



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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

TO: Members of the Planning Commission

FROM: Planning & Zoning Department

DATE: June 23, 2015

RE: Planning Commission Meeting

An informational meeting and tour has been scheduled for **Wednesday, July 8th, 2015, 8:00 am**. Please meet at the 3rd floor meeting room by the Planning & Zoning Department. If you cannot make the tour, please contact the office at 218-846-7314.

Thank you.



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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

Becker County Planning Commission Meeting

Tuesday July 14th, 2015 ~ 7:00 P.M.

~ Tentative Agenda ~

I. Roll Call of Members

Minutes Approval for the June 9th, 2015 Meeting.

II. Old Business: None

III. New Business

1) **APPLICANT: R & G Plumbing & Heating Inc. Project Location: 25485 Co Hwy 48 APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for a heating and plumbing business to include a building for supply storage and an office in an Agricultural Zone.

2) **APPLICANT: Bryan Stevens Project Location: 27208 Co Hwy 37 38 APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for excavation of sand fill materials for a period of 10 years in an Agricultural zone.

V. Other Business

- 1) **Tentative Date for Informational Meeting:**
Wednesday, August 5, 2015; 8:00 am; Zoning Office
- 2) **Other Business**

VI. Adjournment

**Becker County Planning Commission
June 9th, 2015**

Members Present: Chairman Jim Bruflodt , Commissioner Larry Knutson, Jim Kovala, Dave Blomseth, Jim Kaiser, Ray Thorkildson, Jeff Moritz, Zoning Supervisor Eric Evenson-Marden and Zoning Technician Julene Hodgson. Absent were John Lien, Mary Seaberg, Mary Seaworth and Harry Johnston.

Chairman Bruflodt called the meeting to order at 7:00 pm. Zoning Technician Julene Hodgson recorded minutes.

Chairman Bruflodt explained the protocol for the meeting and stated that the recommendations of the Planning Commission would be forwarded to the County Board of Commissioners for final action on June 16th, 2015.

Kovala made a motion to approve the minutes for May 12th, 2015 with minor changes as addressed at the informational meeting. Knutson second. All in favor. Motion carried.

Old Business: None

New Business:

FIRST ORDER OF BUSINESS: APPLICANT: Rick Jacobson on behalf of Buck Stop Inn, LLC 231 North Shore Drive Underwood, MN 56586 Project Location: 20259 Co Rd 121 LEGAL LAND DESCRIPTION: 370049003 Wolf Lake Township Non-shoreland N 19 acres of the SW 1/4 of the NW 1/4, Section 09, TWP 139, Range 37 APPLICATION AND DESCRIPTION OF PROJECT: Request a Conditional Use Permit for a family oriented private campground consisting of up to five (5) cabin/RV sites in an Agricultural Zone.

Steve Jacobson explained the application to the Board. The LLC owns 24 acres and they wish to keep the property in the family. Right now three (3) brothers and two (2) nephews have interest in the property. They are requesting 5 small cabin/RV sites for separate sleeping. There are already a couple of structures on the property and they want everything brought into compliance with the County. They have owned the property for several years and they mostly use the property between September and November each year. They have no intention of using the property for anything else other than private recreational use. All structures will meet required setbacks. Bruflodt asked why they would not want one large structure for everyone instead individual ones and Jacobson stated they want individual sleeping areas because some of the family have children and want more privacy.

Lorraine Hagen spoke in favor of the application. She sold the property to the Jacobson's and stated they have always been good stewards of the land. Hagen stated they are good neighbors and are problem free. No one spoke against the request. There was no written correspondence either for or against the proposal. At this time, testimony was closed and further discussion was held.

Kovala stated he had previously spoken to Hagen and agreed he sees no problem with the request as long as it is for personal use. Knutson stated it is a reasonable request when several people use the same property. Kaiser asked if they could request a holding tank only as with a privy/outhouse to which Hodgson stated yes if they meet certain criteria according to Ordinance regulations (Chapter 4 Section 10 D 2 d- for uses that are seasonal or intermittent in nature and will not use more than 150 gallons of water per day). There was no further discussion by the Commission.

MOTION: Kovala made a motion to approve a Conditional Use Permit as submitted for a private family campground consisting of up to five (5) cabin/RV sites due to the fact the request is not detrimental to the surrounding area. Blomseth second. All in favor. Motion carried to approve.

SECOND ORDER OF BUSINESS: APPLICANT: Gary Hanson on behalf of Stafne Property LLC PO Box 9135 Fargo, ND 58106 **Project Location:** 12787 Nels Erickson Ln **LEGAL LAND DESCRIPTION:** 060968000 Cormorant Township Big Cormorant Lake POINTE DES ISLES SubdivisionCd 06048, Lot 3, Section 24, TWP 138, Range 43 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Certificate of Survey for two tracts of land with Tract B consisting of 61,800 sq ft and Tract C consisting of 61,900 sq ft. The request includes a change of zone from Agricultural to Residential for both tracts. The remnant tract A will be attached to a neighboring parcel.

