



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 May 9th ~ 7:00 P.M.

~ Tentative Agenda ~

I. Roll Call of Members

Minutes Approval for the April 11th, 2017 Meeting

II. Old Business:

1. **APPLICANT:** Steve Jones 1409 7th Street South **Project Location:** 15841 W. little Cormorant RD. **LEGAL LAND DESCRIPTION:** Section 05 Township 138 Range 042 BLACKHWK MT BCH 1ST Block 001 LOT 8 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use permit to replace an old timber retaining wall that is starting to show signs of failure. Applicant is maintaining existing size just changing to new material.

III. New Business:

1. **APPLICANT:** Vernon Mast 4189 Co Rd 122 Frazee, MN 56544 **Project Location:** 4189 Co Road 122 Frazee, MN 56544 **LEGAL LAND DESCRIPTION:** Section 06 Township 138 Range 038 SE1/4 OF NE1/4 & E1/2 OF SE1/4 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use permit for sawing pallet lumber.
2. **APPLICANT:** Luke Weidemann 18856 335th Ave Detroit Lakes, MN 56501 **Project Location:** 18856 335th Ave Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Section 23 Township 139 Range 040 PT NW1/4 OF NE1/4 W OF RIVER **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use permit to fix vehicles on property.
3. **APPLICANT:** Guy and Anna Tiez 23657 Upsala Church Rd Detroit Lakes, MN 56501 **Project Location:** 23657 Upsala Church Rd Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Section 29 Township 140 Range 041 COMM NE COR SEC 29, W 2662.09' SE 1379.73' TO POB; W 33.73', SELY 904.56', E 1928.01', N 882.65', W 1713.54' TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use permit to have horse coaching practice in horse barn.
4. **APPLICANT:** Tim Hestdalen 513 Southwood Dr. Horace, ND 58047 **Project Location:** 14998 East Muson Dr. Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Section 08 Township 138 Range 041 R S DUTTON'S SUB DIV LOTS 54 & 55 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use permit to replace an old retaining wall that is starting to show signs of failure.

5. **APPLICANT: Daniel Brenneman** 16195 440th Ave Frazee, MN 56544 **Project Location:** 16195 440th Ave Frazee, MN 56544 **LEGAL LAND DESCRIPTION:** Section 34 Township 139 Range 038 34-139-038 N1/2 SW1/4; N 360' OF SW1/4 SW1/4; N 594' OF SE1/4 SW1/4 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use permit to have a retail feed store.
6. **APPLICANT: Travis and Tanya Gary** 1703 250th st. Mahnomen, MN 56557 **Project Location:** 377th St Waubun, MN 56589 **LEGAL LAND DESCRIPTION:** Section 17 Township 142 Range 041 LOTS 3 & 4. **APPLICATION AND DESCRIPTION OF PROJECT:** Request to rezone from Agriculture to Residential and certificate of survey for two tracts of land with parcel 1 consisting of 261,370 square feet and parcel 2 consisting of 73 acres.
7. **APPLICANT: Lutheran Brethren Bible Camp** 1030 W Alcott Ave Fergus Falls, MN 56537 **Project Location:** 42273 Hwy 34 Osage, MN 56570 **LEGAL LAND DESCRIPTION:** Section 05 Township 139 Range 038 E1/2 OF SW1/4 & 10 AC IN SW COR OF SE1/4 OF NW1/4 LESS HWY **APPLICATION AND DESCRIPTION OF PROJECT:** Request to rezone from Agriculture to Commercial.
8. **APPLICANT: Kevin Kowalczyk** 7873 Hilton Rd. Royalton, MN 56373 **Project Location:** 32349 Mary Yellowhead Rd **LEGAL LAND DESCRIPTION:** Section 23 Township 141 Range 040 23-141-40 E 652.67' OF GOVT LOT 3. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a certificate of survey for three tracts of land with parcel 1 consisting of 3.82 acres parcel 2 consisting of 8.5 acres and parcel 3 consisting of 5 acres.

IV. Other Business

- 1) **Tentative Date for Informational Meeting:**
Wednesday, May 3rd, 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****

April 11, 2017 @7:00 PM

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

APPLICANT:
Steve Jones
1409 7th St. S.
Fargo, ND 58103

Project Location: 15841 W. Little Cormorant Rd.,

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use permit to replace an old timber retaining wall that is starting to show signs of failure. Applicant is maintaining existing size just changing to new material.

LEGAL LAND DESCRIPTION: 170558000 Lake Eunice Little Cormorant
BLACKHWK MT BCH 1ST Block 001LOT 8, Section 05, TWP 138, Range 42

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

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

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

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

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

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

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

**** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 pm, for possible rescheduling of the Hearing.**



COUNTY OF BECKER

Planning and Zoning

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

March 29, 2017

Steve Jones
1409 7th St. S.
Fargo, ND 58103

COPY

Dear Mr./Ms. Jones

The application for a Conditional Use Permit has been scheduled for Public Hearing.

You may appear before the Becker County Planning Commission in person, by agent or by attorney on the merits of your application, **Tuesday, April 11, 2017 at 7:00 p.m.**, in the **3rd Floor Jury Assembly Room New Addition-Becker County Courthouse**, Detroit Lakes, MN.

The Board will begin its tour on **Wednesday, April 5, 2017 at 8:00 am** in the Zoning Conference Room. Please make sure your project has been well marked. **The Board has the authority to table or deny an application for lack of information, such as not being able to determine the location of the project.**

The following fees must be paid before the Hearing date:

Conditional Use Fee	\$200.00
Subdivision Fee	\$0.00
Change of Zone	\$0.00
Fine	\$0.00
\$25 Cormorant Surcharge	\$0.00
Recording Fee	\$46.00
Notification Fee	
(108 letters at \$2.00 per letter)	\$216.00
Total Amount Due	\$462.00
Amount Prepaid- Pre Rec # 231217643709	\$326.00
Balance Due	\$136.00

172.00

A check may be made payable to Becker County Zoning and submitted to the address on the letterhead. ****Please Note: If application is approved there will be a separate fee for the site permit before construction begins. Thank you.**

Sincerely,
Dylan Ramstad Skoyles
Planning & Zoning Office

over



~ 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): STEVE Last name: JONES
Mailing Address: 1409 7TH ST. S. City, State, Zip FARGO, ND 58103
Phone Number(s): 701-566-1029 Project Address: 15841 W. LITTLE CORMORANT RD.
Parcel number(s) of property: 170558000 Sect - Twp - Range: 05 - 138 - 042
Township Name: LAKE EUNICE Legal Description: BLACKHAWK MT BCH
1ST BLOCK 001 LOT 8

REASON FOR CONDITIONAL USE REQUEST: WE ARE LOOKING TO REPLACE
AN OLD TIMBER RETAINING WALL THAT IS STARTING TO SHOW
SIGNS OF FAILURE. WE WILL MAINTAIN EXISTING SIZES, JUST
CHANGING OUT TO NEW MATERIAL.

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

8/13/17
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



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

1. **Effect 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.

THIS CUP WILL NOT IMPEDE VISIBILITY OR USE OF LOTS BY SURROUNDING PROPERTIES.

2. **Effect 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.

THIS CUP PORTION WILL NOT IMPEDE THE NORMAL DEVELOPMENT OF THIS PROPERTY OR SURROUNDING PROPERTIES OTHER THAN TO HELP REDUCE RUN-OFF TO LAKE BY INSTALLING NEW RETAINING WALL.

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

ADEQUATE FACILITIES WILL NOT BE BOTHERED OR CHANGED

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.

THIS CUP HAS NO EFFECT ON PARKING SUFFICIENT PARKING IS ALREADY ON SITE.

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.

WE WILL TAKE ALL NECESSARY STEPS AND PROTECTIVE MEASURES TO PREVENT OR MINIMIZE ANY NUISANCES WHILE CONSTRUCTING NEW WALL

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;

WE WILL TAKE ALL ACTION REQUIRED TO ENSURE NO SOIL EROSION OR POLLUTION OF PUBLIC WATERS.

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

NO STRUCTURES OR FACILITIES WILL BE CONSTRUCTED DURING THE PROJECT, ONLY REPLACING AN EXISTING RETAINING WALL.

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

THIS CUP WILL NOT AFFECT ADEQUATE UTILITIES THAT ARE ON SITE.

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

THIS PROJECT HAS NO EFFECT ON WATERCRAFT.

601501

CERTIFICATE OF REAL ESTATE VALUE FILED #8720

No delinquent taxes and transfer entered this 2nd day of Oct, 2012

Ryan L. Torgerson
Becker County Auditor/Treasurer

By [Signature] Deputy
17.0558.000

**BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 601501**

October 2, 2012 at 2:18 PM
I hereby certify that the within instrument was recorded in this office.
Darlene Manaval, County Recorder
By SKS Deputy

5-M WARRANTY DEED
Individual(s) to Joint Tenants

STATE DEED TAX DUE HEREON: \$

Date: October 1, 2012

Parcel # 17.0558.000

FOR VALUABLE CONSIDERATION, Jay M. Elshaug and Traci L. Elshaug, husband and wife, Grantor(s), hereby convey(s) and warrant(s) to Steven W. Jones and Christina Jones, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

Lot Numbered Eight (8), Block Numbered One (1) BLACKHAWK MOUNTAIN BEACH FIRST ADDITION, according to the certified Plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota.

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

Covenants, Easements and Restrictions of Record, if any.

Check Box if Applicable:

- ☒ 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.

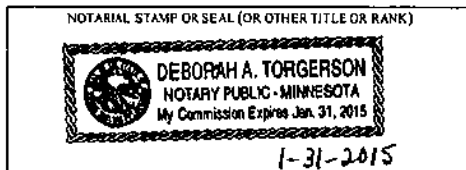
BECKER COUNTY DEED TAX
AMT. PD. \$ 742.50
Receipt # 515782
Becker County Auditor/Treasurer

[Signature]
Jay M. Elshaug
[Signature]
Traci L. Elshaug

chg
paid
well
non/std
extra

STATE OF MINNESOTA)
COUNTY OF BECKER) ss.

The foregoing instrument was acknowledged before me on this 1st day of October, 2012, by Jay M. Elshaug and Traci L. Elshaug, husband and wife, Grantor(s).



[Signature]
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

Check here if part or all of the land is Registered (Torrens) ☐

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Becker County Title Services, Inc.
828 Minnesota Avenue
Detroit Lakes, MN 56501
Order No.: 26999

Steven W. Jones
Christina Jones

1409 7th St. S.
Fargo, ND 58103

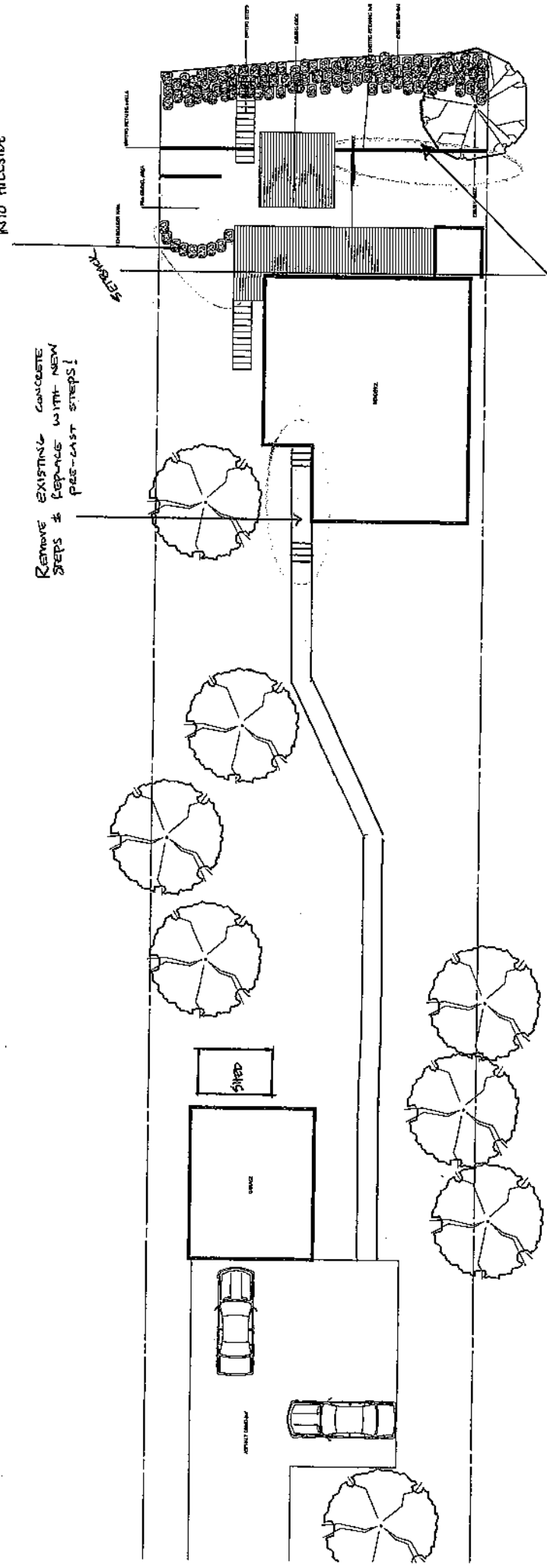
INSTALL BOULDERS
INTO HILLSIDE

REMOVE EXISTING CONCRETE
STEPS & REPLACE WITH NEW
PRE-CAST STEPS!

