



# COUNTY OF BECKER

## Planning and Zoning

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

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### PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

February 14, 2017 @7:00 PM

**3<sup>rd</sup> Floor Jury Assembly Room New Addition-Becker County Courthouse**  
Detroit Lakes, MN. 56502

**APPLICANT:**  
Bruce Thompson  
1008 5th street  
Fargo, ND 58102

**Project Location:** 31350 Wilkinson Lane

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use permit to install a retaining wall built around lake house to control drainage into lake and a request a Conditional Use permit to rent property occasionally.

**LEGAL LAND DESCRIPTION:** 200256000 Maple Grove White Earth  
10-142-040 PT GOVT LOT 3: BEG NW COR TH E 250', S 300', W TO WHITE EARTH LK, Section 10,  
TWP 142, 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](mailto:zoning@co.becker.mn.us)**

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

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

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance.

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

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# CONDITIONAL USE PERMIT APPLICATION

**What is a Conditional Use?** A conditional use is a land use or development that would not be appropriate generally but may be allowed with appropriate controls upon a finding that certain conditions as detailed in the County Zoning Ordinance exist.

**When is a Conditional Use Necessary?** A conditional use is necessary when a landowner wishes to use his/her property in a way that may affect the public through increased use, appearance, hours of operation, lighting, environmental hazards, etc. Some examples of conditional uses are: non-residential storage buildings, home occupations, duplexes, etc.

**Who decides if I will get a Conditional Use Permit?** The decision is made by the Becker County Board of Commissioners, based on the recommendations of the Planning Commission. No conditional use shall be recommended by the Planning Commission or granted by the Board of County Commissioners unless the Commission or Board find:

- The conditional use will not harm the use and enjoyment of other property or diminish or impair values of immediate vicinity;
- The conditional use will not impede the normal, orderly development and improvement of surrounding vacant land;
- That adequate utilities, roadways, off-street parking and loading are provided;
- That adequate measures have been taken to prevent or control offensive odor, fumes, dust, noise, and vibrations, so none of these will constitute a nuisance;
- That soil erosion will be prevented;
- That visibility of structures and facilities as viewed from public waters will be limited.

RECEIVED

DEC 16 2016

ZONING

**When will my Conditional Use Permit be decided?** The Planning Commission meets ~~once a month~~ to hear applications, with their recommendation forwarded to the County Board of Commissioners the following week for final action. Applications must be received by the Zoning Office one-month prior to the scheduled hearing date to be processed. A list of hearing dates and application cut off dates are enclosed.

## **What information is needed for a Conditional Use Permit?**

A completed conditional use permit application consists of the following information:

- ✓ A completed application form with signatures of all owners and a brief description of the project, to include hours of operation, parking, business plan, erosion control measures, traffic control;  
Example: Craft shop to be located in our garage, which is 24 ft by 24 ft. Shop will be open Friday through Sunday, 9:00 a.m. to 6:00 p.m. Employees will be family members only. Parking will be located on the one-acre open area North of the garage, which is 200 feet from the Township Road.
- ✓ A detailed site plan, drawn to scale on grid or graph paper, with existing structures, proposed projects, location of wells and septic systems, with all dimensions and distances shown; dimensions and distances for any impervious surface (example attached):
- ✓ Description of site location, such as a surveyed description of the site or general description such as 1000 ft. east & west in the southwest corner or a 500 foot strip parallel to the road.
- ✓ A copy of a Certificate of Compliance for the septic system or a site evaluation for the upgrading of the present system.
- ✓ Complete legal description of the property with parcel number and 911 address (legal description can be found on the abstract or obtained from the County Recorder's Office; parcel number can be found on the tax statement);
- ✓ Proof of ownership (tax statement or purchase agreement);
- ✓ Minimum application fee of \$326.00 for a Conditional Use in a Residential or Agricultural Zone; \$426.00 for a Conditional Use in a Commercial or Industrial Zone.



