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, December 8th, 2015 ~ 7:00 P.M.

~ Tentative Agenda ~

I. Roll Call of Members

Minutes Approval for the November 10th, 2015 Meeting.

II. Old Business: None

III. New Business

1. **APPLICANT: Matthew Mohr Project Location:** 39220 State Hwy 34 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to allow a gunsmithing shop. Prior CUP Document #613296 was approved for a different piece of property.
2. **APPLICANT: Raymond and Kristine Johnston Project Location:** 23400 Cty Hwy 21 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate rental storage from an existing building for monthly rental on an Agricultural zoned property.
3. **APPLICANT: Roger Priewe Project Location:** Evergreen Terrace Rd **APPLICATION AND DESCRIPTION OF PROJECT:** Request approval of the Preliminary Plat and Final Plat for Phase Two and Phase Three of the Priewe Evergreen Terrace subdivision. The original Preliminary Plat was approved 04/25/2006 but the Phase Two and Phase Three Final Plats were not brought forward to the Planning Commission within the two (2) years effective period nor was an extention granted by the County Board.
4. **APPLICANT: Daron & Heather Schleske Project Location:** 29091 Schram Rd **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Certificate of survey for 1 Tract of land consisting of 10 acres more or less on a riparian lot with a remainder tract of 30.05 acres more or less in an agricultural zoned area.
5. **APPLICANT: John & Patricia Swiers Project Location:** 28996 Blackberry Rd **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Certificate of survey for three tracts of land (Tract A) consisting of 5.9 acres more or less and (Tract B) consisting of 14.8 acres more or less and (Tract C) consisting of 8.0 acres more or less on a Natural Environmental Lake.

IV. Other Business

1) **Tentative Date for Informational Meeting:**
   Wednesday, January 6th, 2016; 8:00 am; Zoning Office
2) **Other Business**

V. Adjournment

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
December 8, 2015 @7:00 PM
3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56502

APPLICANT:
Matthew Mohr
39220 State Hwy 34
Detroit Lakes, MN 56501

Project Location: 39220 State Hwy 34

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Conditional Use Permit to allow a gunsmithing shop. Prior CUP Document #613296 was approved for a different piece of property.

LEGAL LAND DESCRIPTION: 150104000 Height of Land Township Height of Land Lake
Pt Govt Lot 4- 182.46, 602.50, 382.53, 58.61, 330, 940 with easement. 7.66 acres +/-., Section 11, TWP 139, Range 39

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.

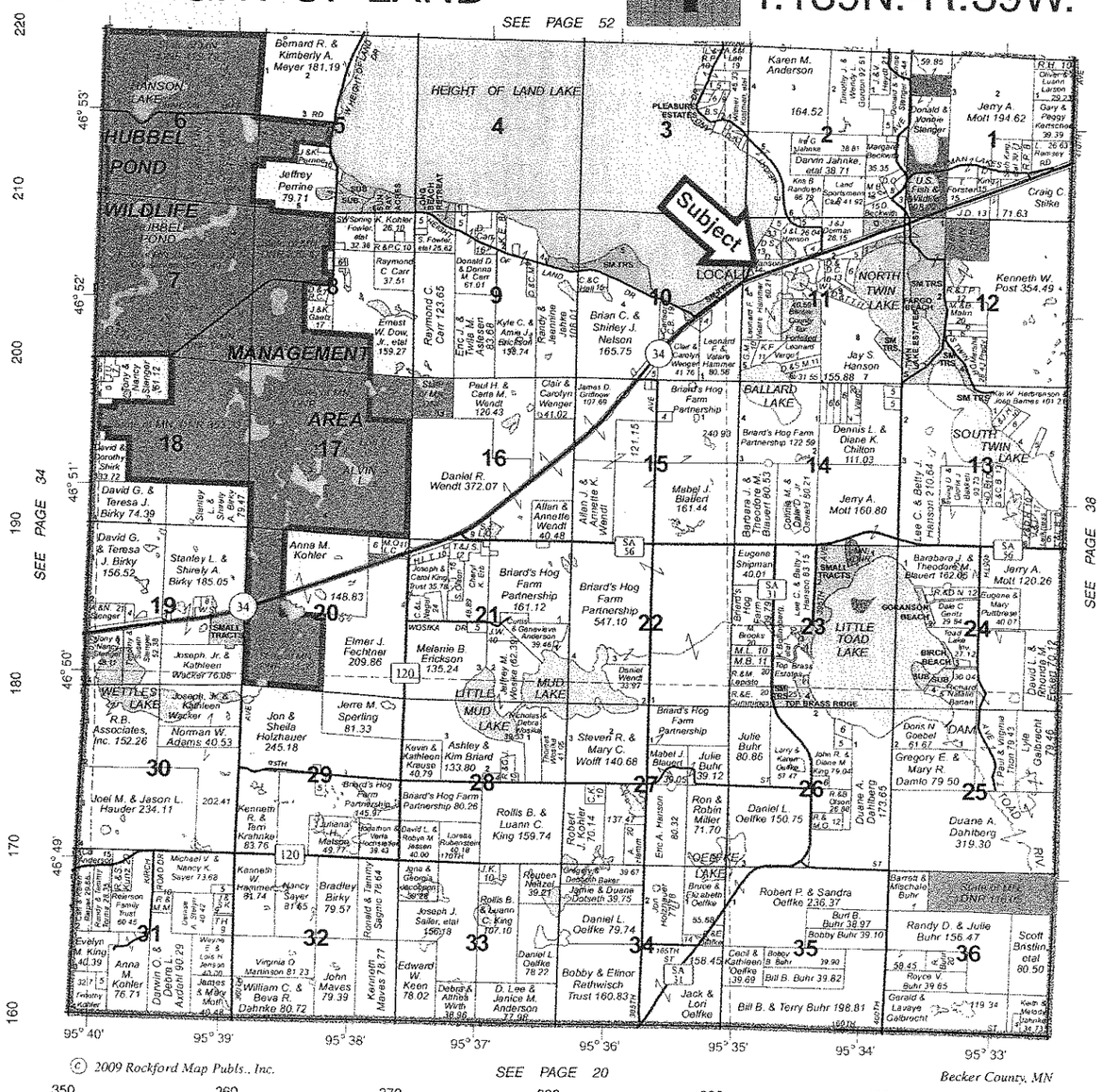
Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance.
The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the 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.

SOUTH PART

HEIGHT OF LAND

T.139N.-R.39W.



ABC Realty
of Detroit Lakes LLC

Gerald Sather
Broker/Owner

Office: (218) 847-6536 • Cell: (218) 841-9334 • Email: jlsather@arvig.net
113 E. North Street • Detroit Lakes, MN 56501

~ 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): Matthew Last name: Mohr

Mailing Address: 39220 State Hwy 34 City, State, Zip Detroit Lakes, MN 56501

Phone Number(s): 218-844-2181 Project Address: 39220 State Hwy 34

Parcel number(s) of property: 15.0104.000 Sect - Twp - Range: Sec. 11 T. 139 R. 39

Township Name: Height of Land Legal Description: Attached

REASON FOR CONDITIONAL USE REQUEST: Change of Location of family home, I would like to ~~continue~~ continue working as a gunsmith, but need a conditional use permit at the new location to do so. (Previous CUP Doc.# 613296)

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 OF APPLICANT 11-1-15 DATE

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

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

RECEIVED
NOV 02 2015
ZONING

****

Office Use Only Reviewed 11/5/15 JMH

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

SIGNATURE – ZONING ADMINISTRATOR 11-17-2015 DATE

PARCEL	
APP	CUP
YEAR	

BUSINESS PLAN

Name of Business: Mohr Gunsmithing

Owners of Business: Matthew Mohr

Type of Business: Retail Sales (Service) Other

Type of Merchandise: Gun parts, ammo, small amount of firearms

Type of Service: Gun repair

Hours of Operation: 9am - 6pm M-F by appointment

Number of Employees: 1

Off – street Parking Plan: park in front of pole building

Size of Structure to be used for Business: 16 feet by 24ft shop located on back side of home

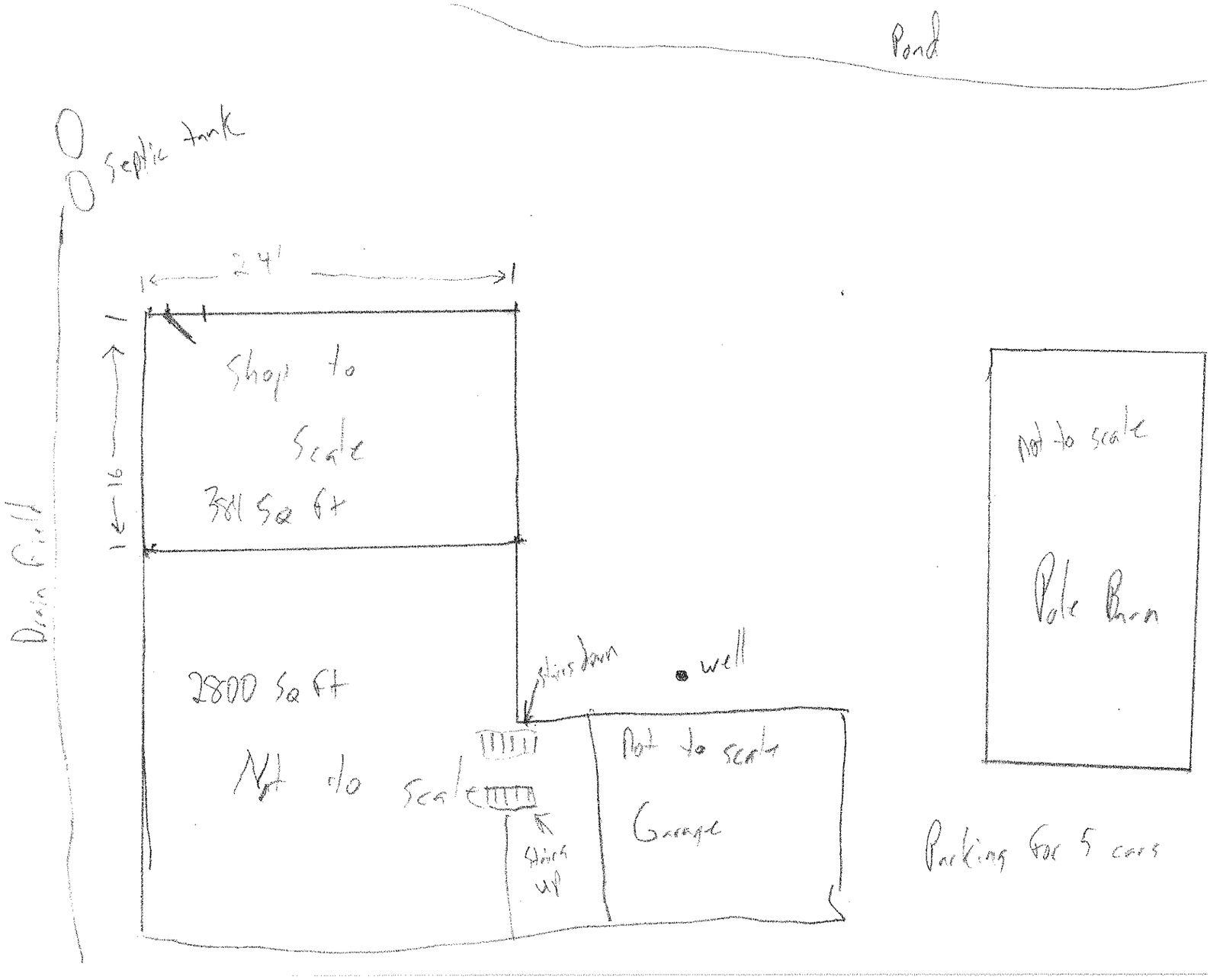
New Structure: No Existing Structure: Yes

Signage Plan: ~~one sign~~ one sign by driveway

Exterior Lighting Plan: existing security light

Environmental Hazards: None

Other Comments: I plan on running a small gunsmithing shop out of my new home. ~~the~~ The business was located at my old home and I had a permit for that location.


Pond
Septic tank
24'
16
Shop to
Scale
384 Sq ft
Drain Field
2800 Sq ft
Not to Scale
stairs down
well
Not to scale
Garage
stairs up
Not to scale
Pole Barn
Parking for 5 cars

150096001
GOVT LOT 3
150096003
NE1/4 NW1/4
11
WATER
GOVT LOT 2
Height Of Land Lake
10
150107000
unidentified
150104000
39254
39220
ST HWY 34
38984
150101000
38958
150103000
150079000
150099000
38908
R-O-W
150074000
SE1/4 NW1/4
150108000
150076000
38898
38882
150070001
38866
38872
38842
38858
38850
38828
150102000
GOVT LOT 2
150071000
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

* Prior CUP approved on 613296 a different piece of property.

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 613296
December 3, 2013 at 9:56 AM
I hereby certify that the within instrument was recorded in this office.
Darlene Maneval, County Recorder
By _SKS_____ Deputy

03.0011.000

STATE OF MINNESOTA

COUNTY OF BECKER

BECKER COUNTY ZONING

PERMIT FOR USE

This is to Certify that under the Zoning Ordinance of Becker County, Property described as follows may be used as indicated:

ADDRESS OF PROPERTY: 15019 320th Ave; Section 03, Burlington Township

CURRENT ZONE: Agricultural

LEGAL DESCRIPTION: PID Number 03.0011.000 Complete Legal Description Attached.

OWNER: Matthew Mohr and Christin Mohr
OWNERS ADDRESS: 15019 320th Ave Frazee, MN 56544

EXACT DESCRIPTION OF USE PERMITTED AND CONDITIONS:

Approve the request as submitted for a Conditional Use Permit to allow a gunsmithing shop on the above property due to the request is not detrimental to the surrounding area.

