



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 October 13th, 2015 ~ 7:00 P.M.

~ Tentative Agenda ~

I. Roll Call of Members

Minutes Approval for the September 8th, 2015 Meeting.

II. Old Business: None

III. New Business

- 1) **APPLICANT:** David Hiltner **PROJECT LOCATION:** 15022 W Munson Ln **APPLICATION AND DESCRIPTION OF PROJECT:** Request a change of zone from Agricultural to Residential for a Preliminary Plat consisting of six tracts. The Preliminary Plat will be reviewed by the Detroit Lakes Planning and Zoning Commission.
- 2) **APPLICANT:** Keith & Diane Ketcher **PROJECT LOCATION:** 24162 Co Hwy 48 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a change of zone from Commercial to Residential to reflect the current use of the property.
- 3) **APPLICANT:** Jeff & Kathy Perrine **PROJECT LOCATION:** 21258 W Height of Land Dr **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Certificate of Survey for two tracts of land with Tract A consisting of 3.28 useable acres and Tract B consisting of 3.12 useable acres on a Recreational Development Lake in an Agricultural Zone.
- 4) **APPLICANT:** Sylvia Shipman **PROJECT LOCATION:** 10416 Co Rd 147 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Certificate of Survey for two tracts of land (Tract B) consisting of 8.1 acres and the remnant tract (Tract C) consisting of 40.4 acres on a Natural Environmental Lake in an Agricultural Zone.
- 5) **APPLICANT:** Donald & Pamela Skarie **PROJECT LOCATION:** 25793 Co Rd 149 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate rental storage buildings for monthly rental on an Agricultural zoned property in two existing buildings.

- 6) **APPLICANT:** Minnerath Investments **PROJECT LOCATION:** 12125 Hillside Rd **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for installation of a 199' self-support tower to include an equipment shelter, fencing and driveway to a 50x54 space area in an agricultural zone.
- 7) **APPLICANT:** Osage Sportsman Club, Inc. **PROJECT LOCATION:** 25108 Co Hwy 48 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for expansion of the existing Sportsman Club Shooting Range. The request includes harvesting of timber to add three additional trap shooting lanes (for four total), rearrangement of the 250 yard range, parking area and eventually a new club house and warming house in an Agricultural Zone.
- 8) **APPLICANT:** James Hofman on behalf of the Blueberry Lake Ordinance Request **PROJECT LOCATION:** Blueberry Lake **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Surface Water Use Ordinance. The specific request is for a 5 mph speed limit or no wake.

V. Other Business

- 1) **Tentative Date for Informational Meeting:**
Wednesday, November 4, 2015; 8:00 am; Zoning Office
- 2) **Other Business**

VI. Adjournment



COUNTY OF BECKER

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915 Lake Ave, Detroit Lakes, MN 56501

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PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

October 13, 2015 @7:00 PM

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

APPLICANT:

David Hiltner

15022 W Munson Ln

Detroit Lakes, MN 56501

Project Location: 15502 W Munson Ln

APPLICATION AND DESCRIPTION OF PROJECT:

Request a change of zone from Agricultural to Residential for a Preliminary Plat consisting of six tracts. The Preliminary Plat will be reviewed by the Detroit Lakes Planning and Zoning Commission.

LEGAL LAND DESCRIPTION: 190073000 Lake View Township Munson Lake
PT GOVT LOT 8: COMM W QTR COR SEC 5, S 1380.25' TO POB; ELY 276.03', NE 363.42' TO RD,
SL AL RD 161.79', W 6.07', SLY 187.44', SELY 214.64', E 215.04' TO LK, SLY AL LK 200', N 34', W
294.74', NW 406.89', N AL W LN TO POB., Section 05, TWP 138, Range 41

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.

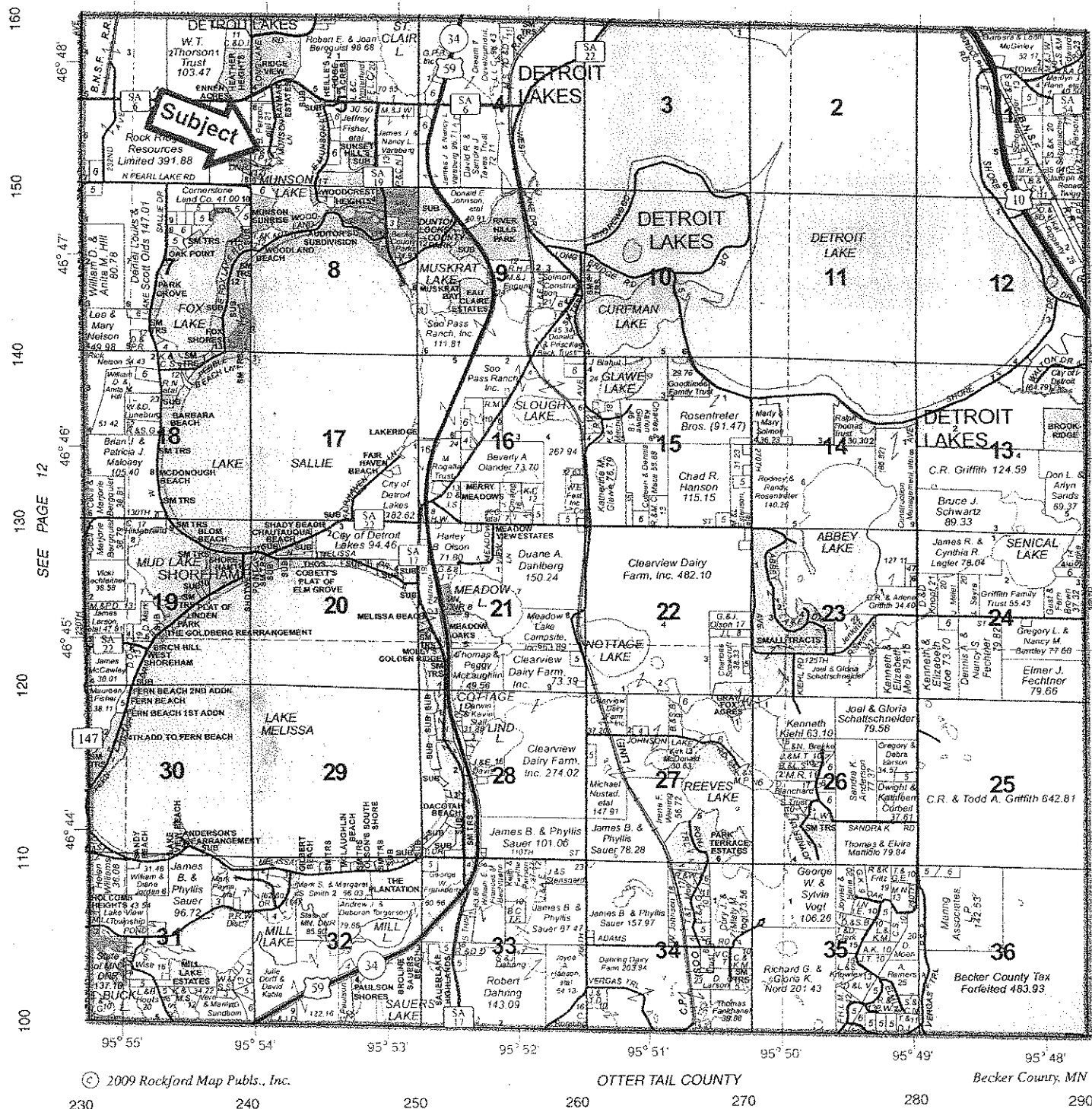
The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will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

LAKE VIEW

T.138N.-R.41W.

SEE PAGE 32



SEE PAGE 18



MIKE RING

ABR, CRS, GRI, Broker

realty.com

P.O. Box 375 • Detroit Lakes, MN 56501

Phone: 218.844.5557 • Fax: 218.844.5558

Cell: 218.234.9734 • MikeRing@arvig.net

CounselorDetroitLakes.com







SUBDIVISION / ZONE CHANGEBECKER COUNTY
PLANNING & ZONING915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

| | |
|---------|---------------|
| PARCEL | |
| APP | ZONE / SURVEY |
| YEAR | |
| SCANNED | |

Application for: X Zone Change Certificate of Survey Preliminary Plat
(Complete Section 1) (Complete Section 2) (Complete Section 3)Applicant's Name: DAVE HILTNERApplicant's Address: 15502 W. MUNSON LN
DETROIT LAKES, MN 56501Telephone(s): 218-234-5564 Date of Application: 8/10/2015Signature of Applicant: [Signature] 8/12/15
CHANDLER SURVEYING, INC.Parcel ID Number: 190073000 Project Address: 15502 W. Munson LNLegal Description of Project: SEE ATTACHED DOC # 624942 PL

SECTION 1

*Zone Change For Existing Parcel Number 190073000
Current Zoning AV Requested Zoning RES

RECEIVED

AUG 10 2015

ZONING

SECTION 2

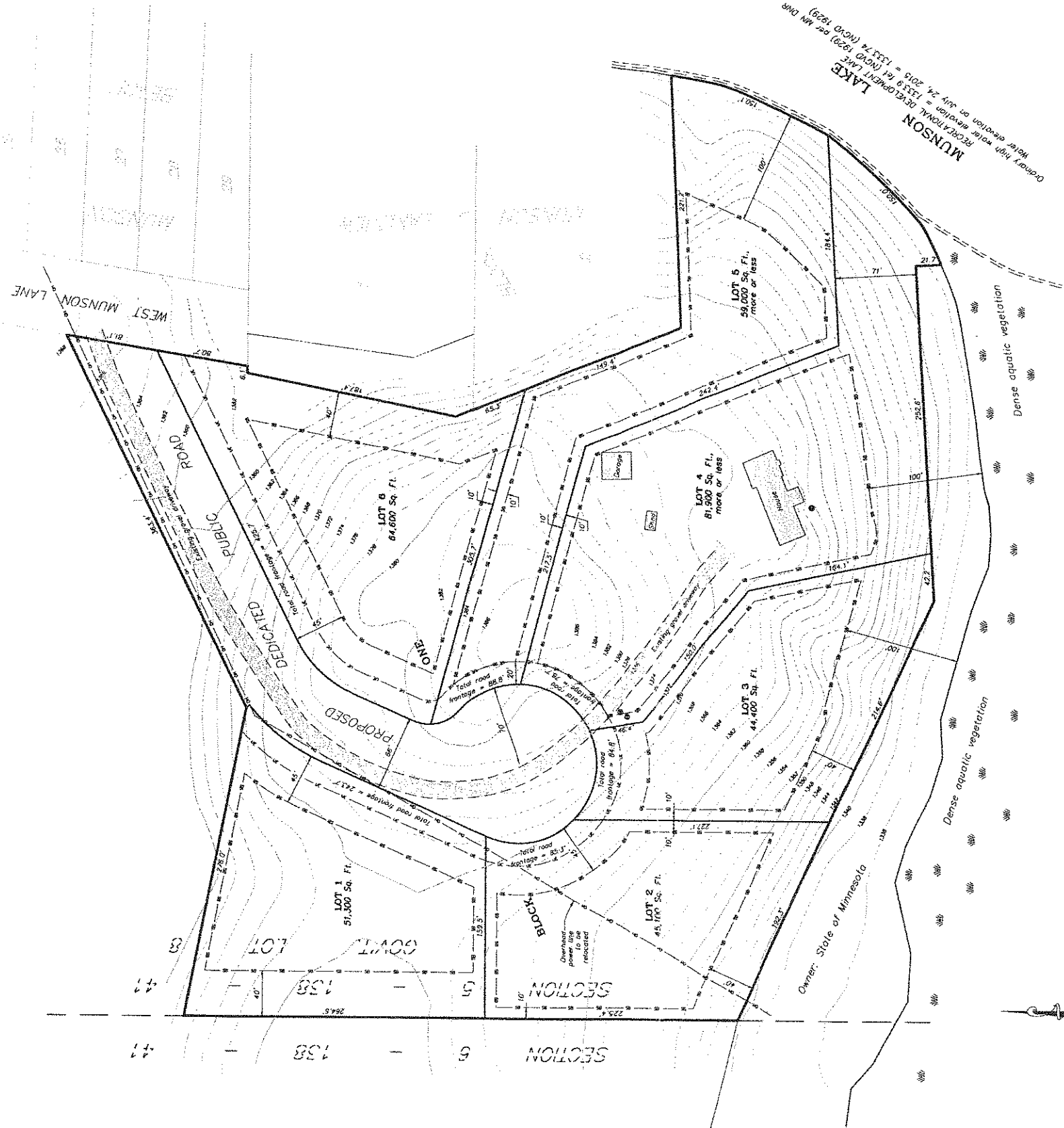
*Certificate Of Survey: Number of Lots
Shoreland (within 1000 ft of lake) Nonshoreland
Current Zoning of property
Is a change of zone required? yes no
If yes, change from Zone to Zone.
Total acreage of parcel to be subdivided
**Include a copy of the purchase agreement if applicant is not the owner of the property.

SECTION 3

*For Preliminary Plat:
Number of Lots
Name of Subdivision
Name of Proposed Roads
Shoreland (within 1000 ft of lake) Non-shoreland
Current Zoning of property
Is a change of zone required? yes no
If yes, change from Zone to Zone.
Total acreage of parcel to be subdivided
**Include a copy of the purchase agreement if applicant is not the property owner.Date Received Date Accepted Authorized Signature [Signature]
Application Fee Notice Fee Recording Fee
Date Paid Receipt Number



PRELIMINARY PLAT OF
THE OAKS ON MUNSON



- SURVEYOR'S NOTES**
- The proposed plat of THE OAKS ON MUNSON is located in Government Lot 8, Section 9 of Oakview Township, on the western shore of Munson Lake. It is a preliminary plat and is subject to change without notice. The plat is for a recreational development and is not to be construed as a warranty of any kind. This property is not in the corporate limits of the City of Detroit Lakes, but is within two miles of the corporate limits. Heavy lines indicate the plat exterior.
 - All lots will be zoned single family residential, on application for a zone change and a plat amendment to the Becker County Zoning Ordinance.
 - Lots will be serviced by private wells and septic systems installed according to Becker County and Minnesota Department of Health requirements. Lot 4 has an existing, compliant septic system and well.
 - The primary structure building setbacks per Becker County Ordinances are: Dedicated Public Road right of way - 45 feet for non-riparian lots and 20 feet for riparian lots; side yard - 10 feet; rear yard - 40 feet; Munson Lake - 100 feet. Becker County should be contacted for the exact setbacks due to alternate setback requirements.
 - All lots exceed the required area of 40,000 sq. ft. of usable area for an unserved lot in a recreational development lake shoreline district.
 - This project site is located mostly in an wooded area. Existing structures are as shown.
 - Contour elevations shown per Becker County GIS LiDAR map.

Proposed Dedicated Road = 1.12 acres
TOTAL PLATTED AREA = 8.9 Acres, more or less

Prepared on August 5, 2015

MEADOWLAND SURVEYING, INC.
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
OFFICE: 218-847-4289 FAX: 218-846-1945
EMAIL: frontdesk@meadowlandsurveying.com
www.meadowlandsurveying.com

OWNER:
DAVE HILTNER
13502 W. MUNSON LANE
DETROIT LAKES, MN 56501

| COMP. FILE: | OBJECTION(COORDS): |
|-------------|--------------------|
| CRD. FILE: | OBJECTION(COORDS): |
| DWG. FILE: | DRAWING: DP |
| COMP. BY: | SRW |
| DRAWN BY: | SRW |



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****

October 13, 2015 @7:00 PM

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT:

Keith & Diane Ketcher
24162 County Hwy 48
Osage, MN 56570

Project Location: 24162 County Hwy 48

APPLICATION AND DESCRIPTION OF PROJECT:

Request a change of zone from Commercial to Residential to reflect the current use of the property.

LEGAL LAND DESCRIPTION: 210181000 Osage Township Straight Lake
PT SE1/4 OF SE1/4: COMM SE COR SEC 20 TH N AL E LN 1066.88' TO POB; TH S AL E LN 250.10',
TH W 273.83', TH NW 120.82' TO STRAIGHT LK, NELY AL LK 194.58' TH E 199.57' TO CTR LN CO
RD #48 & POB, Section 20, 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

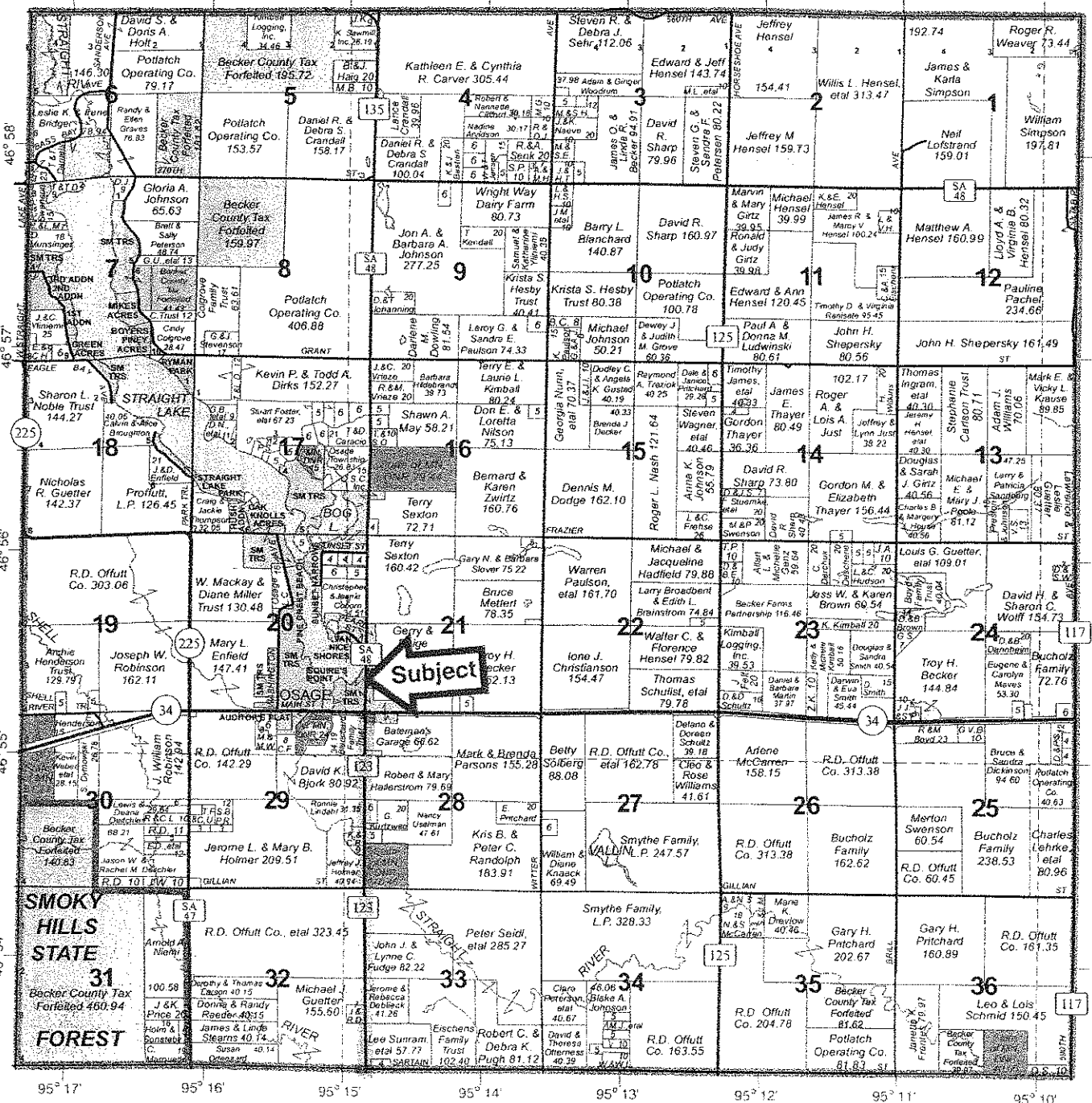
If you have questions about the Project, feel free to call 218-846-7314.

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.

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SUBDIVISION / ZONE CHANGE
BECKER COUNTY
PLANNING & ZONING

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

| | |
|---------|---------------|
| PARCEL | |
| APP | ZONE / SURVEY |
| YEAR | |
| SCANNED | |

Application for: X Zone Change Certificate of Survey Preliminary Plat
(Complete Section 1) (Complete Section 2) (Complete Section 3)

Applicant's Name: Keith and Diane Ketcher

Applicant's Address: 24162 Cty Hwy 48
Osage Mn 56570

Telephone(s): 612-360-5005 Date of Application: 8/19/2015
612-952-913-0840

Signature of Applicant: Keith Ketcher Diane L. Ketcher

Parcel ID Number: R 21.0181.000 Project Address: same

Legal Description of Project: Section 20 TWP 140 Range 036
See tax statement STRAIGHT LAKE

SECTION 1

*Zone Change For Existing Parcel Number R 21.0181.000
Current Zoning Commercial Requested Zoning Residential

SECTION 2

*Certificate Of Survey: Number of Lots
Shoreland (within 1000 ft of lake) Nonshoreland
Current Zoning of property
Is a change of zone required? yes no
If yes, change from Zone to Zone.
Total acreage of parcel to be subdivided
**Include a copy of the purchase agreement if applicant is not the owner of the property.

SECTION 3

*For Preliminary Plat:
Number of Lots
Name of Subdivision
Name of Proposed Roads
Shoreland (within 1000 ft of lake) Non-shoreland
Current Zoning of property
Is a change of zone required? yes no
If yes, change from Zone to Zone.
Total acreage of parcel to be subdivided
**Include a copy of the purchase agreement if applicant is not the property owner

Date Received Date Accepted Authorized Signature AUG 20 2015
Application Fee Notice Fee Recording Fee
Date Paid Receipt Number ZONING

NE1/4 SE1/4

210230000

DEEDED ROW

210200000

210396201

210183000

24228

24246

WATER

Straight Lake

210180000

24210

24241

210396202

24186

210181000

24162

210396203

DEEDED ROW

SE1/4 SE1/4

210182000

24185

210396204

24140

210177000

CO HWY 48

24056

210172000

210184000

24112

210229000

24111

210174001

210172000

210224000

210176000

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



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PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

October 13, 2015 @7:00 PM

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT:

Jeff & Kathy Perrine
21258 W. Height of Land Drive
Rochert, MN 56578

Project Location: 21258 W. Height of Land Drive

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Certificate of Survey for two tracts of land with Tract A consisting of 3.28 useable acres and Tract B consisting of 3.12 useable acres on a Recreational Development Lake in an Agricultural Zone.

LEGAL LAND DESCRIPTION: 150037000 Height of Land Township Height of Land Lake
GOVT LOT 4 EX NLY 820' TO STATE AKA 8.55 AC & EX 2 AC TO DERSTINE REF:15.0037.001,
Section 05, TWP 139, Range 39

REFER TO BECKER COUNTY ZONING ORDINANCE

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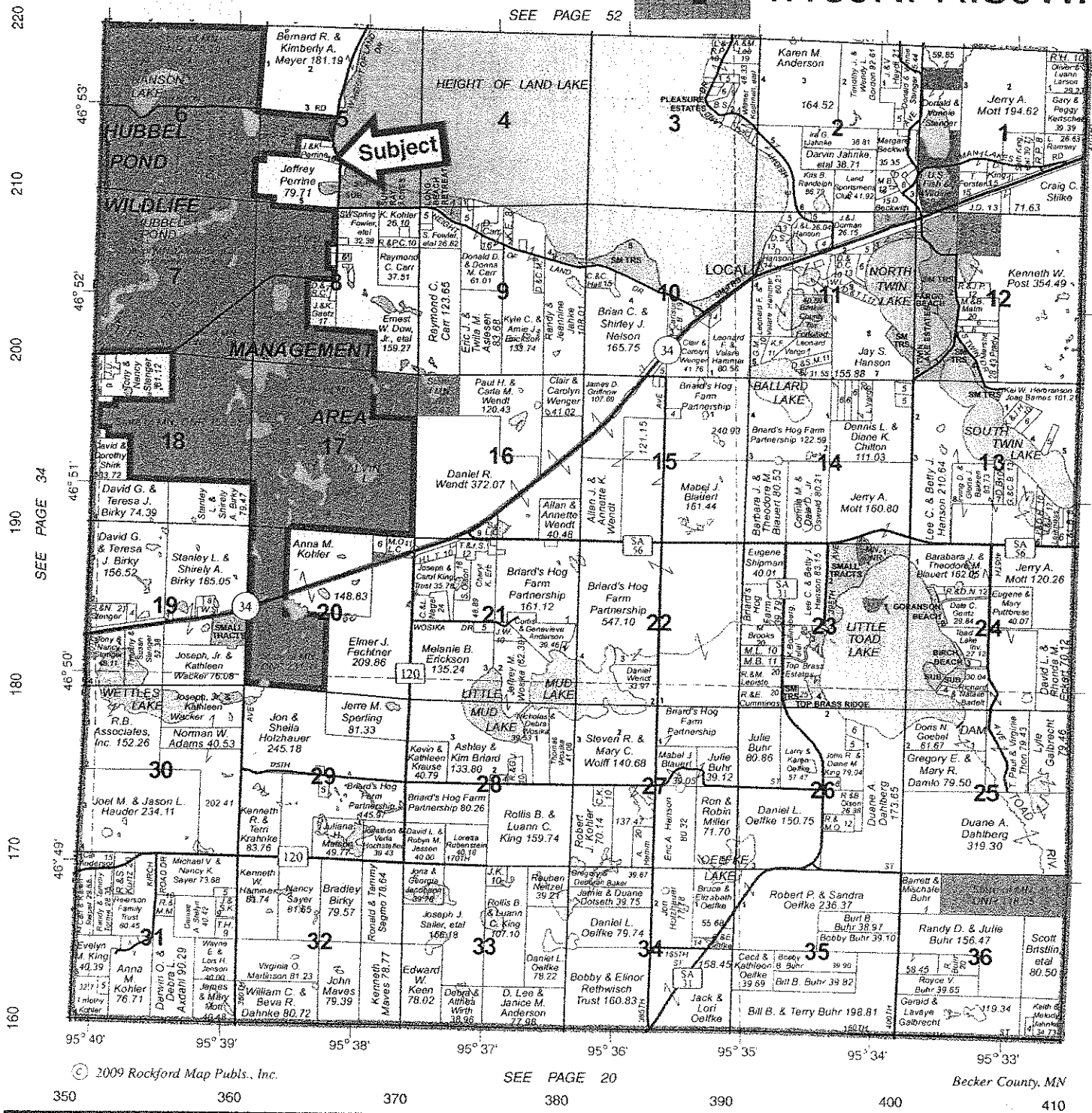
If you have questions about the Project, feel free to call 218-846-7314.

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.

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**ABC
Realty**

of Detroit Lakes LLC

Office: (218) 847-6536 • Cell: (218) 841-9334 • Email: jlsather@arvig.net

113 E. North Street • Detroit Lakes, MN 56501



Gerald Sather
Broker/Owner





SUBDIVISION / ZONE CHANGE
BECKER COUNTY
PLANNING & ZONING
915 LAKE AVENUE, DETROIT LAKES, MN 56501
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| | |
|---------|---------------|
| PARCEL | |
| APP | ZONE / SURVEY |
| YEAR | |
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Application for: _____ Zone Change _____ X Certificate of Survey _____ Preliminary Plat
(Complete Section 1) (Complete Section 2) (Complete Section 3)

Applicant's Name: Jeff and Kathy Perrine

Applicant's Address: 21258 W. Height of Land Drive
Richert, MN 56578

Telephone(s): 849-2469 Date of Application: 8-31-2015

Signature of Applicant: Kathy Perrine

Parcel ID Number: 15.0037.000 Project Address: Same as above

Legal Description of Project: See attached

SECTION 1

*Zone Change For Existing Parcel Number _____
Current Zoning _____ Requested Zoning _____

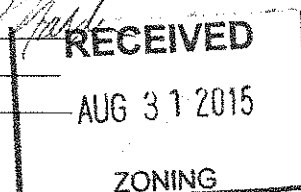
SECTION 2

*Certificate Of Survey: Number of Lots 2
Shoreland (within 1000 ft of lake) X Nonshoreland _____
Current Zoning of property Agricultural
Is a change of zone required? _____ yes X no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided ~~26.0000~~ 26 acres, more or less
**Include a copy of the purchase agreement if applicant is not the owner of the property.