REPLACE EXISTING TIMBER
RETAINING WALL

STEVE JONES
15841 W. LITTLE CORMORANT
AUBURN, MN

DRAWING BY LAKES AREA LANDSCAPING WES 218-841-1292 MARK 612-240-1437





~ LAND ALTERATION PERMIT ~

BECKER COUNTY PLANNING & ZONING

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

PARCEL	
APP	Land Alt
YEAR	
SCANNED	

PARCEL NUMBER 170 558000 PROJECT ADDRESS 15841 W. LITTLE CORMORANT RD
DIRECTIONS TO PROPERTY: Highway 6 TO BLACK HAWK RD. TURNS ON TO
WEST LITTLE CORMORANT ROAD.

LEGAL DESCRIPTION

BLACKHAWK MT BCH 1st BLOCK 001 LOT 8

LAKE/WETLAND/RIVER NAME LK/WETL/RIV CLASS SECTION TWP RANGE TOWNSHIP NAME

LITTLE CORMORANT 05 - 138 - 042 LAKE EUNICE

PROPERTY OWNER

ADDRESS

PHONE NO

STEVEN JONES 1409 7TH ST. S. FARGO, ND 58103 701-566-1029

CONTRACTOR

LICENSE NO

PHONE NO

LAKES AREA LANDSCAPING LLC 218-841-1292

Type of Project

Project Purpose

Project Scope

- () Vegetation Removal
() Fill Only
() Grading Only
() Grading & Filling
☒ Other (specify)

- () Clear Land
() Road or Driveway
() Elevate Building Site
☒ Improve Lawn
() Other (specify)

Project Start Date April 15th
Project Completion Date May 31st

Project is adjacent to ☒ Lake () Stream () non shoreland

Name of water body LITTLE CORMORANT

Distance work will be from Ordinary High Water Mark
40 ft

BOULDER WALL

Type of Erosion Control

- () sod () stake-sod
☒ seed only () seed & mulch
() mulch only () other



Alterations:

Area to be cut/excavated _____ ft _____ ft _____ ft
Length Width Depth

Area to be filled/leveled _____ ft _____ ft _____ ft
Length Width Depth

Type of Soils and/or fill material _____

Total Cubic Yards of Earthmoving Requested _____

Brief description of the work to be done:

INSTALL BOULDERS INTO HILLSIDE TO HELP WITH SOIL
EROSION AND TO MAKE USEABLE LAWN SPACE BETWEEN
2 DECKS.

SKETCH OF PROPERTY

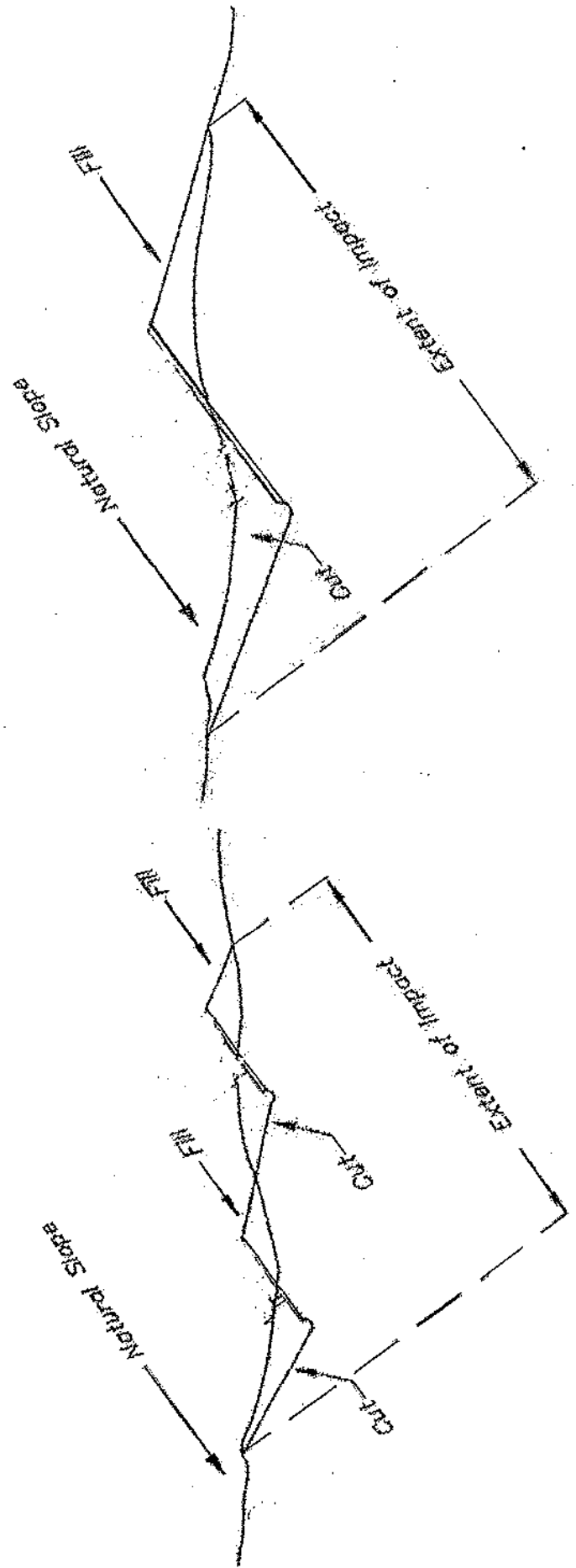
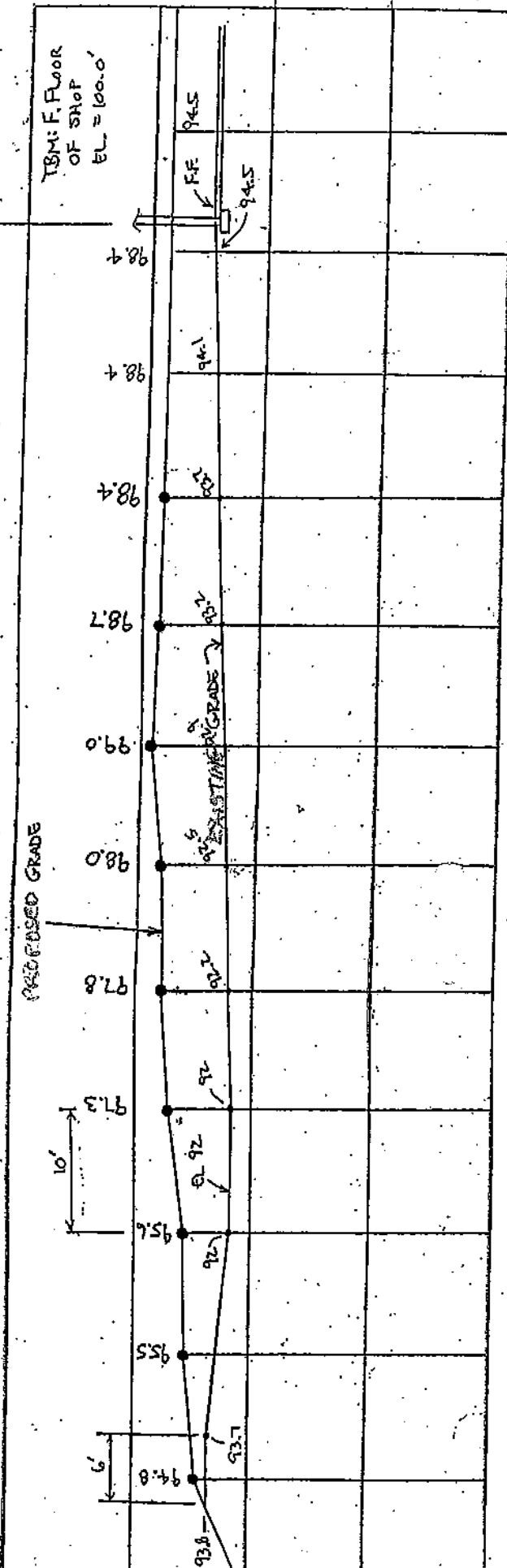
PARCEL	
APP	Land Alt
YEAR	

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



EXAMPLE ONLY

EXAMPLE ONLY





Minnesota Pollution Control Agency

NOTICE OF STORM WATER PERMIT REQUIREMENT Spring 2003

Pollution of lakes, streams, and wetlands from construction sites is a serious problem and protecting the surface waters of the state is a responsibility we all share. Please take a moment to review the requirements of the National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit Program for Construction Activity to determine if your project requires this permit.

Construction projects (whether public or private) that disturb one (1) or more acres of land throughout the life of the project, are required to obtain a General Storm Water Permit for construction activity. Previously, five acres was the threshold. Activities requiring a permit may include, but are not limited to, **road construction and road improvement projects; construction of residential, office, industrial and commercial buildings; and airport construction.** Public ditch improvement activities also require a permit. Agricultural and forestry activities are exempt.

The heart of the NPDES permit is the preparation of a storm-water pollution prevention plan. The plan must detail erosion control measures that will be put in place during construction to prevent erosion and sediment from entering surface waters. The plan must also detail how storm water will be managed at the completed construction site. Copies must be available for inspection at the construction site. **Also note that both the contractor and owner of the project must sign the application, and bear equal responsibility for the permit conditions.**

Please be aware that in the past, several construction projects have been the subject of successful enforcement action by the MPCA for failure to obtain NPDES Storm-Water Permits and for failing to adequately implement appropriate erosion and sediment controls **during and after** construction.

Information, fact sheets and permit applications can be viewed and downloaded at www.pca.state.mn.us/water/stormwater-c.html. Or contact the MPCA Customer Assistance Center at (651) 297-2274 or (800) 646-6247 (TTY 651-282-5332 or 800-657-3864). Information may also be obtained by contacting the Detroit Lakes Office of the MPCA at (218) 847-1519.

Information regarding erosion and sediment control best management practices (BMPs) is also available from the MPCA. *Protecting Water Quality in Urban Areas* is a manual that provides much useful information pertaining to BMPs that can effectively control storm water runoff in urban, suburban, and rural settings within the state. The manual is available at www.pca.state.mn.us/water/pubs/sw-bmppmanual.html.

Thank you for helping to protect our Minnesota environment.

