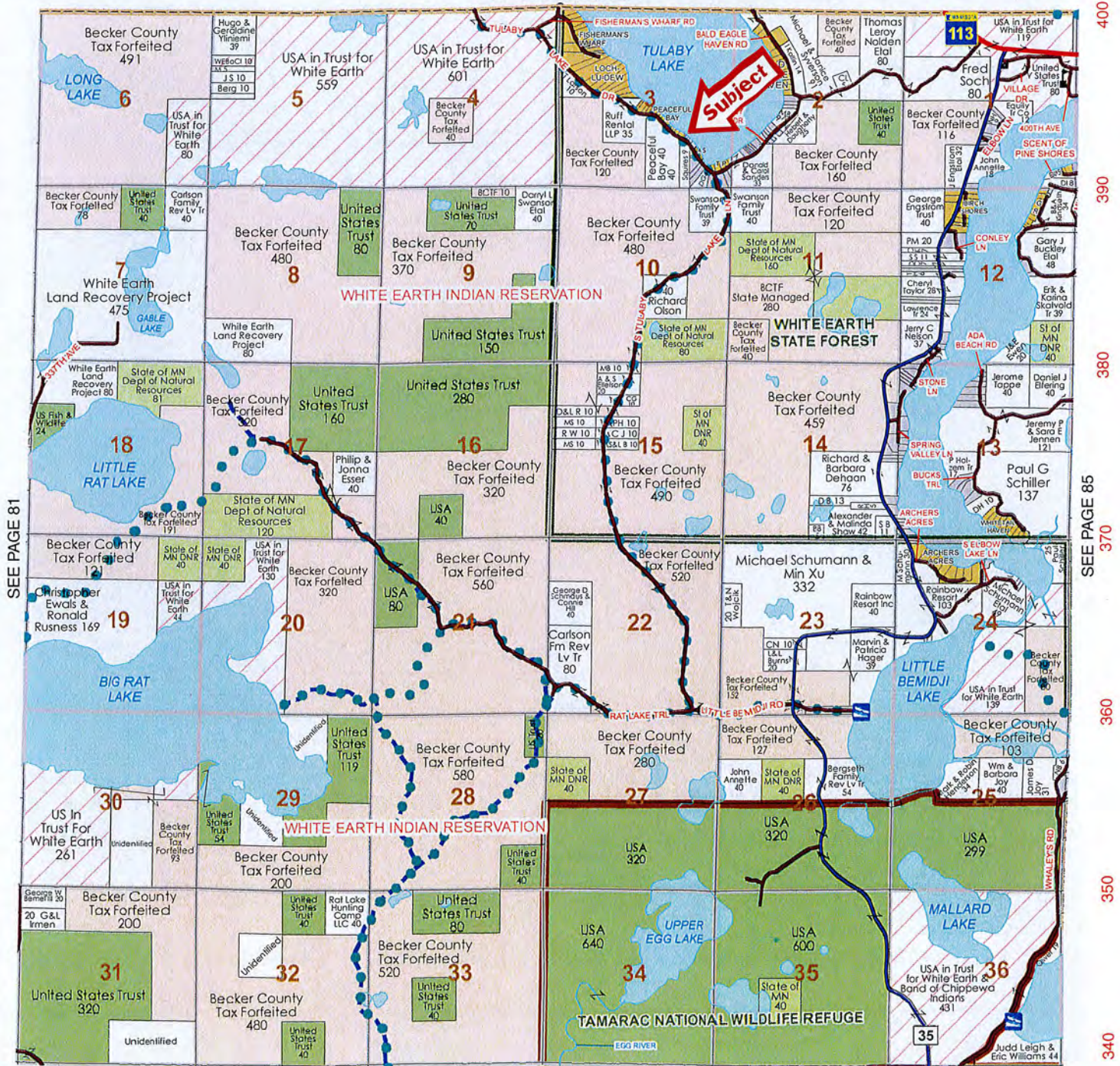


Eagle View

Township 142N - Range 39W

Copyright © 2019 Mapping Solutions

MAHNOMEN COUNTY



SEE PAGE 67





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 ~ Fax: 218-846-7266

---

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING \*\*HEARING DATE AND LOCATION\*\*

Thursday, May 14<sup>th</sup>, 2020 @ 7:00 P.M.

**\*\* VIRTUAL HEARING CONDUCTED VIA MICROSOFT TEAMS MEETING\*\***

**Applicant:** Strawberry Shores LLC  
1306 5th Ave S  
Fargo, ND 58103

**Project Location:** 323<sup>rd</sup> Ave Ogema, MN 56569

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance for a deck and dwelling to be located at 6.5 feet from the side property line, deviating from the required setback of 8 ft for a side property line for an 80-foot-wide substandard lot. Also requesting a variance for a dwelling to be located at fourteen (14) feet from the ROW, deviating from the required setback of twenty (20) feet from the ROW for a riparian lot on a dedicated township road, due to setback issues and lot size.

**LEGAL LAND DESCRIPTION:** Tax ID number: 20.0558.303; Strawberry Lake;  
Section 35 Township 142 Range 040; Block 001 Lot 003 NYGARD BEACH; Maple Grove Township.

\*\* In response to the COVID-19 public health emergency declared by Governor Walz, the May Board of Adjustment Hearing will be conducted via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use conference ID: 866 667 95# or to access the meeting virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

#### Replies/Comments:

Public testimony regarding this application will only be received by email, in writing, or by participating in the remote public hearing. Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN. 56501

**EMAIL:** [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.



## Variance Application Review

Permit # VAR2020-26

### Property and Owner Review

Parcel Number(s): 200558303

Owner: STRAWBERRY SHORES LLC

Township-S/T/R: MAPLE GROVE-35/142/040

Mailing Address:

STRAWBERRY SHORES LLC

1306 5 AVE S

FARGO ND 58103

Site Address: 323RD AVE

Lot Recording Date: After 1992

Original Permit Nbr: 56858

Legal Descr: Lot 003 Block 001 of NYGARD BEACH

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: **Other houses on this stretch of lakeshore are much closer to the lake. This proposed dwelling would be much closer to compliance with setback rules. From the north boundary of the adjoining lot, a setback of 6.5' on the NE corner of the deck of the new structure is requested. This positions the new building properly with regard to the sewage holding tank and leave room on the south for access to the lake for putting docks and lifts in and out of the water. OHW Setback ok with setback averaging/ can build at 51' with averaging. Request is to be 59' to deck, 71' to house. Request a variance for a deck and dwelling to be located at 6.5 feet from the side property line, deviating from the required setback of 8 ft for a side property line for an 80-foot-wide substandard lot. Also requesting a variance for a dwelling to be located at fourteen (14) feet from the ROW, deviating from the required setback of twenty (20) feet from the ROW for a riparian lot on a dedicated township road, due to setback issues and lot size.**

OHW Setback:

Side Lot Line Setback: 6.5' to deck and dwelling

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 14' from dwelling

Road Type: Township

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage: 14.85%

Existing Structure Sq Ft: n/a

Proposed Structure Sq Ft: 24X36 = 864 Sq Ft house and 8x36 deck

Existing Structure Height: n/a

Proposed Structure Height: 19'

Existing Basement Sq Ft: no

Proposed Basement Sq Ft: no

Change to roofline? N/A

Change to main structural framework? N/A

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **The new dwelling will be out of the shore impact zone, but relatively close to the township road. This places the dwelling as far away from the lake as reasonably possible.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **As state in item 1 above, the new dwelling will be as far from the lake as the substandard lot will allow.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Does not exceed the limit on impervious surface percentage. a french drain system will be installed to control runoff and avoid erosion.**

4. Are there circumstances unique to the property? **Yes**

Explain: **The location of the township road makes it difficult to meet all setbacks.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Several new dwelling have been built in recent years on this stretch of lakeshore, all on substandard lots, and these new structures are placed similarly to what is proposed for this new dwelling.**



## Field Review Form (Pre-Insp)

Permit # SITE2020-292

### Property and Owner Review

Parcel Number: 200558303

Owner: STRAWBERRY SHORES LLC

Township-S/T/R: MAPLE GROVE-35/142/040

Site Address: 323RD AVE

Inspector Notes:

Does posted address sign match site address? Y N

### Dwelling Proposed Review

Dwelling/related structure (1A): **New Home-Onsite Construction**

- Existing Dimensions: **8X38**
- Proposed Dimensions: **24 X 36**
- Proposed Roof Changes? **Yes**

Attached Garage (1B): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C): **Deck - Pervious**

- Existing Dimensions: **12 X 22 walk out deck on existing Park model dwelling, pervious, to be removed**
- Proposed Dimensions: **8 X 36 walk out deck on new dwelling, pervious, to be built new**
- Proposed Roof Changes? **N/A**

Other dwelling related improvements (1D): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info: **Shed on the lot to be moved to site on back land to replace an older existing shed.**

Inspector Notes:

### Non-Dwelling Proposed Review

Non-dwelling related project (2A):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:

## Setback Review

Road Type/Measurement From:  
**Public/Township Rd - Right of Way**

Shoreland 1000/300? **Shoreland-Riparian (Property is bordering a lake, river or stream)**

Road setback: Pre-Inspection:  
- Dwelling: **23' from the southwest corner of dwelling, 14' from the northwest corner** - Dwell:  
- Non-dwelling: **septic holding tank would be 4' from the road right of way** - Non:

Lake Name:  
**Strawberry (Sugar Bush W & Maple Grove) [RD]** River Name:

Side setback: Pre-Inspection:  
- Dwelling: **8' from the northwest corner of dwelling, 6.5' from the northeast corner** - Dwell:  
- Non-dwelling: - Non:

Pond/Wetland on property? **Yes**  
Bluff? **No**

Rear setback: Pre-Inspection:  
- Dwelling: - Dwell:  
- Non-dwelling: - Non:

OHW setback: Pre-Inspection:  
- Dwelling: **59' from shoreline to deck corner** - Dwell:  
- Non-dwelling: - Non:

Septic tank setback: Pre-Inspection:  
- Dwelling: **10'** - Dwell:  
- Non-dwelling: - Non:

Pond/wetland setback: Pre-Inspection:  
- Dwelling: - Dwell:  
- Non-dwelling: - Non:

Drainfield setback: Pre-Inspection:  
- Dwelling: - Dwell:  
- Non-dwelling: - Non:

Bluff setback: Pre-Inspection:  
- Dwelling: - Dwell:  
- Non-dwelling: - Non:

Well setback: Pre-Inspection:  
- Dwelling: **54'** - Dwell:  
- Non-dwelling: - Non:

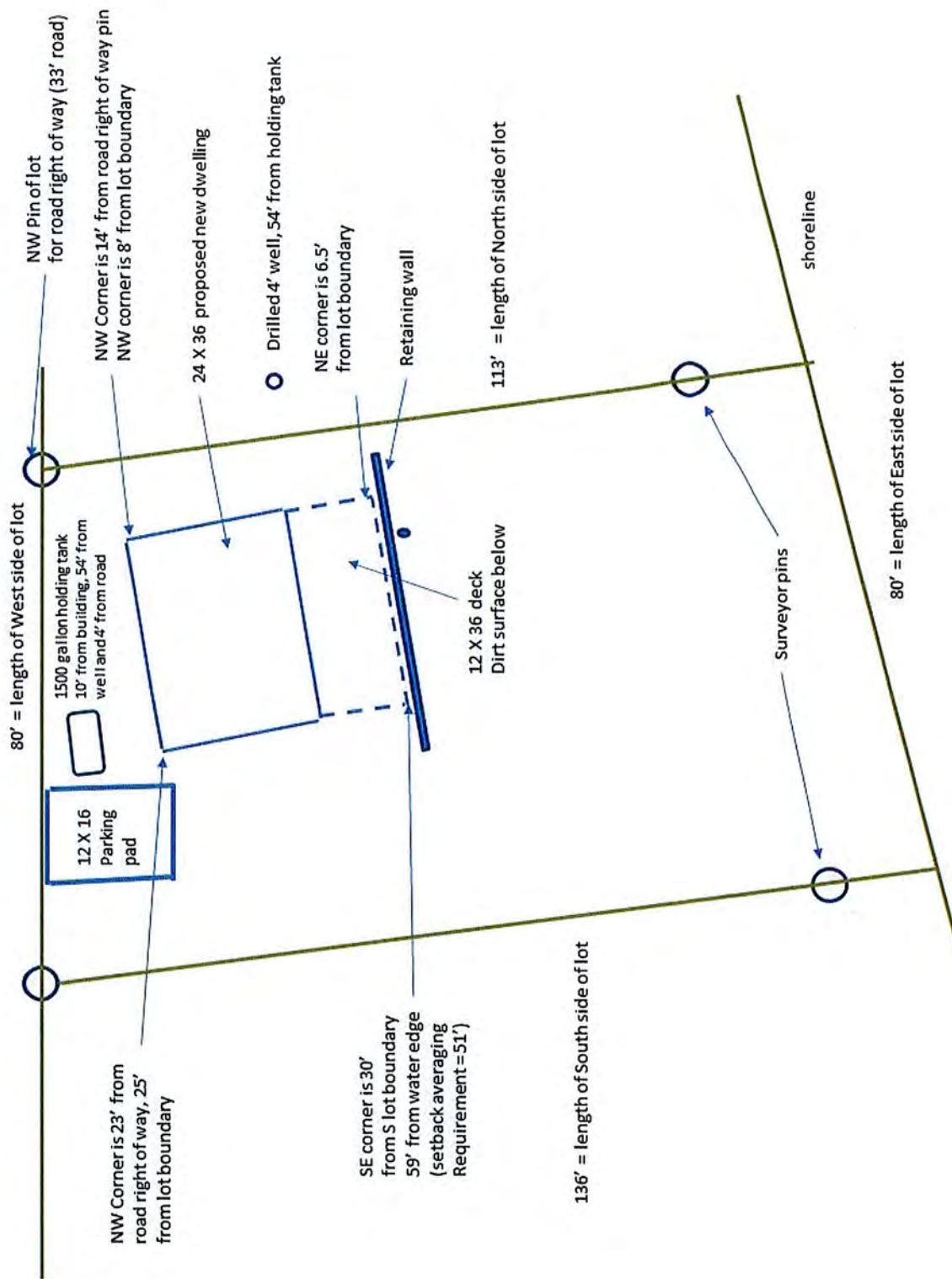
Inspector Notes:

## Other Information Review

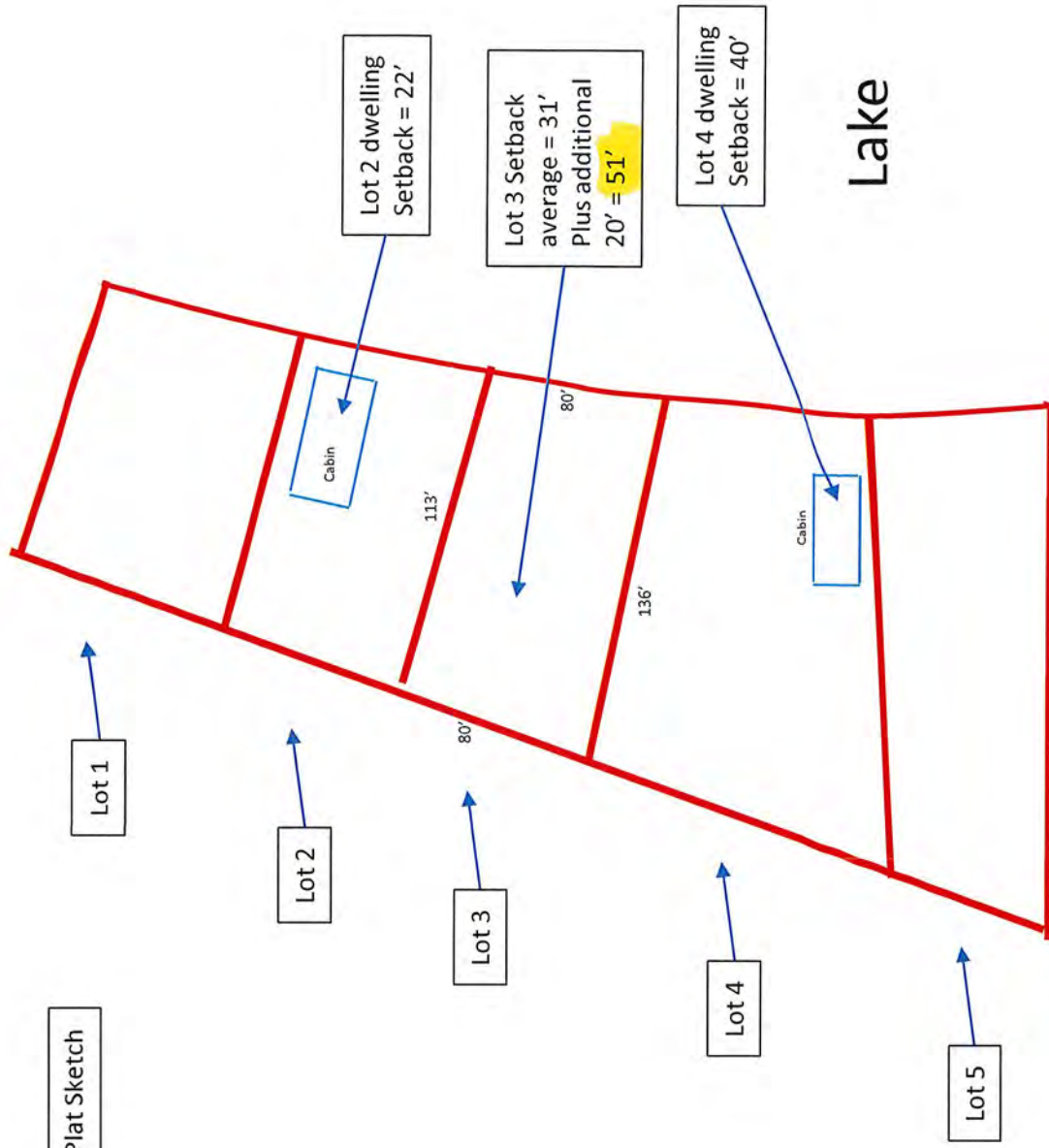
Setback Averaging (if applicable):  
- Structure type used: **Deck to Deck**  
- Setback of LEFT like structure: **22'**  
- Setback of RIGHT like structure: **40'**

Any other impervious surface coverage not noted on application?

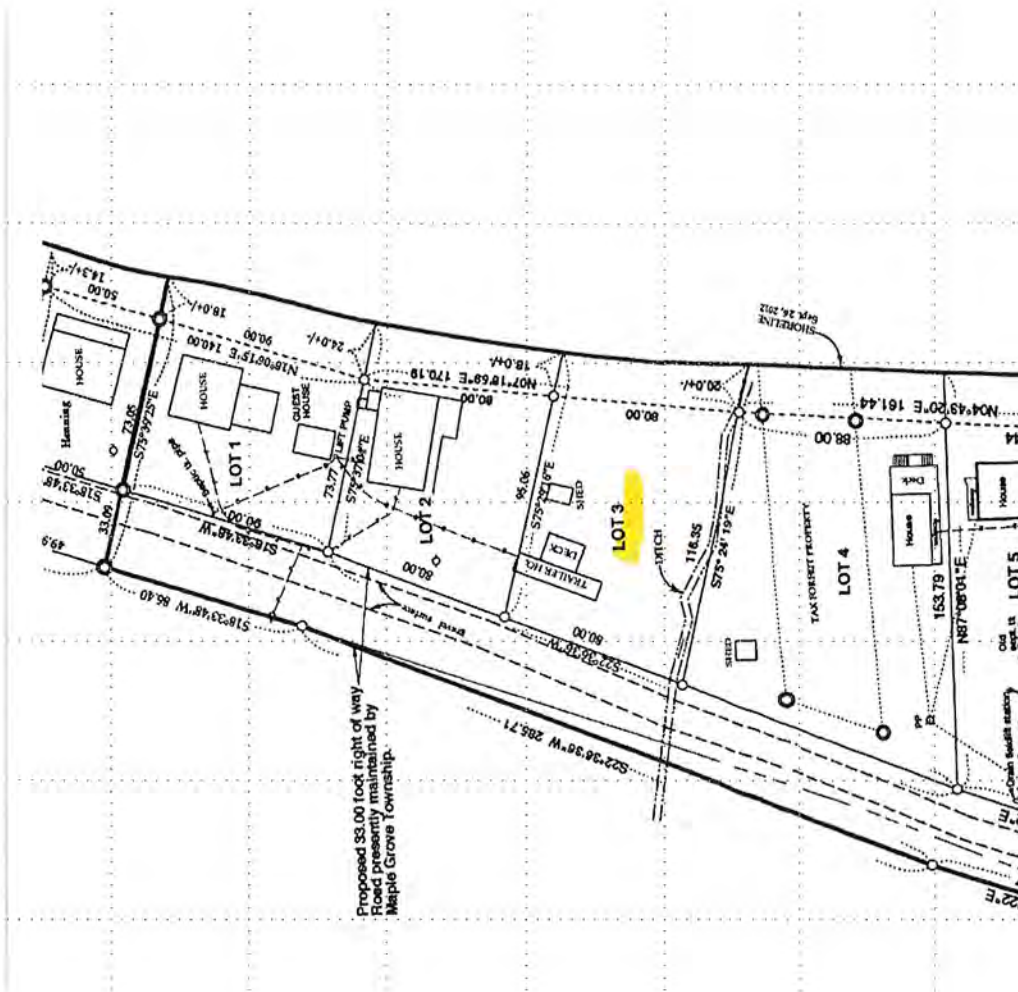




Nygard Beach Plat Sketch







# NYGARD BEACH

WEST OR CORNER OF SECTION IN T42N, R10E  
34-08S  
13.69' E/W  
13.69' E/W  
NW CORNER OF GOVERNMENT LOT 4  
33°07'W  
116.38'  
C.T. TOWNSHIP ROAD  
NORTH LINE OF GOVERNMENT LOT 4  
M.D.N.R. Right of Way established according to Ordinance No. 422175 at the office of the Becker County Recorder  
IMPACTIVE 208.36  
342nd Street  
IMPACTIVE 208.61  
342nd Street  
NE CORNER OF GOVERNMENT LOT 3  
33°07'W  
116.38'

GOVT LOT 4

STRAWBERRY LAKE

Water elevation of Strawberry Lake on April 26, 2013 = 1444.34 FT.  
ORDINARY HIGH WATER ELEVATION (OHWE) = 1444.31 FT.  
Based on NYGD 1429 Datum from the Minnesota Department of Natural Resources.

KNOW ALL MEN BY THESE PRESENTS, That Strawberry Shores, LLC, a Minnesota Limited Liability Company, owner and proprietor of the following described property:

That part of Government Lot 4 (fractional South half of the Southwest Quarter) of Section 35, Township 143 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 35; thence North 20 degrees 07 minutes 41 seconds West, along the west line of said Section 35, a distance of 1347.18 feet to the northwest corner of said Government Lot 4; thence North 17 degrees 54 minutes 06 seconds East, along the north line of said Government Lot 4, a distance of 1332.20 feet to the southeast corner of Government Lot 3 of said Government Lot 4, a distance of 302.86 feet to a point on the east line of a thence South 11 degrees 36 minutes 13 seconds West, along said east line, for 150.00 feet to an 4.30 feet to a point 100.00 feet south of the north line of said Government Lot 4, as measured at right angles thereto; thence continue South 30 degrees 38 minutes 36 seconds West for 50.33 feet; thence South 31 degrees 40 minutes 06 seconds West for 150.00 feet; thence South 24 degrees 17 minutes 17 seconds West 100.00 feet; thence North 18 degrees 33 minutes 48 seconds West 33.08 feet; thence South 18 degrees 33 minutes 48 seconds West 68.40 feet; thence South 22 degrees 30 minutes 38 seconds West 265.71 feet; thence South 13 degrees 34 minutes 22 seconds West 86.57 feet to a point 80.00 feet north of a certain line as described in a boundary line agreement recorded in Document Number 472512 at the office of the Becker County Recorder; thence North 89 degrees 23 minutes 38 seconds East, parallel with and 20.00 feet northerly of said certain line, for 235.49 feet, more or less, to the shoreline of Strawberry Lake; thence easterly along said shoreline, for 418.50 feet, more or less to a point which bears South 75 degrees 38 minutes 25 seconds East from the point at beginning; said point being on the southerly line of a certain tract as deeded to Jerome K. Henning and Sharon L. Henning in a judgment Recorded as Document Number 480012 and entered as Document Number 481501 at the office of the Becker County Recorder; thence North 73 degrees 39 minutes 35 seconds West, along said southerly line, for 91.18 feet, more or less to the point of beginning. Containing 1.87 acres, more or less.

I have caused the same to be surveyed and plotted as NYGARD BEACH and do hereby donate and dedicate to the public, for public use forever, for public road and utility purposes, the dedicated public road as shown on the hereto plat and do hereby donate and dedicate to the public, for public use forever, for drainage and maintenance purposes, the drainage easement as shown on the hereto plat.

In witness whereof said Strawberry Shores, LLC, a Minnesota Limited Liability Company has caused these presents to be signed by its proper officer this 31st day of May, 2016.

Signed: Strawberry Shores, LLC  
*Kendall Nygard*, Kendall Nygard, Chief Manager

Date of Wisconsin  
County of Becker

This instrument was acknowledged before me, a Notary Public, this 31<sup>st</sup> day of May, 2016, at \_\_\_\_\_, Minn., by  
Kendall Nygard, Chief Manager of Strawberry Shores, LLC, a Minnesota Limited Liability Company.

Notary Public of Minnesota  
My Commission expires January 31, 2020

I hereby certify that I have surveyed and plotted the property described on this plat as NYGARD BEACH; that said plat is a true and correct representation of said survey; that all distances are correctly shown in feet and decimals of a foot; that the monuments for the purpose of future surveys have been correctly placed in the ground as shown on the plat; that the outline boundary lines are correctly designated on the plat; and that there are no voids or areas as defined in Minnesota Statutes § 560.01, or public highways or on access the same except as shown.

*Dan J. Schenck*  
Dan J. Schenck, Licensed Land Surveyor  
Minnesota License Number 11623  
State of Minnesota  
County of Becker

This instrument was acknowledged before me, a Notary Public, this 31<sup>st</sup> day of May, 2016, at \_\_\_\_\_, Minn., by  
\_\_\_\_\_,  
Notary Public of Minnesota  
My commission expires January 31, 2020

I hereby certify that I have surveyed and plotted the property described on this plat as NYGARD BEACH; that said plat is a true and correct representation of said survey; that all distances are correctly shown in feet and decimals of a foot; that the monuments for the purpose of future surveys have been correctly placed in the ground as shown on the plat; that the outline boundary lines are correctly designated on the plat; and that there are no voids or areas as defined in Minnesota Statutes § 560.01, or public highways or on access the same except as shown.

*A. Miller*  
A. Miller, Chairman  
Chairman

This plat is hereby approved by the Town Board of the Township of Maple Grove, Becker County, Minnesota, this 18<sup>th</sup> day of May, 2016, and said Town Board has entered into a verification agreement relating to the accuracy and correctness of the map depicted by the plat.

*A. Miller*  
A. Miller, Chairman  
Chairman

This plat is hereby approved by the Becker County Planning Commission this 18<sup>th</sup> day of May, 2016.

Signed: *A. Miller*  
Chairman  
Attest: *[Signature]*  
County Administrator

20-0113-000 20-0111-000  
20-0117-000, 002 20-0103-000  
20-0116-000 20-0105-000

I hereby certify what the taxes for the year 2017, for the lands described within are paid.

*Diana Haglund*  
Diana Haglund  
County Treasurer Deputy

No delinquent taxes and transfer entered this 18<sup>th</sup> day of May, 2017.

*Diana Haglund*  
Diana Haglund  
County Auditor Deputy

I hereby certify that the petition instrument was filed in this office for Record on this 18<sup>th</sup> day of May, 2016, at 12:00 o'clock P.M. and was duly recorded in Book 9, of plats, page 42, also 426.

*[Signature]*  
County Recorder

Scale 1" = 50'  
BEARINGS BASED ON ASSUMED DATUM  
MONUMENTS FOUND  
PLAT AREAS  
LOT 1 887.14' x 108.00' = 95,813.12 S.F.  
LOT 2 108.00' x 108.00' = 11,664.00 S.F.  
LOT 3 108.00' x 108.00' = 11,664.00 S.F.  
Road R/W 100.00' of  
Total plot area 7885.12 S.F. (L.S.E. of above)

This plat is hereby approved by the Becker County Engineer this \_\_\_\_ day of \_\_\_\_\_, 2016.

Becker County Engineer

I hereby certify that proper evidence of this has been presented to and examined before me this 18<sup>th</sup> day of May, 2016, and I do hereby approve this plat to form and ascertain.

Attorney: Charles J. Harstad

South line of Section 35-143-40 & South line of Gov't Lot 4  
144°27'38"E 452.04'  
144°27'38"E 205.49'  
144°27'38"E 228.50'  
144°27'38"E 205.49'  
144°27'38"E 452.04'  
144°27'38"E 205.49'  
144°27'38"E 228.50'  
144°27'38"E 205.49'  
144°27'38"E 452.04'

Manhole Center

34-08S  
T42N R10E

**STRAWBERRY LAKE**  
Water elevation of Strawberry Lake on April 29, 2013 = 1484.94 FT  
ORDINARY HIGH WATER ELEVATION (OHW) = 1484.3 FT.  
Based on NGVD 1928 Datum from the Minnesota Department of  
Natural Resources.

**KNOW ALL MEN BY THESE PRESENTS:** That Strawberry Shores, LLC, a Minnesota Limited Liability Company, owner and proprietor of the following described property:

That part of Government Lot 4 (fractional South half of the Southwest Quarter) of Section 35, Township 143 North, Range 40 West of the Fifth Principal Meridian in Becker county, Minnesota, described as follows:

[illegible]

Has caused this same to be surveyed and platted as HYGARD BEACH and do hereby donate and dedicate to the public, for public use forever, for public road and utility purposes, the dedicated public road as shown on the herein plat and do hereby donate and dedicate to the public, for public use forever, for drainage and maintenance purposes, the drainage easement as shown on the herein plat.

In witness whereof said Strawberry Shore, LLC, a Minnesota Limited Liability Company has caused these presents to be signed by its proper officer this 4<sup>th</sup> day of Nov, 2016.

Signed: Strawberry Shores LLC  
Kendall Nygard, Chief Manager

This Instrument was acknowledged before me, a Notary Public, this 4<sup>TH</sup> day of NOVEMBER, 2011, by  
Kendall Myard, Chief Manager of Strawberry Shores, LLC, a Minnesota Limited Liability Company.

Notary Public of Minnesota  
My Commission expires JANUARY 31, 2020

I hereby certify that I have surveyed and platted the property described on this plat as NYGARD BEACH; that said plat is a true and correct representation of said survey; that all distances are correctly shown in feet and decimals of a foot; that the monuments for the guidance of future surveys have been correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined in Minnesota Statutes 106.01, or public highways on or across the same except as shown.

James F. Schoenack  
James F. Schoenack Licensed Land Surveyor  
Minnesota License Number 11823

State of Minnesota )  
County of Becker )

This instrument was acknowledged before me a Notary Public this 4<sup>th</sup> day of November, 2016, by James F. Schoenck

Notary Public, [Signature]  
My commission expires JANUARY 31 2020

© 2005 Blackwell Publishing Ltd *Journal of Internal Medicine* 258: 105–112

This plat is hereby approved by the Town Board of the Township of Maple Grove, Becker county, Minnesota, this 2 day of August 2017, and said Town Board has entered into a written agreement relating to the acceptance and maintenance of the road dedicated by the plat.

Julia A. Miller  
Clark

0123456789101112131415161718192021222324252627282930313233343536373839404142434445464748495051525354555657585960616263646566676869707172737475767778798081828384858687888990919293949596979899100

This plat is hereby approved by the Becker County Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

day of December 13, 2016  
Signed: [Signature]

Chairman

Attest: [Signature]  
Secretary

This plat is hereby approved by Becker County Minnesota this 22 day of June, 2011.

Signed Tom Linton

Attest: *[Signature]*

Country Administrator

20-04933-000	20-04941-000
20-04937-000,001,002	20-04942-000

26-0748-1000 26-0748-1000

I hereby certify that the taxes for the year 1901 for the lands described within are paid.

County Treasurer Deputy

delinquent taxes and transfer entered this 18 day of January, 2017.

County Auditor Deputy

Doc# 6827

and hereby certify that the within instrument was filed in this office for Record

On this 18 day of January, 2017 at 12:45 o'clock p.m. and was  
 duly recorded in Book Q of state page 6 with LRL.

Attn: Susan

County Recorder

---



# Onsite Septic System Application

Becker County Planning & Zoning  
915 Lake Ave, Detroit Lakes, MN 56501  
Phone (218)-846-7314; Fax (218)-846-1266

PARCEL	
APP	SEPTIC
YEAR	
SCANNED	
LAKE	

## 1. PROPERTY DATA (as it appears on the tax statement, purchase agreement or deed)

Parcel Number(s) of property where the system will be installed: 20,055 8,303

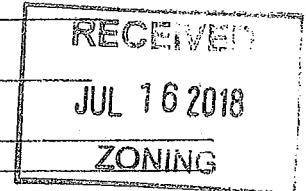
Is this a split of an existing property? Yes ☒ No

(If yes and a parcel number has not yet been assigned, indicate the main parcel number from which the new parcel was split.)