**~ 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): Bruce Thompson Last name: Thompson  
Mailing Address: 1008 5th + Betty Street City, State, Zip Fargo, ND 58102  
Phone Number(s): 701-367-2352 Project Address: 31350 Wilkinson Lane  
Parcel number(s) of property: 20.0256.000 Sect - Twp - Range: 1.6 - 10 - 142?  
Township Name: \_\_\_\_\_ Legal Description: Beg Gov. Lot 3 10-142-040  
Beg NW COR THE 250', 300' W to White Earth LK, NELY AL TO POB  
REF 20.0256.000 IN 2012

REASON FOR CONDITIONAL USE REQUEST: Rent property  
occasionally (Vaction Rental by Owner) and  
approval of retaining wall built around bankhouse to  
control drainage into lake

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.

Bruce E. Thompson  
SIGNATURE OF APPLICANT

11/28/16  
DATE

**OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:**

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

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

\_\_\_\_\_  
SIGNATURE -- ZONING ADMINISTRATOR

\_\_\_\_\_  
DATE

PARCEL	
APP	CUP
YEAR	

# BUSINESS PLAN

Name of Business: Vacation Rental by Owner

Owners of Business: Bruce + Beth Thompson

Type of Business:      Retail Sales      Service      Other

Type of Merchandise: —

Type of Service: —

Hours of Operation: —

Number of Employees: —

Off - street Parking Plan: —

Size of Structure to be used for Business: —

New Structure: —      Existing Structure: Cabin, and bunk house

Signage Plan: —

Exterior Lighting Plan: —

Environmental Hazards: —

Other Comments: Rent occasionally when we are not  
able to be at lake. Rent to Families,

Please answer the following questions as they relate to your specific CUP request:

1. **Affect on surrounding property.** That the conditional use will not harm the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

NO central property only when we are not using 10 days last year, sharing road

2. **Affect on orderly, consistent development.** That establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

NO, lake home renting

3. **Adequate facilities.** That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

yes

4. **Adequate parking.** That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

yes

5. **Not a nuisance.** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

yes, NOT a nuisance

6. **Additional criteria for shoreland areas.** In Shoreland areas, it shall be found that adequate measures have been or will be taken to assure that:

- a. **Pollution.** Soil erosion or other possible pollution of public waters will be prevented, both during and after construction;

NO construction

- b. **View from public waters.** That the visibility of structures and other facilities as viewed from public waters will be limited;

- c. **Adequate utilities.** That the site is adequate for water supply and on-site sewage treatment; and