Date application received 31 03 17 Received By: [Signature] Assigned To: [Signature]

Pre-inspection required ☐ Yes ☐ No Date pre-inspection completed: _____ By: Rylan

Footings Inspection Required: ☐ Yes ☐ No Date footing inspection completed: _____ By: _____

Mitigation Required: ☐ Yes ☐ No Worksheet completed by: _____

Date mitigation document sent to owner _____ date returned _____

Year of septic installation _____ Date of last certificate of compliance _____

New certificate of compliance required: ☐ Yes ☐ No

Comments from septic contractor: _____

Impervious calculations:

Impervious Surface On property:	Dimensions	Sq. Footage	Impervious Surface on property:	Dimensions	Sq. Footage
<u>DRIVEWAY</u>	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
				TOTAL SQ FT:	_____

Total Impervious area on site _____ ÷ Total Lot area _____ = _____ x 100 = _____ % of proposed lot coverage

Additional notes: Mail when complete

Application Fee: \$100 + Cormorant Surcharge + Fines = Total Fees \$100

Application is hereby GRANTED in accordance with the application and supporting information by order of: _____ as of this date _____

Application is hereby DENIED based on the fact that _____ by order of: _____ as of this date _____

Receipt Number 231217643709 Date Paid 3/13/17

Additional Receipt Number _____ Date of Additional Receipt _____

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: _____



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

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by _____
Date: _____

Please Print or Type All Information

Parcel Number (s) 170558000 Property (E911) Address 15841 W. LITTLE CORMORANT RD. **911 Address Needed _____ Legal Description BLACK HWK MT BCH 1st BLOCK 001 LOT 8

Lake/River Name LITTLE CORMORANT Lake/River Class _____ Township Name LAKE EUNICE Section 85 TWP No. 138 Range 042

Property Owner Last Name First Name Mailing Address Phone
JONES, STEVEN 1409 7TH ST. S. FARGO, ND 58103 701-566-1029
Contractor Name Lic # _____

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 REPLACE STEPS ☐ Non Conforming Replacement (identify) _____

*Existing Dwelling to be removed prior to _____

Onsite Water Supply () Deep Well () Shallow Well Well Depth _____
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

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

Lot Information Shoreland ☒ Riparian () Non Riparian Non Shoreland _____

Lot Area 12,750 sq ft or 0.30 acres Water Frontage 50 ft Bluff () Yes () 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 - ASPHALT		1986	HOUSE		1,320
SHED	8 x 10	80	DECKS		424
DRIVEWAY - CONCRETE		100			
			Total Impervious Material		3,910

Impervious Lot Coverage $\frac{3,910}{12,750} \times 100 = 30.66\%$
Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving

() None (☒) 10 cubic yards or less () 11-50 cubic yards () over 50 cubic yards
Project over 50 cubic yards a storm water management plan must be included.

Replacing ~~Concrete~~ ^{conc w/ pavers} + new steps

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
() Dwelling _____ ft by _____ ft () Attached Garage _____ ft x _____ ft		\$ <u>600</u>
Outside Dimension () Deck/Patio <u>3</u> ft x <u>20</u> ft	() Addition to existing _____ ft x _____ ft	
Setback to Side Lot Line <u>20</u> ft & Rear Lot Line <u>200</u> ft	Setback to Road Right of Way <u>100</u> ft	
Setback to Bluff _____	Type of road <u>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>50</u>	Setback to drainfield <u>40</u>	
Total No. Bedrooms _____	Maximum height proposed _____ # of Stories _____	
Roof Change () Yes () No	Basement () Yes () No Walkout Basement () Yes () No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
() Garage _____ ft by _____ ft () Storage Shed _____ ft x _____ ft () Fence _____ ft long x _____ high () Other _____ ft x _____ ft		\$ _____
Outside Dimension () Addition to existing structure _____ ft x _____ ft	() Fence _____ ft x _____ ft	
Setback to 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 _____	
Roof Change () Yes () No	Maximum height proposed _____ # of Stories _____	
Bathroom proposed () Yes () No	Sleeping Quarters proposed () Yes () No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$
() Stairway () Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	_____
Outside Dimension _____ ft by _____ ft	Sq ft _____
Setback to Lot Line _____ ft & _____ ft	Setback to Bluff _____
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____
Setback to septic tank _____	Setback to drainfield _____
Maximum height proposed _____	*Sleeping facilities or water supplies are not permitted in these structures

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

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance and that Planning and Zoning Staff may visit my property to ensure compliance. 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.

Signature

Date

3/13/17

SKETCH OF PROPERTY

PARCEL	
APP	SITE
YEAR	

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.
-

See attached



Remember EROSION CONTROL!

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

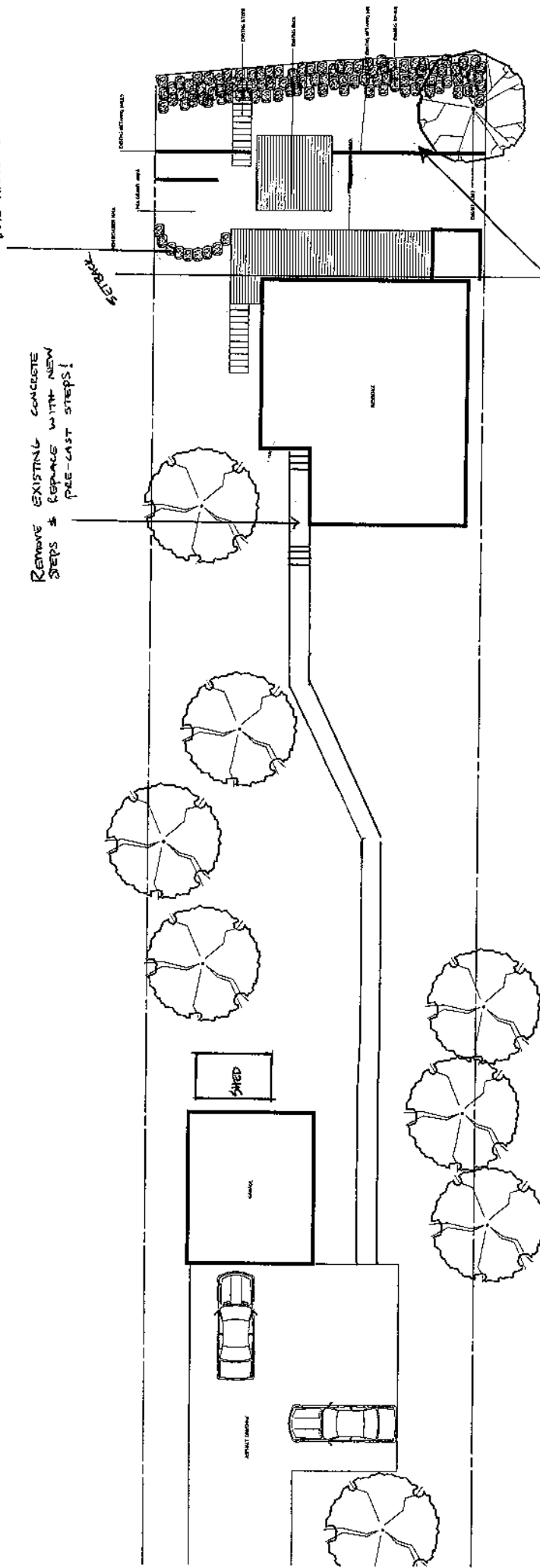
INSTALL BOULDERS
INTO HILLSIDE

REMOVE EXISTING CONCRETE
STEPS & REPLACE WITH NEW
PRE-CAST STEPS!

REPLACE EXISTING TIMBER
RETAINING WALL

STEVE JONES
15841 W. LITTLE CORNBRAST
ANDERSON, MN

DRAWING BY LAKES AREA LANDSCAPING WES 218-841-1292 MARK 612-240-1437





**BECKER COUNTY PLANNING & ZONING
ENVIRONMENTAL REVIEW TECHNICAL PANEL
(ERTP) APPLICATION FOR RETAINING WALLS**

915 LAKE AVE, DETROIT LAKES, MN 56502-0787
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 regarding conceptual plans submitted for retaining wall requests. The request should include any proposed projects that will be located within the shore impact zone of any Lake, River or Stream. The process is to review the project plans and conduct a site visit prior to submittal of a formal application to the Planning & Zoning Department. If the ERTP recommends approval to proceed, the Applicant may proceed with the public hearing process.

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

1. Contact Name and Phone Number: MARK WEEKLEY 612-240-1437
2. Property Owners Name: STEVE JONES
3. Parcel Number: 170558000
4. Legal Description: BLACKHAWK MT BCH 1ST BLOCK 001 LOT 8
5. Section 05 Township 138 Range 042
6. Lake Name: LITTLE CORMORANT Lake Classification _____
7. Length of shoreline in Project: 50'
8. Is the proposal to replace an existing retaining wall? Yes X No _____
9. Length and Height of existing retaining wall: 35x3.5'
10. To construct a new retaining wall or expand an existing? New X Expand _____
11. Length and Height of new or expansion requested: 35x3.5'
12. Is there any existing rip rap along the shoreline? Yes X No _____
13. Distance work will be from the Ordinary High Water Mark 20'-25'
14. Amount of cubic yards of earth movement requested:
15. Are emergent aquatic plants found along shoreline? ?
16. Does the site have any wetlands and/or low areas? Yes _____ No X
17. Are any springs or seeps present? NO
18. Does the site contain any steep slopes? NO Are there any bluffs present? NO
19. Do any parties involved in this application have any ownership interest in, or options on, other properties in the vicinity of the project? NO

Brief description of request:

REPLACE AN EXISTING WOOD RETAINING WALL

(more information on back)

Date owner notified of application outcome: _____



A Marketing Company
"Serve, Connect and Celebrate
Our Community"
1340 Richwood Rd.
Detroit Lakes, MN 56501
Phone: 218-847-5624

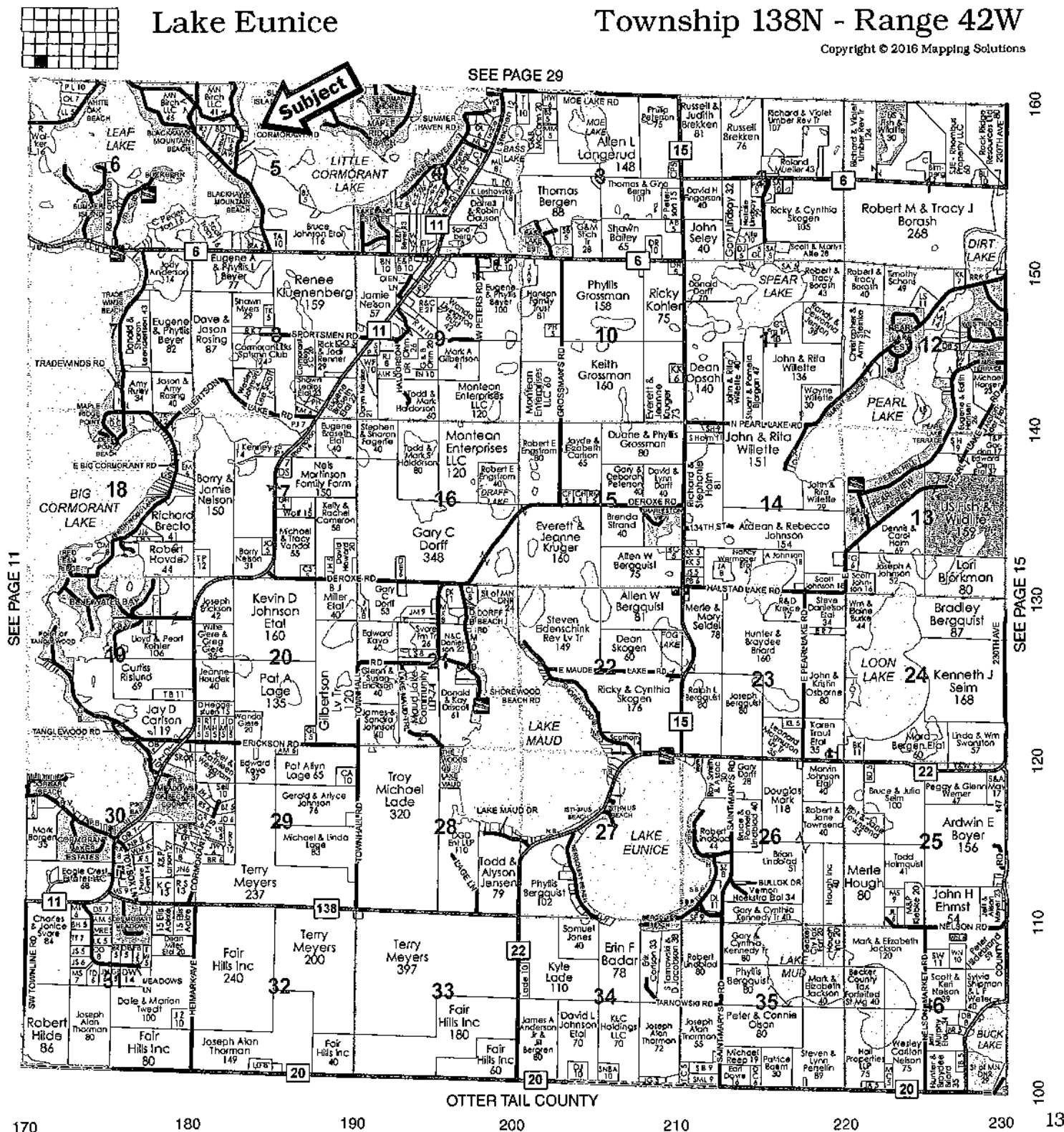


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29





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.