Section 35 Township 142 Range 40 Township Name Maple Grove

Lake Name Strawberry Lake Classification ED

Legal Description: Blk 1 Lot 3 Nygard Bch



Project Address: 303<sup>RD</sup> Ave

## 2. PROPERTY OWNER INFORMATION (as it appears on the tax statement, purchase agreement or deed)

Owner's First Name Strawberry Shores Owner's Last Name Nygard

Mailing Address 1306 5<sup>th</sup> Ave So City, State, Zip Fargo, ND 58103

Phone Number 701-373-5360

## 3. DESIGNER/INSTALLER INFORMATION

Designer Name Randy Anderson Company Name Anderson on-site License # 634

Address P.O. 1421 Detroit Lakes Phone Number 849-3072

Installer Name Self install Company Name Mullis Treating License # 5674

Address Agona Phone Number 218-204-0925

## 4. SYSTEM DESIGN INFORMATION

System Status

What will new system serve? Check one

- ☒ Vacant Lot-No existing system-new structure  
☐ Replacement - structure removed and being rebuilt  
☐ Failing - Replacement- cesspool/seepage pit or other  
☐ Enlargement of system-Undersized  
☐ Repairs Needed to existing  
☐ Additional system on property

- ☒ Dwelling  
☐ Resort/Commercial  
☐ Commercial (Non-resort)  
☐ Other - explain below

6/21/18 Date of site evaluation

Design Flow 300 Gallons Per Day  
Number of Bedrooms 1  
Garbage Disposal Yes ☒ No  
Dishwasher Yes ☒ No  
Lift station in House Yes ☒ No  
Grinder pump in House Yes ☒ No

Well Depth 50+  
Depth of other wells within  
100 ft of system

Original Soil        Compacted Soil         
Type of Soil Observation  
       Pit        Probe        Boring  
Depth to Restricting Layer         
Maximum Depth of System       

Size of All Tanks to be installed

1500 gal Single Compartment Septic Tank        gal Separate Lift Station        Existing tank w/new Additional Tank  
       gal Compartmented Tank        gal Holding Tank        Existing tank w/new Lift Station  
       Pit Privy        Existing Tank to be used        Holding Tank with Privy

Total Number of tanks to be installed in this system 1 (This # will be reported to MPCA at end of year.)

PARCEL	
APP	SEPTIC
YEAR	

Type of Drainfield \_\_\_\_\_ Full Size of Drainfield \_\_\_\_\_ Reduced/Warrantied size \_\_\_\_\_

Chamber Trench \_\_\_\_\_ sq ft \_\_\_\_\_ sq ft

Rock Trench \_\_\_\_\_ sq ft \_\_\_\_\_ sq ft

Gravelless \_\_\_\_\_ sq ft \_\_\_\_\_ sq ft

Mound \_\_\_\_\_ sq ft \*\*\* \_\_\_\_\_ sq ft

Pressure Bed \_\_\_\_\_ sq ft \*\*\* \_\_\_\_\_ sq ft

Seepage Bed \_\_\_\_\_ sq ft \*\*\* \_\_\_\_\_ sq ft

At-grade \_\_\_\_\_ sq ft \*\*\* \_\_\_\_\_ sq ft

Alternative / \_\_\_\_\_ sq ft \*\*\* \*\*\*Attach Worksheets

Performance \_\_\_\_\_

Type of chamber \_\_\_\_\_

Depth of Rock \_\_\_\_\_

Alarm? Yes X No \_\_\_\_\_

Type of Alarm Float

Size of Lift Pump \_\_\_\_\_

Size of Lift Line \_\_\_\_\_

### PROPOSED SETBACKS

	TANK	DRAINFIELD
Distance to Well	<u>50</u>	
Distance to Building	<u>10</u>	
Distance to Property Line	<u>90</u>	
Distance to OHW of Lake	<u>45</u>	
Distance to Pressure Line		
Distance to Wetland/Protected Water		

Perc Rate \_\_\_\_\_ Soil Sizing Factor \_\_\_\_\_ \*If SIF other than .83, attach Perc Test Data

### Soil Borings (three are required)

Depth	Texture	Color	Structure		Depth	Texture	Color	Structure

Depth	Texture	Color	Structure		Depth	Texture	Color	Structure

### 5. REQUIRED DOCUMENTS

U of MN worksheets are required for mounds, pressure beds, seepage beds, at-grades or Type IV or Type V systems. Are the required worksheets attached? \_\_\_\_\_ Yes \_\_\_\_\_ No

### 6. DESIGNER'S CERTIFIED STATEMENT

I, Randy Anderson certify that I have completed the preceding design work in accordance with all applicable requirements (including, but not limited to Minnesota Chapter 7080 and the Becker County Individual Sewage Treatment System Ordinance).

Signature of Designer

Date

6/21/18



Strawberry Lake

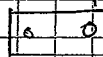
← z

1" = 20'

20.0558.303

Drilled  
Well

CAMPER



1500 gal. Holding Tank  
w/ Alarm

10' ↓

RS 200

\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\*

Application Approved by: Lance HallDate: 7/19/18Amount Paid \$150.00

Receipt Number \_\_\_\_\_

Permit Number \_\_\_\_\_

NOTES: \_\_\_\_\_

\*\*\*\*\*  
INSPECTION REPORT

## Home Information

Does the structure contain any of the following elements?

Garbage disposer ☐ Yes ☐ NoDishwasher ☐ Yes ☐ NoGrinder pump ☐ Yes ☐ NoLift pump in basement ☐ Yes ☐ NoEffluent screen installed? ☐ Yes ☐ No

Effluent screen manufacturer \_\_\_\_\_

Alarm required? ☐ Yes ☐ No

Alarm Type \_\_\_\_\_

Alarm manufacturer \_\_\_\_\_

Lift pump in system? ☐ Yes ☐ No

Pump manufacturer \_\_\_\_\_

Number of bedrooms \_\_\_\_\_

## Component Information

Tank size \_\_\_\_\_

Tank manufacturer \_\_\_\_\_

Drainfield size \_\_\_\_\_

Drainfield medium \_\_\_\_\_

Medium manufacturer \_\_\_\_\_

Drainfield medium size/depth \_\_\_\_\_

## Soil Verification

Vertical separation verified for Boring #1 on \_\_\_\_\_ Depth \_\_\_\_\_

Vertical separation verified for Boring #2 on \_\_\_\_\_ Depth \_\_\_\_\_

Vertical separation verified for Boring #3 on \_\_\_\_\_ Depth \_\_\_\_\_

## Setback Verification

Distance to Well

TANK

DRAINFIELD

Distance to Building

Distance to Property Line

Distance to OHW of Lake

Distance to Pressure Line

Distance to Wetland/Protected Water

Date System Installed \_\_\_\_\_

Installer \_\_\_\_\_

Inspector \_\_\_\_\_

\*\*\*\*\*  
\*\*\*\*\*

## CERTIFICATE OF COMPLIANCE

( ) Certificate Is Hereby Denied

( ) Certificate is Hereby Granted Based upon the Application, addendum from, plans, specifications and all other supporting data.  
With property maintenance, this system can be expected to function satisfactory, however, this is not a guarantee.

Signature \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

(Certificate of Compliance is not valid unless signed by a Registered Qualified Employee)



YEAR

SERIAL

FOR OFFICE USE ONLY

Application Approved by: Larry A. StoltDate: 7/17/18

Amount Paid \_\_\_\_\_

Receipt Number \_\_\_\_\_

Permit Number \_\_\_\_\_

NOTES: \_\_\_\_\_

# 132 067-687069

## INSPECTION REPORT

## Home Information

Does the structure contain any of the following elements?

Garbage disposer \_\_\_\_\_ Yes ☒ NoDishwasher \_\_\_\_\_ Yes ☒ NoGrinder pump \_\_\_\_\_ Yes ☒ NoLift pump in basement \_\_\_\_\_ Yes ☒ NoEffluent screen installed? \_\_\_\_\_ Yes ☒ No

Effluent screen manufacturer \_\_\_\_\_

Alarm required? \_\_\_\_\_ Yes \_\_\_\_\_ No

Alarm Type Float

Alarm manufacturer \_\_\_\_\_

Lift pump in system? \_\_\_\_\_ Yes ☒ No

Pump manufacturer \_\_\_\_\_

Number of bedrooms 1

## Component Information

Tank size 1500

Tank manufacturer \_\_\_\_\_

Drainfield size \_\_\_\_\_

Drainfield medium \_\_\_\_\_

Drainfield medium size/depth \_\_\_\_\_

Medium manufacturer \_\_\_\_\_

## Soil Verification

Vertical separation verified for Boring #1 on \_\_\_\_\_ Depth \_\_\_\_\_

Vertical separation verified for Boring #2 on \_\_\_\_\_ Depth \_\_\_\_\_

Vertical separation verified for Boring #3 on \_\_\_\_\_ Depth \_\_\_\_\_

## Setback Verification

Distance to Well

TANK

DRAINFIELD

Distance to Building

+50+10

Distance to Property Line

10

Distance to OHW of Lake

+75

Distance to Pressure Line

-

Distance to Wetland/Protected Water

-Date System Installed 9/24/18Installer SelfInspector Larry A. Stolt

## CERTIFICATE OF COMPLIANCE

( ) Certificate Is Hereby Denied

(X) Certificate is Hereby Granted Based upon the Application, addendum from, plans, specifications and all other supporting data. With property maintenance, this system can be expected to function satisfactory, however, this is not a guarantee.

Signature Larry A. StoltTitle ITS InspectorDate 9/24/18

(Certificate of Compliance is not valid unless signed by a Registered Qualified Employee)

# Septic Permit

Last Name	Nygard	Parcel #	200558303
First Name	Kendall	Additional Parcel:	
Phone #	(701)373-5360	Project Address	323rd. Ave., Ogema, MN 56569
Mailing Address	1306 5th Ave. So.	Sec-Twn-Rge	35-142-41
Mailing City:	Fargo	Township Name:	Maple Grove
Mailing State	ND	Legal Description	Block 001 Lot 003 NYGARD BEACH
Mailing Zip	58103		
Shoreland 1000/300/50:	Yes	Designer Name and License:	Anderson On-Site L634
Lake/Wetland/River Name	Strawberry Lake	Installer Name and License:	Self

Tank to be installed:	Compartmented Tank	Total Number of Tanks Installed	1
-----------------------	--------------------	---------------------------------	---

Tank Dist to Well	50	System Status:	Vacant Lot- No existing system- New	Size of Lift Pump	
Tank Dist to Bldg		System Serves	Dwelling	Size of Lift Line	
Tank Dist to Property Line	10	Number of Bedrooms	1	Soil Sizing Factor	
Tank Dist to OHW	90	Design Flow/Gallons Per	300	Type of Drainfield:	
Tank Dist to Pressure Line	45	Garbage Disposal?	No	Full size of Drainfield	
Drainfield Dist to Well				Reduced / Warrantied	
Drainfield Dist to Bldg				Type of Chamber	
Drainfield Dist to Property Line				Rock Depth	
Drainfield Dist to OHW				Alarm?	Yes
Drainfield Dist to Pressure Line				Type of Alarm	Floatt

Permit Notes

Date Approved		Receipt #	132067-687069
Permit Fee:	\$150.00	Date Pd	07/17/18
Additional Permit Fee	\$0.00	Additional Receipt #:	
Total Fee	\$150.00	Additional Date Pd:	

SIGNATURE: *Linda A. Stoll*

## BECKER COUNTY ZONING

915 LAKE AVE  
DETROIT LAKES, MN 56501  
(218) 846-7314

# PERMIT MUST BE POSTED AT JOB SITE!

Please schedule for inspection prior to installation!

## PERMIT EXPIRES ONE YEAR FROM DATE PAID!



647059

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

**Document No. 647059**

November 22, 2017 at 1:31 PM

I hereby certify that the within  
instrument was recorded in this office.

Patricia Swenson, County Recorder

By SKS Deputy

No delinquent taxes and transfer entered

this 22nd day of Nov, 2017

Mary E. Hendrickson

Becker County Auditor/Treasurer

By [Signature] Deputy

At 20.0433.000; 0441; 0442  
0440; 0445.

WARRANTY DEED

(After acquired title)

STATE DEED TAX DUE

HEREON: \$1.65

Designated Transfer Minn. Stat. 287.21 Subd. 1(b)

20.0437.000; 001 + 002

Date: Nov 15, 2017

FOR VALUABLE CONSIDERATION, Kendall E. Nygard and Gloria A. Nygard, husband and wife, West Strawberry Shores, LLC, a Minnesota limited liability company, North Strawberry Shores, LLC, a Minnesota limited liability company and South Strawberry Shores, LLC, a Minnesota limited liability company, Grantors, hereby convey and warrant to **Strawberry Shores, LLC**, a Minnesota limited liability company, Grantee, real property in Becker County, Minnesota, described as follows:

That part of Government Lot 4 (fractional South half of the Southwest Quarter) of Section 35, Township 142 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 35; thence North 00 degrees 07 minutes 51 seconds West, along the west line of said Section 35, a distance of 1347.18 feet to the northwest corner of said Government Lot 4; thence North 87 degrees 54 minutes 06 seconds East, along the north line of said Government Lot 4; a distance of 1352.20 feet to the southwest corner of Government Lot 3 of said Section 35; thence North 89 degrees 44 minutes 21 seconds East, along the north line of said Government Lot 4, a distance of 302.66 feet to a point on the west line of a certain tract as described in Document No. 474419 at the office of the Becker County Recorder; thence South 15 degrees 35 minutes 13 seconds West, along said west line, for 100.07 feet to an iron monument; thence South 30 degrees 36 minutes 56 seconds West, along said west line for 4.35 feet to a point 100.00 feet south of the north line of said Government Lot 4, as measured at right angles thereto; thence continue South 30 degrees 36 minutes 56 seconds West for 50.33 feet; thence South 31 degrees 40 minutes 05 seconds West for 150.00 feet; thence South 24 degrees 17 minutes 17 seconds West 100.00 feet; thence South 18 degrees 33 minutes 48 seconds West 150.00 feet to the point of beginning; thence North 75 degrees 39 minutes 25 seconds West 33.09 feet; thence South 18 degrees 33 minutes 48 seconds West 86.40 feet; thence South 22 degrees 36 minutes 36 seconds West 285.71 feet; thence South 19 degrees 34 minutes 22 seconds West 98.87 feet to a point 60.00 feet north of a certain line as described in a boundary line agreement recorded in Document Number 472212 at the office of the Becker County Recorder; thence North 89 degrees 23 minutes 38 seconds East, parallel with and 60.00 feet northerly of said certain line, for 233.49 feet, more or less, to the shoreline of Strawberry Lake; thence northeasterly along said shoreline, for 416.58 feet, more or less, to a point which bears South 75 degrees 39 minutes 25 seconds East from the point of beginning; said point being the southerly line of a certain tract awarded to Jerome K. Henning and Sharon L. Henning in a Judgment recorded as Document Number 490012 and an Amended Judgment recorded as Document Number 491503 at the office of the Becker County Recorder; thence North 75 degrees 39 minutes 25 seconds West, along said southerly line, for 91.05 feet, more or less to the point of beginning.

Now known as the Plat of Nygard Beach.

Page 1 of 4

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65

Receipt # 668709

Becker County Auditor/Treasurer

chg  
paid  
well

together with all hereditaments and appurtenances belonging thereto. Consideration for this conveyance is less than \$500.00. This deed is given for title correction purposes.

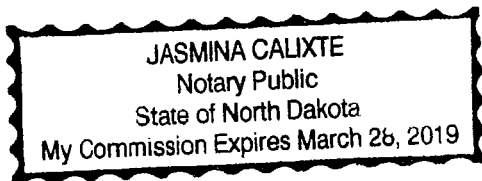
[Affix Deed Tax Stamp Here]

Kendall E. Nygard  
Kendall E. Nygard  
Gloria A. Nygard  
Gloria A. Nygard

STATE OF ND )  
COUNTY OF Cass ) ss.

The foregoing instrument was acknowledged before me this 15 day of November, 2017, by Kendall E. Nygard and Gloria A. Nygard, husband and wife, Grantors.

NOTARIAL STAMP OR SEAL



Jasmina Calixte  
Notary Public  
My commission expires: 3/28/2019

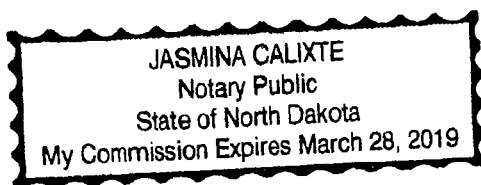
WEST STRAWBERRY SHORES, LLC

Kendall E. Nygard  
By: Kendall E. Nygard  
Its: Chief Manager and President  
Gloria A. Nygard  
By: Gloria A. Nygard  
Its: Secretary Treasurer

STATE OF ND )  
COUNTY OF Cass ) ss.

The foregoing instrument was acknowledged before me this 15 day of November, 2017, by Kendall E. Nygard, the Chief Manager and President and Gloria A. Nygard, the Secretary Treasurer of West Strawberry Shores, LLC, a Minnesota limited liability company, on behalf of the company, Grantor.

NOTARIAL STAMP OR SEAL



Jasmina Calixte  
Notary Public  
My commission expires: 3/28/2019



NORTH STRAWBERRY SHORES, LLC

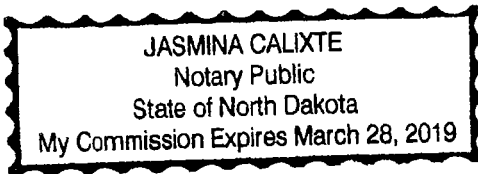
Kendall E. Nygard  
By: Kendall E. Nygard  
Its: Chief Manager and President

Gloria A. Nygard  
By: Gloria A. Nygard  
Its: Secretary Treasurer

STATE OF ND )  
COUNTY OF Cass ) ss.

The foregoing instrument was acknowledged before me this 15 day of November, 2017, by Kendall E. Nygard, the Chief Manager and President and Gloria A. Nygard, the Secretary Treasurer of North Strawberry Shores, LLC, a Minnesota limited liability company, on behalf of the company, Grantor.

NOTARIAL STAMP OR SEAL



Jasmina Calixte  
Notary Public  
My commission expires: 3/28/2019

SOUTH STRAWBERRY SHORES, LLC

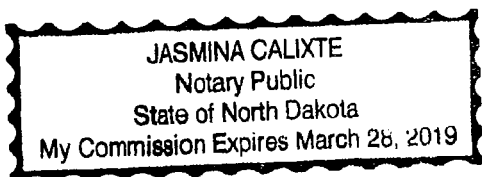
Kendall E. Nygard  
By: Kendall E. Nygard  
Its: Chief Manager and President

Gloria A. Nygard  
By: Gloria A. Nygard  
Its: Secretary Treasurer

STATE OF ND )  
COUNTY OF Cass ) ss.

The foregoing instrument was acknowledged before me this 15 day of November, 2017, by Kendall E. Nygard, the Chief Manager and President and Gloria A. Nygard, the Secretary Treasurer of South Strawberry Shores, LLC, a Minnesota limited liability company, on behalf of the company, Grantor.

NOTARIAL STAMP OR SEAL



Jasmina Calixte  
Notary Public  
My commission expires: 3/28/2019

Tax Statements for the real property described in this instrument should be sent to: (Include name and address of Grantee)

Strawberry Shores, LLC  
1306 5<sup>th</sup> Avenue South  
Fargo, ND 58103

THIS INSTRUMENT WAS DRAFTED BY:

RAMSTAD, SKOYLES & WINTERS, P.A.  
Charles J. Ramstad  
114 Holmes Street  
Detroit Lakes, MN 56501  
(218) 847-5653

106



636602

**CERTIFIED**

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

**Document No. 636602**

September 23, 2016 at 12:40 PM

I hereby certify that the within  
instrument was recorded in this office.

Patricia Swenson, County Recorder

By SKS Deputy

Transfer Entered  
September 23 2016  
Mary E. Hendrickson  
Becker County Auditor/Treasurer  
By [Signature] Deputy  
26.0437-000

STATE OF MINNESOTA

COUNTY OF BECKER

IN DISTRICT COURT  
SEVENTH  
JUDICIAL DISTRICT  
Quiet Title

Court File No. 03-CV-16-1619

Kendall E. Nygard, Gloria A. Nygard, Strawberry Shores,  
LLC, a Minnesota limited liability company, West  
Strawberry Shores, LLC, a Minnesota limited liability  
company, North Strawberry Shores, LLC, a Minnesota  
limited liability company, South Strawberry Shores, LLC,  
a Minnesota limited liability company,

Plaintiffs,

vs.

FINDINGS OF FACT,  
CONCLUSIONS OF LAW,  
ORDER FOR JUDGMENT,  
AND JUDGMENT

Helen Baker, C.A. Baker, E.E. Baker, Abram Baakkonen,  
Abraham Baakkonen, Abram Baakkenon, Matilda Baakkonen,  
B.C. Barrett, as representative of the Estate of Abraham Baakkonen,  
Ralph E. Martin, Ferne M. Nygard, Fern M. Nygard,  
Ferne M. Nybard, Sigfred A. Nygard, K.O. Lande,  
Charles W. Johnston, Ann M. Johnston, Cecil D. Cook, Jr.,  
Betty Lou Cook, Norbert F. Niehaus, Mary Ann Niehaus,  
Irvin Wiebolt, Peter Erpelding, George C. Twedt,  
Ernest C. Anderson, Harriet E. Anderson, Ernest J. Anderson,  
Charles W. Anderson, Sherry Wagner, Carl Henry,  
Marvin L. Givold, George J. Jasken, Irene Jasken,  
Kenneth James Pagel, David Keith Pagel,  
Richard C. Berdahl, Ronald Caspers, Leroy A.  
(Jack) Stoetzer, Arlette M. Stoetzer, Allen Wojtalewicz,  
Marian Wojtalewicz, aka Marian Wotitalewicz,  
Jerome K. Henning, Sharon L. Henning, Axel J. Bakka,  
Elma Alina Bakka, Clemmens E. Bakka, Norma J.  
Bakka, Norma Bakka, Joy R. Schuler, Donald H. Schuler,  
Shelly R. Ceglar, Sharon L. Bakka, Nancy J. Gordon,  
Jeffrey S. Olson, Laura M. Olson, Jon Arthur Nygard,  
Jon Nygard, Joann Kristi Paulson, Matthew Laidlaw,

Order  
FILED in Becker County  
Court Administration  
September 20, 2016

Judgment  
FILED in Becker County  
Court Administration  
September 21, 2016

chg  
paid  
well

Nicholas Laidlaw and the unknown heirs of the above named defendants, and also all other persons or parties claiming any right, title, estate, lien or interest in the real estate described in the Complaint herein,

Defendants.

---

The above-entitled matter came on to be heard before the District Court in and for Becker County, Minnesota, in the Courthouse in said County on the day and date below indicated.

It appeared to the Court that the Defendants in said action have been duly served with Summons herein, and that none of them have appeared by Answer or otherwise, and that more than twenty (20) days have elapsed since the service of said Summons; that a Notice of Lis Pendens in said action was duly filed in the office of the County Recorder in and for said County.

Upon the Motion of Plaintiffs by and through attorney Charles J. Ramstad of the firm of Briggs, Ramstad & Skoyles, P.A., Detroit Lakes, Minnesota, and there being no appearance by or on behalf of the Defendants, and the Court having considered the evidence filed herein, the Court does make the following as its Findings of Fact, Conclusions of Law, and Order for Judgment:

#### FINDINGS OF FACT

1. Plaintiffs are the absolute owners in fee simple of the following described real estate lying and being within Becker County, Minnesota, to-wit:

That part of Government Lot 4 (fractional South half of the Southwest Quarter) of Section 35, Township 142 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 35; thence North 00 degrees 07 minutes 51 seconds West, along the west line of said Section 35, a distance of 414.00 feet to the point of beginning at the northwest corner of a certain tract as recorded in Document Number 464371 at the office of the Becker County Recorder; thence continue North 00 degrees 07 minutes 51 seconds West, along said west line, for 933.18 feet to the northwest corner of said Government Lot 4; thence North 87 degrees 54 minutes 06 seconds East, along the north line of said Government Lot 4, a distance of 1352.20 feet to the southwest corner of Government Lot 3 of said Section 35; thence North 89 degrees 44 minutes 21 seconds East, along the north line of said Government Lot 4, a distance of 268.36 feet to a point on the west line of a Road easement as described in Documents Numbered 490012 and 491503 at the office of the Becker County Recorder; thence continuing North 89 degrees 44 minutes 21 seconds East, along the north line of said Government Lot 4, a distance of 34.30 feet to the west line of a certain tract as described in Document No. 474419 at the office of the Becker County Recorder; thence South 15 degrees 35 minutes 13 seconds West, along said west line, for 100.07 feet to an iron monument; thence South 30 degrees 36 minutes 56 seconds West, along said west line, for 4.35 feet to a point 100.00 feet south of the north line of said Government Lot 4, as measured at right angles thereto; thence continue South 30 degrees 36 minutes 56 seconds West for 50.33 feet; thence South 31 degrees 40 minutes 05 seconds West for 50.00 feet; to the north line of a certain tract described in Documents No. 490012 and No. 491503 at the office of the Becker County Recorder; thence North 71 degrees 58 minutes 51 seconds West, along said north line, for 33.96 feet to the west right of way line of a 33.00 foot road easement as described in said Documents No. 490012 and 491503; thence South 31 degrees 40 minutes 05 seconds West, along said west right of way line, for 94.12 feet; thence South 24 degrees 17 minutes 17 seconds West, along said west line, 103.78 feet; thence South 18 degrees 33 minutes 48 seconds West,



along said west line, for 240.49 feet; thence South 22 degrees 36 minutes 36 seconds West 285.71 feet; thence South 19 degrees 34 minutes 22 seconds West 98.87 feet to a point being 60.00 feet north of (as measured at right angles thereto) a boundary line as described in a boundary line agreement, as recorded in Document Number 472212 at the office of the Becker County Recorder, thence South 89 degrees 23 minutes 38 seconds West, parallel with the south line of said Section 35, for 259.51 feet; thence South 00 degrees 36 minutes 22 seconds East 36.01 feet to a point on the north line of the tract described in said Document Number 464371; thence South 89 degrees 23 minutes 38 seconds West, parallel with the south line of said Section 35, for 967.86 feet to the point of beginning.

Subject to an existing easements for public road, over, under, and across the westerly 33.00 feet of the above described tract; the northerly 33.00 feet of the above described tract as described in Document No. 626832 at the office of the Becker County Recorder and the portion of the above described tract lying within the public road easements described in Document No. 625173 at the office of the Becker County Recorder. Further subject to the easements for road purposes described in Documents No. 490012 and No. 491503 at the office of the Becker County Recorder.

AND

That part of Government Lot 4 (fractional South half of the Southwest Quarter) of Section 35, Township 142 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 35; thence North 00 degrees 07 minutes 51 seconds West, along the west line of said Section 35, a distance of 1347.18 feet to the northwest corner of said Government Lot 4; thence North 87 degrees 54 minutes 06 seconds East, along the north line of said Government Lot 4; a distance of 1352.20 feet to the southwest corner of Government Lot 3 of said Section 35; thence North 89 degrees 44 minutes 21 seconds East, along the north line of said Government Lot 4, a distance of 302.66 feet to a point on the west line of a certain tract as described in Document No. 474419 at the office of the Becker County Recorder; thence South 15 degrees 35 minutes 13 seconds West, along said west line, for 100.07 feet to an iron monument; thence South 30 degrees 36 minutes 56 seconds West, along said west line for 4.35 feet to a point 100.00 feet south of the north line of said Government Lot 4, as measured at right angles thereto; thence continue South 30 degrees 36 minutes 56 seconds West for 50.33 feet; thence South 31 degrees 40 minutes 05 seconds West for 150.00 feet; thence South 24 degrees 17 minutes 17 seconds West 100.00 feet; thence South 18 degrees 33 minutes 48 seconds West 150.00 feet to the point of beginning; thence North 75 degrees 39 minutes 25 seconds West 33.09 feet; thence South 18 degrees 33 minutes 48 seconds West 86.40 feet; thence South 22 degrees 36 minutes 36 seconds West 285.71 feet; thence South 19 degrees 34 minutes 22 seconds West 98.87 feet to a point 60.00 feet north of a certain line as described in a boundary line agreement recorded in Document Number 472212 at the office of the Becker County Recorder; thence North 89 degrees 23 minutes 38 seconds East, parallel with and 60.00 feet northerly of said certain line, for 233.49 feet, more or less, to the shoreline of Strawberry Lake; thence northeasterly along said shoreline, for 416.58 feet, more or less, to a point which bears South 75 degrees 39 minutes 25 seconds East from the point of beginning; said point being the southerly line of a certain tract awarded to Jerome K. Henning and Sharon L. Henning in a Judgment recorded as Document Number 490012 and an Amended Judgment recorded as Document Number 491503 at the office of the Becker County Recorder; thence North 75 degrees 39 minutes 25 seconds West, along said southerly line, for 91.05 feet, more or less to the point of beginning.

2. Defendants claim an estate or interest in the above-captioned real estate which is adverse to the interest of Plaintiffs.

3. Plaintiffs and their predecessors in title are and have been in actual, open, hostile, continuous and exclusive possession of the above described real estate in excess of fifteen (15) years.

4. The claims of the Defendants or each or any of them to any right, title, estate, interest in or lien upon said land are null and void.

#### CONCLUSIONS OF LAW

1. Plaintiffs are entitled to Judgment against Defendants and each of them; that Plaintiff **West Strawberry Shores, LLC**, a Minnesota limited liability company is the owner in fee simple of the following-described real estate lying and being within the County of Becker, State of Minnesota, to-wit:

That part of Government Lot 4 (fractional South half of the Southwest Quarter) of Section 35, Township 142 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 35; thence North 00 degrees 07 minutes 51 seconds West, along the west line of said Section 35, a distance of 414.00 feet to the point of beginning at the northwest corner of a certain tract as recorded in Document Number 464371 at the office of the Becker County Recorder; thence continue North 00 degrees 07 minutes 51 seconds West, along said west line, for 933.18 feet to the northwest corner of said Government Lot 4; thence North 87 degrees 54 minutes 06 seconds East, along the north line of said Government Lot 4, a distance of 1352.20 feet to the southwest corner of Government Lot 3 of said Section 35; thence North 89 degrees 44 minutes 21 seconds East, along the north line of said Government Lot 4, a distance of 268.36 feet to a point on the west line of a Road easement as described in Documents Numbered 490012 and 491503 at the office of the Becker County Recorder; thence continuing North 89 degrees 44 minutes 21 seconds East, along the north line of said Government Lot 4, a distance of 34.30 feet to the west line of a certain tract as described in Document No. 474419 at the office of the Becker County Recorder; thence South 15 degrees 35 minutes 13 seconds West, along said west line, for 100.07 feet to an iron monument; thence South 30 degrees 36 minutes 56 seconds West, along said west line, for 4.35 feet to a point 100.00 feet south of the north line of said Government Lot 4, as measured at right angles thereto; thence continue South 30 degrees 36 minutes 56 seconds West for 50.33 feet; thence South 31 degrees 40 minutes 05 seconds West for 50.00 feet; to the north line of a certain tract described in Documents No. 490012 and No. 491503 at the office of the Becker County Recorder; thence North 71 degrees 58 minutes 51 seconds West, along said north line, for 33.96 feet to the west right of way line of a 33.00 foot road easement as described in said Documents No. 490012 and 491503; thence South 31 degrees 40 minutes 05 seconds West, along said west right of way line, for 94.12 feet; thence South 24 degrees 17 minutes 17 seconds West, along said west line, 103.78 feet; thence South 18 degrees 33 minutes 48 seconds West, along said west line, for 240.49 feet; thence South 22 degrees 36 minutes 36 seconds West 285.71 feet; thence South 19 degrees 34 minutes 22 seconds West 98.87 feet to a point being 60.00 feet north of (as measured at right angles thereto) a boundary line as described in a boundary line agreement, as recorded in Document Number 472212 at the office of the Becker County Recorder, thence South 89 degrees 23 minutes 38 seconds West, parallel with the south line of said Section 35, for 259.51 feet; thence South 00 degrees 36 minutes 22 seconds East 36.01 feet to a point on the north line of the tract described in said Document Number 464371; thence South 89 degrees 23 minutes 38 seconds West, parallel with the south line of said Section 35, for 967.86 feet to the point of beginning.

Subject to an existing easements for public road, over, under, and across the westerly 33.00 feet of the above described tract; the northerly 33.00 feet of the above described tract as described in Document No. 626832 at the office of the Becker County Recorder and the portion of the above described tract lying within the public road easements described in Document No. 625173 at the office of the Becker



County Recorder. Further subject to the easements for road purposes described in Documents No. 490012 and No. 491503 at the office of the Becker County Recorder.

2. Plaintiffs are entitled to Judgment against Defendants and each of them; that Plaintiff **Strawberry Shores, LLC**, a Minnesota limited liability company is the owner in fee simple of the following-described real estate lying and being within the County of Becker, State of Minnesota, to-wit:

That part of Government Lot 4 (fractional South half of the Southwest Quarter) of Section 35, Township 142 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 35; thence North 00 degrees 07 minutes 51 seconds West, along the west line of said Section 35, a distance of 1347.18 feet to the northwest corner of said Government Lot 4; thence North 87 degrees 54 minutes 06 seconds East, along the north line of said Government Lot 4; a distance of 1352.20 feet to the southwest corner of Government Lot 3 of said Section 35; thence North 89 degrees 44 minutes 21 seconds East, along the north line of said Government Lot 4, a distance of 302.66 feet to a point on the west line of a certain tract as described in Document No. 474419 at the office of the Becker County Recorder; thence South 15 degrees 35 minutes 13 seconds West, along said west line, for 100.07 feet to an iron monument; thence South 30 degrees 36 minutes 56 seconds West, along said west line for 4.35 feet to a point 100.00 feet south of the north line of said Government Lot 4, as measured at right angles thereto; thence continue South 30 degrees 36 minutes 56 seconds West for 50.33 feet; thence South 31 degrees 40 minutes 05 seconds West for 150.00 feet; thence South 24 degrees 17 minutes 17 seconds West 100.00 feet; thence South 18 degrees 33 minutes 48 seconds West 150.00 feet to the point of beginning; thence North 75 degrees 39 minutes 25 seconds West 33.09 feet; thence South 18 degrees 33 minutes 48 seconds West 86.40 feet; thence South 22 degrees 36 minutes 36 seconds West 285.71 feet; thence South 19 degrees 34 minutes 22 seconds West 98.87 feet to a point 60.00 feet north of a certain line as described in a boundary line agreement recorded in Document Number 472212 at the office of the Becker County Recorder; thence North 89 degrees 23 minutes 38 seconds East, parallel with and 60.00 feet northerly of said certain line, for 233.49 feet, more or less, to the shoreline of Strawberry Lake; thence northeasterly along said shoreline, for 416.58 feet, more or less, to a point which bears South 75 degrees 39 minutes 25 seconds East from the point of beginning; said point being the southerly line of a certain tract awarded to Jerome K. Henning and Sharon L. Henning in a Judgment recorded as Document Number 490012 and an Amended Judgment recorded as Document Number 491503 at the office of the Becker County Recorder; thence North 75 degrees 39 minutes 25 seconds West, along said southerly line, for 91.05 feet, more or less to the point of beginning.

2. The adverse claims of the Defendants and each of them, and of all other persons having or claiming any right, title, estate, interest in or lien upon the said real estate described herein or any of them to any right, title, estate, interest in or lien upon the said premises are null and void, and none of said Defendants have any right, title, estate, interest in or lien upon said premises or any part thereof.