NOTICE: This Use CANNOT BE CHANGED to any other Use without a new Permit from the Zoning Administrator. The Conditional Use Permit shall become null and void on 11/26/15 if the use granted has not been implemented by this date.

APPROVED by the Becker County Planning Commission: 11/19, 20 13
APPROVED by the Becker County Board of Commissioners: 11/26, 20 13

STATE OF MINNESOTA)
) SS
COUNTY OF BECKER)

BECKER COUNTY PLANNING, ZONING AND LAND USE OFFICE

I, Patricia L. Swenson, Becker County Zoning Administrator, certify that I have compared the foregoing copy of PERMIT FOR USE with the original Record preserved in the Zoning Office, and have found the same to be true and correct.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Detroit Lakes, Minnesota, in the County of Becker on the 26th day of November 20 13.

Patricia L. Swenson, Administrator
Planning and Zoning

To: Drafted By the Becker County Planning & Zoning Office

chg
paid
well

RECORD LEGAL DESCRIPTION AS LISTED IN WARRANTY DEED DOCUMENT NO 263561
TORNBOM TO HANSON
AUGUST 7TH, 1972, BOOK 238 OF DEEDS, PAGE 781

That part of the East Thirty (30) acres of Government Lot four (4) of Section Eleven (11) in Township One Hundred Thirty-nine (139) North of Range Thirty-nine (39) West lying North of State Trunk Highway No. 34, being approximately fifteen (15) acres.

RECOMMENDED CORRECTIVE LEGAL DESCRIPTION

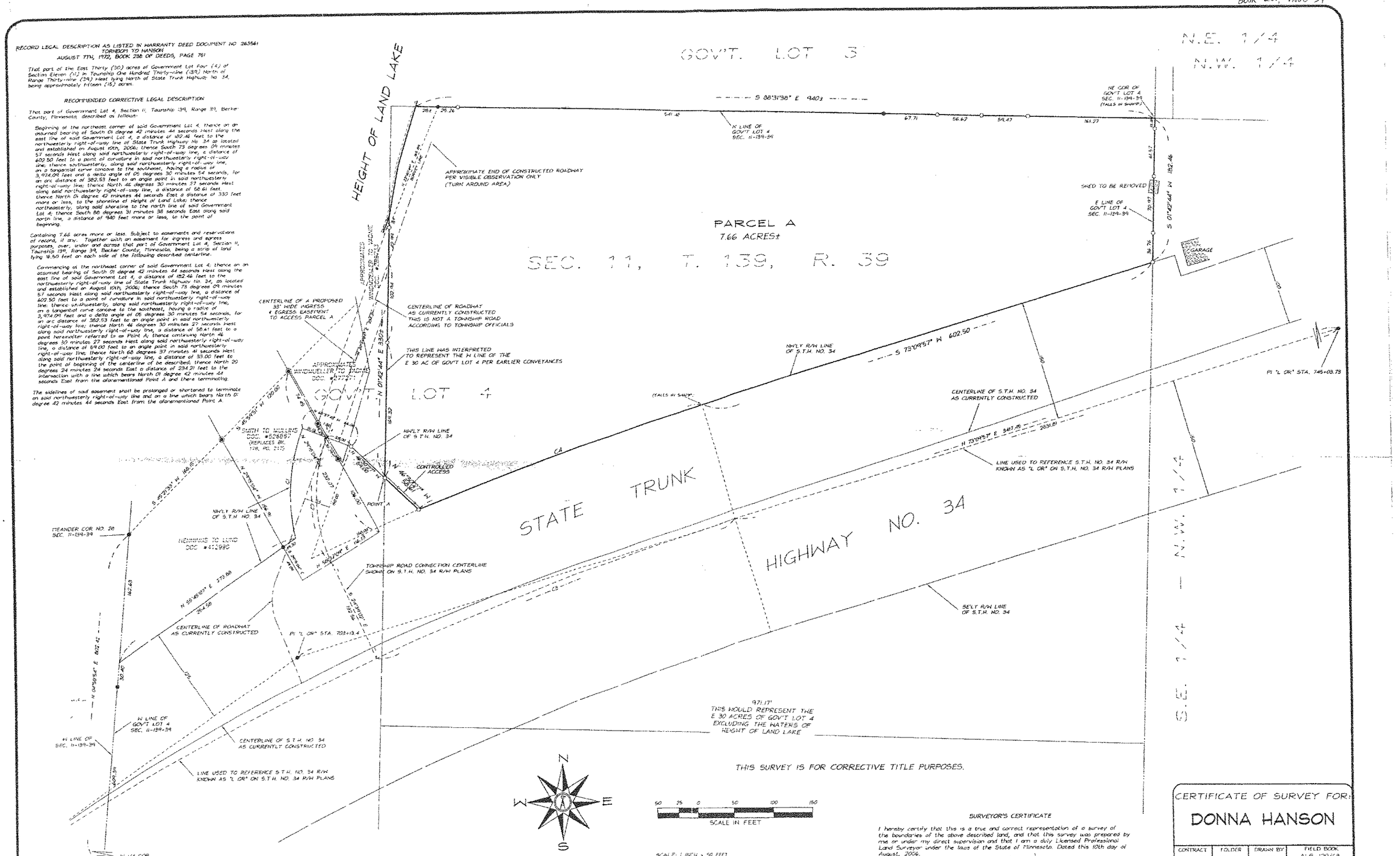
That part of Government Lot 4, Section 11, Township 139, Range 39, Becker County, Minnesota, described as follows:

Beginning at the northeast corner of said Government Lot 4; thence on an assumed bearing of South 01 degree 42 minutes 44 seconds West along the east line of said Government Lot 4, a distance of 182.46 feet to the northwesterly right-of-way line of State Trunk Highway No. 34 as located and established on August 10th, 2006; thence South 73 degrees 09 minutes 57 seconds West along said northwesterly right-of-way line, a distance of 602.50 feet to a point of curvature in said northwesterly right-of-way line; thence southwesterly, along said northwesterly right-of-way line, on a tangential curve concave to the southeast, having a radius of 3,974.09 feet and a delta angle of 05 degrees 30 minutes 54 seconds, for an arc distance of 382.53 feet to an angle point in said northwesterly right-of-way line; thence North 46 degrees 30 minutes 27 seconds West along said northwesterly right-of-way line, a distance of 58.61 feet; thence North 01 degree 42 minutes 44 seconds East a distance of 330 feet more or less, to the shoreline of Height of Land Lake; thence northeasterly, along said shoreline to the north line of said Government Lot 4; thence South 88 degrees 31 minutes 38 seconds East along said north line, a distance of 940 feet more or less, to the point of beginning.

Containing 7.66 acres more or less. Subject to easements and reservations of record, if any. Together with an easement for ingress and egress purposes, over, under and across that part of Government Lot 4, Section 11, Township 139, Range 39, Becker County, Minnesota, being a strip of land lying 16.50 feet on each side of the following described centerline.

Commencing at the northeast corner of said Government Lot 4; thence on an assumed bearing of South 01 degree 42 minutes 44 seconds West along the east line of said Government Lot 4, a distance of 182.46 feet to the northwesterly right-of-way line of State Trunk Highway No. 34, as located and established on August 10th, 2006; thence South 73 degrees 09 minutes 57 seconds West along said northwesterly right-of-way line, a distance of 602.50 feet to a point of curvature in said northwesterly right-of-way line; thence southwesterly, along said northwesterly right-of-way line, on a tangential curve concave to the southeast, having a radius of 3,974.09 feet and a delta angle of 05 degrees 30 minutes 54 seconds, for an arc distance of 382.53 feet to an angle point in said northwesterly right-of-way line; thence North 46 degrees 30 minutes 27 seconds West along said northwesterly right-of-way line, a distance of 58.61 feet to a point hereinafter referred to as Point A; thence continuing North 46 degrees 30 minutes 27 seconds West along said northwesterly right-of-way line, a distance of 84.00 feet to an angle point in said northwesterly right-of-way line; thence North 60 degrees 37 minutes 41 seconds West along said northwesterly right-of-way line, a distance of 33.00 feet to the point of beginning of the centerline of be described; thence North 20 degrees 24 minutes 24 seconds East a distance of 234.21 feet to the intersection with a line which bears North 01 degree 42 minutes 44 seconds East from the aforementioned Point A and there terminating.

The sidelines of said easement shall be prolonged or shortened to terminate on said northwesterly right-of-way line and on a line which bears North 01 degree 42 minutes 44 seconds East from the aforementioned Point A.



THIS SURVEY IS FOR CORRECTIVE TITLE PURPOSES.

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	237.65	34°06'52"	141.49	N 04°18'53" E	139.41
C2	204.63	46°01'27"	164.37	N 09°39'22" W	159.99
C3	3824.09	07°37'42"	291.54	N 68°29'06" E	291.01
C4	3974.09	05°30'54"	382.53	N 70°24'30" E	382.38

SCALE: 1 INCH = 50 FEET
BEARINGS ARE BASED ON AN ASSUMED DATUM
● DENOTES IRON MONUMENT FOUND
○ DENOTES IRON MONUMENT SET MARKED "ELS 13620 & 17825".
◉ DENOTES RECORD IRON MONUMENT NOT LOCATED ON THIS SURVEY.

SURVEYOR'S CERTIFICATE

I hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land, and that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota. Dated this 10th day of August, 2006.

Glenn Howe
Professional Land Surveyor
Minnesota License No 17825

ANDERSON LAND SURVEYING, INC.
313 SOUTH HILL STREET, FERGUS FALLS, MN 56538-0129 (218) 739-5268
916 WASHINGTON AVENUE, DETROIT LAKES, MN 56501 (218) 847-0500
324 BROADWAY, PO BOX 708, ALEXANDRIA, MN 56308 (320) 762-5245

CERTIFICATE OF SURVEY FOR:
DONNA HANSON

CONTRACT	FOLDER	DRAWN BY	FIELD BOOK
196-06DL	196-06	GEH	ALS-129/68
DWG FILE	CRD FILE	CRB FILE	FIELD CREW
196-06	196-06	196-06	SMIL & JEL
SEC - TWP - RG		CHECKED BY	DRAWING NUMBER
11 - 139 - 39		GEH	7388

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
December 8, 2015 @7:00 PM
3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56502

APPLICANT:
Raymond and Kristine Johnston
24298 Cty Hwy 21
Detroit Lakes, MN 56501

Project Location: 23400 Cty Hwy 21

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Conditional Use Permit to operate rental storage from an existing building for monthly rental on an Agricultural zoned property.

LEGAL LAND DESCRIPTION: 24019700X Richwood Township
Pt NE 1/4 of SW 1/4 Tract C Containing 5.03 acres., Section 26, TWP 140, 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
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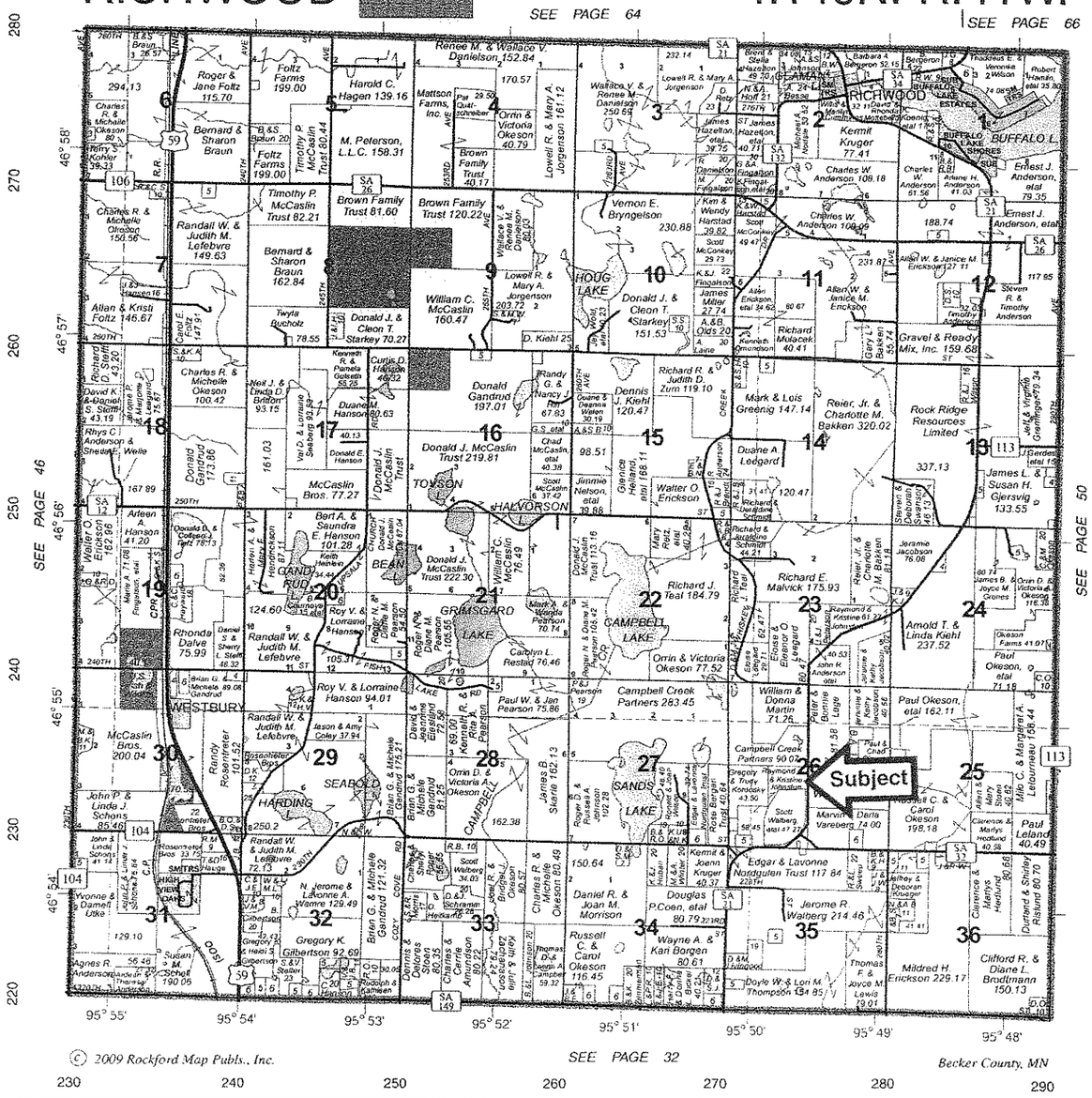
If you have questions about the Project, feel free to call 218-846-7314.