yes

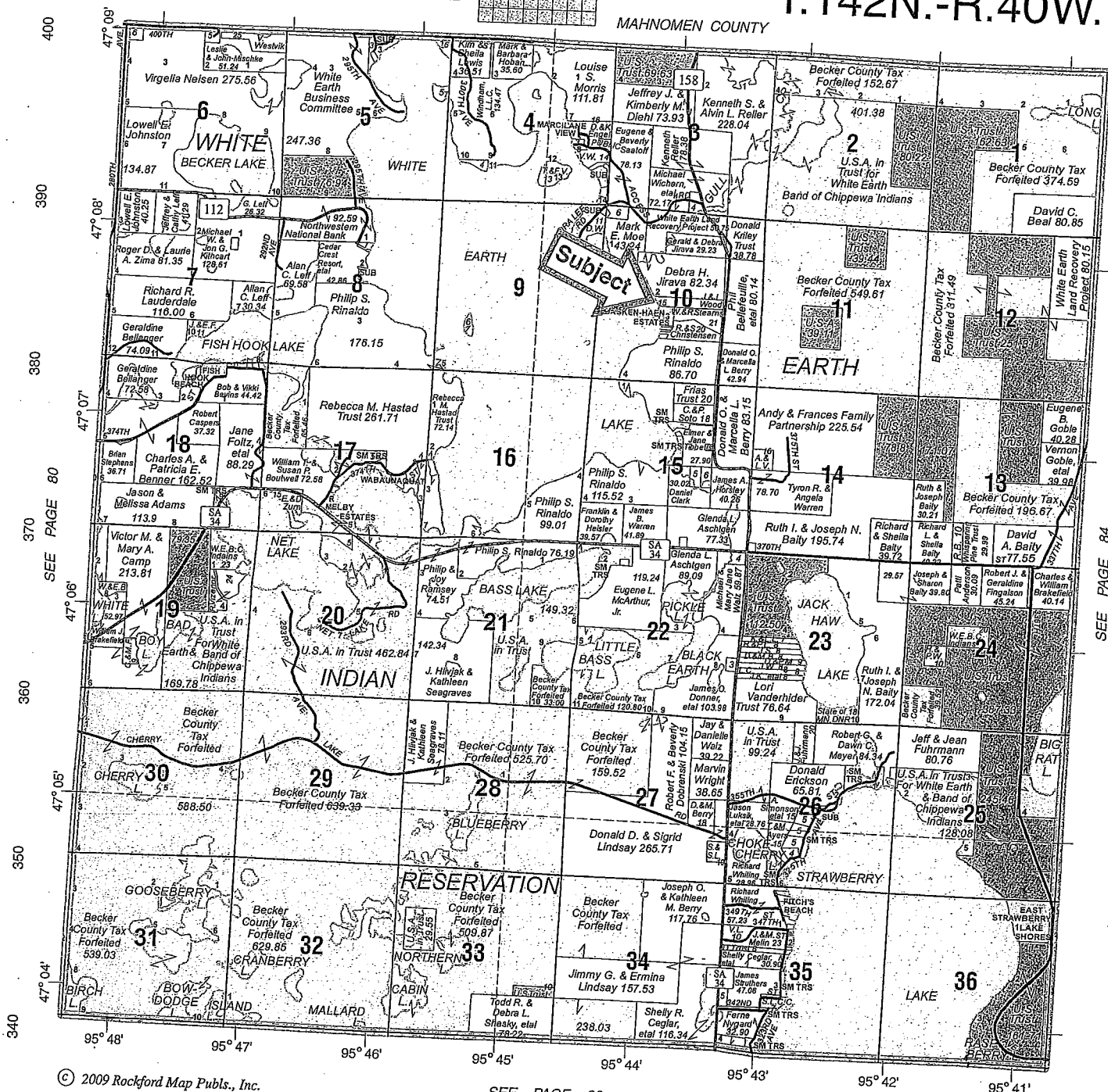
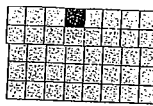
- d. **Watercraft.** That the types, uses, and number of watercrafts that the project will generate can be safely accommodated.

yes









280 290 300 310 320 330 340 SEE PAGE 66 SEE PAGE 84



## AGGREGATE INDUSTRIES

(218) 236-9640

Ready-Mix Concrete • Sand & Gravel • Concrete Blocks • Septic Tanks • Asphalt Paving • Excavating

Minnesota Plants:

Fergus Falls • Hawley • Moorhead  
Ottertail • Park Rapids • Pelican Rapids • Walker

North Dakota Plants:

Libson • Gwinner • Casselton • Fargo • Oakes • Hillsboro  
Carrington • Wahpeton • Jamestown • Valley City • Edgeley

Business Office: 2410 8th Street South • P.O. Box 1036 • Moorhead, MN 56561-1036



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**3<sup>rd</sup> Floor Jury Assembly Room New Addition-Becker County Courthouse**  
Detroit Lakes, MN. 56502

APPLICANT:  
Kyle R. Hertell  
15563 490th Avenue  
Menahga, MN 56464

Project Location: 15563 490th Ave.,

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to open a gunshop with gunsmithing and a fire arms manufacturing shop.

LEGAL LAND DESCRIPTION: 310031000 Spruce Grove  
W1/2 of NW1/4, Section 04, TWP 138, Range 37

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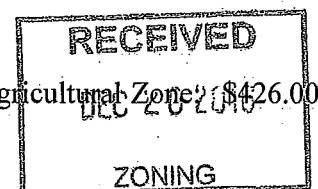
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~ CONDITIONAL USE APPLICATION ~

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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): Kyle Last name: Hertell  
Mailing Address: 15563 490th Ave City, State, Zip Menahga MN 56464  
Phone Number(s): 218-849-8323 Project Address: 15563 490th Ave Menahga MN 56464  
Parcel number(s) of property: 31.00 31.000 Sect - Twp - Range: 80. Sect 04 Twp. 138 Range 037  
Township Name: Spruce Grove Legal Description: Ag Hstcl  
W 1/2 of NW 1/4

REASON FOR CONDITIONAL USE REQUEST: Opening a gunshop,  
gun smithing, and fire arms manufacturing shop.

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.