#### ORDER FOR JUDGMENT

These Findings of Fact, Conclusions of Law may be entered and filed as the Judgment in these proceedings.

Dated: September 20, 2016

  
\_\_\_\_\_  
Judge of District Court

JUDGMENT

Filed and Judgment entered as above provided this 21st day of September, 2016.

SHELLY JEFFERS  
Shelly Jeffers, Court Administrator

By: Cindy Hoyer  
Deputy

STATE OF MINN.  
COUNTY OF BECKER  
CERTIFIED to be a true and correct copy of the  
original on file and of record in my office.  
Dated: 9-21-16  
Shelly Jeffers  
COURT ADMINISTRATOR  
By: Cindy Hoyer



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,056

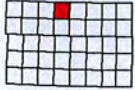
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 4/21/2020

Becker County



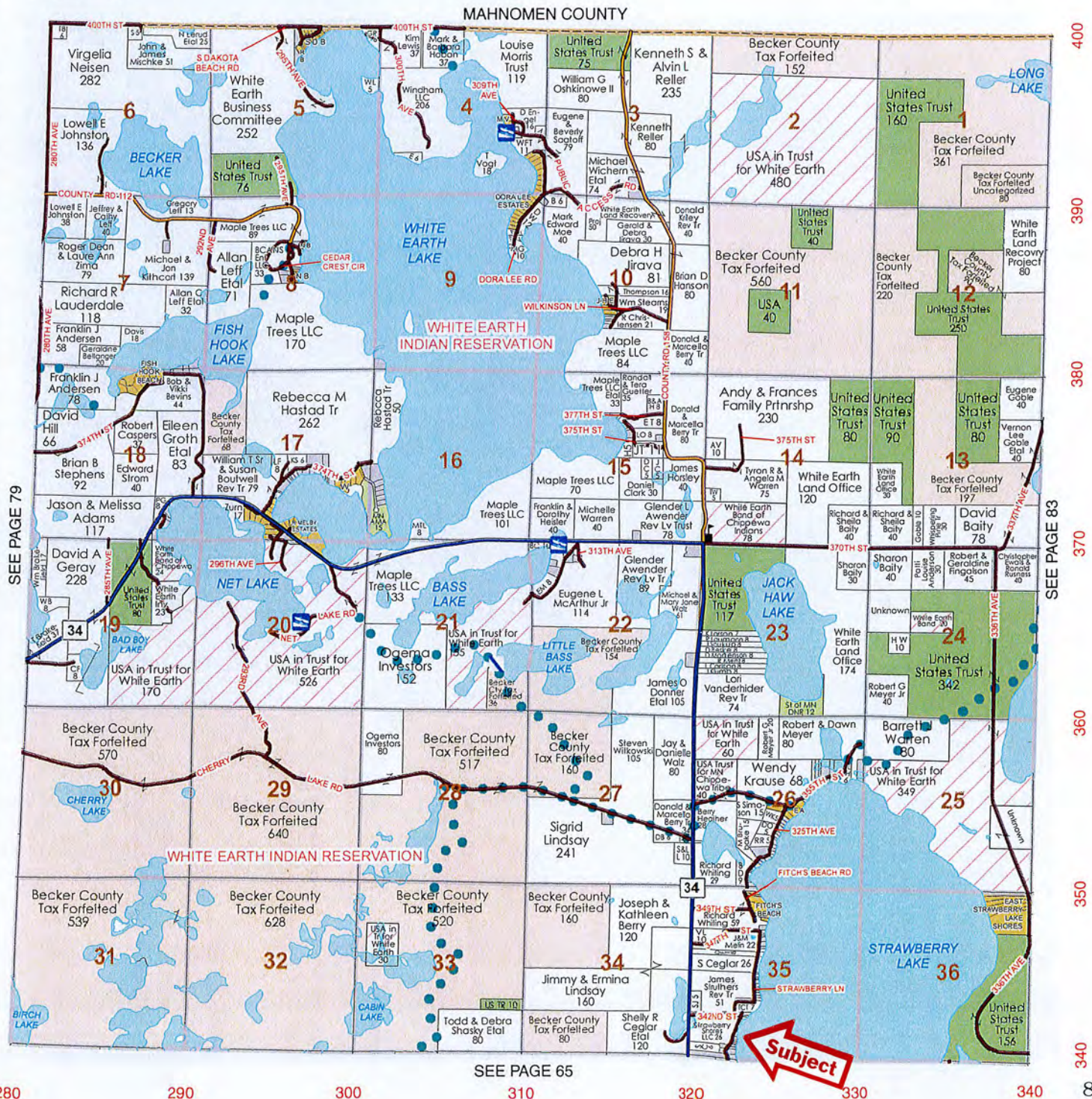




Maple Grove

Township 142N - Range 40W

Copyright © 2019 Mapping Solutions







# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE AND LOCATION\*\***

Thursday, May 14<sup>th</sup>, 2020 @ 7:00 P.M.

**\*\* VIRTUAL HEARING CONDUCTED VIA MICROSOFT TEAMS MEETING\*\***

**Applicant:** Katherine & William Marchington  
Po Box 175  
Gardiner MT 59030

**Project Location:** 23572 Co Hwy 22

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a dwelling to be located at twenty-six (26) feet from the ROW of a Co Hwy, deviating from the required setback of forty-five (45) feet from the ROW of a Co Hwy. Also requesting a variance to construct a deck to be located at twenty-seven (27) feet and a dwelling to be located at nineteen (19) feet from a township ROW, deviating from the required setback of forty-five (45) feet from a township ROW on a non-riparian lot. Also requesting a variance for a dwelling to be located at thirty-five (35) feet and a deck to be located at twenty-six (26) feet from the rear property line, deviating from the required rear property setback of forty (40) feet for a dwelling structure, due to lot size.

**LEGAL LAND DESCRIPTION:** Tax ID number: 19.0372.000;

Section 19 Township 138 Range 041; BEG 210' NE OF MOST ELY COR HOLLYWOD PRK PLT, TH NW 91.79' NE 85.95', SE 90.23' TO RD, TH SW 90' AL RD TO POB; Lake View Township.

**\*\* In response to the COVID-19 public health emergency declared by Governor Walz, the May Board of Adjustments Hearing will be conducted via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use conference ID: 866 667 95# or to access the meeting virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustments Public Hearing Link".**

**Replies/Comments:** Public testimony regarding this application will only be received by email, in writing, or by participating in the remote public hearing. Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

#### PLANNING AND ZONING DEPARTMENT

915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**



## Variance Application Review

Permit # VAR2020-25

### Property and Owner Review

Parcel Number(s): 190372000

Owner: KATHERINE & WILLIAM MARCHINGTON

Township-S/T/R: LAKE VIEW-19/138/041

Mailing Address:

KATHERINE & WILLIAM MARCHINGTON  
PO BOX 175  
GARDINER MT 59030

Site Address: 23572 CO HWY 22

Lot Recording Date: Prior to 1971

Original Permit Nbr: 2020-287

Legal Descr: BEG 210' NE OF MOST ELY COR HOLLYWOD PRK PLT, TH NW 91.79' NE 85.95', SE 90.23' TO RD, TH SW 90' AL RD TO POB

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: Demo existing house 30' x 26' and build new house 35' x 30'. And installing same size deck onto back and West side with a 5' extra length on side deck to reach the exterior door. House to remain No closer to Roadways on both sites and maintain siteline between houses on both sides. Extra sq. footage needed to add mechanicals and extra Bath. Will remain a 2 bedroom house. Request a variance to construct a dwelling to be located at twenty-six (26) feet from the ROW of a Co Hwy, deviating from the required setback of forty-five (45) feet from the ROW of a Co Hwy. Also requesting a variance to construct a deck to be located at twenty-seven (27) feet and a dwelling to be located at nineteen (19) feet from a township ROW, deviating from the required setback of forty-five (45) feet from a township ROW on a non-riparian lot. Also requesting a variance for a dwelling to be located at thirty-five (35) feet and a deck to be located at twenty-six (26) feet from the rear property line, deviating from the required rear property setback of forty (40) feet for a dwelling structure, due to lot size. Inspector Notes: Per Brian Shepard @ Becker Co Hwy if they can locate pins that would be the determining factor. Per pam at Hwy township is claiming hollywood .026 miles on maintenance records (verified it is a twp rd)

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake): 26'deck/35' home

Bluff Setback:

Road Setback: House 26' Co 22; House 19' & Deck 27' to Hollywood (twp)

Road Type: County

Existing Imp. Surface Coverage: 11%

Proposed Imp. Surface Coverage: 15%

Existing Structure Sq Ft: 780

Proposed Structure Sq Ft: 1050

Existing Structure Height: 15'

Proposed Structure Height: 20'

Existing Basement Sq Ft: No

Proposed Basement Sq Ft: NO

Change to roofline? N/A

Change to main structural framework? N/A

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Non conforming lot. No area large enough after setbacks to build a house.



2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **To provide a buildable lot.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **There will be very little change visually. Old cabin has poor foundation and no place for mechanicals.**

4. Are there circumstances unique to the property? **Yes**

Explain: **Substandard lot with no buildable area after setbacks are met.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Property will look similar and no change in the usage of home except it will turn into a 4 season structure.**

**Field Review Form (Pre-Insp)****Permit # SITE2020-287****Property and Owner Review**Parcel Number: **190372000**Owner: **KATHERINE & WILLIAM MARCHINGTON**Township-S/T/R: **LAKE VIEW-19/138/041**Site Address: **23572 CO HWY 22**

Inspector Notes:

Does posted address sign match site address? Y N

**Dwelling Proposed Review**Dwelling/related structure (1A): **New Home-Onsite Construction**- Existing Dimensions: **30' 3" x 26' 3"**- Proposed Dimensions: **35' x 30'**- Proposed Roof Changes? **Yes**Attached Garage (1B): **N/A**

- Existing Dimensions:

- Proposed Dimensions:

- Proposed Roof Changes?

Other dwelling related improvements (1C): **Deck - Pervious**- Existing Dimensions: **12 x 27 + 5 x 16**- Proposed Dimensions: **12 x 27 + 5 x 20**

- Proposed Roof Changes?

Other dwelling related improvements (1D): **N/A**

- Existing Dimensions:

- Proposed Dimensions:

- Proposed Roof Changes?

Additional dwelling related projects/info:

Inspector Notes:

**Non-Dwelling Proposed Review**

Non-dwelling related project (2A):

- Existing Dimensions:

- Proposed Dimensions:

- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B):

- Existing Dimensions:

- Proposed Dimensions:

- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C):

- Existing Dimensions:

- Proposed Dimensions:

- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:



## Setback Review

Road Type/Measurement From: <b>County Rd - Right of Way</b>		Shoreland 1000/300? <b>Shoreland-Non-Riparian (Property is within 1000 ft of a lake, stream or river but does not border the water)</b>	
Road setback: - Dwelling: <b>House 19' &amp; Deck 27' from twnshp row/House 26' &amp; Deck 45' from county hwy row</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Melissa (Lake View) [GD]</b> River Name:	
Side setback: - Dwelling: <b>House 34' &amp; Deck 29'</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: <b>House 35' &amp; Deck 26'</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: <b>150+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: <b>tbt 10+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: <b>no drain field</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

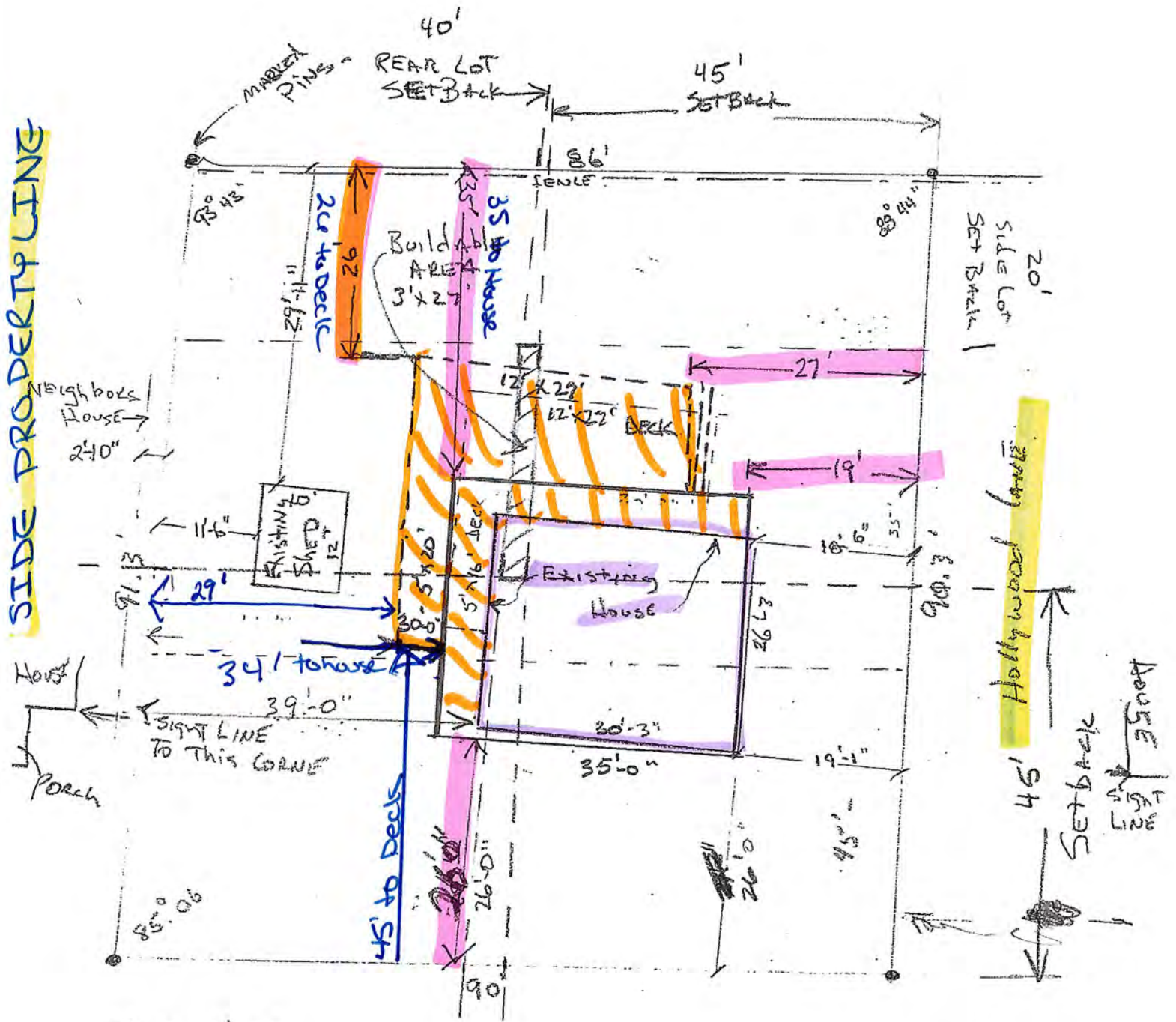
## Other Information Review

Setback Averaging (if applicable):

- Structure type used:
- Setback of LEFT like structure:
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?

## SIDE PROPERTY LINE



7950 Sq. Ft.

Colleg 22

ORIGINAL #



#### 4. Zoning Review Impervious Surface and Land Alt [\[Edit\]](#)

Last updated: 3/2/2020 11:27:33 AM and saved by: jdrusne

##### Property Size

88 x 90' 8"

Inspector Property Size      8042  
Calculation:

Review - Is the lot standard, substandard or duplex sized?

Substandard Non-Riparian Backlot

##### Review Impervious Surface List

New house 30' x 35' Existing shed 10' x 12' Driveway= 7 x 10 parking area 70 sq.ft

##### Owners Impervious Calculation

.15

Link to Parcel Information  
page:

Review-Any additional  
Impervious surface that  
needs to be added in based  
upon inspector review?

Inspector Total Impervious      1240  
Sq Feet

Inspector Impervious      15%  
Percent (Imp Sq ft / Lot Size  
Sq ft)

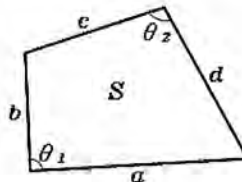
Is Impervious Surface      No  
Mitigation Required?

$$1240 / 8007 = 15\% \\ (\text{lot area})$$


**Area of a quadrilateral Calculator**

Home / Mathematics / Area

Calculates the area and perimeter of a quadrilateral given four sides and two opposite angles.

side a side b side c side d sum of angles  $\theta_1 + \theta_2$  





area S **8007.4153223601**perimeter L **358.04***Bretschneider's formula*

$$(1) \text{ area : } S = \sqrt{(s-a)(s-b)(s-c)(s-d) - abcd \cos^2 \frac{\theta}{2}}$$

$$s = \frac{a+b+c+d}{2}, \quad \theta = \theta_1 + \theta_2$$

$$(2) \text{ perimeter : } L = 2s = a + b + c + d$$

Customer Voice

Questionnaire

FAQ

[Hyperlink](#)
**Area of a quadrilateral**

[1-10]/370

Disp-Num 

Next &gt;

[1] 2020/04/23 12:51 Female / Under 20 years old / Elementary school/ Junior high-school student / Not at All /

**Purpose of use** Math homework

[2] 2020/04/13 22:07 Male / 30 years old level / Self-employed people / Useful /

**Purpose of use** AREA OF SOD

[3] 2020/03/28 16:40 Male / 50 years old level / Others / Very /

**Purpose of use** determine area of plot for seeding amount

[4] 2020/02/06 14:39 Female / 20 years old level / An engineer / Very /

**Purpose of use** To measure out area of irregular land for estimation purposes.

[5] 2020/01/22 04:52 Male / 60 years old level or over / An engineer / Very /

**Bookmarks**

Not registered.

**History**

Area of a quadrilateral

**Related Calculator**

Area of an equilateral triangle

Area of a triangle given base and height

Area of a triangle given sides and angle

Area of a triangle (Heron's formula)

Area of a triangle given base and angles

Area of a square

Area of a rectangle

Area of a trapezoid

Area of a rhombus

Area of a parallelogram given base and height

Area of a parallelogram given sides and angle

Area of a cyclic quadrilateral

Area of a quadrilateral

Area of a regular polygon

Side of polygon given area

Area of a circle

Radius of circle given area

Area of a circular sector

Area of an arch given angle

Area of an arch given height and radius

Area of an arch given height and chord

Area of an ellipse

Area of an elliptical sector

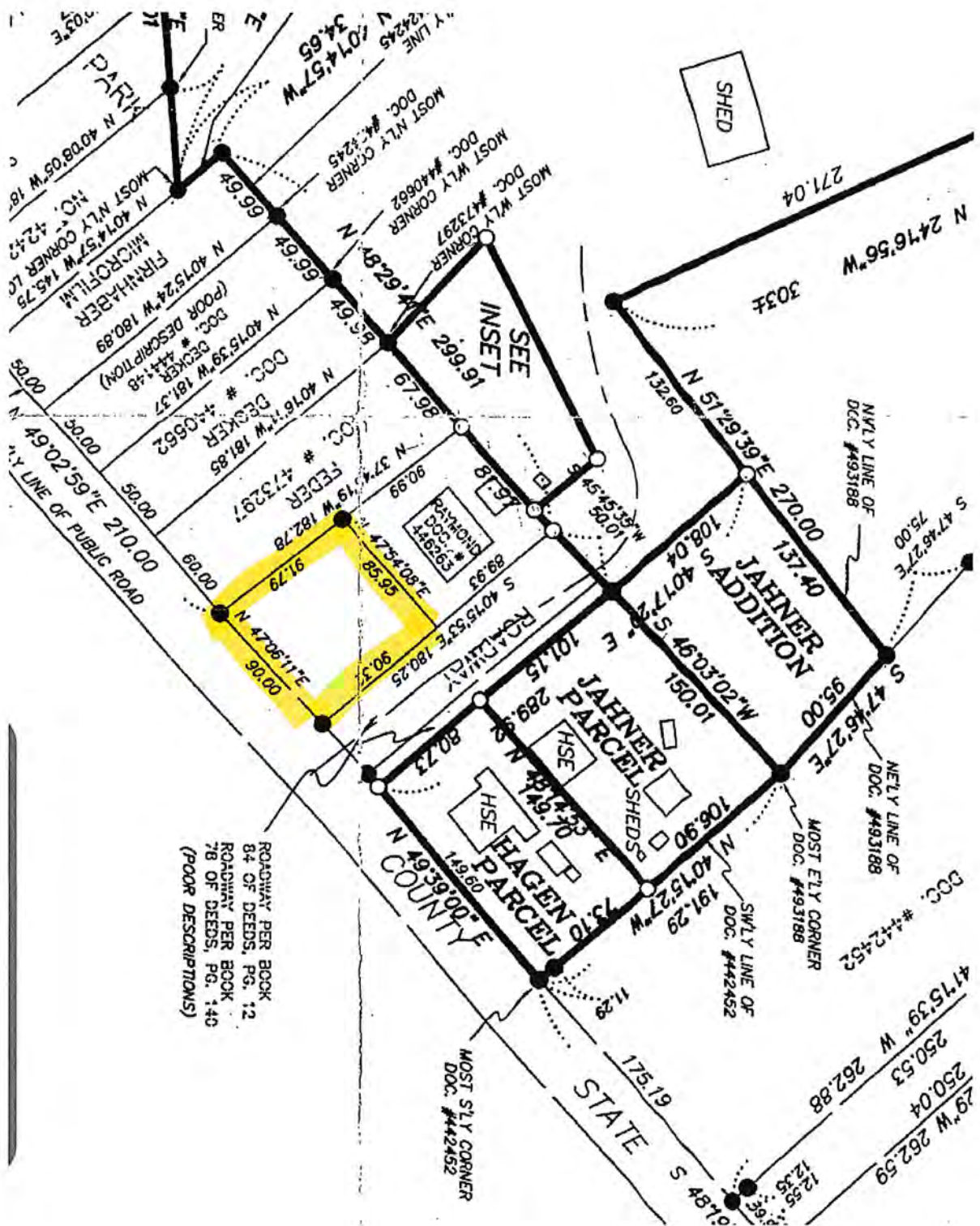
Area of an elliptical arch

Area of a parabolic arch

Area of a hyperbolic sector

Area of a hyperbolic arch









**Authorized Agent form**

(If you are the owner completing &amp; signing the site application no need to complete this form)

1. Form must be legible and completed in ink.
2. Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX"). If you want your agent to represent you on a conditional use or variance application and also be authorized to obtain the related permit(s), be sure to check and complete the "permit application" item as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature on this form until Becker County Planning and Zoning receives signed, written notification from the property owner(s) stating otherwise or the property's ownership changes.

I (we) Kathy Marchington hereby authorize FRANK HANSON to act  
 (landowner-print name) (agent-print name)  
 as my (our) agent on the following item(s): appropriate box(es)

- ☒ permit application (write in permit "type" - e.g. site, septic, etc.): \_\_\_\_\_
- ☐ plat application: \_\_\_\_\_
- ☐ conditional use application: \_\_\_\_\_
- ☒ variance application: \_\_\_\_\_
- ☐ other: \_\_\_\_\_

on my (our) property located at:  
 Tax Parcel Number(s): 190372 000 Physical Site Address: 23572 G. Hwy. 22. Delta

Legal Description: part of Govt Lot 6  
 Section: 19 Township: 138 Range: 41 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plat Name: Hollywood Park

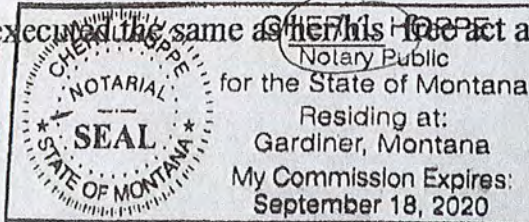
**Agent Contact Information**

Agent address: 24088 Sandy Beach Dr. Detroit Lakes MN 56501  
 Street City State Zip Code  
 Agent phone #(s): 701-371-2891 Agent fax #: \_\_\_\_\_  
 Agent email address: fhinspection@hotmail.com

Kathy Marchington W E Marchington 2/24/2020  
 Property Owner(s) Signature(s) Date  
 State of Minnesota  
 County of Becker Park

On this 24<sup>th</sup> day of February before me personally appeared W E Marchington  
 to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledge  
 that He/She executed the same as her/his free act and deed.

(Notary Stamp)



Cheryl Hoppe  
 Notary Public

Office Use Only:

Date received: \_\_\_\_\_

Expiration Date: \_\_\_\_\_





**Minnesota Pollution  
Control Agency**

520 Lafayette Road North  
St. Paul, MN 55155-4194

# Compliance Inspection Form

**Existing Subsurface Sewage Treatment Systems (ESST)**

Use Type: Compliance and Enforcement

Inspection results based on Minnesota Pollution Control Agency (MPCA)  
requirements and attached forms - additional local requirements may also apply.

Submit completed form to Local Unit of Government (LUG) and system owner  
within 15 days

For local tracking purposes:

## System Status

System status on date (mm/dd/yyyy): 4-10-20

☒ **Compliant - Certificate of Compliance**

(Valid for 3 years from report date, unless shorter time  
frame outlined in Local Ordinance.)

☐ **Noncompliant - Notice of Noncompliance**

(See Upgrade Requirements on page 3.)

### Reason(s) for noncompliance (check all applicable)

- ☐ Impact on Public Health (Compliance Component #1) - Imminent threat to public health and safety
- ☐ Other Compliance Conditions (Compliance Component #3) - Imminent threat to public health and safety
- ☐ Tank Integrity (Compliance Component #2) - Failing to protect groundwater
- ☐ Other Compliance Conditions (Compliance Component #3) - Failing to protect groundwater
- ☐ Soil Separation (Compliance Component #4) - Failing to protect groundwater
- ☐ Operating permit/monitoring plan requirements (Compliance Component #5) - Noncompliant

## Property Information

Parcel ID# or Sec/Twp/Range: 190372000

Property address: 23572 Co Hwy. 22

Reason for inspection: County request

Property owner: Katherine Marchington

Owner's phone: 701-371-2891

or

Owner's representative:

Representative phone:

Local regulatory authority: Becker County Zoning

Regulatory authority phone: 218-846-7314

Brief system description:

Comments or recommendations:

**RECEIVED**

**APR 27 2020**

**ZONING**

## Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No  
determination of future system performance has been nor can be made due to unknown conditions during system construction,  
possible abuse of the system, inadequate maintenance, or future water usage.

Inspector name: Richard Vareberg

Certification number:

Business name: Vareberg Backhoe Service

License number: 1910

Inspector signature: [Signature]

Phone number: 218-847-7372

## Necessary or Locally Required Attachments

- ☐ Soil boring logs
- ☐ System/As-built drawing
- ☐ Forms per local ordinance
- ☐ Other information (list):



Property address:

Katherine Marchington

Inspector Initials/Date: 4/10/2  
(mm/)

### 1. Impact on Public Health - Compliance component #1 of 5

#### Compliance criteria:

System discharges sewage to the ground surface.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Any "yes" answer above indicates the system is an imminent threat to public health and safety.**

Comments/Explanation:

#### Verification method(s):

- ☐ Searched for surface outlet
- ☐ Searched for seeping in yard/backup in home
- ☐ Excessives ponding in soil system/D-boxes
- ☐ Homeowner testimony (See Comments/Explanation)
- ☐ "Black soil" above soil dispersal system
- ☐ System requires "emergency" pumping
- ☐ Performed dye test
- ☐ Unable to verify (See Comments/Explanation)
- ☐ Other methods not listed (See Comments/Explanation)

### 2. Tank Integrity - Compliance component #2 of 6

#### Compliance criteria:

System consists of a seepage pit, cesspool, drywell, or leaching pit.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Seepage pits meeting 7000.2250 may be compliant if allowed in local ordinance.	
Sewage tank(s) leak below their designed operating depth.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, which sewage tank(s) leaks:	

**Any "yes" answer above indicates the system is failing to protect groundwater.**

Comments/Explanation:

#### Verification method(s):

- ☒ Probed tank(s) bottom
- ☐ Examined construction records
- ☐ Examined Tank Integrity Form (Attach)
- ☐ Observed liquid level below operating depth
- ☐ Examined empty (pumped) tank(s)
- ☐ Probed outside tank(s) for "black soil"
- ☐ Unable to verify (See Comments/Explanation)
- ☐ Other methods not listed (See Comments/Explanation)

### 3. Other Compliance Conditions - Compliance component #3 of 6

- a. Maintenance hole covers are damaged, cracked, unsecured, or appear to be structurally unsound. ☐ Yes ☒ No
- b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety. ☐ Yes ☒ No

Explain:

- c. System is non-protective of ground water for other conditions as determined by Inspector. ☐ Yes ☒ No

Explain:

568002

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 568002**

April 23, 2009 at 9:42 AM  
I hereby certify that the within  
instrument was recorded in this office.  
Darlene Maneval, County Recorder  
By SKS Deputy

No delinquent taxes and transfer entered  
this 20th day of April, 2009

Ryan L. Tanager  
Becker County Auditor/Treasurer

By 80 Deputy

19.0372.000

CERTIFICATE OF REAL #5383  
ESTATE VALUE FILED.

5-M WARRANTY DEED  
Individual(s) to Joint Tenants

STATE DEED TAX DUE HEREON: \$ 346.50

Date: April 20, 2009

Parcel # 19.0372.000

BECKER COUNTY RECORDER

Well Certificate Received APR 23, '09

Darlene Maneval

Dpty Ejm Co Recorder

FOR VALUABLE CONSIDERATION, GINGER M. SOLUM FKA GINGER M. NELSON AND PHILLIP C. SOLUM, wife and husband, Grantors, hereby convey and warrant to KATHERINE D. MARCHINGTON AND WILLIAM E. MARCHINGTON, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

That part of Government Lot 6 of Section 19, Township 138 North, Range 41 West of the 5th P.M. in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the most southerly corner of Lot 8 of HOLLYWOOD PARK, plat of which is on file and of record in the office of the Recorder of said County; thence N. 41 degrees 45 minutes 00 seconds E. 400.11 feet on an assumed bearing along the Southeastly lines of Lot 8 through Lot 1, inclusive of said HOLLYWOOD PARK to a found iron monument at the most easterly corner of said Lot 1; thence N. 42 degrees 50 minutes 22 seconds E. 210.00 ft. along the northwesterly line of a Public Road to a found iron monument, said point is the point of beginning; thence N. 43 degrees 58 minutes 56 seconds W. 91.79 feet to an iron monument; thence N. 41 degrees 41 minutes 31 seconds E. 85.95 ft. to a found iron monument; thence S. 46 degrees 28 minutes 30 seconds E. 90.23 ft. to a found iron monument on the northwesterly line of said Public Road; thence S. 40 degrees 50 minutes 23 seconds W. 90.00 ft. along the Northwesterly line of said Public Road to the point of beginning.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Covenants, Easements and Restrictions of Record, if any.

Check Box if Applicable:

- ☐ The Seller certifies that the seller does not know of any wells on the described real property.  
☒ A well disclosure certificate accompanies this document.  
☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

BECKER COUNTY DEED TAX

AMT. PD. \$ 346.50

Receipt # 4116647

Becker County Auditor/Treasurer

Ginger M. Solum  
Ginger M. Solum fka Ginger M. Nelson

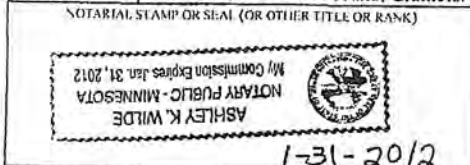
Phillip C. Solum  
Phillip C. Solum

chg  
paid  
well  
non/std  
extra

STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF BECKER )

The foregoing instrument was acknowledged before me on this 20th day of April, 2009, by Ginger M. Solum fka Ginger M. Nelson and Phillip C. Solum, wife and husband, Grantors.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)



1-31-2012

Ashley K. Wilde  
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

Check here if part or all of the land is Registered (Torrens) ☐

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)  
Becker County Title Services, Inc.  
828 Minnesota Avenue  
Detroit Lakes, MN 56501  
Order No.: 23162

Katherine D. Marchington  
William E. Marchington  
23572 County Hwy 22  
Detroit Lakes, MN 56501





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,128

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 4/21/2020





A photograph of a two-story building with a dark brown, gabled roof and light-colored siding. The building has several windows with dark frames and a small dormer window. In front of the building is a sign that reads "Your Community Full Service Bank" in a stylized font. The sign is mounted on a wooden post. The background shows a clear blue sky and some trees.