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.

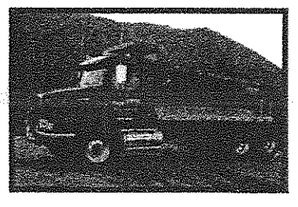
RICHWOOD T.140N.-R.41W.



© 2009 Rockford Map Publs., Inc.

Becker County, MN

Washed Sand • Aggregates • Base Gravel • Dirt & Peat • Sand & Gravel

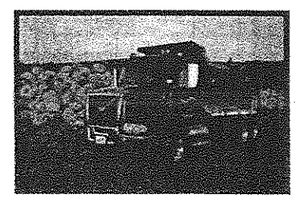


Ernest C. Anderson

GRAVEL INC.

(218) 847-4614

DETROIT LAKES



~ 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): Raymond & Kristine Last name: Johnston

Mailing Address: 24298 Cty. Hwy. 21 City, State, Zip Detroit Lakes, MN 56501

Phone Number(s): 218-847-3536 Project Address: 22966 (23400 CTY. HWY. 21)

Parcel number(s) of property: NEW 24.0197.00X Sect - Twp - Range: 26-140-41

Township Name: Richwood Legal Description:

see attached

REASON FOR CONDITIONAL USE REQUEST: use of 50 x 400 bldg. for storage for rental.

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.

Ray L. Johnston 10/30/15

SIGNATURE OF APPLICANT DATE

Kristine L. Johnston

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.

RECEIVED
NOV 02 2015
ZONING

****

Office Use Only Reviewed 11/5/15 JMH

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

Lori Quam-Merlin 11-19-15

SIGNATURE – ZONING ADMINISTRATOR DATE

PARCEL	
APP	CUP
YEAR	

BUSINESS PLAN

Name of Business: self - storage

Owners of Business: Ray & Kris Johnston

Type of Business: Retail Sales Service (Other)

Type of Merchandise: None

Type of Service: storage

Hours of Operation: No regular hours

Number of Employees: owners only

Off – street Parking Plan: ample parking

Size of Structure to be used for Business: 50 x 400

New Structure: No Existing Structure: yes

Signage Plan: small sign on bldg - one near road in future. (storage 218-847-3536)

Exterior Lighting Plan: light on pole

Environmental Hazards: None

Other Comments: boats, cars, misc. storage

24.0147.000
Sep 1996

BECKER COUNTY

829 LAKE AVENUE, P.O. BOX 787
DETROIT LAKES, MINNESOTA 56502-0787
(218) 846-7314

SKETCH PLAN
FORM H

Fire No.
Application No.
Tax Parcel No.

Please be as complete as possible. Include all of the items listed below where applicable.

GENERAL CHECKLIST

- [ ] scale
- [ ] north arrow
- [ ] lot dimensions
- [ ] structure location
- [ ] side lot setback
- [ ] road setback
- [ ] septic tank location
- [ ] drainfield location
- [ ] location of all wells within 100' of drainfield
- [ ] fill & grading limits
- [ ] vegetation alteration limits

WATER RESOURCE CHECKLIST

- [ ] location of ordinary high water level (OHWL)
- [ ] location of present water line
- [ ] setback from OHWL
- [ ] location of highest known water level
- [ ] existing local drainage
- [ ] location of wetland areas

