



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

****RENOTIFICATION OF TABLED APPLICATION**

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

October 11, 2016 @7:00 PM

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

APPLICANT:

Menno and Rebecca Schmucker
40226 160th Street
Frazee, MN 56544

Project Location: 40226 160th Street

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to install and operate a sawmill to do custom sawing for a pallet building business. The request would include the use of a band sawmill for about 1 load of logs per week with the loading of lumber done with pallet jacks- no loaders. ***This was a tabled application from the September 13th, 2016 Public Hearing.

LEGAL LAND DESCRIPTION: 150316000

Height of Land Township

SW1/4 SW1/4, W1/2 SE1/4 SW1/4, Section 36, 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.**



~ 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): Menno & Rebecca Last name: Schmucker

Mailing Address: 40226 160th St. City, State, Zip Frazee, MN 56544

Phone Number(s): none - Amish Project Address: 40226 160th St.

Parcel number(s) of property: 15-0316 -000 Sect - Twp - Range: Sec 36-139-39

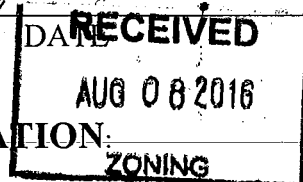
Township Name: Height of Land Legal Description: SW 1/4 of SW 1/4 & W 1/2 of SE 1/4 of SW 1/4. (Site location of proposed project is in W 1/2 of SE 1/4 of SW 1/4.)

REASON FOR CONDITIONAL USE REQUEST: I would like to build a shed (for which the site permit is approved), and install a saw mill to do custom sawing for a pallet building business.

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.

Menno D. Schmucker Rebecca H. Schmucker
SIGNATURE OF APPLICANT

8-1-16



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

8/10/16
DATE

PARCEL	
APP	CUP
YEAR	

BUSINESS PLAN

Name of Business: Schmucker's Mill

Owners of Business: Menno + Rebecca Schmucker

Type of Business: Retail Sales Service Other

Type of Merchandise: Sawing logs into pallet stock

Type of Service: " " " " "

Hours of Operation: normally 8:00 A.M. to 5:00 P.M. occasionally ^{earlier} later

Number of Employees: Self + family

Off - street Parking Plan: large parking area in front of building
12x10, 12x24

Size of Structure to be used for Business: Main part = 40x60 with attachments 14x58

New Structure: yes, with some used material Existing Structure: _____

Signage Plan: none needed

Exterior Lighting Plan: none needed

Environmental Hazards: None

Other Comments: This will be a small family operation.

We will not be hiring outside help. We will be using a hand saw mill, and expect to do about 1 load of logs per week. Loading of lumber will be done with pallet jacks, so there will be no noisy loaders.

Location is on a back country, township road.

Closest neighbor's house approximately 300 yards from proposed building site.

We bought the farm within the last year with plans to put in a saw mill. We did not know we need to get this permit approved. If we can not put in a saw mill, we have no good way to make our payments. We would not have bought the farm, without the plan to put in the saw mill.



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	

Project must be staked out on the lot prior to permit being approved

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
15-0316-000	40226 160th St.		SW 1/4 of SW 1/4 & W 1/2 of SE 1/4 of SW 1/4

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
		Height of Land S	36	139	39

Property Owner	Last Name	First Name	Mailing Address	Phone
Schmucker, Menno D.			40226 160th St.	No Phone
Contractor Name Lic #	Tracy Mnn 50544			

Proposed Project (Check those that apply)

☐ New Dwelling	☐ Addition to Dwelling	☐ Replacement Dwelling*	☐ Mobile/Manfac. Home
☐ Attached Garage	☐ Detached Garage	☒ Storage Structure	☐ Addition to Non-dwelling
☐ Stairway	☐ Deck	☐ Recreational Unit	☐ Water Oriented Structure
☐ Fence	☐ Other	☐ Non Conforming Replacement (identify)	

*Existing Dwelling to be removed prior to

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JUL 15 2016
ZONING

Onsite Water Supply () Deep Well () Shallow Well Well Depth

MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System

Type of System Date of Installation Last Date Certified

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

NA

Lot Information Shoreland () Riparian () Non Riparian Non Shoreland

Lot Area sq ft or 60 A. 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	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		

Ex: Patio	10 x 12	120			
DRIVEWAY	12 x 200	2400	(2) lean to N. side		408
building E-end	14 x 58	812			
building W-end	30 x 80	2400			
Total Impervious Material					6020

Impervious Lot Coverage $\frac{6020 \text{ sq. ft.}}{60 \text{ A.}} = \frac{6020}{60} \times 100 = \text{less than } 1\%$

Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving

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

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

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks () Dwelling _____ ft by _____ ft () Attached Garage _____ ft x _____ ft		Cost of Project \$ _____
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 () Garage _____ ft by _____ ft () Storage Shed <u>14</u> ft x <u>58</u> ft () Fence _____ ft long x _____ high () other _____ ft x _____ ft		Cost of Project \$ <u>6000</u>
Outside Dimension () Addition to existing structure <u>30 x 20 MDs</u> ft x _____ ft () Fence _____ ft x _____ ft		
Setback to Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way <u>200</u> ft	<u>(7240)</u>
Setback to Bluff _____	Type of road <u>gravel-township</u>	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank <u>X</u>	Setback to drainfield <u>X</u>	
Roof Change () Yes () No	Maximum height proposed <u>14'</u> # of Stories <u>1</u>	
Bathroom proposed () Yes <u>X</u> No	Sleeping Quarters proposed () Yes <u>X</u> No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure* () Stairway () Deck () Boathouse () Screen Porch () Gazebo () Storage Structure		Cost of Project \$ _____
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.

Project must be staked out on the lot prior to approval of permit. Project will be staked by (date) 7-15-16.