Ogema, MN 56569

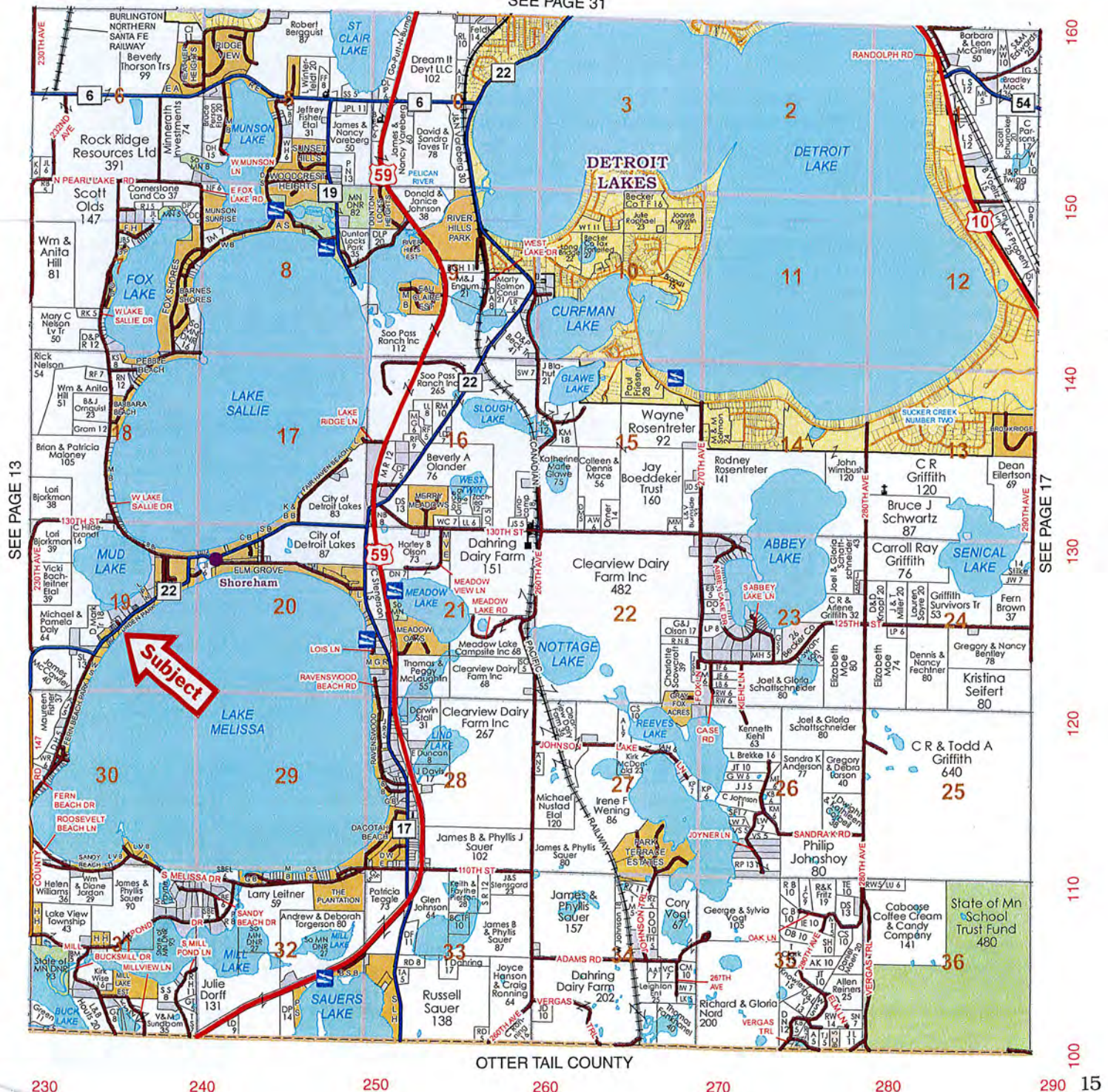
**FDIC**  **EQUAL HOUSING LENDER**

**Construction Loans • Lot Purchase  
Ag Loans • Commercial Loans  
Home Finance**

Township 138N - Range 41W

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SEE PAGE 31







# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

---

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE AND LOCATION\*\***

Thursday, May 14<sup>th</sup>, 2020 @ 7:00 P.M.

**\*\* VIRTUAL HEARING CONDUCTED VIA MICROSOFT TEAMS MEETING \*\***

**Applicant:** GUY & KIRSTEN STIENING  
2208 10 ST S  
FARGO ND 58103-53097314

**Project Location:** 21604 Sandy Beach Ln, Rochert

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a 2016 sq. ft storage structure to be located at 166 feet from the OHW of a lake, deviating from the required setback of 200 feet from the ordinary high-water mark of a lake for a detached storage structure over 1200 square feet. Also requesting a variance to construct a storage structure to be at thirty-four (34) feet max peak height deviating from the required height of 22 feet for a detached structure within the shoreland district, due to topography and setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID number: 10.0585.304;  
Section 01 Township 139 Range 040; COTTON EAST Block 002; LOT 1; Erie Township.

**\*\* In response to the COVID-19 public health emergency declared by Governor Walz, the May Board of Adjustments Hearing will be conducted via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use conference ID: 866 667 95# or to access the meeting virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustments Public Hearing Link".**

**Replies/Comments:** Public testimony regarding this application will only be received by email, in writing, or by participating in the remote public hearing. Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**

## Variance Application Review

Permit # VAR2020-27

### Property and Owner Review

Parcel Number(s): **100585304**

Owner: **GUY & KIRSTEN STIENING**

Township-S/T/R: **ERIE-01/139/040**

Mailing Address:

**GUY & KIRSTEN STIENING**

**2208 10 ST S**

**FARGO ND 58103-5309**

Site Address: **21604 SANDY BEACH LN**

Lot Recording Date: **Between 1971 and 1992**

Original Permit Nbr: **Site2020-55600**

Legal Descr: **Block 002 of COTTON EAST LOT 1**

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☒ Topographical Issues (slopes, bluffs, wetlands)
- ☒ Other

If 'Other', description:

**Due to location of well, wetlands and drain field there is limited space for a building of adequate size. Request a variance to construct a 2016 sq. ft storage structure to be located at 166 feet from the OHW of a lake, deviating from the required setback of 200 feet from the ordinary high-water mark of a lake for a detached storage structure over 1200 square feet. Also requesting a variance to construct a storage structure to be at thirty-four (34) feet max peak height deviating from the required height of 22 feet for a detached structure within the shoreland district, due to topography and setback issues.**

Description of Variance Request: **In order to match the existing archectual style and accommodate storage requirements in one two-story structure the building requested is 2016 square feet and 34 feet high on the front and 30 feet high in the rear.**

OHW Setback: **166ft**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **5.988**

Proposed Imp. Surface Coverage: **9.96%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **36x56=2016**

Existing Structure Height: **na**

Proposed Structure Height: **34 feet in front, 30 feet in rear**

Existing Basement Sq Ft: **No**

Proposed Basement Sq Ft: **No**

Change to roofline? **No**

Change to main structural framework? **No**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **This request falls well within the Becker County impervious limitations.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **This structure will not have an undesirable impact on natural resources.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **The proposed design is hidden from the lake side by the existing house and will have limited visibility from the backside. In order to have adequate storage and to balance the design to match the existing house, the height is required.**



4. Are there circumstances unique to the property? **Yes**

Explain: **Due to wetlands and the location of the well and drain field, this is the only viable location.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes, the structure will match that of the existing structure and maintain the feel of the locality.**

**Field Review Form (Pre-Insp)****Permit # SITE2020-370****Property and Owner Review**Parcel Number: **100585304**

Inspector Notes:

Owner: **GUY & KIRSTEN STIENING**Township-S/T/R: **ERIE-01/139/040**Site Address: **21604 SANDY BEACH LN**

Does posted address sign match site address? Y N

**Dwelling Proposed Review**Dwelling/related structure (1A): **Addition or Repairs to Existing Home**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Attached Garage (1B): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C): **Deck - Pervious**

- Existing Dimensions:
- Proposed Dimensions: **10 x 16 , 160 sq feet**
- Proposed Roof Changes? **N/A**

Other dwelling related improvements (1D): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info:

Inspector Notes:

**Non-Dwelling Proposed Review**Non-dwelling related project (2A): **Detached Garage**

- Existing Dimensions:
- Proposed Dimensions: **36 feet by 56 feet, 34 feet high**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:



## Setback Review

Road Type/Measurement From: <b>County Rd - Centerline</b>	Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>
Road setback: - Dwelling: <b>200+ to deck</b> - Non-dwelling: <b>230 feet- to garage</b>	Pre-Inspection: - Dwell: - Non:
Side setback: - Dwelling: <b>40 to deck</b> - Non-dwelling: <b>32 feet to garage</b>	Pre-Inspection: - Dwell: - Non:
Rear setback: - Dwelling: <b>na</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: <b>10+</b> - Non-dwelling: <b>13 feet</b>	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: <b>20+</b> - Non-dwelling: <b>33 feet</b>	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: <b>3+</b> - Non-dwelling: <b>7 feet</b>	Pre-Inspection: - Dwell: - Non:
Lake Name: <b>Cotton (Erie &amp; Holmesville) [RD]</b> River Name:	
Pond/Wetland on property? <b>Yes</b> Bluff? <b>No</b>	
OHW setback: - Dwelling: <b>135 to deck</b> - Non-dwelling: <b>166 feet- to garage</b>	Pre-Inspection: - Dwell: - Non:
Pond/wetland setback: - Dwelling: - Non-dwelling: <b>26 feet</b>	Pre-Inspection: - Dwell: - Non:
Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable): - Structure type used: - Setback of LEFT like structure: - Setback of RIGHT like structure:
Any other impervious surface coverage not noted on application?

**Property Size**

150 feet x 573 feet

Inspector Property Size  
Calculation:

85,964 sq ft

**Review - Is the lot standard, substandard or duplex sized?**

Standard Riparian Lot

**Review Impervious Surface List**

Detached Garage 36 x 56, 2016 sq ft, Shed 12 x 20, 240 sq ft, House 30 x 44, 1320 sq ft, Driveway 12 x 230, 2760 sq ft, sidewalk and patios 8 x 12, 6 x 8, 3 x 17, 4 x 26, 12 x 44, 827 sq ft, new Apron 25 x 56, 1400 sq ft. Total impervious 8563 sq ft.

**Owners Impervious Calculation**

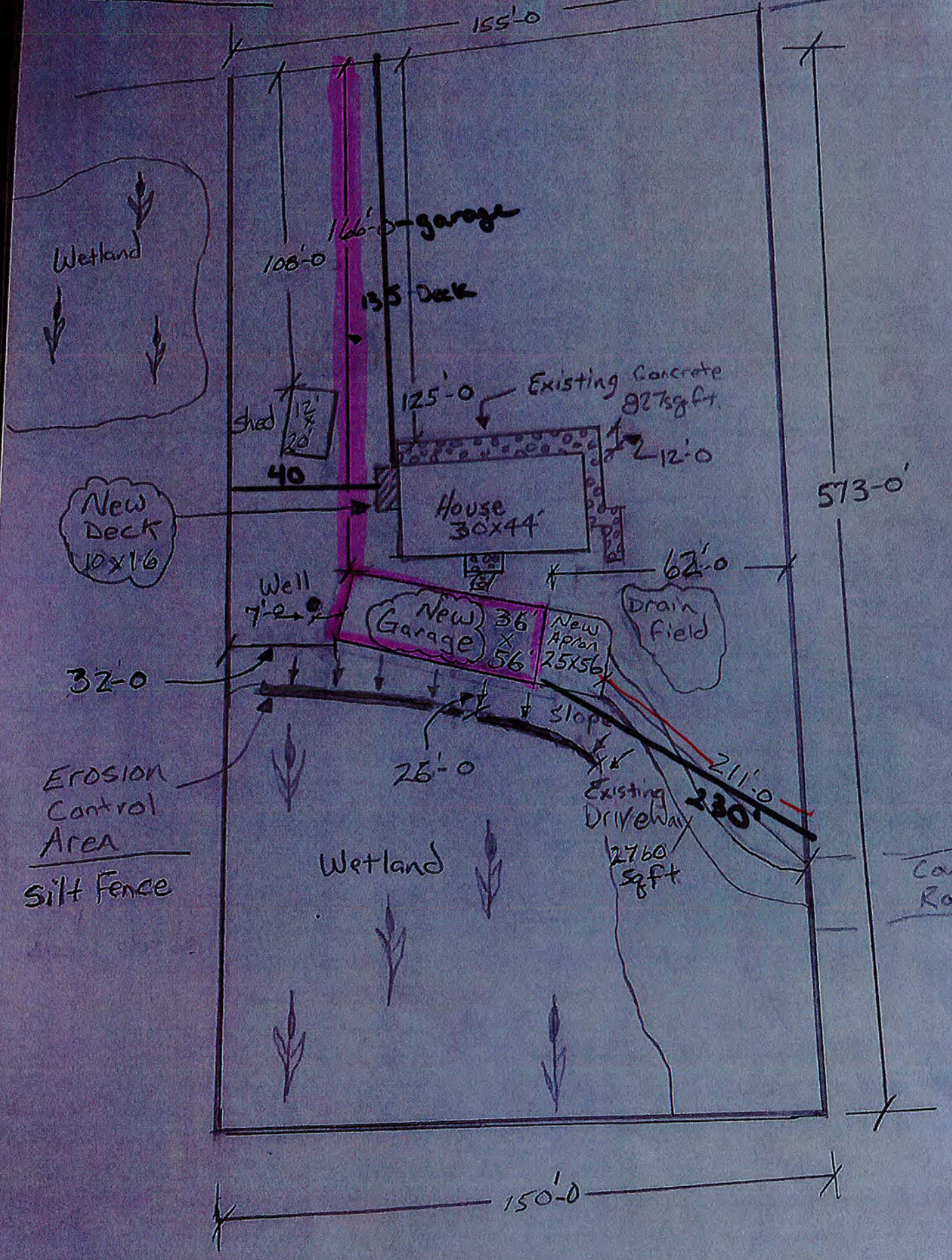
8563/85,950 = .099627



April 27-2020

COTTON LAKE

shoreline





Small Garage

Large Garage



- (A) 24x36 Double hung
- (B) 22x48 Double hung
- (C) 14x2 Double hung
- (D) 16x8 Double hung
- (E) 18x8 Double hung
- (F) 22x0 Double hung



Carling Point 21-0

April 27<sup>th</sup> 2020

2 A/D Study

June 11<sup>th</sup> 2020



LINE  
COUNT  
SHEET

April 27 2020

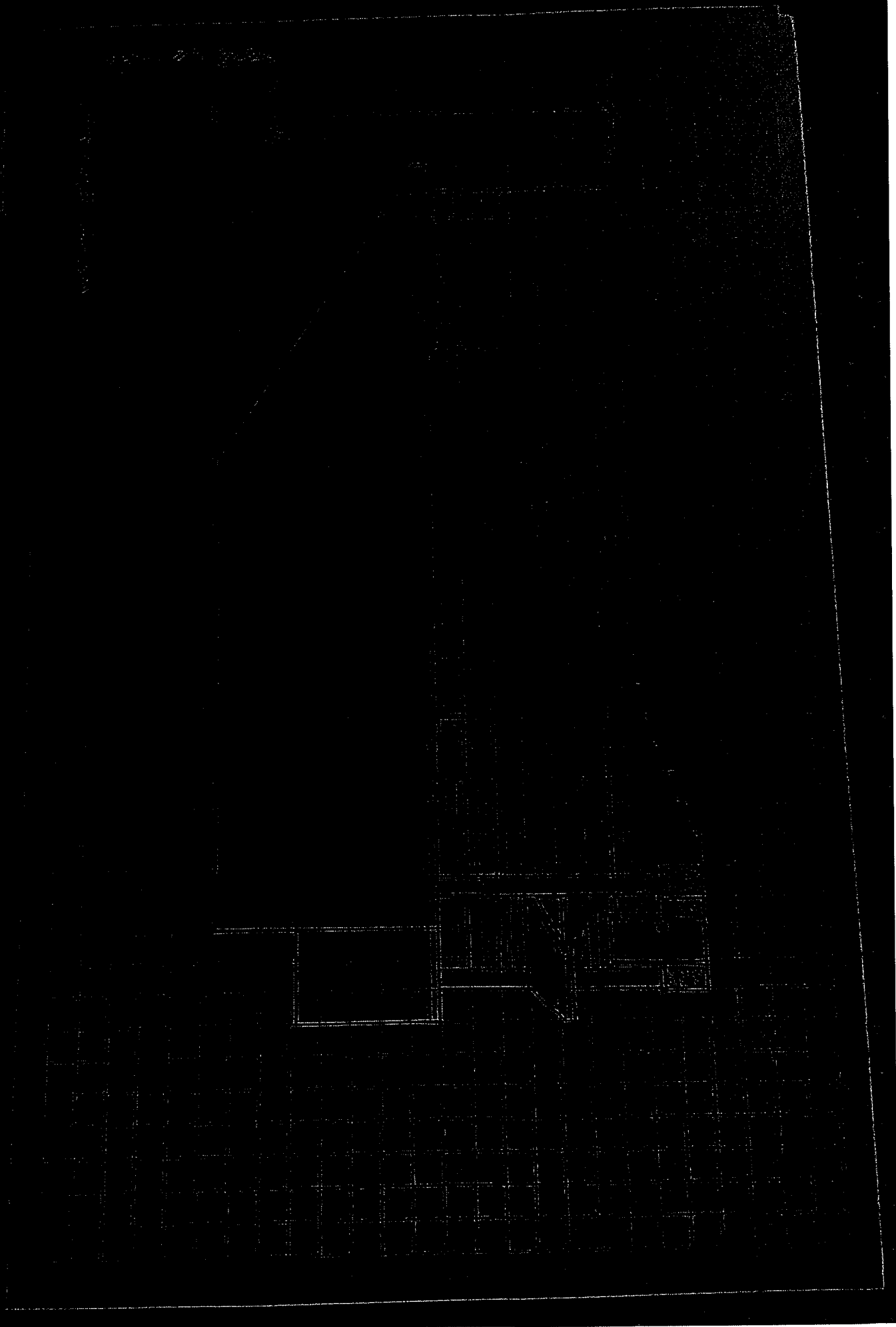
North Elevation

31604 Sandy Beach Ln 56513  
Rochester, MN - Cotton Lake





[illegible]



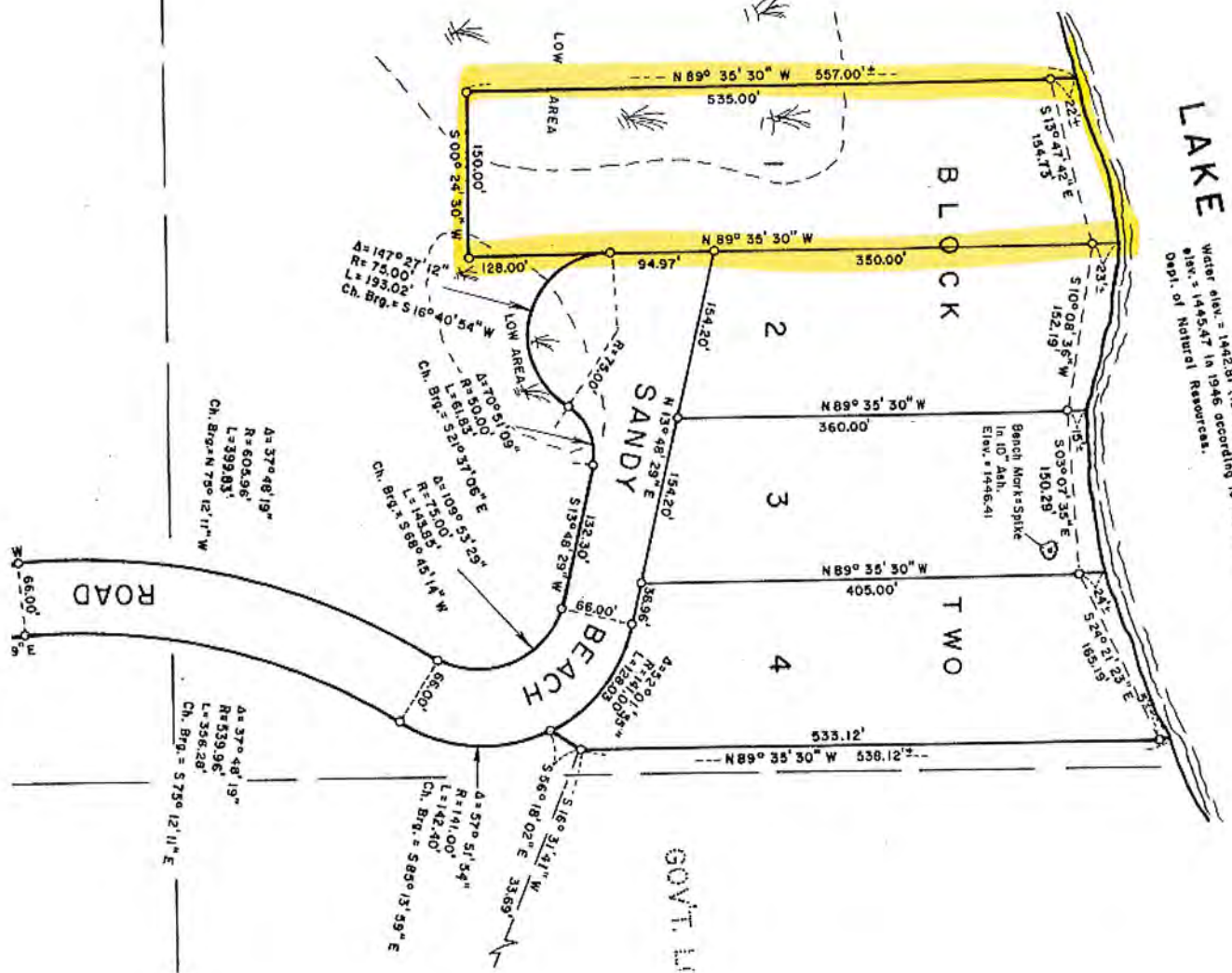


April 27, 1903

12437 5 1/2 1/2 1/2 1/2



Water elev = 1442.81 (1929 ad.) on 4-20-85. Highest known  
elev. = 1445.47 in 1946 according to the records of the Minn.  
Dep't. of Natural Resources.





K-88

Winter also + 1942.61 (1929 coll.) on 4-20-85. Highest known  
also + 1943.47 in 1946 according to the records of the Minn.  
Dept. of Natural Resources.



661693

CERTIFICATE OF REAL  
ESTATE VALUE FILED # 017246

No delinquent taxes and transfer entered  
this 10<sup>th</sup> day of Sept, 2019

Mary Hendrickson

Becker County Auditor/Treasurer

By JS Deputy

10.0585.304

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

Document No. 661693

September 10, 2019 at 11:25 AM

I hereby certify that the within  
instrument was recorded in this office.

Patricia Swenson, County Recorder

By \_SKS\_ Deputy

(Top 3 inches reserved for recording data)

WARRANTY DEED  
Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks  
Form 10.1.5 (2013)

ECRV# 1005789  
DEED TAX DUE: \$2,046.00

DATE: 08/30/2019

A

FOR VALUABLE CONSIDERATION, Anthony G. Jace and Theresa Jace, married to each other ("Grantor"), hereby conveys and warrants to Guy C. Stiening and Kirsten H. Stiening, ("Grantee"), as joint tenants, real property in Becker County, Minnesota, legally described as follows:

Lot Numbered One (1), Block No. Two (2), Cotton East according to the Certified Plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Covenants, Easements and Restrictions of Record, if any

Check applicable box:

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: \_\_\_\_\_).
- ☒ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

BECKER COUNTY DEED TAX

AMT. PD. \$ 2,046.00

Receipt # 721234

Becker County Auditor/Treasurer

chg  
paid  
well



Grantor

Anthony G. Jace  
Anthony G. Jace

\_\_\_\_\_  
Theresa Jace

State of California  
County of San Diego

This instrument was acknowledged before me on 28 day of August, 2019, by Anthony G. Jace and ~~Theresa Jace~~, married to each other, married to Theresa Jace.



Sarah G. Sica, notary public  
(signature of notarial officer)  
Title (and Rank): notary public  
My commission expires: Feb. 2 2023  
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:  
Consolidated Title Services  
828 Minnesota Avenue  
Detroit Lakes, MN 56501  
CL# 191359 rmr SAQ

TAX STATEMENTS FOR THE REAL PROPERTY  
DESCRIBED IN THIS INSTRUMENT SHOULD BE  
SENT TO:  
Guy C. Stiening and Kirsten H. Stiening

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Grantor

~~The Anthony G. Jace~~

Theresa Jace  
Theresa Jace

State of Wisconsin  
County of Waukesha

This instrument was acknowledged before me on 30<sup>th</sup> day of August, 2019, by Anthony ~~G. Jace and Theresa Jace, married to each other~~ Anthony G. Jace.

(Seal, if any)

Theresa M. Nelson  
(signature of notarial officer)

Title (and Rank): Notary public

My commission expires: 06/11/2023  
(month/day/year)

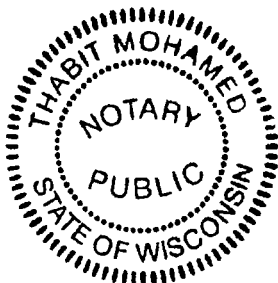
THIS INSTRUMENT WAS DRAFTED BY:  
Consolidated Title Services  
828 Minnesota Avenue  
Detroit Lakes, MN 56501  
CL# 191359 rmr/sas

**TAX STATEMENTS FOR THE REAL PROPERTY  
DESCRIBED IN THIS INSTRUMENT SHOULD BE  
SENT TO:**

Guy C. Stiening and Kirsten H. Stiening

2208 South 10<sup>th</sup> Street

Fargo, ND 58103





**DISCLOSURE STATEMENT: SUBSURFACE  
SEWAGE TREATMENT SYSTEM**

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1. Date 07/05/2019  
2. Page 1 of 3 pages:  
3. THE REQUIRED MAP IS ATTACHED AND MADE A  
4. PART OF THIS DISCLOSURE

5. Property located at 21604 Sandy Beach Lane in the City of Rochert  
6. County of Becker State of Minnesota, legally described as follows or on  
7. attached sheet (the "Property") Lot 1, Block 2, Cotton East, Section 1, Township 139N, Range 40W, Becker County, MN.

8.  
9. This disclosure is not a warranty of any kind by Seller(s) or any licensee(s) representing or assisting any party(ies) in  
10. this transaction, and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

11. **BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE**  
12. **SUBSURFACE SEWAGE TREATMENT SYSTEM AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A**  
13. **CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTION/DEFECTS.**

14. **SELLER'S INFORMATION:** The following Seller disclosure satisfies MN Statutes Chapter 115.55. Seller discloses  
15. the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on  
16. this information in deciding whether and on what terms to purchase the Property. The Seller(s) authorizes any  
17. licensee(s) representing or assisting any party(ies) in this transaction to provide a copy of this statement to any person  
18. or entity in connection with any actual or anticipated sale of the Property.

19. Unless Buyer and Seller agree to the contrary in writing before the closing of the sale, a Seller who fails to disclose  
20. the existence or known status of a subsurface sewage treatment system at the time of sale, and who knew or had  
21. reason to know of the existence or known status of the system, is liable to Buyer for costs relating to bringing the  
22. system into compliance with subsurface sewage treatment system rules and for reasonable attorney fees for collection  
23. of costs from Seller. An action under this subdivision must be commenced within two years after the date on which  
24. Buyer closed the purchase of the real property where the system is located.

25. Legal requirements exist relating to various aspects of location and status of subsurface sewage treatment systems.  
26. Buyer is advised to contact the local unit(s) of government, state agency, or qualified professional which regulates  
27. subsurface sewage treatment systems for further information about these issues.

28. The following are representations made by Seller(s) to the extent of Seller(s) actual knowledge. This information is a  
29. disclosure and is not intended to be part of any contract between Buyer and Seller.

30. **SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:** *(Check the appropriate boxes.)*

31. Seller certifies that the following subsurface sewage treatment system is on or serving the above-described Property.

32. TYPE: *(Check appropriate box(es) and indicate location on attached Location Map.)*

33. ☒ Septic Tank: ☒ with drain field ☐ with mound system ☐ seepage tank ☐ with open end

34. Is this system a straight-pipe system?

☐ Yes

☒ No

☐ Unknown

35. ☐ Sealed System (holding tank)

36. ☐ Other (Describe.): \_\_\_\_\_

37. Is the subsurface sewage treatment system(s) currently in use?

☒ Yes

☐ No

38. Is the above-described Property served by a subsurface sewage treatment system  
39. not located on the Property?

☐ Yes

☒ No

40. If "Yes," please explain: \_\_\_\_\_

41. \_\_\_\_\_

42. If "No," is subsurface sewage treatment system entirely within Property boundary lines,  
43. including set back requirements? YES.

44. Comments: \_\_\_\_\_



46. Property located at 21604 Sandy Beach Lane Rochert MN 56578.
47. Is the subsurface sewage treatment system(s) a shared system? ☐ Yes ☒ No
48. If "Yes,"
49. (1) How many properties or residences does the subsurface sewage treatment system serve?
50. \_\_\_\_\_
51. (2) Is there a maintenance agreement for the shared subsurface sewage treatment system? ☐ Yes ☐ No
52. If "Yes," what is the annual maintenance fee? \$ \_\_\_\_\_
53. **NOTE: If any water use appliance, bedroom, or bathroom has been added to the Property, the system may**
54. **no longer comply with applicable sewage treatment system laws and rules.**
55. Seller or transferor shall disclose to Buyer or transferee what Seller or transferor has knowledge of relative to the
56. compliance status of the subsurface sewage treatment system. See attached.
57. COMPLIANT 6-4-2019
58. \_\_\_\_\_
59. Any previous inspection report in Seller's possession must be attached to this Disclosure Statement.
60. When was the subsurface sewage treatment system installed? October, 2006.
61. Installer Name/Phone Randy Anderson, Anderson On-Site. 218-849-3072.
62. Where is tank located? Off NE Corner of home about 10' from home.
63. What is tank size? 1,500 gallon Thelon Tank, 2 compartments.
64. When was tank last pumped? 2 yrs?
65. How often is tank pumped? " "
66. Where is the drain field located? To NE of home running East & West parallel to North lot line.
67. What is the drain field size? 751 sq. ft., in 4 rock trenches, 12" of rock under the pipe.
68. Describe work performed to the subsurface sewage treatment system since you have owned the Property.
69. NONE.
70. \_\_\_\_\_
71. Date work performed/by whom: 7-8-2019: New LIFT Pump. WARRANTY.
72. \_\_\_\_\_
73. Approximate number of:
74. people using the subsurface sewage treatment system 2-5
75. showers/baths taken per week 12-15
76. wash loads per week \_\_\_\_\_
77. **NOTE: Changes in the number of people using the subsurface sewage treatment system or volume of water**
78. **used may affect the subsurface sewage treatment system performance.**
79. Distance between well and subsurface sewage treatment system? 74 feet.
80. Have you received any notices from any government agencies relating to the subsurface sewage treatment system?
81. (If "Yes," see attached notice.) ☒ Yes ☐ No
82. Are there any known defects in the subsurface sewage treatment system? ☐ Yes ☒ No
83. If "Yes," please explain:
84. System to be certified compliant as requested by Becker County, for all
85. systems on Cotton Lake. Certification to be done as soon as contractor can
- do it. DN -2019



87. Property located at 21604 Sandy Beach Lane Rochert MN 56578

88. **SELLER'S STATEMENT:** *(To be signed at time of listing.)*

89. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s) representing or  
90. assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity in  
91. connection with any actual or anticipated sale of the property. A seller may provide this Disclosure Statement to a real  
92. estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the real estate  
93. licensee representing or assisting a prospective buyer is considered to have been provided to the prospective buyer.  
94. If this Disclosure Statement is provided to the real estate licensee representing or assisting the prospective buyer, the  
95. real estate licensee must provide a copy to the prospective buyer.

96. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed here**  
97. **(new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or**  
98. **enjoyment of the property or any intended use of the property that occur up to the time of closing.** To disclose  
99. new or changed facts, please use the *Amendment to Disclosure Statement* form.

100. (Seller) [Signature] 7-5-19 Theresa Jace 7.5.19  
(Date) (Date) (Date)

101. **BUYER'S ACKNOWLEDGEMENT:** *(To be signed at time of purchase agreement.)*

102. I/We, the Buyer(s) of the property, acknowledge receipt of this *Disclosure Statement: Subsurface Sewage Treatment*  
103. *System and Location Map* and agree that no representations regarding facts have been made other than those made  
104. above.

105. \_\_\_\_\_  
(Buyer) (Date) (Buyer) (Date)

106. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**  
107. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

MN-DS:SSTS-3 (8/17)



**Minnesota Pollution  
Control Agency**

520 Lafayette Road North  
St. Paul, MN 55155-4194

**Compliance Inspection Form**  
**Existing Subsurface Sewage Treatment Systems (SSTS)**

Doc Type: Compliance and Enforcement

Inspection results based on Minnesota Pollution Control Agency (MPCA) requirements and attached forms – additional local requirements may also apply.

Submit completed form to Local Unit of Government (LUG) and system owner within 15 days

For local tracking purposes:



**System Status**

System status on date (mm/dd/yyyy): 6/4/2019

☒ **Compliant – Certificate of Compliance**  
(Valid for 3 years from report date, unless shorter time frame outlined in Local Ordinance.)

☐ **Noncompliant – Notice of Noncompliance**  
(See Upgrade Requirements on page 3.)

**Reason(s) for noncompliance (check all applicable)**

- ☐ Impact on Public Health (Compliance Component #1) – Imminent threat to public health and safety
- ☐ Other Compliance Conditions (Compliance Component #3) – Imminent threat to public health and safety
- ☐ Tank Integrity (Compliance Component #2) – Failing to protect groundwater
- ☐ Other Compliance Conditions (Compliance Component #3) – Failing to protect groundwater
- ☐ Soil Separation (Compliance Component #4) – Failing to protect groundwater
- ☐ Operating permit/monitoring plan requirements (Compliance Component #5) – Noncompliant

**Property Information**

Property address: 21804 Sandy Beach Ln

Parcel ID# or Sec/Twp/Range: 100585304

Property owner: Anthony & Theresa Jace  
or

Reason for inspection: County Request

Owner's phone: 952-292-0989

Owner's representative: \_\_\_\_\_

Representative phone: \_\_\_\_\_

Local regulatory authority: Becker County

Regulatory authority phone: 218-848-7314

Brief system description: Concrete 2 compartment septic tank to gravity rock trench drain field.

Comments or recommendations: \_\_\_\_\_

**RECEIVED**  
**JUN 5 2019**

**ZONING**

**Certification**

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

Inspector name: Scott Ellingson

Certification number: 8571

Business name: Scott's Septic Services, LLC

License number: 3947

Inspector signature: Scott Ellingson

Phone number: 218-205-1667

**Necessary or Locally Required Attachments**

- ☐ Soil boring logs
- ☐ System/As-built drawing
- ☐ Forms per local ordinance
- ☐ Other information (list): \_\_\_\_\_



Property address: 21604 Sandy Beach Ln

Inspector initials/Date: SC 6/4/2019  
(mm/dd/yyyy)

### 1. Impact on Public Health – Compliance component #1 of 5

#### Compliance criteria:

System discharges sewage to the ground surface.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Any "yes" answer above indicates the system is an imminent threat to public health and safety.**

Comments/Explanation:

#### Verification method(s):

- ☒ Searched for surface outlet
- ☐ Searched for seeping in yard/backup in home
- ☐ Excessive ponding in soil system/D-boxes
- ☐ Homeowner testimony (See Comments/Explanation)
- ☐ "Black soil" above soil dispersal system
- ☐ System requires "emergency" pumping
- ☐ Performed dye test
- ☐ Unable to verify (See Comments/Explanation)
- ☐ Other methods not listed (See Comments/Explanation)

### 2. Tank Integrity – Compliance component #2 of 5

#### Compliance criteria:

System consists of a seepage pit, cesspool, drywell, or leaching pit. <i>Seepage pits meeting 7080.2560 may be compliant if allowed in local ordinance.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth. If yes, which sewage tank(s) leaks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Any "yes" answer above indicates the system is failing to protect groundwater.**

Comments/Explanation:

Dropped Camera Inside all looked good.