Kyle Hertell 12-17-16  
SIGNATURE OF APPLICANT 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.
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\*\*\*\*\*  
Office Use Only

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

\_\_\_\_\_  
SIGNATURE - ZONING ADMINISTRATOR DATE





Please answer the following questions as they relate to your specific CUP request:

1. **Affect on surrounding property.** That the conditional use will not harm the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

N/A will be indoors

2. **Affect on orderly, consistent development.** That establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

N/A proposed building won't impede development in the area

3. **Adequate facilities.** That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

N/A roads currently exist

4. **Adequate parking.** That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

yes

5. **Not a nuisance.** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

N/A as stated work will be indoors neighbors are far away.

6. **Additional criteria for shoreland areas.** In Shoreland areas, it shall be found that adequate measures have been or will be taken to assure that:

KH

- a. **Pollution.** Soil erosion or other possible pollution of public waters will be prevented, both during and after construction;

N/A

- b. **View from public waters.** That the visibility of structures and other facilities as viewed from public waters will be limited;

N/A

- c. **Adequate utilities.** That the site is adequate for water supply and on-site sewage treatment; and

At yes

- d. **Watercraft.** That the types, uses, and number of watercrafts that the project will generate can be safely accommodated.

N/A

486358

**CERTIFICATE OF REAL  
ESTATE VALUE FILED # 759**

No delinquent taxes and transfer entered

this 17<sup>th</sup> day of Sept. 20, 02

Keith M. Brekken

County Auditor, Becker Co

By [Signature] Deputy

31-0031-000

BECKER COUNTY RECORDER-STATE OF MN

Document No. 486358

Date SEP 17 2002 3:00 P.M.

I hereby certify that the within instrument  
was recorded in the office of Becker  
County Recorder.

m m Martinson

County Recorder [Signature] Deputy.

BECKER COUNTY RECORDER

Well Certificate Received SEP 17 2002

m m Martinson

Dpty [Signature] Co. Recorder

(Reserved for recording data)

**Form No. 1-M-WARRANTY DEED**

Individual(s) to Individual(s)

STATE DEED TAX DUE HEREON: \$ 264.00

Date: September, 9, 2002

FOR VALUABLE CONSIDERATION, Roger Karvonen and Lucy Karvonen,

Husband and Wife,

, Grantor(s),

(marital status)

hereby convey(s) and warrant(s) to Kyle R. Hertell

, Grantee(s),

real property in Becker County, Minnesota, described as follows:

Government Lot Numbered Four (4) and the Southwest Quarter of the Northwest  
Quarter (SW ¼ NW ¼) of Section Four (4), Township One Hundred Thirty-eight  
(138) North of Range Thirty-seven (37) West of the Fifth Principal Meridian in  
Becker County, Minnesota.

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

a. Easements, restrictions and reservations of record, if any;

SEP 17 2002

RECEIPT # 329241

BECKER COUNTY  
DEED TAX

AMT. PD. \$ 264.00  
BECKER COUNTY TREASURER

chg  
✓ paid  
✓ well  
non / std  
extra

b. Well Disclosure:

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

Affix Deed Tax Stamp Here

Roger Karvonen

Roger Karvonen

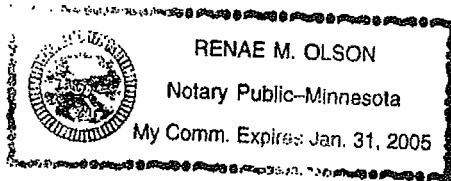
Lucy Karvonen

Lucy Karvonen

STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF Hubbard )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of September,  
2002, by Roger Karvonen and Lucy Karvonen,  
Husband and Wife, Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)