Scott Walz on behalf of Stafne Property LLC explained the application to the Board. Walz handed out a survey sketch indicating the setback lines. Walz stated there are no changes to the request and the survey will approve 2 tracts of land with a remainder area being attached to a neighboring parcel. The two tracts have frontage on both sides of the same lake with the road going through the tracts.

No one spoke in favor of the application. No one spoke for or against the application. There was no written correspondence either for or against the proposal. At this time, testimony was closed and further discussion was held.

It was the consensus of the Board that the request meets the criteria of the Ordinance.

There was no further discussion by the Commission.

MOTION: Blomseth made the motion to approve a Certificate of Survey as submitted for two tracts of land with Tract B consisting of 61,800 sq ft and Tract C consisting of 61,900 sq ft due to the fact the request meets the criteria of the Ordinance. The request includes a change of zone from Agricultural to Residential

for both tracts. The remnant tract A will be attached to a neighboring parcel. Kaiser second. All in favor. Motion carried to approve.

THIRD ORDER OF BUSINESS: APPLICANT: David Simley 96 Prairiewood Dr SW Fargo, ND 58103 **Project Location:** 25586 E Island Lake Rd **LEGAL LAND DESCRIPTION:** 280101002 Shell Lake Township Island Lake PT GOVT LOTS 3 & 4, Section 18, TWP 140, Range 38 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Certificate of Survey for three tracts of land with Tract A consisting of 2.54 useable acres, Tract B consisting of 2.5 useable acres and Tract C consisting of 2.79 useable acres in an Agricultural Zone.

Scott Walz from Meadowland on behalf of David Simley explained the application to the Board. Walz handed out a survey sketch indicating the setback lines. Walz stated there are no changes to the request and the survey will approve three tracts of land. The request meets the minimum lot area size and frontage requirements to remain zoned agricultural.

No one spoke in favor of the application. No one spoke for or against the application. There was no written correspondence either for or against the proposal. At this time, testimony was closed and further discussion was held.

Kaiser stated the proposal meets all guidelines of the Ordinance.

There was no further discussion by the Commission.

MOTION: Kaiser made a motion to approve a Certificate of Survey for three tracts of land as submitted with Tract A consisting of 2.54 useable acres, Tract B consisting of 2.5 useable acres and Tract C consisting of 2.79 useable acres in an Agricultural Zone due to the fact the request meets the criteria of the Ordinance. Moritz second. All in favor. Motion carried to approve.

FORTH ORDER OF BUSINESS: Michael Witt 23824 E Island Lake Rd Detroit Lakes, MN 56501 **Project Location:** 23824 E Island Lake Rd **LEGAL LAND DESCRIPTION:** 280199002 Shell Lake Township Island Lake PT GOVT LOT 1: COMM NE COR SEC 30, W 653.65', S 266.84', E 271.48', S 271.25' TO POB; S 736.48', ELY 315.34', N 744.27', W 303.34' TO POB. PARCEL B., Section 30, TWP 140, Range 38 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to sell ice, pop and fishing bait from existing garage. Request will include signs on property in an Agricultural Zone.

Michael Witt explained the application to the Board. Witt would like to obtain a conditional use permit to run a family owned bait shop on his property. Witt is requesting to sell ice, pop, bait and exchange propane cylinders. Witt stated he was not aware a permit was required from the County. Witt will run the business along with his wife and

children. Witt stated he has permits through the DNR, state, federal tax ID and insurance. Witt worked with his neighbor to create a second driveway into the property for easier

access, so traffic can come in one way and out the other using Warbler Way and E Island Lake Rd. Witt stated local resorts are OK with the project.

Audience member Terry Kalil spoke regarding the application. Kalil stated Witt has been a good neighbor and has turned his property into an attractive home, adding value to the neighborhood. Kalil wanted further discussion regarding what can be sold at the bait shop. Kalil's concern is that over time it may turn into a convenience store selling groceries, snacks, propane, firewood, sundaes, tobacco, and so forth. Kalil doesn't want the area to turn into commercial use. Kalil requested the Board to ask Witt what other products he intends to sell and grant any approval accordingly. Witt was allowed to answer Kalil's question and stated he does not intend to sell anything other than bait, pop, ice and exchange gas cylinders. He further stated- no food or confections besides pop will be sold otherwise the State Department of Health would have to be involved and further licenses and inspections would be required. Ms. Kalil provided her comments in writing. There was no additional written correspondence either for or against the proposal. At this time, testimony was closed and further discussion was held.

Thorkildson stated he had no problem with the request as long as Witt only provides the services he applied for to include bait, pop, ice and the exchanging of gas cylinders. There was no further discussion by the Commission.

MOTION: Thorkildson made a motion to approve a Conditional Use Permit as submitted to only include the sale of ice, pop, fishing bait and exchanging of gas cylinders from an existing garage due to the fact the request is not detrimental to the surrounding area. Kovala second. All in favor. Motion carried to approve.

FIFTH ORDER OF BUSINESS: Informational Meeting: The next informational meeting is scheduled for Thursday, July 8th, 2015 at 8:00 am in the Third Floor Meeting Room of the Original Courthouse.