NO Wetlands
NO Streams

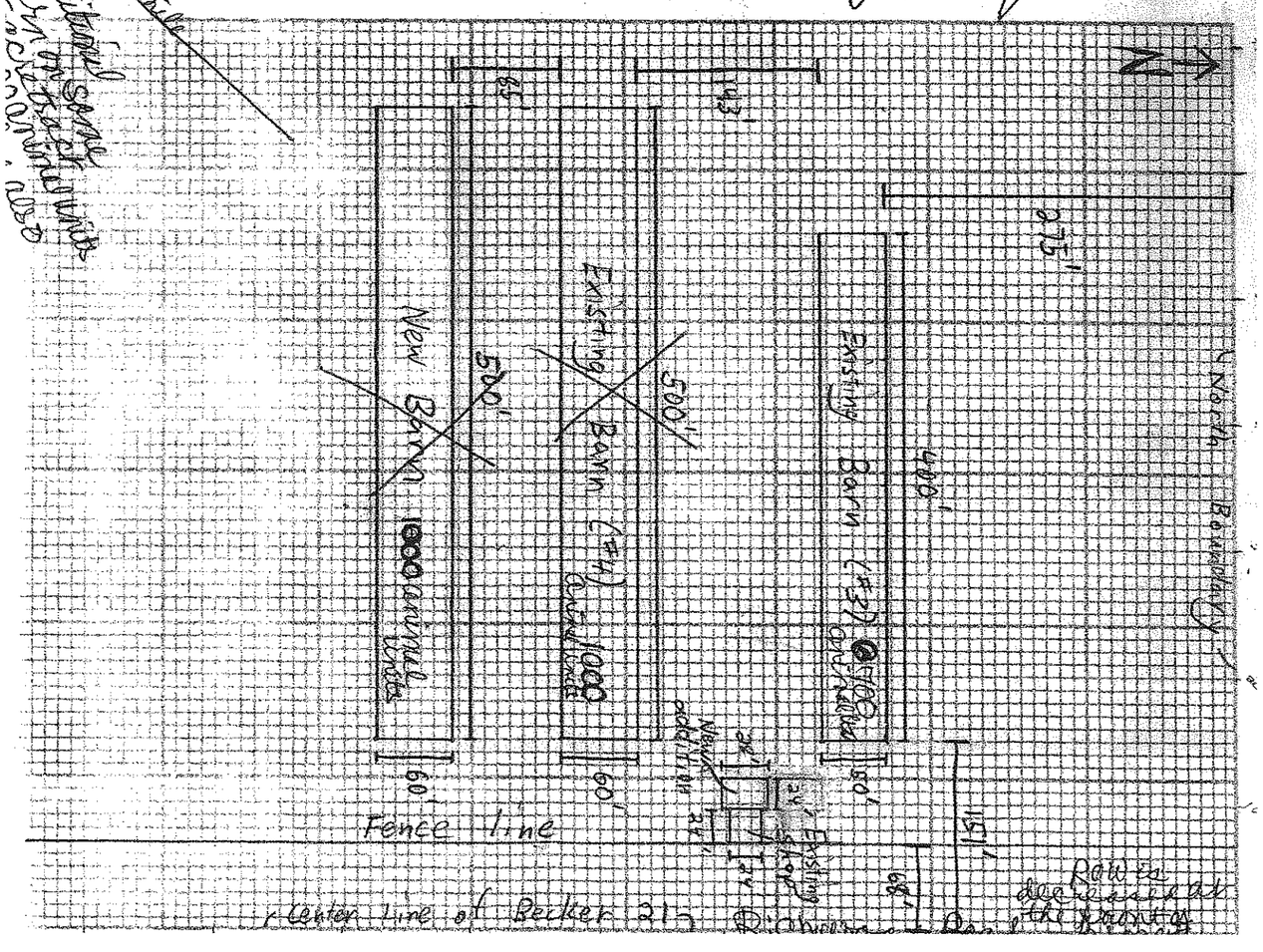
Scale of Diagram: 1 inch = _____ feet

Drawing By: _____

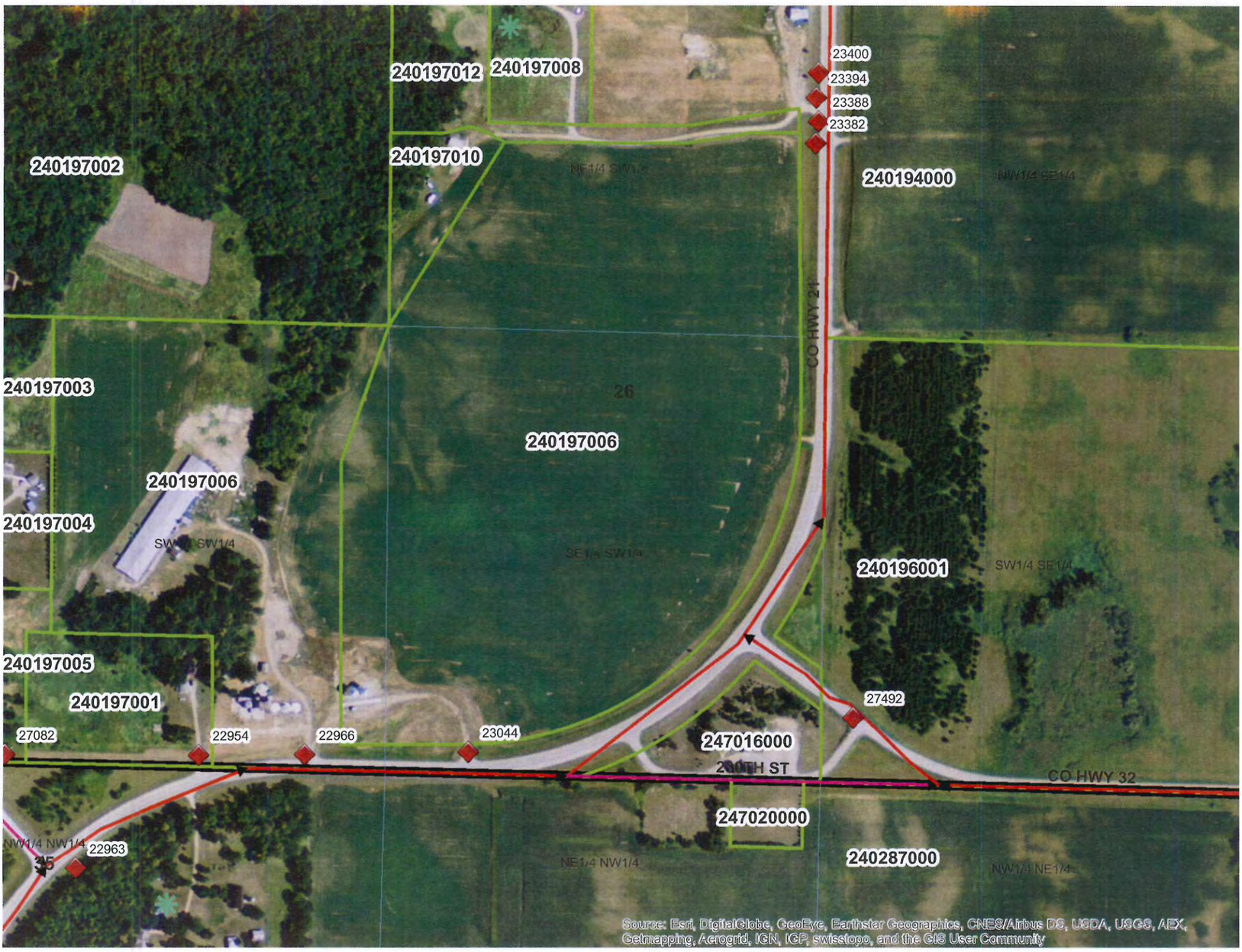
Date of Drawing: _____

Remarks: _____

Signature Ray L. Johnston



To add additional some information on back


240197012
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240197010
NE1/4 SW1/4
240194000
NW1/4 SE1/4
CO HWY 21
240197003
26
240197006
240197006
240197004
SW1/4 SW1/4
SE1/4 SW1/4
240196001
SW1/4 SE1/4
240197005
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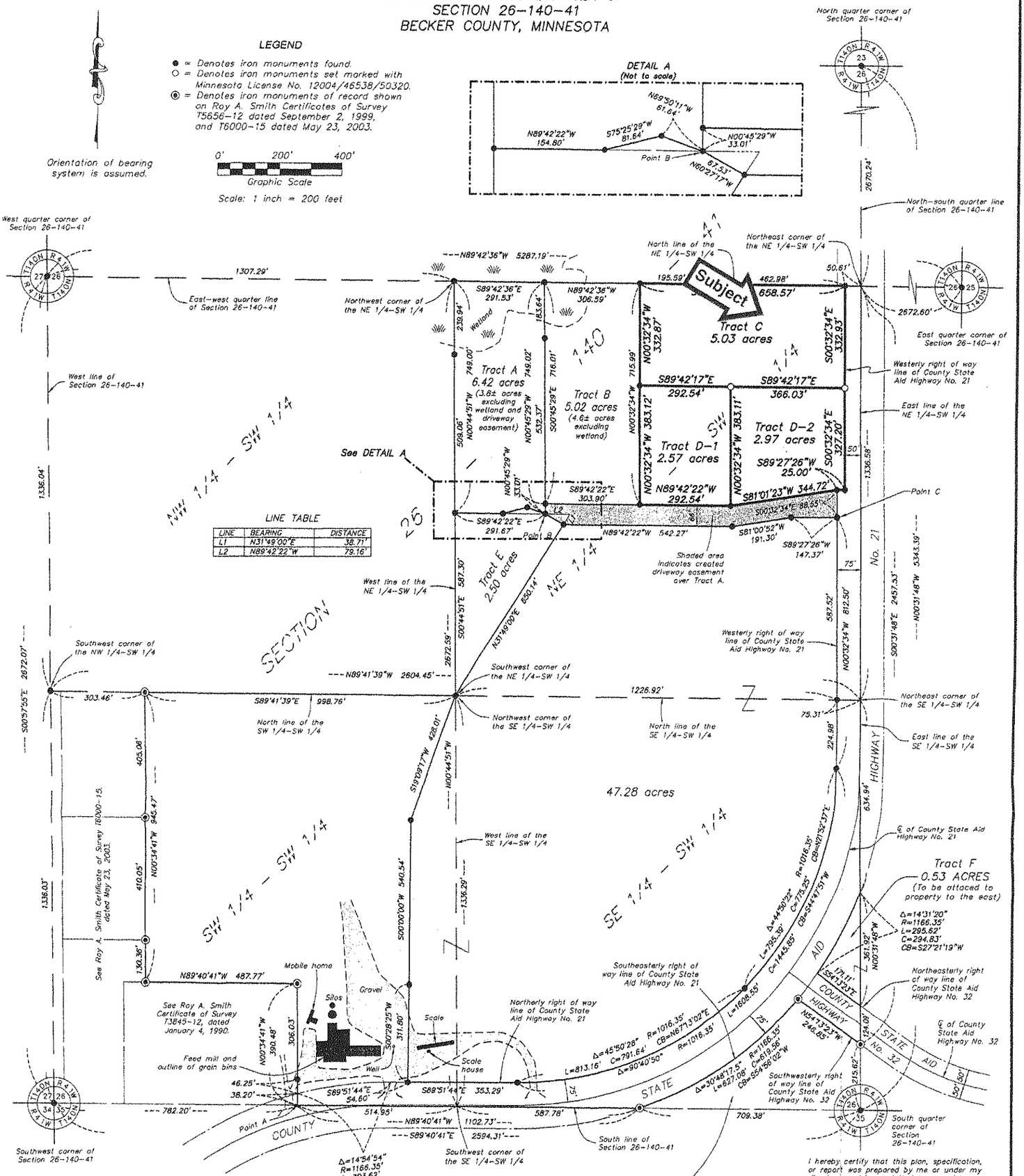
22954
22966
23044
247016000
200TH ST
CO HWY 32
247020000
NW1/4 NW1/4
22963
35
NE1/4 NW1/4
240287000
NW1/4 NE1/4
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

CERTIFICATE OF SURVEY

IN THE SOUTHWEST QUARTER OF
SECTION 26–140–41
BECKER COUNTY, MINNESOTA



BUILDING SETBACKS

Per current Becker County ordinances, building setbacks for primary structures for Tracts A, B, C, D–1, D–2, and E (zoned agricultural) are as follows:

C.S.A.H. No. 21 = 95' from ℄
Side yard – 20'
Rear yard – 40'

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.

Scott R. Wade
Print Name:
Signature:
NOVEMBER 15, 2013 — 50320
Date. License #

Raised seal indicates official copy

REV.	DWN.	DESCRIPTION	DATE
Original	PJB	47.28 acre tract	10–15–2008
Rev. 1	JDA	Added 55.92 acre tract	5–28–2009
Rev. 2	JDA	Split Tracts A, B, & E from 55.92 acres	6–8–2010
Rev. 3	SRW	Create Tract F	10–16–2012
Rev. 4	JPP	Changed Tract A and E	9–12–2013
Rev. 5	JDA	Create Tracts C, D–1, and D–2	11–25–2013

DRAWING NUMBER: T7763–15R

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 NAME:
RAY JOHNSTON
24298 COUNTY HIGHWAY 21
DETROIT LAKES, MN 56501

COMP FILE:	26BUSKER(COCOORDS)
CRD FILE:	26BUSKER(COCOORDS)
DWG FILE:	26JOHNSTON_COS_REV5
COMP BY:	JDA
DRAWN BY:	PJB/JDA

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
December 8, 2015 @7:00 PM
3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56502

APPLICANT:
Roger Priewe
14424 Co Hwy 4
Lake Park, MN 56554

Project Location: Evergreen Terrace Rd

APPLICATION AND DESCRIPTION OF PROJECT:
Request approval of the Preliminary Plat and Final Plat for Phase Two and Phase Three of the Priewe Evergreen Terrace subdivision. The original Preliminary Plat was approved 04/25/2006 but the Phase Two and Phase Three Final Plats were not brought forward to the Planning Commission within the two (2) years effective period nor was an extention granted by the County Board.

LEGAL LAND DESCRIPTION: 060970535, 060970530, 060970540 Cormorant Township
Priewe Evergreen Terrace 060970535 Outlot B 060970530 Outlot A less 2.51 Ac in NW Cor and 060970540 Outlot C, Section 27, 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:

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

FAX Number: 218-846-7266
email: zoning@co.becker.mn.us

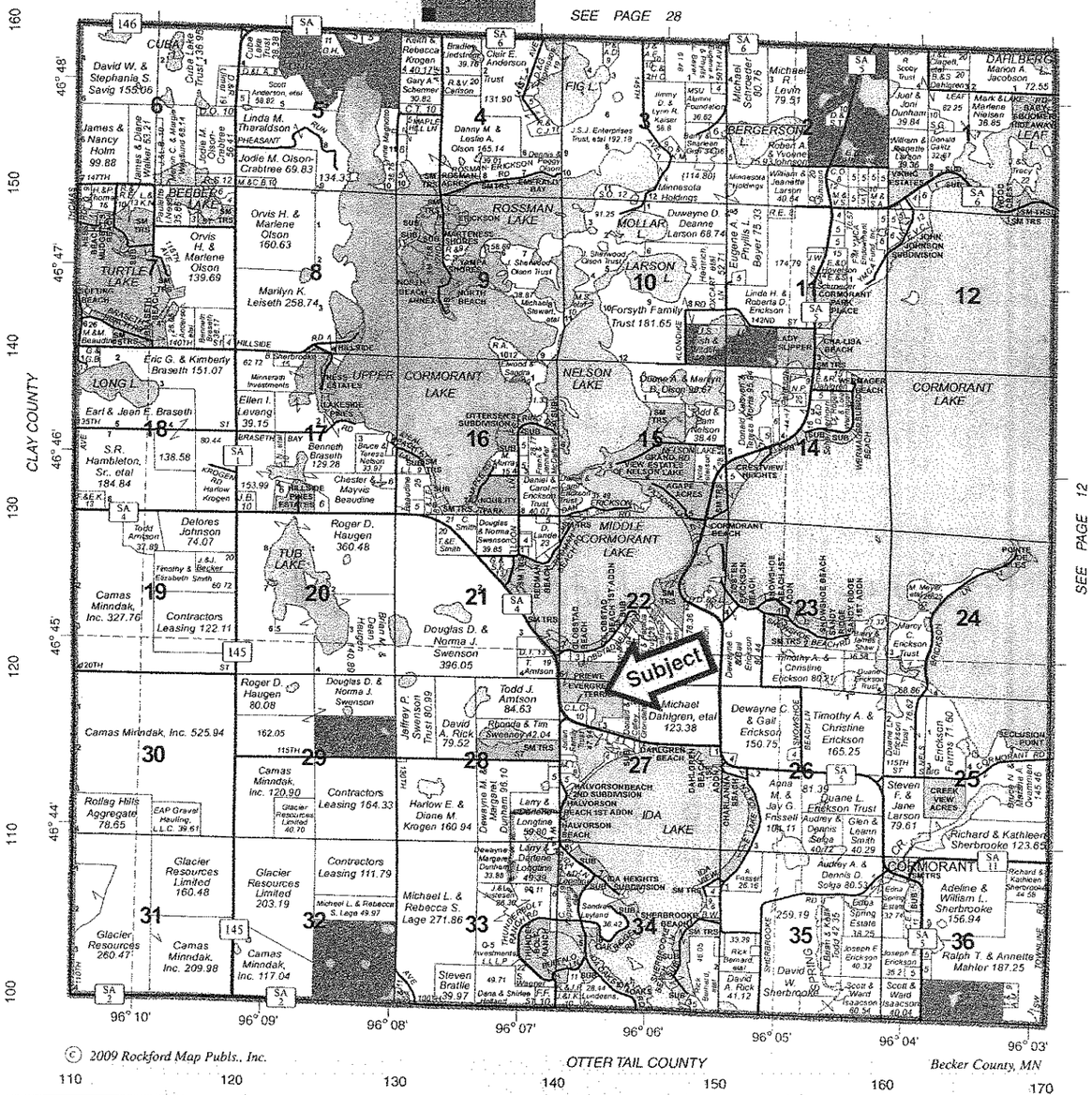
If you have questions about the Project, feel free to call 218-846-7314.

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.

CORMORANT T.138N.-R.43W.


SEE PAGE 28
SEE PAGE 12
CLAY COUNTY
OTTER TAIL COUNTY
Becker County, MN
CORMORANT LAKE
MIDDLE CORMORANT LAKE
UPPER CORMORANT LAKE
ROSSMAN LAKE
NELSON LAKE
MOLLAR L.
LARSON L.
IDA LAKE
TURTLE LAKE
BEBBER LAKE
LONG L.
TUB LAKE
FIG L.
BERGERSON L.
DAHLBERG LEAF L.
Subject
Michael Dahlgren, etal 123.38
Dewayne C. & Gail Erickson 150.75
Timothy A. & Christine Erickson 165.25
Apna M. & Jay G. Frissell
Duane L. Erickson Trust
Audrey A. & Dennis D. Solga 80.53
Adeline & William L. Sherbrooke 156.94
Ralph T. & Annette Mahler 187.25
Richard & Kathleen Sherbrooke 123.65
Steven F. & Jane Larson 79.61
Michael L. & Rebecca S. Lage 271.86
Harlow E. & Diane M. Krogen 160.94
Contractors Leasing 164.33
Contractors Leasing 111.79
Glacier Resources Limited 160.48
Glacier Resources Limited 203.19
Glacier Resources Limited 260.47
Camas Minndak, Inc. 525.94
Camas Minndak, Inc. 120.90
Camas Minndak, Inc. 209.98
Camas Minndak, Inc. 117.04
Camas Minndak, Inc. 327.76
Contractors Leasing 122.11
Douglas D. & Norma J. Swenson 396.05
Roger D. Haugen 360.48
Roger D. Haugen 80.08
Douglas D. & Norma J. Swenson
Todd J. Amtson 84.63
David A. Rick 79.52
Rhonda & Tim Swenson 42.04
Steven Bratlie 39.97
Rollag Hills Aggregate 78.65
EAP Gravel Hauling, L.L.C. 39.61
Orvis H. & Marlene Olson 160.63
Marilyn K. Leiseth 258.74
Jodie M. Olson-Crabtree 69.83
Linda M. Thoraldson
James & Nancy Holm 99.88
David W. & Stephania S. Savig 155.06
Eric G. & Kimberly Braseth 151.07
Earl & Jean E. Braseth
S.R. Hambleton, Sr., etal 184.84
Delores Johnson 74.07
Ellen I. Levang 39.15
Benneth Braseth 129.28
Chester & Mayvis Beaudine
Danny M. & Leslie A. Olson 165.14
Michael Schroeder 80.76
Michael R. Levin 79.31
Robert A. & Yvonne Johnson
Duwayne D. Deanne Larson 68.74
Forsyth Family Trust 181.65
Eugene A. Phyllis L. Beyer 75.33
Linda H. & Roberta D. Erickson
Dennis A. & Marilyn B. Olson 39.67
Todd & Tami Nelson 39.49
Daniel & Carol Erickson Trust
Douglas & Norma Swenson 39.85
Dwayne M. & Margaret Dunham 38.10
Larry & Darlene Longtine 59.80
Larry & Darlene Longtine 49.39
Michael L. & Rebecca S. Lage 49.97
Sandra Leyland 36.42
Dana & Shirlee Hedlund
Rick Bernard, etal
David A. Rick 41.12
David W. Sherbrooke
Edna Spring Estate 18.24
Joseph E. Erickson 40.32
Scott & Ward Isaacson 30.54
Scott & Ward Isaacson 30.04
Nancy C. Erickson Trust
Erickson Farms 71.60
Duane Erickson Trust
Michael L. & Rebecca S. Lage
Jeffrey P. Swenson Trust 80.99
Dewayne M. & Margaret Dunham
Minnesota Holdings
Minnesota Holdings
Sherwood Olson Trust
Michaela Stewart, etal
Minnerath Investments
Todd Amtson
Timothy & Becker Elizabeth Smith
Tim C. Smith
Tim & Elizabeth Smith
Scott Anderson, etal
Cubs Lake Trust
Cubs Lake Trust
Cubs Lake Trust
Kevin & Rebecca Krogen
Clair E. Anderson Trust
Gary A. Schermer
R.&V. 20 Carlson
J.S.J. Enterprises Trust, etal
Jimmy D. & Lynn R. Kaiser
MSU Alumni Foundation
Barry & Sharleen Gaffaney
Duane Erickson Trust
Michael Dahlgren, etal
Michael Dahlgren, etal
Michael Dahlgren, etal

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

SUBDIVISION / ZONE CHANGE
BECKER COUNTY
PLANNING & ZONING

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

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

Applicant's Name: Roger Priewe

Applicant's Address: 14424 Co. Hwy. 4
Lake Park, MN 56554

Telephone(s): 218-532-2483 **Date of Application:** _____

Signature of Applicant: Jeff Wagner (Meadowlands Surveying, Inc.)