ASAP - hopefully by

Menno Schmucker
Signature

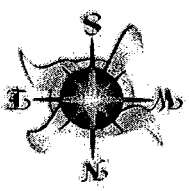
7-11-16

Date

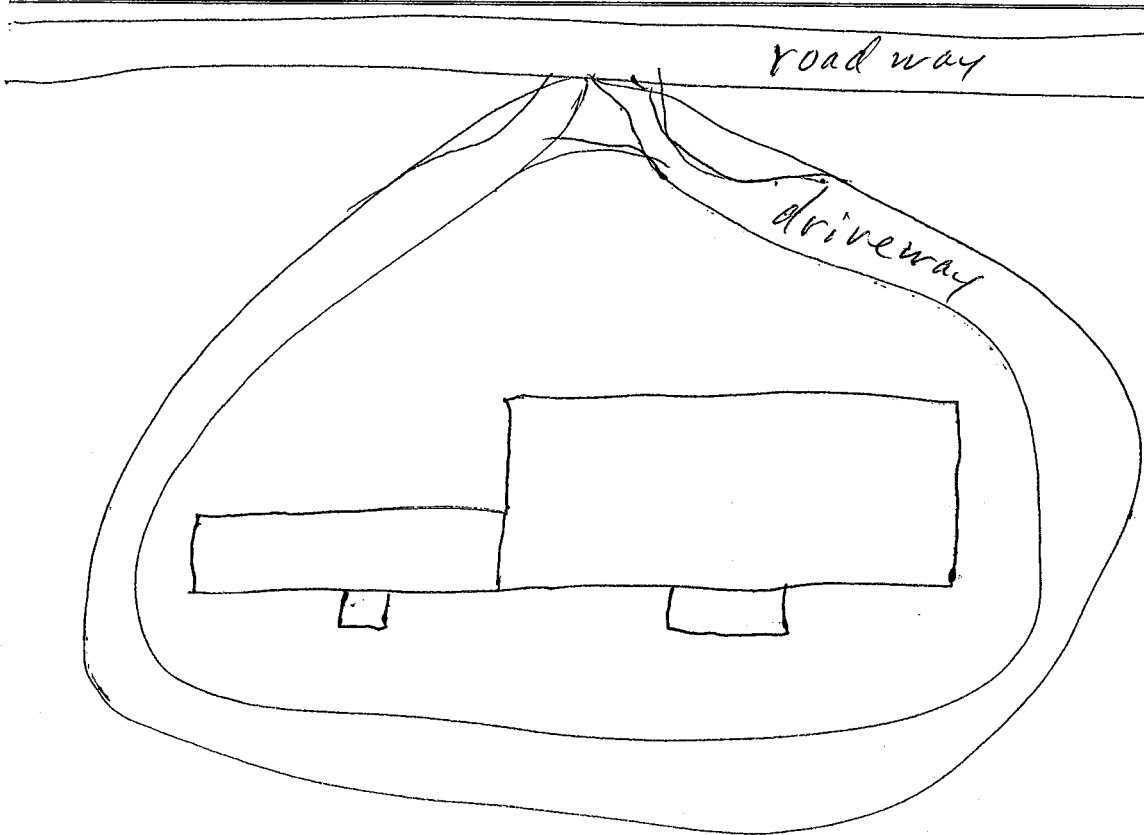
SKETCH OF PROPERTY

1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - Include driveway location.
3. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
4. If proposed project is a detached garage/storage shed that will exceed 1 story, include detailed design.
5. Indicate where erosion control measures will be implemented and indicate storm water drainage pattern and how it will be maintained on the property.

PARCEL	APP	YEAR
	SITE	



This building will be at about the middle of a 4A. field We plan to level off a sandy hill and build on top. There is adequate slope for proper water drainage.



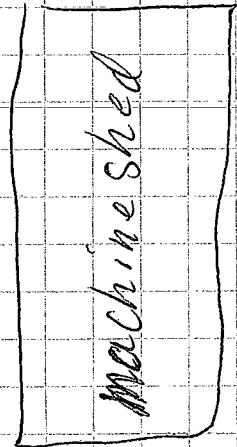
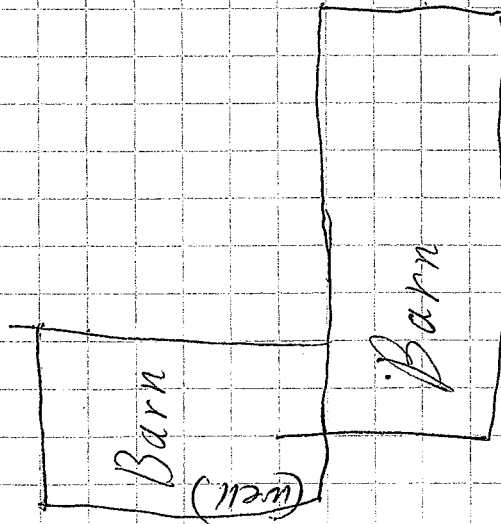
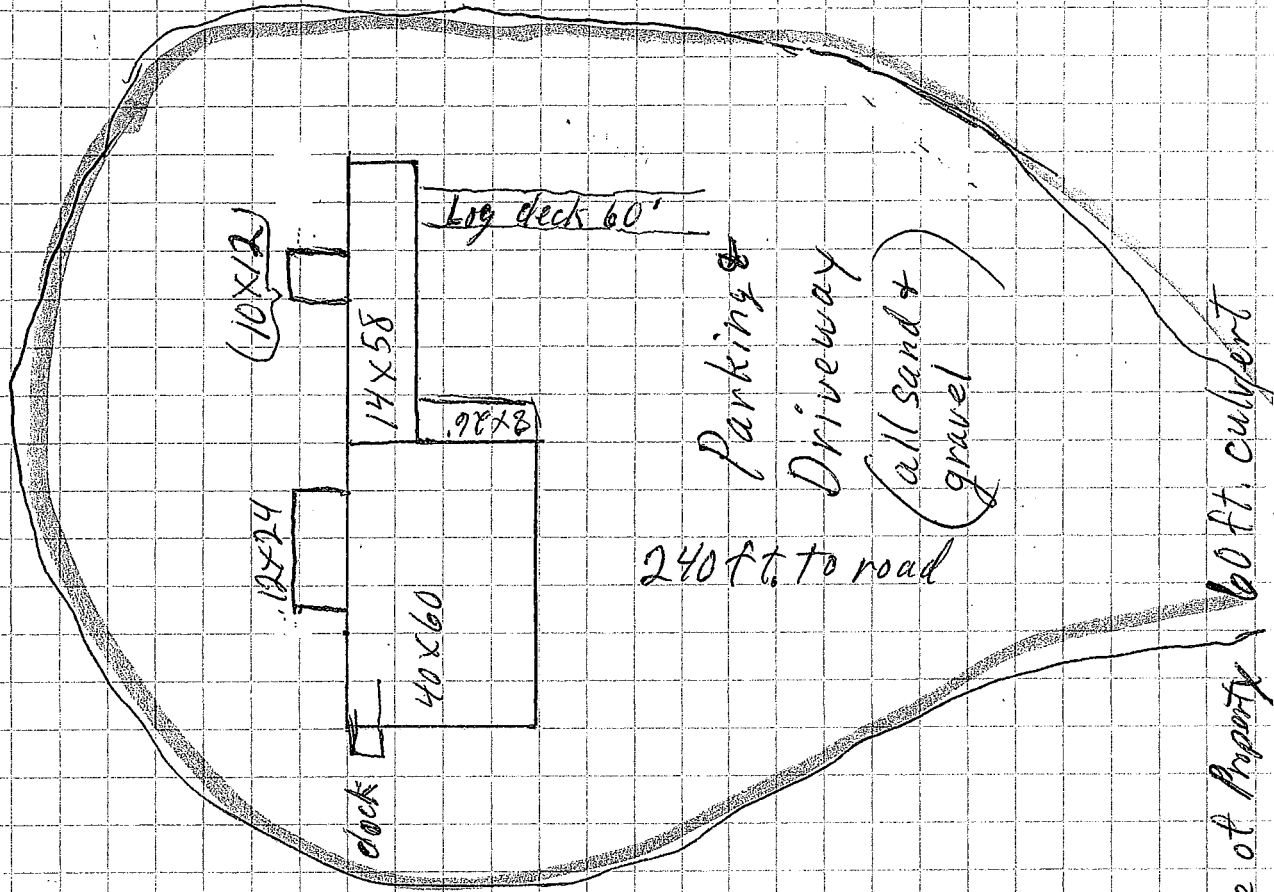
X See Other Drawings