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

Jim Bruflodt, Chairman

Jeff Moritz, Secretary

ATTEST _____
Eric Evenson-Marden, Zoning Supervisor



COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

July 14, 2015 @7:00 PM

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56502

APPLICANT:
R & G Plumbing & Heating
52919 285th St
Osage, MN 56570

Project Location: 25485 Co Hwy 48

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a heating and plumbing business to include a building for supply storage and an office in an Agricultural Zone.

LEGAL LAND DESCRIPTION: 210105007 Osage Township Non-shoreland
PT S1/2 NE1/4: BEG E QTR COR SEC 17, N 435', W 502', S 435' E 502' TO POB. TRACT 2. Section 17,
TWP 140, Range 36

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments: 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

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.

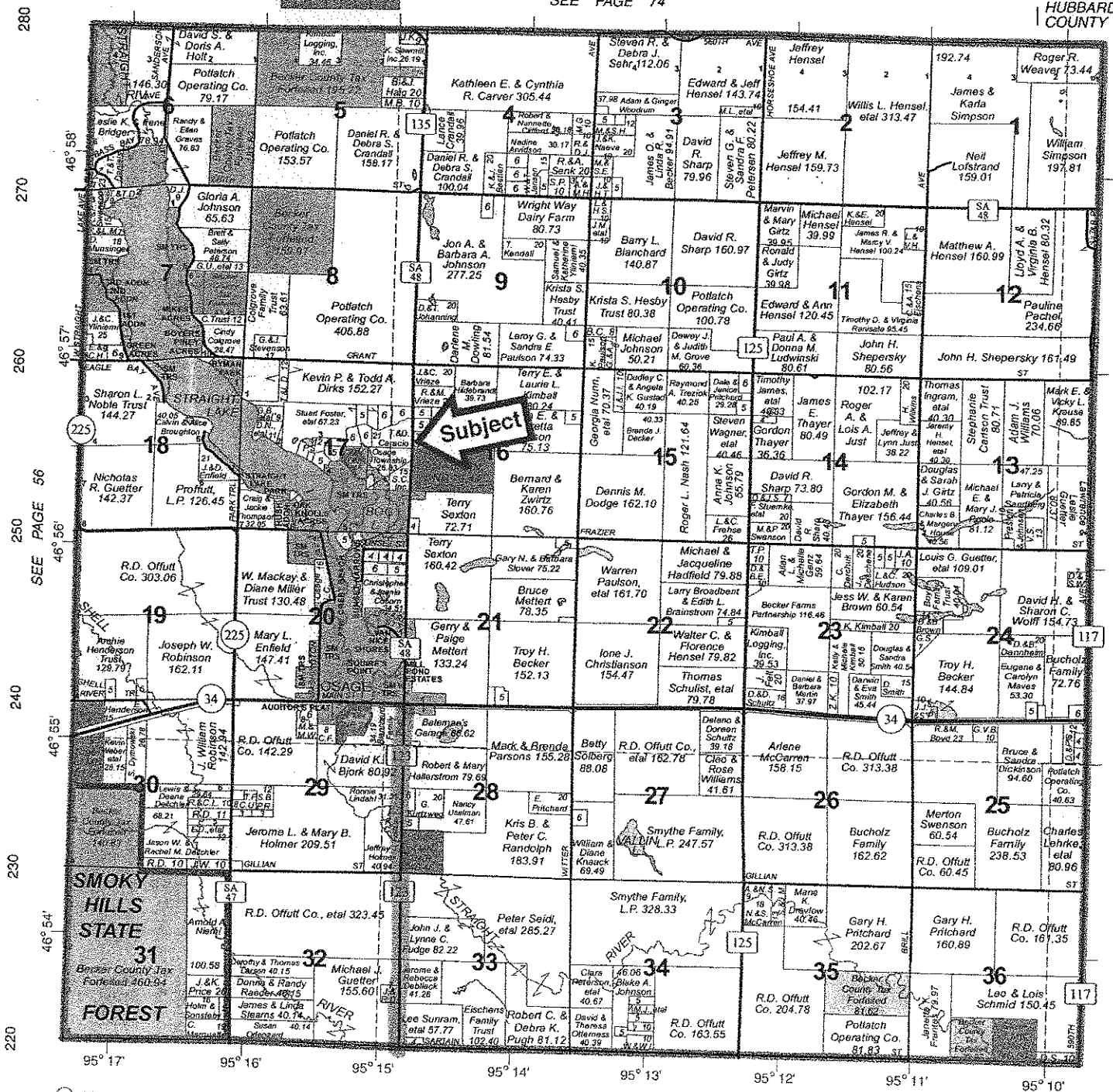
The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will 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, for possible rescheduling of the Hearing.**

OSAGE

SEE PAGE 74

T.140N.-R.36W.

HUBBARD
COUNTY

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SEE PAGE 42

Becker County, MN

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~ CONDITIONAL USE APPLICATION ~
BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
 PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	CUP
YEAR	
SCANNED	

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

First name(s): RtG Plumbing & Heating Inc Last name: _____
 Mailing Address: 52919 285th St City, State, Zip Osage, MN 56570
 Phone Number(s): 255-0227 OR 252-1510 Project Address: 25485 Co Hwy 48
Greg
 Parcel number(s) of property: 210105007 Sect - Twp - Range: 17-140-036
 Township Name: Osage Legal Description: PTS 1/2 NE 1/4: BEG
E QTR COR SEC 17, N 435, W 502, S 435 E 502
TO POB. TRACT 2

REASON FOR CONDITIONAL USE REQUEST:

building.