Parcel ID Number: 060970540 & 060970530 **Project Address:** _____

Legal Description of Project: See attached In 27-138-43

SECTION 1

*Zone Change For Existing Parcel Number _____
Current Zoning _____ Requested 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 14
Name of Subdivision PRIEWE EVERGREEN TERRACE FIRST ADDITION
Name of Proposed Roads ROAD IS EXISTING (EVERGREEN TERRACE RD)
Shoreland (within 1000 ft of lake) _____ Non-shoreland X
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 36.67 AC
**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received _____ Date Accepted 11/5/13 DMH Authorized Signature [signature]
Application Fee _____ Notice Fee _____ Recording Fee _____
Date Paid _____ Receipt Number _____

PARCEL	
APP	Plat
YEAR	
SCANNED	

FINAL PLAT APPLICATION

BECKER COUNTY PLANNING & ZONING

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

Developer's Name: ROGER PRIEWE

Developer's Address: 14424 Co. Hwy 4
LAKE PARK, MN 56554

Telephone(s): 218-532-2483 Date of Application: 11

Signature of Applicant: [signature]

Parcel ID Number: 060970535 060970530 060970540 Project Address: EVERGREEN TERRACE RD

Proposed Plat Name:
PRIEWE EVERGREEN TERRACE FIRST ADDITION

To be completed by Office

Date of preliminary approval: _____

What was approved & stipulations: _____

_____

_____

Checklist

_____ Final Plat with appropriate landowner, mortgagee, surveyor, notary and township signatures;

_____ Certification that current year's taxes have been paid;

_____ Road Certification from County Highway Engineer on newly constructed roads;

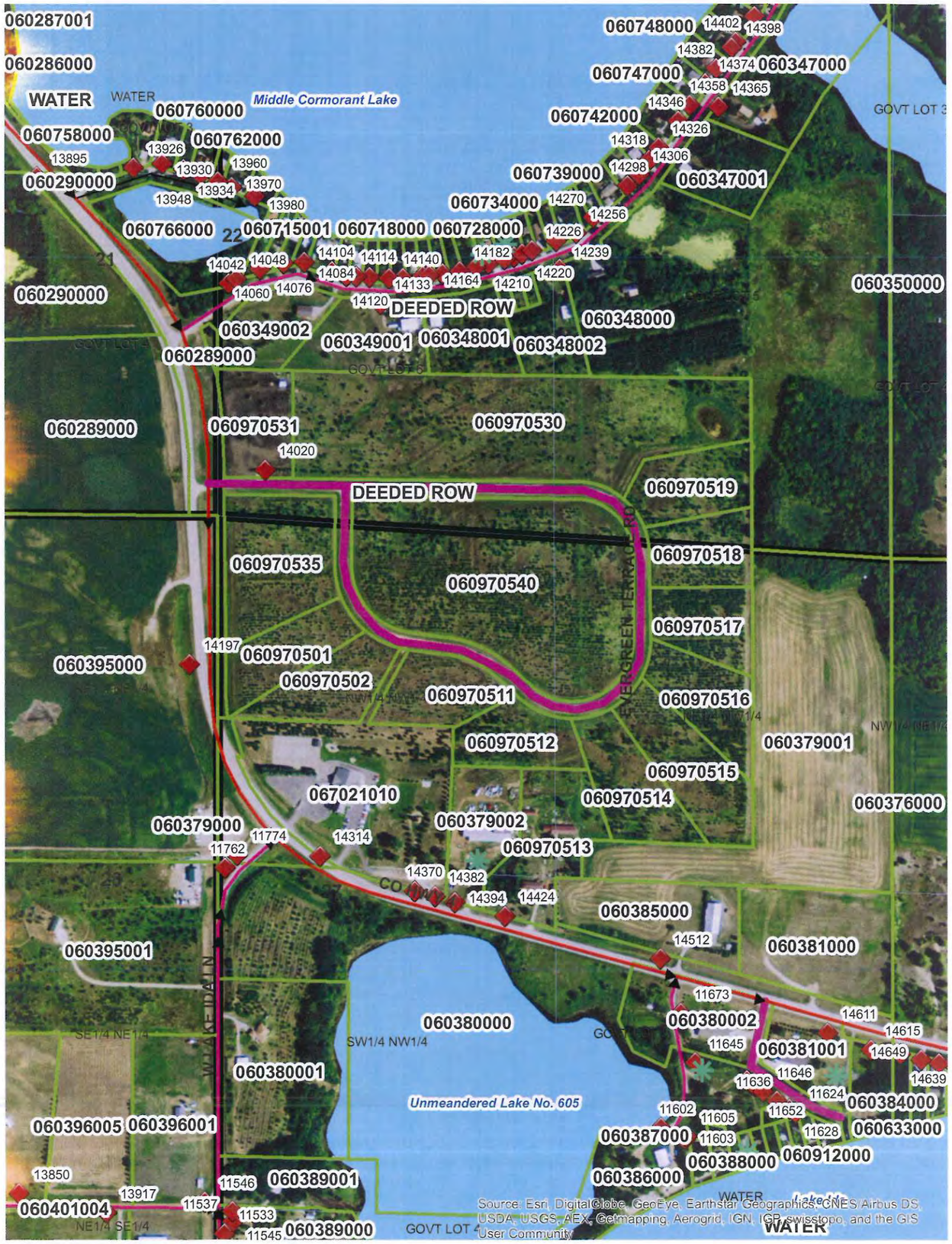
_____ Road agreement from Township for newly constructed roads;

_____ Title Opinion

_____ Stipulations have been met

_____ Final plat fee, check made payable to Becker County Zoning, amount _____;

_____ Recording fee, check made payable to Becker County Recorder, amount _____.


060287001
060286000
WATER
WATER
Middle Cormorant Lake
060760000
060758000
060762000
13895
13926
13930
13960
13934
13970
13948
13980
060290000
060766000
22
060715001
060718000
060728000
21
14042
14048
14104
14114
14140
14084
14133
14164
14210
14220
14060
14076
14120
DEEDED ROW
060290000
060349002
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060348002
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060748000
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14398
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14374
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14306
14298
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060734000
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14256
14226
14239
14182
14220
060350000
GOVT LOT 3
060289000
060970531
060970530
14020
DEEDED ROW
060970519
060970518
060970535
060970540
060970517
14197
060970501
060395000
060970502
060970511
060970516
060970512
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067021010
060970514
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11762
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14370
14382
14394
14424
060385000
14512
060381000
060395001
11673
060380000
060380002
14611
14615
SW1/4 NW1/4
11645
060381001
14649
060380001
11646
11636
14639
11624
060384000
Unmeandered Lake No. 605
11652
11602
11605
060396005
060396001
060387000
11603
11628
060633000
060388000
060912000
13850
11546
060389001
060386000
13917
11537
060401004
11533
11545
060389000
GOVT LOT 4
WATER
WATER
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

PRELIMINARY PLAT OF

PRIEWE'S EVERGREEN TERRACE

Graphic Scale
Scale: 1 inch = 100 feet
Prepared on March 13, 2006

AREA TABLE

			Acres	Hectares	Percent
Phase One	Block One	Lot 1	2.01 ac	0.81 ha	1.06 %
		Lot 2	2.01 ac	0.81 ha	1.06 %
	Block Two	Lot 1	2.01 ac	0.81 ha	1.06 %
		Lot 2	2.01 ac	0.81 ha	1.06 %
		Lot 3	2.01 ac	0.81 ha	1.06 %
		Lot 4	3.74 ac	1.51 ha	1.97 %
		Lot 5	3.74 ac	1.51 ha	1.97 %
		Lot 6	2.74 ac	1.11 ha	1.44 %
		Lot 7	2.74 ac	1.11 ha	1.44 %
		Lot 8	2.74 ac	1.11 ha	1.44 %
		Lot 9	2.74 ac	1.11 ha	1.44 %
		Lot 10	2.74 ac	1.11 ha	1.44 %
Phase Two	Block One	Lot 1	2.01 ac	0.81 ha	1.06 %
		Lot 2	2.01 ac	0.81 ha	1.06 %
		Lot 3	2.01 ac	0.81 ha	1.06 %
		Lot 4	2.01 ac	0.81 ha	1.06 %
		Lot 5	2.01 ac	0.81 ha	1.06 %
		Lot 6	2.01 ac	0.81 ha	1.06 %
	Block Two	Lot 1	2.01 ac	0.81 ha	1.06 %
		Lot 2	2.01 ac	0.81 ha	1.06 %
		Lot 3	2.01 ac	0.81 ha	1.06 %
		Lot 4	2.01 ac	0.81 ha	1.06 %
		Lot 5	2.01 ac	0.81 ha	1.06 %
		Lot 6	2.01 ac	0.81 ha	1.06 %
Phase Three	Block One	Lot 1	2.01 ac	0.81 ha	1.06 %
		Lot 2	2.01 ac	0.81 ha	1.06 %
		Lot 3	2.01 ac	0.81 ha	1.06 %
		Lot 4	2.01 ac	0.81 ha	1.06 %
		Lot 5	2.01 ac	0.81 ha	1.06 %
		Lot 6	2.01 ac	0.81 ha	1.06 %
	Block Two	Lot 1	2.01 ac	0.81 ha	1.06 %
		Lot 2	2.01 ac	0.81 ha	1.06 %
		Lot 3	2.01 ac	0.81 ha	1.06 %
		Lot 4	2.01 ac	0.81 ha	1.06 %
		Lot 5	2.01 ac	0.81 ha	1.06 %
		Lot 6	2.01 ac	0.81 ha	1.06 %
Phase Four	Block One	Lot 1	2.01 ac	0.81 ha	1.06 %
		Lot 2	2.01 ac	0.81 ha	1.06 %
		Lot 3	2.01 ac	0.81 ha	1.06 %
		Lot 4	2.01 ac	0.81 ha	1.06 %
		Lot 5	2.01 ac	0.81 ha	1.06 %
		Lot 6	2.01 ac	0.81 ha	1.06 %
	Block Two	Lot 1	2.01 ac	0.81 ha	1.06 %
		Lot 2	2.01 ac	0.81 ha	1.06 %
		Lot 3	2.01 ac	0.81 ha	1.06 %
		Lot 4	2.01 ac	0.81 ha	1.06 %
		Lot 5	2.01 ac	0.81 ha	1.06 %
		Lot 6	2.01 ac	0.81 ha	1.06 %
Proposed Dedicated Public Road = 9.69 ac					
TOTAL ACREAGE 465.4 = 188.3 ac					

SURVEYOR'S NOTES

1. The proposed plat of PRIEWE'S EVERGREEN TERRACE is located in Sections 22 and 27, T138N R43W, Clearwater township. It consists of 26 subdivision lots, public rights-of-way, to be developed in 3 phases. Phase One consists of 11 lots in 2 blocks as a Platted Residential Public Road. Phase Two consists of 6 lots in 2 blocks. Phase Three consists of 6 lots in 1 block. All lots will be used for residential purposes. Lot 3, Block Two, Phase One is the existing home of the developer, Roger Priewe, and therefore has a house but outbuildings that's was indicate that exterior.

2. Lots will be serviced by private wells and septic systems ordered according to Becker County and Minnesota Department of Health requirements. All lots have sufficient area for 2 septic systems. Proposed septic location of 5,000 sq. ft. are shown by [ ].

3. The building setbacks shown are: Proposed Dedicated Public Road – 40 feet; County State Aid Highway No. 4 – 45 feet from centerline, rear yard – 40 feet, side yard – 10 feet.

4. Contour lines are shown at a 2 foot interval based on photogrammetry on the NAVD 1929 datum.

5. Storm drainage patterns, indicated by arrows, will only be altered slightly from the existing surface due to road construction, house construction, and yard landscaping.

6. All lots exceed 2.5 acres. The least, parcel, unit buildable area of each lot are shown on the area table.

7. A 20 foot wide utility easement along the Proposed Dedicated Public Road will be deposited as shown.

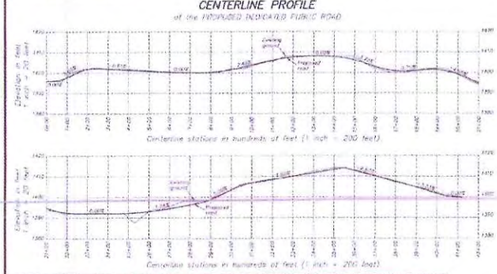
8. This project site is accessible at one time. Phases Two and Three will continue to be used as a tree farm until they are developed in the future.