17.0558.000

Becker County



1:2,246

Date: 3/24/2017

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****

May 9th, 2017 @7:00 PM

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

APPLICANT:
Vernon Mast
41899 CO Rd 122
Frazee, MN 56544

Project Location: 41899 CO Rd 122 Frazee, Mn

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Conditional Use permit for sawing pallet lumber.

LEGAL LAND DESCRIPTION: 11.0020.000 Evergreen Twp
Section 6 Twp 138 Range 38 SE1/4 of NE1/4 & E1/2 of SE1/4

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): Vernon E Last name: Mast
Mailing Address: 41899 Co. Rd 122 City, State, Zip Frazee MN 56544
Phone Number(s): _____ Project Address: _____
Parcel number(s) of property: 11.0020.000 Sect - Twp - Range: 06-138-038
Township Name: Evergreen Legal Description: 120 ac. SE 1/4 OF NE 1/4
5 E 1/2 OF 1/4

REASON FOR CONDITIONAL USE REQUEST: Sawing pallet Lumber and
Misc. projects

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.

Vernon E Mast
SIGNATURE OF APPLICANT

March 24 - 2017
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

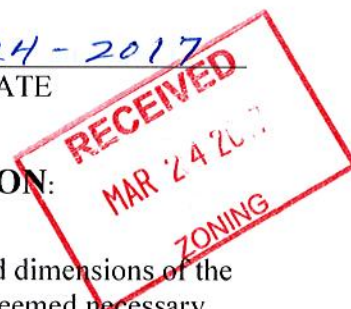
If yes, after the fact application fee is an additional \$600.00.

Office Use Only

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

SIGNATURE - ZONING ADMINISTRATOR

DATE



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

1. **Effect 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.

I don't think it should interfere with neighbors have machines inside building to use mufflers on engines

2. **Effect 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.

Building site is in middle of 40 acres and should not interfere with neighbors

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

We are 300 plus feet more away from standing water or rivers and lakes

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.

200 plus feet off from road right ways should make cars parking on road

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.

Engines are used inside buildings muffler used

- ☒ 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;

- 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

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

Guardian

CROP INSURANCE

109 Coney St. W. Perham, MN 56573

Denise Kane

Office: 218-346-7290 • Toll Free: 1-800-582-7290

Cell: 218-849-8828

Email: dkane@arvig.net

Over 25 Years Experience in Crop Insurance

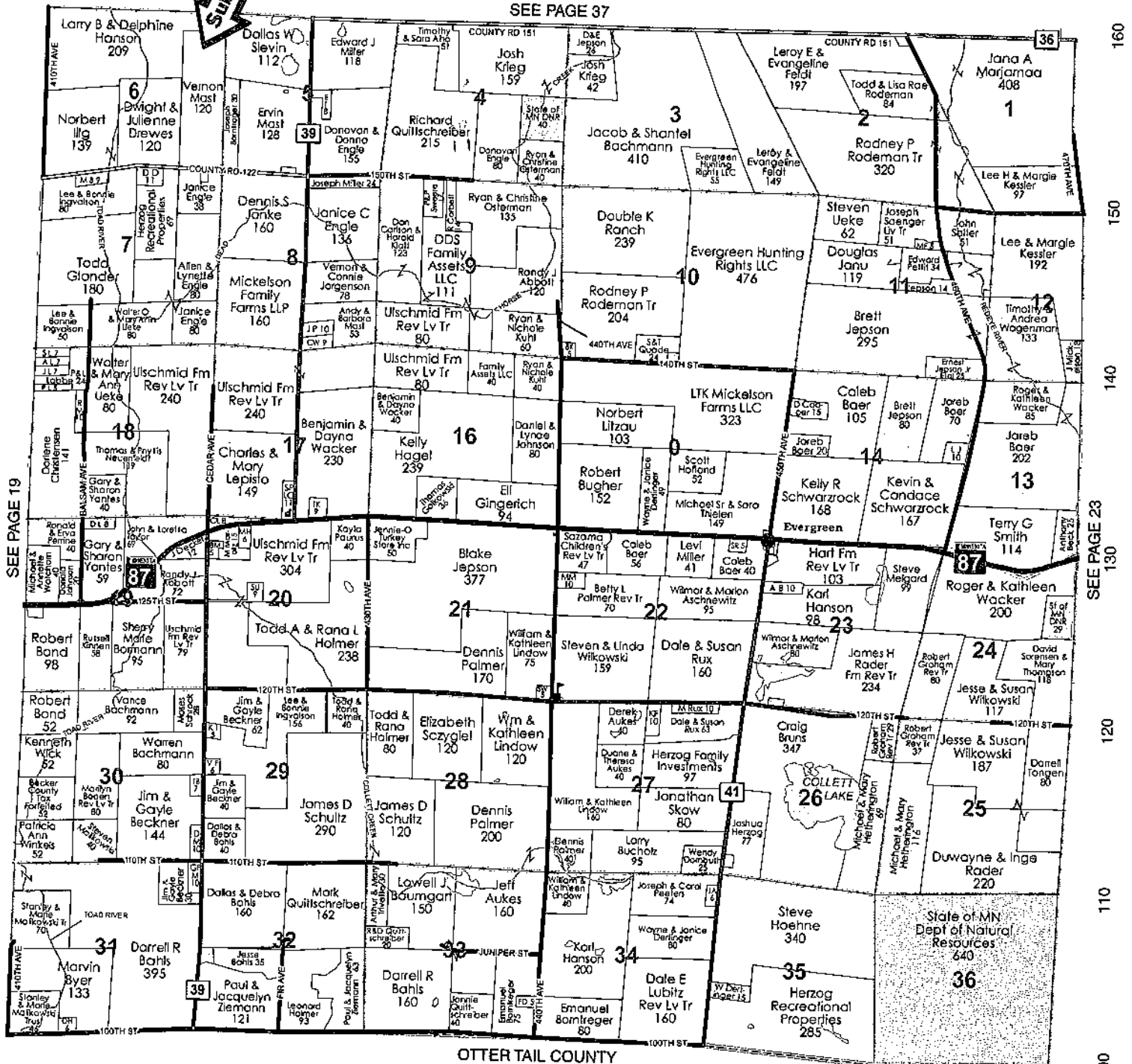


Evergreen

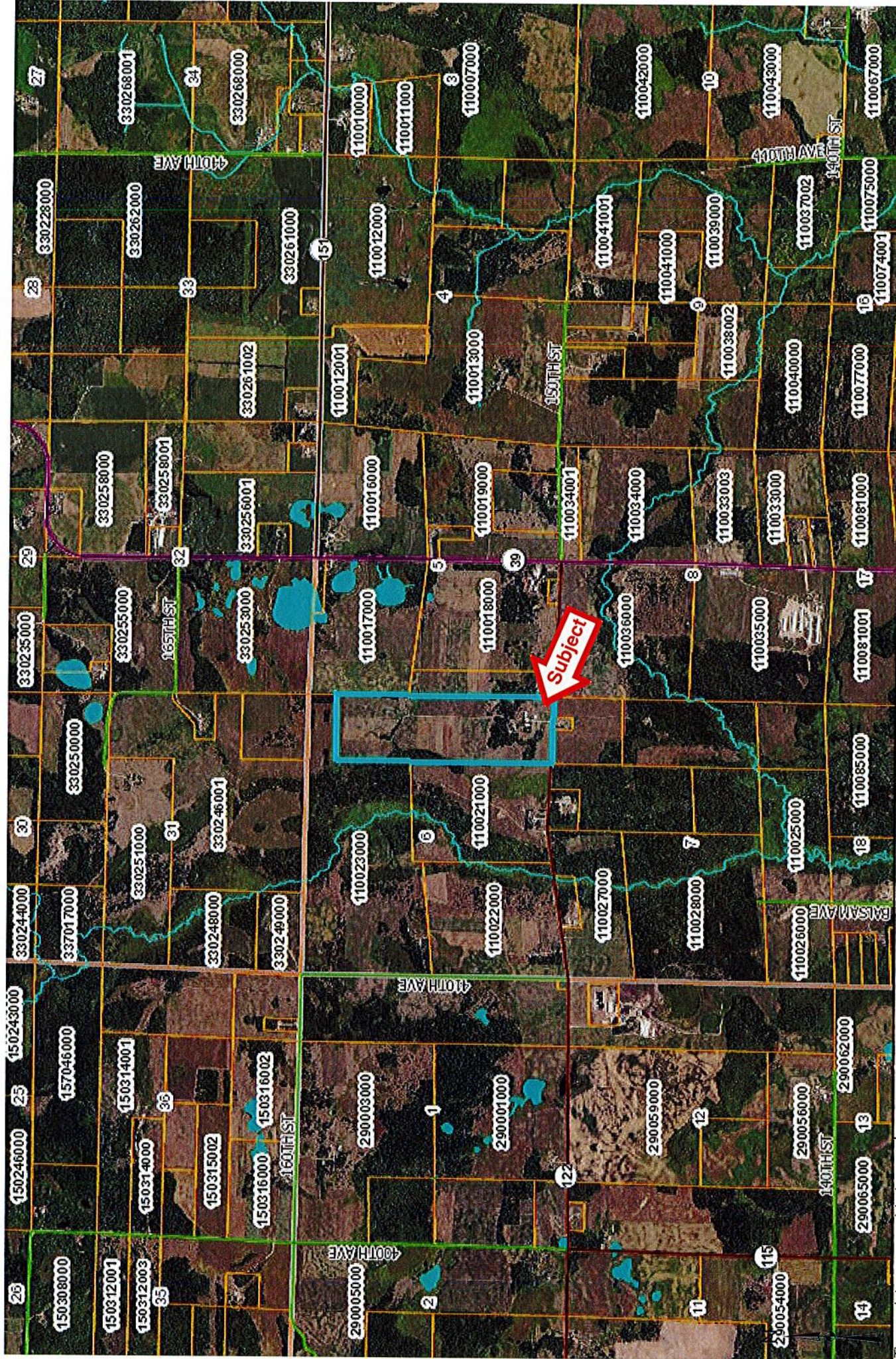
Township 138N - Range 38W

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SEE PAGE 37



OTTER TAIL COUNTY



Becker County



11.0020.000

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

1:29,953

Date: 3/24/2017

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****

May 9th, 2017 @7:00 PM

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

APPLICANT:

Luke Weidemann

18856 335th Ave

Detroit Lakes, Mn 56501

Project Location: 18856 335th Ave Detroit Lakes, Mn

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to fix vehicles on property.

LEGAL LAND DESCRIPTION: Section 23 Twp 139 Range 40 Pt NW1/4 of NE1/4 W of River

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): Luke Last name: Weidemann
Mailing Address: 18865 335th Ave City, State, Zip Detroit Lakes, MN 56501
Phone Number(s): (218) 234-8239 Project Address: 18865 335th Ave Detroit Lakes, MN
Parcel number(s) of property: 10.0387.001 Sect - Twp - Range: 23-139-40
Township Name: Erie Legal Description: NW 1/4 of NE 1/4 of SECTION
23 Township 139 Range 40

REASON FOR CONDITIONAL USE REQUEST: Building shop on property to
fix vehicles. Vehicles will be removed from property to a
secondary location to be sold. Motor Vehicle Dealer License
will be used in regards to property. Minimal traffic on roadway
except transporting fixed vehicles to secondary location.