Renee M Olson  
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

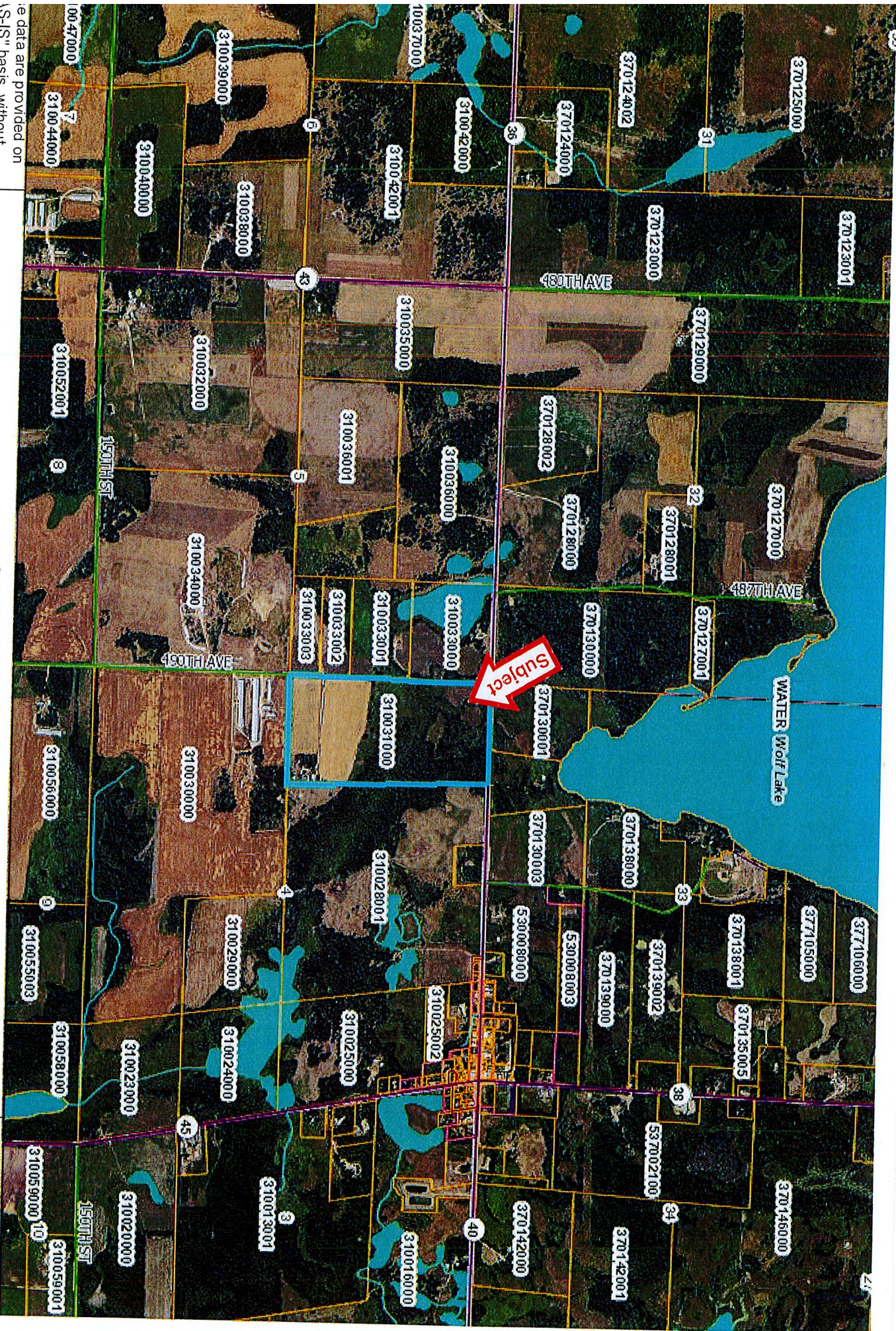
Tax Statements for the real property described  
in this instrument should be sent to:

THIS INSTRUMENT WAS DRAFTED BY:

James B. Wallace, #113931  
WALLACE & TIFFANY  
Attorneys at Law  
201 East First Street  
P. O. Box 27  
Park Rapids, MN 56470  
(218) 732-7279