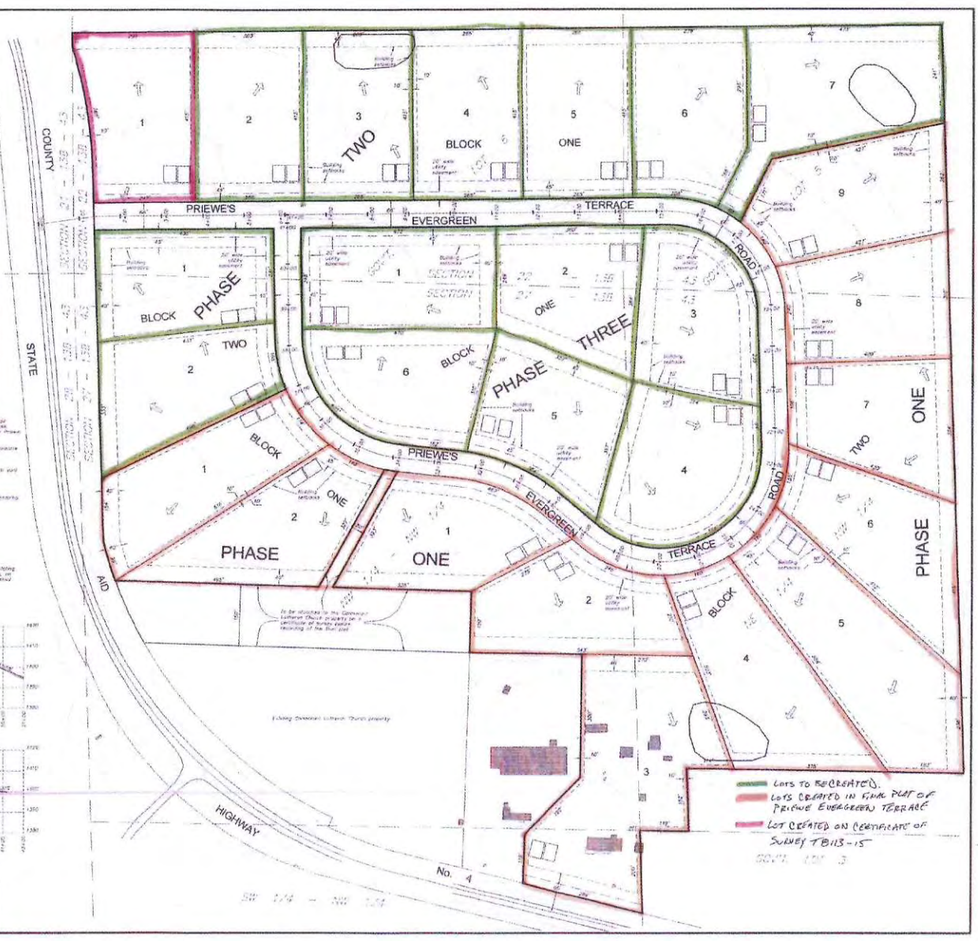
9. Soil types are little except the:
   77B – Nicollet loam(loamy sediments, 2 to 6 percent slopes)
   107C – Hayden loam(loamy sediments, 6 to 12 percent slopes)
   413 – Ecasta sandy loam

10. The proposed finished floor elevations shall be a 24 foot wide road, 4,000 feet long, to be constructed to county and township standards. A centerline profile of the existing ground and the proposed road is shown below. The developer will work out a road maintenance agreement with Clearwater Township. Prior to any road construction, an erosion control plan will be submitted to the township. The plan will be designed by an engineer and submitted to the Minnesota Pollution Control Agency and the Clearwater Watershed District to obtain the appropriate permits.

CENTERLINE PROFILE

of the PROPOSED DEDICATED PUBLIC ROAD





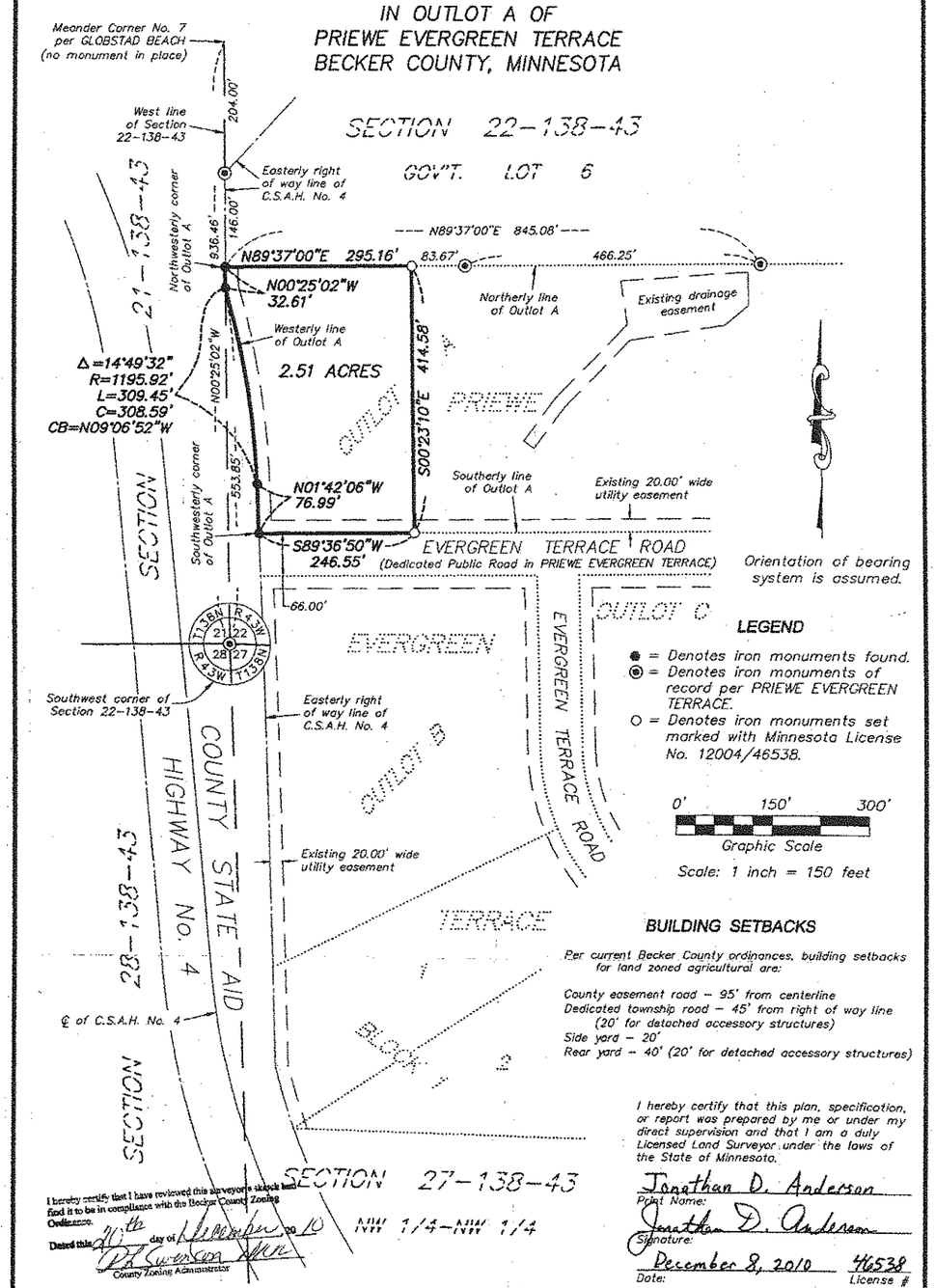
© MEADOWLAND SURVEYING, INC.
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
OFFICE: 218-847-4289 FAX: 218-846-1945
EMAIL: MEADOWLAND@LAKESNET.NET

PROPERTY OWNER AND DEVELOPER:
ROGER PRIEWE
FRANK COUNTY HIGHWAY 1
LAKE PARK, MN 56554

BOOK 22, PAGE 8

CERTIFICATE OF SURVEY

IN OUTLOT A OF PRIEWE EVERGREEN TERRACE BECKER COUNTY, MINNESOTA



LEGEND

● = Denotes iron monuments found.
◉ = Denotes iron monuments of record per PRIEWE EVERGREEN TERRACE.
○ = Denotes iron monuments set marked with Minnesota License No. 12004/46538.

0' 150' 300'
Graphic Scale
Scale: 1 inch = 150 feet

BUILDING SETBACKS

Per current Becker County ordinances, building setbacks for land zoned agricultural are:

County easement road – 95' from centerline
Dedicated township road – 45' from right of way line (20' for detached accessory structures)
Side yard – 20'
Rear yard – 40' (20' for detached accessory structures)

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.

Jonathan D. Anderson
Print Name:
Jonathan D. Anderson
Signature:
December 8, 2010 46538
Date: License #

I hereby certify that I have reviewed this surveyor's sketch and find it to be in compliance with the Becker County Zoning Ordinance.
Dated this 20th day of December, 20 10
D.L. Swenson
County Zoning Administrator

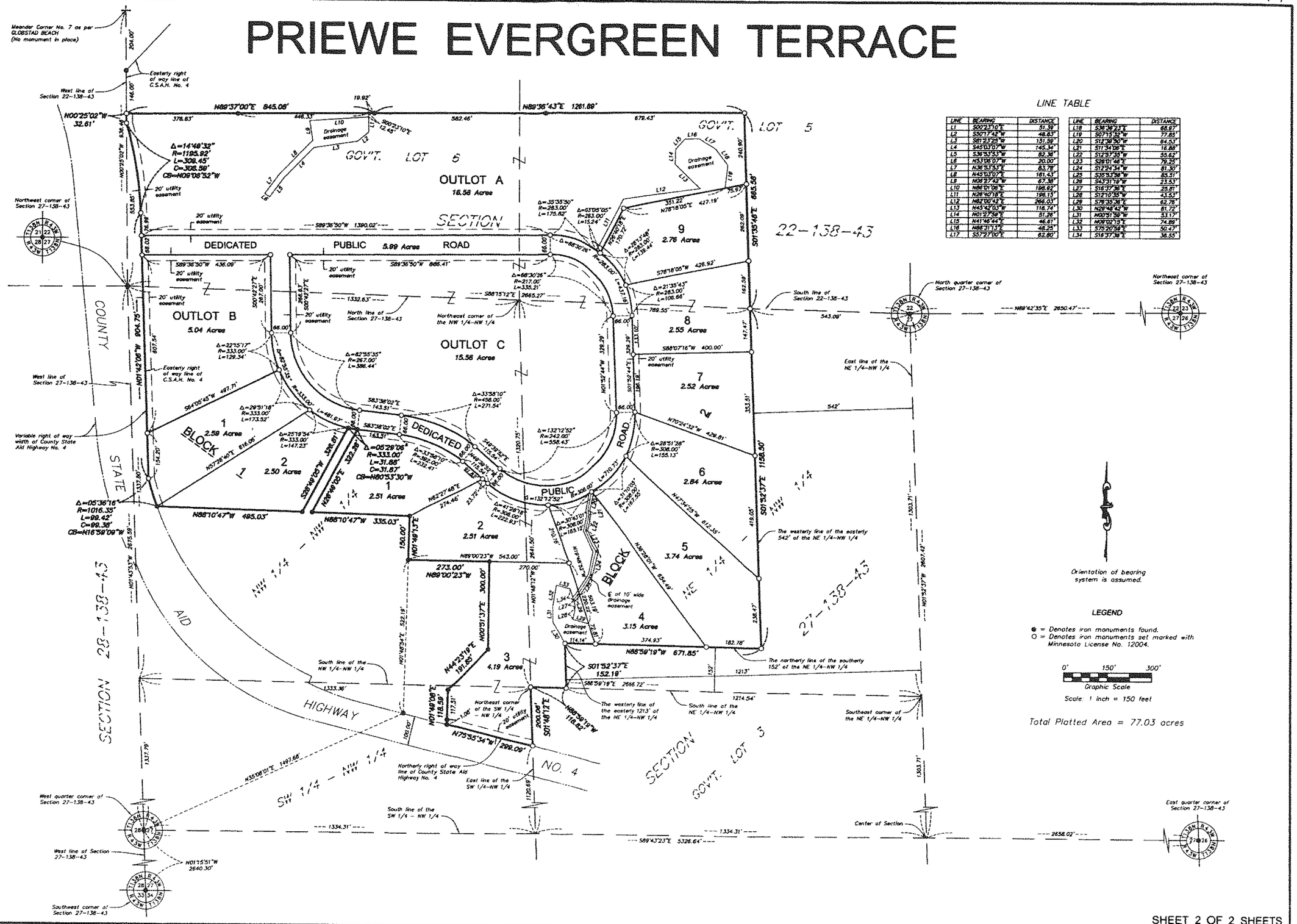
© MEADOWLAND SURVEYING, INC.
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
OFFICE: 218-847-4289 FAX: 218-846-1945
EMAIL: frontdesk@meadowlandsurveying.com
www.meadowlandsurveying.com

Raised seal indicates official document

OWNER NAME:		
ROGER PRIEWE 14424 CO HWY 4 LAKE PARK, MN 56554	COMP FILE:	27PRIEWE
	CRD FILE:	27PRIEWE
	DWG FILE:	27PRIEWE_TRACT
	COMP BY:	JDA
	DRAWN BY:	JDA

DRAWING NUMBER: T8113-15

PRIEWE EVERGREEN TERRACE



LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°23'10"E	51.39'
L2	S50°17'42"W	48.63'
L3	S81°23'28"W	151.59'
L4	S45°03'07"W	145.34'
L5	S36°53'53"W	82.38'
L6	N53°06'07"W	20.00'
L7	N36°53'53"E	83.78'
L8	N45°03'07"E	161.43'
L9	N38°27'42"W	67.58'
L10	N88°01'06"E	196.62'
L11	N26°40'18"E	196.15'
L12	N83°00'43"E	266.03'
L13	N45°42'03"W	116.74'
L14	N01°27'59"E	51.26'
L15	N41°46'44"E	46.61'
L16	N88°31'13"E	48.25'
L17	S57°27'00"E	62.80'
L18	S36°38'23"E	68.87'
L19	S07°15'32"W	77.85'
L20	S12°39'50"W	84.53'
L21	S11°34'06"E	16.88'
L22	S12°37'33"W	55.62'
L23	S28°01'46"E	79.25'
L24	S12°24'34"W	81.30'
L25	S35°53'56"W	85.51'
L26	S43°31'19"W	23.53'
L27	S16°37'36"E	25.21'
L28	S12°10'59"W	43.53'
L29	S76°35'36"E	62.76'
L30	N29°48'42"W	81.72'
L31	N40°51'59"W	53.17'
L32	N09°00'15"E	74.89'
L33	S75°20'59"E	50.47'
L34	S16°37'36"E	36.55'

SHEET 2 OF 2 SHEETS

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
December 8, 2015 @7:00 PM
3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56502

APPLICANT:
Daron & Heather Schleske
29091 Schram Rd
Detroit Lakes, MN 56501

Project Location: 29091 Schram Rd

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Certificate of survey for 1 Tract of land consisting of 10 acres more or less on a riparian lot with a remainder tract of 30.05 acres more or less in an agricultural zoned area.

LEGAL LAND DESCRIPTION: 100300000 Erie Township
FRAC SW1/4 S OF ROAD LESS 11.58 AC & RD AKA PT GOVT LOTS 4 & 5 S OF SCHRAM RD, Section 18, TWP 139, Range 40

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.