#### Verification method(s):

- ☒ Probed tank(s) bottom
- ☐ Examined construction records
- ☐ Examined Tank Integrity Form (Attach)
- ☐ Observed liquid level below operating depth
- ☐ Examined empty (pumped) tanks(s)
- ☐ Probed outside tank(s) for "black soil"
- ☐ Unable to verify (See Comments/Explanation)
- ☐ Other methods not listed (See Comments/Explanation)

### 3. Other Compliance Conditions – Compliance component #3 of 5

- a. Maintenance hole covers are damaged, cracked, unsecured, or appear to be structurally unsound. ☐ Yes\* ☒ No ☐ Unknown
- b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety. ☐ Yes\* ☒ No ☐ Unknown  
**\*System is an imminent threat to public health and safety.**

Explain:

- c. System is non-protective of ground water for other conditions as determined by inspector. ☐ Yes\* ☒ No  
**\*System is failing to protect groundwater.**

Explain:

Property address: 21604 Sandy Beach Ln

Inspector initials/Date: SC 06/0/2019  
(mm/dd/yyyy)**4. Soil Separation – Compliance component #4 of 5**Date of installation: 16-2006 ☒ Unknown  
(mm/dd/yyyy)Shoreland/Wellhead protection/Food beverage lodging? ☒ Yes ☐ No**Compliance criteria:**

For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment:

☐ Yes ☐ No

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment:

☒ Yes ☐ No

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.\*

"Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules (7080.2350 or 7080.2400 (Advanced Inspector License required))

☐ Yes ☐ No

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

**Verification method(s):**

Soil observation does not expire. Previous soil observations by two independent parties are sufficient, unless site conditions have been altered or local requirements differ.

☒ Conducted soil observation(s) (Attach boring logs)☐ Two previous verifications (Attach boring logs)☐ Not applicable (Holding tank(s), no drainfield)☐ Unable to verify (See Comments/Explanation)☐ Other (See Comments/Explanation)**Comments/Explanation:**

0"-10" 10yr 3/1 SL Rock Fragments &lt;10

10"-24" 10yr 4/4 S

24"-62" 10yr 5/4 S

62"+ Wet Sand

**Indicate depths or elevations**

A. Bottom of distribution media	22"
B. Periodically saturated soil/bedrock	62"
C. System separation	42"
D. Required compliance separation*	36"

\*May be reduced up to 15 percent if allowed by Local Ordinance.

Any "no" answer above indicates the system is failing to protect groundwater.

**5. Operating Permit and Nitrogen BMP\* – Compliance component #5 of 5** ☒ Not applicableIs the system operated under an Operating Permit? ☐ Yes ☐ No If "yes", A below is requiredIs the system required to employ a Nitrogen BMP? ☐ Yes ☐ No If "yes", B below is required

BMP = Best Management Practice(s) specified in the system design

If the answer to both questions is "no", this section does not need to be completed.

**Compliance criteria**

a. Operating Permit number: \_\_\_\_\_

Have the Operating Permit requirements been met?

☐ Yes ☐ No

b. Is the required nitrogen BMP in place and properly functioning?

☐ Yes ☐ No

Any "no" answer indicates Noncompliance.

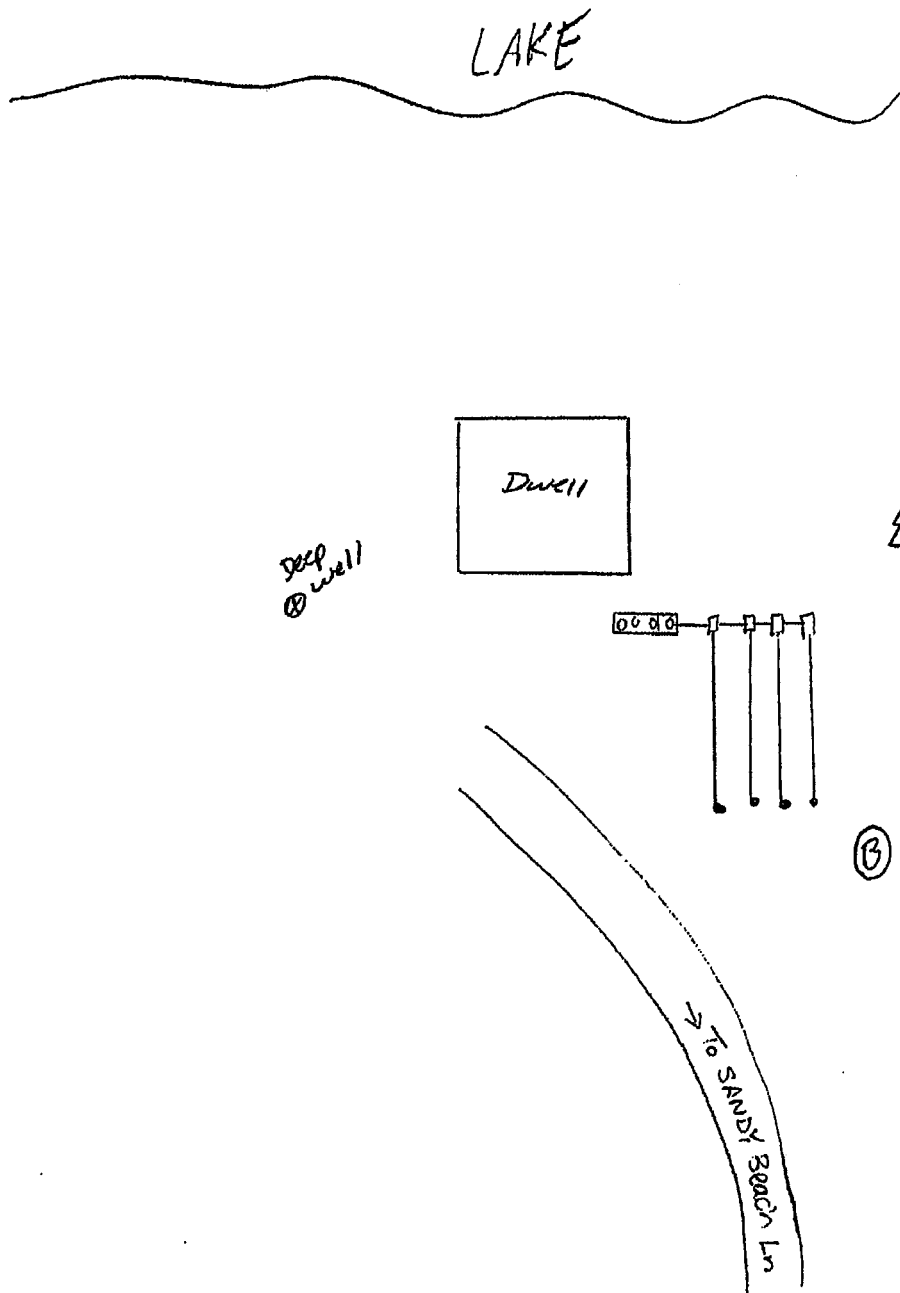
**Upgrade Requirements** (Minn. Stat. § 116.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.



  
Scott Ellingson  
201 Meadow Circle, Ashby, MN 56309  
218-205-1667

PARCEL # 100585304  
YEAR 2019  
SCALE \_\_\_\_\_

SKETCH OF PROPERTY



# LOCATION MAP

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1. Page 1 of 1 pages

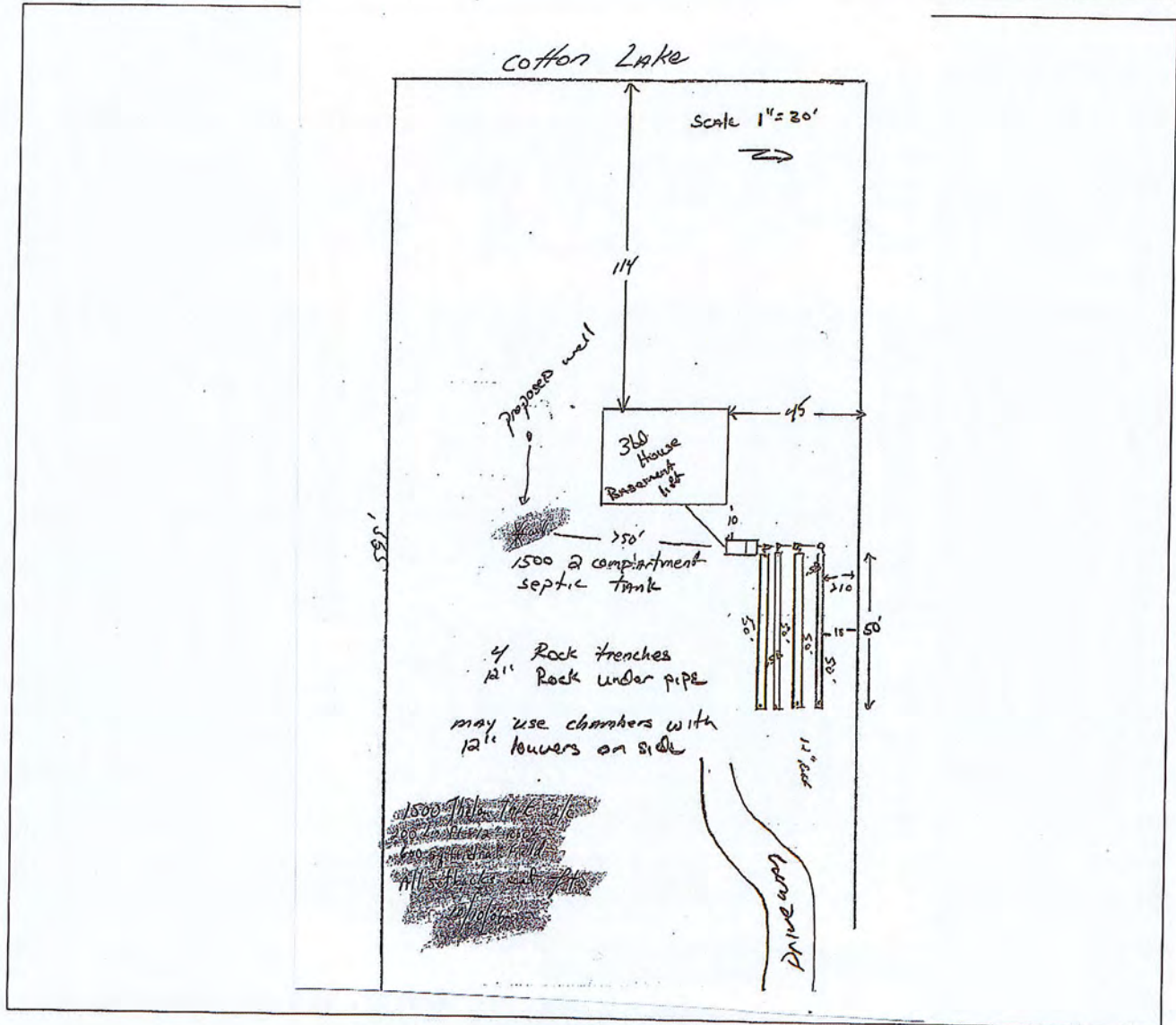
2. Please use the space below to sketch the real property being sold and, to Seller's knowledge, the approximate location of any of the following on the property.

4. ☒ SUBSURFACE SEWAGE TREATMENT SYSTEM ☒ WELL ☐ METHAMPHETAMINE PRODUCTION AREA  
(Check all that apply.)

5. Include approximate distances from fixed reference points such as streets, buildings and landmarks.

6. Property located at 21604 Sandy Beach Lane

7. Rochert, MN 56578







These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Becker County



1:2,113

Date: 4/23/2020

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.





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FDIC [www.mahnomenbank.com](http://www.mahnomenbank.com)  
103 North Main Street - Mahanomen MN - 218-935-5251 and 205 Main Avenue West - Twin Valley MN - 218-584-5161

Toll Free: 877-935-5251

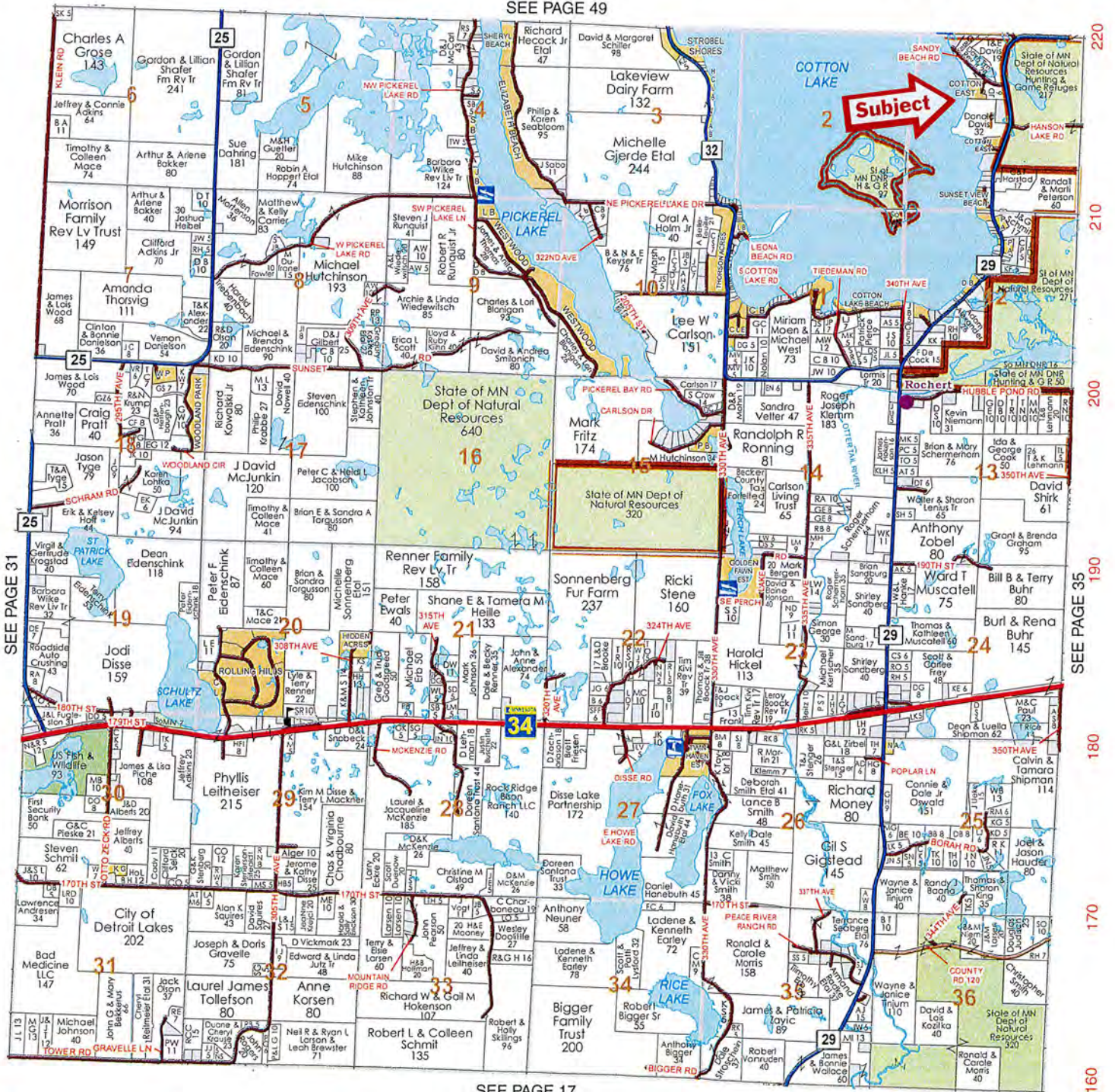
24-Hour TeleBank: 1-800-933-5814

Erie

Township 139N - Range 40W

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SEE PAGE 49



SEE PAGE 17





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

---

### BOARD OF ADJUSTMENT

#### NOTICE OF PUBLIC HEARING

#### \*\*HEARING DATE AND LOCATION\*\*

Thursday, May 14<sup>th</sup>, 2020 @ 7:00 P.M.

#### \*\* VIRTUAL HEARING CONDUCTED VIA MICROSOFT TEAMS MEETING\*\*

**Applicant:** GREG C KRUTSINGER  
PO BOX 55  
WEST FARGO ND 58078

**Project Location:** 15493 SUMMER ISLAND RD  
LAKE PARK, MN

**APPLICATION AND DESCRIPTION OF PROJECT:** Request to modify an existing variance (Doc # 663868) to construct an attached garage to be located at 42 inches, modified from the previously approved 6 feet, from the ROW on a township road, deviating from the required setback of 20 feet from the ROW of a plated township road on a riparian lot. Also requesting a variance to construct an attached garage to be located at 16 inches from the west property line, deviating from the required setback of 8 feet for a substandard 80-foot-wide lot.

**LEGAL LAND DESCRIPTION:** Tax ID number: 17.1158.000; Section 06 Township 138 Range 042; SUMMER ISLAND 138 42 Block 001; LOT 16 & RESTRICTED DRIVE; LAKE EUNICE.

\*\* In response to the COVID-19 public health emergency declared by Governor Walz, the May Board of Adjustments Hearing will be conducted via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use conference ID: 866 667 95# or to access the meeting virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustments Public Hearing Link".

**Replies/Comments:** Public testimony regarding this application will only be received by email, in writing, or by participating in the remote public hearing. Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.



## Variance Application Review

Permit # VAR2020-31

### Property and Owner Review

Parcel Number(s): 171158000

Owner: GREG C KRUTSINGER

Township-S/T/R: LAKE EUNICE-06/138/042

Mailing Address:

GREG C KRUTSINGER

PO BOX 55

WEST FARGO ND 58078

Site Address: 15493 SUMMER ISLAND RD

Lot Recording Date:

Original Permit Nbr: 205

Legal Descr: Block 001 of SUMMER ISLAND 138 42 LOT 16 & RESTRICTED DRIVE

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: **Requesting 16" and 36" from side property line and 42" from road right of way. We did not know where the exact pin/property line was regarding the points in question at the prior variance meeting. We were given general and approximate locations by the home owners. As a result we ended up closer than what the original variance was for. Request to modify an existing variance (Doc # 663868) to construct an attached garage to be located at 42 inches, modified from the previously approved 6 feet, from the ROW on a township road, deviating from the required setback of 20 feet from the ROW of a plated township road on a riparian lot. Also requesting a variance to construct an attached garage to be located at 16 inches from the west property line, deviating from the required setback of 8 feet for a substandard 80-foot-wide lot.**

OHW Setback:

Side Lot Line Setback: 16" and 36"

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 42"

Road Type: Township

Existing Imp. Surface Coverage: 16

Proposed Imp. Surface Coverage: 24.5

Existing Structure Sq Ft: 960

Proposed Structure Sq Ft: 1536

Existing Structure Height: 21

Proposed Structure Height: 21

Existing Basement Sq Ft: 960

Proposed Basement Sq Ft: 960

Change to roofline? No

Change to main structural framework? No

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **There will be measures taken to prevent any storm water run off.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **There will not be anything done to impact the lake or neighbors.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **We would like to get a extra three feet of height to get more usable space under the cabin.**

4. Are there circumstances unique to the property? **No**

Explain: **Its a substandard lot so the set backs are close.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **There are similar structures with the same set backs. Nothing will change other than raising the structure three feet.**



**Field Review Form (Post-Insp)****Permit # SITE2019-205****Property and Owner Review**

Parcel Number: <b>171158000</b>	Inspector Notes:
Owner: <b>GREG C KRUTSINGER</b>	
Township-S/T/R: <b>LAKE EUNICE-06/138/042</b>	
Site Address: <b>15493 SUMMER ISLAND RD</b>	Does posted address sign match site address? <b>Y N</b>

**Dwelling Proposed Review**Dwelling/related structure (1A): **Addition or Repairs to Existing Home**

- Existing Dimensions: **24 x 40**
- Proposed Dimensions: **same**
- Proposed Roof Changes? **No**

Attached Garage (1B): **New Attached Garage**

- Existing Dimensions: **none existing**
- Proposed Dimensions: **24x24**
- Proposed Roof Changes? **N/A**

Other dwelling related improvements (1C): **Other**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1D): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info: **Put a new foundation under the home and raising it from a five foot basement to eight feet**

Inspector Notes:

**Non-Dwelling Proposed Review**

Non-dwelling related project (2A):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:

## Setback Review

Road Type/Measurement From: <b>Public/Township Rd - Right of Way</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: <b>42 inches to attached garage to ROW/flush with front of house per variance approval</b> - Non-dwelling: <b>na</b>	Post-Inspection: - Dwell: - Non:	Lake Name: <b>Leif (Lake Eunice, Cormorant, &amp; Audubon) [RD]</b> River Name:	
Side setback: - Dwelling: <b>16 inches to west side property line- per variance request</b> - Non-dwelling: <b>n/a</b>	Post-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: <b>NA</b> - Non-dwelling: <b>none</b>	Post-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: <b>21 to the house and about 32 to the attached garage; flush with front of house per variance approval</b> - Non-dwelling: <b>none</b>	Post-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: <b>10</b> - Non-dwelling: <b>none</b>	Post-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: <b>none</b> - Non-dwelling: <b>none</b>	Post-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: <b>none</b> - Non-dwelling: <b>none</b>	Post-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: <b>none</b> - Non-dwelling: <b>none</b>	Post-Inspection: - Dwell: - Non:
Well setback: - Dwelling: <b>10</b> - Non-dwelling: <b>none</b>	Post-Inspection: - Dwell: - Non:		

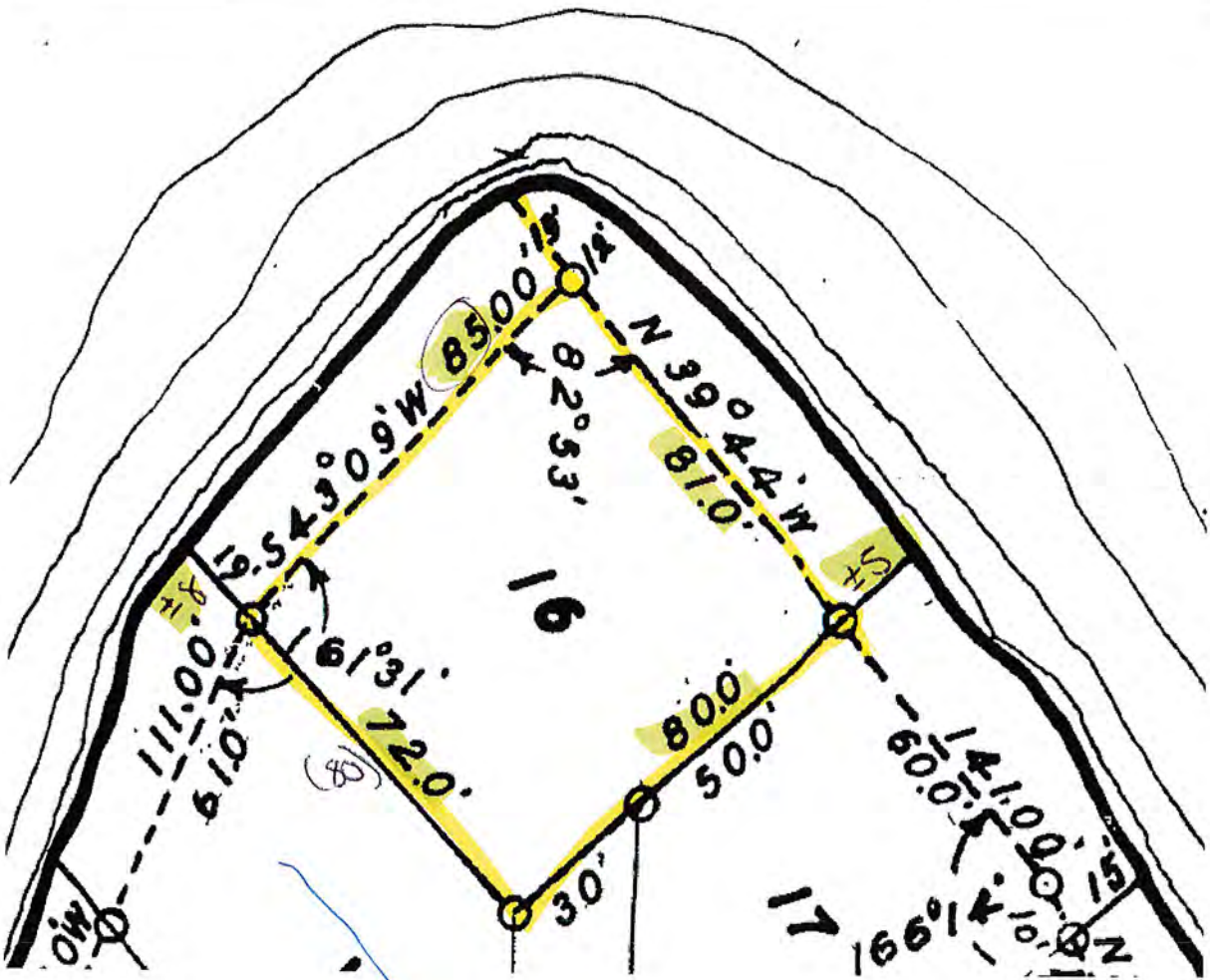
Inspector Notes:

## Other Information Review

Setback Averaging (if applicable): - Structure type used: - Setback of LEFT like structure: - Setback of RIGHT like structure: - Inspector calculated lake setback (Avg + 20):	
Any other impervious surface coverage not noted on application? Pre-Insp: <b>House 24 x 30=720 Porch 10x24=240 Driveway 15 x 30=450</b> Post-Insp:	
Mitigation required? <b>Impervious Surface Mitigation is required</b> * Lake setback mitigation: 1) Vegetative buffer installed size: 2) Moving structure closer to standard setback than original proposal: 3) Removing existing structure from shore impact zone: * Impervious surface mitigation: 1) Reduce impervious surface coverage listed on original proposal: <b>gutter French drain house garage and porch per variance must also install a 1 foot berm along both lake sides along with gutters to down spouts to french drains on all structures.</b> 2) Mitigating through use of stormwater management (credits): <b>50 credit units (1750 sq ft of surface area diverted)</b> 3) Mitigating by berm installation (size): 4) Removal of existing structure from shore impact zone:	







Sides Measured by contractor

85

81

85

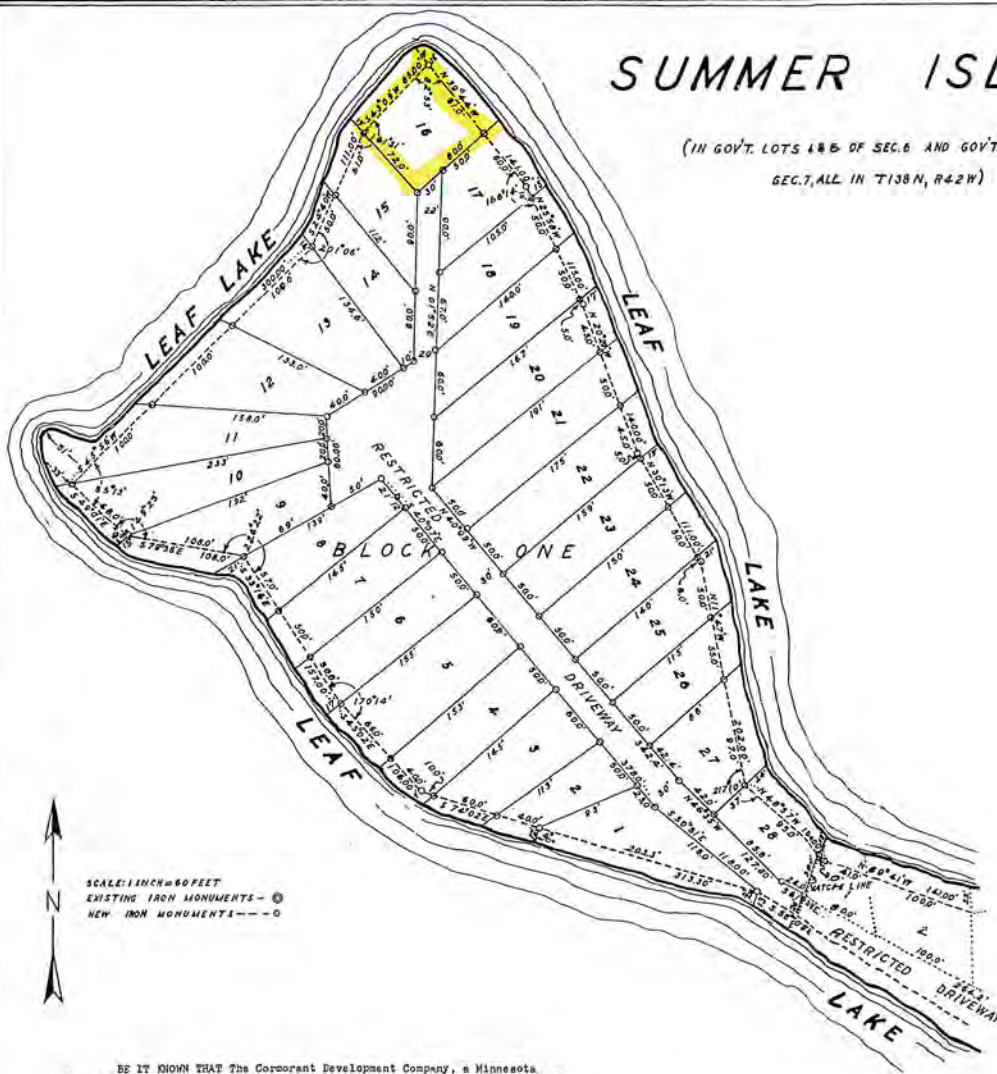
80

6,842 sq ft



# SUMMER ISLAND

(IN GOV'T. LOTS 4 & 6 OF SEC. 6 AND GOV'T. LOT 1 OF  
SEC. 7, ALL IN T138N, R42W)



SCALE: 1 INCH = 60 FEET  
EXISTING IRON MONUMENTS - (C)  
NEW IRON MONUMENTS - (D)

BE IT KNOWN THAT The Cormorant Development Company, a Minnesota Corporation, owner and proprietor of that part of Government Lot Six (6) of Section Six (6) and of Government Lot One (1) of Section Seven (7), both in Township One Hundred Thirty-eight (138) North, Range Forty-two (42) West of the Fifth (5th) Principal Meridian in Minnesota, which is located East of a line drawn parallel with and ten hundred fifty (1050.0) feet distant East of the West line of aforementioned Section 6; said line to extend from the water's edge of Big Cormorant Lake and North to the water's edge of Leaf (Longline) Lake; but EXCEPTING THEREFROM that portion of Government Lot Six (6) in said Section Six (6) which lies Southerly and/or Easterly of a line described as follows, to-wit:

Beginning at a point located as follows: Commencing at Meander Corner #59 on the South line of said Section 6; thence proceeding East 325.00 feet to the South line of said Section 6 to an iron monument; thence proceeding North 26° 55' West 458.00 feet to a point; thence proceeding South 75° 06' West 80.0 feet to an iron stake set at an old fence line running North and South through the said point of beginning; thence running South 77° 06' West 570.5 feet to an iron stake; thence running South 35° 01' West 143.00 feet to an iron stake at the Northwest corner of a tract of land described in a Warranty Deed filed for record in Book 131 of Deeds at page 369; thence running South 00° 06' East 154.00 feet, more or less, to the water's edge of Big Cormorant Lake;

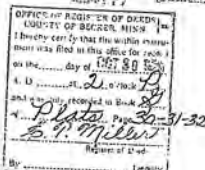
ALSO Government Lot Four (4) of said Section Six (6), but EXCEPTING therefrom that portion of Government Lots 4 and 6 of said Section 6 lying and being situated East of a line described as follows: Beginning at the aforesaid point of beginning of the aforesaid line; thence running North a distance of 2217.60 feet, more or less, to the water's edge of Leaf Lake.

has caused the said land to be surveyed and platted into lots in Five (5) Blocks, Three (3) Outlots, Restricted or Easement Driveways, and Roadways, which roadways are hereby dedicated to the public use forever; Lot Thirteen (13) of Block Five (5) shall be reserved as a landing or access area to the waters of Big Cormorant Lake, said use and ownership to be restricted to and a privilege of the owners of any portion of land in the herein called 'Summer Island' subdivision; all to be known as SUMMER ISLAND and all as shown on the herein plat.

IN WITNESS WHEREOF, the said Corporation has caused this plat to be executed in its corporate name by its President and its Secretary, this 4th day of October, 1961.

In Presence of:  
Helen Kadow  
C. D. Miller  
CORPORATE  
SEAL

THE CORMORANT DEVELOPMENT COMPANY  
by Leif D. Thrane, its President  
by Jerome D. Lens, its Secretary



State of Minnesota  
County of Becker

On this 4th day of October, 1961, before me, Register, within and for said County, personally appeared Leif D. Thrane and Jerome D. Lens to me personally known, who being each by me duly sworn, did say that they are respectively the President and Secretary of THE CORMORANT DEVELOPMENT COMPANY, the Corporation named in the foregoing instrument, that said instrument was signed in behalf of said Corporation by authority of its Board of Directors and said Leif D. Thrane and Jerome D. Lens acknowledged said instrument to be the free act and deed of said Corporation.

C. D. Miller  
E. T. MILLER  
REGISTER OF DEEDS,  
Becker County, Minn.

I HEREBY CERTIFY that I made the survey of SUMMER ISLAND in accordance with the provisions of the statute pertaining to such surveys, that this plat is a correct representation of the survey, that all distances are correctly shown, that the monuments for guidance of future surveys have been correctly placed as shown, that the outside boundary lines are correctly designated, that there are no wet lands and that there are no public roads except as shown on the herein plat.

Subscribed and sworn to before me this 4th day of October, 1961.

C. D. Miller  
E. T. MILLER  
REGISTER OF DEEDS,  
Becker County, Minn.

The annexed plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 4th day of October, 1961.