Remember EROSION CONTROL!

Please use best management practices and/or silt fence to control erosion on all projects.

215 ft to E. property line

over 300 yards to
N. property line

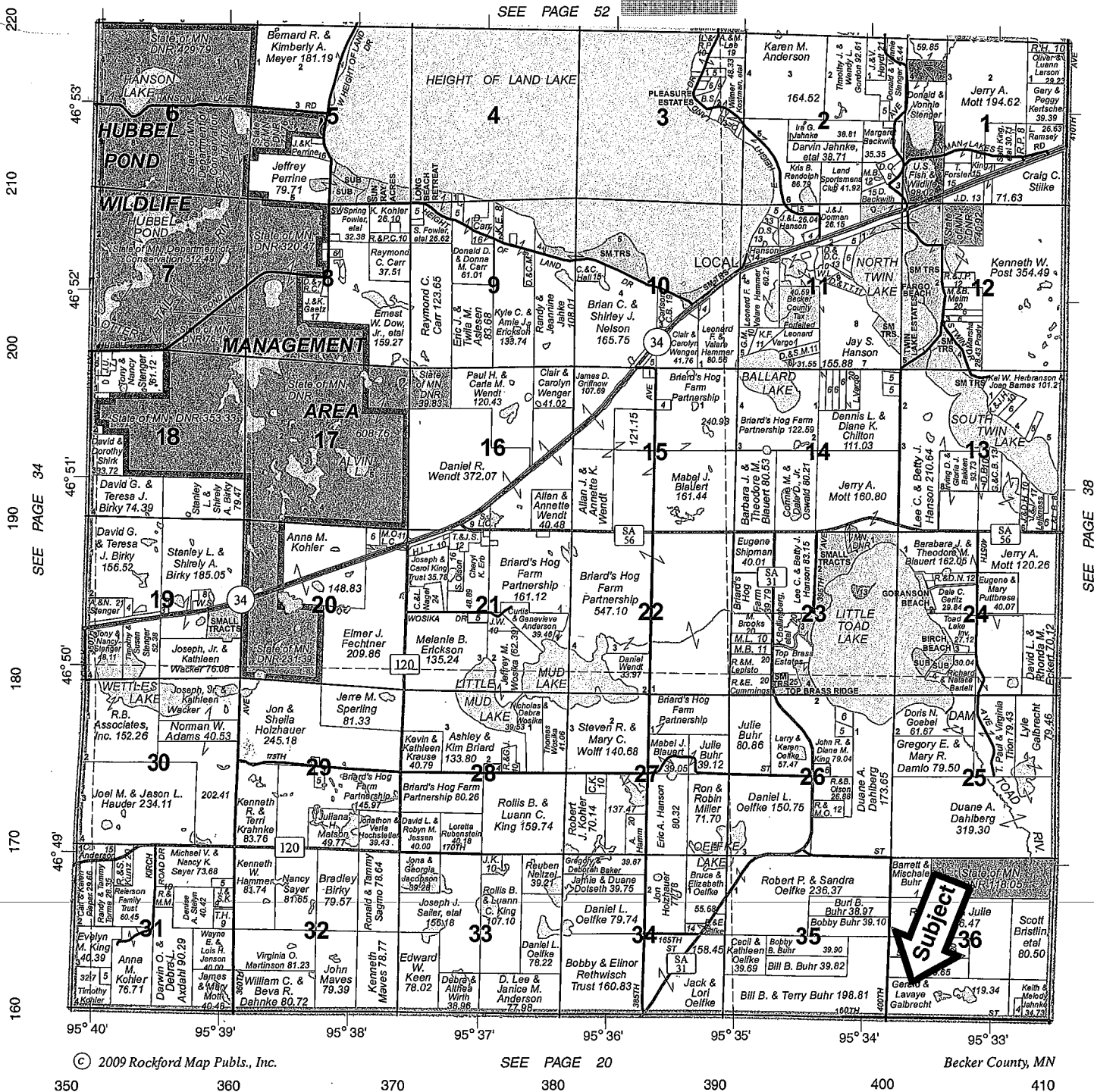


SOUTH
PART

HEIGHT OF LAND

T.139N.-R.39W.

SEE PAGE 52



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SEE PAGE 20

Becker County, MN

ABC Realty

of Detroit Lakes LLC



Gerald Sather
Broker/Owner

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

113 E. North Street • Detroit Lakes, MN 56501





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

15.0316.000

1:7,201

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 11, 2016 @7:00 PM

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

APPLICANT:

James Savig
221 Swann Street
Audubon, MN 56511

Project Location: Co Hwy 11

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Certificate of Survey for three tracts of land with Parcel 1 consisting of 1.36 lot area, Parcel 2 consisting of 1.65 lot area and Parcel 3 consisting of 1.16 lot area with a remainder of 42.79 acres. The request includes a zone change from Agricultural to Residential Zone Change for the smaller created tracts and the remainder tract will remain zoned Agricultural.