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

DATE

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

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

Office Use Only

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

SIGNATURE - ZONING ADMINISTRATOR

DATE

PARCEL	
APP	CUP
YEAR	

BUSINESS PLAN

Name of Business: SNL Enterprises

Owners of Business: Luke Weidemann

Type of Business: Retail Sales Service Other

Type of Merchandise: Vehicles

Type of Service: buying vehicles and fixing them for resale/office for tire service

Hours of Operation: 8am - 6pm

Number of Employees: Two

Off - street Parking Plan: Vehicles will be parked in Building

Size of Structure to be used for Business: 100' X 50'

New Structure: shop 100 X 50 Existing Structure: Garage 26 X 24

Signage Plan: None

Exterior Lighting Plan: Flood light on building

Environmental Hazards: oil, transmission fluid and coolant will be removed from property and properly disposed of.

Other Comments: _____

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

1. **Effect 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.

There will be several acres between property lines from location of shop.

2. **Effect 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.

building of use will be out of sight from roadway.

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.

N/A

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.

several acres between property lines / everything will be inside building

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;

Silt Fence with compliance with permit, re-seeding of grass and landscaping will be completed to ensure prevention of erosion.

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

work will be out of sight inside building

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

use of existing water and sewage, building having one toilet and sink which will accommodate with removal of existing mobile home.

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

N/A



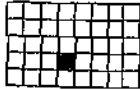
Mobile, on-line, paperless or in person!

Need to make a loan payment in the middle of the night?
Want to transfer funds first thing in the morning from your
phone? Like to download bank statements into your
checking software? Need to check account balances
anywhere - anytime? Pop in for cash at the ATM?

and whenever it is convenient for you!



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103 North Main Street - Mahanomen MN - 218-935-5251 and 205 Main Avenue West - Twin Valley MN - 218-584-5161

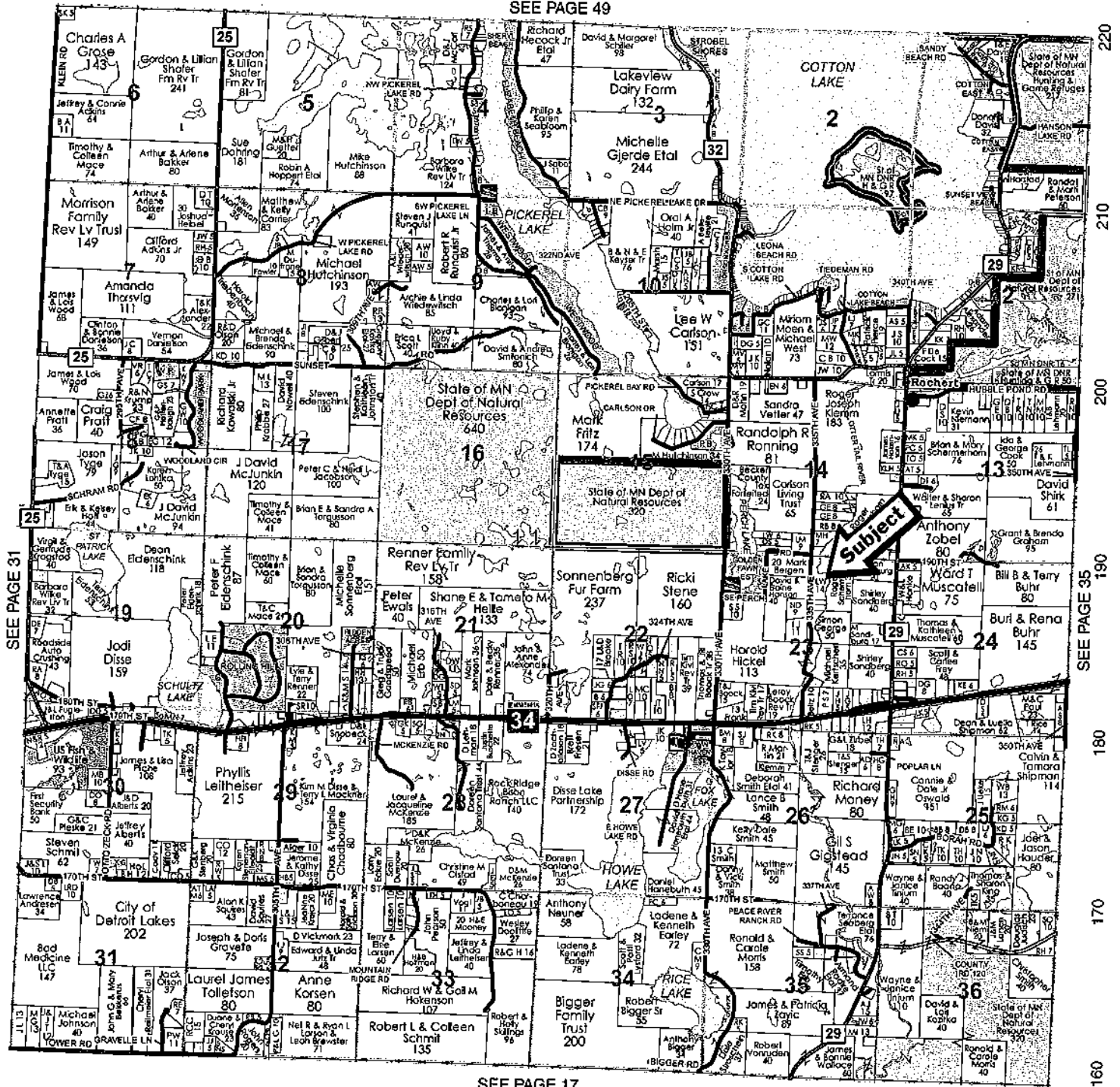


Erie

Township 139N - Range 40W

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SEE PAGE 49



SEE PAGE 17



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****

May 9th, 2017 @7:00 PM

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

APPLICANT:

Guy and Anna Tietz
236537 Upsala Church Rd
Detroit Lakes, Mn 56501

Project Location: 23657 Upsala Church Rd Detroit Lakes, Mn

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to have horse coaching practice in horse barn.

LEGAL LAND DESCRIPTION: 24.0220.001 Richwood Twp

Section 29 Twp 140 Range 41 Comm NE Cor Sec 29, W 2662.09 SE 1379.73 To POB

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): Guy and Anna Last name: Tietz
Mailing Address: 23657 Upsala Church Rd City, State, Zip Detroit Lakes, MN 56501
Phone Number(s): (218) 841-6211 Project Address: _____
Parcel number(s) of property: 240220001 Sect - Twp - Range: _____

Township Name: Richwood Legal Description: Section 29 Township 140
Range 041 COMM NE COR SEC 29, W2662.09° SE 1379.73°
TO P.O.B. W 33.73', S ELY 904.56', E 1928.01', N 882.65', W 1713.54' TO P.O.B.

REASON FOR CONDITIONAL USE REQUEST: Coaching practice to
be located in our horse barn, which is 80 x 100'.
Hours will be by appointment only between the hours
of 10am - 8:30 pm Monday - Friday with occasional availability
Saturdays 10am - 5pm. Parking is available in front of barn.

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.

Anna Tietz
SIGNATURE OF APPLICANT

3/27/17

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: Beyond the Horse, LLC

Owners of Business: Anna Tietz

Type of Business: Retail Sales Service Other

Type of Merchandise: _____

Type of Service: coaching, individual & group sessions.

Hours of Operation: By appt. only w/in the hours of 10am-8:30pm
Monday - Friday

Number of Employees: 0 - self ran (Anna Tietz)

Off - street Parking Plan: Parking by horse barn

Size of Structure to be used for Business: 80 x 100' pole building

New Structure: _____ Existing Structure: yes 80 x 100' barn

Signage Plan: If permitted, sign by entrance.

Exterior Lighting Plan: Yard light.

Environmental Hazards: No environmental hazards.

Other Comments: Please review attached business plan
for more information.

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

1. **Effect 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 effect on surrounding property.

2. **Effect 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 adverse effect.

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

Yes, adequate facilities are in place.

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, parking space available.

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.

No nuisance to neighbors expected.

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;

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

N/A

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

N/A

Date owner notified of application outcome: _____

610674

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 610674

August 30, 2013 at 2:06 PM
I hereby certify that the within
instrument was recorded in this office.
Darlene Maneval, County Recorder
By KO Deputy

**CERTIFICATE OF REAL
ESTATE VALUE FILED. #9728**

No delinquent taxes and transfer entered
this 30th day of Aug, 2013

Rumi L. Tangen
Becker County Auditor/Treasurer

By [Signature] Deputy

24.0220.001

WARRANTY DEED

STATE DEED TAX DUE HEREON: \$686.40

Date: August 29, 2013

FOR VALUABLE CONSIDERATION, the Grantors, **Jason Coley and Amy M. Coley, husband and wife**, hereby convey and warrant to the Grantees, **Guy D. Tietz and Anna K. Tietz, as joint tenants**, real property in Becker County, Minnesota, described as follows:

Legal Description Attached in Exhibit "A"

P.N. 24.0220.001

Together with all hereditaments and appurtenances belonging thereto; subject to the following exceptions: Easements, restrictions, and reservations of record, if any.

 The Grantor(s) certify that the Grantor(s) does/do not know of any wells located on the described real estate.

 A Well Disclosure Certificate accompanies this document.

X The Grantor(s) certify that the status and number of well(s) on the described real estate has not changed since the last previously filed Well Disclosure Certificate.

[Signature]
Jason Coley

[Signature]
Amy M. Coley

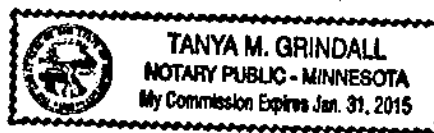
chg
paid
well
non/std
extra

BECKER COUNTY DEED TAX
AMT. PD. \$ 1286.40
Receipt # 542692
Becker County Auditor/Treasurer

STATE OF MINNESOTA)
) SS.
COUNTY OF BECKER)

The undersigned Notary Public does hereby certify that **Jason Coley and Amy M. Coley, husband and wife**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29th of August, 2013.



Tanya M. Grindall
Notary Public
My commission expires: 1/31/15

Mail tax statements to:

Guy D. Tietz and Anna K. Tietz
23657 W. Gala Church Rd
Detroit Lakes MN 56501

To: This document prepared by:
Minnesota Title & Closing Company
819 Washington Avenue
Detroit Lakes, MN 56501
Telephone: (218) 847-1297

EXHIBIT "A"

That part of Government Lot 2, that part of Government Lot 3, and that part of meandered Kraut Lake, all in Section 29, Township 140 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the northeast corner of said Section 29; thence North 89 degrees 26 minutes 35 seconds West 2662.09 feet on an assumed bearing along the north line of said Section 29 to an iron monument at the north quarter corner of said Section 29; thence South 17 degrees 25 minutes 26 seconds West 1379.73 feet to an iron monument on the north line of Government Lot 3, said point is the point of beginning; thence North 88 degrees 54 minutes 25 seconds West 33.73 feet along the north line of said Government Lot 3 to the centerline of an existing public road (Upsala Church Road); thence South 13 degrees 01 minute 51 seconds West 904.56 feet along the centerline of said existing public road (Upsala Church Road) to the intersection with a line which is 885.00 feet southerly of, as measured at a right angle to and is parallel with, the north line of said Government Lot 3; thence South 88 degrees 54 minutes 25 seconds East 33.73 feet along said parallel line to an iron monument; thence continuing South 88 degrees 54 minutes 25 seconds East 1894.28 feet along said parallel line to an iron monument; thence North 01 degree 30 minutes 24 seconds East 882.65 feet to an iron monument; thence North 88 degrees 41 minutes 57 seconds West 711.40 feet; thence North 88 degrees 55 minutes 35 seconds West 609.25 feet to the intersection of the easterly extension of the north line of said Government Lot 3 and the northerly extension of the east line of said Government Lot 3; thence North 88 degrees 54 minutes 25 seconds West 392.89 feet along the easterly extension of the north line of said Government Lot 3 and along the north line of said Government Lot 3 to the point of beginning.

SUBJECT TO as easement for public road purposes over, under and across that part of the above tract which lies within 33.00 feet of the centerline of said existing public road (Upsala Church Road).

SUBJECT ALSO TO the propriety and sovereign right of the State of Minnesota in all that portion of the land lying below the natural ordinary high watermark of Kraut Lake; not intending, however to deprive the fee owners of the usual riparian rights that attach to the land riparian to a navigable public body of water incident to the ownership thereof.