Kyle R. Hertell  
15563 - 490<sup>th</sup> Avenue  
Menahga, MN 56464





31.0031.000

Kyle Hertell

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

1:19,969

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

Date: 1/31/2017

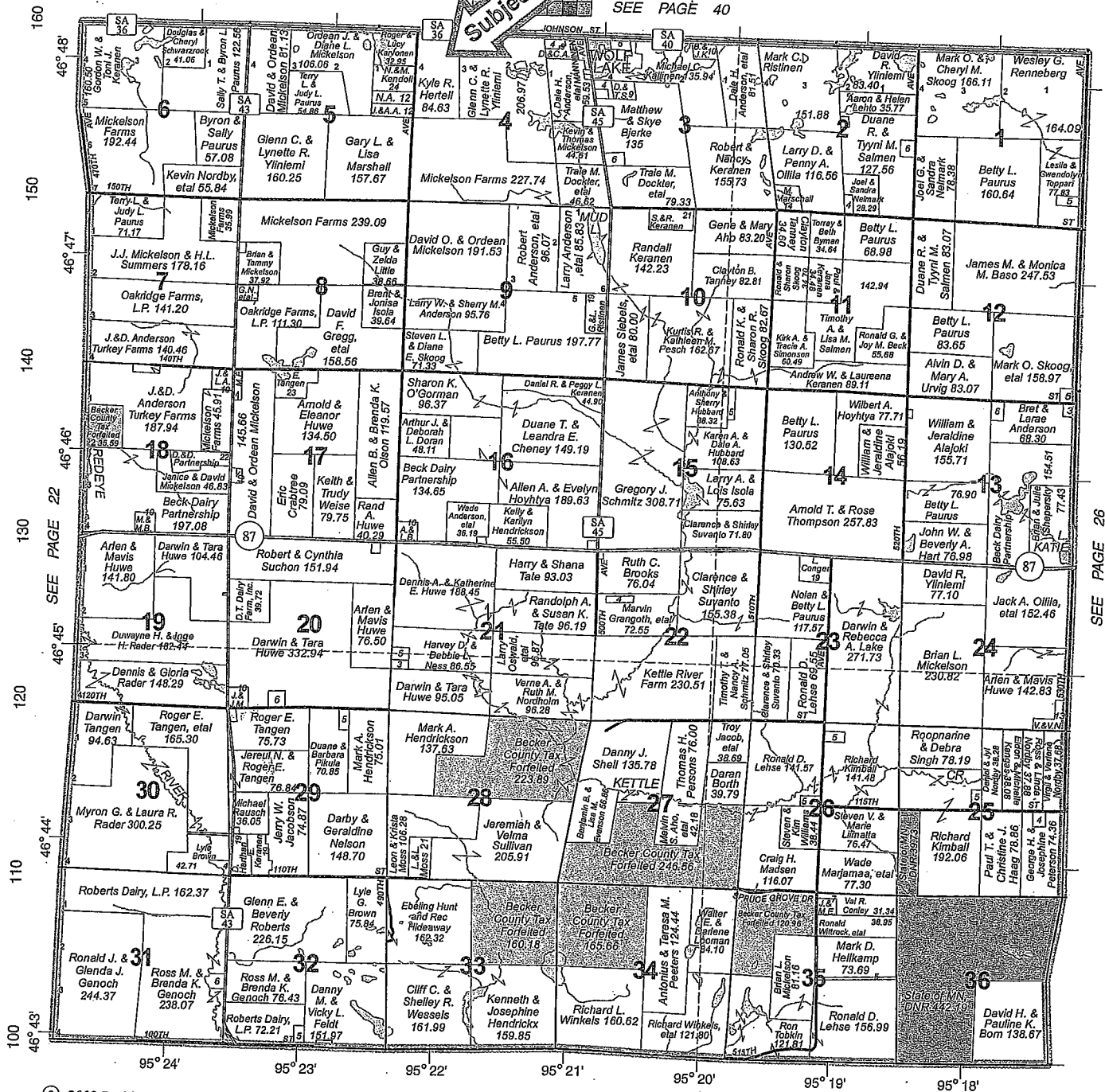
Becker County





SEE PAGE 40

Subject



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OTTER TAIL COUNTY

Becker County, MN



(218) 236-9640

Ready-Mix Concrete • Sand & Gravel • Concrete Blocks • Septic Tanks • Asphalt Paving • Excavating

Minnesota Plants:

Fergus Falls • Hawley • Moorhead  
Ottertail • Park Rapids • Pelican Rapids • Walker

North Dakota Plants:

Libson • Gwinner • Casselton • Fargo • Oakes • Hillsboro  
Garrington • Wahpeton • Jamestown • Valley City • Edgeley

Business Office: 2410 8th Street South • P.O. Box 1036 • Moorhead, MN 56561-1036