LEGAL LAND DESCRIPTION: 020098000 Audubon Township Skaeim Lake
GOVT LOT 6; E1/2 OF GOVT LOT 5 & GOVT LOT 3 S OF RWY LESS PT IN AUDUBON CITY &
5.70 ACRES REF 47.0019.212 AKA .23 ACRE, Section 15, TWP 139, 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.**



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

Applicant's Name: James C. Savig

Applicant's Address: 221. Swan St
Audubon, MN 56511

Telephone(s): 218-439-6534 Date of Application: 7/1/16

Signature of Applicant: James C Savig

Parcel ID Number: 02.0098.000 Project Address: _____

Legal Description of Project:
GOVT Lot 6; E 1/2 of GOVT LOT 5 & GOVT LOT 3 S of Rwy LESS PT IN
AUDUBON CITY & 5.70 ACRES REF 47.0019.212 AKA .73 ACRE

SECTION 1

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

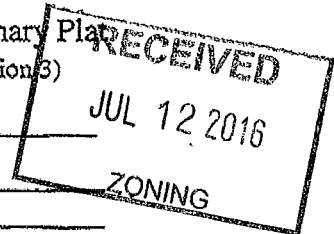
SECTION 2

*Certificate Of Survey: Number of Lots 3
 Shoreland (within 1000 ft of lake) 1/4 Nonshoreland _____
 Current Zoning of property Agricultural
 Is a change of zone required? yes yes _____ no _____
 If yes, change from Ag Zone to Res Zone.
 Total acreage of parcel to be subdivided 1.67 Acres 47.54 ACRES
 **Include a copy of the purchase agreement if applicant is not the owner of the property.

SECTION 3

*For Preliminary Plat:
 Number of Lots 3
 Name of Subdivision _____
 Name of Proposed Roads Existing Becker C.O. 11
 Shoreland (within 1000 ft of lake) _____ Non-shoreland X
 Current Zoning of property Agricultural
 Is a change of zone required? yes yes _____ no _____
 If yes, change from Agriculture Zone to Residential Zone.
 Total acreage of parcel to be subdivided 1.67 Acres 47.54 Acres
 **Include a copy of the purchase agreement if applicant is not the property owner.

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





ENVIRONMENTAL REVIEW
TECHNICAL PANEL (ERTP) APPLICATION
BECKER COUNTY PLANNING & ZONING

915 LAKE AVE, DETROIT LAKES, MN 56302-0787
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	ERTP
YEAR	

The Planning & Zoning Department and the Environmental Review Panel will hold a pre-application meeting with Applicants for Preliminary Plats, Certificates of Survey, Planned Unit Developments and Controlled Access Lots that are riparian (bordering a waterbody) to any Lake, River or Stream to review project plans prior to submitting a formal application to the Planning & Zoning Department.

Prior to the pre-application meeting, an applicant should provide the following information about the project:

1. Contact Name and Phone Number: James Sav, 439-6534
2. Property Owners Name: Same
3. Parcel Number: 2
4. Legal Description: That Part of Government Lot 6
5. Section 15 Township 139 Range 12 West
6. Lake Name: — Lake Classification —
7. Number of Acres in Project: 1.67
8. Length of shoreline in Project: —
9. Number of housing units: 1
10. Other structures (list) 0
11. Number of marina slips: 0
12. Lakeshore, approximate depth of water from shore at... 0
50 feet —, 100 feet —, 200 feet —
13. Are emergent aquatic plants found along shoreline? 0
14. Are significant historic sites or endangered habitats present? 0
15. Is project area suitable for sewage disposal systems? yes
16. Does the site have any wetlands? yes
17. Does the site contain any low areas? NO
18. Are any springs or seeps present? NO
19. Does the site contain any steep slopes? NO Are there any bluffs present? NO
20. Do any parties involved in this application have any ownership interest in, or options on, other properties in the vicinity of the project? —

Brief description of request:

(more information on back)

May 19, 2015

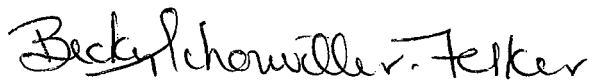
Becker County Planning and Zoning
915 Lake Avenue
Detroit Lakes, MN 56501

RE: Request for Zoning Change

I am writing to inform you that on Monday, May 11th, the Audubon Township board members reviewed James Savig's request for a zoning change involving three parcels located within Audubon Township. The board members do not have any objections to changing the zoning of Parcel #1, Parcel #2, and Parcel #3 South of Viewland Additions from agricultural to residential.

If you have any questions or need additional information, please contact me at 218-439-6525.

Thank you.



Becky Schouviller-Felker
Clerk of Audubon Township

RECEIVED

MAY 22 2015

ZONING

PROPOSED LEGAL DESCRIPTION - PARCEL 1

That part of Government Lot 6 of Section 15, Township 139 North, Range 42 West of the Fifth Principal Meridian, Becker County, Minnesota described as follows:

That part of Government Lot 6 of Section 15, Township 139 North, Range 42 West of the Fifth Principal Meridian, Becker County, Minnesota described as follows:

Beginning at the southwest corner of the plat of View Land Addition to the City of Audubon as recorded in the Book of Plats, Page 32, Office of County Recorder, Becker County, Minnesota; thence South 86 degrees 24 minutes 17 seconds East, on the southerly right-of-way line of GROUSE STREET, according the recorded plat thereof, 280.00 feet; thence South 01 degree 16 minutes 55 seconds West, parallel with the easterly right-of-way line of County Highway 11, a distance of 260.00 feet; thence North 86 degrees 24 minutes 17 seconds West, parallel with said southerly right-of-way line, 280.00 feet to said easterly right-of-way line; thence North 01 degree 16 minutes 55 seconds East, on said easterly right-of-way line, 280.00 feet to the point of beginning.

That part of Government Lot 6 and Government Lot 5, of Section 15, Township 139 North, Range 42 West of the Fifth Principal Meridian, Becker County, Minnesota described as follows:

Commencing at the southwest corner of the plat of View Land Addition to the City of Audubon as recorded in the Book of Plats, Page 32, Office of County Recorder, Becker County, Minnesota; thence South 01 degree 16 minutes 55 seconds West, on the eastern right-of-way line of County Highway 11, a distance of 260.00 feet to the point of beginning; thence South 86 degrees 24 minutes 17 seconds East, parallel with southerly right-of-way of GROUSE STREET, according to the recorded plat thereof, 280.00 feet; thence South 01 degree 16 minutes 55 seconds West parallel with said easterly right-of-way line, 134.05 feet; thence South 31 degrees 47 minutes 39 seconds West, 168.58 feet; thence North 86 degrees 24 minutes 17 seconds West, parallel with said southerly right-of-way line, 194.34 feet to said easterly right-of-way line; thence North 01 degree 16 minutes 55 seconds East, on said easterly right-of-way line 282.74 feet to the point of beginning.