ATTEST:  
Paul G. Randolph  
County Assessor

Paul G. Randolph  
Chairman of County Board

Tested and True: Paul G. Randolph  
this 4th day of OCTOBER, 1961

I hereby certify that this plat was filed in the 12th District within the past 30 days of October 1961.  
John C. Gandy County Clerk

# Mitigation Worksheet

YEAR	
SCANNED	

Applicant: Greg Krutinger Parcel #: 17.1158.000  
Legal Description: \_\_\_\_\_

Lake Name: Lief Lake Lake Classification: Recreation  
Property Dimensions:  
Roadside Width: 85 Depth Side 1: 80  
Lakeside Width: 85 + 81 Depth Side 2: —  
Total Lot Area: 6,842 Sq Feet

## DETERMINING THE LAKE SETBACK

Mitigation may allow for you to build closer to the lake than the normally required setback. Mitigation will not allow anything to be built in the Shore Impact Zone. Also, even with mitigation, the landowner will be required to remain behind the setback average plus 20 ft. This is an imaginary line determined by averaging the distance that runs from the lake structure that is closest to you on your neighbor's property to the right and the lake structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: \_\_\_\_\_  
Proposed Setback: --

Difference: = \_\_\_\_\_ Credit Units Required for Mitigation

## MITIGATING THE DIFFERENCE OF THE LAKE SETBACK

**Vegetative Buffer:** Establishing a vegetative buffer adjacent to the Ordinary High Water level and parallel to the shoreline that is at least 20 linear feet by 15 feet deep is worth 10 credit units.

- An additional 10 credit units may be gained for each shoreline increment that is 10 feet linear by 15 feet deep (Ex:  $30 \times 15 = 20$  Credit Units).
- An additional 10 credit units may also be gained for each 10 foot linear segment of the buffer that is expanded to 25 feet deep (Ex:  $20 \times 25 = 30$  Credit Units).

Size of Buffer: \_\_\_\_\_  
Credit Units gained from buffer: \_\_\_\_\_

**Structure Setback:** One credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.

Ft / Credit Units gained: \_\_\_\_\_

**Shore Impact Zone Removal:** See description on next page.

Credit Units gained: \_\_\_\_\_

-----  
Total Mitigation Credits Gained: \_\_\_\_\_



On substandard size lots, surface coverage over 15% must be offset with mitigation. Impervious surface is not allowed to exceed 25% of any lot. Impervious surface includes structures or anything that reduces or prevents the infiltration of water, such as: driveways (asphalt / class 5); parking areas; concrete; impervious pavers; walks; decks; patios; houses; garages, etc.

Threshold Coverage: - 15 %

\_\_\_\_\_

**Reduce Impervious Surface Coverage:** 5 credit units is allowed for each percentage point reduction in coverage between 15 and 25 percent.

**Stormwater Management:** If water runoff is diverted into an approved onsite stormwater management system, 10 credit units may be gained for each 350 sq ft of surface area from which the runoff is contained on the property.

700 Sq Ft of Surface Area Diverted = 20 Credit Units Gained

**Berm:** If a berm is established that is not less than 12 inches above grade and parallel to the shoreline to contain / control stormwater runoff, 10 Credit Units is allowed for every 25 feet of protected shoreline. This option is only available to properties of less than 8% grade to the lake.

50 Feet of protected Shoreline = 20 Credit Units Gained

Credit Units Gained

Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

Mitigation credit is allowed for Shore Impact Zone removals. 5 Credit Units will be allotted for each 50 square feet of removal. *These Credit Units may be used in mitigating either the structure setback or the impervious surface coverage, but may only be used once.*

**Please  
Sign**

The mitigation options selected above are documented by an approved site and / or stormwater management plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker County. These mitigations will be deed recorded to remain with the property through subsequent ownerships.

Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

576 gr  
960 new  

---

1536

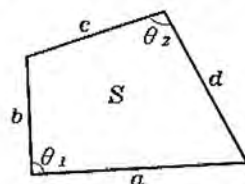
Also Per  
Variance approval  
must have 10 ft berm  
along whole lakeside.



### Area of a quadrilateral Calculator

Home / Mathematics / Area

Calculates the area and perimeter of a quadrilateral given four sides and two opposite angles.

side a side b side c side d sum of angles  $\theta_1 + \theta_2$  






area S **6842.381616623**perimeter L *Bretschneider's formula*

$$(1) \text{ area : } S = \sqrt{(s-a)(s-b)(s-c)(s-d) - abcd \cos^2 \frac{\theta}{2}}$$

$$s = \frac{a+b+c+d}{2}, \quad \theta = \theta_1 + \theta_2$$

$$(2) \text{ perimeter : } L = 2s = a + b + c + d$$

Customer Voice

Questionnaire

FAQ

#### Area of a quadrilateral

[1-10] / 358

Disp-Num  


[1] 2019/10/08 05:29 Female / 20 years old level / An office worker / A public employee / Very /

Purpose of use Finding lot area to show compliance with flood and zoning ordinances.

[2] 2019/10/07 08:17 Male / 40 years old level / An engineer / Very /

Purpose of use Calculate square footage of flooring for greenhouse to maximize solar radiation storage.

[3] 2019/10/02 05:21 Male / 60 years old level or over / A retired person / Very /

Purpose of use To measure the size of a plot of land to determine the quantity of grass seed required for a lawn.

[4] 2019/07/31 01:07 Male / 20 years old level / High-school/ University/ Grad student / Useful /

Purpose of use land measurement

[5] 2019/07/29 12:54 Male / 40 years old level / Self-employed people / Very /

Purpose of use land area calculation

#### Bookmarks

Not registered.

#### History

Area of a quadrilateral

#### Related Calculator

Area of an equilateral triangle

Area of a triangle given base and height

Area of a triangle given sides and angle

Area of a triangle (Heron's formula)

Area of a triangle given base and angles

Area of a square

Area of a rectangle

Area of a trapezoid

Area of a rhombus

Area of a parallelogram given base and height

Area of a parallelogram given sides and angle

Area of a cyclic quadrilateral

Area of a quadrilateral

Area of a regular polygon

Side of polygon given area

Area of a circle

Radius of circle given area

Area of a circular sector

Area of an arch given angle

Area of an arch given height and radius

Area of an arch given height and chord

Area of an ellipse

Area of an elliptical sector

Area of an elliptical arch

Area of a parabolic arch

Area of a hyperbolic sector

Area of a hyperbolic arch

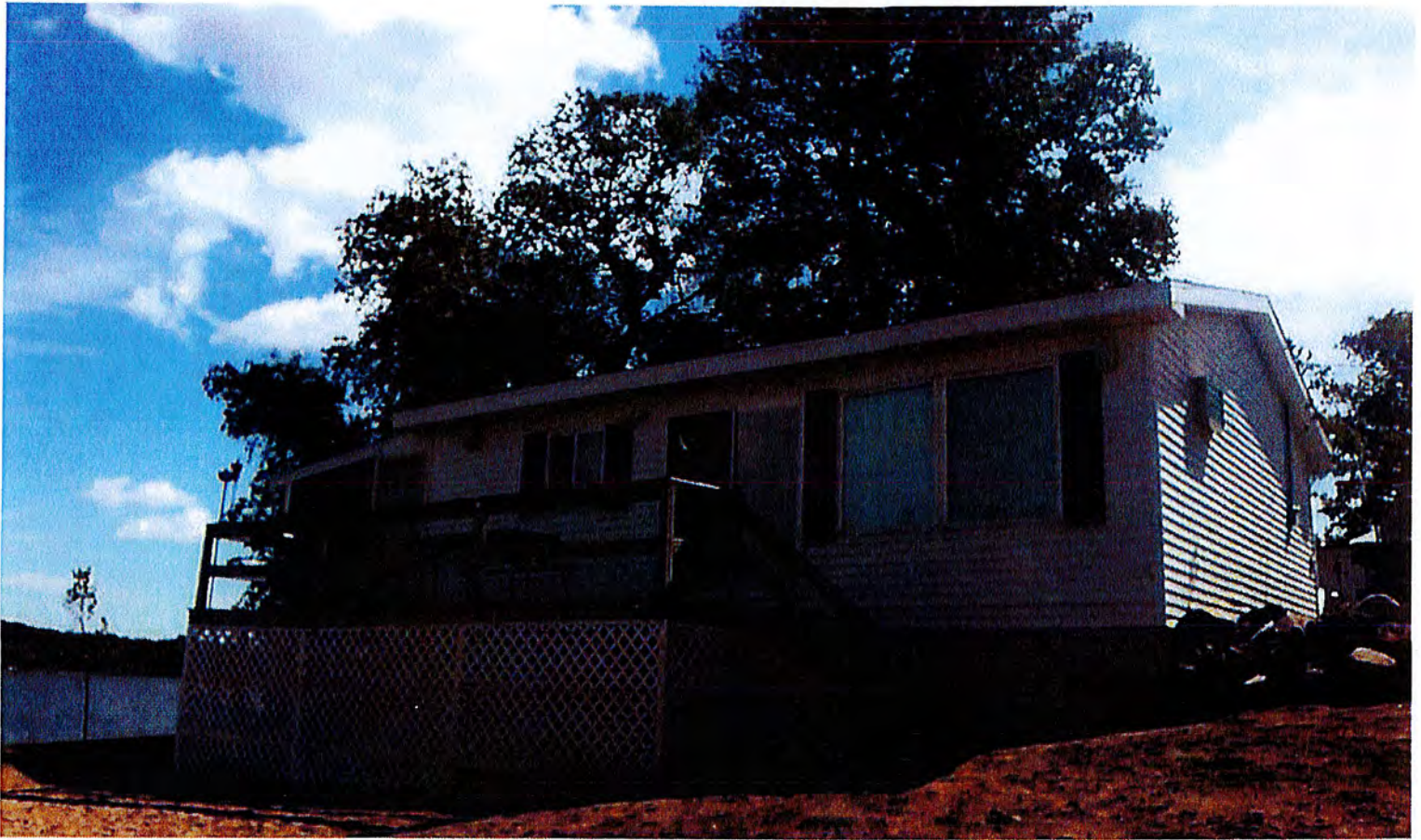


image printed on 10/14/2019 at 10:18 AM

Parcel: 17.1158.000, Photo 2 of 3

Taken: 08/24/2016, Last edit: 08/24/2016

Notes:



Patricia Swenson, County Recorder  
By SKS Deputy

Kyle Vareberg  
Planning and Zoning Administrator




BOARD OF ADJUSTMENT MEETING

July 17, 1973 - 7:30 P.M.,

MEMBERS PRESENT: Louis Suda, O. Ray Hanson, Floyd Svenby, Secretary;  
Mark Kuehne, Building Inspector;


FIRST ORDER OF BUSINESS: Application by Milton Olson for a Conditional

Use Permit to place a Used Mobile Home on property described as Beg 14.3 AC in S Pt of Lot 1 & N Pt Lot 2 having 242.11 ft. on lk in Section 34, Cormorant Township. Mr. Warling and Mr. Sandvik spoke in objection to a mobile home park on this land. It was explained that Mr. Olson was only applying for a permit for one mobile home, for his own use. Motion by Louis Suda to allow Mr. Olson to place one mobile home on above property as shown on sketch. SECONDED by O. Ray Hanson. Carried. 


SECOND ORDER OF BUSINESS: Mr. and Mrs. Walter Reich asked the Board to

reconsider the variance of the cottage location on Lot 25 of Haugan Beach. Their request was turned down at the meeting June 5, 1973. Louis Suda moved to table the application until Larry Buboltz was present. SECONDED by O. Ray Hanson. Carried.


THIRD ORDER OF BUSINESS: PUBLIC HEARING: Application by Mr. E.J. Reich


to place mobile home on following described property, S 500' of SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  W of River in Section 14, Erie Township. As there was no objections, a motion was made by Louis Suda to approve the permits. SECONDED by O. Ray Hanson. Carried. 


FOURTH ORDER OF BUSINESS: Application by David Herringer to build

an addition to lake home; 42 feet from lake. Motion by Louis Suda to approve 42 foot set back, and in line with adjoining homes. SECONDED by O. Ray Hanson. Carried. 

FIFTH ORDER OF BUSINESS: Application for a variance by Mr. David Knutson

to build addition to home 60 feet from high water mark of Floyd Lake. Lot 10, Block 1, Oakland Beach. Motion by Louis Suda to approve variance as Knutson home would then be in line with other buildings to the South. SECONDED by O. Ray Hanson. Carried. 

SIXTH ORDER OF BUSINESS: Conditional Use to allow placement of Boathouse 

on the following: Stanley Brewer, on property described as Lot 8, Block 2, Bijou Heights, Lake Park Township, and John Falke, on property described as Lot 8, Sauer Christiana Beach, Section 32, Detroit Township. As there were no objections from adjoining property owners, a motion was made by Louis Suda to approve permits. SECONDED by O. Ray Hanson. Carried. 

SEVENTH ORDER OF BUSINESS: Public Hearing: Application for Conditional

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Petition by Raymond H. Nyhof for a Conditional Use Permit in a Lakeshore Residential District, to allow placement of a mobile home on property described as Lot 19, Blue Water Bay, in Section 19, Lake Eunice Township. ←

Petition by John N. Brentson for a Conditional Use Permit in a General Residential District, to allow placement of a mobile home on property described as Beg. 874.25 ft., N 1746.06 ft. NE & 216.71 ft. E'ly of S¼ Corner Sec th NE 253.32 ft. NW 221.24 ft. to 1k SW Al Lk to Pt. N of beg. & SE 187.23 ft. to beg. (Pt. Lot 1) Section 13, Shell Lake Twp. ←

Petition by Edgar R. Huggins for a Conditional Use Permit in a General Residential District to allow placement of a mobile home on property described as Outlot A of Oak Knolls Acres, Lots 6 and 7, of Section 17 Osage Township. ←

Petition by Henry Kragnes for a Conditional Use Permit in a General Residential District to allow placement of a mobile home on property described as E 100 ft. of Lot 6, less N 225' in Section 8, Round Lake Twp.

Petition by Leland Anderson for a Conditional Use Permit in a General Residential District to allow placement of a mobile home on property described as Lot 2, Sherbrook Beach, 3rd Addition, in Cormorant Twp. ←

→ Petition by Edward K. Saba for a Conditional Use Permit in a General Residential District to allow placement of a mobile home on property described as Lot 3, Sauer Beach, Lake View Township.

Petition by John Fjelstad for a Conditional Use Permit in a General Residential District to allow placement of a mobile home on property described as E 75' of Lot 11 and Road Rights, in Section 6, Round Lake Township. As there were no objections to placement of mobile homes, Louis Suda moved to approve permits; Seconded by O. Ray Hanson. Carried. ←

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to build a home on Lot 16, Summer Island Beach, Leaf Lake. Louis Suda, moved to approve, subject to the following: No drainfield, Holding Tank Only, no other buildings could be located on any part of the lot. SECONDED by O. Ray Hanson. Carried. ←

NINTH ORDER OF BUSINESS: Application by John Aabye for a Variance from

set back from township road. Lot 3 Sandy Beach Park. 138-42. Louis Suda moved to approve 26 ft. from road, if road or lot lines are changed Mr. Aabye will have to stand the expense of moving his buildings. SECONDED by O. Ray Hanson. Carried. ←

TENTH ORDER OF BUSINESS: Application for a Variance by Altenburg, Bernard

to build 90 feet from high water mark. Motion by Louis Suda to approve. SECONDED by O. Ray Hanson. Carried. ←



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555475

No delinquent taxes and transfer entered  
this 18 day of January, 2008  
Ryan D. Tanger  
Becker County Auditor/Treasurer  
By KO Deputy

17.1158.000

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
Document No. 555475

January 18, 2008 at 3:20 PM  
I hereby certify that the within  
instrument was recorded in this office.

Darlene Maneval, County Recorder

By SKS Deputy

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65

Receipt # 381311  
Becker County Auditor/Treasurer

QUIT CLAIM DEED

Individual(s) to Individual(s)

DEED TAX DUE HEREON: \$1.65

Date: January 8, 2008

FOR VALUABLE CONSIDERATION, Lynette Kay Krutsinger, a single person, Grantor,  
hereby CONVEYS and QUITCLAIMS to Greg C. Krutsinger, Grantee, real property  
in Clay County, Minnesota, described as follows:

Lot Numbered Sixteen (16), Block 1, Summer Island, Becker  
County, Minnesota,

together with all hereditaments and appurtenances belonging thereto, but  
subject to the lien of all unpaid special assessments.

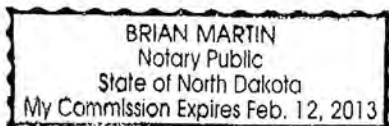
The sale price or other consideration given for this property was \$500 or  
less.

Lynette Krutsinger  
Lynette Kay Krutsinger

STATE OF NORTH DAKOTA )  
COUNTY OF CASS ) ss

The foregoing instrument was acknowledged before me this 8th day of  
January, 2008, by Lynette Kay Krutsinger, Grantor, a single person.

(SEAL)



Brian Martin  
Notary Public

2-12-2013

chg  
paid  
well  
non/std  
extra

THIS INSTRUMENT WAS DRAFTED BY:

Robert Schultz  
MN License No.#183155  
Conmy Feste Ltd.  
To P.O. Box 2686  
Fargo, ND 58108-2686  
(701) 293-9911

SEND TAX STATEMENTS TO:

Greg C. Krutsinger  
322 Forrest Avenue  
Fargo, ND 58102





**Minnesota Pollution  
Control Agency**

520 Lafayette Road North  
St. Paul, MN 55155-4194

**Compliance Inspection Form**  
**Existing Subsurface Sewage Treatment Systems (SSTS)**

Doc Type: Compliance and Enforcement

**Inspection results** based on Minnesota Pollution Control Agency (MPCA) requirements and attached forms – additional local requirements may also apply.

**Submit completed form to Local Unit of Government (LUG) and system owner within 15 days**

For local tracking purposes:

**RECEIVED**

**APR 23 2015**

**ZONING**

**System Status**

System status on date (mm/dd/yyyy): 4-20-2015

☒ **Compliant – Certificate of Compliance**  
(Valid for 3 years from report date, unless shorter time frame outlined in Local Ordinance.)

☐ **Noncompliant – Notice of Noncompliance**  
(See Upgrade Requirements on page 3.)

**Reason(s) for noncompliance (check all applicable)**

- ☐ Impact on Public Health (Compliance Component #1) – Imminent threat to public health and safety
- ☐ Other Compliance Conditions (Compliance Component #3) – Imminent threat to public health and safety
- ☐ Tank Integrity (Compliance Component #2) – Failing to protect groundwater
- ☐ Other Compliance Conditions (Compliance Component #3) – Failing to protect groundwater
- ☐ Soil Separation (Compliance Component #4) – Failing to protect groundwater
- ☐ Operating permit/monitoring plan requirements (Compliance Component #5) – Noncompliant

**Property Information**

Parcel ID# or Sec/Twp/Range: 171158000

Property address: 15493 Summer Island Rd

Reason for inspection: Madeh

Property owner: Greg Knutsinger

Owner's phone: 701-238-7000

or

Owner's representative: \_\_\_\_\_

Representative phone: \_\_\_\_\_

Local regulatory authority: \_\_\_\_\_

Regulatory authority phone: \_\_\_\_\_

Brief system description: 1000 gal holding Tank

Comments or recommendations: P.O. Box 55  
West Fargo, ND 58078

**Certification**

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

Inspector name: Jon E. Eysen

Certification number: \_\_\_\_\_

Business name: \_\_\_\_\_

License number: 478

Inspector signature: Jon E. Eysen

Phone number: \_\_\_\_\_

**Necessary or Locally Required Attachments**

- ☐ Soil boring logs
- ☒ System/As-built drawing
- ☐ Forms per local ordinance
- ☐ Other information (list): \_\_\_\_\_

## 1. Impact on Public Health – Compliance component #1 of 5

### Compliance criteria:

System discharges sewage to the ground surface.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Any "yes" answer above indicates the system is an imminent threat to public health and safety.**

Comments/Explanation:

### Verification method(s):

- ☒ Searched for surface outlet
- ☒ Searched for seeping in yard/backup in home
- ☐ Excessive ponding in soil system/D-boxes
- ☐ Homeowner testimony (See Comments/Explanation)
- ☐ "Black soil" above soil dispersal system
- ☐ System requires "emergency" pumping
- ☐ Performed dye test
- ☐ Unable to verify (See Comments/Explanation)
- ☐ Other methods not listed (See Comments/Explanation)

## 2. Tank Integrity – Compliance component #2 of 5

### Compliance criteria:

System consists of a seepage pit, cesspool, drywell, or leaching pit. <i>Seepage pits meeting 7080.2550 may be compliant if allowed in local ordinance.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth. If yes, which sewage tank(s) leaks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Any "yes" answer above indicates the system is failing to protect groundwater.**

Comments/Explanation:

### Verification method(s):

- ☒ Probed tank(s) bottom
- ☒ Examined construction records
- ☐ Examined Tank Integrity Form (Attach)
- ☐ Observed liquid level below operating depth
- ☐ Examined empty (pumped) tanks(s)
- ☐ Probed outside tank(s) for "black soil"
- ☐ Unable to verify (See Comments/Explanation)
- ☐ Other methods not listed (See Comments/Explanation)

## 3. Other Compliance Conditions – Compliance component #3 of 5

- a. Maintenance hole covers are damaged, cracked, unsecured, or appear to be structurally unsound. ☐ Yes\* ☒ No ☐ Unknown
- b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety. ☐ Yes\* ☒ No ☐ Unknown
- \*System is an imminent threat to public health and safety.**

Explain:

- c. System is non-protective of ground water for other conditions as determined by inspector. ☐ Yes\* ☒ No
- \*System is failing to protect groundwater.**

Explain:



#### 4. Soil Separation – Compliance component #4 of 5

Date of installation: \_\_\_\_\_ ☐ Unknown  
(mm/dd/yyyy)

Shoreland/Wellhead protection/Food beverage lodging? ☐ Yes ☐ No

##### Compliance criteria:

For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment: ☐ Yes ☐ No

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment: ☐ Yes ☐ No

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.\*

"Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules (7080.2350 or 7080.2400 (Advanced Inspector License required) ☐ Yes ☐ No

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

**Any "no" answer above indicates the system is failing to protect groundwater.**

##### Verification method(s):

Soil observation does not expire. Previous soil observations by two independent parties are sufficient, unless site conditions have been altered or local requirements differ.

- ☐ Conducted soil observation(s) (Attach boring logs)
- ☐ Two previous verifications (Attach boring logs)
- ☐ Not applicable (Holding tank(s), no drainfield)
- ☐ Unable to verify (See Comments/Explanation)
- ☐ Other (See Comments/Explanation)

##### Comments/Explanation:

##### Indicate depths or elevations

A. Bottom of distribution media	
B. Periodically saturated soil/bedrock	
C. System separation	
D. Required compliance separation*	

\*May be reduced up to 15 percent if allowed by Local Ordinance.

#### 5. Operating Permit and Nitrogen BMP\* – Compliance component #5 of 5 ☐ Not applicable

Is the system operated under an Operating Permit? ☐ Yes ☐ No If "yes", A below is required

Is the system required to employ a Nitrogen BMP? ☐ Yes ☐ No If "yes", B below is required

BMP = Best Management Practice(s) specified in the system design

**If the answer to both questions is "no", this section does not need to be completed.**

##### Compliance criteria

a. Operating Permit number: \_\_\_\_\_ ☐ Yes ☐ No  
Have the Operating Permit requirements been met?

b. Is the required nitrogen BMP in place and properly functioning? ☐ Yes ☐ No

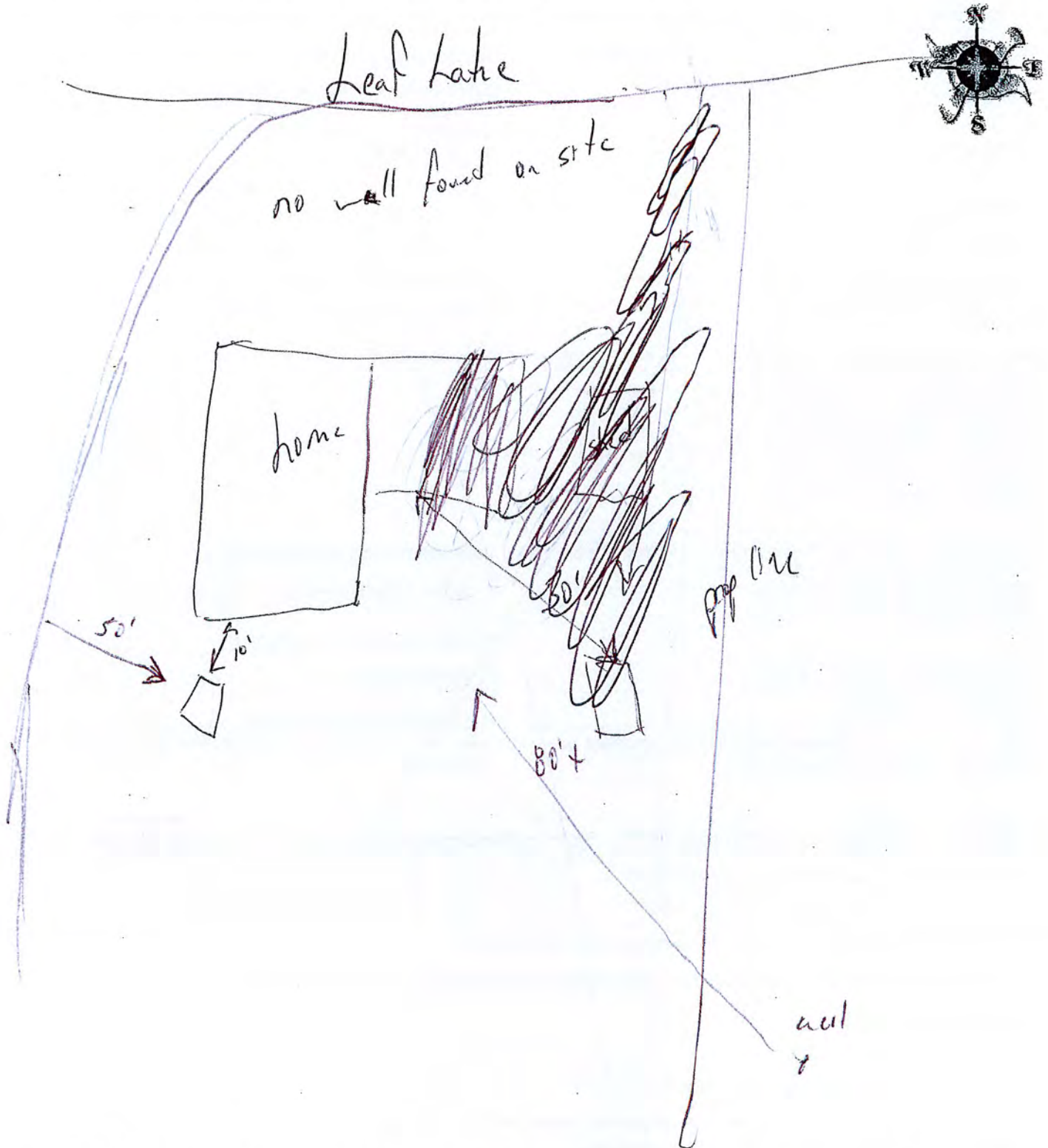
**Any "no" answer indicates Noncompliance.**

**Upgrade Requirements** (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.

# SKETCH OF PROPERTY

Please sketch all structures and septic systems on the property;  
Include setbacks and wells within 100 feet of the property.

PARCEL	
APP	SEPTIC INSPECTION
YEAR	



Inspection does not imply or guarantee  
future hydraulic functioning, only what  
conditions were found on date of inspection





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:2,113

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 10/14/2019

Becker County







A Marketing Company  
"Serve, Connect and Celebrate  
Our Community"  
1340 Richwood Rd.  
Detroit Lakes, MN 56501  
Phone: 218-847-5624

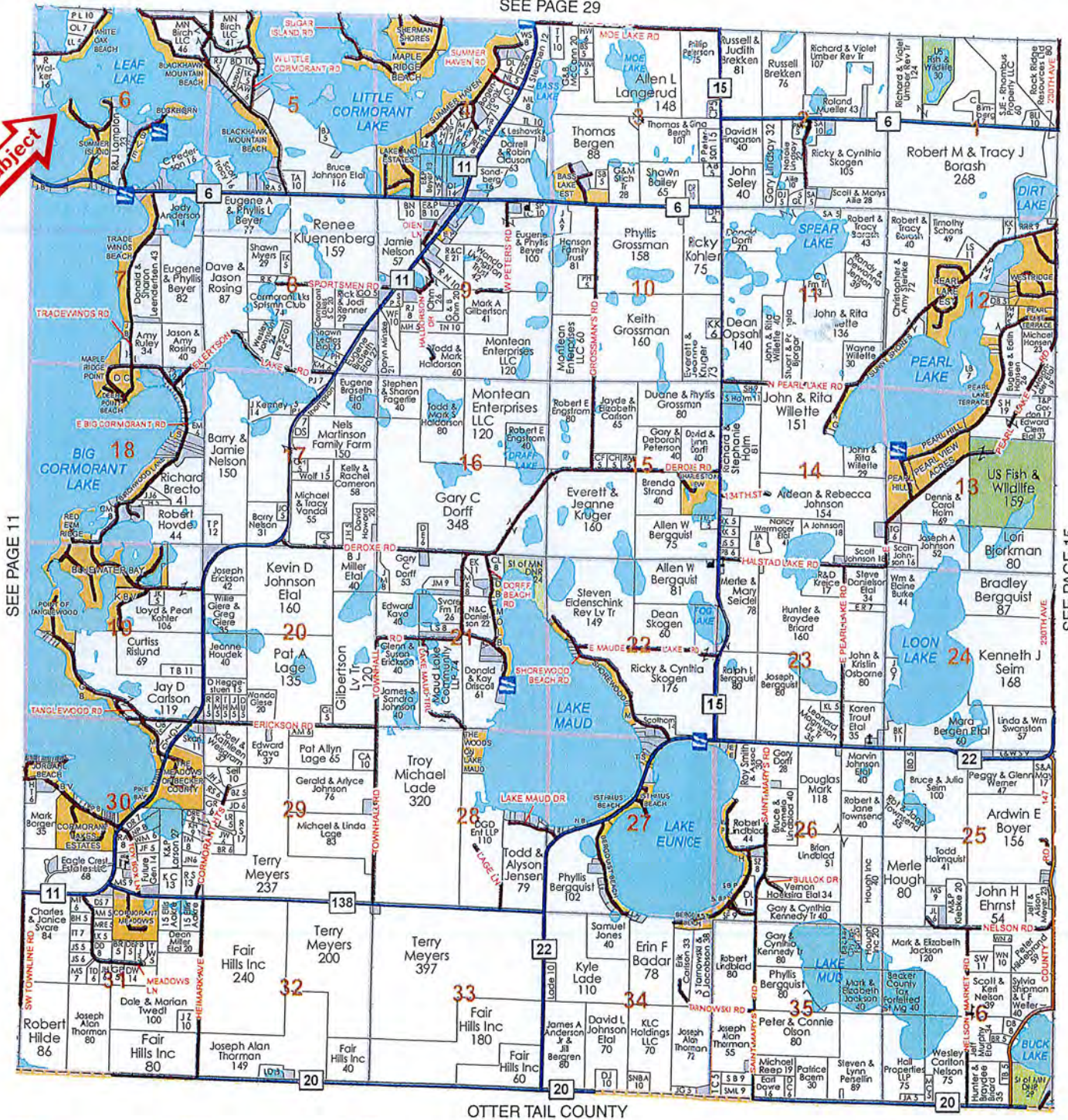


## Lake Eunice

## Township 138N - Range 42W

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SEE PAGE 29







# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 ~ Fax: 218-846-7266

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE AND LOCATION\*\***

Thursday, May 14<sup>th</sup>, 2020 @ 7:00 P.M.

**\*\* VIRTUAL HEARING CONDUCTED VIA MICROSOFT TEAMS MEETING\*\***

**Applicant:** Dennis & Jayne Johnk  
6764 70<sup>th</sup> St S  
Sabin, MN 56580

**Project Location:** 20504 Co Hwy 29, Rochert

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a garage to be located at twenty (20) feet from the ROW of a Co Hwy, deviating from the required setback of forty-five (45) feet from the ROW.

**LEGAL LAND DESCRIPTION:** Tax ID number: 10.0213.000; Cotton Lake

Section 12 Township 139 Range 040; 12-139-040 PT GOVT LOT 4: COMM SW COR LOT 26 COTTON LK BCH 1ST ADDN TH ELY 524.07' TO SELY COR LOT 32, SE 797.02', NE 332.93', SE 228.91', NE 110.74', SE 193.81' TO NWLY R-O-W CSAH #29, NE 591.30' TO POB; CONT NE 65.24', NW 165.05' TO COTTON LK, SWLY AL LK 65', SE 165.56' TO POB; Erie Township.

**\*\* In response to the COVID-19 public health emergency declared by Governor Walz, the May Board of Adjustments Hearing will be conducted via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use conference ID: 866 667 95# or to access the meeting virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustments Public Hearing Link".**

**Replies/Comments:** Public testimony regarding this application will only be received by email, in writing, or by participating in the remote public hearing. Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**

## Variance Application Review

Permit # VAR2020-28

### Property and Owner Review

Parcel Number(s): **100213000**

Owner: **DENNIS R & JAYNE D JOHNS**

Township-S/T/R: **ERIE-12/139/040**

Mailing Address:

**DENNIS R & JAYNE D JOHNS**

**6764 70TH ST S**

**SABIN MN 56580**

Site Address: **20504 CO HWY 29**

Lot Recording Date:

Original Permit Nbr: **SITE2019-253**

Legal Descr: **12-139-040 PT GOVT LOT 4: COMM SW COR LOT 26 COTTON LK BCH 1ST ADDN TH ELY 524.07' TO SELY COR LOT 32, SE 797.02', NE 332.93', SE 228.91', NE 110.74', SE 193.81' TO NWLY R-O-W CSAH #29, NE 591.30' TO POB; CONT NE 65.24', NW 165.05' TO COTTON LK, SWLY AL LK 65', SE 165.56' TO POB**

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: **Variance to build garage closer to ROW than the setback. This is the only available space on the lot for a garage. Request a variance to construct a garage to be located at twenty (20) feet from the ROW of a Co Hwy, deviating from the required setback of forty-five (45) feet from the ROW.**

OHW Setback: **118 ft**

Side Lot Line Setback: **6.5 ft**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **20 ft**

Road Type: **County**

Existing Imp. Surface Coverage: **17%**

Proposed Imp. Surface Coverage: **22.8%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **540 sqft**

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft: **NO**

Change to roofline?

Change to main structural framework?