Imagery ©2017 Google, Map data ©2017 Google 200 ft

use this driveway



Anna Tietz

0 contributions >

Parking

80' x 100'
Pole Shed
to be used.

CONTRIBUTE

REVIEWS

PHOTOS

EDITS

Review places from your location history.



Check the facts

Verify info that people suggested about places nearby



Boys & Girls Club Thrift

605 US-10, Detroit Lakes, MN 56501

Thrift Store

You visited 4 weeks ago



Prop Line

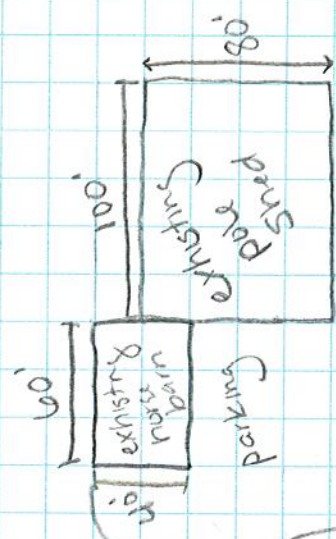
37.32 Acres

Upsala Church Rd

23657 Upsala Church Rd

existing
quonset

existing
home





Beyond the Horse, LLC

Anna Tietz, President and Chief Manager

23657 Upsala Church Road

Detroit Lakes, MN 56501

(218) 841-6211

www.beyondthehorse.com

Plan Summary

The following business plan will provide information for Beyond the Horse, LLC; a privately owned and operated LLC, licensed through the State of Minnesota (MN Tax ID number 4821154). Potential clientele and services will be detailed in the following plan. Plan was prepared for Becker County Planning and Zoning Committee for review in reference to Conditional Use Permit Application.

Vision Statement

Beyond the Horse, LLC will inspire people to live with more meaning in their lives.

Mission Statement

Through coaching and equine partnership, Beyond the Horse, LLC will provide clients an experiential opportunity engaging in the Equine Gestalt Coaching Method.

Purpose Statement

Beyond the Horse, LLC will provide the following services for clientele:

- Individual Experiences
- Couples Experiences
- Family/Extended Family Experiences
- Women's Group Experiences
- Caregiver's Group Experiences
- Corporate Team Building Experiences
- Human/Horse Connection Experiences

Business Description

Beyond the Horse, LLC is a human to human coaching practice. Beyond the Horse practices the Equine Gestalt Coaching Method and provides experiences to clientele alongside equine partners. Beyond the Horse IS NOT a riding program.

Physical Address:

23657 Upsala Church Road
Detroit Lakes, MN 56501

The property is home to a 40 x 60 horse barn and 80 x 100 indoor arena. The property is privately owned by Guy D. Tietz and Anna K. Tietz, spouses.

Hours of Operation:

Monday – Saturday by appointment only. Typically Monday – Friday 10:00 am – 8:30 pm.
Occasionally Saturdays 10:00 am – 5:00 pm.

Target Market

Beyond the Horse, LLC will serve individuals, couples, small groups, families, and business teams. Beyond the Horse will work to provide clientele a safe space to work through their unfinished business. Examples clientele seek services (but not limited to): decision making, diagnosis of child or loved one, life transitions, grief and loss, anxiety, depression, reinvention of self, business planning, future vision planning, leadership discovery, corporate team building. Individual sessions are projected to be 1 ½ - 2 hours in duration. Couples and small group sessions are projected to be 2 ½ - 3 hours in duration. Business sessions are projected to be 4 – 6 hours in duration.

Knowing that families are often expansive and complex, services will be offered for individuals, couples, families, extended families, and co-parenting but separated couples.

Beyond the Horse, LLC will offer services for adolescent skill-building groups. Groups will meet weekly (2-3 hours per week) for 12 weeks and will provide experiences to build skills (ex: identity, independence, authenticity, self-esteem, teamwork, leadership, healthy boundaries, self-advocacy, etc.) Beyond the Horse will partner with local agencies and schools to provide services.

Opportunities available for corporations include team building retreats.

Operating Procedures

The property is home to a 40 x 60 horse barn and 80 x 100 indoor arena (Beyond the Horse will practice out of the 80x100), and several grass pastures and dry lots. The property is privately owned by Guy D. Tietz and Anna K. Tietz, spouses.

Indoor Arena Features:
80' x 100'

Pastures and Lots:
100 x 100 dry lot with automatic waterer.
3 acre grass pasture with water tank. Some trees.
7 acre grass pasture with water tank and access to automatic water. Some trees.

Insurance:
Noah Insurance Services – Lake Park and Cuba Insurance Company
Agent: Seth Anderson
PO Box 95
Callaway, MN 56521
(218) 375-2121

Future insurance through Great American Insurance, policy to start July 2017 or upon being granted the Conditional Use Permitting through Becker County.

Personnel

Beyond the Horse, LLC will employ 1 certified coach, Anna K. Tietz.

Current Skill set of Anna K. Tietz – high extrovert, comfortable speaking in front of groups and strangers, strong oral and written language skills, ability to learn new tasks related to technology, life-long experience training, showing, and owning horses. Experience managing people and events. Licensed teacher. Certified Equine Gestalt Coaching Method Coach in July 2017.

Professional Support

Lawyer:

Brant Beeson

Beeson Law Office

611 Summit Ave. #212

PO Box 70

Detroit Lakes, MN 56501

Created LLC. Reviews coaching and liability releases.

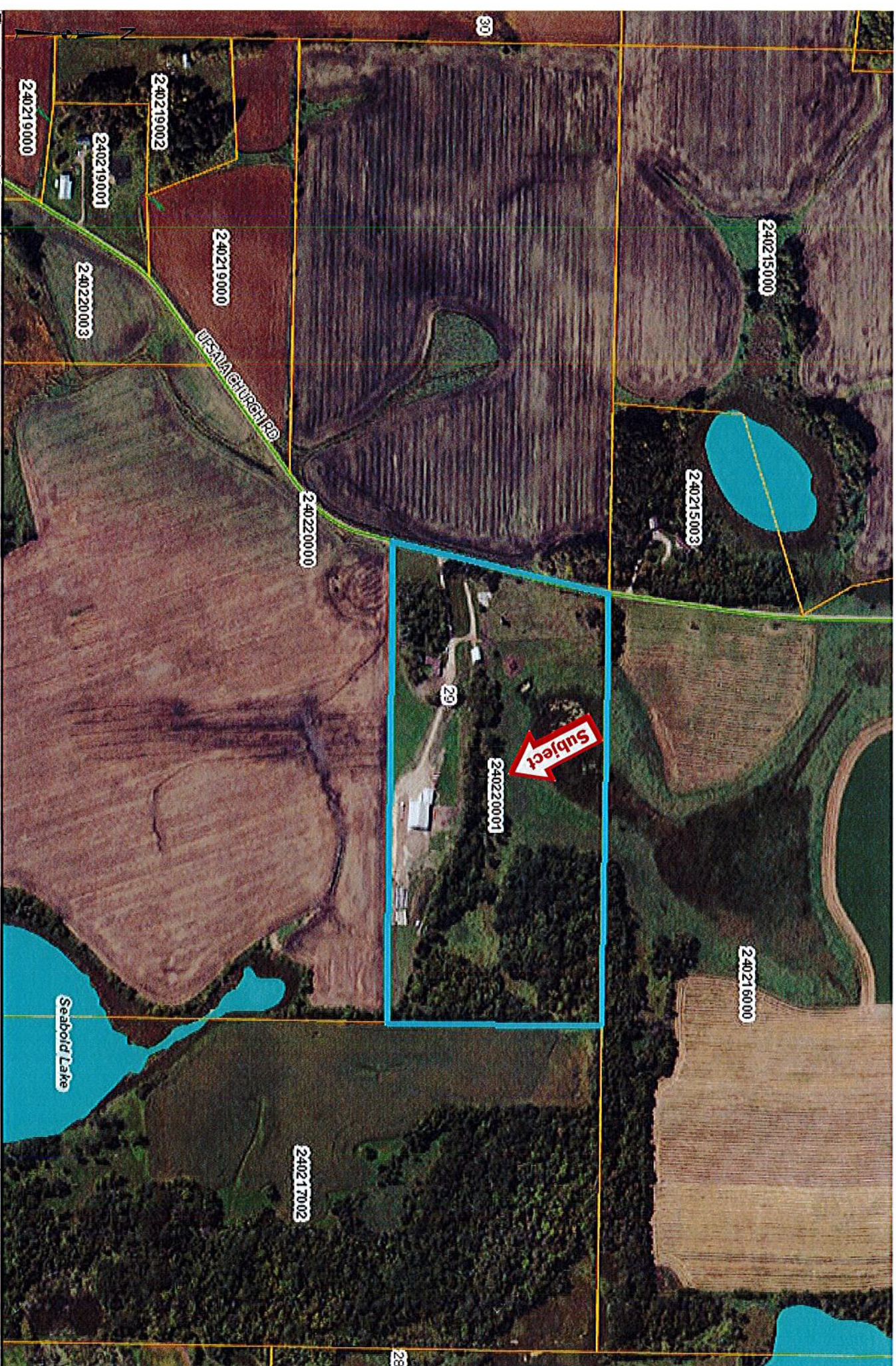
Tax Prep/CPA:

Hintermeister, Schultz, & Sletmoen, PLLP

421 Main Street West

Detroit Lakes, MN

(218) 847-9523



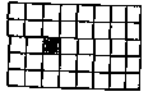
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:6,240

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

Date: 4/27/2017

"In every walk with nature one receives far more than he seeks." John Muir



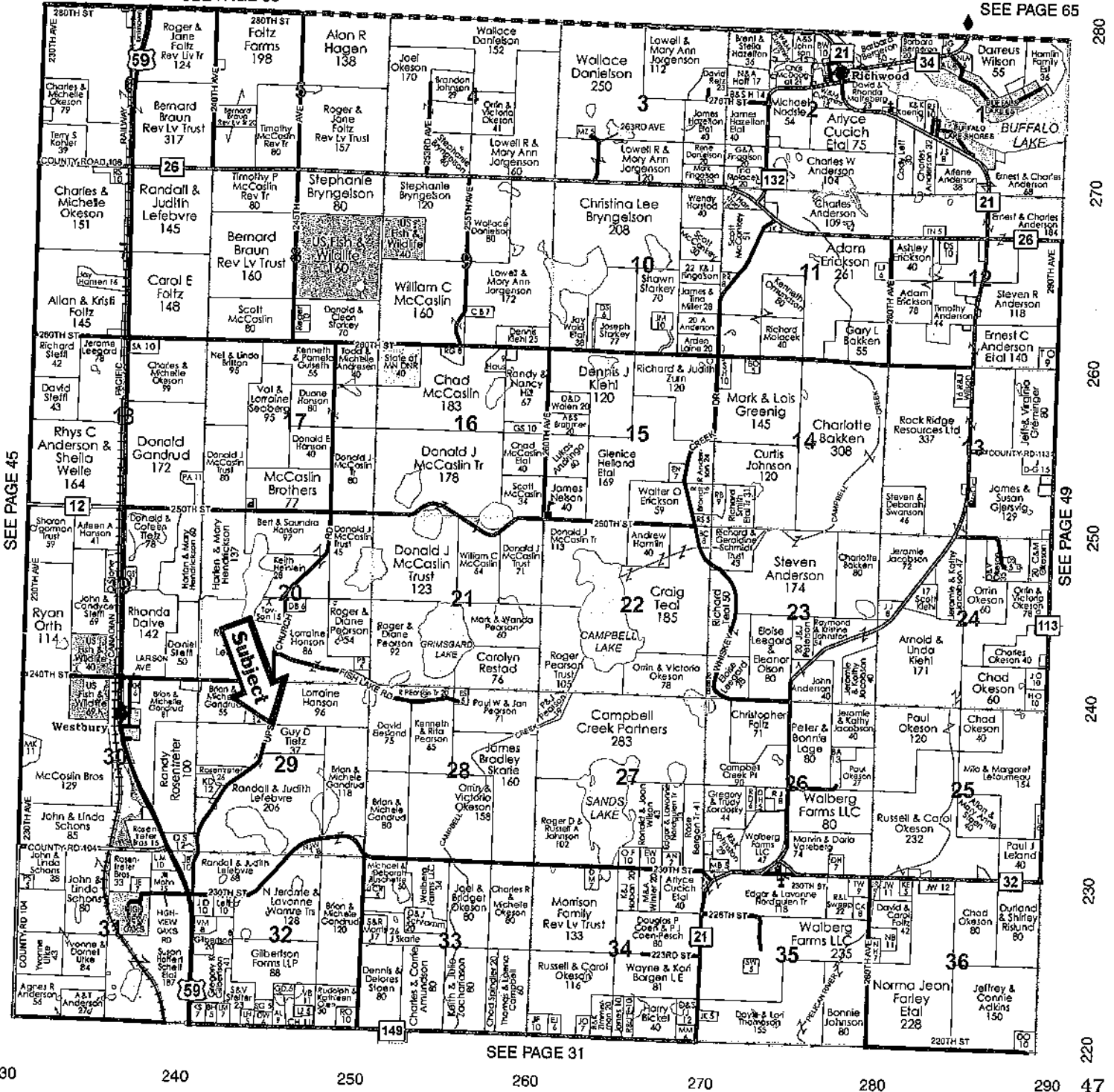
Richwood

Township 140N - Range 41W

Copyright © 2016 Mapping Solutions

SEE PAGE 63

SEE PAGE 65





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****

May 9th, 2017 @7:00 PM

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

APPLICANT:
Tim Hestdalen
513 Southwood Dr
Horace, ND 58047

Project Location: 14998 East Munson Dr Detroit Lakes, Mn

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit replace an old retaining wall that is starting to show signs of failure.