That part of Government Lot 5 of Section 15, Township 139 North, Range 42 West of the Fifth Principal Meridian, Becker County, Minnesota described as follows:

Commencing at southwest corner of said Section 15; thence South 88 degrees 45 minutes 40 seconds East, a distance of 1,369.42 feet to the easterly right-of-way line of County Highway 11 and the point of beginning; thence North 01 degree 16 minutes 55 seconds East, on said easterly right-of-way line, 410.00 feet; thence South 88 degrees 45 minutes 40 seconds East, parallel with said south line, 150.00 feet; thence South 01 degree 16 minutes 55 seconds West, parallel with said easterly right-of-way line, 110.00 feet to said south line; thence North 88 degrees 45 minutes 40 seconds East, on said south line, 410.00 feet to the point of beginning.

●	MONUMENT IN PLACE	_____	APPROXIMATE GOVERNMENT LAND OFFICE (GLO) LAKE EDGE
○	MONUMENT SET	_____	DELINEATED WETLAND EDGE
	(58" REBAR, CAPPED 40827)	_____	
P.O.B.	POINT OF BEGINNING	_____	EXISTING RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT	_____	PROPOSED PROPERTY LINE
	SECTION LINE	_____	DELINEATED WETLAND AREA
	APPROXIMATE CURRENT LAKE EDGE	_____	100' OHWM OFFSET
	APPROXIMATE MN DNR LAKE EDGE	_____	
	SETBACK LINE	_____	

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.

Signature: DANIEL W. SHINNER
Date: 9/13/16 Lic. No. 40827

CERTIFICATE OF SURVEY
PART OF GOV. LOT 5 & 6
SECTION 15, T139N, R42W
BECKER COUNTY
MINNESOTA

Project Number: 13.00875
Date: JUNE 12, 2014
Sheet: 1 of 1

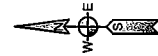
James C. Savig

Becker County, Minnesota

Revision	Date	Description	By
1	9/2/16	Net Acene	GJS
2	8/13/16	Seibacher, Beilstein Area	DWS

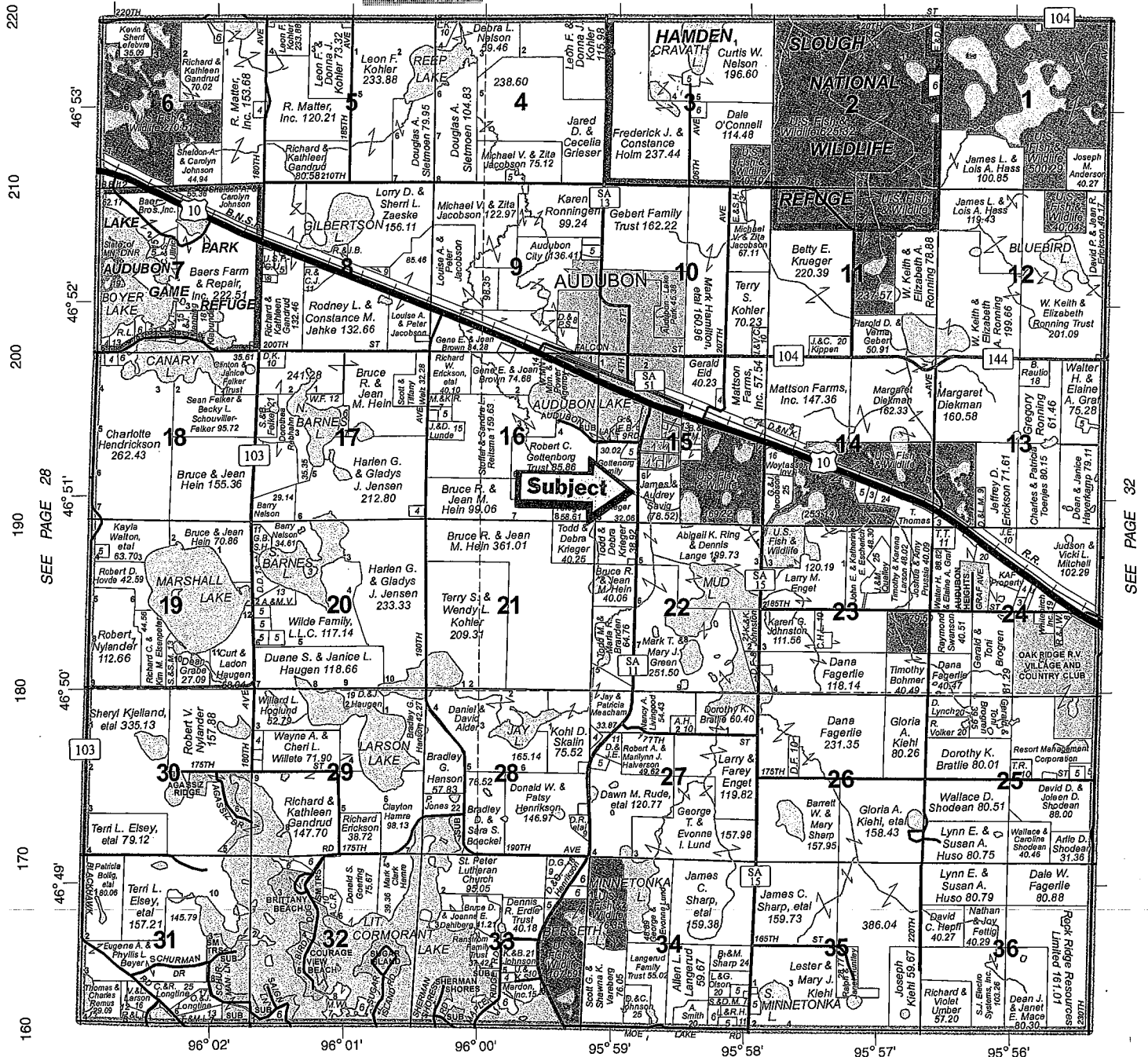
Surveyor's Notes

- Measured hearings based on Becker County Coordinates System.
- Ordinary High Water Mark (OHWM) was determined at a point which any standing water contained within the approximate current lake edge would flow into the existing drainage ditch.
- Approved by Government Land Office (GLO) and NLR.
- OHWM and NLR lake edges shown herein were depicted from rotated and scaled images.
- It is in the surveyors opinion that the hereinbefore described "Parcel 1" and "Parcel 2" may be located on a portion of land previously below the original location of the navigable and non-navigable channels shown herein as "Slough 1" and "Slough 2".