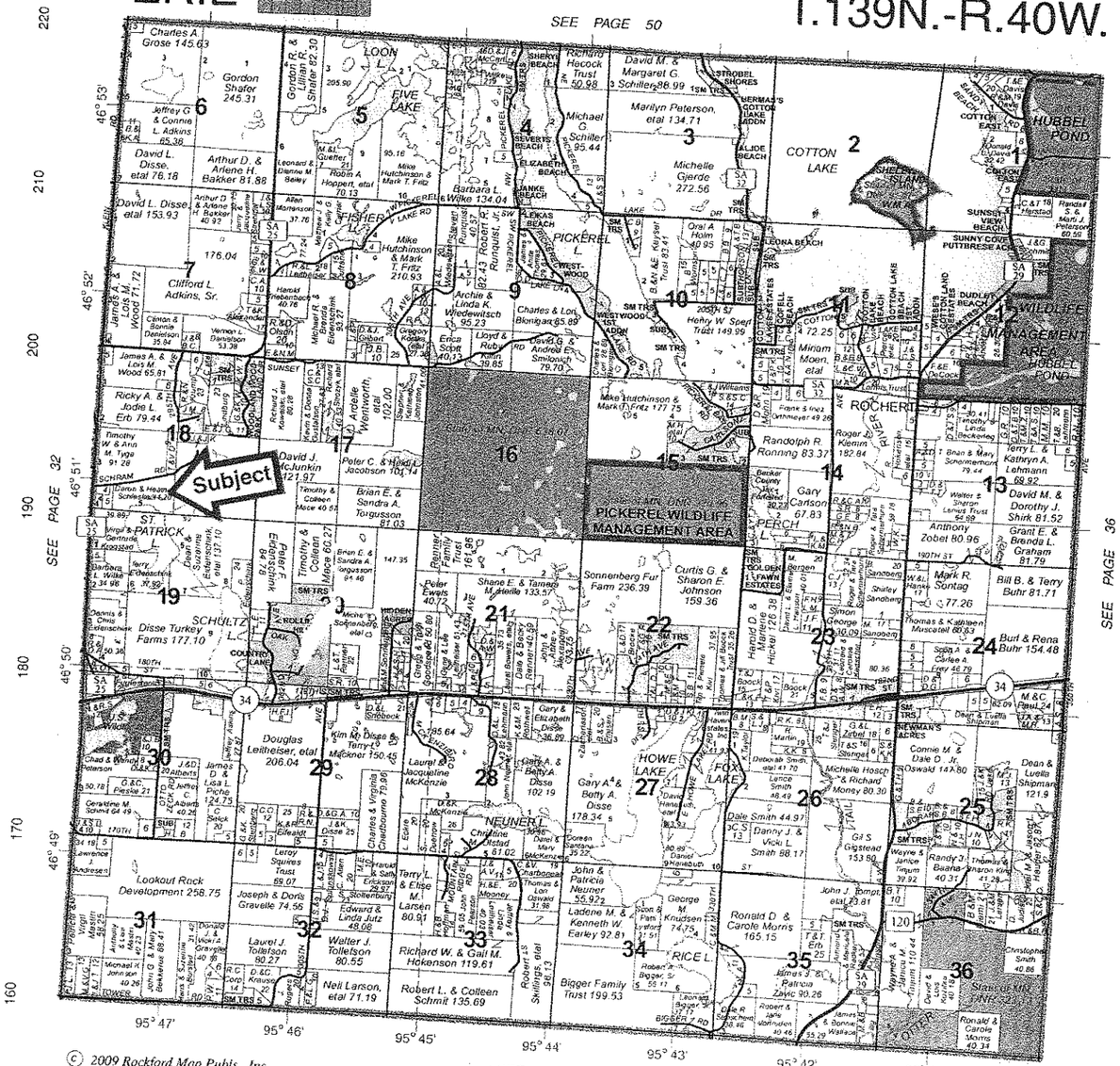
Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

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.

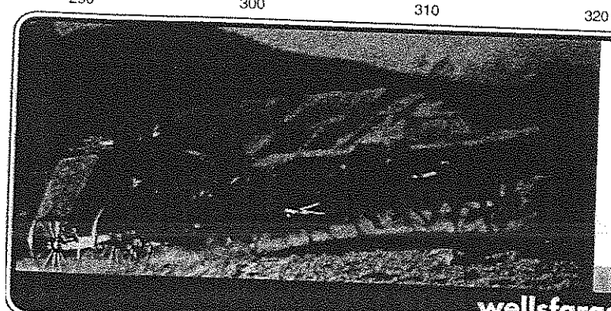
ERIE

T.139N.-R.40W.



© 2009 Rockford Map Publs., Inc.

Becker County, MN



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APP	ZONE / SURVEY
YEAR	
SCANNED	

SUBDIVISION / ZONE CHANGE
BECKER COUNTY
PLANNING & ZONING

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

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

RECEIVED NOV 02 2015 ZONING

Applicant's Name: Daron & Heather Schlueke

Applicant's Address: 29091 Schram Road
DL

Telephone(s): 218-234-7194 **Date of Application:** 11/2/15

Signature of Applicant: Heather C. Schlueke

Parcel ID Number: 100 300 000 **Project Address:** 29091 Schram Road

Legal Description of Project:

SECTION 1

*Zone Change For Existing Parcel Number_____

Current Zoning _____ Requested Zoning _____

SECTION 2

*Certificate Of Survey: Number of Lots 1

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 40.5±

**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 11-2-15 Date Accepted 11/18/15 Authorized Signature [signature]

Application Fee 200 - Notice Fee 80 - Recording Fee _____

Date Paid 11-10-15 Receipt Number 193227-605719

080229000
080235000
19368
100300002
100300004
100300003
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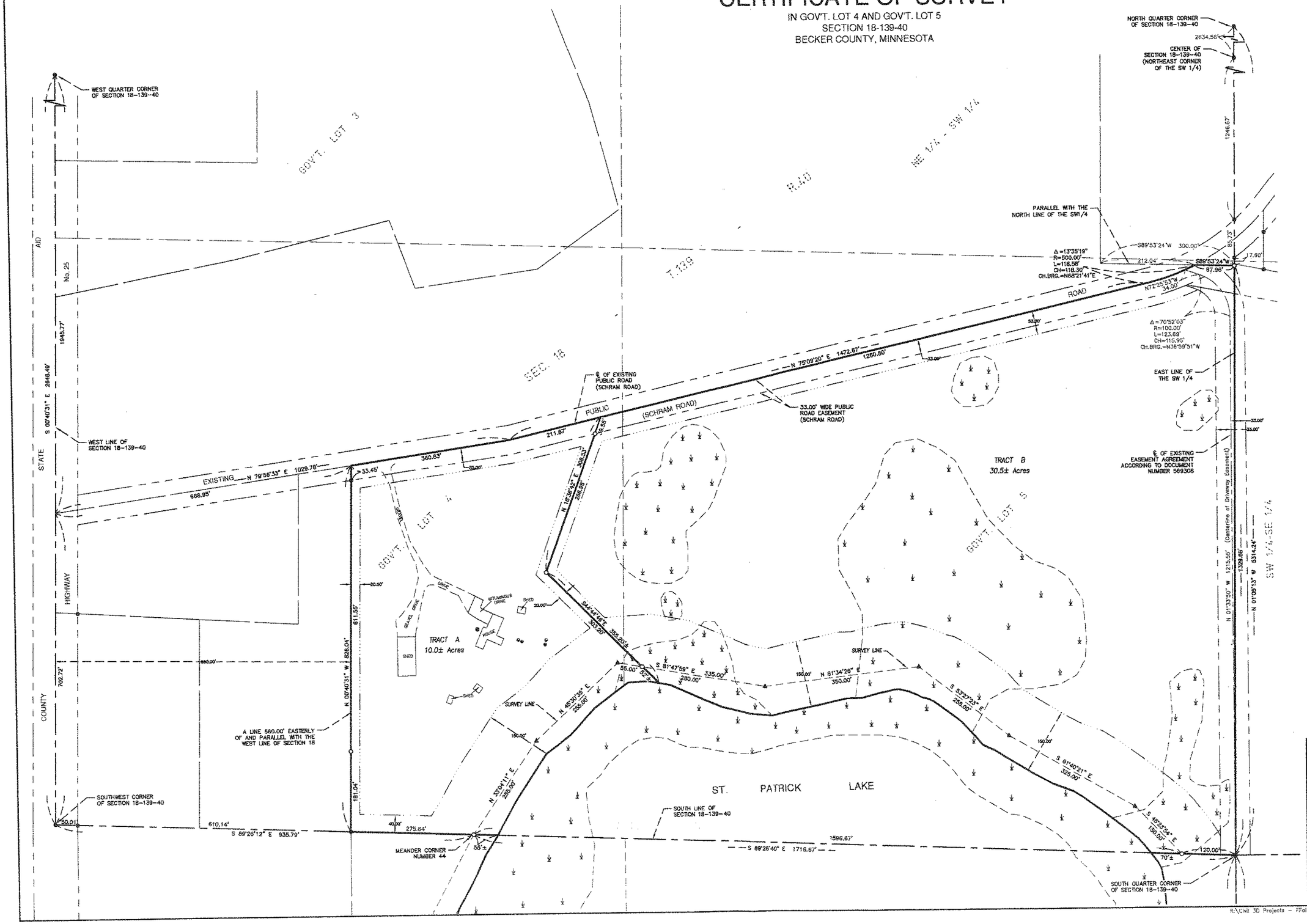
29333
29335
SCHRAM RD
29190
29200
29075
29091
29007
100300005
GOVT LOT 4
GOVT LOT 5
100300000
SW1/4 SE1/4
100298000
19099
100300006
100300001
WATER
St Patrick Lake
19
100307000
100303001
18847
18811
100306000
18755
100310000
100309000
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

CERTIFICATE OF SURVEY

IN GOV'T. LOT 4 AND GOV'T. LOT 5
SECTION 18-139-40
BECKER COUNTY, MINNESOTA



NOTE: WET LANDS AND ST. PATRICK LAKE ARE SHOWN ACCORDING TO THE BECKER COUNTY GIS AERIAL PHOTOS AND FIELD LOCATIONS.

BUILDING SETBACKS:

SIDE LOT LINE = 20'
SCHRAM ROAD CENTERLINE = 78'
REAR LOT LINE = 40'
ST. PATRICK LAKE = 150'

LEGEND

- ● FOUND IRON MONUMENT
- ○ IRON MONUMENT SET AND MARKED WITH LAND SURVEYOR NO. 43807
- ▲ DENOTES NO MONUMENT INPLACE
- DENOTES WET LAND
- DENOTES EXISTING WELL
- DENOTES SEWER RISERS
- DENOTES BUILDING SETBACK LINE

CERTIFICATION

I hereby certify that this survey, specification, 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.

Christopher D Heyer Minnesota License No. 43807

Date Signed: Nov. 6, 2015

BOUNDARY SURVEY

CLIENT:
DARON AND HEATHER SCHLESKE
29091 SCHRAM ROAD
DETROIT LAKES, MN

SURVEYED PROPERTY ADDRESS:
SAME

moore engineering, inc.
Consulting Engineering • Land Surveying
West Fargo, ND • Fergus Falls, MN • Minot, ND
www.mooreengineering.com

DRAWN ON:	11-03-2015	PROJECT NO.
DRAWN BY:	CDH	18873-910
CHECKED BY:	CDH	
PROJECT MANAGER:	CDH	V-101
FIELD BOOK:	-	
PAGE:	-	
LAST DAY ON SITE:	10-29-2015	SHEET 1 OF 1
REVISED:	-	

R:\Civil 3D Projects - FFalls\18873 Schleske\SURVEY\DRAWINGS\18873 Schleske.dwg

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
December 8, 2015 @7:00 PM
3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56502

APPLICANT:
John & Patricia Swiers
28996 Blackberry Rd
Callaway, MN 56521

Project Location: 28996 Blackberry Rd

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Certificate of survey for three tracts of land (Tract A) consisting of 5.9 acres more or less and (Tract B) consisting of 14.8 acres more or less and (Tract C) consisting of 8.0 acres more or less on a Natural Environmental Lake.

LEGAL LAND DESCRIPTION: 320245000 Sugar Bush Township Blackberry Lake
LOT 8, Section 29, TWP 141, Range 40

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.