SECTION 3

*For Preliminary Plat:
Number of Lots _____
Name of Subdivision _____
Name of Proposed Roads _____
Shoreland (within 1000 ft of lake) _____ Non-shoreland _____
Current Zoning of property _____
Is a change of zone required? _____ yes _____ no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided _____
**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received _____ Date Accepted _____ Authorized Signature [Signature]
Application Fee _____ Notice Fee _____ Recording Fee _____
Date Paid _____ Receipt Number _____







1118 Hwy 59 South, Detroit Lakes, Minnesota 56501
(office) 218-847-4289 (fax) 218-846-1945
www.meadowlandsurveying.com

Jeff Perrine—Tract A—3.6 acre northerly tract on Height of Land Lake

Land description:

That part of Government Lot 4 in Section 5, Township 139 North, Range 39 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at the most westerly corner of Lot 8, Block One of SUN RAY ACRES FIRST ADDITION, said plat is on file and of record in the office of the Recorder in said County, from which the westerly line of said Lot 8 bears North 13 degrees 37 minutes 37 seconds East on an assumed bearing; thence North 20 degrees 29 minutes 07 seconds West 402.70 feet to an iron monument, said point is hereinafter referred to as Point A; thence South 76 degrees 15 minutes 15 seconds East 14.89 feet to a point hereinafter referred to as Point B; thence continuing South 76 degrees 15 minutes 15 seconds East 18.16 feet to an iron monument on the north-south quarter line of said Section 5; thence North 76 degrees 15 minutes 15 seconds West 18.16 feet to the aforementioned Point B; thence continuing North 76 degrees 15 minutes 15 seconds West 14.89 feet to an iron monument at the aforementioned Point A; thence continuing North 76 degrees 15 minutes 15 seconds West 599.70 feet to an iron monument; thence continuing North 76 degrees 15 minutes 15 seconds West 136.69 feet to an iron monument; thence North 08 degrees 11 minutes 04 seconds West 101.39 feet to an iron monument; thence South 89 degrees 09 minutes 57 seconds East 243.12 feet to an iron monument, said point is the point of beginning; thence North 89 degrees 09 minutes 57 seconds West 243.12 feet to an iron monument; thence North 08 degrees 11 minutes 04 seconds West 290.46 feet to an iron monument; thence South 85 degrees 40 minutes 30 seconds East 73.14 feet to an iron monument on the southerly line of Dennis M. and Diana M. Derstine's land as described in Document No. 298892, on file and of record in the office of the Recorder in said County; thence continuing South 85 degrees 40 minutes 30 seconds East 466.33 feet along the southerly line of said Derstine's land to an iron monument; thence continuing South 85 degrees 40 minutes 30 seconds East 35.98 feet along the southerly line of said Derstine's land to a point hereinafter referred to as Point D; thence continuing South 85 degrees 40 minutes 30 seconds East 23.67 feet along the southerly line of said Derstine's land to an iron monument; thence continuing South 85 degrees 40 minutes 30 seconds East 34 feet, more or less, along the southerly line of said Derstine's land to the water's edge of Height of Land Lake; thence southeasterly along the water's edge of said Height of Land Lake to the intersection with a line which bears North 78 degrees 01 minute 11 seconds East from the point of beginning; thence South 78 degrees 01 minute 11 seconds West 41 feet, more or less, to an iron monument; thence continuing South 78 degrees 01 minute 11 seconds West 18.49 feet to a point hereinafter referred to as Point C; thence continuing South 78 degrees 01 minute 11 seconds West 33.72 feet to an iron monument; thence continuing South 78 degrees 01 minute 11 seconds West 337.18 feet to the point of beginning. The above described tract contains 3.6 acres, more or less.

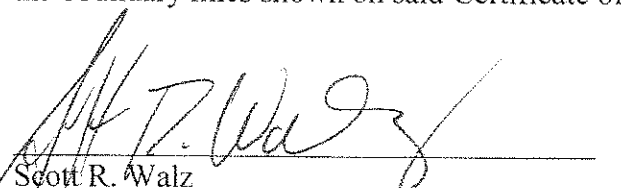
SUBJECT TO a 66.00 foot wide easement for public road purposes for West Height of Land Drive over, under and across part of the above described tract. The centerline of said 66.00 foot wide public road easement is described as follows:

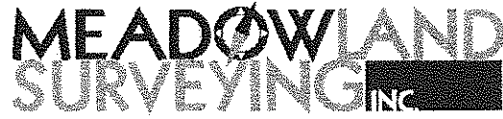
Beginning at the aforementioned Point C; thence North 23 degrees 52 minutes 22 seconds West 133.20 feet; thence northwesterly on a curve concave to the northeast, having a central angle of 04 degrees 09 minutes 29 seconds and a radius of 725.00 feet, for a distance of 52.62 feet (chord bearing North 21 degrees 47 minutes 37 seconds West) to the aforementioned Point D and said 66.00 foot wide public road easement centerline there terminates. The sidelines of said 66.00 foot wide public road easement shall be prolonged or shortened to terminate on the northerly and southerly lines of the above tract.

TOGETHER WITH AND SUBJECT TO an easement for driveway purposes over, under and across that part of the above tract and that part of Government Lot 4 described as follows:

Beginning at the aforementioned Point C; thence South 23 degrees 52 minutes 22 seconds East 15.65 feet; thence South 81 degrees 05 minutes 41 seconds West 87.13 feet; thence North 65 degrees 24 minutes 27 seconds West 17.85 feet; thence South 78 degrees 01 minute 11 seconds West 19.50 feet; thence northeasterly on a curve concave to the southeast, having a central angle of 70 degrees 17 minutes 38 seconds and a radius of 36.50 feet, for a distance of 44.78 feet (chord bearing North 45 degrees 56 minutes 52 seconds East); thence North 81 degrees 05 minutes 41 seconds East 78.31 feet; thence South 23 degrees 52 minutes 22 seconds East 18.51 feet to the point of beginning of said driveway easement.

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 and that the above legal description was prepared from information on Certificate of Survey T8871-15 dated August 26, 2015 and said legal description is legally sufficient to locate the boundary lines shown on said Certificate of Survey.


Scott R. Walz
Minnesota Licensed Land Surveyor No. 50320



1118 Hwy 59 South, Detroit Lakes, Minnesota 56501
(office) 218-847-4289 (fax) 218-846-1945
www.meadowlandsurveying.com

Jeff Perrine—Tract B—3.7 acre southerly tract on Height of Land Lake

Land description:

That part of Government Lot 4 and that part of Government Lot 5 in Section 5, Township 139 North, Range 39 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at the most westerly corner of Lot 8, Block One of SUN RAY ACRES FIRST ADDITION, said plat is on file and of record in the office of the Recorder in said County, from which the westerly line of said Lot 8 bears North 13 degrees 37 minutes 37 seconds East on an assumed bearing; thence North 20 degrees 29 minutes 07 seconds West 402.70 feet to an iron monument hereinafter referred to as Point A; thence South 76 degrees 15 minutes 15 seconds East 14.89 feet to a point hereinafter referred to as Point B; thence continuing South 76 degrees 15 minutes 15 seconds East 18.16 feet to an iron monument on the north-south quarter line of said Section 5, said point is the point of beginning; thence North 76 degrees 15 minutes 15 seconds West 18.16 feet to the aforementioned Point B; thence continuing North 76 degrees 15 minutes 15 seconds West 14.89 feet to an iron monument at the aforementioned Point A; thence continuing North 76 degrees 15 minutes 15 seconds West 599.70 feet to an iron monument; thence continuing North 76 degrees 15 minutes 15 seconds West 136.69 feet to an iron monument; thence North 08 degrees 11 minutes 04 seconds West 101.39 feet to an iron monument; thence South 89 degrees 09 minutes 57 seconds East 243.12 feet to an iron monument; thence North 78 degrees 01 minute 11 seconds East 337.18 feet to an iron monument; thence continuing North 78 degrees 01 minute 11 seconds East 33.72 feet to a point hereinafter referred to as Point C; thence continuing North 78 degrees 01 minute 11 seconds East 18.49 feet to an iron monument; thence continuing North 78 degrees 01 minute 11 seconds East 41 feet, more or less, to the water's edge of Height of Land Lake; thence southeasterly along the water's edge of said Height of Land Lake to the north-south quarter line of said Section 5; thence South 02 degrees 30 minutes 38 seconds West 38 feet, more or less, along said north-south quarter line to an iron monument; thence continuing South 02 degrees 30 minutes 38 seconds West 151.61 feet along said north-south quarter line to the point of beginning. The above described tract contains 3.7 acres, more or less.

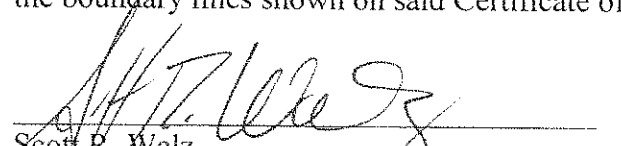
SUBJECT TO a 66.00 foot wide easement for public road purposes for West Height of Land Drive over, under and across part of the above described tract. The centerline of said 66.00 foot wide public road easement is described as follows:

Beginning at the aforementioned Point C; thence South 23 degrees 52 minutes 22 seconds East 233.68 feet; thence southeasterly on a curve concave to the southwest, having a central angle of 12 degrees 44 minutes 32 seconds and a radius of 655.00 feet, for a distance of 145.67 feet (chord bearing South 17 degrees 30 minutes 06 seconds East) to the aforementioned Point B and said 66.00 foot wide public road easement centerline there terminates. The sidelines of said 66.00 foot wide public road easement shall be prolonged or shortened to terminate on the northerly, southerly and easterly lines of the above tract.

TOGETHER WITH AND SUBJECT TO an easement for driveway purposes over, under and across that part of the above tract and that part of Government Lot 4 described as follows:

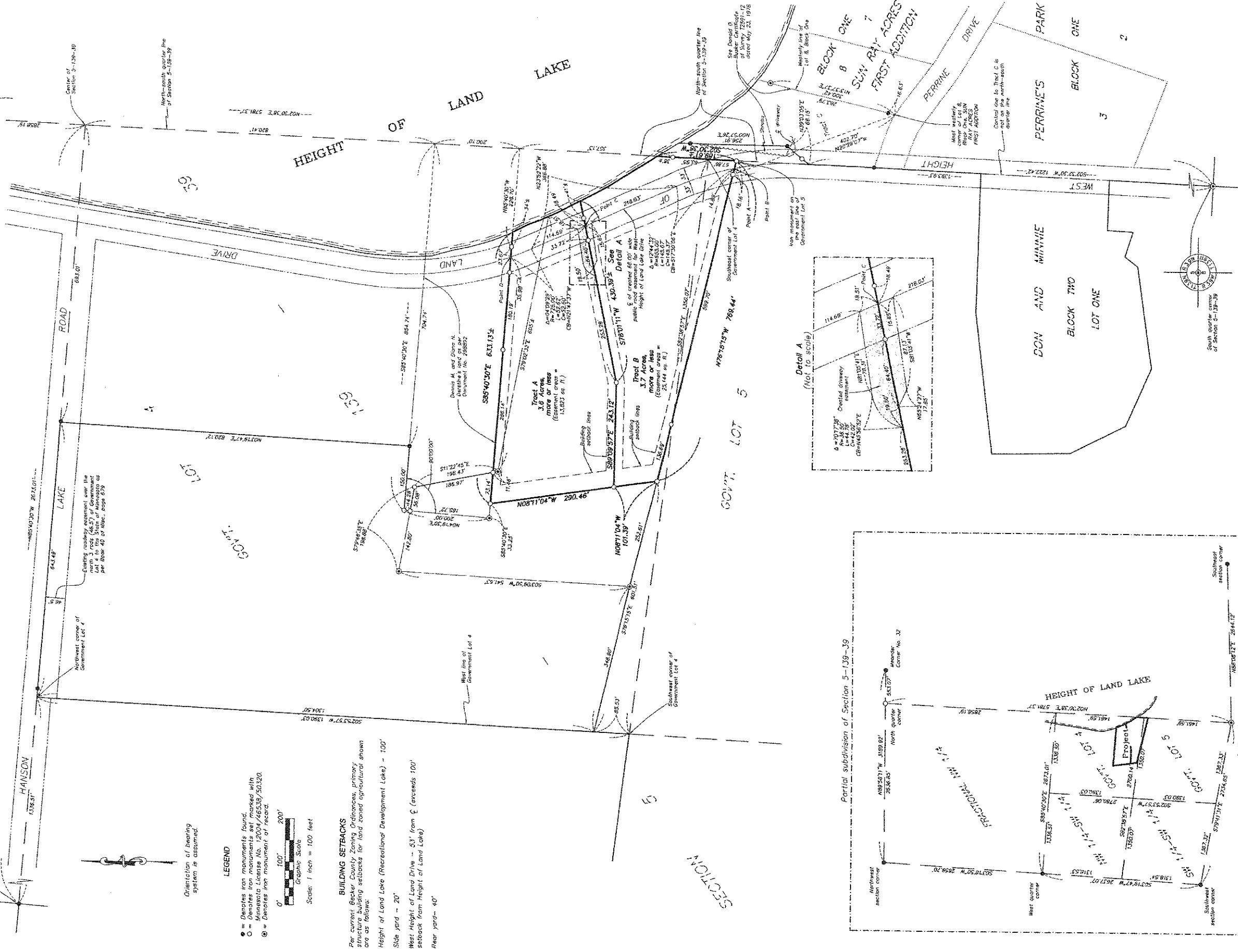
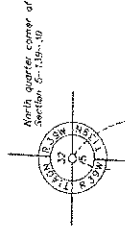
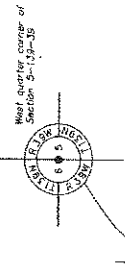
Beginning at the aforementioned Point C; thence South 23 degrees 52 minutes 22 seconds East 15.65 feet; thence South 81 degrees 05 minutes 41 seconds West 87.13 feet; thence North 65 degrees 24 minutes 27 seconds West 17.85 feet; thence South 78 degrees 01 minute 11 seconds West 19.50 feet; thence northeasterly on a curve concave to the southeast, having a central angle of 70 degrees 17 minutes 38 seconds and a radius of 36.50 feet, for a distance of 44.78 feet (chord bearing North 45 degrees 56 minutes 52 seconds East); thence North 81 degrees 05 minutes 41 seconds East 78.31 feet; thence South 23 degrees 52 minutes 22 seconds East 18.51 feet to the point of beginning of said driveway easement.

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 and that the above legal description was prepared from information on Certificate of Survey T8871-15 dated August 26, 2015, and said legal description is legally sufficient to locate the boundary lines shown on said Certificate of Survey.


Scott R. Walz
Minnesota Licensed Land Surveyor No. 50320

CERTIFICATE OF SURVEY

IN GOVERNMENT LOTS 4 AND 5 OF
SECTION 5-139-39
BECKER COUNTY, MINNESOTA



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.

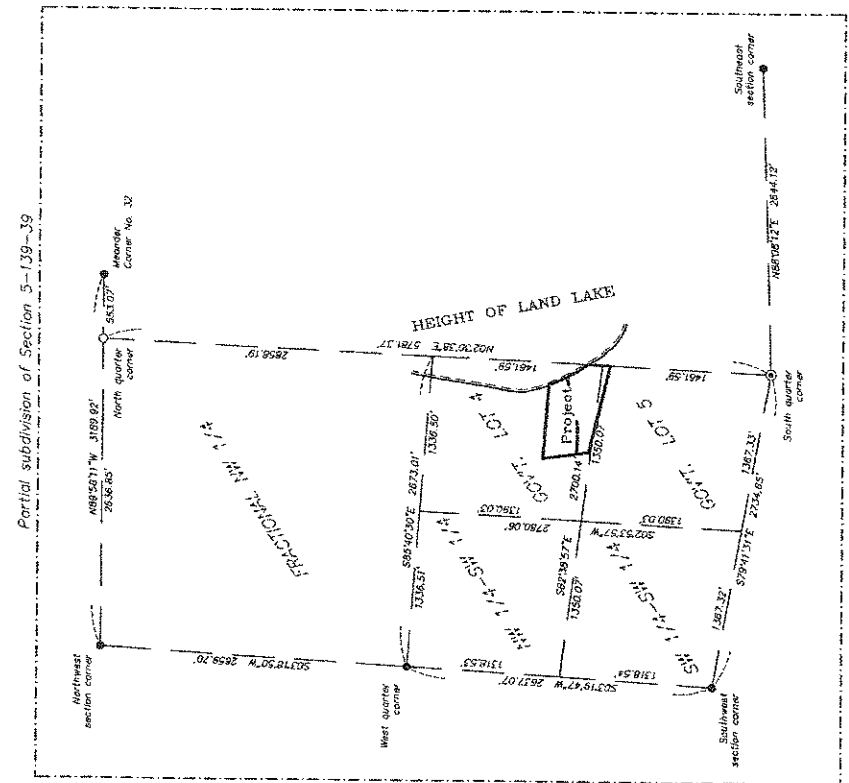
Print Name: Jeff Perrine
Signature: Jeff Perrine
Date: August 26, 2009
License #: 000000

DRAWING NUMBER: 18871-15

| | |
|------------|----------------------|
| COMP FILE: | 00SECTION(COCCOORDS) |
| CRD FILE: | 00SECTION(COCCOORDS) |
| DWG FILE: | 00PERRINE_COS |
| COMP BY: | JPP |
| DRAWN BY: | JPP |

CLIENT:
JEFF PERRINE
21258 W HEIGHT OF LAND DRIVE
ROCHERT, MN 56579

MEADOWLAND SURVEYING, INC.
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
OFFICE: 218-847-4289 FAX: 218-846-1945
EMAIL: frontdesk@meadowlandsurveying.com
www.meadowlandsurveying.com



Raised seal indicates official copy



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**

October 13, 2015 @7:00 PM
3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT:
Sylvia Shipman
P O Box 411
Frazee, MN 56544

Project Location: 10416 County Road 147

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Certificate of Survey for two tracts of land (Tract B) consisting of 8.1 acres and the remnant tract (Tract C) consisting of 40.4 acres on a Natural Environmental Lake in an Agricultural Zone.

LEGAL LAND DESCRIPTION: 170416000 Lake Eunice Township Buck Lake
GOVT LOT 1, PT GOVT LOT 2 COMM NW COR GOVT LOT 2, E 1061.7' TO POB; E AL N LN
GOVT LOT 2 TO BUCK LK, SLK AL LK 1551.52' NWLY 540.25', NLY 502.76' TO POB., Section 36,
TWP 138, Range 42

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.

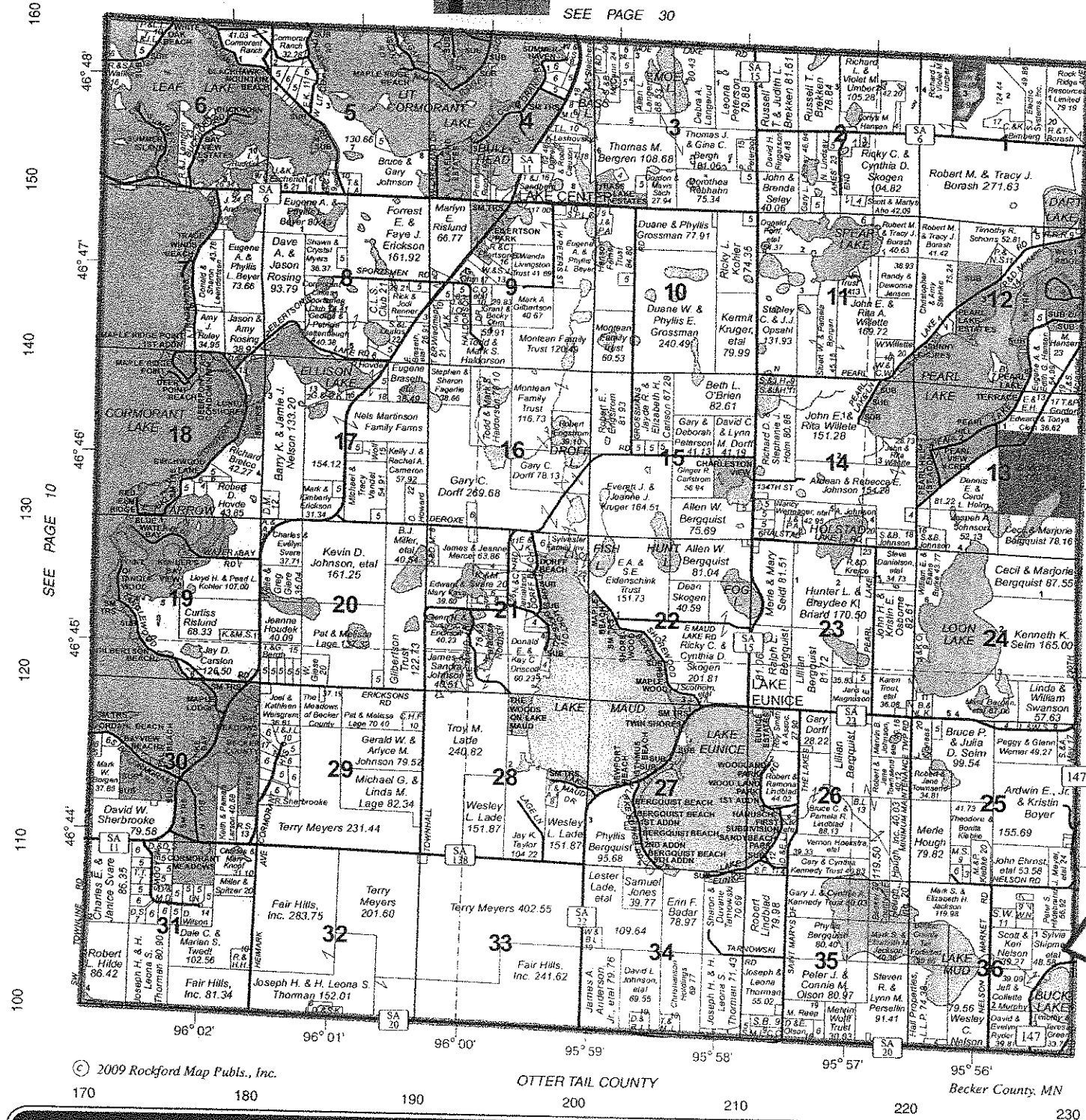
The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will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

LAKE EUNICE

T.138N.-R.42W.

SEE PAGE 30



Dick Carr
Broker / Agent

421 Main Street West • Detroit Lakes, MN 56501

Office: 218.844.5557 • Fax: 218.844.5558

Cell: 218.841.2238 • rjcarr121@hotmail.com





SUBDIVISION / ZONE CHANGE

BECKER COUNTY PLANNING & ZONING

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

| | |
|---------|---------------|
| PARCEL | |
| APP | ZONE / SURVEY |
| YEAR | |
| SCANNED | |

Application for: Zone Change X Certificate of Survey Preliminary Plat
(Complete Section 1) (Complete Section 2) (Complete Section 3)

Applicant's Name: Sylvia Shipman

Applicant's Address: P.O. BOX 411 207 OAK AVE E
FRAZEE

Telephone(s): 218-334-3312 Date of Application: 8-31-15

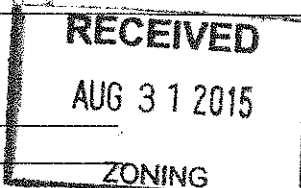
Signature of Applicant: Sylvia Shipman

Parcel ID Number: 17.0416.000 Project Address: 10416 Cty Rd 147

Legal Description of Project: 36-138-42 GORT LOT 1, PT GORT LOT 2
Detroit Lakes mn 56501

SECTION 1

*Zone Change For Existing Parcel Number _____
Current Zoning _____ Requested Zoning _____



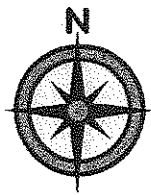
SECTION 2

*Certificate Of Survey: Number of Lots 1 + 1 Remnant tract
Shoreland (within 1000 ft of lake) X Nonshoreland _____
Current Zoning of property Ag
Is a change of zone required? _____ yes X no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided 8.1
**Include a copy of the purchase agreement if applicant is not the owner of the property.

SECTION 3

*For Preliminary Plat:
Number of Lots _____
Name of Subdivision _____
Name of Proposed Roads _____
Shoreland (within 1000 ft of lake) _____ Non-shoreland _____
Current Zoning of property _____
Is a change of zone required? _____ yes _____ no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided _____
**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received _____ Date Accepted _____ Authorized Signature [Signature]
Application Fee _____ Notice Fee _____ Recording Fee _____
Date Paid _____ Receipt Number _____



Heyer Land Surveying and Engineering, LLC

522 Main Street W.

Detroit Lakes, MN 56501

Phone: (218) 844-LAND (5263)

Fax: (218) 844-5270

www.heyersande.com

Eleanor Bosch – Tract B – 8.1 acre, more or less, homestead tract

Land description:

That part of Government Lot 2 in Section 36, Township 138 North, Range 42 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

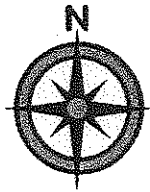
Commencing at a found iron monument which designates the south quarter corner of said Section 36; thence North 00 degrees 05 minutes 39 seconds East on an assumed bearing along the north-south quarter line of said Section 36 for a distance of 1330.53 feet to the southwest corner of said Government Lot 2; thence continuing North 00 degrees 05 minutes 39 seconds East along said north-south quarter line for a distance of 1330.53 feet to the northwest corner of said Government Lot 2; thence South 88 degrees 22 minutes 10 seconds East along the north line of said Government Lot 2 for a distance of 33.01 feet to an iron monument; thence continuing South 88 degrees 22 minutes 10 seconds East along the north line of said Government Lot 2 for a distance of 1061.70 feet to an iron monument; thence continuing South 88 degrees 22 minutes 10 seconds East along the north line of said Government Lot 2 for a distance of 212.25 feet to an iron monument at the southwest corner of Government Lot 1 of said Section 36, said point is the point of beginning; thence North 88 degrees 22 minutes 10 seconds West along the north line of said Government Lot 2 for a distance of 212.25 feet to an iron monument; thence South 04 degrees 38 minutes 31 seconds West for a distance of 502.76 feet to an iron monument; thence South 72 degrees 24 minutes 13 seconds East for a distance of 335.25 feet to an iron monument; thence continuing South 72 degrees 24 minutes 13 seconds East for a distance of 34.68 feet to a point hereinafter referred to as Point A; thence continuing South 72 degrees 24 minutes 13 seconds East for a distance of 170.32 feet, more or less, to the water's edge of Buck Lake; thence in a general northeasterly direction along the water's edge of said Buck Lake to the intersection with a line which bears South 73 degrees 00 minutes 24 seconds East from said point of beginning; thence North 73 degrees 00 minutes 24 seconds West for a distance of 144.85 feet, more or less, to an iron monument; thence continuing North 73 degrees 00 minutes 24 seconds West for a distance of 422.85 feet to the point of beginning. The above described tract contains 8.1 acres, more or less.

SUBJECT TO a 66.00 foot wide easement for County Road No. 147 right of way purposes over, under and across part of the above tract. The centerline of said 66.00 foot wide right of way easement is described as follows:

Beginning at the aforementioned Point A; thence North 35 degrees 31 minutes 41 seconds East for a distance of 559.75 feet; thence northeasterly on a curve concave to the southeast, having a central angle of 01 degree 18 minutes 38 seconds and a radius of 950.00 feet, for a distance of 21.73 feet (chord bearing North 36 degrees 11 minutes 00 seconds East) and said centerline there terminates. At the point of beginning of said 66.00 foot wide right of way easement centerline, the sidelines shall be prolonged or shortened to terminate on a line which bears North 72 degrees 24 minutes 13 seconds West and South 72 degrees 24 minutes 13 seconds East from said point of beginning. At the point of termination of said 66.00 foot wide right of way easement centerline, the sidelines shall be prolonged or shortened to terminate on a line which bears North 73 degrees 00 minutes 24 seconds West and South 73 degrees 00 minutes 24 seconds East from said point of termination.

I hereby certify that I am a Professional Land Surveyor under the laws of the State of Minnesota and that the above legal description was prepared from information on Certificate of Survey No. 149 dated January 11, 2006, and said legal description is legally sufficient to locate the boundary lines shown on said Certificate of Survey.

Christopher D. Heyer
Minnesota Professional Land Surveyor No. 43807



Heyer Land Surveying and Engineering, LLC

522 Main Street W.

Detroit Lakes, MN 56501

Phone: (218) 844-LAND (5263)

Fax: (218) 844-5270

www.heyerlsande.com

Eleanor Bosch – Tract C –Northerly 40.4 acre, more or less, tract

Land description:

All of Government Lot 1 and that part of Government Lot 2 in Section 36, Township 138 North, Range 42 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the south quarter corner of said Section 36; thence North 00 degrees 05 minutes 39 seconds East on an assumed bearing along the north-south quarter line of said Section 36 for a distance of 1330.53 feet to the southwest corner of said Government Lot 2; thence continuing North 00 degrees 05 minutes 39 seconds East along said north-south quarter line for a distance of 1330.53 feet to the northwest corner of said Government Lot 2; thence South 88 degrees 22 minutes 10 seconds East along the north line of said Government Lot 2 for a distance of 33.01 feet to an iron monument; thence continuing South 88 degrees 22 minutes 10 seconds East along the north line of said Government Lot 2 for a distance of 1061.70 feet to an iron monument; thence continuing South 88 degrees 22 minutes 10 seconds East along the north line of said Government Lot 2 for a distance of 212.25 feet to an iron monument at the southwest corner of said Government Lot 1, said point is the point of beginning; thence North 00 degrees 22 minutes 36 seconds East along the west line of said Government Lot 1 for a distance of 1326.87 feet to an iron monument at the northwest corner of said Government Lot 1; thence South 88 degrees 34 minutes 29 seconds East along the north line of said Government Lot 1 for a distance of 1274.35 feet to an iron monument; thence continuing South 88 degrees 34 minutes 29 seconds East along the north line of said Government Lot 1 for a distance of 39.04 feet to the northeast corner of said Government Lot 1; thence South 00 degrees 39 minutes 26 seconds West along the east line of said Government Lot 1 for a distance of 1037.51 feet to a point hereinafter referred to as Point B; thence continuing South 00 degrees 39 minutes 26 seconds West along the east line of said Government Lot 1 for a distance of 33.11 feet to an iron monument; thence continuing South 00 degrees 39 minutes 26 seconds West along the east line of said Government Lot 1 for a distance of 260.83 feet to a found cast iron monument at the east quarter corner of said Section 36; thence South 00 degrees 20 minutes 55 seconds West continuing along the east line of said Government Lot 1 for a distance of 121 feet, more or less, to the water's edge of Buck Lake; thence northwesterly, westerly, and southwesterly along the water's edge of said Buck Lake to the intersection with a line which bears South 73 degrees 00 minutes 24 seconds East from said point of beginning; thence North 73 degrees 00 minutes 24 seconds West for a distance of 144.85 feet, more or less, to an iron monument; thence continuing North 73 degrees 00 minutes 24 seconds West for a distance of 422.85 feet to the point of beginning. The above described tract contains 40.4 acres, more or less.