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **The intent of the ordinance as I understand it is to keep the county highway functional and I don't believe a garage that is 20 ft from the ROW will reduce the functionality of the highway in any way.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **I understand that the comprehensive plan is to protect our natural resources especially lakes and I don't think a garage on my property will harm the lake or adversely affect our natural resources.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **A garage on my property is a reasonable use.**



4. Are there circumstances unique to the property? **Yes**

Explain: **The lot size is unique because it is only 1/4 of an acre.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **I believe a new garage will maintain the character of the locality because many of the properties in the area have either attached or detached garages.**

**Field Review Form (Pre-Insp)****Permit # SITE2019-253****Property and Owner Review**Parcel Number: **100213000**

Inspector Notes:

Owner: **DENNIS R & JAYNE D JOHNS**Township-S/T/R: **ERIE-12/139/040**Site Address: **20504 CO HWY 29**

Does posted address sign match site address? Y N

**Dwelling Proposed Review**

Dwelling/related structure (1A):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Attached Garage (1B):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1D):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info:

Inspector Notes:

**Non-Dwelling Proposed Review**Non-dwelling related project (2A): **Detached Garage**

- Existing Dimensions:
- Proposed Dimensions: **18 ft x 30 ft**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:



## Setback Review

Road Type/Measurement From: <b>County Rd - Right of Way</b>	Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>
Road setback: - Dwelling: - Non-dwelling: <b>20 ft- required is 45ft from ROW- getting a variance</b>	Pre-Inspection: - Dwell: - Non: Lake Name: <b>Cotton (Erie &amp; Holmesville) [RD]</b> River Name:
Side setback: - Dwelling: - Non-dwelling: <b>6.5 ft</b>	Pre-Inspection: - Dwell: - Non: Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non: OHW setback: - Dwelling: - Non-dwelling: <b>118 ft</b>
Septic tank setback: - Dwelling: - Non-dwelling: <b>2 ft</b>	Pre-Inspection: - Dwell: - Non: Pond/wetland setback: - Dwelling: - Non-dwelling:
Drainfield setback: - Dwelling: - Non-dwelling: <b>2 ft</b>	Pre-Inspection: - Dwell: - Non: Bluff setback: - Dwelling: - Non-dwelling:
Well setback: - Dwelling: - Non-dwelling: <b>60 ft</b>	Pre-Inspection: - Dwell: - Non:

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable):

- Structure type used:
- Setback of LEFT like structure:
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?

Scale 1" = 40'

# SKETCH OF PROPERTY

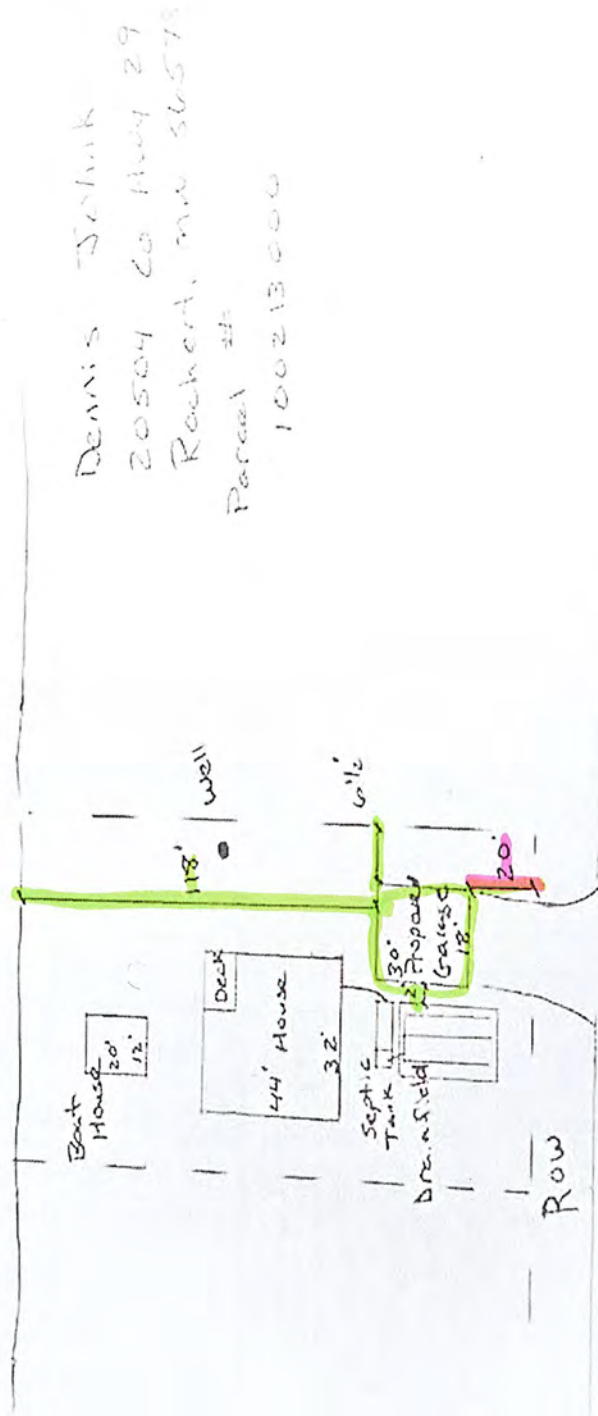
Please sketch all structures and septic systems on the property; include setbacks and wells within 100 feet of the property.

- Site Plan/Septic Sketch
- A Detailed site plan/septic sketch must be submitted. Please include:
  - Location of Structures
  - Location of septic tank, drain field and well (if applicable)
  - Setbacks from all property lines, roadways, lake/river/pond, and wells within 100 ft of the property

PARCEL	APP	SEPTIC
YEAR		2018



Cotton Lake



Dennis Schuk  
20504 Co Hwy 29  
Rochester, MN 56578  
Parcel #:  
100213000

Co Hwy 29



## Impervious Surface & Land Alteration Information [\[Edit\]](#)

*Last updated:*

### Lot Area:

0.25 Acres

List of Impervious Surface, (Dimensions) and Square Footage. INCLUDE proposed structures in below information and calculation.

House 1216sqft Boat house 12 ft x 20 ft = 240 sqft Proposed garage 18 ft x 30 ft = 540 sqft Driveway 12 ft x 20 ft = 240 sqft Patio 224sq ft Porch/open 16sqft Total 2704 sq ft 2704 total Impervious/10,819 Total Sq. ft= 22.8% lot coverage

Total sum of all impervious surface: 2704 sqft

Impervious Surface Sum (in sq ft) divided by the lot area (in sq ft).  $2704/10819=22.8\%$

Multiply the impervious lot coverage answer from the last question by 100 and enter here as a percent: 22.8

House	1216
Porch	16
Driveway	240
Patio	224
Proposed	540
Total	2704

2704 total Impervious/10,819 Total Sq. ft= 22.8% lot coverage

# Mitigation Worksheet

PARCEL	
APP	Mitigation
YEAR	
SCANNED	

Applicant: Dennis Sohnle Parcel #: 16.0213.000

Legal Description:

Lake Name: Cotton Lake Classification: \_\_\_\_\_

Property Dimensions:

Roadside Width: 65

Depth Side 1: 165

Lakeside Width: 65

Depth Side 2: 168

Total Lot Area: 10,800 Sq Feet

## DETERMINING THE LAKE SETBACK

Mitigation may allow for you to build closer to the lake than the normally required setback. Mitigation will not allow anything to be built in the Shore Impact Zone. Also, even with mitigation, the landowner will be required to remain behind the setback average plus 20 ft. This is an imaginary line determined by averaging the distance that runs from the like structure that is closest to you on your neighbor's property to the right and the like structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: \_\_\_\_\_

Proposed Setback: -- \_\_\_\_\_

Difference: = \_\_\_\_\_ Credit Units Required for Mitigation

## MITIGATING THE DIFFERENCE OF THE LAKE SETBACK

**Vegetative Buffer:** Establishing a vegetative buffer adjacent to the Ordinary High Water level and parallel to the shoreline that is at least 20 linear feet by 15 feet deep is worth 10 credit units.

- An additional 10 credit units may be gained for each shoreline increment that is 10 feet linear by 15 feet deep (Ex:  $30 \times 15 = 20$  Credit Units).
- An additional 10 credit units may also be gained for each 10 foot linear segment of the buffer that is expanded to 25 feet deep (Ex:  $20 \times 25 = 30$  Credit Units).

Size of Buffer: \_\_\_\_\_

Credit Units gained from buffer: \_\_\_\_\_

**Structure Setback:** One credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.

Ft / Credit Units gained: \_\_\_\_\_

**Shore Impact Zone Removal:** See description on next page.

Credit Units gained: \_\_\_\_\_

Total Mitigation Credits Gained: \_\_\_\_\_









BOOK 22, PAGE 14



NOTE: Tract C is to be permanently attached to the existing Dennis R. and Joyce D. Johnk property. No buildings were located on this survey.

I hereby certify that I have not been a full member of the club and that it is to be in compliance with the Boy Scouts of America's policy on the use of firearms.

Signature: PSue Date: 14th day of June 201

County Zoning Administrator

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Ray A. Smith  
 Permit No.:  
 Signature: [Signature]  
 Date: January 6, 2011

2004  
 License #

**© MEADOWLAND SURVEYING, INC.**  
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501  
OFFICE: 218-847-4289 FAX: 218-846-1945  
EMAIL: [fron@meadowlandsurveying.com](mailto:fron@meadowlandsurveying.com)  
[www.meadowlandsurveying.com](http://www.meadowlandsurveying.com)

**OWNER NAME:**  
Michael Portnell  
1316 Wagon Wheel Court  
White Bear Lake, MN 55110

COMP FILE:	12PARNELL(COCCOOROS)
CRD FILE:	12PARNELL(COCCOOROS,
DWG FILE:	12PARNELL_COS
COMP BY:	JPP
DRAWN BY:	JPP

DRAWING NUMBER: T8123-15

587026

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
Document No. 587026

March 22, 2011 at 11:10 AM  
I hereby certify that the within  
instrument was recorded in this office.  
Darlene Maneval, County Recorder  
By SKS Deputy

10-0213-000  
10-0212-000 (split)

STATE OF MINNESOTA  
COUNTY OF BECKER

NON-CONFORMING  
SHORELAND PARCELS  
DEVELOPMENT MITIGATION

APPLICANT Dennis R Johnk and Janyne D Johnk

**PROPERTY LEGAL DESCRIPTION:** That part of Government Lot 4, Section 12, Township 139 North, Range 40 West of the 5<sup>th</sup> P.M. in Becker County, Minnesota described as follows: Commencing at an iron monument which designates the southwest corner of Lot 26, COTTON LAKE BEACH 1<sup>st</sup> Addition, plat of which is on file and of record in the office of the Recorder of said county; thence North 86 degrees 37 minutes 19 seconds East 524.07 feet on an assumed bearing along the southerly line of Lots 26 through 32, inclusive, of said Cotton Lake Beach, 1<sup>st</sup> Addition to the southeast corner of said Lot 32; thence North 83 degrees 35 minutes 23 seconds East 1764.63 feet to a found iron monument on the northwesterly line of County State Aid Highway #29, said point is the point of beginning; thence South 49 degrees 48 minutes 24 seconds West 50.12 feet along the northwesterly line of said County State Aid Highway #29 to an iron monument; thence North 47 degrees 23 minutes 27 seconds West 163.05 feet to an iron monument; thence continuing North 47 degrees 23 minutes 27 seconds West 2 feet, more or less to the waters edge of Cotton Lake; thence northeasterly along the waters edge of said Cotton Lake to the intersection with a line which bears North 47 degrees 23 minutes 27 seconds West from the point of beginning; thence South 47 degrees 23 minutes 27 seconds East 4 feet, more or less, to a found iron monument; thence continuing South 47 degrees 23 minutes 27 seconds East 164.37 feet to the point of beginning. The above described tract contains 0.2 of an acre more or less.

AND

That part of Government Lot 4 in Section 12, Township 139 North, Range 40 West of the Fifth Principal meridian in Becker County, Minnesota, described as follows: Commencing at a found iron monument which designates the southwesterly corner of Lot 26 of COTTON LAKE BEACH 1<sup>ST</sup> ADDITION, said plat is on file and of record in the office of the Recorder in said County; thence North 85 degrees 29 minutes 38 seconds East 524.07 feet on an assumed bearing along the southerly line of Lots 26 through 32, inclusive, of said COTTON LAKE BEACH 1<sup>ST</sup> ADDITION to a found iron monument at the southeasterly corner of said Lot 32; thence South 61 degrees 04 minutes 45 seconds East 797.02 feet; thence North 18 degrees 38 minutes 00 seconds East 216.70 feet to a found iron monument; thence continuing North 18 degrees 38 minutes 00 seconds East 116.23 feet to a found iron monument; thence South 77 degrees 19 minutes 21 seconds East 228.91 feet to a found iron monument; thence North 59 degrees 34 minutes 05 seconds East 110.74 feet; thence South 39 degrees 35 minutes 47 seconds East 7.84 feet to a found iron monument; thence continuing South 39 degrees 35 minutes 47 seconds East 183.97 feet to a found iron monument on the northwesterly right of way line of County State Aid Highway No. 29; thence North 48 degrees 40 minutes East 606.30 feet along the northwesterly right of way line of said County State Aid Highway No. 29 to an iron monument, said point is the point of beginning; thence continuing North 48 degrees 40 minutes 40 seconds East 15.12 feet along the northwesterly right of way line of said County State Aid Highway No. 29 to a found iron monument at the most southerly corner of Dennis R. and Jayne D. Johnk's land as described in Document No. 423570 and recorded in the office of the Recorder in said County; thence North 48 degrees 31 minutes 08 seconds West 161.59 feet along the southwesterly line of said John's land to a found iron monument; thence continuing North 48 degrees 31 minutes 08 seconds West 3.46 feet, more or less, along the southwesterly line of Johnk's land to the water's edge of Cotton Lake; thence southwesterly along the water's edge of said Cotton Lake to the intersection with a line which bears North 48 degrees 31 minutes 08 seconds East 5 feet, more or less, to an iron

chg  
paid  
well  
non/std  
extra



monument; thence continuing South 48 degrees 31 minutes 08 seconds East 160.56 feet to the point of beginning. The above described tract contains 2500 square feet, more or less.

**TAX PARCEL NUMBER** 10.0213.000

**LAKE CLASSIFICATION** Recreational Development (Cotton)

**Property Dimensions**

Width Lakeside 65 feet Depth Side one 165 feet  
Roadside 65 feet Side two 168 feet  
Area 18900 square feet

**LAKE SETBACK**

Standard Setback 100 feet (established by OHW)  
Proposed Setback 52 feet  
Deficiency 48 feet (1 unit per ft of deficiency)

**MITIGATION REQUIREMENT** 0\* **UNITS**

\*Not going any closer to the lake than the existing structure

**IMPERVIOUS SURFACE**

Threshold Coverage 15 percent  
Proposed Coverage 18 percent  
Deficiency 3 percent (5 units per percent of deficiency)

**MITIGATION REQUIREMENT** 15 **UNITS**

**MITIGATION OPTIONS**

**LAKE SETBACK DEFICIENCY MITIGATED:**

**MITIGATION SELECTION**

Increase Structure Setback N/A feet (1 unit per mitigated ft)  
Establish Vegetative Buffer        Size of Buffer         
**TOTAL**        **UNITS**

**IMPERVIOUS SURFACE DEFICIENCY MITIGATED:**

**MITIGATION SELECTION**

Reduce Impervious Surface        percent (5 units per each percent)  
Stormwater Management 15 **Attach Storm Water Plan**  
Establish Stormwater Berm        feet (10 units per 25 ft)  
**TOTAL** 15 **UNITS**

**MITIGATION BY SHORE IMPACT ZONE REMOVAL**        **UNITS**

**\*\*525 sq ft of roof area to be diverted to an underground infiltration system by means of gutters and downspouts.**

The mitigations listed above are documented by an approved site and storm water plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker County. These mitigations will be deed recorded to remain with the property through subsequent ownerships.

Dennis R. Johnk  
Dennis R. Johnk

OWNER

STATE of MINNESOTA )  
COUNTY OF Chey ) SS

This instrument was acknowledged before me on 15 day of March, 2011.

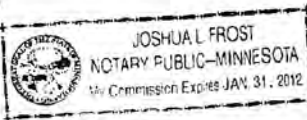
20 11 by Dennis R Johnk (name of person).

Notary

(stamp)

My Commission Expires

1/31/2012



Jayne D. Johnk  
Jayne D. Johnk

OWNER

STATE of MINNESOTA )

COUNTY OF CLAY )

SS

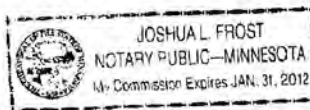
This instrument was acknowledged before me on 15 day of March,  
20 11 by Jayne D Johnk (name of person).

Notary

(stamp)

My Commission Expires

1/31/2012



STATE OF MINNESOTA)

) SS

COUNTY OF BECKER )

BECKER COUNTY OFFICE

OF

PLANNING AND ZONING

I, Patricia L. Swenson, Zoning Administrator for the County of Becker, with and in for said County, do hereby certify that I have compared the foregoing Copy and Development Worksheet with the Original Record. Thereof preserved in my Office, and have found the same to be a correct and true transcript of the whole thereof.

In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota, in the County of Becker on the 21<sup>st</sup> DAY OF March, 20 11.

To: DRAFTED BY THE BECKER  
COUNTY ZONING OFFICE

Patricia L. Swenson  
Patricia L. Swenson  
Zoning Administrator





**Minnesota Pollution  
Control Agency**

520 Lafayette Road North  
St. Paul, MN 55155-4194

# Compliance Inspection Form

Existing Subsurface Sewage Treatment Systems (ESST)

Doc Type: Compliance and Enforcement

Inspection results based on Minnesota Pollution Control Agency (MPCA)  
requirements and attached forms - additional local requirements may also apply.

Submit completed form to Local Unit of Government (LUG) and system owner  
within 15 days

For local tracking purposes:

## System Status

System status on date (mm/dd/yyyy): 6-15-19

☒ **Compliant - Certificate of Compliance**  
(Valid for 3 years from report date, unless shorter time  
frame outlined in Local Ordinance.)

☐ **Noncompliant - Notice of Noncompliance**  
(See Upgrade Requirements on page 3.)

Reason(s) for noncompliance (check all applicable)

- ☐ Impact on Public Health (Compliance Component #1) - Imminent threat to public health and safety
- ☐ Other Compliance Conditions (Compliance Component #3) - Imminent threat to public health and safety
- ☐ Tank Integrity (Compliance Component #2) - Failing to protect groundwater
- ☐ Other Compliance Conditions (Compliance Component #3) - Failing to protect groundwater
- ☐ Soil Separation (Compliance Component #4) - Failing to protect groundwater
- ☐ Operating permit/monitoring plan requirements (Compliance Component #5) - Noncompliant

RECEIVED

JUL 12 2019

ZONING

## Property Information

Parcel ID# or Sec/Twp/Range: 100213000

Property address: 20504 Co Hwy. 29

Reason for inspection: County Request

Property owner: Dennis & Jayne Sohok

Owner's phone: \_\_\_\_\_

Owner's representative: \_\_\_\_\_

Representative phone: \_\_\_\_\_

Local regulatory authority: Becker County Zoning

Regulatory authority phone: 218-846-7314

Brief system description: Septic Tank, Lift Station & Drains

Comments or recommendations: \_\_\_\_\_

## Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No  
determination of future system performance has been nor can be made due to unknown conditions during system construction,  
possible abuse of the system, inadequate maintenance, or future water usage.

Inspector name: Richard Vareberg

Certification number: \_\_\_\_\_

Business name: Vareberg Backhoe Service

License number: 1910

Inspector signature: [Signature]

Phone number: 218-847-7372

## Necessary or Locally Required Attachments

- ☐ Soil boring logs
- ☐ System/As-built drawing
- ☐ Forms per local ordinance
- ☐ Other information (list): NOT TO BE USED FOR Real Estate Sale



Property address: 26564 Co Hwy 29 Rochester

Inspector Initials/Date DW 6-15-19  
(mm/dd/yyyy)

### 1. Impact on Public Health -- Compliance component #1 of 5

#### Compliance criteria:

System discharges sewage to the ground surface.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Any "yes" answer above indicates the system is an imminent threat to public health and safety.**

Comments/Explanation:

#### Verification method(s):

- ☒ Searched for surface outlet
- ☒ Searched for seeping in yard/backup in home
- ☐ Excessive ponding in soil system/D-boxes
- ☐ Homeowner testimony (See Comments/Explanation)
- ☐ "Black soil" above soil dispersal system
- ☐ System requires "emergency" pumping
- ☐ Performed dye test
- ☐ Unable to verify (See Comments/Explanation)
- ☐ Other methods not listed (See Comments/Explanation)

### 2. Tank Integrity -- Compliance component #2 of 5

#### Compliance criteria:

System consists of a seepage pit, cesspool, drywell, or leaching pit.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>Seepage pits meeting 7080.2850 may be compliant if allowed in local ordinance.</i>	
Sewage tank(s) leak below their designed operating depth.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, which sewage tank(s) leaks:	

**Any "yes" answer above indicates the system is failing to protect groundwater.**

Comments/Explanation:

#### Verification method(s):

- ☒ Probed tank(s) bottom
- ☐ Examined construction records
- ☐ Examined Tank Integrity Form (Attach)
- ☐ Observed liquid level below operating depth
- ☐ Examined empty (pumped) tank(s)
- ☐ Probed outside tank(s) for "black soil"
- ☐ Unable to verify (See Comments/Explanation)
- ☐ Other methods not listed (See Comments/Explanation)

### 3. Other Compliance Conditions -- Compliance component #3 of 5

- a. Maintenance hole covers are damaged, cracked, unsecured, or appear to be structurally unsound. ☐ Yes\* ☒ No ☐ Unk
- b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety. ☐ Yes\* ☒ No ☐ Unk
- \*System is an imminent threat to public health and safety.**

Explain:

- a. System is non-protective of ground water for other conditions as determined by inspector. ☐ Yes\* ☒ No
- \*System is failing to protect groundwater.**

Explain:



Property address: 20504 Co Hwy 29Inspector initials/Date: RD 6-15-19  
(mm/dd/yyyy)**4. Soil Separation – Compliance component #4 of 5**

Date of Installation: \_\_\_\_\_

(mm/dd/yyyy)

☒ Unknown

Shoreland/Wellhead protection/Food beverage lodging?

☐ Yes ☐ No**Compliance criteria:**

For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment:

☐ Yes ☐ No

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment:

☒ Yes ☐ No

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.\*

"Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules (7080, 2350 or 7080.2400 (Advanced Inspector License required)

☐ Yes ☐ No

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

**Verification method(s):**

Soil observation does not expire. Previous soil observations by two independent parties are sufficient, unless site conditions have been altered or local requirements differ.

☒ Conducted soil observation(s) (Attach boring logs)☐ Two previous verifications (Attach boring logs)☐ Not applicable (Holding tank(s), no drainfield)☐ Unable to verify (See Comments/Explanation)☐ Other (See Comments/Explanation)**Comments/Explanation:****Indicate depths or elevations**

A. Bottom of distribution media	< 3'
B. Periodically saturated soil/bedrock	> 6'
C. System separation	> 3'
D. Required compliance separation*	3'

\*May be reduced up to 15 percent if allowed by Local Ordinance.

**Any "no" answer above indicates the system is failing to protect groundwater.****5. Operating Permit and Nitrogen BMP\* – Compliance component #5 of 5** ☐ Not applicable

Is the system operated under an Operating Permit?

☐ Yes☒ No

If "yes", A below is required

Is the system required to employ a Nitrogen BMP?

☐ Yes☒ No

If "yes", B below is required

BMP = Best Management Practice(s) specified in the system design

**If the answer to both questions is "no", this section does not need to be completed.****Compliance criteria**

a. Operating Permit number: \_\_\_\_\_

Have the Operating Permit requirements been met?

☐ Yes ☐ No

b. Is the required nitrogen BMP in place and properly functioning?

☐ Yes ☐ No**Any "no" answer indicates Noncompliance.**

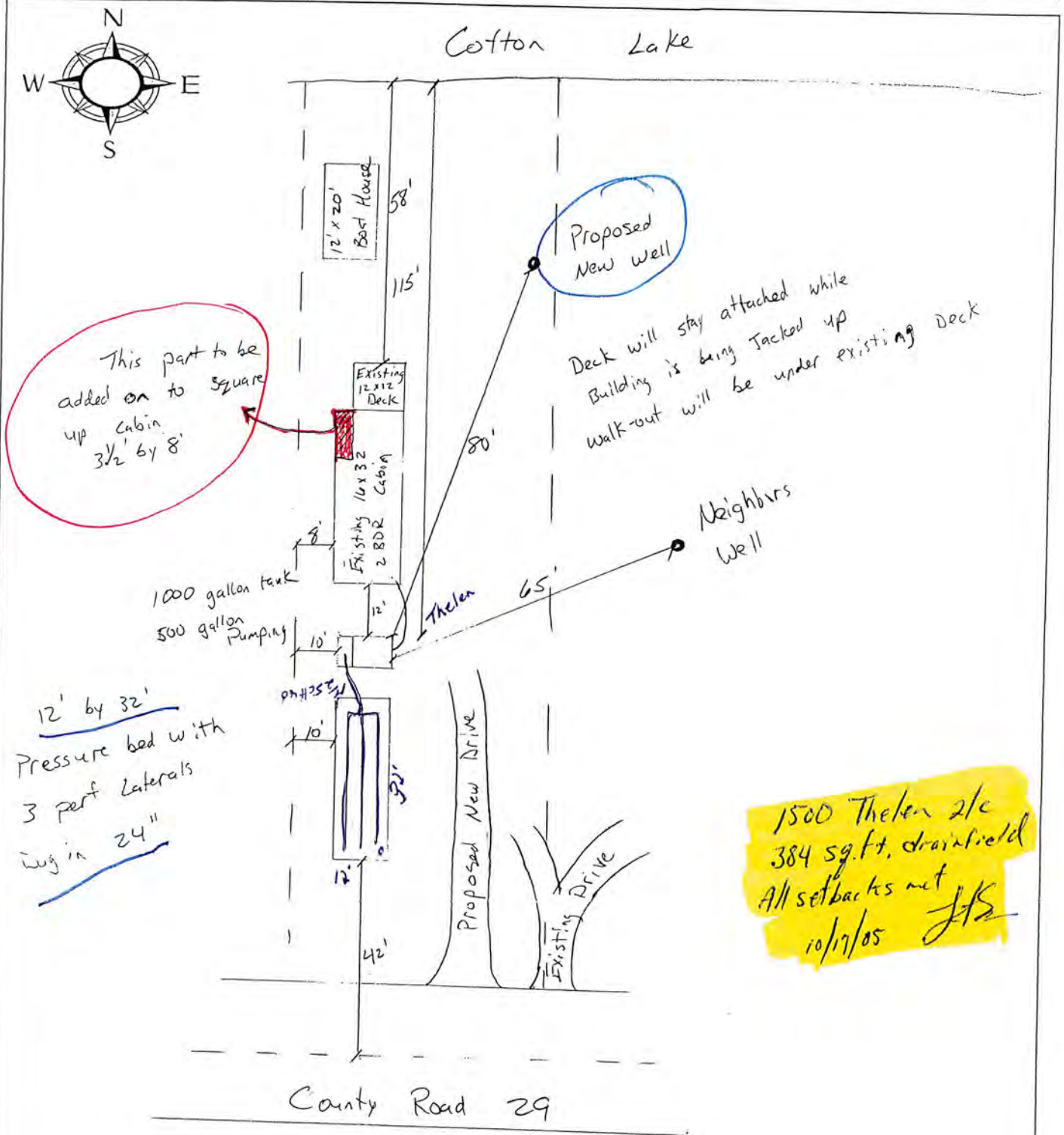
**Upgrade Requirements (Minn. Stat. § 115.55)** An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.



Scale 1" = 30'

# SITE PLAN

I hereby agree to have flags, lathes, or ribbons in place for inspection by date: 7/18/05  
I understand that Becker County will not issue the permit until staking has been approved.  
Signature [Signature]



I hereby certify and agree that the above sketch accurately represents the work to be done in conjunction with this permit.

Applicant or Agent [Signature] Date 7/28/05



Onsite Septic System Site Evaluation/Design

1. PROPERTY DATA (as it appears on the tax statement)

Parcel Number(s) of property system will be installed R10.0213.000

(if parcel is a new split and a parcel number has not yet been issued, indicate the main parcel number from which the new parcel has been split from)

Section 12 Township 139 Range 40 Township Name Erie

Lake Name Cotton Lake Classification RD

Legal Description: 50' x 120' 300' Swly of lot 1 Dudley Beach

Project Address: 20504 Co Rd 29 Rochert

2. PROPERTY OWNER INFORMATION (as it appears on the tax statement, purchase agreement or deed).

Owner's First Name Dennis Owner's Last Name John K

Mailing Address 6764 70<sup>th</sup> St. S City, State, Zip Sabin, MN 56580

Phone Number 701-361-2515

3. DESIGNER/INSTALLER INFORMATION

Designer Name Ron Mutt Company Name Mutt's Trenching License # 5079

Address Ogema, MN Phone Number 983-3377

Installer Name Larry Mutt Company Name Mutt's Trenching License # 576

Address Ogema, MN Phone Number 983-3376

4. SYSTEM DESIGN INFORMATION

Date of Site Evaluation 7/18/05

EXISTING SYSTEM STATUS - Check One

- ☐ No existing system-new structure  
☐ Cesspool/Seepage  
☐ Failing (other than cesspool)  
☐ Undersized  
☒ Replacement or repair to existing

What will new system serve? Check one

- ☒ Dwelling  
☐ Resort/Commercial  
☐ Commercial (non resort)  
☐ Other - explain below

Design Flow 300 Gallons Per Day  
Number of Bedrooms 2  
Garbage Disposal Yes ☒ No  
Grinder Pump in House Yes ☒ No  
Lift station in House Yes ☒ No

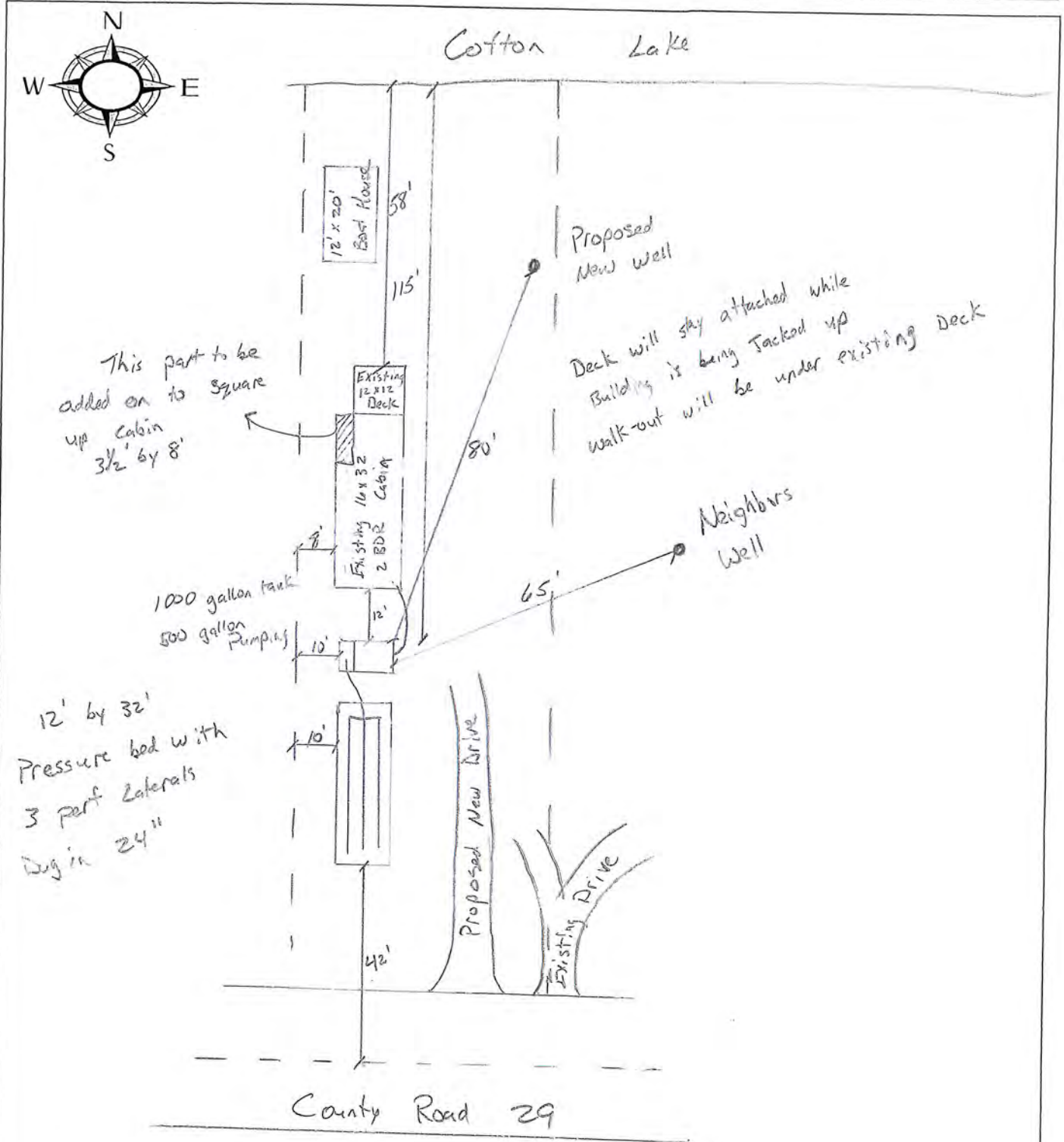
Well Depth New Well Being Drilled  
Depth of other wells within  
100 ft of system >50'

Original Soil ☒ Compacted Soil ☐  
Type of Soil Observation  
☐ Pit ☒ Probe ☒ Boring  
Depth to Restricting Layer > 60"  
Maximum Depth of System 24"

Scale 1" = 30'

# SITE PLAN

I hereby agree to have flags, lathes, or ribbons in place for inspection by date: 7/18/05  
I understand that Becker County will not issue the permit until staking has been approved.  
Signature [Signature]



I hereby certify and agree that the above sketch accurately represents the work to be done in conjunction with this permit.

Applicant or Agent [Signature] Date 7/28/05



# Trench and Bed Worksheet

All boxed rectangles must be entered, the rest will be calculated.