LEGAL LAND DESCRIPTION: 19.1161.000 Lake View Twp
Section 08 Twp 138 Range 41 R S Duttons Sub Div Lots 54 & 55

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): Tim Last name: Hostdalen
Mailing Address: 513 Southwood Dr City, State, Zip Horace, ND 58047
Phone Number(s): 701-540-1184 Project Address: 14998 East Mason Dr., Detroit Lakes
Parcel number(s) of property: 19.1161.000 Sect - Twp - Range: _____
Township Name: _____ Legal Description: _____



REASON FOR CONDITIONAL USE REQUEST: Landscaping project including replacing retaining wall.

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

3/30/17
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

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

1. **Effect 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.

2. **Effect 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.

NA

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

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.

Parking available to meet project needs.

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.

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;

Cleaning up landscaping that is currently eroding towards the lake.

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

Yes

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

NA

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

NA

Date owner notified of application outcome: _____

LAND ALTERATION PERMIT

WHAT IS A LAND ALTERATION PERMIT? A land alteration permit is a permit to move or excavate dirt, gravel, sand, etc, on property, which is not incidental to an *approved* building permit or a septic system permit. Retaining walls within the shore impact zone require a conditional use permit.

WHAT INFORMATION IS NEEDED FOR A LAND ALTERATION PERMIT? A completed land alteration permit with a detailed site plan and current picture of shoreline is needed for a land alteration permit. The detailed site plan must show water drainage, erosion control measures, area to be disturbed and amount of fill to be placed in the project, distance from the Ordinary High Water Mark (OHW), property lines and road. The site plan must also show locations of all structures, wells and septic systems, with all dimensions and distances. Remember to include a current picture of the shoreline with the application.

If the project is to be done in the shore impact zone, a site plan of the lot with the work to be done must be submitted by a landscape architect or a professional engineer, meeting the requirements of Chapter 6, Sections 7 and 8 and Chapter 8, Section 3 of the Becker County Zoning Ordinance.

PERMIT PROCESS

Once the application has been submitted to the Zoning Office, an inspector will visit the property to the proposed project. If the plan is complete and is in compliance with the Ordinance, the permit will be issued. Please allow a minimum of 10 – 14 days for the review. You will be contacted once the permit has been approved. Work that begins prior to the approval and issuance of the permit will result in a fine.

RETAINING WALLS

PLEASE NOTE: If you are seeking a permit to construct a **retaining wall** in the shore impact zone or a bluff impact zone, a Conditional Use Permit is required and will not be issued unless: 1) the retaining wall is designed to correct an established shoreland erosion problem; 2) the retaining wall is suitable given the demonstrated shoreland usage needs; 3) the retaining wall may be required to be designed by a registered professional engineer or landscape architect, depending on the scope of the project and 4) the dimensions of the retaining wall are the minimum necessary to control the shoreland erosion problem. In order to avoid costly revisions of retaining wall plans, the property owner may have a preliminary on-site meeting with the Environmental Review Technical Panel.

WHAT IS A CONDITIONAL USE? A conditional use is a land use or development use that would not be generally appropriate but may be allowed with appropriate controls upon a finding that certain conditions are detailed in the County Zoning Ordinance. The information required for the land alteration and architect's or engineer's design must be submitted with an application form for the public hearing.

PERMIT FEES

Within the shore impact zone (Includes Rip-Rap and Sand Blankets)	\$100.00
Over 51 cubic yards	\$100.00
 Cormorant Township Surcharge	 \$25.00



~ LAND ALTERATION PERMIT ~

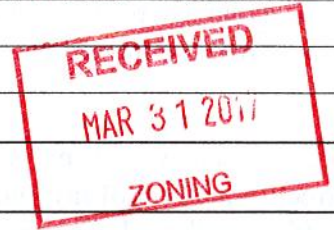
BECKER COUNTY PLANNING & ZONING

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

PARCEL	
APP	Land Alt
YEAR	
SCANNED	

PARCEL NUMBER 19.1161.000 PROJECT ADDRESS 14998 East Munson Dr., DL
DIRECTIONS TO PROPERTY: _____

LEGAL DESCRIPTION



LAKE/WETLAND/RIVER NAME LK/WETL/RIV CLASS SECTION TWP RANGE TOWNSHIP NAME

Munson PD 08 138 41 Lake View

PROPERTY OWNER ADDRESS PHONE NO

Tim Hestdalen 14998 East Munson Dr, Detroit Lakes 701-540-1184

CONTRACTOR LICENSE NO PHONE NO

Andy Francis _____ 218-849-1034

Type of Project () Vegetation Removal () Fill Only () Grading Only (x) Grading & Filling () Other (specify) _____	Project Purpose () Clear Land () Road or Driveway () Elevate Building Site () Improve Lawn () Other (specify) _____	Project Scope Project Start Date <u>May 1st</u> Project Completion Date <u>June 1st</u> Project is adjacent to (x) Lake () Stream () non shoreland Name of water body <u>Munson Lake</u> Distance work will be from Ordinary High Water Mark <u>16' x 26'</u> ft Type of Erosion Control () sod () stake-sod () seed only (x) seed & mulch () mulch only () other _____ Alterations: Area to be cut/excavated <u>100'</u> ft <u>26'</u> ft <u>1'</u> ft Length Width Depth Area to be filled/leveled <u>100'</u> ft <u>26'</u> ft <u>1'</u> ft Length Width Depth Type of Soils and/or fill material <u>Rip-Rap - Boulders & Dirt</u> Total Cubic Yards of Earthmoving Requested <u>50 yds</u>
---	--	---

Brief description of the work to be done:

1. Replace existing wood wall with boulder wall + Native tree, shrubs + perennials
2. ~~Install~~ install Native planting beds + Rip-Rap shoreline
3. Repair lawn Dirt + Hydroseed.

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

PARCEL	
APP	Land Alt
YEAR	

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

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

[Signature]
Signature

3/30/17
Date

Additional notes: _____

Application Fee:	Cormorant Surcharge	Fines	Total
Fees <u>100</u>	+	+	<u>100</u>

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

_____ as of this date _____

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

by order of: _____ as of this date _____

Receipt Number 0000000000 Date Paid 03/30/17

Additional Receipt Number _____ Date of Additional Receipt _____

Date of Final Inspection: _____

SKETCH OF PROPERTY

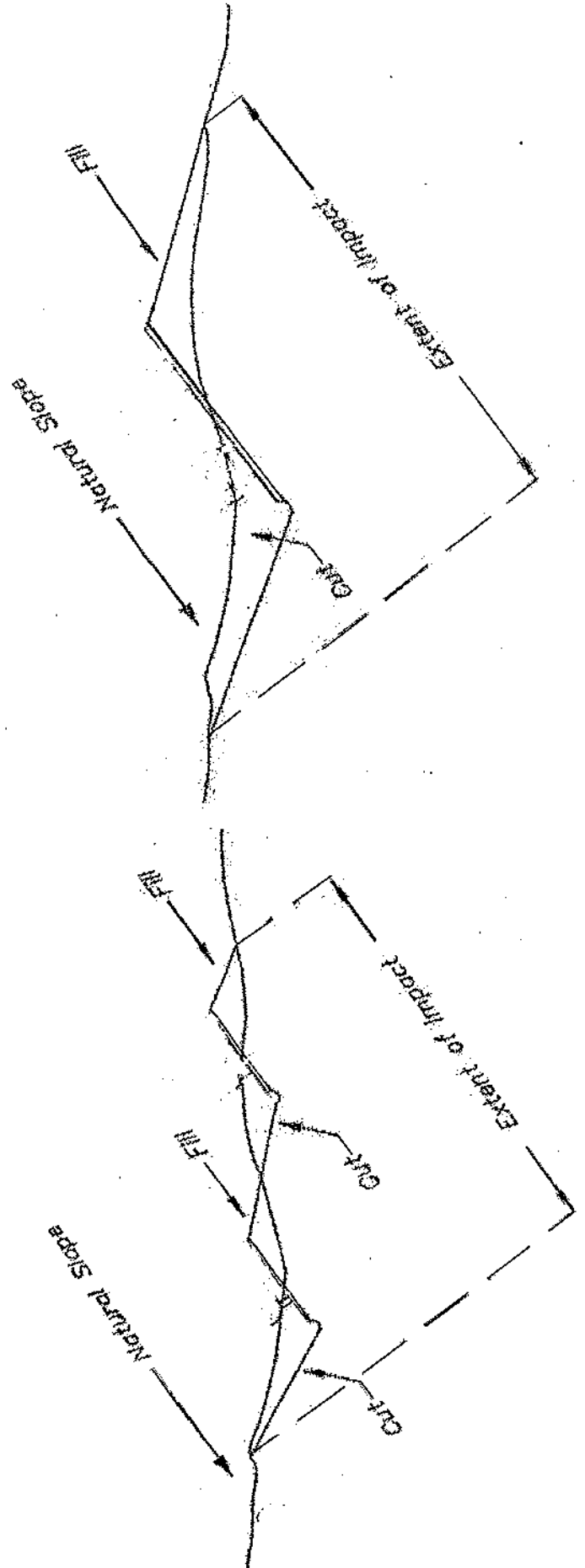
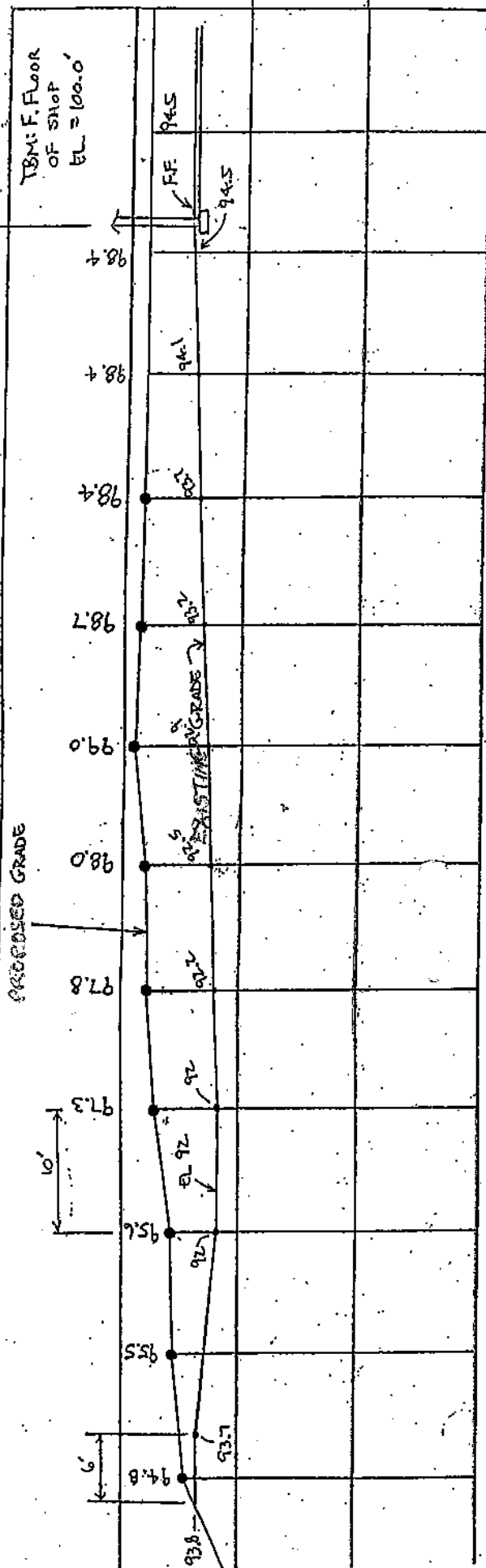
PARCEL	
APP	Land Alt
YEAR	

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



EXAMPLE ONLY

EXAMPLE ONLY





Minnesota Pollution Control Agency

NOTICE OF STORM WATER PERMIT REQUIREMENT Spring 2003

Pollution of lakes, streams, and wetlands from construction sites is a serious problem and protecting the surface waters of the state is a responsibility we all share. Please take a moment to review the requirements of the National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit Program for Construction Activity to determine if your project requires this permit.