Plumbing & Heating
RECEIVED
JUN 05 2015
ZONING

The information provided for this document is truthful and accurate to the best of my knowledge. I understand that this statement is null and void if any of the above information is not supplied or is inaccurate.

Ryan Jones
 SIGNATURE OF APPLICANT

Greg

6-1-15
 DATE

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

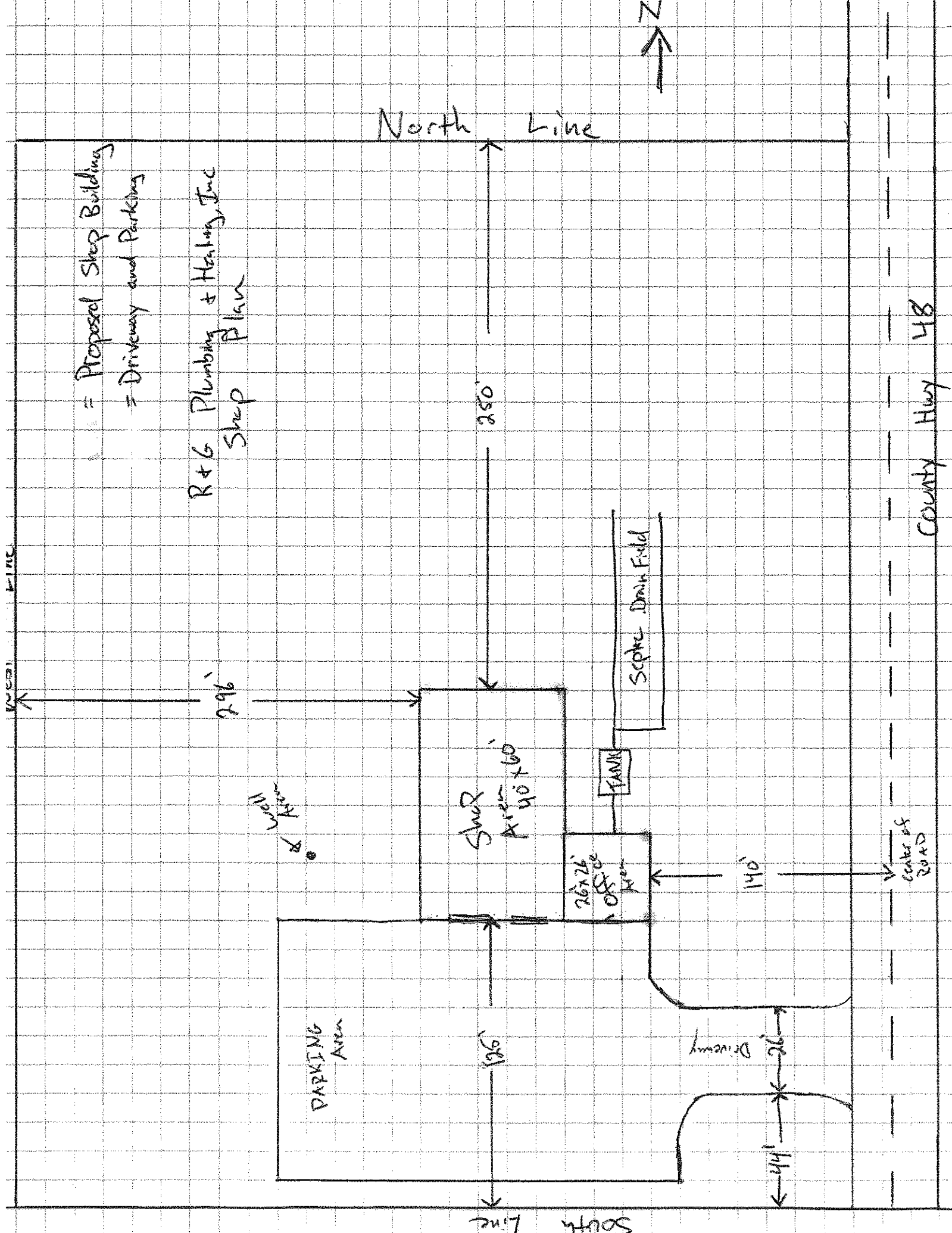
1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings; parking area and all other materials deemed necessary.
3. Non-refundable filing fee of \$326.00. If in Cormorant Township add \$25.00 surcharge to the filing fee (\$351.00). **Make check payable to Becker County Zoning.**
4. Is the conditional use permit request after the fact? ☐ Yes ☒ No
 If yes, after the fact application fee is an additional \$600.00.