Ultima

Blummark • Detroit Lakes • Fargo • Minneapolis • Sioux Falls
3350 38th Avenue South
Fargo, North Dakota 58104
Phone: 701.237.3211 Fax: 701.237.3181
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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

October 11, 2016 @7:00 PM

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

APPLICANT:

Patrick Balsiger
26900 170th Avenue
Audubon, MN 56511

Project Location: 26900 170th Avenue

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to allow a venue for hosting gatherings, reunions and weddings utilizing an existing barn on 11.57 acres Thursday through Saturday 8am-12am and Sunday 8am-6pm. All food and beverages will be catered in and there will be no kitchen on site.

LEGAL LAND DESCRIPTION: 070059000

Cuba Township

PT NE1/4 OF NE1/4; BEG AT NE COR TH S 618.20', W 638.74', N 357.71', W 238.80', NE 314.55' TO N LN SEC 12, TH E 1090.37' TO POB, Section 12, TWP 140, 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.**



~ 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): Patrick Last name: Balsiger
Mailing Address: 26900 170th Ave City, State, Zip Audubon, MN 56511
Phone Number(s): 218-849-1731 Project Address: 26900 170th Ave Audubon
Parcel number(s) of property: 00 070059000 Sect - Twp - Range: 12, 140, 043

Township Name: Cuba Legal Description: PT NE 1/4 of NE 1/4; BEG at NE Corn S 618.20', W 638.74', N 357.71', W 238.80', NE 314.55 to N LN Sec 12, TH E 1090.37' to Pub

REASON FOR CONDITIONAL USE REQUEST: Venue and specializing in Weddings

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

9/6/2016
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

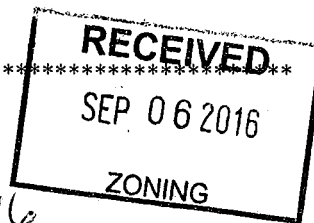
If yes, after the fact application fee is an additional \$600.00.

Office Use Only

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

[Signature]
SIGNATURE - ZONING ADMINISTRATOR

Technician



9/20/16
DATE

PARCEL	
APP	CUP
YEAR	

BUSINESS PLAN

Name of Business: B's Barn LLC

Owners of Business: Patrick Bobige

Type of Business: Retail Sales Service Other

Type of Merchandise: _____

Type of Service: A venue for hosting gatherings, reunions and weddings

Hours of Operation: Thursday - Saturday 8:00 am - 12:00 am Sunday 8:00 am - 6:00 PM

Number of Employees: 3

Off - street Parking Plan: Large grass areas

Size of Structure to be used for Business: Barn 40x 60

New Structure: _____ Existing Structure: Barn

Signage Plan: Metal signs Placed at the End of driveway, also on adjacent Rds

Exterior Lighting Plan: Yard lights

Environmental Hazards: None

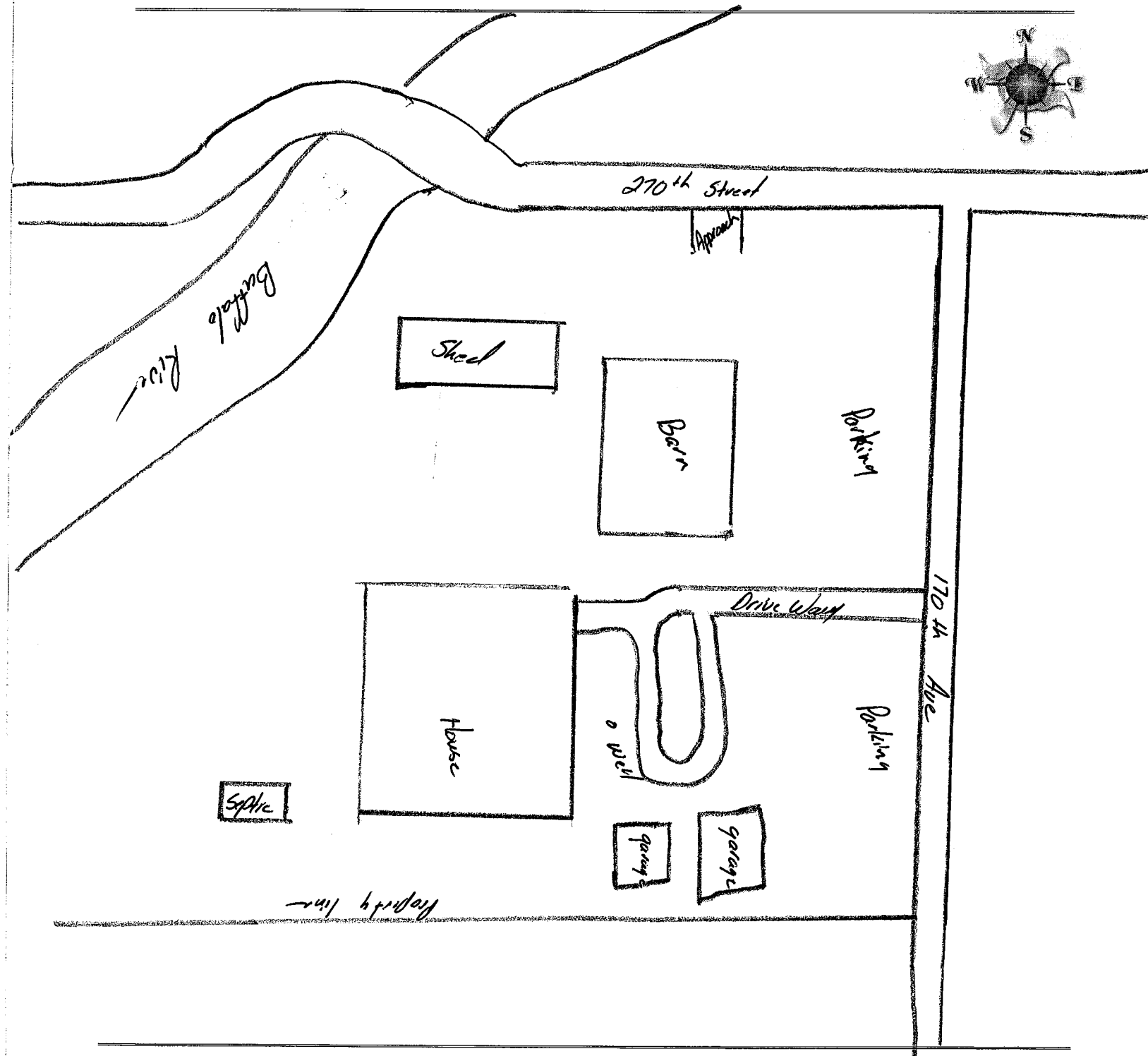
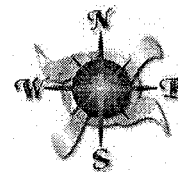
Other Comments: Metal Signs at the End of the drive way will be lighted. Parking Area will be 3 Acres of grass lots. Bathrooms will be portable restroom trailers at the start. Bathrooms will be incorporated into the barn later. The barn will not have a kitchen. All food and beverages must be Catered in.