SUBJECT TO an easement for County Road No. 147 right of way purposes over, under and across that part of the above tract described as follows:

Commencing at the aforementioned Point B; thence North 00 degrees 39 minutes 26 seconds East along the east line of said Government Lot 1 for a distance of 33.11 feet to the point of beginning of the right of way easement to be described; thence South 85 degrees 59 minutes 42 seconds West for a distance of 34.68 feet; thence North 00 degrees 24 minutes 10 seconds East for a distance of 1007.76 feet to an iron monument on the north line of said Government Lot 1; thence South 88 degrees 34 minutes 29 seconds East along the north line of said Government Lot 1 for a distance of 39.04 feet to the northeast corner of said Government Lot 1; thence

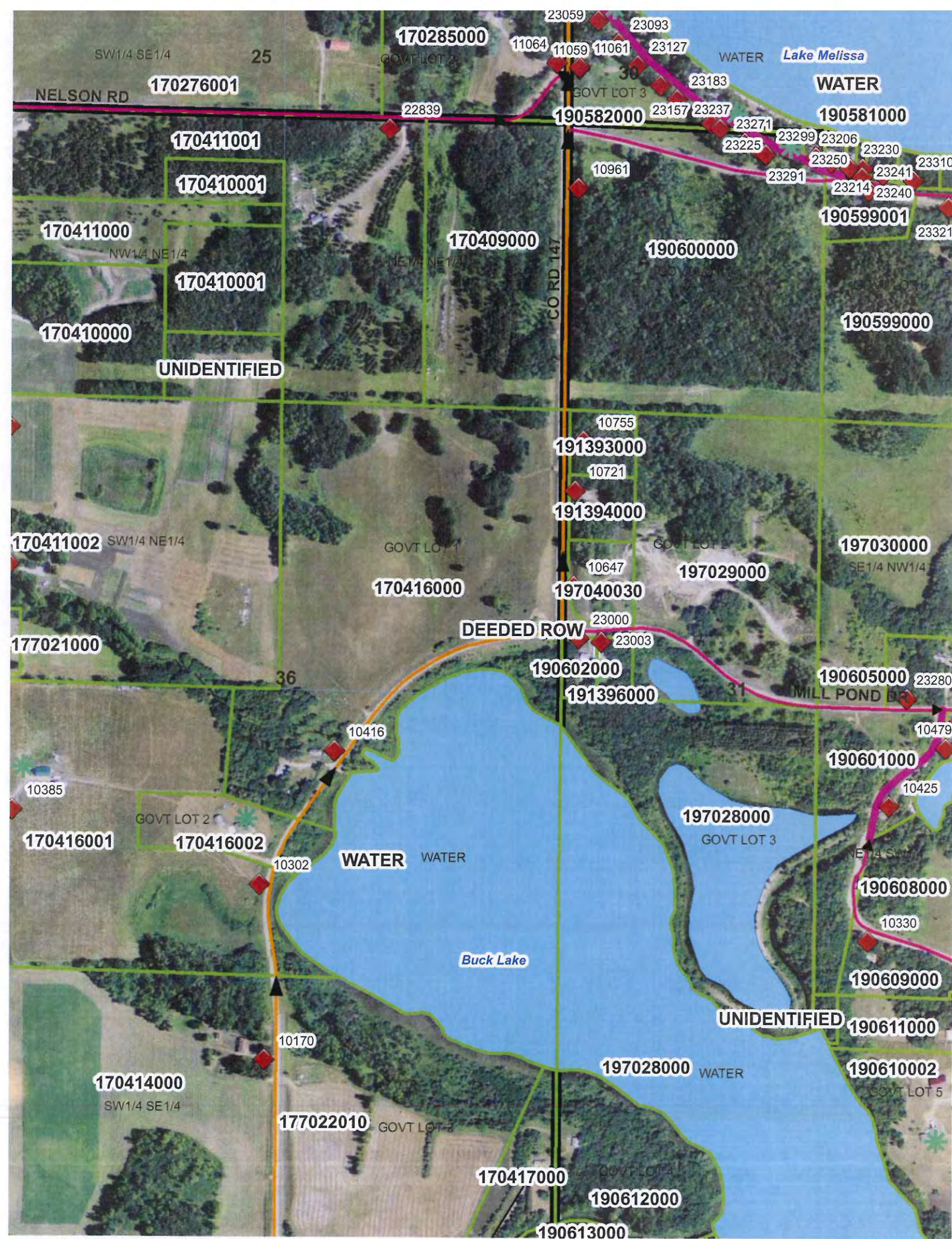
South 00 degrees 39 minutes 26 seconds West along the east line of said Government Lot 1 for a distance of 1004.40 feet to the point of beginning of said County Road No. 147 right of way easement.

AND FURTHER SUBJECT TO a 66.00 foot wide easement for County Road No. 147 right of way purposes over, under and across part of the above tract. The centerline of said 66.00 foot wide right of way easement is described as follows:

Beginning at the aforementioned Point B; thence South 85 degrees 59 minutes 42 seconds West for a distance of 178.41 feet; thence southwesterly on a curve concave to the southeast, having a central angle of 49 degrees 09 minutes 23 seconds and a radius of 950.00 feet, for a distance of 815.04 feet (chord bearing South 61 degrees 25 minutes 01 second West) and said centerline there terminates. At the point of beginning of said 66.00 foot wide right of way easement centerline, the sidelines shall be prolonged or shortened to terminate on the east line of said Government Lot 1. At the point of termination of said 66.00 foot wide right of way easement centerline, the sidelines shall be prolonged or shortened to terminate on a line which bears North 73 degrees 00 minutes 24 seconds West and South 73 degrees 00 minutes 24 seconds East from said point of termination.

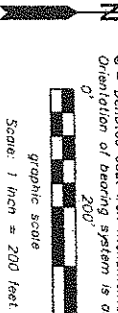
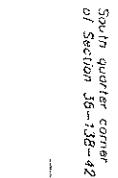
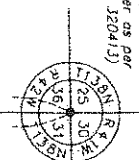
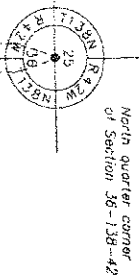
I hereby certify that I am a Professional Land Surveyor under the laws of the State of Minnesota and that the above legal description was prepared from information on Certificate of Survey No. 149 dated January 11, 2006, and said legal description is legally sufficient to locate the boundary lines shown on said Certificate of Survey.

Christopher D. Heyer
Minnesota Professional Land Surveyor No. 43807



CERTIFICATE OF SURVEY
IN GOVT. LOTS 1 AND 2
SECTION 36-138-42
BECKER COUNTY, MINNESOTA

Northwest corner of
Section 36-138-42
Certified corner as per
Document No. 320413



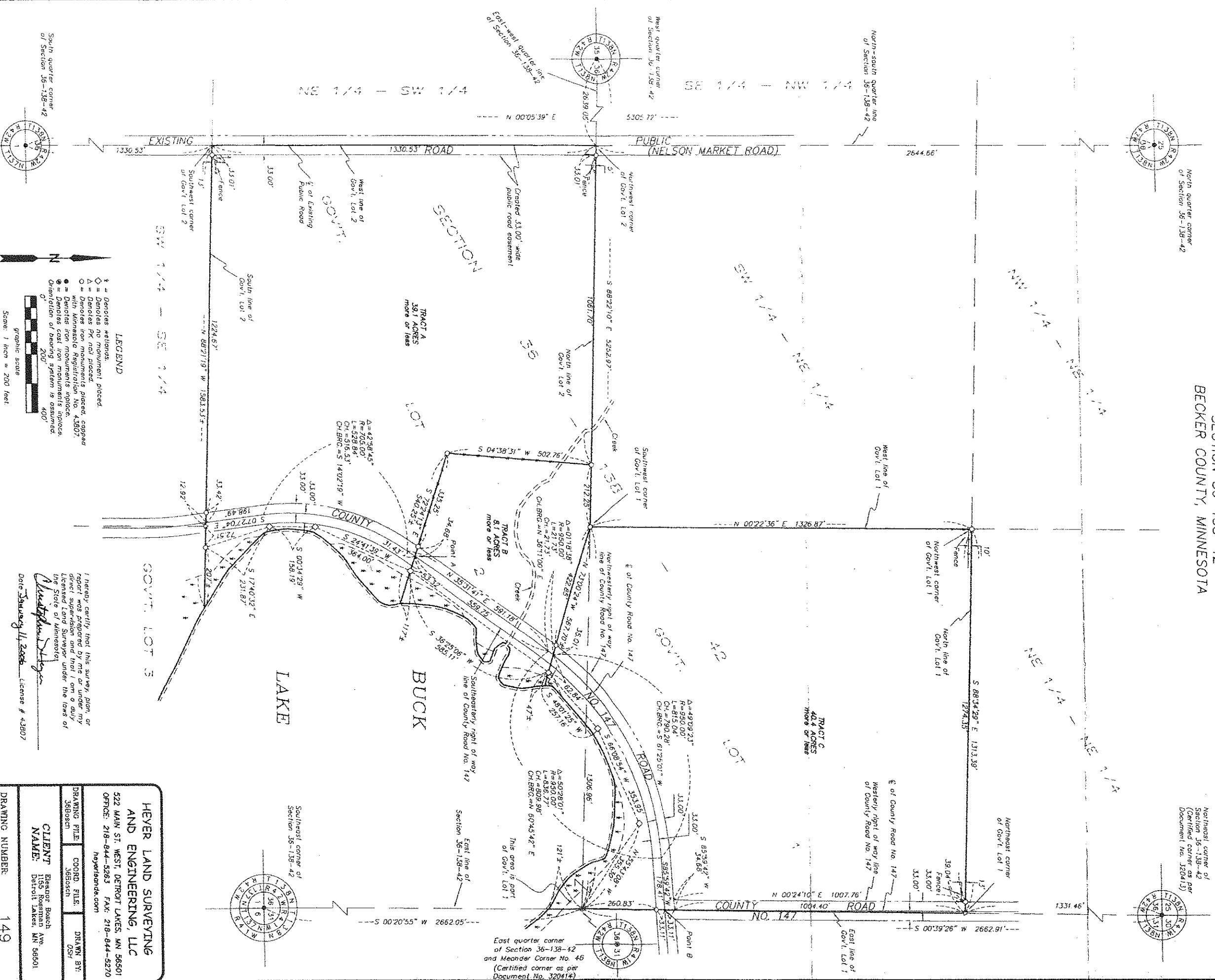
I hereby certify that this survey plan, or
report was prepared by me or under my
direct supervision and that I am a duly
Licensed Land Surveyor under the laws of
the State of Minnesota.
David J. Borch
Date: January 14, 2008 License # 43807

HEVER LAND SURVEYING
AND ENGINEERING, LLC
5222 MAIN ST. WEST, DETROIT LAKES, MN 56501
OFFICE: 218-844-5283 FAX: 218-844-5270
heverlands.com

| | | |
|--------------|------------|----------|
| DRAWING FILE | COORD FILE | DRAWN BY |
| 36Bosch | 36Bosch | OSB |

CLIENT: Elevator Bosch
NAME: 1155 Rossmann Ave.
Detroit Lakes, MN 56501

DRAWING NUMBER: 149





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****

October 13, 2015 @7:00 PM

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse

Detroit Lakes, MN. 56501

APPLICANT:

Donald & Pamela Skarie
25793 County Road 149
Detroit Lakes, MN 56501

Project Location: 25793 County Road 149

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate rental storage buildings for monthly rental on an Agricultural zoned property in two existing buildings.

LEGAL LAND DESCRIPTION: 080055001 Detroit Township Non-shoreland
GOVT LOT 2 LESS W 75' OF N 1000'; LESS .18AC (8-55-10); LESS PT NW COR (2.92AC); COMM
NE COR SEC 4, W 928.75' TO POB; S 343.56', W 152.32', N 67.62', W 172.68', N 276', E 325' TO POB.,
Section 04, TWP 139, Range 41

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.

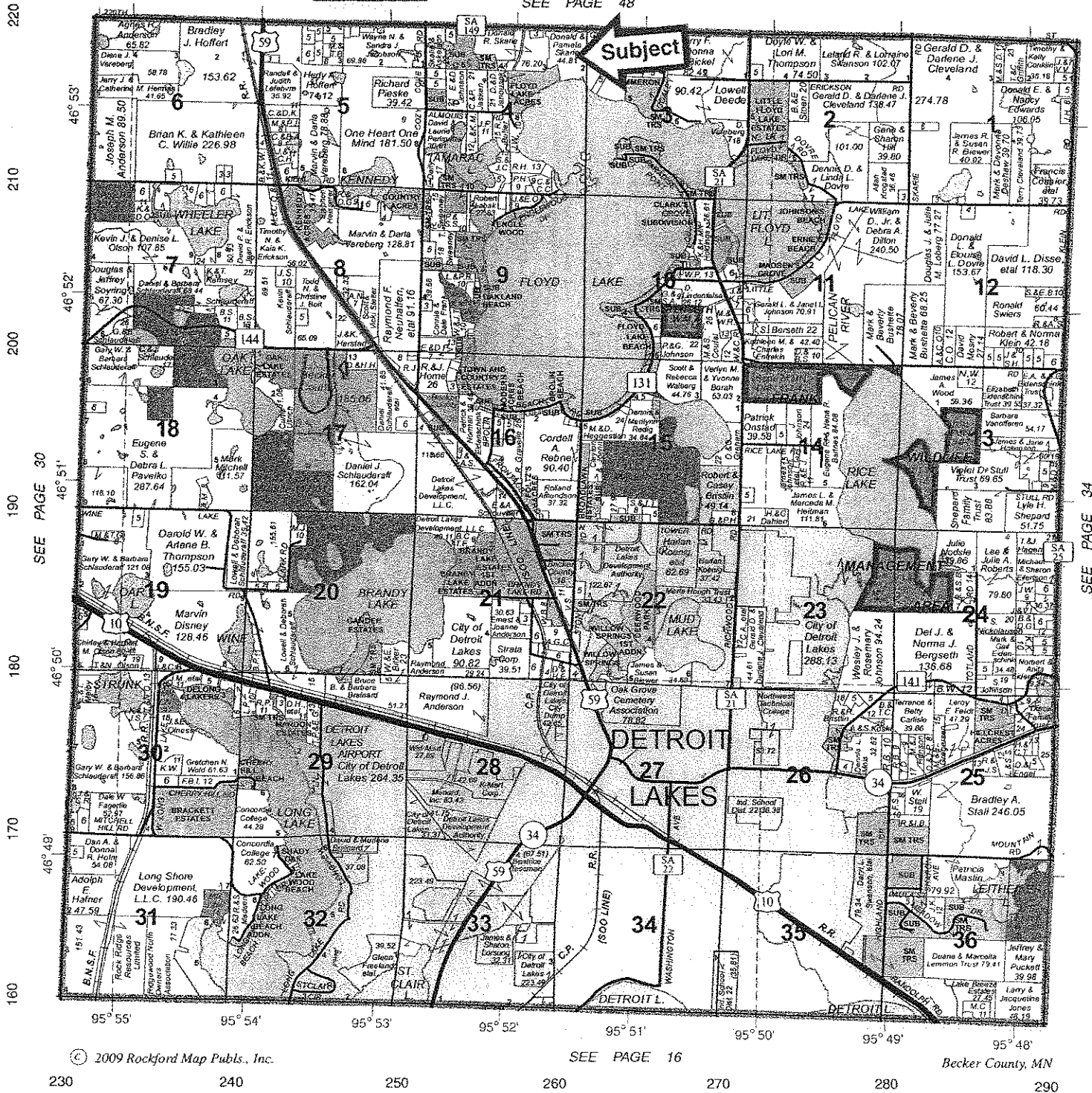
The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will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

DETROIT

SEE PAGE 48

T.139N.-R.41W.



ERIC LUNDMARK

GRI, Realtor®

realty.com

P.O. Box 375 • 624 Lake Avenue • Detroit Lakes, MN 56502

Office: 218.844.5557 • Fax: 218.844.5558

Cell: 218.849.0383 • EricL@arvig.net

www.EricAtTheLakes.com





~ CONDITIONAL USE APPLICATION ~

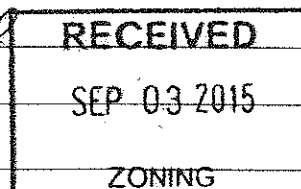
BECKER COUNTY PLANNING & ZONING

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): Donald R. + Pamela H Last name: Skarvie
Mailing Address: 25793 Cty Rd 149 City, State, Zip: Detroit Lakes, MN. 56501
cell 218-846-2802
Phone Number(s): 218-847-8163 Project Address: Same
Parcel number(s) of property: 08.0055.001 Sect - Twp - Range: 04 - 139 - 041
Township Name: Detroit Legal Description: attached



REASON FOR CONDITIONAL USE REQUEST: Storage rental
for vehicles, boats, campers, machinery, etc
in 2 existing buildings.

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.

Donald Skarvie - Pamela Skarvie
SIGNATURE OF APPLICANT

9-3-2015
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 [X] 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]
SIGNATURE - ZONING ADMINISTRATOR

9-15-2015
DATE

| | |
|--------|-----|
| PARCEL | |
| APP | CUP |
| YEAR | |

BUSINESS PLAN

Name of Business: _____

Owners of Business: _____

Type of Business: Retail Sales Service Other

Type of Merchandise:

Type of Service: storage

Hours of Operation: limited

Number of Employees: 0

Off-street Parking Plan: none required

Size of Structure to be used for Business: Pole Buildings 336'x64' 128'x64'

New Structure: no Existing Structure: yes

Signage Plan: small sign by road

Exterior Lighting Plan: none needed

Environmental Hazards: none

Other Comments: Items will be stored for the
winter. No access planned for winter
months.

may still sell buildings most likely
for storage

Buildings located on north east corner
of property. Has separate road access.
There is no septic system for buildings
as there is no rest room facilities in building.



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.

proposed storage buildings

Don & Pam Skarie

1:3,370

Date:

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



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**

October 13, 2015 @7:00 PM
3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT:
Minnerath Investments
6325 Co Road 87 SW
Alexandria, MN 56308

Project Location: 12125 Hillside Rd

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for installation of a 199' self-support tower to include an equipment shelter, fencing and driveway to a 50x54 space area in an agricultural zone.

LEGAL LAND DESCRIPTION: 060243001 Cormorant Township Little Cormorant
N1/2 OF NW1/4 LESS N 480' N & S BY 1361.25' E & W AKA 15 AC & LESS 2 ACRE FOR ROAD,
Section 17, TWP 138, Range 43

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:

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915 Lake Avenue
Detroit Lakes, MN. 56501

FAX Number: 218-846-7266
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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.

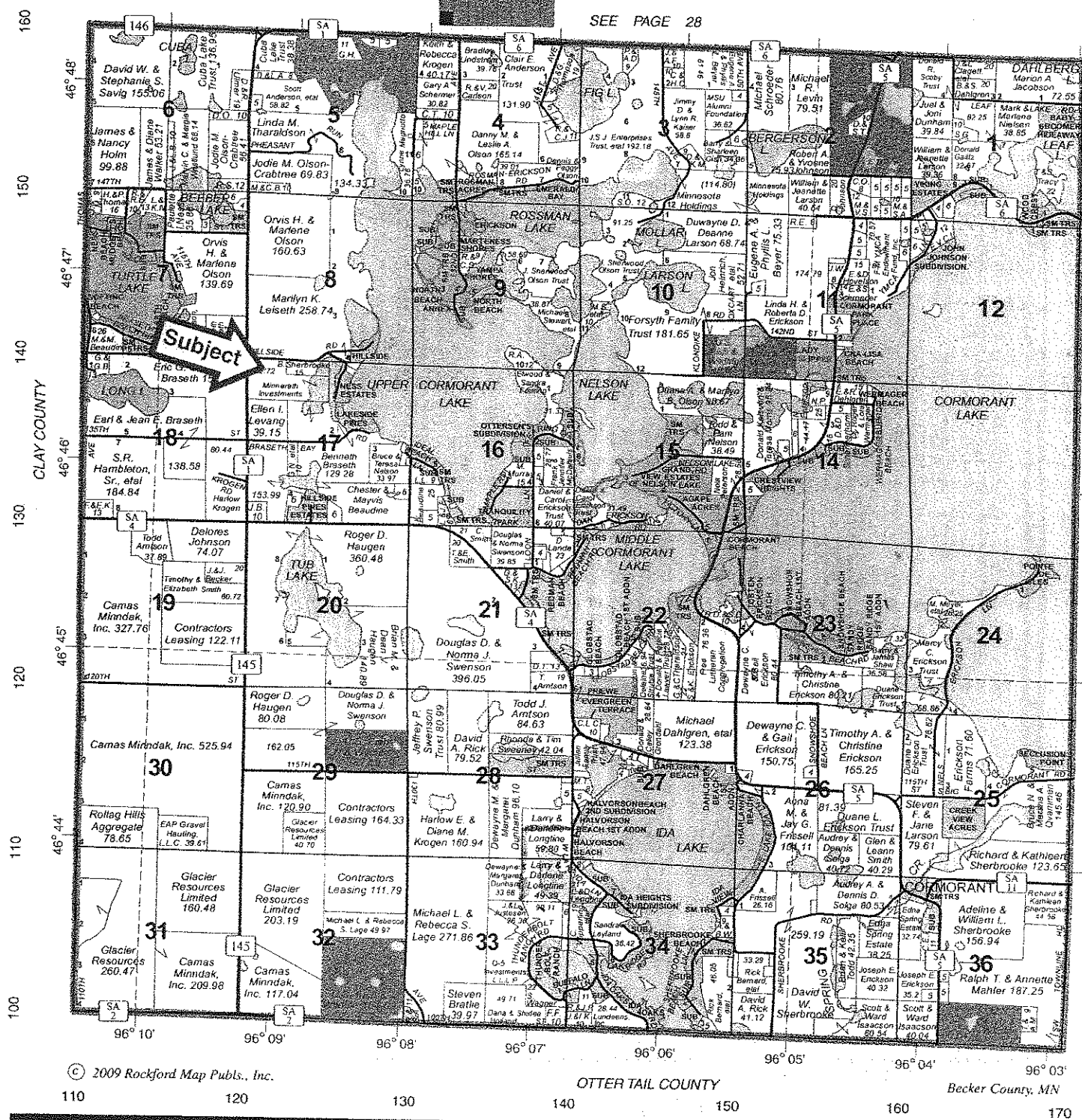
The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will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

CORMORANT

T.138N.-R.43W.

SEE PAGE 28



SEE PAGE 12

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OTTER TAIL COUNTY

Becker County, MN

Customer Focused. Quality Driven.

North Dakota

Kindred • 701-428-3693
Bismarck • 701-223-5798
Casselton • 701-347-4403
Hazen • 701-748-2708
Lisbon • 701-683-5836
Washburn • 701-462-3284

Minnesota

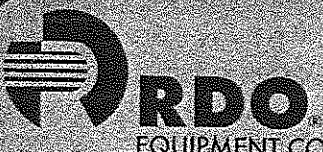
Breckenridge • 218-643-2601
Fergus Falls • 218-739-3284
Hawley • 218-483-3353
Moorhead • 701-526-2200

South Dakota

Aberdeen • 605-225-6772
Redfield • 605-472-2540
Rapid City • 605-348-1566

1-888-877-7935

www.rdoequipment.com





~ 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): Minnerath Investments Last name: _____
Mailing Address: 6325 Co Rd 87 SW City, State, Zip Alexandria, MN 56308
Phone Number(s): _____ Project Address: 12125 Hillside Rd Lake Park MN 56354
Parcel number(s) of property: 060243001 Sect - Twp - Range: Sec 17, T138, R 43
Township Name: Cormorant Legal Description: N 1/2 of NW 1/4, less 480' N & S by
1361.25' E & W aka 15 acres & less 2 acre for road

REASON FOR CONDITIONAL USE REQUEST:

Installation of a 199' tall self-support tower, equipment shelter, appropriate fencing and driveway

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

9/4/15
DATE

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

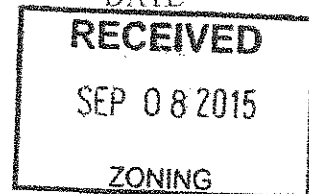
1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings; parking area and all other materials deemed necessary.
3. Non-refundable filing fee of \$326.00. If in Cormorant 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]
SIGNATURE - ZONING ADMINISTRATOR

9-15-2015
DATE





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), _____ hereby authorize Curt Walter 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.): Building permits

☐ plat application: _____

☒ conditional use application: Installation of 199' tower, shelter, fencing and driveway

☐ variance application: _____

☐ other: _____

on my (our) property located at: 060243001
Tax Parcel Number(s): _____ Physical Site Address: _____

Legal Description: N 1/2 of NW 1/4, less 480' N & S by 1361.25' E & W aka 15 acres & less 2 acre for road

Section: 17 Township: T 138 Range: R43 Lot: _____ Block: _____ Plat Name: _____

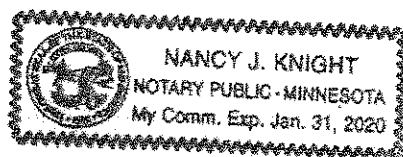
Agent Contact Information

Agent address: 2897 Lake Vista Drive NW Rochester, MN 55901
Agent phone #(s): 507-951-7151 Street 507-951-7151 City 507-951-7151 State 507-951-7151 Zip Code 507-951-7151
Agent fax #: _____
Agent email address: curtwalter10@gmail.com

Joe Minnerath Property Owner(s) Signature(s) 8/5/15 Date
State of Minnesota
County of Becker

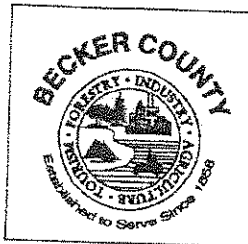
On this 5 day of August before me personally appeared Joe Minnerath to me
known to be the person(s) described in and who executed the foregoing instrument; and acknowledged that
he executed the same as their free act and deed.

(Notary Stamp)



Nancy Knight
Notary Public

Office Use Only:
Date received: _____ Expiration Date: 1-31-20



Application for Site Permit
Becker County Planning and Zoning
915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 Fax: 218-846-7266

www.co.becker.mn.us

| | |
|----------------------------|------|
| PARCEL | |
| APP | SITE |
| YEAR | |
| SCANNED | |
| Property will be staked by | |
| Date: | |

Please Print or Type All Information

Parcel Number (s) 060243001 Property (E911) Address X **911 Address Needed Legal Description Sec 17, T138, R43
N 1/2 NW 1/4 1055 1361.25' E + W

| | | | | | |
|-----------------|------------------|---------------|---------|---------|-------|
| Lake/River Name | Lake/River Class | Township Name | Section | TWP No. | Range |
|-----------------|------------------|---------------|---------|---------|-------|

Property Owner Last Name First Name Mailing Address Phone
Minnerath Investments 6325 Co. Rd 87 SW 507-951-7151 - Curt
Contractor Name Lic # Alexandria, MN 56308 Worrier

Proposed Project (Check those that apply)

| | | | |
|--|--|--|---|
| <input type="checkbox"/> New Dwelling | <input type="checkbox"/> Addition to Dwelling | <input type="checkbox"/> Replacement Dwelling* | <input type="checkbox"/> Mobile/Manufac. Home |
| <input type="checkbox"/> Attached Garage | <input type="checkbox"/> Detached Garage | <input type="checkbox"/> Storage Structure | <input type="checkbox"/> Addition to Non-dwelling |
| <input type="checkbox"/> Stairway | <input type="checkbox"/> Deck | <input type="checkbox"/> Recreational Unit | <input type="checkbox"/> Water Oriented Structure |
| <input type="checkbox"/> Fence | <input checked="" type="checkbox"/> Other <u>Tower</u> | <input type="checkbox"/> Non Conforming Replacement (identify) | |

*Existing Dwelling to be removed prior to

Onsite Water Supply ☐ Deep Well ☐ Shallow Well Well Depth _____
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well None

Onsite Sewage Treatment System None

Type of System _____ Date of Installation _____ Last Date Certified _____

Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland ☐ () Riparian () Non Riparian Non Shoreland ☒ X

Lot Area 2,744,280 sq ft or 63 acres Water Frontage _____ ft Bluff () Yes (X) No

Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

| Impervious Surface On property | Dimensions | Sq. Footage | Impervious Surface On property | Dimensions | Sq. Footage |
|--------------------------------|-----------------|-------------|--------------------------------|------------|-------------|
| Ex: Patio | <u>10 x 12</u> | <u>120</u> | | | |
| DRIVEWAY | <u>12 x 222</u> | <u>2664</u> | | | |
| Compound | <u>60 x 65</u> | <u>3900</u> | | | |
| | | | | | |
| | | | | | |
| Total Impervious Material | | | | | |

Impervious Lot Coverage 6564 ÷ 2,744,280 = 0.0023918 x 100 = 0.239 %

Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving

() None () 10 cubic yards or less (X) 11-50 cubic yards () over 50 cubic yards

Project over 50 cubic yards a storm water management plan must be included.

| Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks | | Cost of Project |
|---|---|-----------------|
| () Dwelling _____ ft by _____ ft | () Attached Garage _____ ft x _____ ft | \$ _____ |
| Outside Dimension () Deck/Patio _____ ft x _____ ft | () Addition to existing _____ ft x _____ ft | |
| Setback to Side Lot Line _____ ft & Rear Lot Line _____ ft | Setback to Road Right of Way _____ ft | |
| Setback to Bluff _____ | Type of road _____ | |
| Setback to Wetland _____ | Is wetland protected () Yes () No | |
| Setback to OHW (straight horizontal distance) _____ | Elevation above OHW (Straight vertical distance) _____ | |
| Setback to septic tank _____ | Setback to drainfield _____ | |
| Total No. Bedrooms _____ | Maximum height proposed _____ # of Stories _____ | |
| Roof Change () Yes () No | Basement () Yes () No Walkout Basement () Yes () No | |

| Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds | | Cost of Project |
|--|--|-----------------|
| () Garage _____ ft by _____ ft | () Storage Shed _____ ft x _____ ft | \$ _____ |
| (X) Fence 128 ft long x 6 ft high | (X) Other Control 12 ft x 30 ft | |
| Outside Dimension () Addition to existing structure _____ ft x _____ ft | () Fence _____ ft x _____ ft | |
| Setback to Lot Line 200 ft & Rear Lot Line 100 ft | Setback to Road Right of Way 200 ft | |
| Setback to Bluff _____ | Type of road Gravel | |
| Setback to Wetland _____ | Is wetland protected () Yes () No | |
| Setback to OHW (straight horizontal distance) 2800 ft | Elevation above OHW (Straight vertical distance) 60 ft | |
| Setback to septic tank _____ | Setback to drainfield None | |
| Roof Change () Yes (X) No | Maximum height proposed 12 # of Stories 1 | |
| Bathroom proposed () Yes (X) No | Sleeping Quarters proposed () Yes (X) No | |

*Garages and storage sheds cannot contain amenities for independent human habitation

| Characteristics of Proposed Water Oriented Structure* | Cost of Project \$ |
|---|--|
| () Stairway () Deck () Boathouse () Screen Porch () Gazebo () Storage Structure | |
| Outside Dimension _____ ft by _____ ft | Sq ft _____ |
| Setback to Lot Line _____ ft & _____ ft | Setback to Bluff _____ |
| Setback to OHW (straight horizontal distance) _____ | Elevation above OHW (Straight vertical distance) _____ |
| Setback to septic tank _____ | Setback to drainfield _____ |
| Maximum height proposed _____ | |

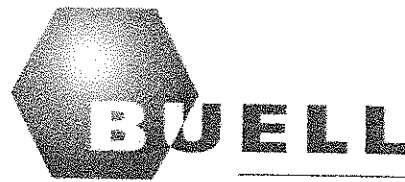
*Sleeping facilities or water supplies are not permitted in these structures

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT
AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

Pat Wally for Verizon Wireless
Signature

9/11/15
Date



Buell Consulting, Inc.
2897 Lake Vista Drive NW
Rochester, MN 55901
(507) 951-7151
Curtwalter10@gmail.com
Site Acquisition
Permitting
Established 1991

September 4, 2015

Becker County Planning & Zoning
Attn: Julene Hodgson
915 Lake Ave
Detroit Lakes, MN 56501

Re: Verizon Wireless CUP for communications facility at N ½ NW ¼, Sec 17, T138, R43,
Cormorant Township.