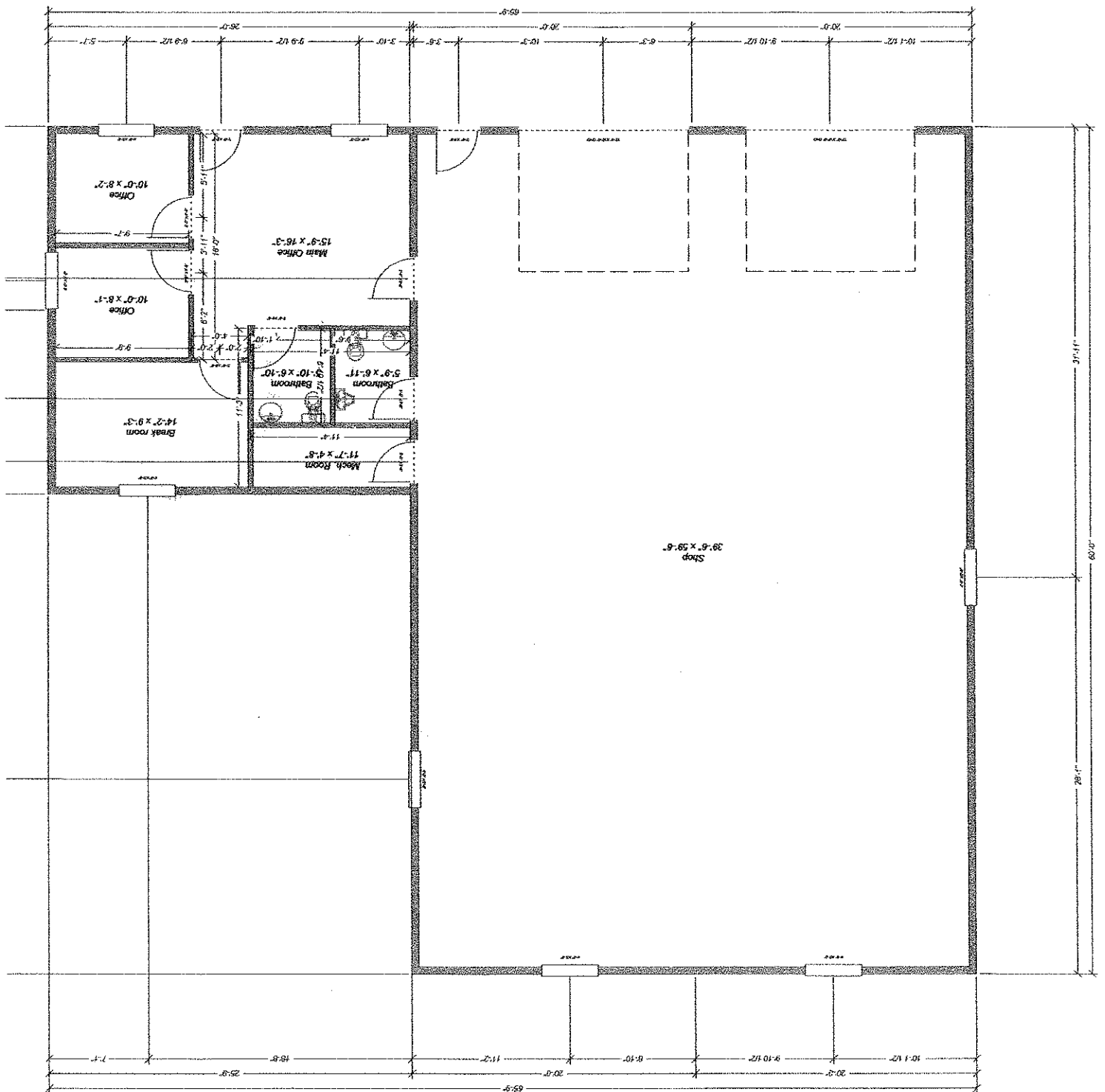
 Office Use Only

This application is hereby (accepted) or (rejected) as presented.