11.57 acres

SKETCH OF PROPERTY

1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - **Include driveway location.**
3. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
4. If proposed project is a detached garage/storage shed that *will exceed 1 story*, include detailed design.

PARCEL	
APP	SITE
YEAR	



Remember EROSION CONTROL!

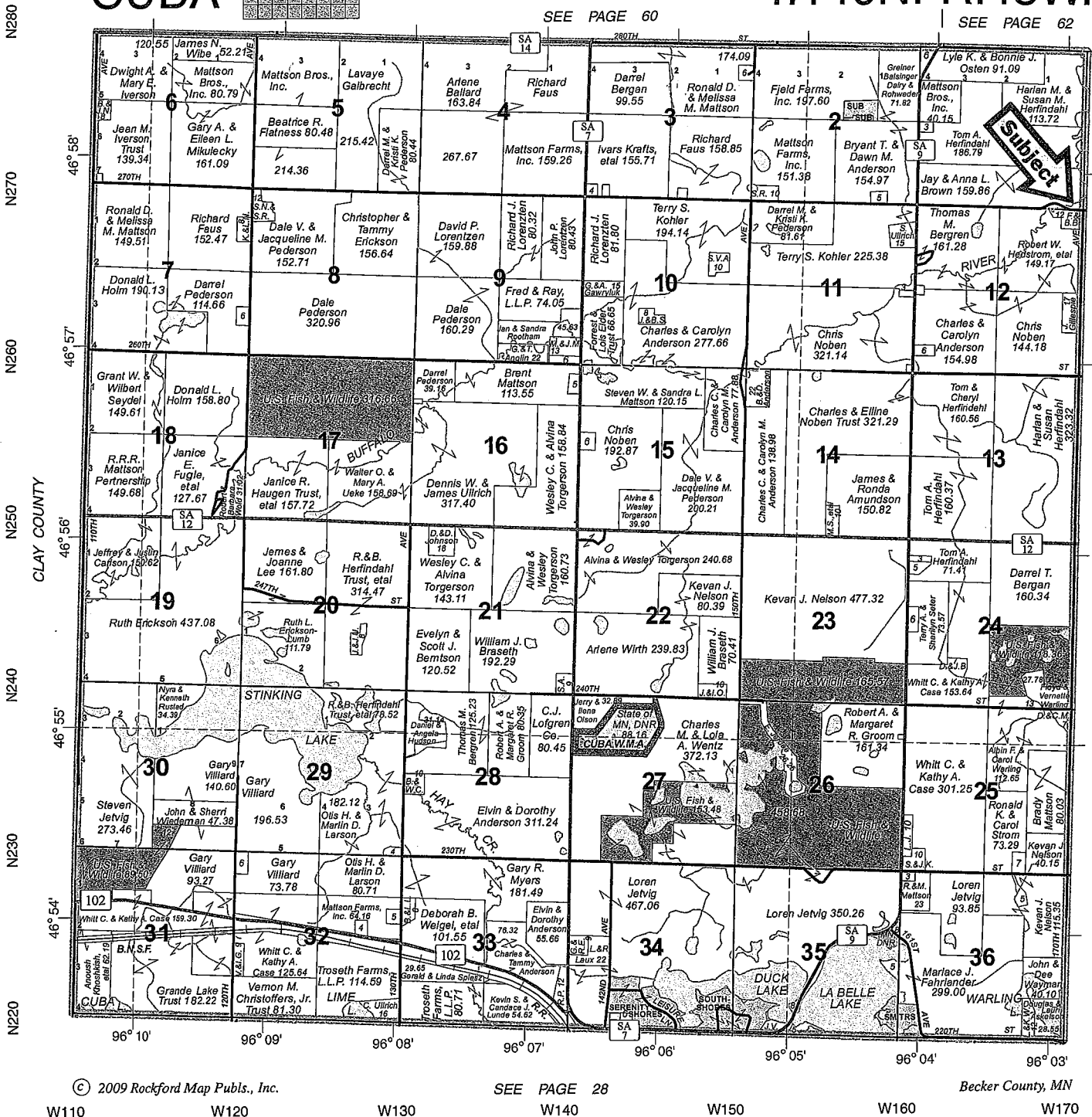
Please use best management practices and/or silt fence to control erosion on all projects.

CUBA

T.140N.-R.43W.