Dear Julene,

As we have discussed earlier, Verizon Wireless would like to install a new telecommunications facility on the property owned by Minnerath Investments, LLC located in the N ½ of the NW ¼, Sec 17, T138, R43, Cormorant Township, Becker County.

We would like to install a 190' tall (199' with lightning rod) self-support tower. A 12' x 30' VZW equipment shelter would be placed at the base of the tower. Enclosed are the following items for the application:

- A check for \$351 Conditional Use Permit fee;
- 2 sets of proposed site plan;
- 2 surveys showing ½ mile setback from all lakes;
- 2 complete surveys showing property lines and our site within;
- Vicinity map showing residences and businesses within ½ mile;
- Information package detailing site;
- Completed application signed by me;
- Authorized Agent form signed by Joe Minnerath, Minnreath Investments, LLC.

There are no other structures within two miles of our proposed location. There are no dwellings on this property. The nearest house is 1500 feet to the east. The tower is over 200' from the nearest road right of way. The proposed tower is able to accommodate 4 additional carriers equipment.

This specific property has existing natural screening that includes many trees and brush. We will be using this existing screening.

Please accept this application and place us on the next available agenda. Feel free to contact me for any additional information required.

Cordially,

Curt Walter
Curt Walter

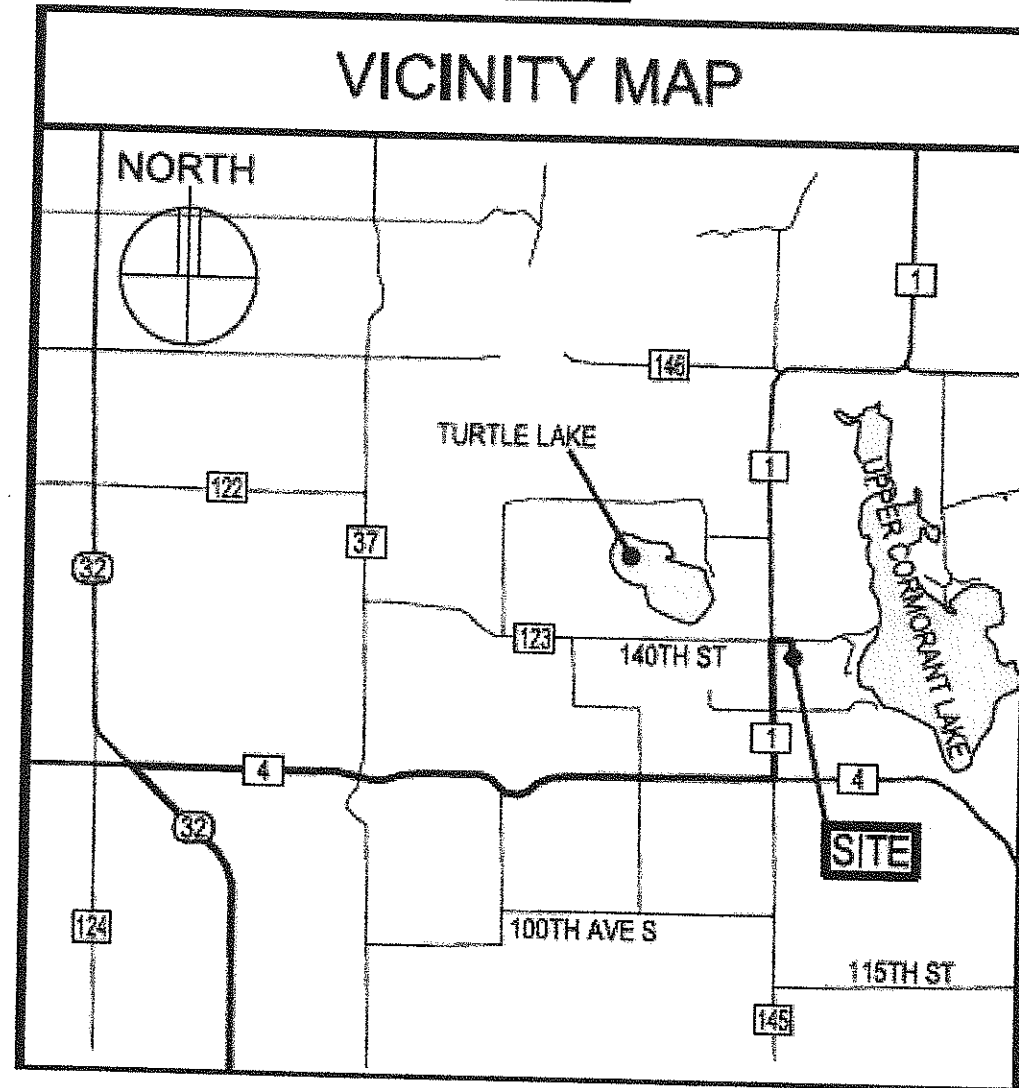
Verizon Wireless

SITE PLAN

- TABLE OF CONTENTS -

- 1. OBJECTIVES AND BENEFITS**
- 2. SITE MAP**
- 3. SITE SKETCH**
- 4. PHOTO SIMULATION PICTURES**
- 5. ABOUT VERIZON WIRELESS**

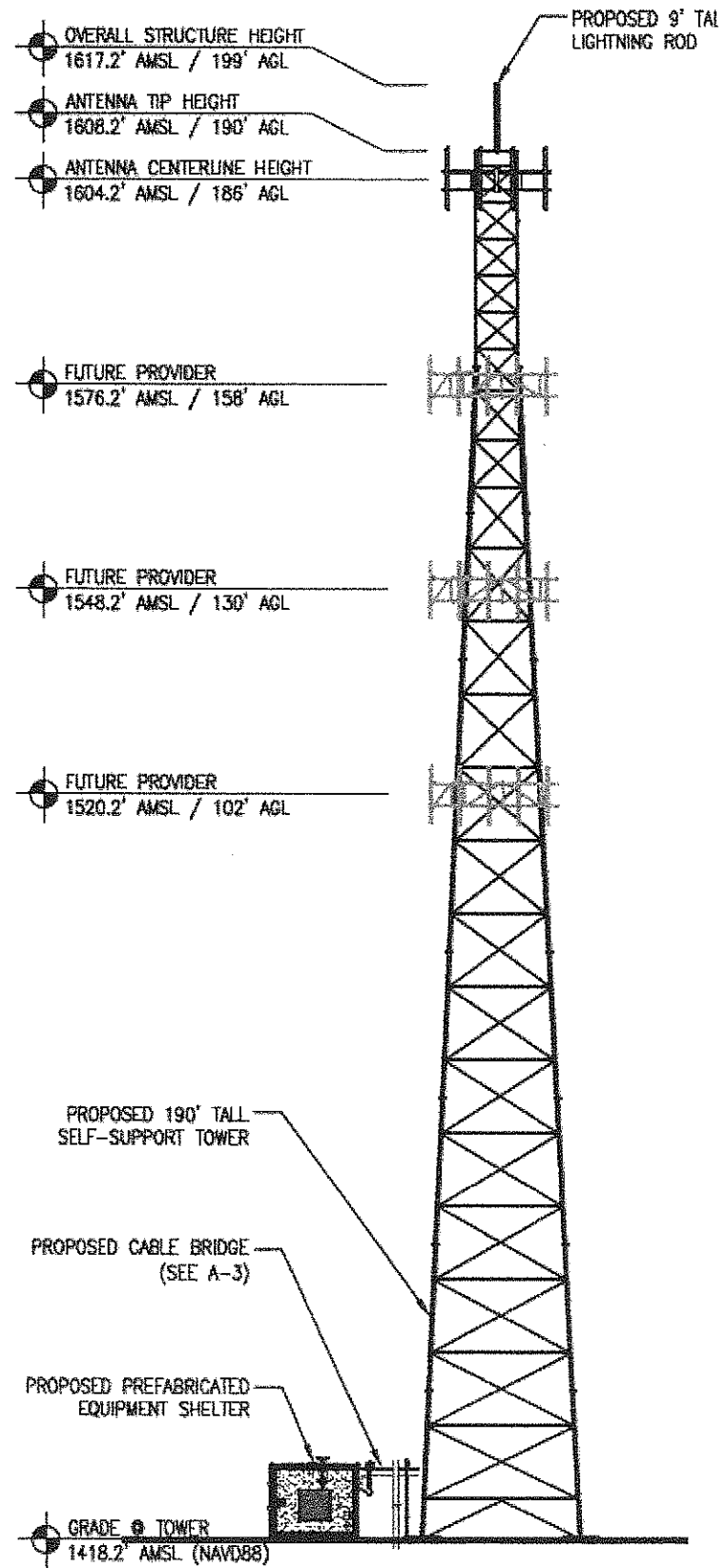
VICINITY MAP



SITE SKETCH



Site Photos



About Verizon Wireless

Verizon Wireless is an innovative wireless communications company that connects people and businesses with the most advanced wireless technology and service available. Our company launched the nation’s first 3G wireless broadband network. We were also the first tier-one wireless provider in the nation to build and operate a 4G LTE network. With 4G LTE, our customers can access the Internet and stream media faster than ever—and experience their mobile world in real-time. As the nation’s largest wireless company, we serve 109 million retail connections and operate more than 1,700 retail locations in the United States. Globally, we offer voice and data services in more than 200 destinations. Verizon Wireless is wholly owned by Verizon Communications Inc. and is headquartered in Basking Ridge, N.J.

About Verizon Communications

Verizon Communications Inc. (NYSE, NASDAQ:VZ) is a global leader in delivering broadband and other wireless and wireline communications services to consumer, business, government and wholesale customers.

Fast Facts

- **109 million**
retail connections
- **1,700+**
company-operated retail locations in the U.S.
- **\$100+ billion**
annual revenue in 2014
- **4G LTE**
Largest 4G LTE network in the U.S.

VERIZON WIRELESS

MN05 END OF ROAD RESORT NEW BUILD

PROJECT INFORMATION

| | |
|---------------------|--------------------------------------|
| SITE NAME | MN05 END OF ROAD RESORT |
| SITE ADDRESS | HILLSIDE ROAD LAKE PARK, MN 56654 |
| COUNTY | BECKER |
| LATITUDE | 44° 40' 50.89" (NAD83) |
| LONGITUDE | 93° 09' 11.63" (NAD83) |
| DRAWING BASED ON | D-27-15 |
| SITE DATA FOR DATE: | |
| OCCUPANCY | S-2 |
| BUILDING TYPE | V-B |
| SITE AREA | 60' X 64' = 2,700 S.F. |
| ROOF LOAD | LIVELOAD = 100 PSF |

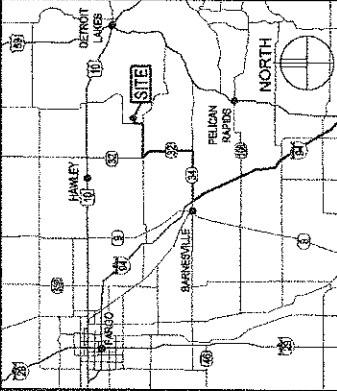
ISSUE SUMMARY

| REV. | DESCRIPTION | SHEET OR DETAIL |
|------|------------------------------------|-----------------|
| A | ISSUED FOR REVIEW 04-06-15 | ALL |
| B | ISSUED FOR OWNER APPROVAL 04-21-15 | ALL |
| C | ISSUED FOR PERMITTING 04-06-16 | ALL |
| D | ISSUED FOR PERMITTING 04-17-16 | ALL |
| E | ISSUED FOR PERMITTING 04-18-16 | ALL |

SHEET INDEX

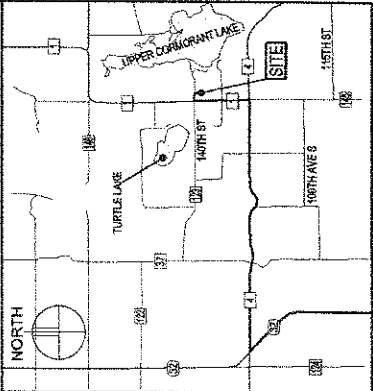
| SHEET | SHEET DESCRIPTION |
|-------|---|
| T-1 | PROJECT INFORMATION, TOWER ELEVATION, AND SHEET INDEX |
| A-1 | SITE PLAN, STANDARD DETAIL CHECKLIST |
| A-1.1 | SITE GRADING PLAN |
| A-2 | ENLARGED SITE PLAN |
| A-3 | ANTENNA AND COAX KEY, CABLE BRIDGE PLAN, NOTES |
| A-4 | OUTLINE SPECIFICATIONS |
| G-1 | GROUNDING SPECIFICATIONS |
| G-2 | GROUNDING PLAN AND DETAIL INDEX |
| U-1 | SITE UTILITY PLANS AND HAND HOLE PLAN |
| | SURVEY |

AREA MAP



DIRECTIONS FROM BLOOMINGTON, MN:
TRAVEL WEST ON I-49 FOR 180 MILES TO BARNESVILLE. GO EAST ON
HILLSDALE RD. FOR 1.5 MILES TO THE LIGHT HOUSE. TURN RIGHT 70
MILES, TURN RIGHT AND GO EAST ON CTY A FOR 4.7 MILES, TURN
LEFT AND GO NORTH ON ON COUNTY ROAD 1 FOR 1 MILE. EAST ON
HILLSIDE RD 360'. SITE IS ON SOUTH SIDE OF HILLSIDE ROAD.

VICINITY MAP



VERIZON WIRELESS DEPARTMENTAL APPROVALS

| | NAME | DATE |
|--------------------------|------------|----------|
| RF ENGINEER | MIKE KOCH | 04-09-15 |
| OPERATIONS MANAGER | DAVID LORE | 04-16-15 |
| CONSTRUCTION ENGINEER | MIKE FRIEL | 04-17-16 |

LESSOR / LICENSOR APPROVAL

| SIGNATURE | PRINTED NAME | DATE |
|-----------|--------------|------|
| | | |

LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW.
☒ NO CHANGES. ☐ CHANGES NEEDED. SEE COMMENTS.

CONTACTS

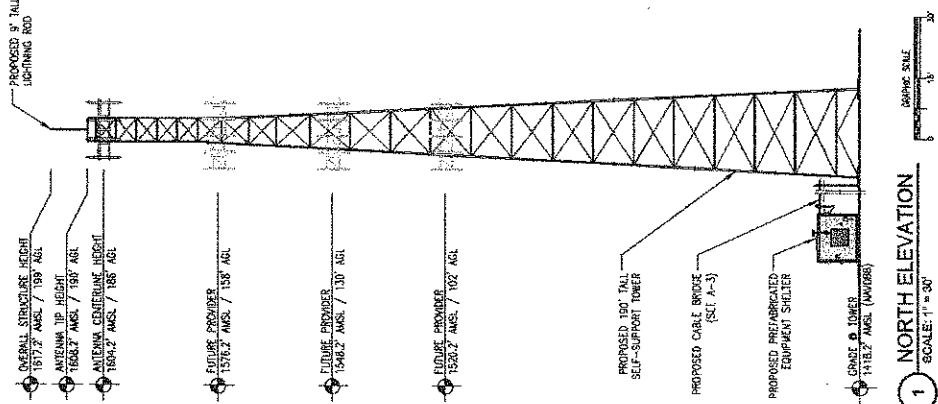
| | |
|-----------------------------------|--|
| LESSOR / LICENSOR: | MINNEAPOLIS INVESTMENTS, LLC 833A COUNTY ROAD 87 SW ALEXANDRIA, MN 56008 JOE MINNEAPOLIS (202) 790-2798 |
| LESSEE: | VERIZON WIRELESS 10001 BUSH LAKE ROAD BLOOMINGTON, MN 55438 RON REITER (612) 724-6552 |
| POWER UTILITY COMPANY CONTACT: | WILD RICE ELECTRIC CO-OP 622 N. MAIN ST. MINNAPOLIS, MN 55401 (218) 832-2517 |
| TELCO UTILITY COMPANY CONTACT: | T.B.D. |
| ARCHITECT: | DESIGN 1 OF EDEN PRAIRIE, LLC 9873 VALLEY VIEW ROAD EDEN PRAIRIE, MN 56424 (952) 920-0658 |
| SURVEYOR: | WIDSETH SMITH HOLDING 10001 BUSH LAKE ROAD ALEXANDRIA, MN 56008-1028 (307) 762-8140 |
| STRUCTURAL ENGINEER: | N/A |
| GEOTECHNICAL ENGINEER: | T.B.D. |

TOWER ELEVATION

NOTE:
1) TOWER TO BE ERRECTED AND INSTALLED IN ACCORDANCE WITH TOWER
CONSTRUCTION SPECIFICATIONS. TOWER HEIGHTS TO BE REPORTED TO
VERIZON WIRELESS AND THE ARCHITECT IMMEDIATELY.

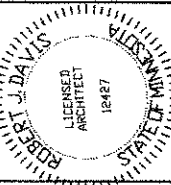
2) TOWER FOUNDATION, SHELTER FOUNDATION, AND THE ACCESS SHALL TO BE
SPECIFICATIONS OF THE GEOTECHNICAL REPORT WHICH IS NOT INCLUDED IN THIS
PACKAGE. DISCREPANCIES BETWEEN THE REPORT AND THE OTHER DOCUMENTS
TO BE IMMEDIATELY REPORTED TO VERIZON WIRELESS AND THE ARCHITECT.

3) CONTRACTOR TO ENSURE TOP OF ANTENNAS DO NOT EXCEED TOWER HEIGHT.



1 NORTH ELEVATION

SCALE: 1" = 30'



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 Architect under the laws of the State of Minnesota.
ROBERT J. DAVIS, Reg. No. 12427

DATE: 04-18-16
BY: [Signature]

DESIGN 1
8873 VALLEY VIEW RD.
EDEN PRAIRIE, MN 56424
(952) 920-0658
WWW.DESIGN1OF.COM

VERIZON WIRELESS
10001 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
(612) 724-6552

LOCATION CODE
317024

PROJECT
20141100089

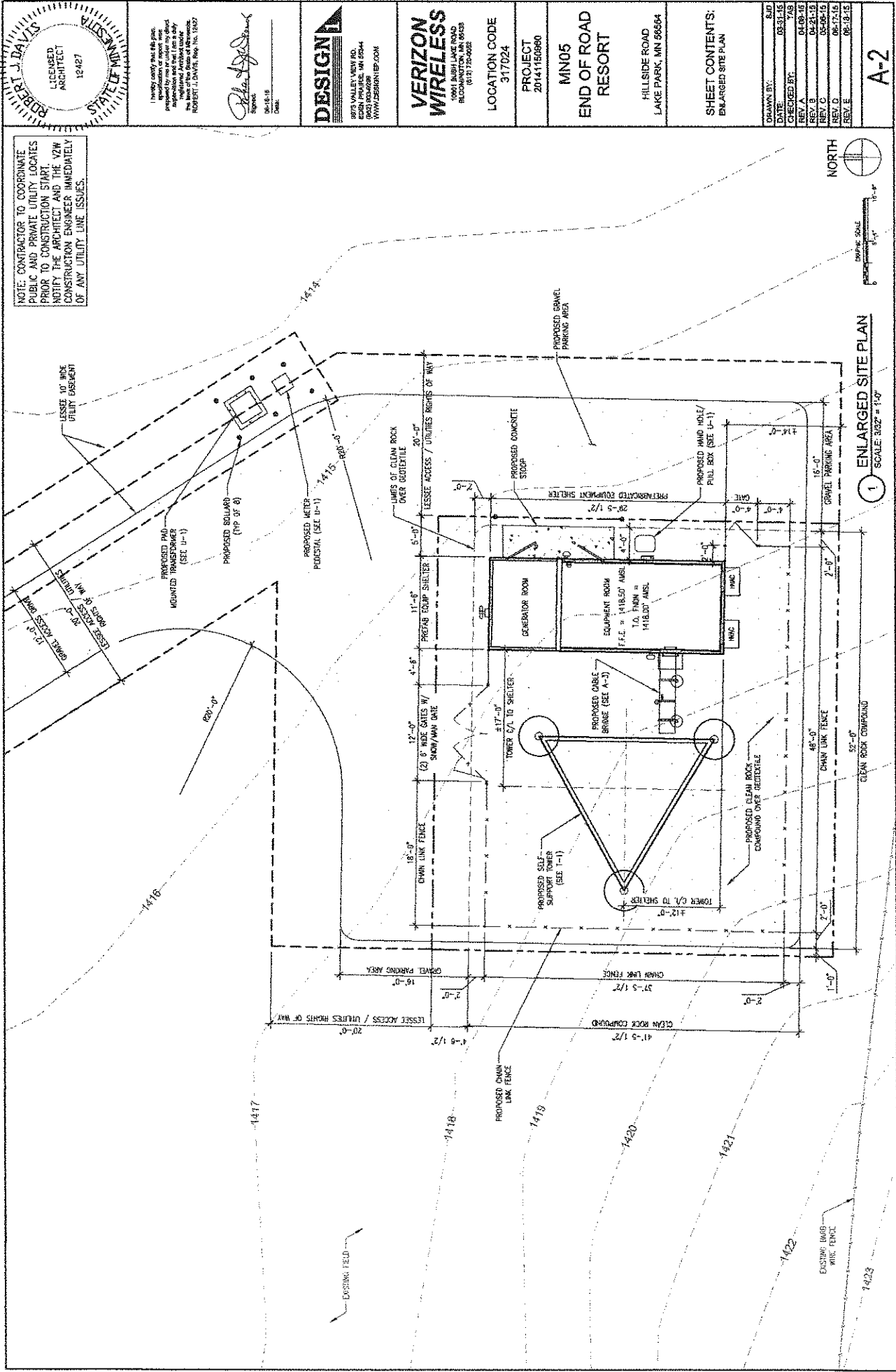
MN05
END OF ROAD
RESORT

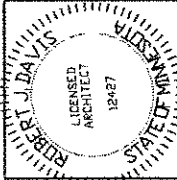
HILLSIDE ROAD
LAKE PARK, MN 56654

SHEET CONTENTS:
CONTACTS
ISSUE SUMMARY
SHEET INDEX
LESSOR APPROVAL
PROJECT INFORMATION
AREA & VICINITY MAPS
GENERAL NOTES

| | |
|-------------|----------|
| DRAWN BY: | SJD |
| DATE: | 03-31-15 |
| CHECKED BY: | TAB |
| REV. A: | 04-08-15 |
| REV. B: | 04-21-15 |
| REV. C: | 05-08-15 |
| REV. D: | 05-17-15 |
| REV. E: | 05-18-15 |

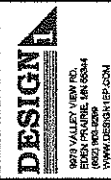
T-1





I hereby certify that the plan, specifications or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
ROBERT J. DAVIS, Reg. No. 12427
05-18-15
Date:

[Signature]
RJD
Date:



VERIZON WIRELESS
10801 BURR LANE ROAD
BURNING WOOD, MN 55334
(763) 720-0862
WWW.VERIZONWIRELESS.COM

LOCATION CODE
317024

PROJECT
20141105860

MN05
END OF ROAD
RESORT

HILLSIDE ROAD
LAKE PARK, MN 56654

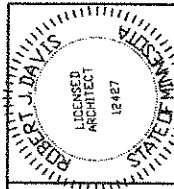
SHEET CONTENTS:
COAX, ANTENNA & TTA KEY
CABLE BRIDGE PLAN
ANTENNA MOUNTING DETAIL
CATTLE GATE DETAIL

| | |
|-------------|----------|
| DRAWN BY: | SD |
| CHECKED BY: | SD |
| REV. A: | 04-28-15 |
| REV. B: | 04-21-15 |
| REV. C: | 05-05-15 |
| REV. D: | 06-17-16 |
| REV. E: | 06-18-15 |