 SIGNATURE - ZONING ADMINISTRATOR

 DATE





R+G Plumbing & Heating, Inc
Shop Plan

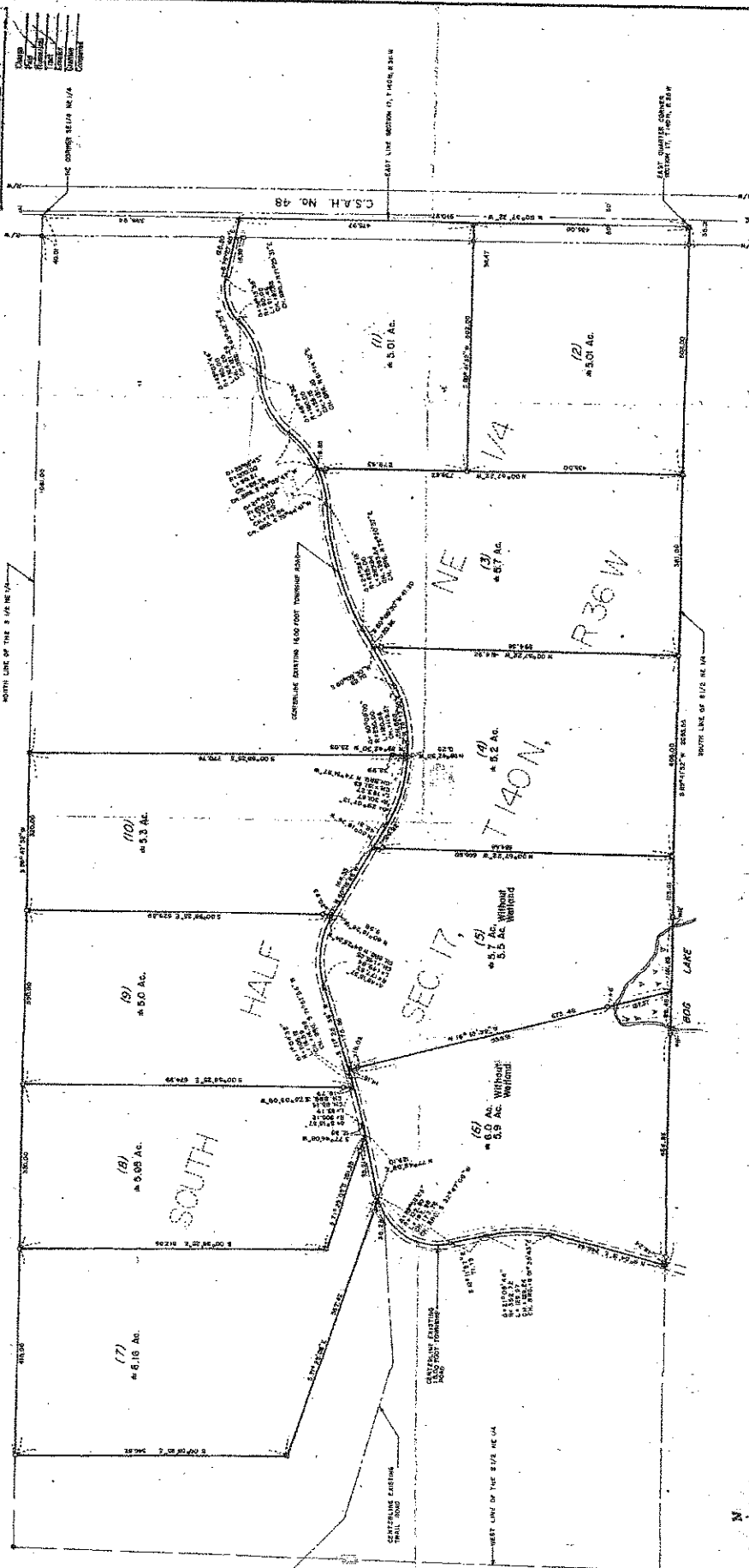
SECTION 17, T 140 N, R 36 W

HAPPY LANDING ESTATES NOT PLATTED

455681

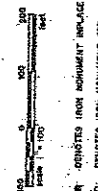
455681

STUART FOSTER
COUNTY REGISTER
COUNTY OF ST. LOUIS, MISSOURI