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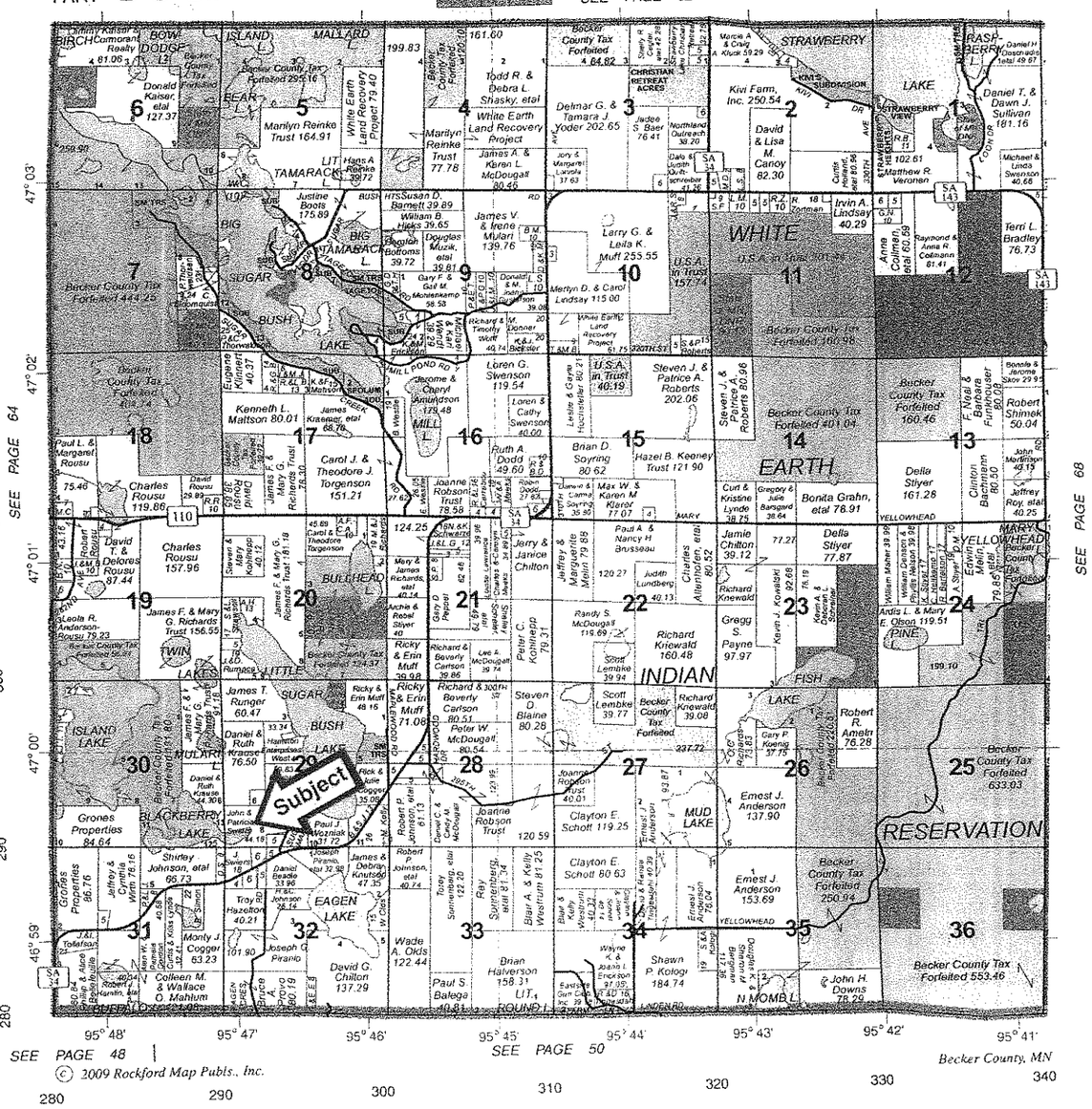
WEST PART **SUGAR BUSH** **T.141N.-R.40W.**



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 (Complete Section 1) __X__ Certificate of Survey (Complete Section 2) _____ Preliminary Plat (Complete Section 3)

RECEIVED
NOV 02 2015
ZONING

Applicant's Name: John & Pat Sviers

Applicant's Address: 28996 Blackberry Road
Callaway, MN 56521

Telephone(s): _____ **Date of Application:** 11-2-15

Signature of Applicant: [signature]

Parcel ID Number: 320 245 000 **Project Address:** 28996 Blackberry Road

Legal Description of Project:
Gov't Lot 8, Section 29-141-40

SECTION 1

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

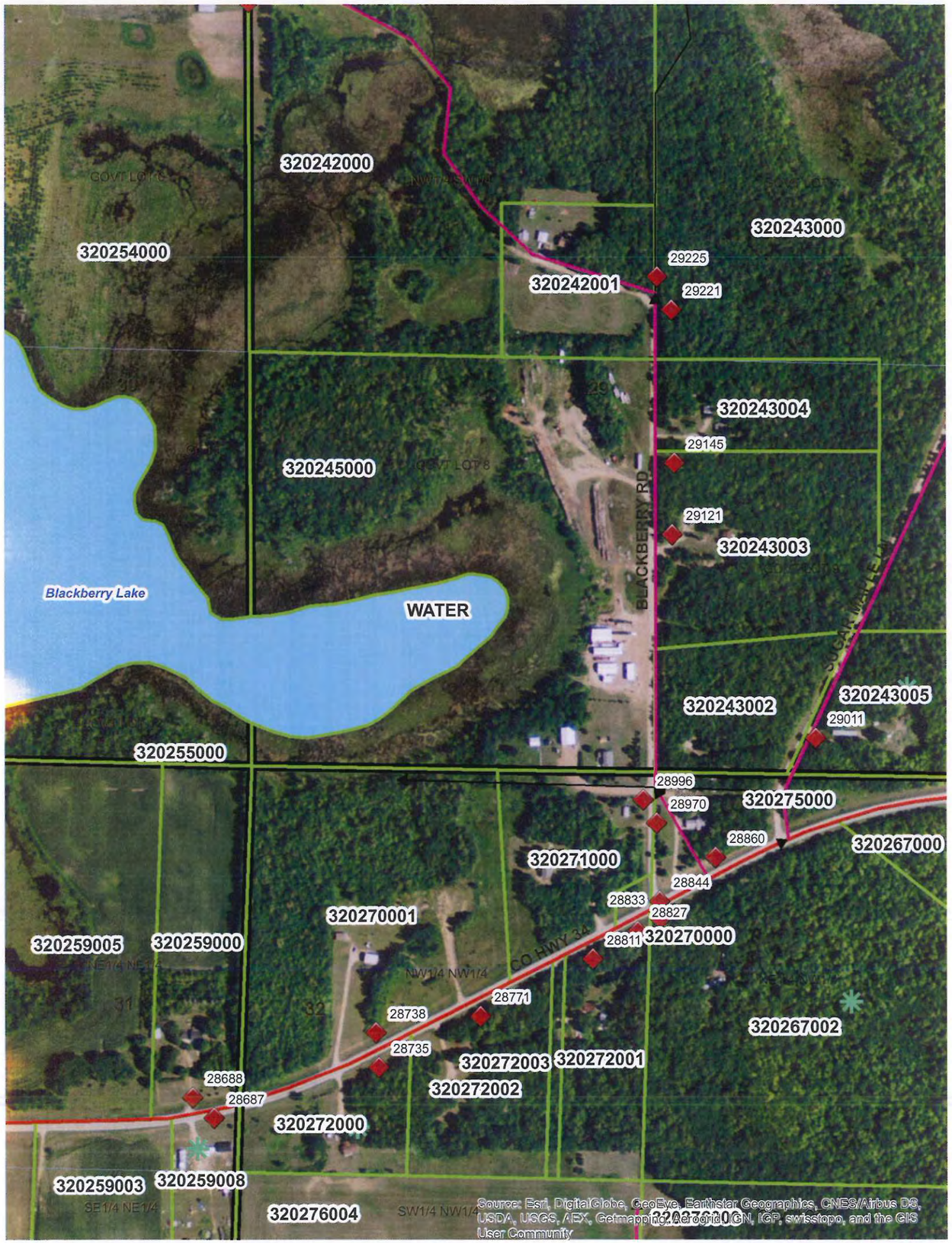
SECTION 2

*Certificate Of Survey: Number of Lots 3
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 29±
**Include a copy of the purchase agreement if applicant is not the owner of the property.

SECTION 3

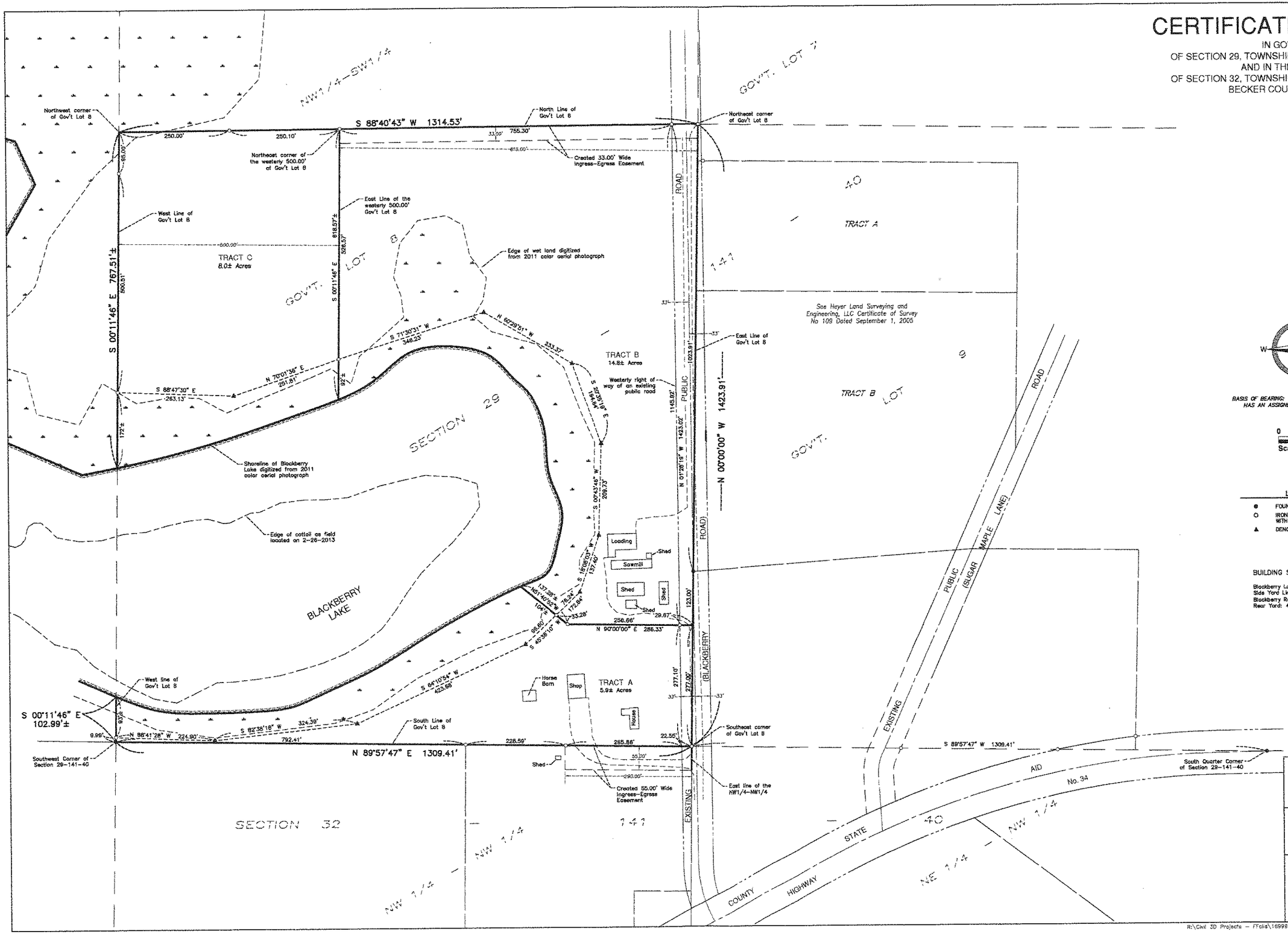
*For Preliminary Plat:
Number of Lots _____
Name of Subdivision _____
Name of Proposed Roads _____
Shoreland (within 1000 ft of lake) _____ Non-shoreland _____
Current Zoning of property _____
Is a change of zone required? _____ yes _____ no
If yes, change from _____ Zone to _____ Zone.
Total acreage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

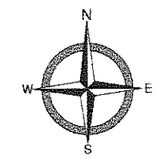
Date Received 11-2-15 Date Accepted 11/18/15 Authorized Signature [signature]
Application Fee 200.00 Notice Fee 114.00 Recording Fee —
Date Paid _____ Receipt Number _____


320242000
320254000
320243000
29225
320242001
29221
320243004
29145
320245000
29121
320243003
BLACKBERRY RD
Blackberry Lake
WATER
320243002
320243005
29011
320255000
28996
28970
320275000
28860
320267000
320271000
28844
28833
28827
320270001
28811
320270000
320259005
320259000
CO HWY 34
28771
28738
320267002
28735
320272003
320272001
28688
320272002
28687
320272000
320259003
320259008
320276004
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

CERTIFICATE OF SURVEY

IN GOV'T. LOT 8
OF SECTION 29, TOWNSHIP 141 NORTH, RANGE 40 WEST
AND IN THE NW1/4-NW1/4
OF SECTION 32, TOWNSHIP 141 NORTH, RANGE 40 WEST
BECKER COUNTY, MINNESOTA





BASIS OF BEARING: THE EAST LINE OF GOV'T LOT 8 HAS AN ASSIGNED BEARING OF N00°00'00"E

0 100
Scale in Feet

LEGEND

- ● FOUND IRON MONUMENT
- ○ IRON MONUMENT SET SND MARKED WITH LAND SURVEYOR NO. 43807
- ▲ DENOTES NO MONUMENT INPLACE

BUILDING SETBACKS:

Blackberry Lake: 150 feet
Side Yard Line: 20 feet
Blackberry Road Right of way: 20 feet (53 feet from centerline)
Rear Yard: 40 feet primary structure, 20 feet accessory structure

CERTIFICATION

I hereby certify that this survey, specification, 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.

Christopher D Heyer, Minnesota License No. 43807

Date Signed: Nov. 6, 2015

BOUNDARY SURVEY

CLIENT:	SURVEYED PROPERTY ADDRESS:
JOHN & PAT SWIERS 28996 BLACKBERRY ROAD CALLAWAY, MN 56521	SAME

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Consulting Engineering - Land Surveying
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www.mooreengineeringinc.com

DRAWN ON:	2-27-2013	PROJECT NO.
DRAWN BY:	DSH	16999-910
CHECKED BY:	CDH	
PROJECT MANAGER:	CDH	
FIELD BOOK:	-	V-101
PAGE:	-	
LAST DAY ON SITE:	2-28-2013	SHEET 1 OF 1
REVISED:	-	

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