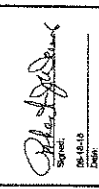
A-3


| ANTENNA KEY | | | | | | | | | | COAX KEY | | | | | | | | | |
|--|----------|-----|--------------|-------|----------|------------------|-------------|----------------------|----------------|----------|-----------|--------------|--------|----------|---|-------------|--|--|--|
| KLINGLIN POSITION | FUNCTION | QTY | MANUFACTURER | MODEL | MOD TYPE | ANTENNA LENGTH | ANTENNA TIP | ANTENNA CENTER POINT | ELCCT DISMOUNT | QTY | COAX TYPE | MANUFACTURER | MODEL | SELECTOR | DIMETER (INCH) | RUIN (FEET) | | | |
| Y SECTOR | 31.5 | 1.1 | TX/RX | 1 | CS | X75-FR0-860-WD | LTE+45 | 98.0 | 185 | 0 | 1 | REU | EROSON | RW5-813 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 31.5 | 1.2 | TX/RX | 1 | CS | X75-FR0-860-WD | LTE-45 | 98.0 | 185 | 0 | 1 | REU | EROSON | RW5-813 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 31.5 | 2.1 | TX/RX | 1 | DOWAGORE | #B17-451-705-40M | AM5+45 | 74.9 | 185 | 0 | 1 | RRU | EROSON | RW5-12 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 31.5 | 2.2 | TX/RX | 1 | DOWAGORE | #B17-451-705-40M | AM5-45 | 74.9 | 185 | 0 | 1 | RRU | EROSON | RW5-12 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 31.5 | 2.3 | TX/RX | 1 | DOWAGORE | #B17-451-705-40M | AM5+45 | 74.9 | 185 | 0 | 1 | RRU | EROSON | RW5-12 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| Y SECTOR | 31.5 | 2.4 | TX/RX | 1 | DOWAGORE | #B17-451-705-40M | AM5-45 | 74.9 | 185 | 0 | 1 | RRU | EROSON | RW5-12 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 31.5 | 3.1 | TX/RX | 1 | CS | X75-FR0-860-WD | LTE+45 | 98.0 | 185 | 0 | 1 | REU | EROSON | RW5-813 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 31.5 | 3.2 | TX/RX | 1 | CS | X75-FR0-860-WD | LTE-45 | 98.0 | 185 | 0 | 1 | REU | EROSON | RW5-813 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 31.5 | 4.1 | TX/RX | 1 | CS | X75-FR0-860-WD | LTE+45 | 98.0 | 185 | 0 | 1 | REU | EROSON | RW5-813 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 31.5 | 4.2 | TX/RX | 1 | CS | X75-FR0-860-WD | LTE-45 | 98.0 | 185 | 0 | 1 | REU | EROSON | RW5-813 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| Y SECTOR | 80.7 | 1.1 | TX/RX | 1 | CS | X75-FR0-860-WD | LTE+45 | 98.0 | 185 | 0 | 1 | REU | EROSON | RW5-813 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 80.7 | 1.2 | TX/RX | 1 | CS | X75-FR0-860-WD | LTE-45 | 98.0 | 185 | 0 | 1 | REU | EROSON | RW5-813 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 80.7 | 2.1 | TX/RX | 1 | DOWAGORE | #B17-451-705-40M | AM5+45 | 74.9 | 185 | 0 | 1 | RRU | EROSON | RW5-12 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 80.7 | 2.2 | TX/RX | 1 | DOWAGORE | #B17-451-705-40M | AM5-45 | 74.9 | 185 | 0 | 1 | RRU | EROSON | RW5-12 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 80.7 | 2.3 | TX/RX | 1 | DOWAGORE | #B17-451-705-40M | AM5+45 | 74.9 | 185 | 0 | 1 | RRU | EROSON | RW5-12 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| Y SECTOR | 80.7 | 2.4 | TX/RX | 1 | DOWAGORE | #B17-451-705-40M | AM5-45 | 74.9 | 185 | 0 | 1 | RRU | EROSON | RW5-12 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 80.7 | 3.1 | TX/RX | 1 | CS | X75-FR0-860-WD | LTE+45 | 98.0 | 185 | 0 | 1 | REU | EROSON | RW5-813 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 80.7 | 3.2 | TX/RX | 1 | CS | X75-FR0-860-WD | LTE-45 | 98.0 | 185 | 0 | 1 | REU | EROSON | RW5-813 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 80.7 | 4.1 | TX/RX | 1 | CS | X75-FR0-860-WD | LTE+45 | 98.0 | 185 | 0 | 1 | REU | EROSON | RW5-813 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 80.7 | 4.2 | TX/RX | 1 | CS | X75-FR0-860-WD | LTE-45 | 98.0 | 185 | 0 | 1 | REU | EROSON | RW5-813 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| Y SECTOR | 190.7 | 1.1 | TX/RX | 1 | CS | X75-FR0-860-WD | LTE+45 | 98.0 | 185 | 0 | 1 | REU | EROSON | RW5-813 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 190.7 | 1.2 | TX/RX | 1 | CS | X75-FR0-860-WD | LTE-45 | 98.0 | 185 | 0 | 1 | REU | EROSON | RW5-813 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 190.7 | 2.1 | TX/RX | 1 | DOWAGORE | #B17-451-705-40M | AM5+45 | 74.9 | 185 | 0 | 1 | RRU | EROSON | RW5-12 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 190.7 | 2.2 | TX/RX | 1 | DOWAGORE | #B17-451-705-40M | AM5-45 | 74.9 | 185 | 0 | 1 | RRU | EROSON | RW5-12 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 190.7 | 2.3 | TX/RX | 1 | DOWAGORE | #B17-451-705-40M | AM5+45 | 74.9 | 185 | 0 | 1 | RRU | EROSON | RW5-12 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| Y SECTOR | 190.7 | 2.4 | TX/RX | 1 | DOWAGORE | #B17-451-705-40M | AM5-45 | 74.9 | 185 | 0 | 1 | RRU | EROSON | RW5-12 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
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| | 190.7 | 4.1 | TX/RX | 1 | CS | X75-FR0-860-WD | LTE+45 | 98.0 | 185 | 0 | 1 | REU | EROSON | RW5-813 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| | 190.7 | 4.2 | TX/RX | 1 | CS | X75-FR0-860-WD | LTE-45 | 98.0 | 185 | 0 | 1 | REU | EROSON | RW5-813 | (1) DOWAGORE #F112-45H-15 #F82 FEED INL BSL BSL TO RSL | 10 | | | |
| ADDITIONAL: (2) DISTRIBUTION BOX TRUNK CABLE MODEL # AT3B-801-005 (3) DOWAGORE BOX TRUNK CABLE MODEL #F112-254H-23D (4) ANDREW RET JUMPER MODEL # AT3B-801-005 | | | | | | | | | | | | | | | | | | | |
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| GENERAL CONDITIONS | | MASON & PLASTER | | SPECIAL CONSTRUCTION | |
|---|---|---|---------------------------------|---|--|
| 00 0001 PERMITS Contractor shall be responsible for obtaining all permits required by the City of Verona, New Jersey, and the State of New Jersey, and for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 00 0001 PERMITS Contractor shall be responsible for obtaining all permits required by the City of Verona, New Jersey, and the State of New Jersey, and for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 02 7000 TRUSS TO SITE Contractor shall provide all materials and labor for the erection of the truss system. The truss system shall be erected in accordance with the manufacturer's instructions. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 06 1000 ROUGH CARPENTRY N/A | 13 1200 CABLE BRIDGE Cable bridge to be 24 inch wide, 12 gauge, "grip steel", supported no more than 8'-0" on center by 3 1/2" steel pipe and 3" x 5" x 1/4" x 30" long angle. Cable bridge anchoring extensions not to exceed 1'-6". Steel to be hot dipped galvanized. | |
| 00 0002 SURVEY FEES Survey shall be furnished by the Architect. Layout Staking shall be coordinated with the Surveyor per Request for Quote, (RFQ). | 00 0002 SURVEY FEES Survey shall be furnished by the Architect. Layout Staking shall be coordinated with the Surveyor per Request for Quote, (RFQ). | 02 8000 SITE IMPROVEMENTS Areas bounded by fence and adjacent to waller shall receive polyethylene geomembrane, 200 mesh woven, topped with 3" deep 3/4" to 1 1/2" clean rock (no fines), tined smooth. | 05 2000 FINISH CARPENTRY N/A | 13 1400 ANTENNA INSTALL Contractor shall install Owner's antennas and feed lines during erecting. Contractor shall test and certify lines per current NEN standards. | |
| 01 0100 INSURANCE & BONDS Contractor is to furnish insurance certificates for themselves and subcontractors. Contractor shall provide any required bonding. Contractor agrees to carry the project for (1) one year after completion. | 01 0100 INSURANCE & BONDS Contractor is to furnish insurance certificates for themselves and subcontractors. Contractor shall provide any required bonding. Contractor agrees to carry the project for (1) one year after completion. | 02 9001 FINISHING A) Face materials and fillings shall be galvanized steel. Fence shall be 8'-0" high x 8' x 2" o.d. steel pipe, 4" x 7" on bottom tension wire. Corner and Gate posts shall be 2 7/8" O.D. x 40 steel pipe, driven 72" below grade. Line posts shall be 2 3/8" O.D. x 40 steel pipe. Top rails shall be 1 3/8" O.D. steel pipe. Gate frames shall be 1 3/8" O.D. galvanized pipe. Fence top shall be 7'-0" above ground. 3/4" x 3/4" x 3/4" galvanized pipe materials at corners. Gate latches shall be commercial grade. "Change or equal" subject to approval within 1" of finish grade. Fence enclosures shall be completed within 7 days of tower erecting. | 07 2000 INSULATION N/A | MECHANICAL N/A | |
| 01 0400 SUPERVISION & COORDINATION Contractor shall provide supervision throughout the Project, coordinating the work of the subcontractors and ensuring that the work is completed in accordance with the project requirements. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 01 0400 SUPERVISION & COORDINATION Contractor shall provide supervision throughout the Project, coordinating the work of the subcontractors and ensuring that the work is completed in accordance with the project requirements. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 02 9002 IRRIGATION SYSTEMS N/A | 07 3000 FIREPROOFING N/A | 15 4000 PLUMBING N/A | |
| 01 0600 TESTING Contractor shall be responsible for providing Agencies with sufficient notice to arrange for Test Samples (i.e.: Concrete cylinders), and for Special Inspections. | 01 0600 TESTING Contractor shall be responsible for providing Agencies with sufficient notice to arrange for Test Samples (i.e.: Concrete cylinders), and for Special Inspections. | 02 9003 LANDSCAPING N/A | 07 3000 FIREPROOFING N/A | 15 5000 HVAC N/A | |
| 01 2000 METHODS Contractor shall make themselves aware of, and attend, meetings with the Owner and/or Architect prior to starting a new construction activity or in periods of delay, prior to the start of construction. | 01 2000 METHODS Contractor shall make themselves aware of, and attend, meetings with the Owner and/or Architect prior to starting a new construction activity or in periods of delay, prior to the start of construction. | 02 9004 CONCRETE FORMWORK Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 07 3000 FIREPROOFING N/A | 15 5000 HVAC N/A | |
| 01 3100 TEMPORARY UTILITIES Contractor shall provide temporary utilities for the construction of the project. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 01 3100 TEMPORARY UTILITIES Contractor shall provide temporary utilities for the construction of the project. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 02 9005 CONCRETE FORMWORK Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 07 3000 FIREPROOFING N/A | 15 5000 HVAC N/A | |
| 01 3300 EQUIPMENT REMOVAL Contractor shall furnish equipment necessary to expedite work. | 01 3300 EQUIPMENT REMOVAL Contractor shall furnish equipment necessary to expedite work. | 02 9006 CONCRETE FORMWORK Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 07 3000 FIREPROOFING N/A | 15 5000 HVAC N/A | |
| 01 5000 FIELD OFFICES & SHEDS Contractor shall provide security (fence or other means) for tools and materials that remain overnight on site. | 01 5000 FIELD OFFICES & SHEDS Contractor shall provide security (fence or other means) for tools and materials that remain overnight on site. | 02 9007 CONCRETE FORMWORK Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 07 3000 FIREPROOFING N/A | 15 5000 HVAC N/A | |
| 01 7000 CLEAN UP & CLOSE OUT Contractor shall clean up the Site to the satisfaction of Owner. Contractor shall complete the items later on the Owner's Punch List, and shall sign and return the List to the Owner. Contractor shall maintain a set of drawings during the job, on which changes shall be noted as they occur. Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 01 7000 CLEAN UP & CLOSE OUT Contractor shall clean up the Site to the satisfaction of Owner. Contractor shall complete the items later on the Owner's Punch List, and shall sign and return the List to the Owner. Contractor shall maintain a set of drawings during the job, on which changes shall be noted as they occur. Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 02 9008 CONCRETE FORMWORK Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 07 3000 FIREPROOFING N/A | 15 5000 HVAC N/A | |
| 01 8000 TRUCKS & MILWAUKEE Contractor shall provide transportation for their own personnel. | 01 8000 TRUCKS & MILWAUKEE Contractor shall provide transportation for their own personnel. | 02 9009 CONCRETE FORMWORK Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 07 3000 FIREPROOFING N/A | 15 5000 HVAC N/A | |
| 01 9000 TRAVEL, TIME & PER DIEM Contractor shall provide room and board for their own personnel, and reasonable time for traveling to & from job site. | 01 9000 TRAVEL, TIME & PER DIEM Contractor shall provide room and board for their own personnel, and reasonable time for traveling to & from job site. | 02 9010 CONCRETE FORMWORK Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 07 3000 FIREPROOFING N/A | 15 5000 HVAC N/A | |
| 01 9000 TIMES Contractor shall provide room and board for their own personnel, and reasonable time for traveling to & from job site. | 01 9000 TIMES Contractor shall provide room and board for their own personnel, and reasonable time for traveling to & from job site. | 02 9011 CONCRETE FORMWORK Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 07 3000 FIREPROOFING N/A | 15 5000 HVAC N/A | |
| 02 0000 SITE PREPARATION Contractor is to make within 7 calendar days of the Owner having a START document. Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 02 0000 SITE PREPARATION Contractor is to make within 7 calendar days of the Owner having a START document. Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 02 9012 CONCRETE FORMWORK Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 07 3000 FIREPROOFING N/A | 15 5000 HVAC N/A | |
| 02 1000 ROAD IMPROVEMENT & CONSTRUCTION Contractor shall furnish equipment necessary to expedite work. | 02 1000 ROAD IMPROVEMENT & CONSTRUCTION Contractor shall furnish equipment necessary to expedite work. | 02 9013 CONCRETE FORMWORK Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 07 3000 FIREPROOFING N/A | 15 5000 HVAC N/A | |
| 02 2000 CONSTRUCTION & ERECTION Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 02 2000 CONSTRUCTION & ERECTION Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 02 9014 CONCRETE FORMWORK Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 07 3000 FIREPROOFING N/A | 15 5000 HVAC N/A | |
| 02 3000 POWER TO SITE Contractor shall coordinate the electrical service to the building with the Utility Provider. Conduits shall include pull strings. Underground conduits shall be 2-1/2" Schedule 40 PVC, (Schedule 80 PVC under trees and drives). Conduits to be 3/0 Thru CU. Trenches shall be backfilled in a timely fashion, using a compactor, and including two (2) electricable elbows, and one (1) 1/2" elbow elbow. Service shall be 200 amp, single phase, 120/240 volt. Service to be installed between 10:00 AM-05:00 PM if possible, and must have been approved by utility provider. | 02 3000 POWER TO SITE Contractor shall coordinate the electrical service to the building with the Utility Provider. Conduits shall include pull strings. Underground conduits shall be 2-1/2" Schedule 40 PVC, (Schedule 80 PVC under trees and drives). Conduits to be 3/0 Thru CU. Trenches shall be backfilled in a timely fashion, using a compactor, and including two (2) electricable elbows, and one (1) 1/2" elbow elbow. Service shall be 200 amp, single phase, 120/240 volt. Service to be installed between 10:00 AM-05:00 PM if possible, and must have been approved by utility provider. | 02 9015 CONCRETE FORMWORK Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 07 3000 FIREPROOFING N/A | 15 5000 HVAC N/A | |
| 02 4000 POWER TO SITE Contractor shall coordinate the electrical service to the building with the Utility Provider. Conduits shall include pull strings. Underground conduits shall be 2-1/2" Schedule 40 PVC, (Schedule 80 PVC under trees and drives). Conduits to be 3/0 Thru CU. Trenches shall be backfilled in a timely fashion, using a compactor, and including two (2) electricable elbows, and one (1) 1/2" elbow elbow. Service shall be 200 amp, single phase, 120/240 volt. Service to be installed between 10:00 AM-05:00 PM if possible, and must have been approved by utility provider. | 02 4000 POWER TO SITE Contractor shall coordinate the electrical service to the building with the Utility Provider. Conduits shall include pull strings. Underground conduits shall be 2-1/2" Schedule 40 PVC, (Schedule 80 PVC under trees and drives). Conduits to be 3/0 Thru CU. Trenches shall be backfilled in a timely fashion, using a compactor, and including two (2) electricable elbows, and one (1) 1/2" elbow elbow. Service shall be 200 amp, single phase, 120/240 volt. Service to be installed between 10:00 AM-05:00 PM if possible, and must have been approved by utility provider. | 02 9016 CONCRETE FORMWORK Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. | 07 3000 FIREPROOFING N/A | 15 5000 HVAC N/A | |



ROBERT J. DAVIS
ARCHITECT
 12427
 STATE OF NEW JERSEY

I hereby certify that the work shown on this drawing was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of New Jersey.
 ROBERT J. DAVIS, No. 12427
 06-16-10
 State




DESIGN FIRM
 1000 BUSH LANE ROAD
 BLOOMINGTON, MN 55408
 (952) 720-0000
 WWW.DESIGNFIRM.COM

VERIZON WIRELESS
 1000 BUSH LANE ROAD
 BLOOMINGTON, MN 55408
 (952) 720-0000

LOCATION CODE
 317024

PROJECT
 2014.115080

MN05
END OF ROAD RESORT

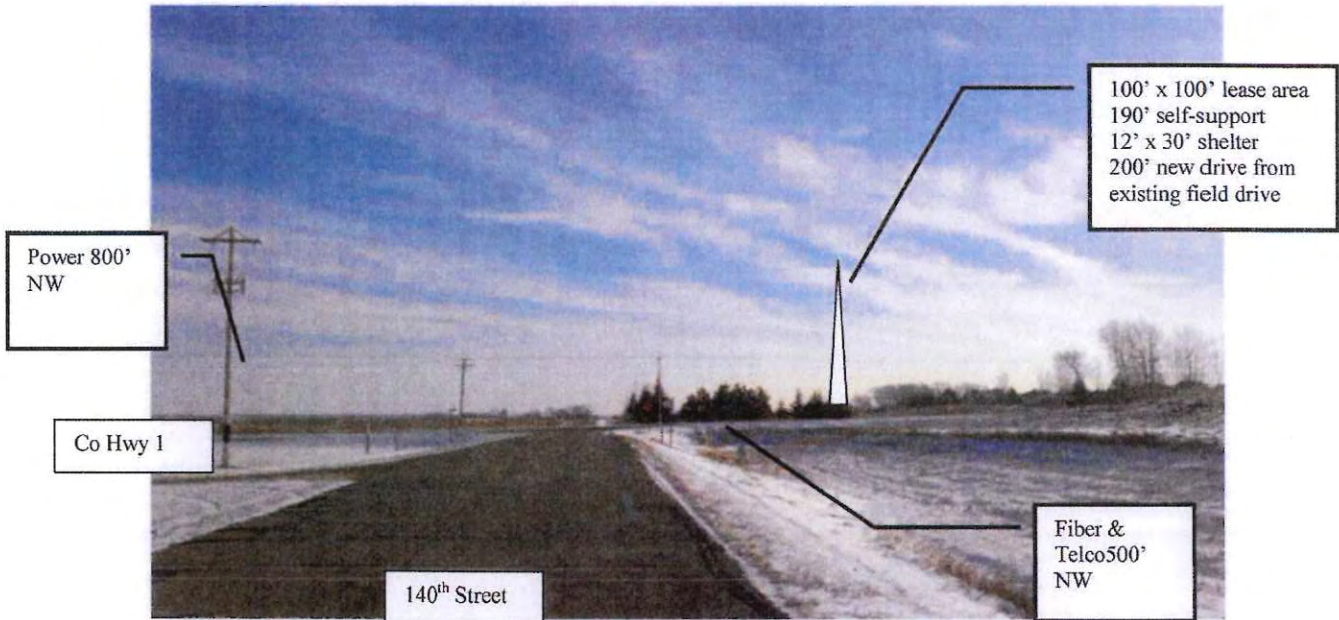
HILLSIDE ROAD
 LAKE PARK, MN 56554

SHEET CONTENTS:
 OUTLINE SPECIFICATIONS

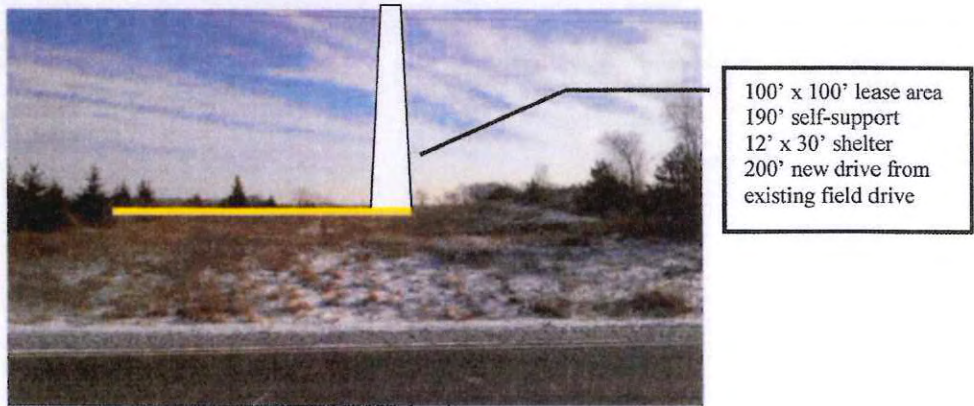
| | |
|-------------|----------|
| DRAWN BY: | S.D. |
| CHECKED BY: | TAB |
| REV. A | 01-28-18 |
| REV. B | 02-21-18 |
| REV. C | 04-05-18 |
| REV. D | 06-17-18 |
| REV. E | 08-15-18 |

A-4

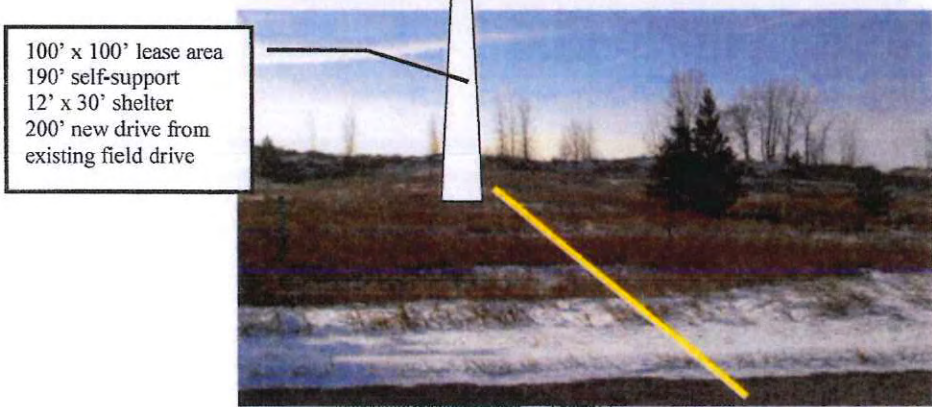
PHOTOS OF SITE



General Site Photo facing EAST

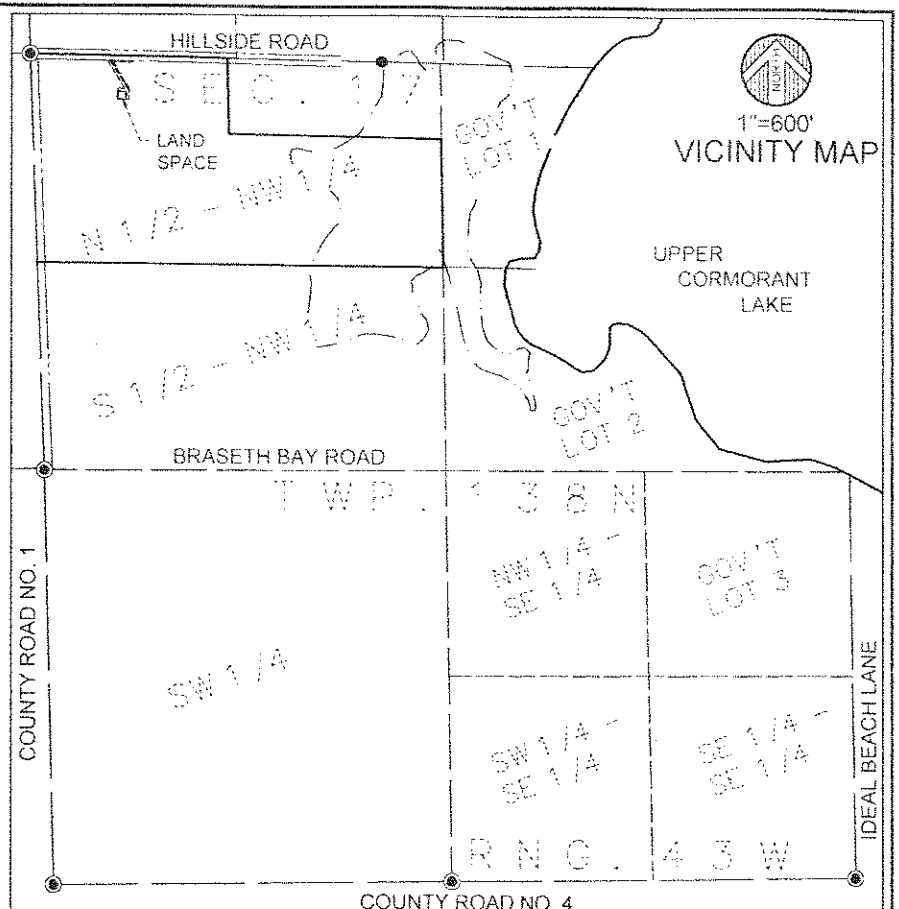
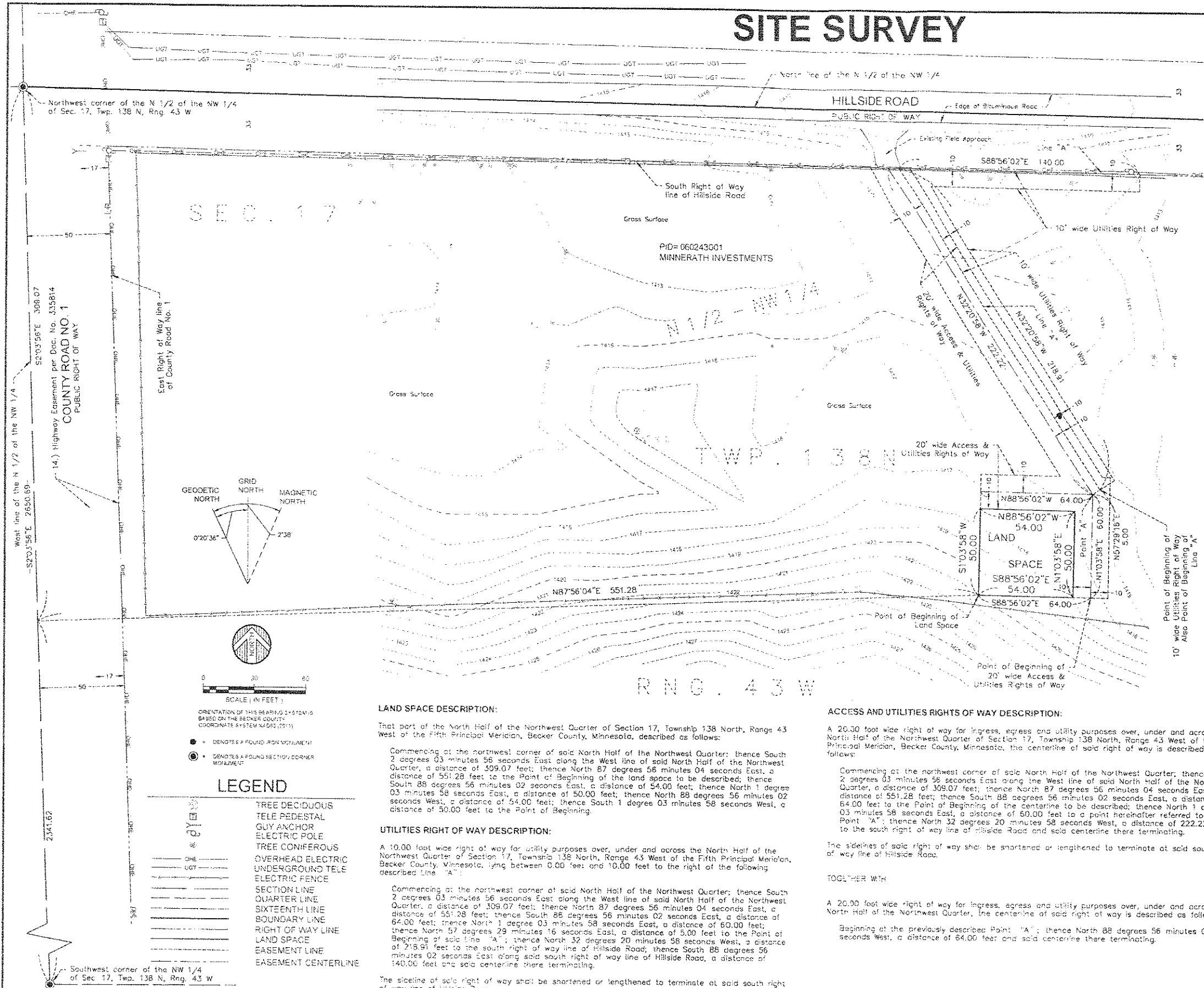


General Site Photo Lease Area facing EAST from Co Hwy 1



View of Access Point from Hillside Road

SITE SURVEY



PROPERTY DESCRIPTION: (per Old Republic National Title Insurance Company Commitment No. 102402, effective date January 16, 2015.)

The land referred to in this Commitment is described as follows:

The North Half of the Northwest Quarter (N 1/2 of NW 1/4) of Section Seventeen (17), Township One Hundred Thirty-eight (138) North of Range Forty-three (43), West of the Fifth Principal Meridian in Becker County, Minnesota.

LESS THE FOLLOWING DESCRIBED TRACT: That part of the North Half of the Northwest Quarter (N 1/2 NW 1/4) of Section 17, Township 138 North, Range 43 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows: Beginning at the north quarter corner of said Section 17; thence westerly 1361.25 feet along the north line of said Section 17; thence Southerly 480.00 feet parallel with the east line of said North Half of the Northwest Quarter (N 1/2 NW 1/4); thence Easterly 1361.25 feet parallel with the north line of said Section 17 to the East line of said North Half of the Northwest Quarter (N 1/2 NW 1/4); thence Northerly 480.00 feet along the East line of said North Half of Northwest Quarter (N 1/2 of NW 1/4) to the point of beginning.

SCHEDULE "B" EXHIBITS: (per Old Republic National Title Insurance Company Commitment No. 102402, effective date January 16, 2015.)

- 1-13) Not related to the survey.
- 14.) Easement for Highway purposes over the East 17 feet of the West 50 feet thereof, as shown in Document No. 335814.
- This Document describes an easement for pipeline purposes across the entire SE 1/4 of Section 20. The pipeline is described as being in the northeast corner of the SE 1/4. This blanket easement is not shown on the survey.
- 15.) Conditional Use Permit to establish a gravel pit on the described property dated 4-18-89, filed 6-18-89, as Document No. 366342.
- This document shows the approval to establish a gravel pit over the entire N 1/2 of the NW 1/4. This document is not shown on the survey.
- 16.) Subject to the rights of the public in the use of County Road No. 1 and Hillside Road as laid out and traveled.
- The right of ways of County Road No. 1 and Hillside Road are as shown on the survey.

SURVEYOR NOTES

- 1.) Utilities are from observed evidence and per markings from Gopher State ONE CALL Locate Request Ticket No. 150130307, dated January 13, 2015.
- 2.) The Proposed Land Space together with all Access and Utilities Rights of Way are within the area described in the Property Description contained herein.



SITE NAME:
MN05 END OF ROAD RESORT
Becker County, MN

| No. | Date | REVISIONS | By | CHK | APP'D |
|---------------------|---------|--|-------------------|-----|-------|
| 2 | 6/17/15 | REVISED LAND SPACE/ACCESS & UTILITIES RIGHTS OF WAYS | SMK | THD | SMK |
| 1 | 5/5/15 | ADDED UTILITY EASEMENT | SMK | JBI | SMK |
| FIELD WORK: 1/20/15 | | | | | |
| CHECKED BY: SMK | | | DRAWN BY: NTG/JMB | | |

I HEREBY CERTIFY THAT THIS DOCUMENT 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.

SIGNATURE: *Shawn M. Kupcho*
SHAWN M. KUPCHO, L.S.
DATE: 4/3/15
LICENSE # 49021

FULL SCALE ON 22x34
HALF SCALE ON 11x17
0494A1520 001



WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental



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****

October 13, 2015 @7:00 PM

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT:

Osage Sportsman Club, Inc.
12102 Fishermans Drive
Park Rapids, MN 56470

Project Location: 25108 County Hwy 48

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for expansion of the existing Sportsman Club Shooting Range. The request includes harvesting of timber to add three additional trap shooting lanes (for four total), rearrangement of the 250 yard range, parking area and eventually a new club house and warming house in an Agricultural Zone.