RECEIVED
JAN 10 1964
ST. LOUIS, MISSOURI



OWNER:
STUART FOSTER
COUNTY REGISTER
COUNTY OF ST. LOUIS, MISSOURI
P.O. BOX 64
LEES SUMMIT, MISSOURI 64086

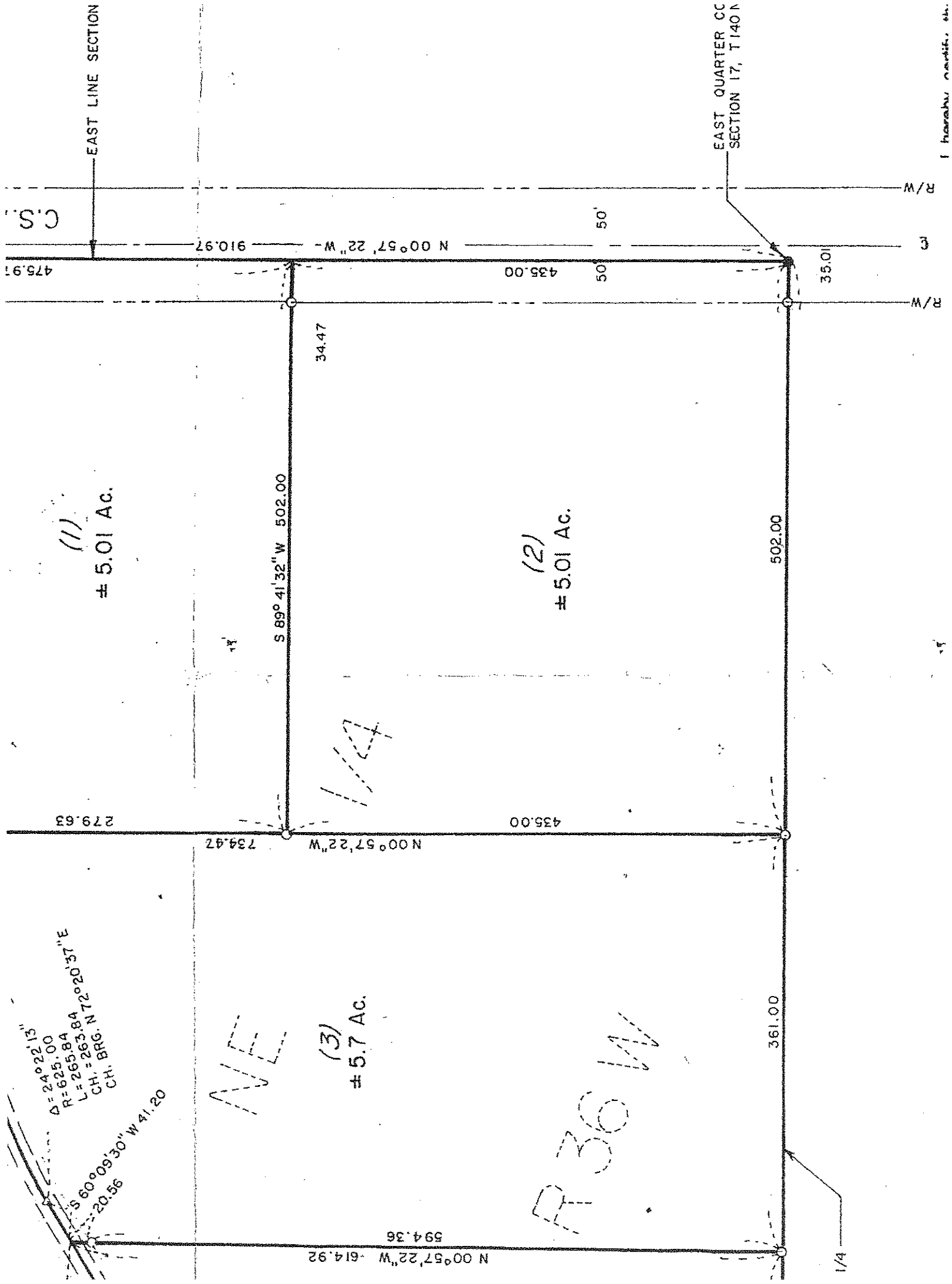
SURVEYOR:
STUART FOSTER
COUNTY REGISTER
COUNTY OF ST. LOUIS, MISSOURI
P.O. BOX 64
LEES SUMMIT, MISSOURI 64086