## 1. AVERAGE DESIGN FLOW

- A. Estimated  gpd (see figure A-1)  
or measured  x 1.5 (safety factor) =  gpd
- B. Septic tank capacity  gallons

**A-1 Estimated Sewage Flows in GPD**

Number of Bedrooms	Class I	Class II	Class III	Class IV
2	300	225	180	60% of
3	450	300	218	the
4	600	375	256	values
5	750	450	294	in the
6	900	525	332	Class I,
7	1050	600	370	II or II
8	1200	675	408	columns

## 2. SOILS (Site evaluation data)

- C. Depth to restricting layer =  feet
- D. Maximum depth of system Item C - 3 ft =  feet
- E. Texture  Percolation rate  mpi
- F. SSF  ft<sup>2</sup>/gpd (see figure D-15)
- G. % Land slope  %

**D-15 Soil Characteristics & SSF**

Perc Rate mpi	Soil Texture	SSF sq ft/gpd
< 0.1 *	Coarse sand	0.83
0.1 - 5	Medium sand	0.83
	Loamy sand	
0.1 - 5**	Fine sand	1.67
6 - 15	Sandy loam	1.27
16 - 30	Loam	1.67
31 - 45	Silt loam, silt	2.00
46 - 60	Clay loam,	2.20
	sandy clay	
	or silty clay	
61 - 120***	Clay, sandy	4.20
	or silty clay	
>120****		
* No trench >25% of total system		
** Soil with >50% fine sand particles		
*** A mound must be used		
**** An other or performance system		

**C-1 Septic Tank Capacity in Gallons**

Number of Bedrooms	Minimum Capacity	Capacity with Garb. Disp.	Capacity with Disp. and Lift
2 or less	750	1125	1500
3 or 4	1000	1500	2000
5 or 6	1500	2250	3000
7, 8 or 9	2000	3000	4000

**D-9: Soil Characteristics and Soil sizing factors (SSF) for Gravelless Pipe**

percolation rate (minutes/inch)	soil texture	lineal feet/ gallon/day
Faster than 0.1 *	Coarse Sand	0.28
0.1 to 0.5	Medium Sand	
	Loamy Sand	
0.1 to 0.5	Fine Sand **	0.6
0.5 to 1.5	Sandy Loam	0.42
1.5 to 3.0	Loam	0.56
3.0 to 4.5	Silt Loam	0.67
	Silt	
4.5 to 6.0	Clay Loam (CL)	0.74
	Sandy CL	
	Silty CL	
6.0 to 12.0 ***	Clay	
	Sandy Clay	
	Silty Clay	
* Soil too coarse for sewage treatment.		
** Use systems for rapidly permeable soils.		
*** Soil having 80% or more fine sand + very fine sand.		
**** Soil with too high a percentage of clay for installation of a standard inground system.		

H. For trenches with 6 inches of rock below the pipe:

1. For trenches with 12 inches of rock below the pipe:

J. For trenches with 18 inches of rock below the pipe:

K. For trenches with 24 inches of rock below the pipe:

L. For gravity beds with 6 or 12 inches of rock below the pipe:

M. For pressure beds with 6 or 12 inches of rock below the pipe:

4. **DISTRIBUTION** (Check all that apply)

## 5. SYSTEM WIDTH, LENGTH AND VOLUME

N. If using rock, divide bottom area by width: (H, I, J or K) divided by P = lineal feet

Rock depth below distribution pipe plus 0.5 foot times bottom area:

(Rock depth + 0.5 foot) x Area (H, I, J, K, L)

Volume in cubic yards = volume in cubic feet divided by 27

$$\text{Weight of rock in tons} = \text{cubic yards times } 1.4$$

O. If using 10" Gravelless Pipe, length = Flow (A) x Gravelless SSF (see figure D-9)

P. If using a Chamber (H, I, J, K [based on height of chamber slats] divided by width of chamber in ft)

## 7. LAWN AREA

R. Multiply trench spacing by lineal feet  $R \times Q =$  sq. ft. of lawn area

## 8. LAYOUT

Select an appropriate scale; one inch =

Show pertinent property boundaries, rights-of-way, easements.

Show location of house, garage, driveway, and all other improvements, existing or proposed.

Show location and layout of sewage treatment system, well and dimensions of all elevations

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws

(signature) 5074 (license #)

(date)

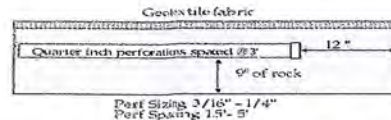


# PRESSURE DISTRIBUTION SYSTEM

All boxed rectangles must be entered, the rest will be calculated.

- Select number of perforated laterals: 3
- Select perforation spacing = 2.5 ft
- Since perforations should not be placed closer than 1 foot to the edge of the rock layer (see diagram), subtract 2 feet from the rock layer length

$$\boxed{32} - 2 \text{ ft} = \underline{30} \text{ ft}$$



- Determine the number of spaces between perforations.  
Divide the length (3) by perforation spacing (2) and round down to nearest whole number.  
Perforation spacing = 30 ft / 2.5 ft = 12

- Number of perforations is equal to one plus the number of perforation spaces (4).  
\* Check figure E-4 to assure the number of perforations per lateral guarantees < 10% discharge variation.

$$\underline{12} \text{ spaces} + 1 = \underline{13} \text{ perforations/lateral}$$

E-4 Maximum Number of 1/4 inch perforations per lateral to guarantee <10% discharge variation				
Perforation Spacing				
feet	1 inch	1.25 inch	1.5 inch	2.0 inch
2.5	8	14	18	28
3.0	8	13	17	26
3.3	7	12	16	25
4.0	7	11	15	23
5.0	6	10	14	22

E-6 Perforation Discharge in GPM			
Head (feet)	Perforations diameter (inches)		
	3/16	7/32	1/4
1 <sup>a</sup>	0.42	0.56	0.74
2 <sup>b</sup>	0.59	0.80	1.04
5	0.94	1.26	1.65

a. Use 1.0 foot for single-family homes.  
b. Use 2.0 feet for anything else

- A. Total number of perforations = perforations per lateral (5) times number of laterals (1).  
13 perfs/lat x 3 laterals = 39 perforations

B. Calculate the square footage per perforation.  
Recommended value is 6-10 sqft/perf. Does not apply to at-grades.

- Rock bed area = rock width (ft) x rock length (ft)

$$\boxed{12} \text{ ft} \times \underline{32} \text{ ft} = \underline{384} \text{ ft}^2$$

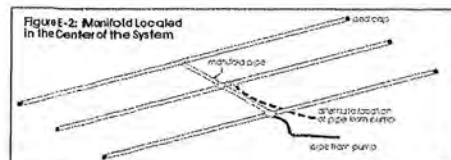
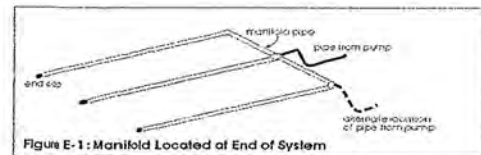
- Square foot per perforation = Rock Bed Area / number of perfs (6)

$$\underline{384.0} \text{ ft}^2 / \underline{39} \text{ perfs} = \underline{9.8} \text{ ft}^2 / \text{perf}$$

- Determine required flow rate by multiplying the total number of perforations (6A) by flow per perforations (see figure E-6)  
39 perfs x 0.74 gpm / perfs = 28.9 gpm

- If laterals are connected to header pipe as shown in Figure E-1, to select minimum required lateral diameter; enter figure E-4 with perforation spacing (2) and number of perforations per lateral (5).

Select minimum diameter for perforated laterals = 1.5 inches



- If perforated lateral system is attached to manifold pipe near the center, like Figure E-2, perforated lateral length (3) and number of perforations per lateral (5) will be approximately one half of that in step 8. Using these values, select minimum diameter for perforated lateral = 1.5 inches.

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

[Signature] (signature) 5074 (license #) 7/28/05 (date)

Individual(s) to Joint Tenants

423570

No delinquent taxes and transfer entered; Certificate of Real Estate Value (✓) filed ( ) not required  
 Certificate of Real Estate Value No. 2229  
Aug 16, 1996

Keith A. BrekkenCounty Auditor  
by ACW 10,0213.000

Deputy

BECKER COUNTY RECORDER-STATE OF MN

Microfilm No. 423570Date AUG 7 1996 3:00 p M.

I hereby certify that the within instrument was recorded in the office of Becker County Recorder.

MM Martinson  
County Recorder du Dpty.

BECKER COUNTY RECORDER

Well Certificate Received AUG 7 1996MM Martinson  
Dpty du Co. Recorder  
(reserved for recording data)

STATE DEED TAX DUE HEREON: \$122.10

Date: August 2, 1996

FOR VALUABLE CONSIDERATION, Edward L. Warweg and Julie A. Warweg, husband and wife, Grantor(s), hereby convey(s) and warrant(s) to Dennis R. Johnk and Jayne D. Johnk, as joint tenants, Grantee(s), real property in Becker County, Minnesota, described as follows:

That part of Government Lot 4, Section 12, Township 139 North, Range 40 West of the 5th P.M. in Becker County, Minnesota, described as follows: commencing at an iron monument which designates the southwest corner of Lot 26, COTTON LAKE BEACH 1st Addition, plat of which is on file and of record in the office of the Recorder of said county; thence North 86 degrees 37 minutes 19 seconds East 524.07 feet on an assumed bearing along the southerly line of Lots 26 through 32, inclusive, of said Cotton Lake Beach, 1st Addition to the southeast corner of said Lot 32; thence North 83 degrees 35 minutes 23 seconds East 1764.63 feet to a found iron monument on the northwesterly line of County State Aid Highway #29, said point is the point of beginning; thence South 49 degrees 48 minutes 24 seconds West 50.12 feet along the northwesterly line of said County State Aid Highway #29 to an iron monument; thence North 47 degrees 23 minutes 27 seconds West 163.05 feet to an iron monument; thence continuing North 47 degrees 23 minutes 27 seconds West 2 feet, more or less to the waters edge of Cotton Lake; thence northeasterly along the waters edge of said Cotton Lake to the intersection with a line which bears North 47 degrees 23 minutes 27 seconds West from the point of beginning; thence South 47 degrees 23 minutes 27 seconds East 4 feet, more or less, to a found iron monument; thence continuing South 47 degrees 23 minutes 27 seconds East 164.37 feet to the point of beginning. The above described tract contains 0.2 of an acre more or less.

(if more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

RECEIPT # 088160

BECKER COUNTY

Affix stamp here

AMT. PD. \$ 122.10

RITA A. THOMPSON, CO. TREAS.

AUG 06 1996

Edward L. Warweg

Edward L. Warweg

Julie A. Warweg

Julie A. Warweg

STATE OF Minnesota

} ss

COUNTY OF Becker

The foregoing instrument was acknowledged before me this 2nd day of August, 1996, by Edward L. Warweg and Julie A. Warweg, husband and wife, Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

DEBORAH A. TORGERSON  
NOTARY PUBLIC-MINNESOTA  
BECKER COUNTY  
My Commission Expires Jan. 31, 2000

Deborah A. Torgerson 1/31/2000

Deborah A. Torgerson

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

Tax Statements for the real property described in this instrument should be sent to (Include name and address of Grantee):

Dennis & Jayne Johnk  
RR1 Box 38  
Sabin, mn 56580

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Becker County Title Services  
P.O. Box 376  
Detroit Lakes, MN 56502

Charge

Paid ✓

Numerical

Tract X

Grantor

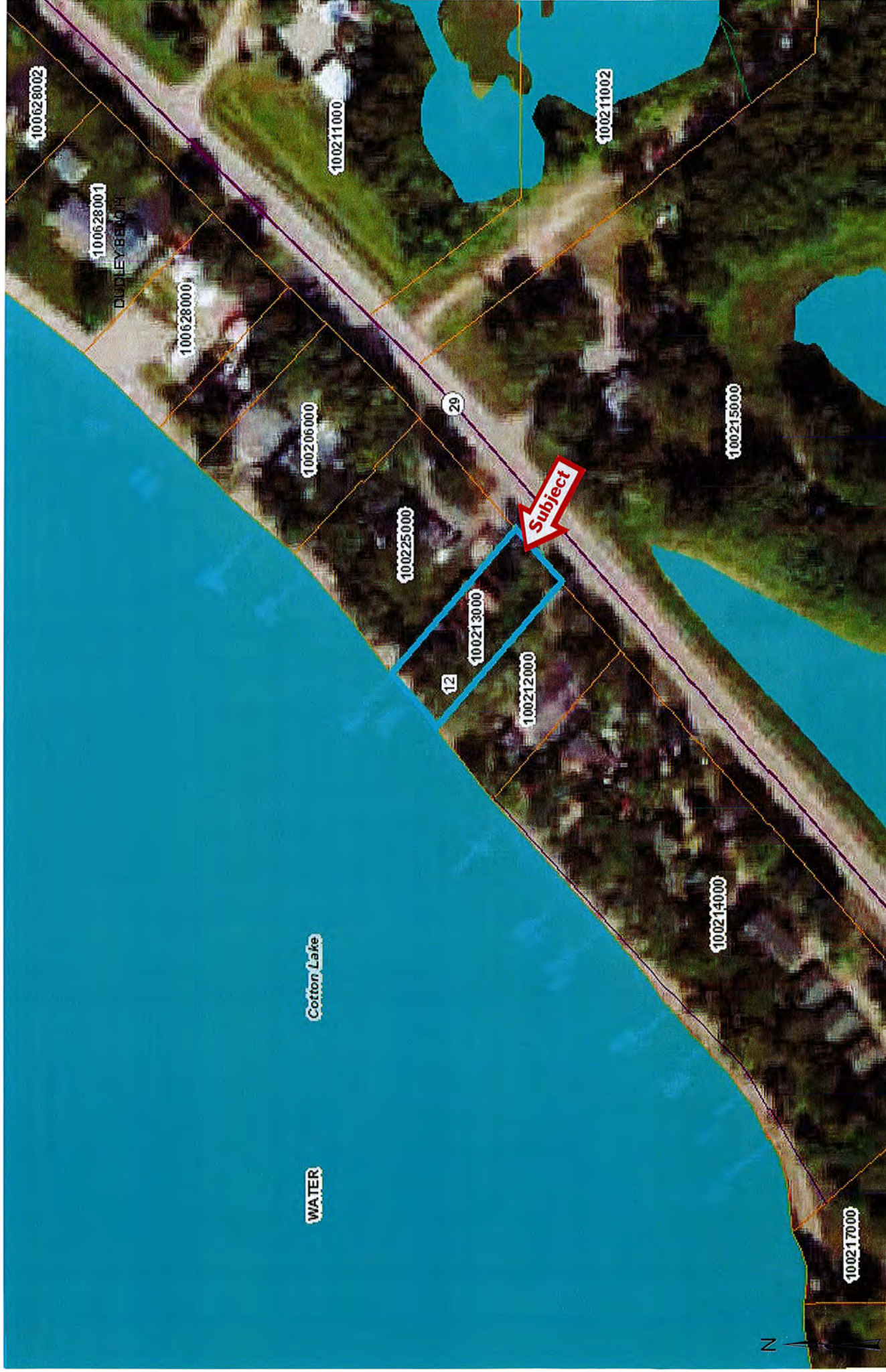
Grantee

Compared



Parcel Number	Property Address	Property City	Owner Name	Owner Address	Owner City	Owner State	Owner Postal Code
100206000	20548 CO HWY 29	ROCHERT	JASON L JALBERT ET AL	58875 GRANT ST	PARK RAPIDS	MIN	56470
100207000	20560 CO HWY 29	ROCHERT	LYLE & SHARON THOMPSON	1278 4TH ST NW	WEST FARGO	ND	58078
100211000	20593 CO HWY 29	ROCHERT	JAMES E RORAH & KRISTI L RORAH	20593 CO HWY 29	ROCHERT	MIN	56578
100211002			DENNIS R & JAYNE D JOHNS	6764 70TH ST S	SABIN	MIN	56580
100212000			ANCHOR INN RESORT LLC	819 6TH ST W	WEST FARGO	ND	58078
100215000	20525 CO HWY 29	ROCHERT	ADAM J ALEXANDER	20525 CO HWY 29	ROCHERT	MIN	56578
100215001	20389 CO HWY 29	ROCHERT	RANDY A & JANINE M HANSON	20389 CO HWY 29	ROCHERT	MIN	56578
100217000	20370 CO HWY 29	ROCHERT	BOBBE W & NORA JANE COX	20370 CO HWY 29	ROCHERT	MIN	56578
100217001	20346 CO HWY 29	ROCHERT	GERRY M & KAREN A LUNN	PO BOX 832	DETROIT LAKES	MIN	56502
100225000	20518 CO HWY 29	ROCHERT	OSCAR W & LA DELL SORENSON	3339 MAPLE LEAF LOOP	FARGO	ND	58104
100628001	20584 CO HWY 29	ROCHERT	MICHAEL L & KIMBERLY S PLADSON TTEES	20584 CO HWY 29	ROCHERT	MIN	56578
100628002	20636 CO HWY 29	ROCHERT	GARY W KLEIN & DEBORAH A KLEIN	20636 COUNTY HWY 29	ROCHERT	MIN	56578
100628008	20650 CO HWY 29	ROCHERT	WARD T MUSCATTELL & DEBRA J MUSCATTELL	3589 230TH ST S	HAWLEY	MIN	56549





<p>These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.</p>	<p>1:2,113</p>
<p>This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.</p>	<p>Date: 4/16/2020</p>





103 North Main Street - Mahnommen MN - 218-935-5251 and 205 Main Avenue West - Twin Valley MN - 218-584-5161



Township 139N - Range 40W

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# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE AND LOCATION\*\***

Thursday, May 14<sup>th</sup>, 2020 @ 7:00 P.M.

**\*\* VIRTUAL HEARING CONDUCTED VIA MICROSOFT TEAMS MEETING\*\***

<b>Applicant:</b>	RANDALL R THEIS	<b>Project Location:</b>	26650 RICE LAKE WAY
	26650 RICE LAKE WAY		DETROIT LAKES MN 56501
	DETROIT LAKES MN 56501		

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a 5,000 sqft storage structure to be located at 358 feet from the OHW of a lake, deviating from the required setback of 400 feet from the ordinary high-water mark of a lake for a detached storage structure over 2400 square feet, due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID number:16.0367.503, Rice Lake  
Section 08 Township 140 Range 040;RICE LAKE ESTATES Lot 003 Block 001; 1/14 INT IN ACCESS EASEMENT; Holmesville Township.

**\*\* In response to the COVID-19 public health emergency declared by Governor Walz, the May Board of Adjustments Hearing will be conducted via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use conference ID: 866 667 95# or to access the meeting virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustments Public Hearing Link".**

**Replies/Comments:** Public testimony regarding this application will only be received by email, in writing, or by participating in the remote public hearing. Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)

**To view all application information on this project please visit:**

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**



## Variance Application Review

Permit # VAR2020-32

### Property and Owner Review

Parcel Number(s): **160367503**

Owner: **RANDALL THEIS**

Township-S/T/R: **HOLMESVILLE-08/140/040**

Mailing Address:

**RANDALL THEIS**

**26650 RICE LAKE WAY**

**DETROIT LAKES MN 56501**

Site Address: **26650 RICE LAKE WAY**

Lot Recording Date: **After 1992**

Original Permit Nbr: **58787**

Legal Descr: **Lot 003 Block 001 of RICE LAKE ESTATES 1/14 INT IN ACCESS EASEMENT**

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☒ Other

If 'Other', description:

**Request to construct a storage structure larger than 2400 sq ft within 400' from the OHW of Rice Lake.**

Description of Variance Request: **Request to construct a storage structure larger than 2400 sq ft within 400' from the OHW of Rice Lake. Request a variance to construct a 5,000 sqft storage structure to be located at 358 feet from the OHW of a lake, deviating from the required setback of 400 feet from the ordinary high-water mark of a lake for a detached storage structure over 2400 square feet, due to setback issues.**

OHW Setback: **358**

Side Lot Line Setback: **12**

Rear Setback (non-lake): **-**

Bluff Setback: **-**

Road Setback: **20+**

Road Type: **Township**

Existing Imp. Surface Coverage: **6**

Proposed Imp. Surface Coverage: **10**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **5000**

Existing Structure Height:

Proposed Structure Height: **22**

Existing Basement Sq Ft:

Proposed Basement Sq Ft: **No**

Change to roofline? **N/A**

Change to main structural framework? **N/A**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Yes, the building will not obstruct any views, it will meet all required setbacks and will be under half of the impervious limitations.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Yes, the property is located in policy district 3 which encompasses most of the County's lake shore and population. The property will remain residential in use and nature and the building will be used for recreational purposes.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes, it is zoned residential and the proposed building will not alter the use.**

4. Are there circumstances unique to the property? **Yes**

Explain: **Yes, the property size does not allow placement of a building to achieve the 400' setback requirement for a building as proposed.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes, all of the developed lots in Rice Lake Estates have a similar building as proposed.**



**Field Review Form (Pre-Insp)****Permit # SITE2020-371****Property and Owner Review**

Parcel Number: <b>160367503</b>	Inspector Notes:
Owner: <b>RANDALL THEIS</b>	
Township-S/T/R: <b>-08/140/040</b>	
Site Address: <b>26650 RICE LAKE WAY</b>	Does posted address sign match site address?   Y   N

**Dwelling Proposed Review**

Dwelling/related structure (1A): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Attached Garage (1B): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Other dwelling related improvements (1C): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Other dwelling related improvements (1D): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Additional dwelling related projects/info:
Inspector Notes:

**Non-Dwelling Proposed Review**

Non-dwelling related project (2A): <b>Storage Shed</b> - Existing Dimensions: - Proposed Dimensions: <b>50x100</b> - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2B): <b>N/A</b> - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2C): <b>N/A</b> - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Additional non-dwelling related projects/info:
Inspector Notes:

## Setback Review

Road Type/Measurement From: <b>Public/Township Rd - Right of Way</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: - Non-dwelling: <b>20+</b>	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Rice (Holmesville) [NE Tier 2]</b> River Name:	
Side setback: - Dwelling: - Non-dwelling: <b>12</b>	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: - Non-dwelling: -	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: - Non-dwelling: <b>358</b>	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: - Non-dwelling: <b>10+</b>	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling: -	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling: <b>20+</b>	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling: -	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: - Non-dwelling: <b>3+</b>	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable):  
- Structure type used:  
- Setback of LEFT like structure:  
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?



## Impervious Surface & Land Alteration Information [\[Edit\]](#)

---

*Last updated: 4/24/2020*

### Lot Area:

2.61

List of Impervious Surface, (Dimensions) and Square Footage. INCLUDE proposed structures in below information and calculation.

House 1232 Garage 1120 Driveway 3000 Sidewalk 100  
Patios 536 New Storage Shed 5000

Total sum of all impervious surface: 11000

Impervious Surface Sum (in sq ft) divided by the lot area (in sq ft).

Multiply the impervious lot coverage answer from the last question by 100 and enter here as a percent: 10

## Property Setbacks, Site Plan, Sketch and Land Alt [\[Edit\]](#)

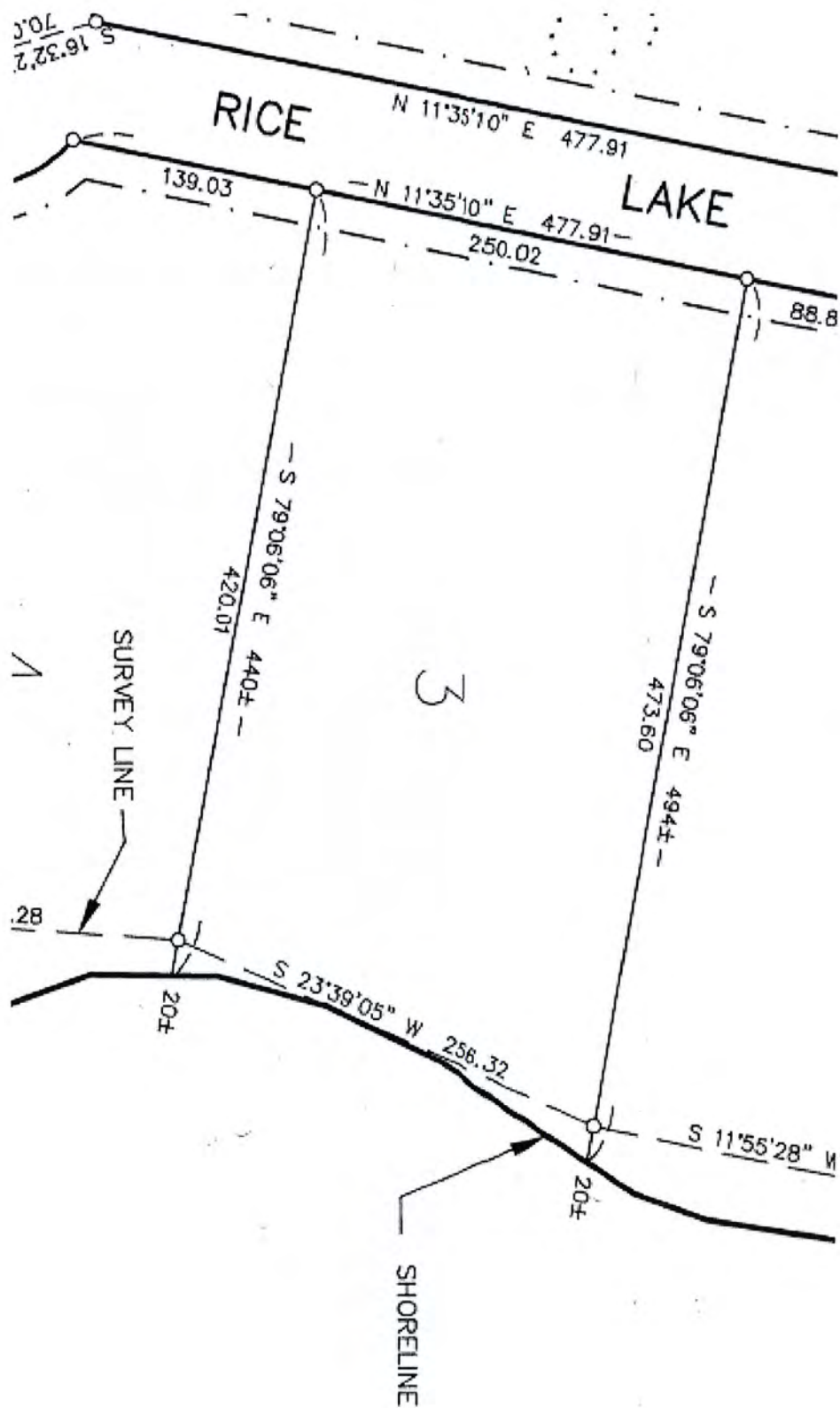
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*Last updated: 4/24/2020 4:*





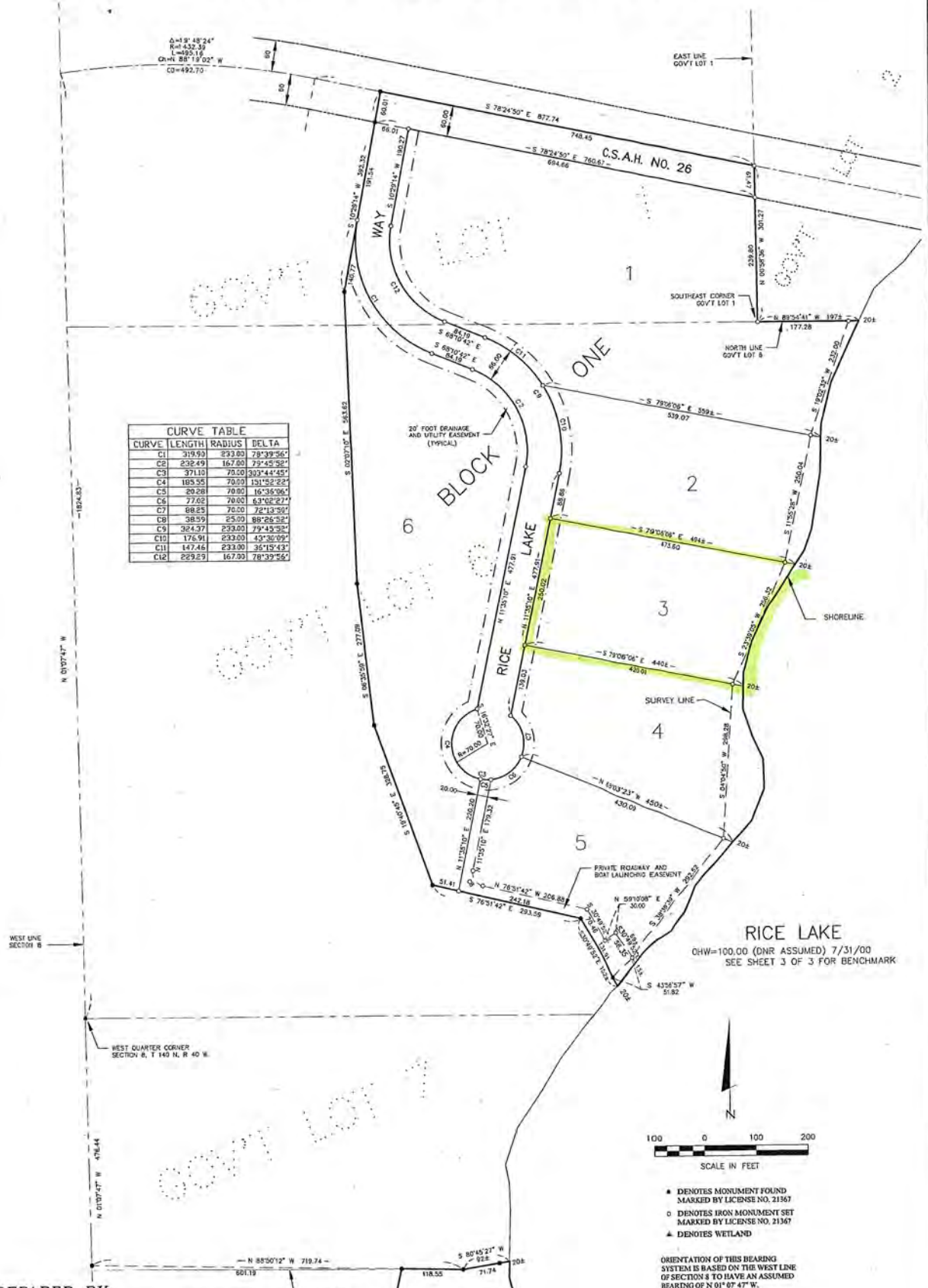




M/73

OFFICIAL

# RICE LAKE ESTATES



PREPARED BY:  
 LANDECKER & ASSOCIATES, INC.  
 WALKER, MINNESOTA 56484





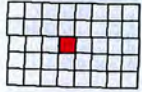
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1:8,451	
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Date: 4/27/2020	



Becker County





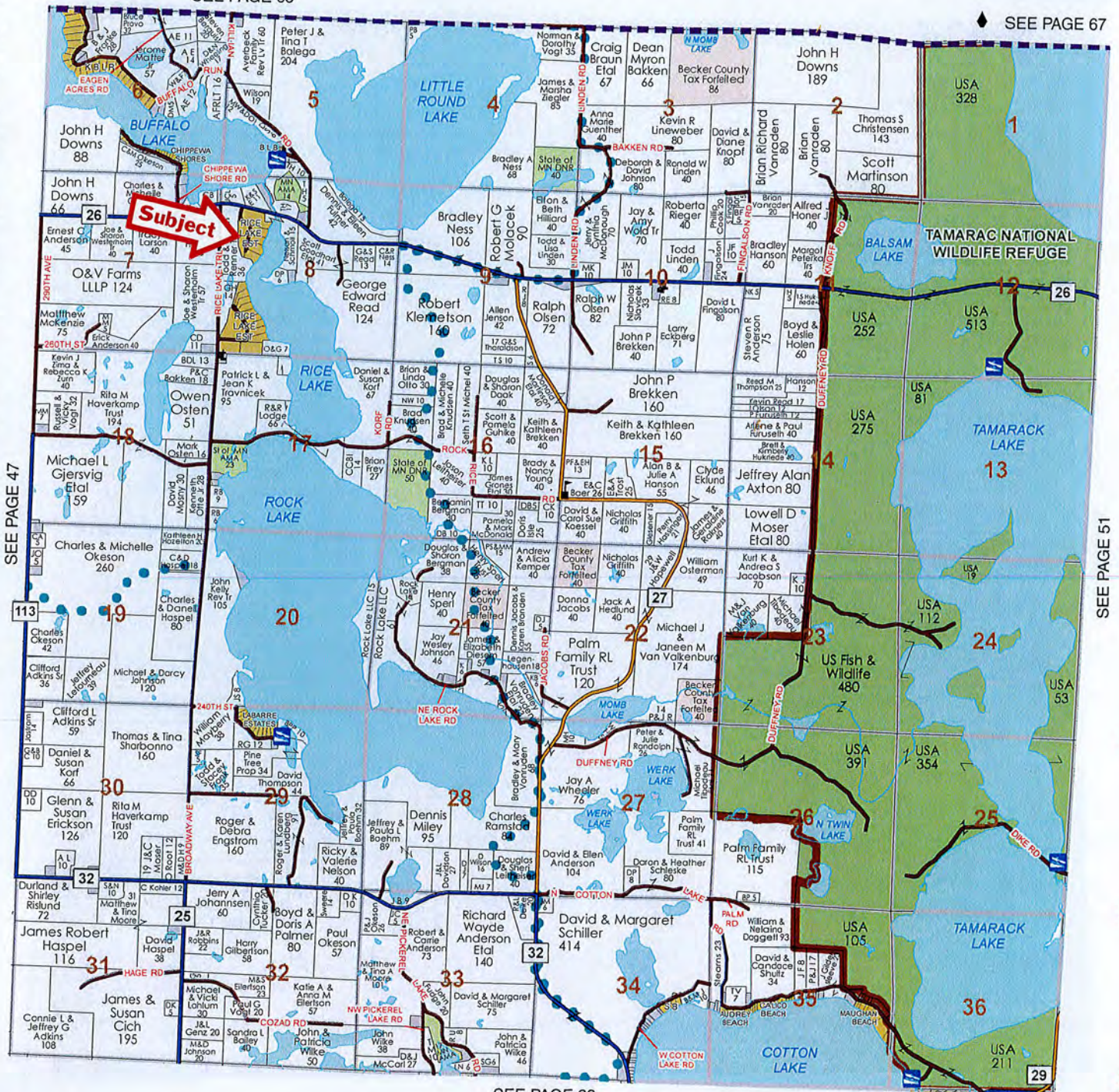
Holmesville

Township 140N - Range 40W

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