LEGAL LAND DESCRIPTION: 210104101 Osage Township Bog Lake
PT NE1/4 OF SE1/4 LYING S OF FOLL LINE:BEG 365' S OF NE COR TH SWLY 1674.69' TO SW
COR OF NE1/4 OF SE1/4, 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.

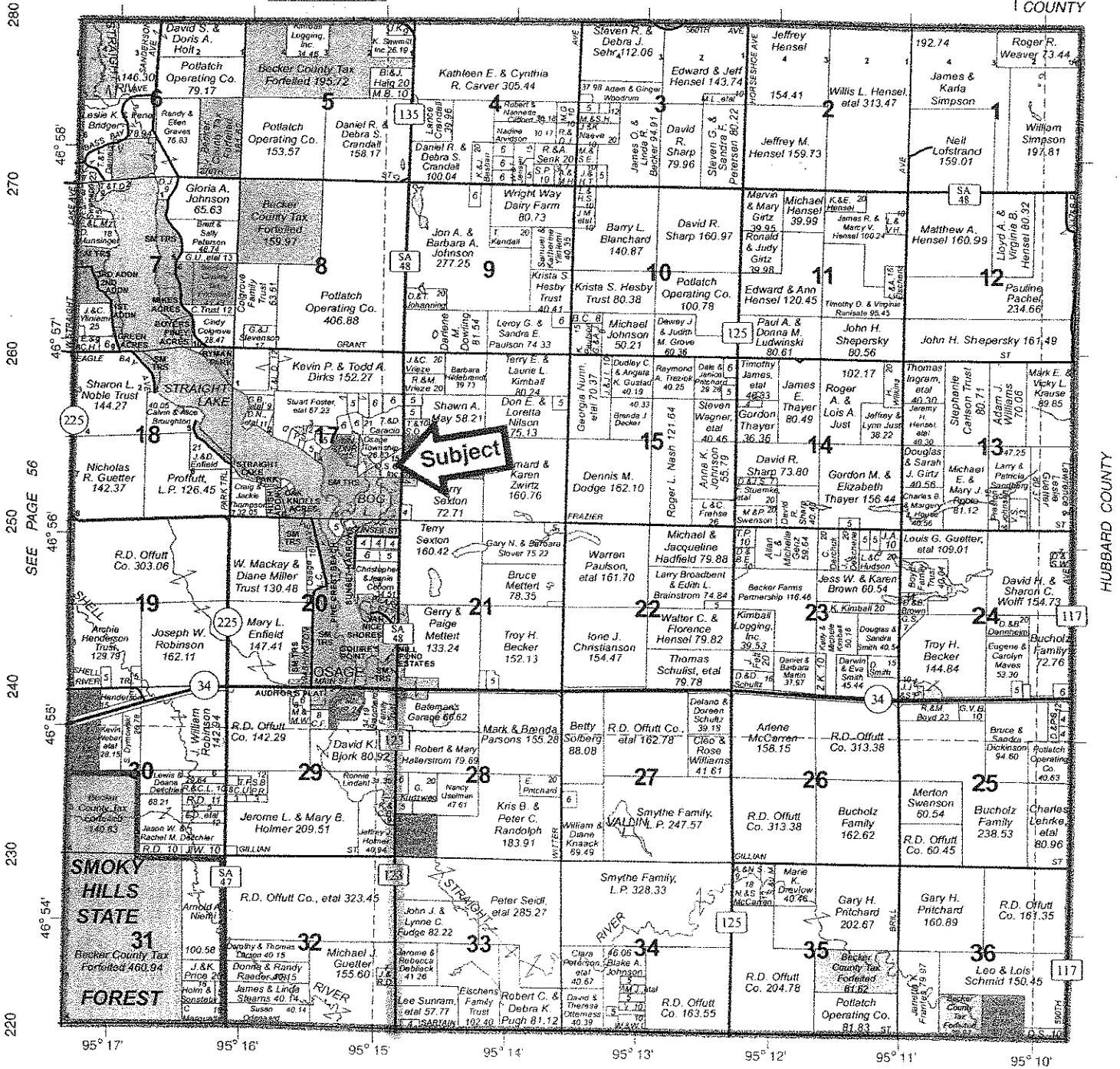
The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will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

OSAGE

SEE PAGE 74

T.140N.-R.36W.

HUBBARD COUNTY



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SEE PAGE 42

Becker County, MN



~ 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): Osage Sportsman's Club Last name: _____
Mailing Address: 27803 County Road 135, City, State, Zip Osage, MN. 56570
Phone Number(s): (W)218.732.1431 (H)573.2312 Project Address: 25315 Cty Hwy 48, Osage, MN. 56570
Parcel number(s) of property: 210104101 Sect - Twp - Range: 17-140-36
Township Name: Osage Legal Description: PT NE 1/4 of SE 1/4 Lying S of Following
LINE: BEG 365' S of NE COR TH SWLY 1674.69 TO SW COR of NE 1/4 of SE 1/4 REF:E21.0012.000

REASON FOR CONDITIONAL USE REQUEST: Addition of three trap houses and the
accompanying shooting lanes, to be utilized for the Park Rapids High School Trap League

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.

Jodi Walsh
SIGNATURE OF APPLICANT

9-2-15
DATE

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

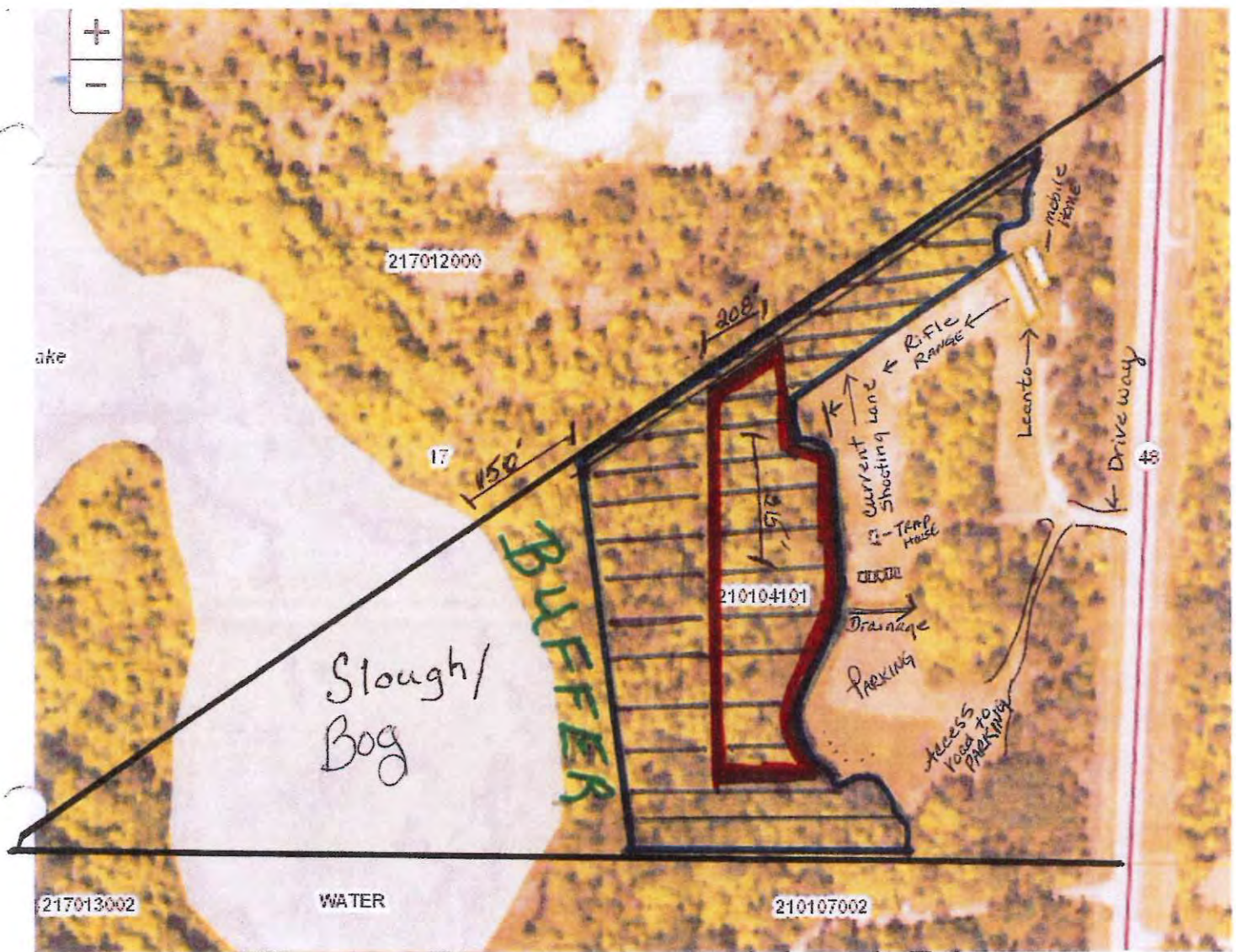
1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings; parking area and all other materials deemed necessary.
3. Non-refundable filing fee of \$326.00. If in Cormorant 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]
SIGNATURE - ZONING ADMINISTRATOR

9-25-15
DATE



AREA ENCOMPASSED BY BLUE is Timber Harvest area.

AREA ENCOMPASSED BY RED is Cleared area for 3 additional Shooting lanes.

Cleared area is 150+ feet from shore.

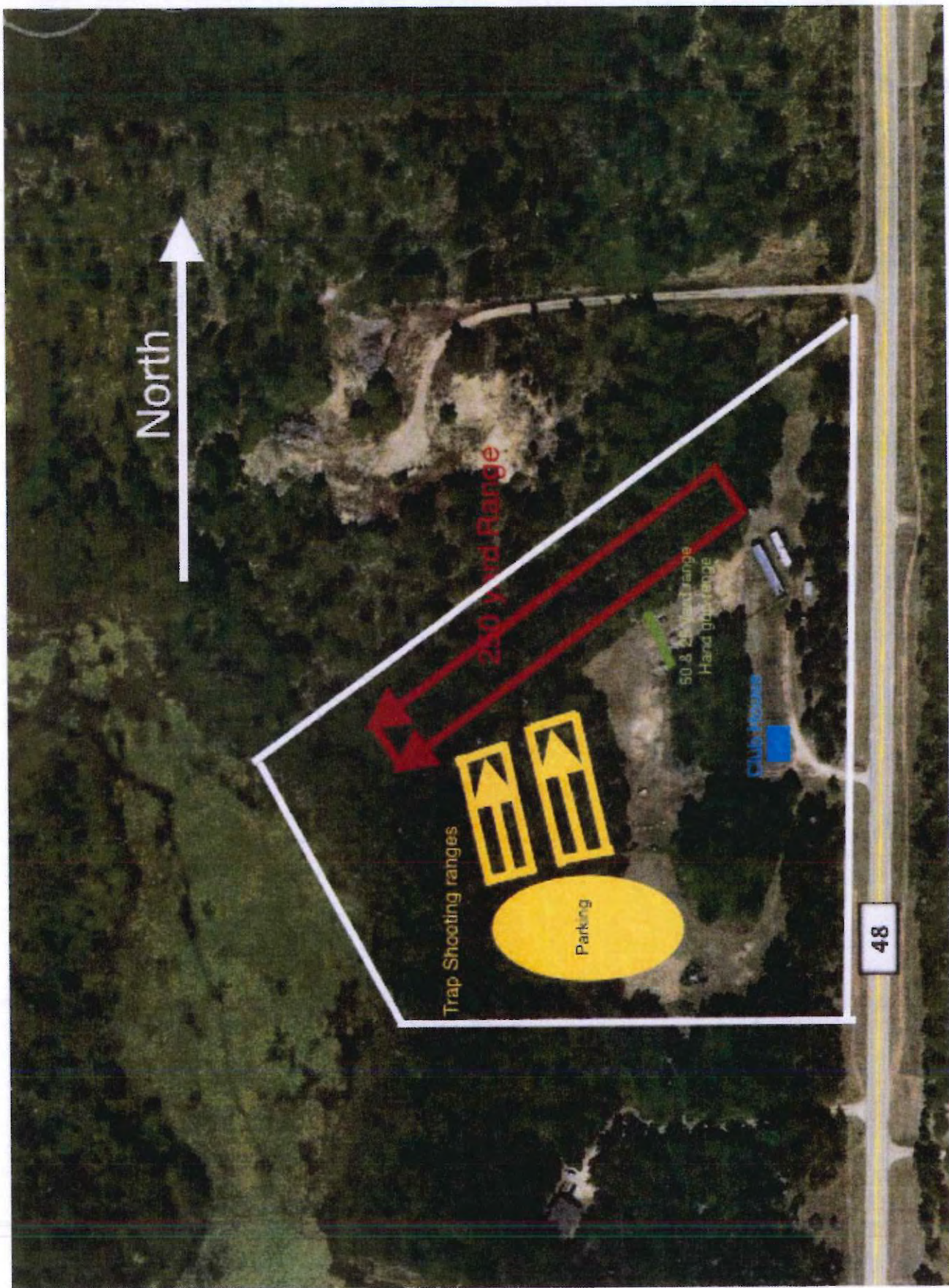
Harvested area is 75 feet from shore. Approximately a dozen trees were harvested between the 50'-to 75' MARKER due to trees were dead or diseased. Harvested trees in this area were carried not dragged to 150 foot marker.

Soil was not disturbed and ground cover was left intact to grow.

Scale 1: 2400

X: 2375251.2696

Y: 1036808.9469



North

250 yard Range

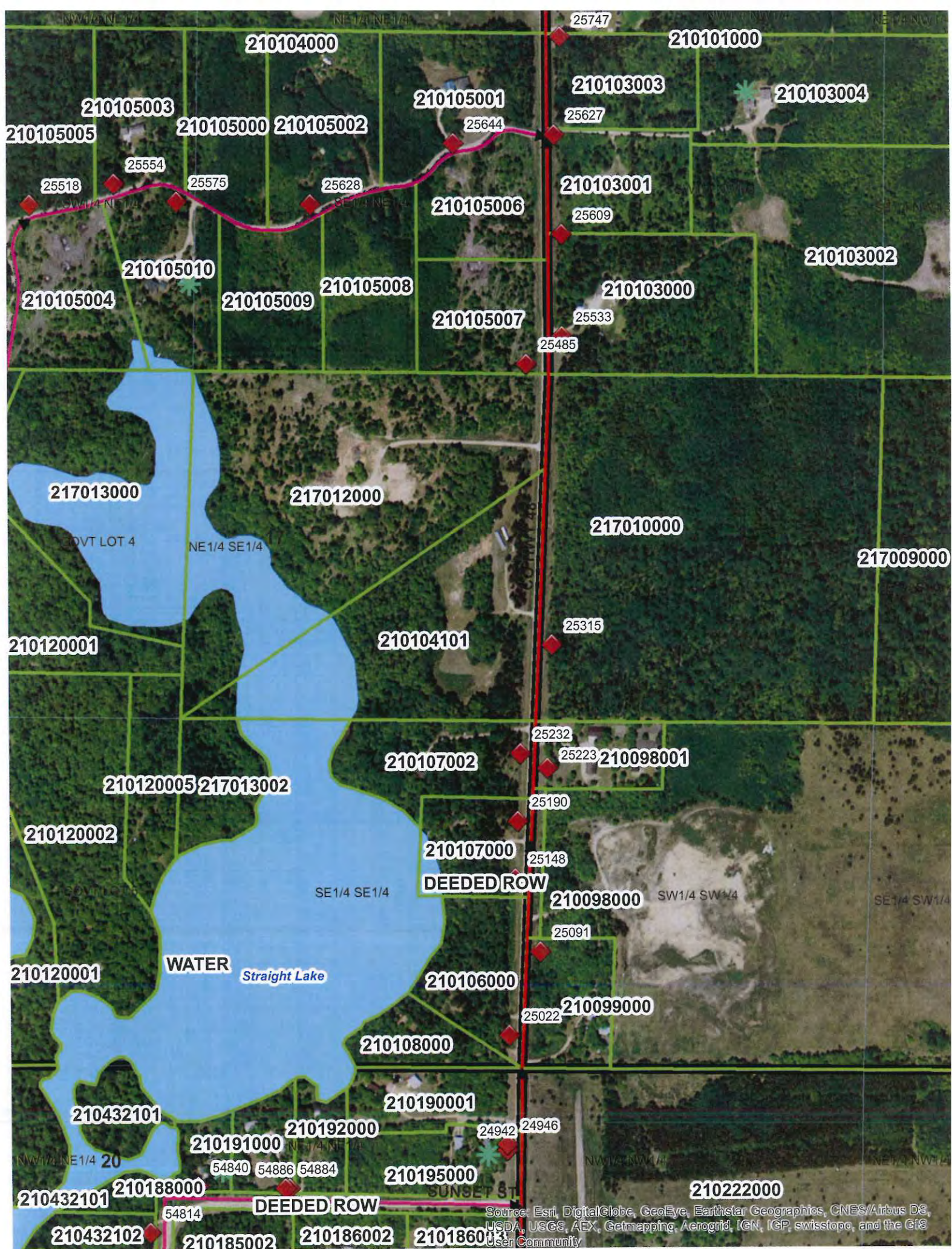
Trap Shooting ranges

Parking

50 & 25 yard range
Hand gun range

Club House

48



To complete this application, a detailed site plan must be attached.
The site plan must include the following information:

| | |
|------------|----------|
| PARCE L | |
| APP | Land Alt |
| YEAR | |

1. Size of the property, showing the location of the lot lines; *Survey*
2. Area that the work is to be done (width and length of project); *Survey and map*
3. Final slopes of project; *NA*
4. Drainage plan showing direction of drainage and how the drainage will be contained; *Stormwater map*
5. Distance the project will be from lake; river; stream; property lines; wetlands and structures. *150 feet*

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, the permit will be valid for a period of six (6) months. I also understand that bare ground shall be covered temporarily with mulches or similar materials and permanent vegetation cover shall be established as soon as excavation is completed. I also understand that I am responsible for securing any other local, state, or federal permits that may be required, including but not limited to watershed districts, MN Department of Natural Resources, Soil and Water Conservation, MN Pollution Control Agency or US Army Corps of Engineers.

Jodi Walsh
Signature

9-2-15
Date

Additional notes: We have received approval from the MPCA on the Storm Water Permit.

We have seeded the field. Becker County Soil and Water directed us to seed again in

November and again in May. Ed Clem from Becker County Soil and Water prepared our
Stormwater Pollution Prevention Plan. We will have a certificate of Survey October 1st.
Confirmation Number from MPCA is MNPPCA000023052.

| Application Fee: | Cormorant Surcharge | Fines | Total |
|------------------|---------------------|-----------|-----------------|
| Fees | | | |
| <u>\$100.00</u> | + <u>NA</u> | + <u></u> | <u>\$100.00</u> |

Application is hereby **GRANTED** in accordance with the application and supporting information by order of:

_____ as of this date _____

Application is hereby **DENIED** based on the fact that _____

by order of: _____ as of this date _____

Receipt Number *188158-600650* Date Paid *9-28-15*

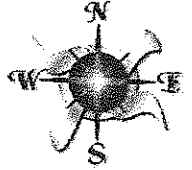
Additional Receipt Number _____ Date of Additional Receipt _____

Date of Final Inspection: _____

SKETCH OF PROPERTY - ON Following Page

1. Please list all impervious coverage on your property and include dimensions.
2. Show roadways adjacent to property - **Include driveway location.**
3. If you have a STANDARD size lot and will be exceeding 15% impervious coverage, include a copy of your stormwater management plan.
4. **LAKESHORE PROPERTY OWNERS:** Property lines/road right of ways and proposed land alteration area **must be well marked/staked** or application will be **DENIED.**
Date project will be marked/staked: October 1, 2015

| | |
|------------|----------|
| PARCE L | |
| APP | Land Alt |
| YEAR | |





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), Osage Sportsman Club hereby authorize Jodi L. Walsh 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.): CUP, Land Alteration, MPCA SWP

☐ plat application: _____

☒ conditional use application: Addition of three trap houses and accompanying shooting lanes.
to be utilized by the Park Rapids High School trap Shooting League.

☐ variance application: _____

☒ Other: A certified Master Logger harvested the trees to make room for the additional
trap houses and shooting lanes.

on my (our) property located at:

Tax Parcel Number(s): 21.0104.101 Physical Site Address: 25315 County Hwy 48, Osage, MN.

Legal Description: PT NE 1/4 of SE 1/4 Lying S of Foll Line: BEG 365'S of NE COR TH SWLY 1674.69'
TO SW COR of NE 1/4 of SE 1/4 REF: E21.0012.00.

Section: 17 Township: 140 Range: 36 Lot: 36 Block: _____ Plat Name: Osage

Agent Contact Information

Agent address: 20388 US 71, Park Rapids, MN. 56470

Agent phone #(s): Cell: 218.255.2695 Agent fax #: 218-732-4154
 Street City State Zip Code

Agent email address: jlwals50@gmail.com

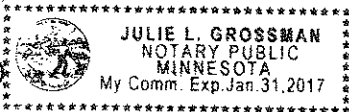
Matt Leek

Matt Leek; Representing the Osage Sportsman Club 9-2-2015
 Property Owner(s) Signature(s) Date

State of Minnesota
 County of Becker

On this 24 day of September, 2015 before me personally appeared Matt Leek to me
 known to be the person(s) described in and who executed the foregoing instrument; and acknowledged that
he executed the same as his free act and deed.

(Notary Stamp)



Julie L. Grossman
 Notary Public

Office Use Only:

Date received: _____ Expiration Date: _____



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), Osage Sportsman Club, INC hereby authorize Alan Kriz 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: Addition of 2 trap, shooting stations for High School League

☐ variance application: located at Osage Sportsman Club, INC.

☐ other: _____

on my (our) property located at:

Tax Parcel Number(s): 21.0104.101

Legal Description: PT NE 1/4 OF SE 1/4 LYING S. OF Fall Line: BEG 365'S OF NE COR TH SWLY 16' 74.69'
TO SW COR OF NE 1/4 OF SE 1/4 REF: E 21.0012.00

Section: 17 Township: 140 Range: 36 Lot: — Block: — Plat Name: Osage

Physical Site Address: 25108 County Hwy 48 Osage, MN.

Agent Contact Information

Agent address: 12102 Fishermans Drive Park Rapids MN. 56470
Street City State Zip Code

Agent phone #(s): 218-732-4915 Agent fax #: 218 732 4915

Agent email address: alan.j.kriz@mac.com

Osage Sportsman Club, INC. Alan J. Kriz 9-8-15
Property Owner(s) Signature(s) Date

Office Use Only:

Date received: _____ Expiration Date: _____

Minnesota Department of Natural Resources



607 First St. W
Park Rapids, MN 56740
September 23, 2015

Becker County Planning and Zoning
915 Lake Ave.
Detroit Lakes, MN 56501

To whom it may concern:

This letter is submitted as requested by the Becker County Planning and Zoning Department. Dick Walsh Forest Products harvested a timber sale for the Osage Sporting Club in 17-140-36 this spring. We visited the site on September 23, 2015. The timber sale followed the filter strip management guidelines set by Minnesota Forest Resources Council. The slope to the water's edge was 8%. The guidelines require a filter strip of 50 feet with a slope less than 10%. The equipment did not enter the filter strip. This prevented soil disturbance and compaction, while maintaining the current understory vegetation in the filter strip. Following the harvest, the filter strip remains intact and will serve to trap sediment before reaching the surface water.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Lichter'.

Mike Lichter
Asst. Forest Supervisor
Park Rapids DNR Forestry





Minnesota Pollution
Control Agency

Coverage Card

Construction Stormwater

National Pollutant Discharge Elimination System/State Disposal System General Permit MNR100001

The Construction site identified below is covered under the National Pollutant Discharge Elimination System/State Disposal System General Permit MNR100001 and is authorized by the Minnesota Pollution Control Agency (MPCA) to discharge stormwater associated with construction activities.

Permit ID Number: C00041595

Owner: Osage Sportsman Club

General Contractor: Osage Sportsman Club

Project Name: Osage Sportsman Club CSW

Permit Coverage Date: 9/29/2015

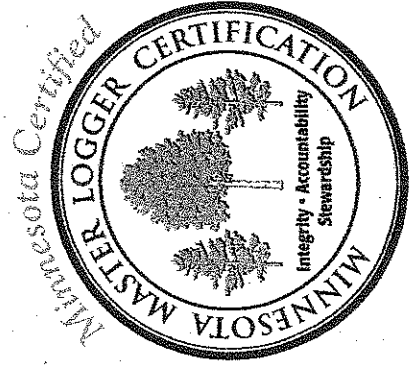
If you have questions regarding the stormwater program for construction activity, please access the MPCA Stormwater website at <http://www.pca.state.mn.us/stormwater>, or call the Construction Stormwater Program at 651-757-2119 or toll free at 800-657-3804.

Minnesota Certified Master Logger

This certifies that

Dick Walsh Forest Products, LLP

has been found to be in conformance to the
Minnesota Master Logger Certification program standard.



Certificate Number: MMLC06-105
Certificate Issue Date: 6/30/2011
Expiration Date: 6/30/2016*

Program Administrator

*Company is subject to random selection for recertification annually. To verify certification, please call (218) 722-5442 or visit www.mlep.org/mmlc.htm

MASTER LOGGER

* SWPPP = Stormwater Pollution Prevention Plan
on file - will provide copy if requested.
JMH.

Julene M Hodgson

From: Ed J. Clem
Sent: Monday, September 21, 2015 1:50 PM
To: jlwalsh50@gmail.com
Cc: Julene M Hodgson
Subject: Osage Sportsman's Club SWPPP
Attachments: 1821_001.pdf; 20150918_160018.jpg

Jodi,
I'm sending a PDF of the Stormwater Pollution Prevention Plan for the Sportsman's Club. It's 40 some pages long, but that's what is required apparently. The last page is the map of the site. I'll be sending a paper copy in the mail also. The plan calls for the straw bale checks that you placed on the SW corner perimeter. That's the only area that has potential to deliver sediment offsite. The only part of the plan that is not already completed is the dormant seeding that you will be completing in November. As we discussed, the seeding that was done recently is ok for temporary cover, but the seeding date was out of the recommended seeding dates for fall seeding. To make sure that grass is established, I'm recommending another seeding so that it can germinate in the spring. You will have to keep an eye on it next May and June, and add more seed if needed. You should get a hardy mix of grass (perennial ryegrass, Kentucky blue, fine fescue) and seed at a rate of about 15-20 pounds per acre.
I'm also sending this to Julene at Zoning, so you can check with her to see if you have everything you need.

Ed Clem, District Technician

Becker SWCD

From: scanner-noreply@one-mail.fsc.usda.gov [mailto:scanner-noreply@one-mail.fsc.usda.gov]

Sent: Monday, September 21, 2015 12:20 PM

To: Ed J. Clem

Subject: SCANNED IMAGE FROM NRCS - DETROIT LAKES

Julene M Hodgson

From: Ed J. Clem
Sent: Tuesday, September 22, 2015 2:25 PM
To: Julene M Hodgson
Subject: Osage Sportsman's Club SWPPP

Hi Julene,

I trust that you got the SWPPP for the Osage Sportsman's Club from me yesterday. The template that Jeremy from MPCA sent me was over 40 pages of questions, way more stuff than you were probably expecting. Apparently that's what's required for the MPCA permit. Let me know if that works for the Planning Commission meeting, or if you would like something more brief. The gist of my plan calls for bale checks in the SW corner of the cleared area, which have already been installed. They should also add more grass seed in November to make sure that the seeding survives, since the seeding they did was so late and it's been so dry that it could winter kill. The November seeding would be considered a dormant seeding that would germinate next spring.

The cleared area has a lot of woody debris in it and sandy soil. That, along with the gentle slopes directing most of the runoff to the center leads me to believe that there is not much potential for sediment to leave the site. Plus, there's about 150 feet of vegetated buffer between the edge of the cleared area and the lake. So, once the grass establishes, the site should be stabilized. Talk to you later.

Ed Clem
Becker SWCD

Osage Sportsmans Club

Meeting called to order 7:02pm

July 2, 2015

Meeting held at the Osage Sportsmans Club Gun Range.

15 members were present.

June minutes read by Alan J Kriz

Treasurer report by Matt Leek

Checking \$3500.00

Building Fund \$4300.00

Investment Fund \$4100.00

Old Business:

1) Scholarships:

Tristan Hendrickson submitted an application for a scholarship.

Motion to accept and award Tristan Hendrickson a \$500.00 scholarship.

Motion carried.

2) Gun Show:

Phil found a building in Nevis, Firefly. Phil will get more info.

Alan J Kriz will contact Craig having a Gun show.

3) Grant money:

Tom and Mike from the State of Minnesota were present and following up on our progress regarding our grant we received.

Mike had information and pictures from Bristol Ranges, prefab trap houses.

\$2100.00 per unit.

Motion to buy 2 units.

Motion carried. (Delivery date September 2015.)

4) Range Committee:

Range Committee gave their recommendation and proposal on Range layout.

A) 250 yard range

B) 50, 25 yard and Hand gun range

C) Club House

D) Trap shooting ranges, (2 new trap ranges)

E) Parking area

F) Warming house near trap range.

5) State Trap Shoot:

Phil gave a report on the State Trap shoot. 5620 kids shot trap.

2 of our male shooters took home 2 Trophies.

1 female shooter was in 3rd place but lost out in a shoot out.

Jared told us possibility of 40 shooters next year from Park Rapids.

6) Trap Shooting Tuesdays and Thursdays at our Range.

Dan gave a report and turned in \$252.00 from trap shooters.

New Business:

1) Trap Shooting Thursday July 9, 2015

Allen Belt will be manning the Trap Shooting Thursday evening.

Osage Sportsmans Club

2) Trap Shooting Sundays

Jared reported on the possibility of Trap Shooting with the kids on Sundays and having a Fall Team. (Clay Dusters)

3) Smith & Wesson Event

Jared from Smoky Hills asked for permission to hold an Event at the Osage Sportsmans Club Range, Smith & Wesson Shoot, September or October 2015.