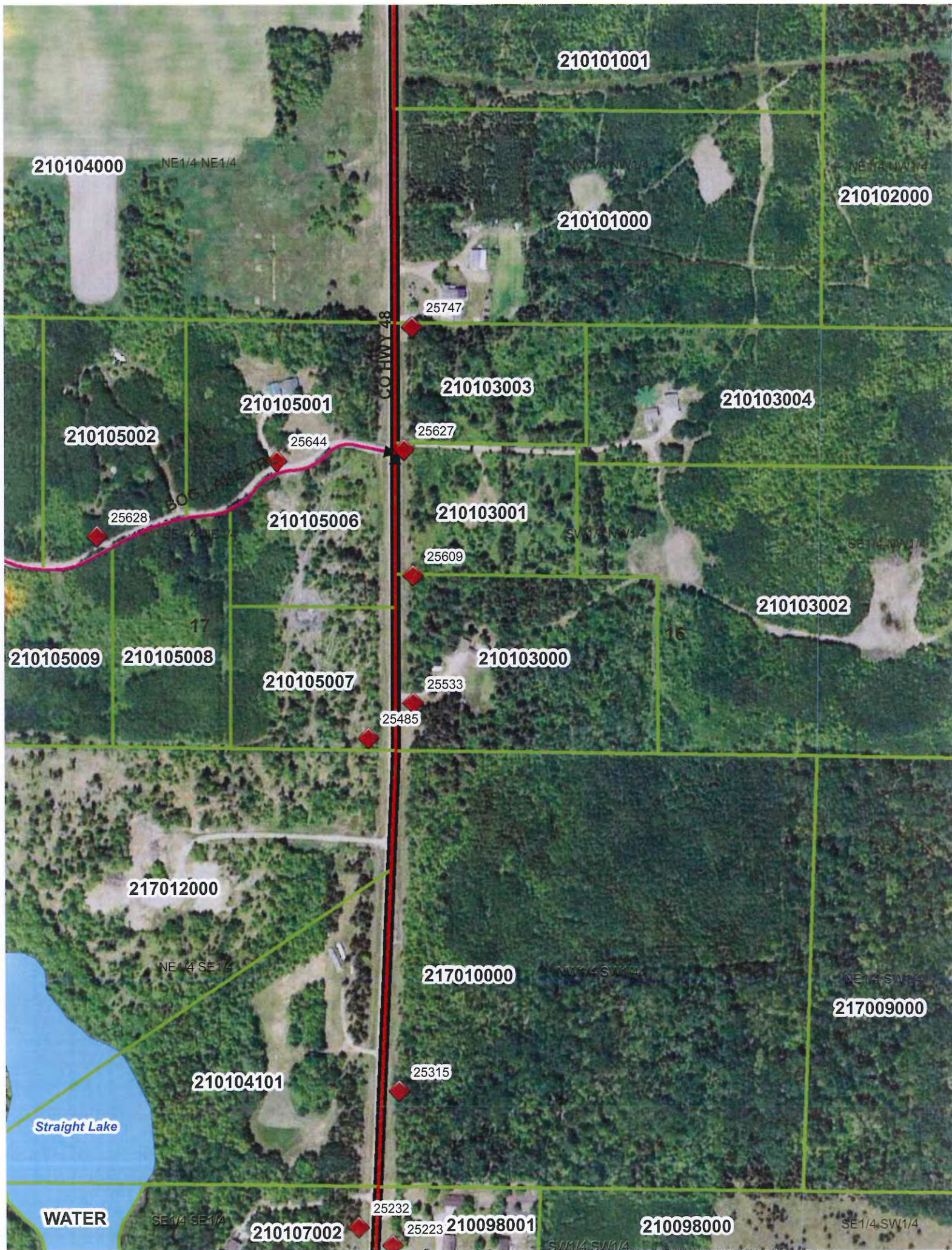


NOTES:
1. QUOTES FROM MONUMENT IN PLACE
2. QUOTES FROM MONUMENT SET
3. BASED ON SURVEY BY ROY A. SMITH, SLS 6034

STUART FOSTER
COUNTY REGISTER
COUNTY OF ST. LOUIS, MISSOURI
P.O. BOX 64
LEES SUMMIT, MISSOURI 64086

STUART FOSTER
COUNTY REGISTER
COUNTY OF ST. LOUIS, MISSOURI
P.O. BOX 64
LEES SUMMIT, MISSOURI 64086







COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

July 14, 2015 @7:00 PM

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56502

APPLICANT:

Bryan Stevens
27208 Co Hwy 37
Detroit Lakes, MN 56501

Project Location: 27208 Co Hwy 37

APPLICATION AND DESCRIPTION OF PROJECT:

Request a for a Conditional Use Permit for excavation of sand fill materials for a period of 10 years in an Agricultural zone.

LEGAL LAND DESCRIPTION: 28.0018.000 Shell Lake Township
S 1875 FT OF E 700 FT OF E1/2 OF SE1/4., Section 03, TWP 140, Range 38

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments: 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

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.

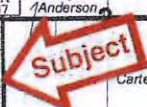
The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will 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. for possible rescheduling of the Hearing.**

			■	

SEE PAGE 72

SEE PAGE 70



SEE PAGE 38

Becker County, MN

410

420

430

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470



~ CONDITIONAL USE APPLICATION ~

BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	CUP
YEAR	
SCANNED	

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

First name(s): Bryan Last name: Stevens
Mailing Address: 27208 Co Hwy 37 City, State, Zip Detroit Lakes Mn 56501
Phone Number(s): 218-396-0796 Project Address: 1/4 mile before 27208
Parcel number(s) of property: 28.0018.000 Sect - Twp - Range: 3-140-038
Township Name: Steele Lake Legal Description: 5 1875 Ft of E 700 Ft
of E 1/2 of SE 1/4

REASON FOR CONDITIONAL USE REQUEST: to excavate sand fill
for various projects around area

The information provided for this document is truthful and accurate to the best of my knowledge. I understand that this statement is null and void if any of the above information is not supplied or is inaccurate.

[Signature]
SIGNATURE OF APPLICANT

6-08-15
DATE

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings; parking area and all other materials deemed necessary.
3. Non-refundable filing fee of \$326.00. If in Cormorant Township add \$25.00 surcharge to the filing fee (\$351.00). **Make check payable to Becker County Zoning.**
4. Is the conditional use permit request after the fact? [] Yes ☒ No
If yes, after the fact application fee is an additional \$600.00.

Office Use Only
This application is hereby (accepted) or (rejected) as presented.

SIGNATURE - ZONING ADMINISTRATOR



PARCEL	
APP	CUP
YEAR	

BUSINESS PLAN

Name of Business: _____

Owners of Business: _____

Type of Business: Retail Sales Service Other

Type of Merchandise: Sand Fill

Type of Service: Excavating

Hours of Operation: 9^{am} to 5 PM

Number of Employees: 0

Off - street Parking Plan: no parking

Size of Structure to be used for Business: none

New Structure: _____ Existing Structure: _____

Signage Plan: none

Exterior Lighting Plan: none

Environmental Hazards: none

Other Comments: permit is for excavation of

sand fill materials for use as fill

or ~~soil~~ ~~building~~ site uses - the

area to be excavated will be approx.

100-1000 yds a year as needed for such

uses - , excavation will last for a period

of 10 years



COUNTY OF BECKER

Planning and Zoning

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

Authorized Agent 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), Boyan Stewers hereby authorize Danayl Bergstrom 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.): conditional use permit

☐ plat application: _____

☒ conditional use application: _____

☐ variance application: _____

☐ other: _____

on my (our) property located at:

Tax Parcel Number(s): 280018000

Legal Description: S1875' of E 200' of E 1/2 of SE 1/4

Section: 03 Township: 140 Range: 38 Lot: _____ Block: _____ Plat Name: _____

Physical Site Address: 1/4 mile before 27208

Agent Contact Information

Agent address: 23151 4th Hwy 37 Detroit Lakes MN 56501
Street City State Zip Code

Agent phone #(s): 218-841-9003 Agent fax #: _____

Agent email address: _____

Property Owner(s) Signature(s)

6-08-15

Date

Office Use Only:

Date received: _____ Expiration Date: _____



area of excavation to be approx 300' by 300'
to a depth of approx 10' to 12'

Scale 1: 5000

X: 2325109.2718

Y: 1048907.5779