SEE PAGE 60

SEE PAGE 62



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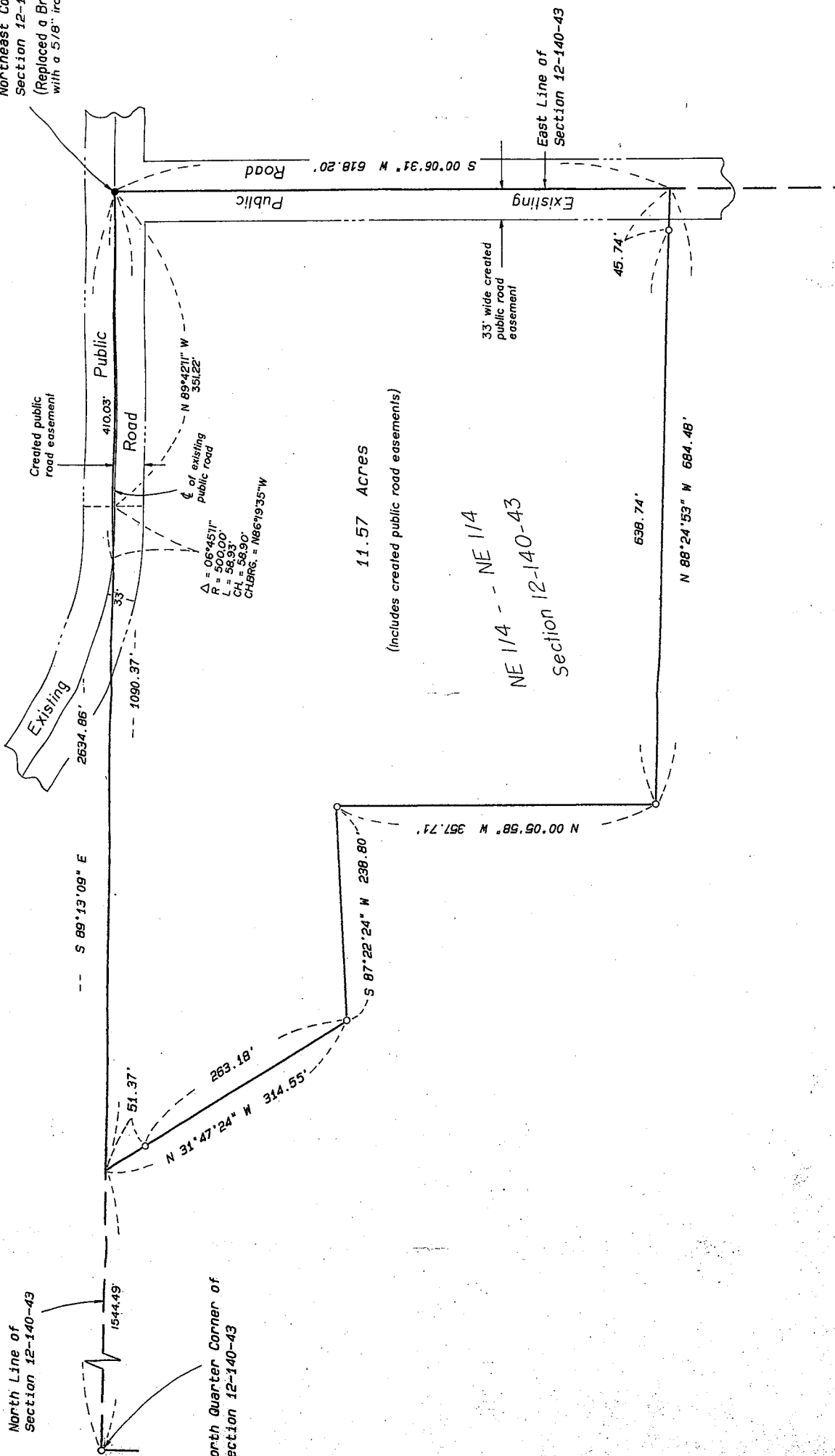
Office: 218-847-3281
Mobile: 218-849-2822
Fax: 218-847-0318

Website: www.foltzbuilding.com

Northeast Corner
Section 12-140-4
(Replaced a Bridge
with a 5/8" iron)

North Line of
Section 12-140-43

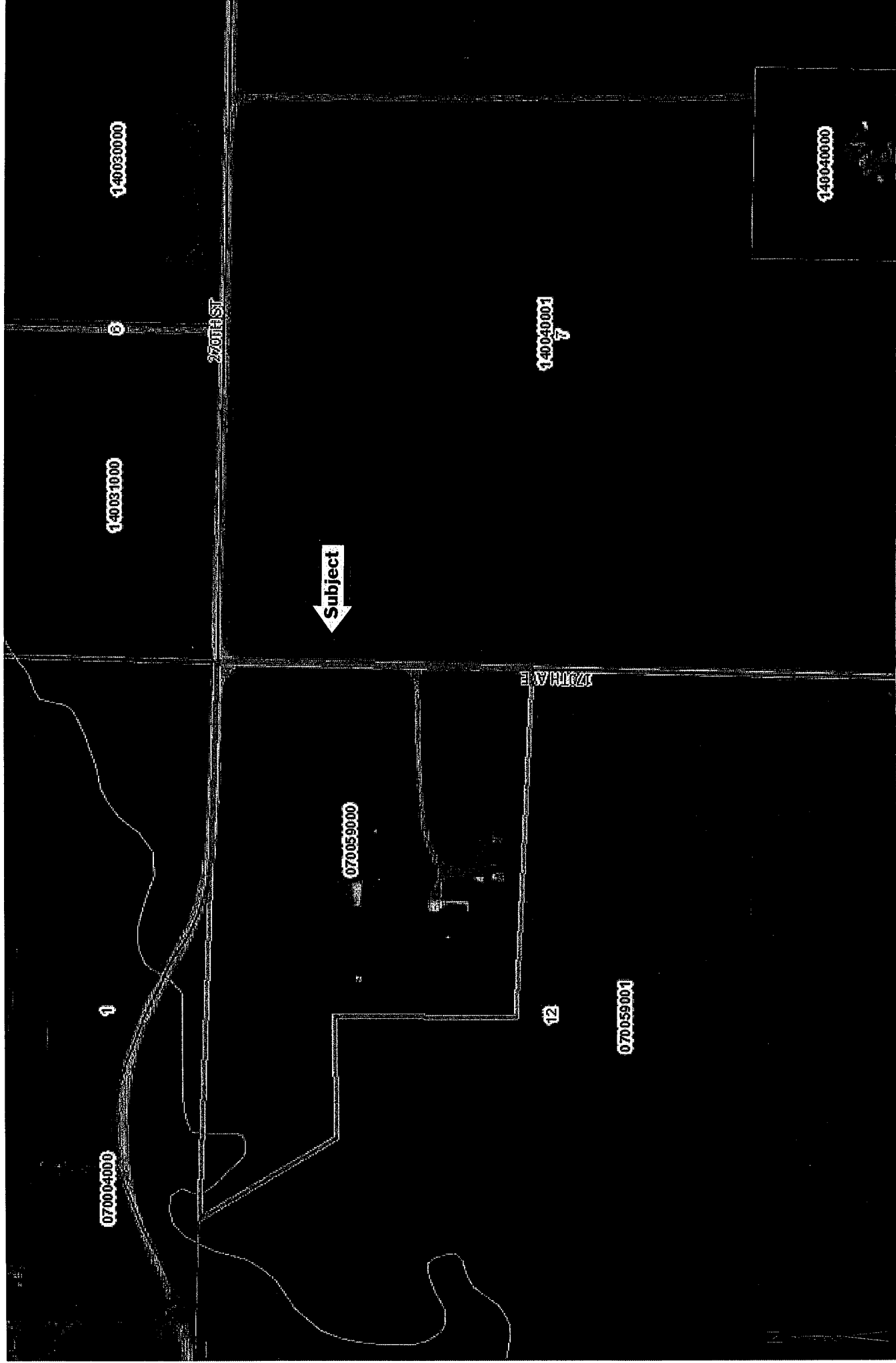
North Quarter Corner of
Section 12-140-43



11.57 ACRES

(Includes created public road easements)

NE 1/4 - NE 1/4
Section 12-140-43



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

Becker County



1:2,995

Date: 9/27/2016

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