Motion to Adjourn, 7:47pm.

Minnesota's Shooting Range Protection Act

FAQ Sheet, House Research Bill Summary, and 2005 Chapter 105

(Revised 09-21-2005)

In May 2005, Minnesota Governor Tim Pawlenty signed into law the Shooting Range Protection Act. It became effective on May 28, 2005, becoming Minnesota Statutes, Chapter 87A.

Since the law's passage, a number of questions regarding what the law does and does not address or impact have been asked. This page is intended to help answer and clarify those questions.

What is the intent of Chapter 87A?

To provide shooting ranges with the ability to maintain their operating capacity, if local opposition to an existing shooting range facility arises.

What types of facilities are intended to be covered or protected in Chapter 87A?

Firearms and archery shooting facilities, to include licensed shooting preserves.

Related to those types of facilities, what are the key elements that this law addresses?

That shooting ranges are safely operating, meaning they keep all projectiles (i.e., bullets, pellets and arrows) within their facility boundaries, they keep sound levels generated on the range to an acceptable level, and they operate within a reasonable set of hours. If these are precepts are violated, the range has the opportunity to correct their problems within an acceptable time frame.

Does Chapter 87A take precedence over existing local ordinances, rules, regulations, or operating restrictions for shooting ranges or preserves?

No. Any pre-existing conditional use permit, special use permit, operating hours restrictions, covenants or other performance related requirements set in existence by local units of government with legal jurisdiction over a shooting range are to be maintained. In the meantime, if no pre-existing operating hours are in place for a range, they are now, based on the State's Sound Rule (Minnesota Rules, Chapter 7030).

Chapter 87A references "Performance Standards". What are these?

Primarily, the Performance Standards refer to considerations that need to be taken to ensure the safe operation of a shooting range. The National Rifle Association (NRA) has produced a set of guidelines or recommendations for constructing and operating various shooting ranges. These are contained in the

1999 edition of The Range Source Book: A Guide to Planning and Construction. The NRA uses this document as a reference and teaching tool when they conduct their Range Development and Operations classes throughout the United States. Chapter 87A establishes that, until the DNR adopts permanent performance standards through formal rulemaking processes, this document will be an interim set of standards for safe range operations. This source book is available online from the NRA headquarters at www.nrahq.org/shootingrange/sourcebook.asp.

When will final Performance Standards be established by the DNR?

DNR has been given the responsibility to formally adopt Shooting Range Performance Standards, using the expedited rulemaking process, as defined in State statute.

These Rules will take into account the interim performance standards, and any additional information that is relevant Chapter 87A.

Will all shooting ranges need to be built to the same level or degree?

No. The performance standards are recommendations, and are site specific. In urban or suburban settings, more people can be affected by an operating shooting range. In these settings, where projectile containment is absolutely necessary, all safeguards necessary must be taken to ensure that **all** bullets shot on the range stay on the range property. This concept should be also used as the basis for any range that is built, but the number of required safeguards installed will likely be fewer in a more rural setting. Sound containment must also be installed that will make sure the range is in compliance with Chapter 87A. These will also vary, based on the level of local population density.

* **The Game and Fish Laws of Minnesota restrict the discharge of a firearm to 500 or more feet away from a residence while hunting, unless permission is granted to be closer. Does this standard apply under Chapter 87A?**

* No. Shooting ranges and preserves are allowed to have bows and firearms discharged within their boundaries, provided that all projectiles remain on the shooting range. The difference here is that the Game and Fish laws refer only to hunting situations on private lands.

Chapter 87A references a range operation becoming a nonconforming use. What does this mean?

Local zoning definitions governing land uses are subject to change, due to land use changes such as residential development. If local zoning changes take place that make a shooting range a nonconforming use where it had previously been allowed to operate, the range operator has the ability to improve the safety and sound conditions of the range, in order to maintain and continue the operation of the range.

Should shooting range operators be concerned that a law pertaining to shooting ranges is now in effect?

No, not at all. Shooting range operators in Minnesota are allowed to maintain the operation of their facilities, provided they are operated safely, conform to sound level standards, and maintain reasonable operating hours. Most shooting ranges are set in relatively rural and undeveloped land areas. Nothing in Chapter 87A will negatively affect these ranges. Instead, when other development occurs on adjacent land, the range will be given the opportunity to continue operating, and not be subject to closure due to that change.

If neighbors do live near a shooting range, there is now a defined process in place that will allow the range operators to determine if a problem does exist, and allow them to take steps to address those concerns. What Chapter 87A does is help the shooting range operation be a “good neighbor”, taking into consideration the safety, sound, and operating hours in effect on a given shooting range.

What does the “mitigation area” in Section 87A.04 intended to address?

Sound or noise generated by a shooting range, and its impact on neighboring land use. By their very nature of use, shooting ranges generate sound. If a range has development (usually pertaining to one or more residence) within 750 feet of its perimeter, that was planned, approved and/or built before October 1, 2005, it is the range operator’s responsibility to take steps to ensure that the sound levels reaching neighboring land be within the sound standard limits defined in Chapter 87A. After October 1, 2005, any new development within 750 feet of a shooting range’s perimeter will be responsible to pre-plan and install its own sound mitigating devices to keep a range compliant with the sound standards.

In the event that the sound coming off a shooting range is bothersome to a neighboring residence, ideally the range operators and neighbor would be willing to work together, both before and after October 1, 2005, to minimize the sound levels arriving at the neighboring property. This can be achieved through a variety of means, including installing one or more sound berms, walls to deflect sound, one or more firing line enclosures, shooting tubes, and vegetative barriers that can further absorb and/or deflect sound.

What is a brief explanation of the Noise Standard referenced in Chapter 87A?

The noise level referenced in the shooting range law refers to measuring the sound level over an hour’s time at a neighboring property that is receiving the sound generated at a range, to determine a “steady state” level of sound, which is referred to as the Leq(h). This steady state cannot exceed 63 decibels (dBA), and will include the sound generated by the range, along with all other sounds generated and recorded at that [sound] receiving location. Collectively, this will include gunshots, and all other ambient noise. Specific sound measurement methodology, including procedure, equipment, etc., is defined in Minnesota Rules, Section 7300.0060.

What is an obvious activity that can be defined as a “clear and present danger” at a shooting range?

As stated before, one of the main objectives of the Shooting Range Protection Act is to make sure all projectiles shot at a range stay on the property of the range. Any arrows, pellets, or bullets that leave a range’s property could cause harm or injury to others not on the shooting range. This would at least constitute a trespass, and should not, under any circumstances, knowingly be allowed to take place. Whether or not a correctable danger exists could be an issue to be decided in a court of law.

If one portion of a shooting range is deemed to be a safety hazard, does an entire shooting range have to close?

Not unless a court finds that an entire range would pose a safety hazard, and can’t be remedially improved or repaired.

House Research Bill Summary

Analyst: John Helland, 651-296-5039

This publication can be made available in alternative formats upon request. Please call 651-296-6753 (voice); or the Minnesota State Relay Service at 1-800-627-3529 (TTY) for assistance. Summaries are also available on our website at: www.house.mn/hrd/hrd.htm.

Section

- 1 1 **Defines.** Defines terms for the bill.
- 2 2 **Performance standards.** Requires the Commissioner of Natural Resources to adopt shooting range performance standards, under expedited rulemaking, for the safe use and operation of range preserves. Allows interim shooting range performance standards of the National Rifle Association to be used until the DNR adopts permanent ones.
- 3 3 **Compliant ranges.** Allows a shooting range in compliance with the shooting range performance standards to maintain certain normal procedures, including daily firearm discharges between the hours of 7:00 a.m. and 10:00 p.m. Permits a shooting range that becomes a nonconforming use to continue shooting activities within their boundaries as long as conducted with noise and shooting range performance standards.
- 4 4 **Mitigation areas.** Disallows any development or structure approved after October 1, 2005 within 750 feet of the exterior property line of a shooting range if the development would cause the range to fall out of state standards compliance. Allows a development after the above date if the person requesting approval provides necessary mitigation to permit the shooting range to remain in compliance with state standards.
- 5 5 **Noise standards.** Requires certain noise standards for the operation of a shooting range.
- 6 6 **Nuisance actions.** Removes any nuisance action for an operator of a shooting range in compliance with noise and performance standards, except for personal physical injury or property damage.
- 7 7 **Range closure.** Provides that a shooting range operation in compliance with this act and state standards may not be permanently closed unless a range activity is a clear and immediate safety hazard. Provides a rebuttable presumption in any action that the range or activity is not a safety hazard, and allows proven mitigation for the range to correct a safety hazard.
- Subds. 2-3. Allows a preliminary injunction by a court involving a presumed safety hazard, but a permanent injunction is allowed only against a specific activity or person unless the court finds the entire shooting range poses a safety hazard.
- 8 8 **Applicable law.** Allows federal law enforcement for shooting ranges, and state and local laws when consistent with this act. Limits the permanent closure of ranges similar to section 7.
- 9 9 **Effective date.** Makes the bill effective the day following final enactment.

Minnesota Session Laws - 2005

NOTE: This document DOES NOT represent a copy of the official publication of 2005 Session Laws. The final 2005 Session Laws will be available on the Revisor of Statutes website in early October 2005.

CHAPTER 105--S.F.No. 1908

An act relating to natural resources; establishing the Shooting Range Protection Act; requiring expedited rulemaking; proposing coding for new law as Minnesota Statutes, chapter 87A.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

Section 1. [87A.01] [DEFINITIONS.]

Subdivision 1. [APPLICABILITY.] The definitions in this section apply to sections 87A.01 to 87A.08.

Subd. 2. [PERSON.] "Person" means an individual, association, proprietorship, partnership, corporation, club, political subdivision, or other legal entity.

Subd. 3. [SHOOTING RANGE OR RANGE.] "Shooting range" or "range" means an area or facility designated or operated primarily for the use of firearms, as defined in section 97A.015, subdivision 19, or archery, and includes shooting preserves as described in section 97A.115 or any other Minnesota law.

Subd. 4. [SHOOTING RANGE PERFORMANCE STANDARDS.] "Shooting range performance standards" means those rules adopted by the commissioner of natural resources under section 87A.02 for the safe operation of shooting ranges.

Subd. 5. [LOCAL UNIT OF GOVERNMENT.] "Local unit of government" means a home rule charter or statutory city, county, town, or other political subdivision.

Sec. 2. [87A.02] [SHOOTING RANGE PERFORMANCE STANDARDS.]

Subdivision 1. [ADOPTION OF STANDARDS; REVIEW.]

(a) The commissioner of natural resources must develop and adopt shooting range performance standards, according to the expedited rulemaking process under section 14.389. The shooting range performance standards must provide for compliance with applicable noise standards under section 87A.05 and for the safe use of shooting ranges within their boundaries, including the containment of projectiles.

(b) The shooting range performance standards must provide for the operation of shooting preserves within the boundaries of the preserve, including an exemption from any discharge distance imitations generally applicable to hunting on other land, when the shooting preserve is in compliance with all other applicable laws and is in operation on or before the effective date of the performance standards adopted under this section or prior to the development of any structure that would cause the preserve to be out of compliance with the discharge distance.

shooting range in compliance with this chapter to become out of compliance.

(b) A change in use, new development, or construction of a structure subject to this section may be approved if the person seeking the approval or, at the discretion of the governing body, the approving authority agrees to provide any mitigation required to keep the range in compliance with this chapter. The person requesting an approval subject to this section is responsible for providing documentation if no mitigation is required under this section. Failure to provide the documentation or any mitigation required under this section exempts the range from being found out of compliance with the shooting range performance and noise standards of this chapter with regard to the property responsible for the mitigation if the failure to provide the documentation or required mitigation is the sole basis for the range being out of compliance with the shooting range performance standards. Any action brought by the owner of the property against the range is subject to section 87A.06. With the permission of the range operator, any mitigation required under this section may be provided on the range property.

Sec. 5. [87A.05] [NOISE STANDARDS.]

Allowable noise levels for the operation of a shooting range are the levels determined by replacing the steady state noise L10 and L50 state standards for each period of time within each noise area's classification with a single Leq(h) standard for impulsive noise that is two dBA lower than that of the L10 level for steady state noise. The noise level shall be measured outside of the range property at the location of the receiver's activity according to Minnesota Rules, parts 7030.0010 to 7030.0080, as in effect on the effective date of this act. For purposes of this section, "Leq(h)" means the energy level that is equivalent to a steady state level that contains the same amount of sound energy as the time varying sound level for a 60-minute time period.

Sec. 6. [87A.06] [NUISANCE ACTIONS; COMPLIANCE WITH SHOOTING RANGE PERFORMANCE STANDARDS.]

A person who owns, operates, or uses a shooting range in this state that is in compliance with shooting range performance standards is not subject to any nuisance action for damages or equitable relief based on noise or other matters regulated by the shooting range performance standards. This section does not prohibit other actions.

Sec. 7. [87A.07] [CLOSURE OF SHOOTING RANGES.]

Subdivision 1. [CLOSURE.] Except as otherwise provided in sections 87A.01 to 87A.08, a shooting range that is in compliance with shooting range performance standards and the requirements of sections 87A.01 to 87A.08 shall not be forced to permanently close or permanently cease any activity related to the primary use of the shooting range unless the range or activity is found to be a clear and immediate safety hazard by a court of competent jurisdiction. In any action brought to compel the permanent closure of any range in compliance with shooting range performance standards and this chapter, or to permanently cease any activity related to the primary use of the shooting range, there is a rebuttable presumption that the range or activity is not a clear and immediate safety hazard. If the shooting range provides evidence that the cause of a proven safety hazard can be mitigated so as to eliminate

the safety hazard, the court shall not order the permanent closure of the range, or permanent ceasing of the activity found to be a clear and immediate safety hazard, unless the range operator fails to implement the necessary mitigation to remove the safety hazard by the date that is determined reasonable by the court.

Subd. 2. [PRELIMINARY INJUNCTIONS.] Nothing in this section prohibits a court from granting a preliminary injunction against any activity determined to be a probable clear and immediate safety hazard, or against any individual determined to be the probable cause of an alleged clear and immediate safety hazard, pending the final determination of the existence of the safety hazard.

Subd. 3. [PERMANENT INJUNCTIONS.] A court may grant a permanent injunction only against a particular activity or person instead of permanently closing the range unless the court finds that the remaining operations also pose a safety hazard under this section.

Sec. 8. [87A.08] [APPLICABILITY OF OTHER LAWS.]

Subdivision 1. [PUBLIC SAFETY LAWS; ZONING.]

(a) Nothing in this chapter prohibits enforcement of any federal law. To the extent consistent with this chapter, other state laws regarding the health, safety, and welfare of the public may be enforced. To the extent consistent with this chapter, a local unit of government with zoning authority jurisdiction over a shooting range may enforce its applicable ordinances and permits. Nothing in this chapter shall supersede more restrictive regulation of days and hours of operation imposed by the terms and conditions of ordinances and permits that are in effect on the effective date of this section.

(b) If the operator of the shooting range shows evidence that the range can be brought into compliance with the applicable state law, local ordinance, or permit, the range may not be permanently closed unless the range operator fails to bring the range into compliance with the applicable law, ordinance, or permit under this section by the date that the court determines reasonable. Nothing in this section prohibits a court from granting a preliminary injunction against any activity determined to be a violation of a law, ordinance, or permit under this section or against any individual determined to be causing an alleged violation, pending the final determination of the existence of the violation.

Subd. 2. [PERMANENT INJUNCTIONS.] A court may grant a permanent injunction only against a particular activity or person instead of permanently closing the range unless the court finds that the remaining operations also create a violation under this section.

Sec. 9. [EFFECTIVE DATE.]

Sections 1 to 8 are effective the day following final enactment.

Presented to the governor May 24, 2005

Signed by the governor May 27, 2005, 4:50 p.m.

PRELIMINARY

PRELIMINARY

NE 1/4

Orange Township
Area ± 25,329 Sq. Ft.
Area ± 14.08 Acres

Orange Township
Area ± 49,061 Sq. Ft.
Area ± 11.34 Acres

N 89° 36' 15" E
1348.08

APPROXIMATE
SHORELINE

S 54° 46' 06" W
1673.9

PRELIMINARY

62.35

62.66

365.00

N 01° 09' 10" E

956.53

S 01° 09' 10" W

365.00

Orange Sportsman Club, Inc.
(Doc. No. 429455)

119.00
SET SPK 1498.87

60.00
SET SPK 1498.87

60.00
SET SPK 1498.84

60.00
SET SPK 1498.84

123
SET SPK 1498.86

126
SET SPK 1498.86

126
SET SPK 1498.86

11.4
SET SPK 1498.87



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****

October 13, 2015 @7:00 PM

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 5650

APPLICANT:

James Hofman on behalf of the
Blueberry Lake Ordinance Request
2606 W. 93rd Street
Bloomington, MN 55431

Project Location: Blueberry Lake

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Surface Water Use Ordinance. The specific request is for a 5 mph speed limit or no wake.

LEGAL LAND DESCRIPTION: Green Valley Township
Section 22, TWP 139, Range 36

Blueberry Lake

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

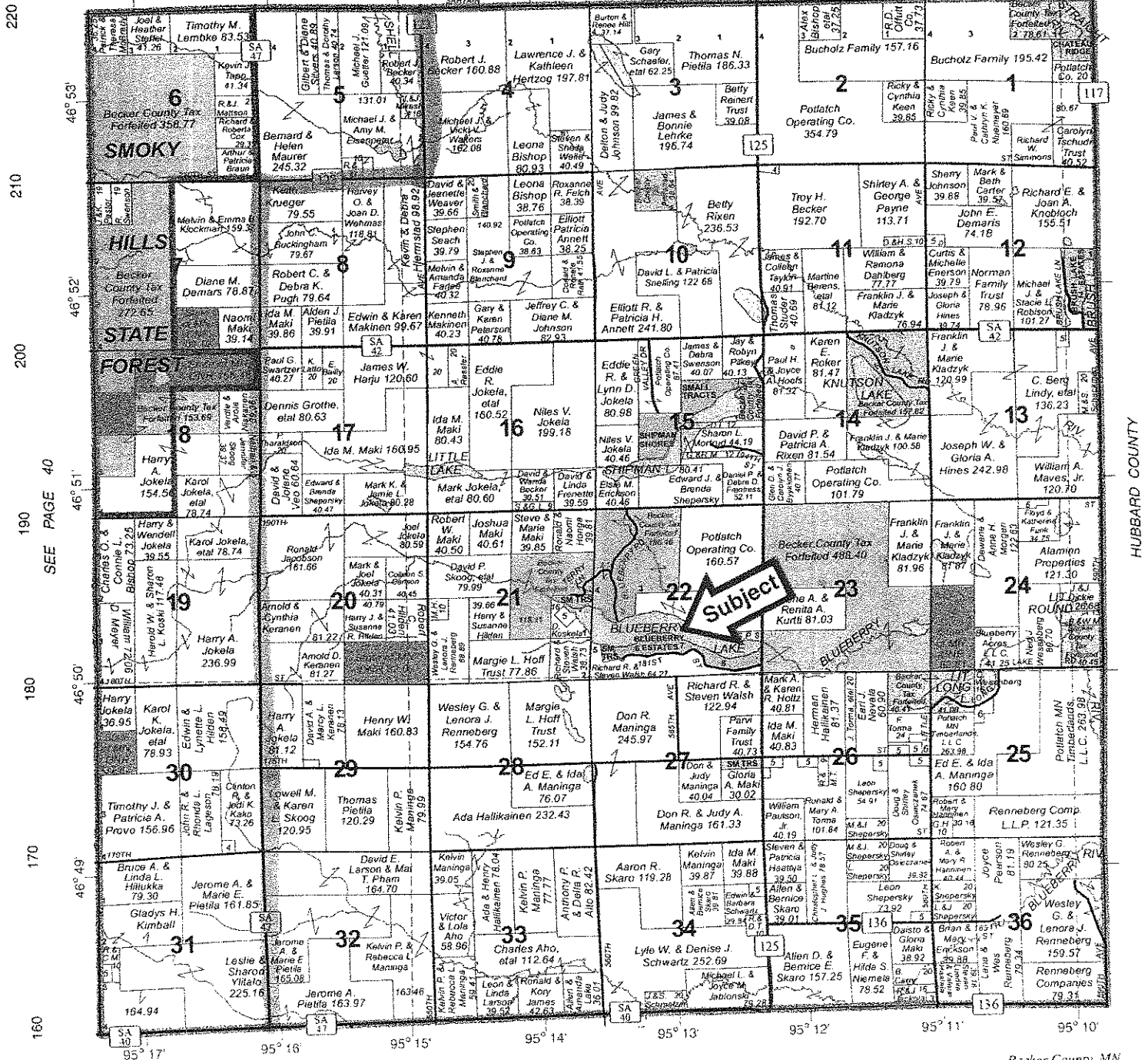
If you have questions about the Project, feel free to call 218-846-7314.

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.**





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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

Surface Water Use Ordinance Request

Form must be legible and completed in ink or typed.

Applicant Name(s): James Hofman Phone: 763-360-6532

Street Address: 2606 W. 93rd St. City: Bloomington State: Mn Zip Code: 55431

E-mail address jbannhofman@gmail.com

Lake Name and DNR lake ID number: 0300700 Township Name: Green Valley

Type of surface water use ordinance preferred:

a. Time zoning (may be used in conjunction with other zoning methods).

 days of the week or times requested.

b. Directions of travel, specify or show on an attached map.

c. Motor size or type restrictions.

specify restrictions requested (e.g. no motor, electric, 10 hp, 25 hp, etc.)

d. 5mph Speed limit or No Wake

Is the ordinance request for the entire lake? (Yes) (No). If no, attach a map of the lake that clearly shows the area(s) of the lake where the ordinance applies.

Describe why a surface water use ordinance is requested (attach additional sheets if needed):

 Ordinance is requested for the entire lake

 Attached Petition details why surface water use ordinance is being requested

The Department of Natural Resources Surface Use Worksheet must be attached.

Signature of Applicant

Date

Office Use Only:

Date received: 9-3-2015 Rec'd by: [Signature] Receipt #:

Date heard by Planning Commission:

Planning Commission Recommendation:



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.

1:14,977

Date

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

Petition to Becker County

Ordinance Review Committee

(Little Blueberry Lake water surface restrictions)

Petition summary and background

Little Blueberry lake is a small 70 acre lake (located in Becker County, Lake Number: 03000700) that is very narrow and about 1 mile long. The majority of the lake is less than 400 ft. wide.

A majority of the property owners on Little Blueberry lake are concerned with the increasing amount of recreational power boating, water skiing and jet skiing on the lake.

Due to the narrowness and small size of the lake any larger recreational power boating/water skiing is very disruptive to both property and the other people using the lake.

It at times becomes unsafe for paddle boarders, kayakers or even smaller fishing boats to be on the lake while the larger power boats are using it as the large wave action is difficult to avoid (as well as the close proximity to the speed boat in general). When the power boaters/water skiers get on the lake many of the other property owners with smaller boats, kayaks and paddleboards simply have to get off the lake. The wave action is also putting undo stress on floating docks, docked boats and most likely on nesting loons.

In addition, we feel that the increase of heavy power boating on this small of a lake will actually decrease property value or at the very least decrease the chances of selling a property.

The majority of the property owners on Little Blueberry lake pick this smaller lake because we believed its size would provide for a quieter and more relaxing lake experience. We believe the majority of people looking to purchase or build on a lake of this size would likely have this same view and would not find the power boating un-appealing.

[illegible]

Action petitioned for

We, the undersigned, are concerned property owners of Little Blueberry lake who urge the County ordinance review committee to act now by considering some type of surface water restrictions on Little Blueberry lake to reduce larger power boating. We understand that there are multiple options with regards to zoning including;

- Motor size restriction
- speed restriction
- time of day restriction
- etc

We also understand that there is a multi-step review process which will allow all of the property owners, either in person or in writing to be heard regarding their thoughts regarding surface use restrictions.

[illegible]

[illegible]

SURFACE USE ORDINANCE

STATE OF MINNESOTA COUNTY OF BECKER

ORDINANCE NO. _____

AN ORDINANCE REGULATING THE SURFACE USE OF BLUEBERRY LAKE (ID 03000700)

Be it ordained and enacted by the Becker County Board of Commissioners, State of Minnesota, that these amendments following, by this act, hereby replace and nullify those like numbered clauses now existing and a part of Becker County Ordinance No. _____, or are newly enacted sections which, upon their enactment, become a part of Becker Ordinance No. _____.

Section 1: PURPOSE, INTENT AND APPLICATION: As authorized by Minnesota Statutes 86B.201, 86B.205, and 459.20, AND Minnesota Rules 6110.3000 - 6110.3800 as now in effect and as hereafter amended, this Ordinance is enacted for the purpose and with the intent to control and regulate the use of the waters of Blueberry Lake in Becker County, Minnesota, said bodies of water being located entirely within the boundaries of Becker County, to promote its fullest use and enjoyment by the public in general and the citizens of Becker County in particular, to insure safety for persons and property in connection with the use of said waters; to harmonize and integrate the varying uses of said waters; and to promote the general health, safety and welfare of the citizens of Becker County, Minnesota.

Section 2: DEFINITIONS: Terms used in this ordinance related to boating are defined in M.S. § 86B.005.

Section 3: SPEED RESTRICTIONS. No watercraft shall be operated in excess of five (5) miles per hour.

Section 4: ENFORCEMENT: The Primary responsibility for enforcement of this ordinance shall rest with Becker County Sheriff's Office. This, however, shall not preclude enforcement by other licensed peace officers.

Section 5: EXEMPTIONS: All authorized Resource Management, Emergency and Enforcement Personnel, while acting in the performance of their assigned duties are exempt from the foregoing restrictions.

Section 6: NOTIFICATION: It shall be the responsibility of the Becker County to provide for adequate notification of the public, which shall include placement of a sign at each public watercraft access outlining essential elements of the ordinance, as well as the placement of necessary buoys and signs.

Section 7: PENALTIES: Any person who shall violate any of the provisions of this Ordinance shall be guilty of a misdemeanor.

Section 8: EFFECTIVE DATE: This Ordinance shall be in effect from and after the date of its passage and publication.

Passed by the Becker County on this _____ day of _____, 20____.

WATER SURFACE USE WORKSHEET

APPLICANTS FOR WATER SURFACE USE ORDINANCES ARE REQUIRED BY MINN. RULE **6110.3600** TO SUPPLY THE FOLLOWING INFORMATION REGARDING THE WATER BODY TO BE REGULATED. YOU MAY USE THIS FORM OR SEPARATE SHEETS TO PROVIDE THE NECESSARY INFORMATION. **(PLEASE NOTE ANY INFORMATION THAT IS NOT RELEVANT.)**

I. Physical Characteristics

- a. Size - normal surface acreage, if available, or the basin acreage listed on the DNR Web Page or in the Division of Waters Bulletin No. 25 "An Inventory of Minnesota Lakes."

82.92 surface acres (or) _____ basin average

- b. Crowding potential - expressed as a ratio of water surface area to length of shoreline.

82.92 surface acres: 2.58 miles of shoreline

- c. Bottom topography and water depth (deepest & average) (available from DNR regional or area fisheries headquarters).

47.0 ft. max. depth

15.0 ft. mean depth

- d. Shore soils and bottom sediments (available from DNR regional or area fisheries headquarters).

Muck - Common

Sand - Rare

Detritus - Rare

Detritus - Rare

Silt - Rare

- e. Aquatic flora and fauna (available from DNR regional or area fisheries headquarters).

Emergent

Sedges - Common

Broad leaved Cattail - Rare

Hardstem Bulrush - Rare

Swamp Fivefinger - Rare

Swamp Horsetail - Rare

Spikerush - Rare

Floating-leaf

Star Duckweed - Common

Little Yellow Waterlily - Common

Submergent

Coontail - Common

Muskgrass - Common

Filamentous Algae - Rare

Narrow-leaf Pondweed - Rare

Northern Milfoil - Rare

Clasping-leaf Pondweed - Rare

Bladderwort - Rare

Water Celery - Rare

Canada Waterweed - Rare

- f. Water Circulation

For Lakes: the existence and locations of strong currents, inlets, and large water level fluctuations.

For Rivers and Streams: velocity and water level fluctuations.

Inlet - Unnamed tributary from marsh

Outlet - Blueberry River to Blueberry Lake (80-0034)

Water Level Fluctuations - 0.20-0.70 feet

- g. Natural and artificial obstructions or hazards to navigation, including but not limited to points, bars, rocks, stumps, weed beds, docks, piers, dams, diving platforms, and buoys.

Approximately 18 docks and 2 diving platforms

- h. Regional relationship – the locations and the level of recreational use of other water bodies in the area.

Shipman Lake (03-0005), Little Long Lake (03-0009) and Knutson Lake (03-0004) are located in the same Township. All have public access sites, but Knutson Lake is carry-in access. All are small bodies of water and receive low use.

2. Existing development.

- a. Private – to include number, location, and occupancy characteristics of permanent homes, seasonal homes, apartments, planned unit developments, resorts, marinas, campgrounds, and other residential, commercial, and industrial uses.

22 homes or cabins observed during 2003 Fisheries survey

- b. Public – to include type, location, size, facilities, and parking capacity of parks, beaches, and watercraft launching facilities.

Gravel, County owned public water access located on the North side of the lake

3. Ownership of shoreland - to include the location and managing governmental unit of shoreline in federal, state, county, or city ownership as well as private semi-public or corporate lands.

About 1,600 feet on the Northwest side of the lake, including the public access is Becker County Tax Forfeit Land

4. Public regulations and management – to include federal, state or local regulations and management plans and activities having direct effects on watercraft use of surface waters.

Becker County Zoning Ordinance specifies the minimum lake frontage and size of a lot is 150' and 40,000 sq. ft. respectively. Approximately 7,500 feet of lakeshore is under private ownership and may be developed (40-50 additional lake lots).

5. History of accidents which have occurred on the surface waters (available from sheriff's office).

None reported.

6. Watercraft use – to include information obtained in the morning, afternoon and evening on at least one weekday and one weekend day, concerning the number of types of watercraft in each of the following categories:

- a. Kept or used by riparians.

Week day = 3 pontoon boats, 2 fishing boats, 1 wake boat and 1 kayaks

Weekend day = 4 pontoon boats, 1-2 wake boats, 3 fishing boats, 2 kayaks, 2 paddle boards

- b. Rented by or gaining access through resorts or marinas.

n/a

- c. Using each public watercraft launching facility.

Approximately 250-300 launches annually.

d. In use on the waterbody.

- Types of boats and number of each on the lake at a given time. e.g. kayakers & canoers, wake boats, pontoons, bass boats, etc. .
- 1-2 wake boats
- 1-2 kayaks
- 2-3 pontoon boats
- 1-2 paddle boards
- 3-4 fishing boats

7. Conflict perception and control preferences – to include opinions, gained by surveys or through public meetings or hearings of riparians, transients, local residents, and the public at large.

Conflict perception:

Larger speed/wake/ski boats on such a small lake are limiting the use of smaller craft (fishing boats, kayaks, paddle boards, etc. due to wake and safety issues. Also wake damage to docked boats and swimming rafts. Majority of the property owners have signed a petition to try and get water zoning restrictions in place.

Control preference:

10MPH Speed restriction or No Wake restriction

IN ADDITION TO THE ABOVE, APPLICANTS ARE ALSO REQUIRED TO PROVIDE:

1. *The information requested in Minn. Rule 6110.3600, portrayed on a map to the extent reasonable.*
2. *A statement evaluating whether the information reveals significant conflicts and explaining why the particular controls proposed were selected.*
3. *The proposed ordinance.*
4. *A description of public hearings held concerning the proposed controls, including an account of the statement of each person testifying.*

NAME (TYPE OR PRINT)

JAMES HOFFMAN

SIGNATURE



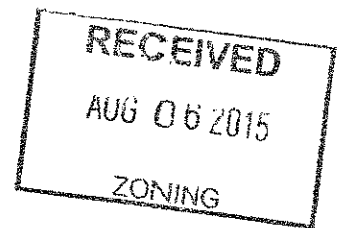
TITLE OF PERSON
COMPLETING FORM

PROPERTY OWNER

PHONE / E-MAIL

763-360-6532 JHANNHOFFMAN@GMAIL.COM

Monday, August 03, 2015



To the Becker County Board,

The property owners on Little Blueberry Lake are writing this letter to the county board in hopes that we can discuss our concerns (at the next County Board meeting on August 18th) regarding excessive and unlawful boating practices on Little Blueberry Lake.

Little Blueberry lake is a small 80 acre lake (located in Becker County, Lake Number: 03000700) that is very narrow and about 1 mile long. Due to the heavy weed line the majority of the lake's open water is less than 400 ft. wide.

A majority of the property owners on Little Blueberry Lake are concerned with the increasing amount of recreational power boating, water skiing and jet skiing on the lake.

Due to the narrowness and small size of the lake any larger recreational power boating/water skiing becomes very disruptive to both property, wild life and the other people using the lake.

It at times becomes unsafe for paddle boarders, kayakers or even smaller fishing boats to be on the lake while the larger power boats are using it as the large wave action is difficult to avoid (as well as the close proximity to the speed boat in general).

When the power boaters/water skiers get on the lake many of the other property owners with smaller boats, kayaks and paddleboards simply have to get off the lake. The wave action is also putting undo stress on floating docks, docked boats and most likely on nesting water fowl.

Per the Minnesota state law, water craft must follow the following guide lines:

Must travel at slow-no wake speed (5 mph or less) within 150 feet of: shore (except when a PWC is launching or landing a water skier by the most direct route to open water), docks, swimmers, swimming rafts, any moored or anchored watercraft or non-motorized watercraft.

#

It's against the law:

To operate a watercraft so its wash or wake endangers, harasses, or interferes with any person or property.

Given the width of most of the lake (400ft) and assuming that there are other fishing boats, kayaks, swimming rafts, paddle boards, etc. on the lake at any given time it is not possible for a power boat pulling a water skier to stay 150 ft. away from any of these things. Turning the boat on this narrow of a lake would require getting as close as 50ft or less from the shore line. Slalom water skier with a 150 ft. rope will easily put the water skier within less than 150 ft. of any of these things even if the boat went directly down the middle of the lake.

In addition, we feel that the increase of heavy power boating on this small of a lake will actually decrease property value or at the very lease decrease the chances of selling a property.

The majority of the property owners on Little Blueberry Lake chose this smaller lake because we believed its size would provide for a quieter and more relaxing lake experience. We believe the majority of people looking to purchase or build on a lake of this size would likely have this same view and would not find the power boating appealing.

We are requesting the County Board consider a speed restriction on the lake. A group of property owners have secured signatures from over 60% of the property owners who are in favor of a speed restriction on the lake. The petition and list of signatures will be provided during the board meeting on the 18th.

Respectfully,

James Hofman

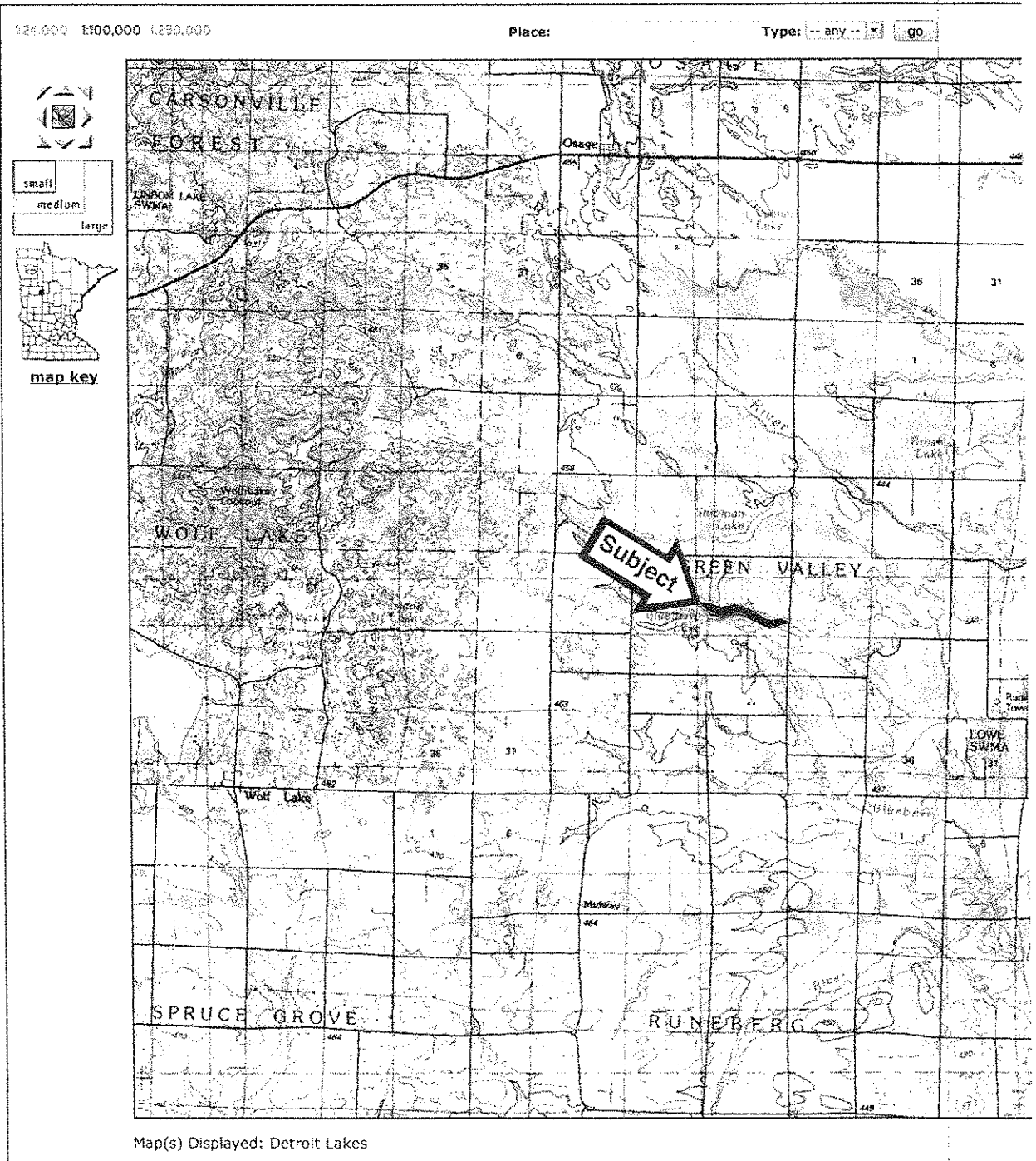
A handwritten signature in black ink, appearing to read 'James Hofman', with a stylized, flowing script.

CC: Eric Everson-Marden

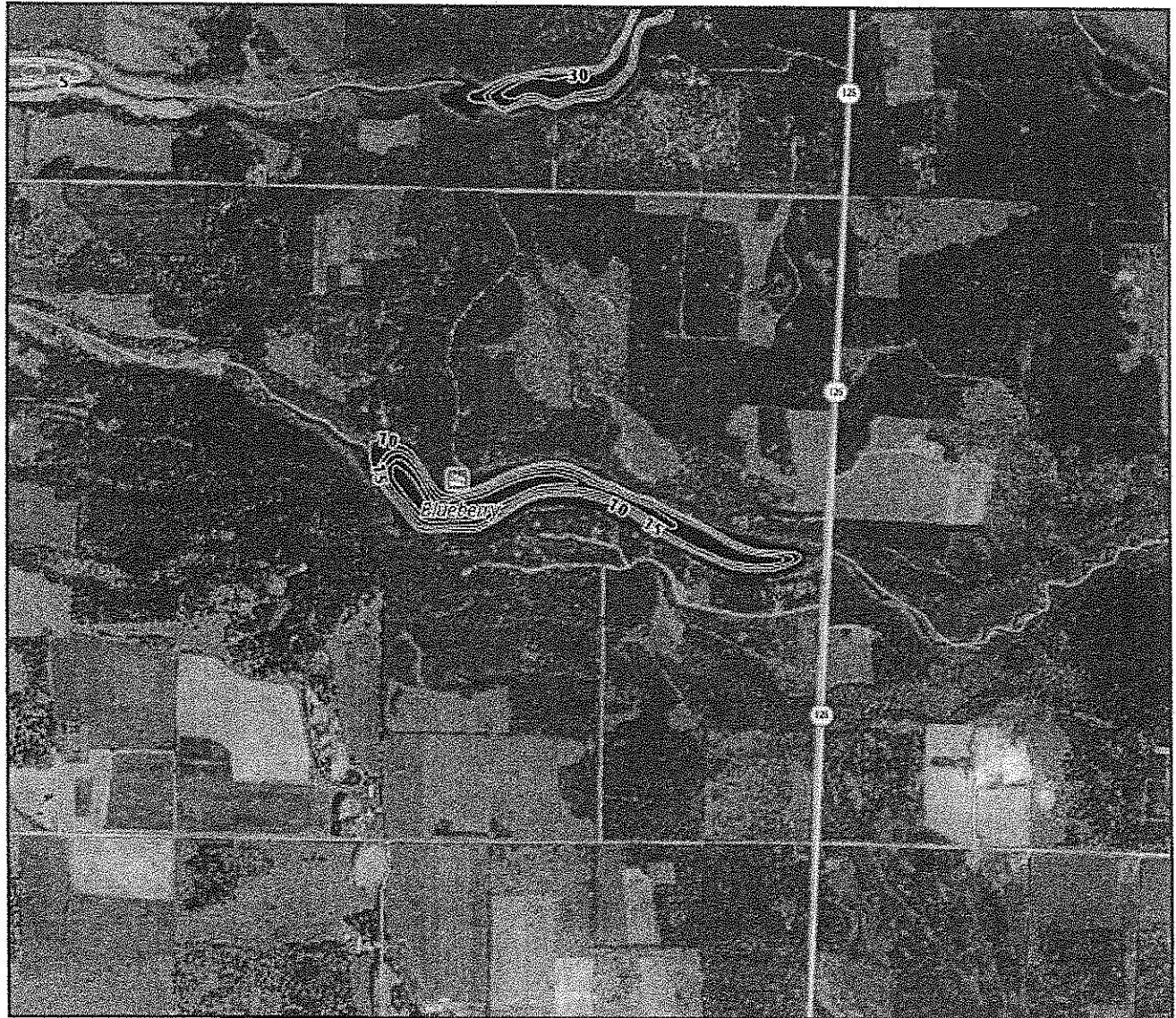
CC: Jack Ingstad











Home > Maps >

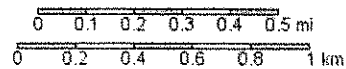
Topographic Maps



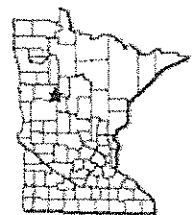
Minnesota DNR - Recreation Compass



-  Lake/River
-  National Forest
-  National Wildlife Refuge
-  Scientific & Natural Area
-  State Water Trail
-  State Forest
-  State Park
-  State Trail
-  Water Access
-  Wildlife Management Area



Map Parameters (UTM Zone 15, NAD83)
 minx: 328752.892578 maxx: 333098.107422
 miny: 5187566.089231 maxy: 5191331.168582



Contents © 2002-2014, Minnesota Department of Natural Resources. All rights reserved.

Name: Blueberry (Little Blueberry)

Nearest Town: Osage
Primary County: Becker

Survey Date: 06/07/2010
Inventory Number: 03000700

Public Access Information

| Ownership | Type | Description |
|-----------|--------|---------------------|
| County | Gravel | North side of lake. |

Lake Characteristics

Lake Area (acres): 82.92
Littoral Area (acres): 34
Maximum Depth (ft): 47
Water Clarity (ft): 12

Dominant Bottom Substrate: N/A
Abundance of Aquatic Plants: N/A
Maximum Depth of Plant Growth (ft): N/A

Fish Sampled for the 2010 Survey Year

| Species | Gear Used | Number of fish per net | | Average Fish Weight (lbs) | Normal Range (lbs) |
|-------------------------|-----------|------------------------|--------------|---------------------------|--------------------|
| | | Caught | Normal Range | | |
| <i>Black Bullhead</i> | Trap net | 0.11 | 0.3 - 2.8 | 0.27 | 0.2 - 0.7 |
| <i>Black Crappie</i> | Trap net | 0.89 | 0.5 - 3.3 | 0.30 | 0.3 - 0.5 |
| <i>Bluegill</i> | Trap net | 26.78 | 5.7 - 40.5 | 0.15 | 0.1 - 0.2 |
| <i>Bowfin (dogfish)</i> | Trap net | 0.44 | 0.4 - 1.3 | 4.72 | 3.0 - 4.5 |
| <i>Brown Bullhead</i> | Trap net | 0.22 | 0.5 - 2.2 | 0.95 | 0.5 - 1.0 |
| <i>Largemouth Bass</i> | Trap net | 0.33 | 0.3 - 1.6 | 1.47 | 0.2 - 0.9 |
| <i>Northern Pike</i> | Trap net | 0.11 | N/A | 1.52 | N/A |
| | Gill net | 1.50 | 2.8 - 8.7 | 1.66 | 1.5 - 2.9 |
| <i>Pumpkinseed</i> | Trap net | 2.56 | 1.3 - 6.3 | 0.12 | 0.1 - 0.2 |
| <i>Yellow Bullhead</i> | Trap net | 0.78 | 1.0 - 8.4 | 0.36 | 0.5 - 0.7 |
| <i>Yellow Perch</i> | Trap net | 0.89 | 0.5 - 3.8 | 0.22 | 0.1 - 0.2 |
| | Gill net | 11.50 | 1.5 - 23.0 | 0.15 | 0.1 - 0.2 |

Normal Ranges represent typical catches for lakes with similar physical and chemical characteristics.

Length of Selected Species (Trapnet, Gillnet) Sampled for the 2010 Survey Year

| Species | Number of fish caught in each category (inches) | | | | | | | | Total |
|-----------------------|---|-----|------|-------|-------|-------|-------|-----|-------|
| | 0-5 | 6-8 | 9-11 | 12-14 | 15-19 | 20-24 | 25-29 | 30+ | |
| <i>black bullhead</i> | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| <i>black crappie</i> | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| | | | | | | | | | |

| | | | | | | | | | |
|-------------------------|-----|----|---|---|---|---|---|---|-----|
| <i>bluegill</i> | 151 | 84 | 0 | 0 | 0 | 0 | 0 | 0 | 241 |
| <i>bowfin (dogfish)</i> | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 4 |
| <i>brown bullhead</i> | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| <i>largemouth bass</i> | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 3 |
| <i>northern pike</i> | 0 | 0 | 0 | 0 | 3 | 1 | 0 | 0 | 4 |
| <i>pumpkinseed</i> | 20 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| <i>yellow bullhead</i> | 0 | 4 | 3 | 0 | 0 | 0 | 0 | 0 | 7 |
| <i>yellow perch</i> | 13 | 15 | 3 | 0 | 0 | 0 | 0 | 0 | 31 |

Fish Consumption Guidelines

No fish consumption guidelines are available for this lake. For more information, see the "[Fish Consumption Advice](#)" pages at the [Minnesota Department of Health](#).

Status of the Fishery (as of 06/07/2010)

Little Blueberry is located in eastern Becker County, seven miles southeast of Osage. Little Blueberry has a surface area of 69 acres and a maximum depth of 47 feet. There is a county access with an earthen ramp on the north shore of the lake. Little Blueberry provides fishing opportunities for northern pike, panfish, and largemouth bass. Due to its small size, Little Blueberry is very susceptible to over-harvest. Anglers must practice selective harvest if they want to maintain or improve the fishery in Little Blueberry.

The Minnesota Department of Natural Resources (DNR) has classified Minnesota's lakes into 43 different types based on physical, chemical, and other characteristics. Little Blueberry is in lake class 28. Other area lakes in this same classification include: Big Bass, Dinner, Emma, Gilmore, Indian, Nagel, Newman, Thomas, and Williams.

Northern pike abundance (1.5 pike/gillnet) was down from past surveys and below the range "typical" for this lake class. Past surveys have shown the northern pike population to be dominated by small, "hammer handle" pike, with an occasional large fish. Little Blueberry has good panfish populations, composed of black crappie, bluegill, and pumpkinseed. Anglers will find bluegill and pumpkinseed in the 6-8 inch size range. Black crappie abundance (0.8 black crappie/trapnet) was down from past surveys. Largemouth bass are present and were sampled in moderate numbers with standard survey gear. Largemouth bass up to 18.0 inches were sampled. Yellow perch were sampled in moderate numbers with fish measured up to 11.1 inches. Walleye were not sampled in 2010, but have been sampled in past surveys in very low numbers. Other species sampled included moderate numbers of bowfin (dogfish), and low numbers of black, brown, and yellow bullhead.

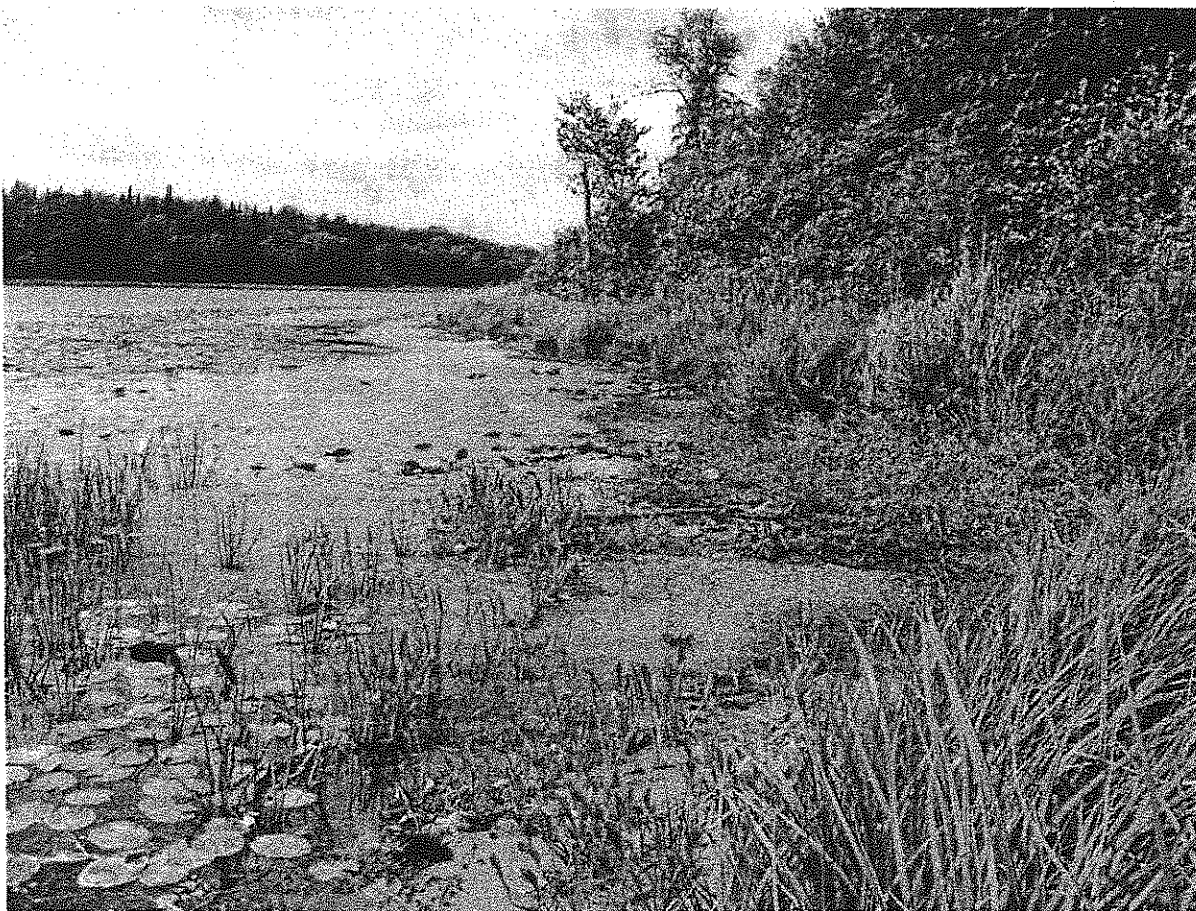
For more information on this lake, contact:

Area Fisheries Supervisor
301 S Grove Ave
Park Rapids, MN 56470

Lake maps can be obtained from:

Minnesota Bookstore
660 Olive Street
St. Paul, MN 55155

Minnesota Biological Survey
List of Plant Species Observed at
Blueberry Lake



Lake Number: 03000700 Survey Date: 8/24/2005
County: Becker T: 139N R: 36W Sec: 22
Major/Minor Watersheds: Crow Wing River/Blueberry River
Located 30 miles east of the town of Detroit Lakes .
Area surveyed: north shore of the lake.

Submersed Plants (Plants with most leaves growing beneath the water surface)

Ceratophyllum demersum
Heteranthera dubia
Myriophyllum sibiricum
Najas flexilis
Potamogeton richardsonii
Potamogeton zosteriformis
Stuckenia filiformis
Stuckenia pectinata

Coontail
Water Stargrass, Mud Plantain
Northern Watermilfoil
Bushy Pondweed, Common Naiad
Claspingleaf Pondweed
Flatstem Pondweed
Blunt-tipped Sago Pondweed
Common Sago Pondweed

Blueberry Lake continued...

Utricularia vulgaris

Greater bladderwort

Free-floating Plants (Plants that float freely on the water surface)

Lemna trisulca

Ivy-leaved duckweed

Floating-leaf Plants (Plants with leaves that float on the water surface)

Nuphar variegata

Yellow Water Lily

Emergent Plants (Plants with leaves extending above the water surface)

Phragmites australis

Common reed grass, Cane

Sagittaria rigida

Stiff Wapato, Sessile-fruited

Typha sp.

Cat-Tail

Zizania palustris

Wild rice

Shoreline Plants (Plants associated with the wetland habitat)

Eleocharis sp.

Spike-Rush

Impatiens capensis

Jewelweed, Spotted touch-me-not

Persicaria lapathifolia

Nodding smartweed

Phalaris arundinacea

Reed canary grass

Rumex sp.

Dock; Sorrel

86B.205 WATER SURFACE USE ORDINANCE.

Subdivision 1. **Assistance.** The commissioner shall develop and publish guidelines to assist counties adopting water surface use ordinances for waters within their jurisdiction.

Subd. 2. **Surface use ordinances.** (a) A county board may, by ordinance, regulate the surface use of bodies of water located entirely or partially within the county and not located entirely within the boundary of a single city or lake conservation district established by law.

(b) If a body of water is located within more than one county, a surface use ordinance is not effective until adopted by the county boards of all the counties where the body of water lies under section 471.59 or placed into effect by order of the commissioner under subdivision 9.

(c) With the authorization of an affected city or lake conservation district, a county board may assume and exercise the powers in subdivisions 2 to 5 with respect to bodies of water lying entirely within that city or lake conservation district. The regulation by the county of the surface use of a portion of a body of water located within the boundary of a city must be consistent with any city regulation existing on May 25, 1973, of the surface use of that portion of the body of water. After January 1, 1975, the ordinance must be consistent with the provisions of this chapter and rules of the commissioner under this chapter.

Subd. 3. **Prior ordinances invalid without approval.** A surface use zoning ordinance adopted under subdivisions 2 to 5 by a local governmental unit after May 25, 1973, is invalid unless it is approved by the commissioner.

Subd. 4. **Approval of ordinances.** A proposed surface use zoning ordinance must be submitted to the commissioner for review and approval before adoption. The commissioner must approve or disapprove the proposed ordinance within 120 days after receiving it. If the commissioner disapproves the proposed ordinance, the commissioner must return it to the local governmental unit with a written statement of the reasons for disapproval.

Subd. 5. **County regulatory authority.** A county board may:

(1) regulate and police public beaches, public docks, and other public facilities for access to a body of water, except:

(i) regulations are subject to subdivision 6;

(ii) a county board may not regulate state accesses; and

(iii) a municipality may by ordinance preempt the county from exercising power under this subdivision within its jurisdiction;

(2) regulate the construction, configuration, size, location, and maintenance of commercial marinas and their related facilities including parking areas and sanitary facilities in a manner consistent with other state law and the rules of the commissioner of natural resources, the Pollution Control Agency, and the commissioner of health, and with the applicable municipal building codes and zoning ordinances where the marinas are located;

(3) regulate the construction, installation, and maintenance of permanent and temporary docks and moorings in a manner consistent with state and federal law, permits required under chapter 103G, and sections 86B.111 and 86B.115;

(4) except as provided in subdivision 6, regulate the type and size of watercraft allowed to use the body of water and set access fees;

(5) subject to subdivision 6, limit the types and horsepower of motors used on the body of water;

(6) limit the use of the body of water at various times and the use of various parts of the body of water;

(7) regulate the speed of watercraft on the body of water and the conduct of other activities on the body of water to secure the safety of the public and the most general public use; and

(8) contract with other law enforcement agencies to police the body of water and its shore.

Subd. 6. **Public access restrictions.** The county board must allow the same types and sizes of watercraft and horsepower of motors to access and enter the lake or water body as are generally allowed to be operated on the lake or water body. Special use exceptions that are not dependent on lakeshore or property ownership may be granted by permit.

Subd. 7. **County acquisition of public access.** A county board may acquire by purchase, gift, or devise land for public access to a lake or stream and may improve the land as a park or playground if the land is less than ten acres and is contiguous to the meander line of a navigable lake or stream wholly or partly within the county and not entirely within the corporate limits of a city.

Subd. 8. **Advisory assistance.** The county board may invite any municipal council or town board or the soil and water conservation district board of supervisors or watershed district board of managers to designate a representative to advise and consult with the county board on water use regulation and improvement.

Subd. 9. **Watercraft use rules for local waters.** (a) On request of a county, city, or town, the commissioner may, after determining it to be in the public interest, establish rules relating to the

use of watercraft on waters of this state that border upon or are within, in whole or in part, the territorial boundaries of the governmental unit.

(b) The rules shall be established in the manner provided by sections 14.02 to 14.62, but may not be submitted to the attorney general nor filed with the secretary of state until first approved by resolutions of the county boards of a majority of the counties affected by the proposed rules.

(c) The rules may restrict:

(1) the type and size of watercraft and size of motor that may use the waters affected by the rule;

(2) the areas of water that may be used by watercraft;

(3) the speed of watercraft;

(4) the times permitted for use of watercraft; or

(5) the minimum distance between watercraft.

(d) When establishing rules, the commissioner shall consider the physical characteristics of the waters affected, their historical uses, shoreland uses and classification, and other features unique to the waters affected by the rules.

(e) The commissioner shall inform the users of the waters of the rules affecting them at least two weeks before the effective date of the rules by distributing copies of the rules and by posting of the public accesses of the waters. The failure of the commissioner to comply with this paragraph does not affect the validity of the rules or a conviction for violation of the rules.

(f) The cost of publishing rules and of marking and posting waters under this subdivision shall be paid by the counties affected by the rules, as apportioned by the commissioner.

(g) Regulations or ordinances relating to the use of waters of this state enacted by a local governmental unit before January 1, 1972, shall continue in effect until repealed by the local governmental unit or superseded by a rule of the commissioner adopted under this subdivision.

History: 1990 c 391 art 9 s 10

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Water Surface Use Ordinance Checklist

| Required Documents | Check if complete |
|--|-------------------|
| | |
| Letter of Intent | |
| Proposed Ordinance | |
| Worksheet | |
| Map | |
| Public Notice | |
| Public Feedback | |
| Joint Agreement (if applicable) | |
| Signed Ordinance (when approval process is complete) | |
| | |