Construction projects (whether public or private) that disturb one (1) or more acres of land throughout the life of the project, are required to obtain a General Storm Water Permit for construction activity. Previously, five acres was the threshold. Activities requiring a permit may include, but are not limited to, **road construction and road improvement projects; construction of residential, office, industrial and commercial buildings; and airport construction.** Public **ditch improvement** activities also require a permit. Agricultural and forestry activities are exempt.

The heart of the NPDES permit is the preparation of a storm-water pollution prevention plan. The plan must detail erosion control measures that will be put in place during construction to prevent erosion and sediment from entering surface waters. The plan must also detail how storm water will be managed at the completed construction site. Copies must be available for inspection at the construction site. **Also note that both the contractor and owner of the project must sign the application, and bear equal responsibility for the permit conditions.**

Please be aware that in the past, several construction projects have been the subject of successful enforcement action by the MPCA for failure to obtain NPDES Storm-Water Permits and for failing to adequately implement appropriate erosion and sediment controls **during and after construction.**

Information, fact sheets and permit applications can be viewed and downloaded at www.pca.state.mn.us/water/stormwater-c.html. Or contact the MPCA Customer Assistance Center at (651) 297-2274 or (800) 646-6247 (TTY 651-282-5332 or 800-657-3864). Information may also be obtained by contacting the Detroit Lakes Office of the MPCA at (218) 847-1519.

Information regarding erosion and sediment control best management practices (BMPs) is also available from the MPCA. *Protecting Water Quality in Urban Areas* is a manual that provides much useful information pertaining to BMPs that can effectively control storm water runoff in urban, suburban, and rural settings within the state. The manual is available at www.pca.state.mn.us/water/pubs/sw-bmppmanual.html.

Thank you for helping to protect our Minnesota environment.



**BECKER COUNTY PLANNING & ZONING
ENVIRONMENTAL REVIEW TECHNICAL PANEL
(ERTP) APPLICATION FOR RETAINING WALLS**

915 LAKE AVE, DETROIT LAKES, MN 56502-0787
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 regarding conceptual plans submitted for retaining wall requests. The request should include any proposed projects that will be located within the shore impact zone of any Lake, River or Stream. The process is to review the project plans and conduct a site visit prior to submittal of a formal application to the Planning & Zoning Department. If the ERTTP recommends approval to proceed, the Applicant may proceed with the public hearing process.

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

1. Contact Name and Phone Number: Tim Hestdalen 701-540-1184
2. Property Owners Name: Tim & Marie Hestdalen
3. Parcel Number: 19.1161.00
4. Legal Description: _____
5. Section _____ Township _____ Range _____
6. Lake Name: Munson Lake Classification _____
7. Length of shoreline in Project: 100'
8. Is the proposal to replace an existing retaining wall? Yes X No _____
9. Length and Height of existing retaining wall: _____
10. To construct a new retaining wall or expand an existing? New _____ Expand _____
11. Length and Height of new or expansion requested: _____
12. Is there any existing rip rap along the shoreline? Yes X No _____
13. Distance work will be from the Ordinary High Water Mark _____
14. Amount of cubic yards of earth movement requested: _____
15. Are emergent aquatic plants found along shoreline? No
16. Does the site have any wetlands and/or low areas? Yes _____ No X
17. Are any springs or seeps present? No
18. Does the site contain any steep slopes? Yes Are there any bluffs present? No
19. Do any parties involved in this application have any ownership interest in, or options on, other properties in the vicinity of the project? No

Brief description of request:

Replace retaining wall

(more information on back)

PROPOSED BOULDER RETAINING WALLS

14998 EAST MUNSON LAKE

DETROIT LAKES, MINNESOTA

GENERAL NOTES

1. IN PREPARATION OF WALL DESIGN, SOIL STRENGTH PARAMETERS WERE ASSUMED, BASED ON A REVIEW OF US GEOLOGIC SURVEY SOIL MAPS OF THE PROJECT AREA. IT IS THE RESPONSIBILITY OF THE OWNER OR OWNER'S REPRESENTATIVE TO VERIFY THE SOIL STRENGTH PARAMETERS ARE REPRESENTATIVE OF THE SOILS AVAILABLE FOR WALL CONSTRUCTION. IF THE SOIL STRENGTH PARAMETERS ARE FOUND TO BE INCONSISTENT WITH THOSE ASSUMED, THIS DESIGN IS NO LONGER VALID AND IT IS THE RESPONSIBILITY OF THE OWNER OR OWNER'S REPRESENTATIVE TO NOTIFY VEC SO THE RETAINING WALL SYSTEM CAN BE REDESIGNED. FAILURE TO NOTIFY VEC MAY RESULT IN FAILURE OF THE RETAINING WALL.
2. DESIGN SOIL PARAMETERS:
A. RETAINED SOIL: IMPORTED/ON-SITE SAND SOILS, $\phi = 31$ DEGREES, $\gamma_{\text{SAT}} = 125$ PCF.
B. FOUNDATION SOIL: IMPORTED/ON-SITE SAND SOILS, $\phi = 31$ DEGREES, $\gamma_{\text{SAT}} = 125$ PCF.
3. ANY EXCAVATION PERFORMED BELOW THE FOUNDATION GRADE OF THE WALL SHOULD HAVE PROPER LATERAL OVERSIZING. EXCAVATION OVERSIZING SHOULD BE MEASURED FROM THE FRONT TO THE BACK OF THE LOWEST BOULDER.
4. THIS SET OF BOULDER RETAINING WALL PLANS ARE BASED ON THE SITE GRADING PLAN, ANDY FRANCIS LANDSCAPING AND CONSTRUCTION, LLC, E-MAILED TO VEC ON 3/6/17. IF OTHER PLANS ARE PRODUCED THAT CONTAIN DIFFERENT INFORMATION THAN THAT REFERENCED, THIS PLAN MAY NEED TO BE REVISED AND/OR THE WALL MAY NEED TO BE REDESIGNED.
5. LOCATION OF THE BOULDER RETAINING WALLS IN RELATION TO PROPERTY LINES, UTILITY EASEMENTS, WATERSHED EASEMENTS, OR ANY OTHER TYPE OF EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER. VEC ASSUMES NO LIABILITY FOR THE LOCATION OF THE BOULDER RETAINING WALLS, OR IF CONSTRUCTION OF THE PROPOSED BOULDER RETAINING WALLS ENCRUSCH ANY PROPERTY LINES OR EASEMENTS.
6. IT IS IMPERATIVE THAT THE SITE SURVEYING OF THE BOULDER RETAINING WALLS BE BASED ON THE PLANS REFERENCED ABOVE AND NOT PROFILE PLANS PREPARED BY VEC. SURVEYING OF THE BOULDER RETAINING WALLS MUST TAKE INTO ACCOUNT THE DESIGN BATTER INDICATED ON THE ENCLOSED PLANS AND DETAILS.
7. FAILURE TO TAKE INTO ACCOUNT WALL BATTER FOR THE BOULDER RETAINING WALL SURVEYING WILL PRODUCE INCORRECT LOCATIONS OF ALL TOP OF WALL AND SHALL BE CORRECTED AT NO COST TO VEC.
8. WALL GEOMETRY, LOCATIONS, SLOPES AND SURCHARGE LOADS FOR THE BOULDER RETAINING WALLS WERE ASSUMED FROM THE PROJECT PLANS REFERENCED ABOVE. IF CONDITIONS VARY GREATLY IN THE FIELD FROM THOSE SHOWN ON THIS PLAN, VEC MUST BE NOTIFIED PRIOR TO CONSTRUCTION OF THE BOULDER RETAINING WALLS TO REVIEW THE DESIGN AND/OR PLANS. MODIFICATIONS TO THE DESIGN AND/OR PLANS MAY BE REQUIRED AFTER THE REVIEW, AND MAY TAKE UP TO TEN BUSINESS DAYS TO COMPLETE.
9. PLEASE REFER TO ANY PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION. IF THERE ARE DISCREPANCIES BETWEEN ANY INFORMATION ON THESE PLANS AND INFORMATION IN THE PROJECT SPECIFICATIONS, THE MORE RESTRICTIVE INFORMATION TAKES PRECEDENCE.

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
W1	TITLE PAGE & GENERAL NOTES
W2	WALL CONSTRUCTION NOTES
W3	WALL LOCATION SKETCH
W4	WALL ELEVATION VIEWS
W5	SECTIONS AND DETAILS



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 Eden Prairie, MN 55347
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PROPOSED BOULDER RETAINING WALLS		SCALE:
14998 EAST MUNSON LAKE		NONE
DETROIT LAKES, MINNESOTA		VERIFY LINE ABOVE MEASURES 1-INCH. IF IT DOESN'T, ADJUST SCALE ACCORDINGLY
TITLE PAGE AND GENERAL NOTES		
REV. NO.	DATE	DESCRIPTION
		VEC PROJECT NO
		DRAWN BY: RWW
		REVIEWED BY: VEC
		DATE: 3/27/17

SHEET: **W1** OF: **5** CLIENT: ANDY FRANCIS LANDSCAPING

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 3/27/17
 RONALD W. VICKERY
 REG. NO.: 24065

BOULDER WALL NOTES

DESCRIPTION

THIS WORK CONSISTS OF CONSTRUCTING BOULDER WALL STRUCTURES AT THE LOCATIONS INDICATED ON THE SITE PLAN, PREPARED BY ANDY FRANCIS LANDSCAPING AND CONSTRUCTION, LLC, E-MAILED TO VEC ON 3/6/17. BOULDER WALLS ARE FORMED OF INTERLOCKING, DRY-STACKED ROCKS WITHOUT REINFORCING STEEL, MORTAR, OR CONCRETE.

CONSTRUCTION REQUIREMENTS

BOULDERS: BOULDERS SHALL CONSIST OF NATURAL STONE WITH VARYING HEIGHTS AND NOMINAL DEPTHS RANGING FROM 12 TO 36 INCHES (FRONT TO BACK).

GENERAL: THE FOLLOWING DEFINITIONS APPLY TO BOULDER WALL CONSTRUCTION:

- (A) BASE ROCK: THE BASE ROCK IS THE LOWERMOST ROCK IN THE BOULDER WALL, AND BEARS DIRECTLY ON THE SOIL SUBGRADE.
- (B) FACING ROCK: THE FACING ROCKS COMPRISE THE BULK OF THE BOULDER WALL AND ARE STACKED ABOVE THE BASE ROCK.
- (C) CAP ROCK: THE CAP ROCK IS THE UPPERMOST ROCK IN THE BOULDER WALL SECTION AND "CAPS" THE BOULDER WALL.

BOULDER WALL CONSTRUCTION:

(A) BOULDER WALL FOUNDATION EXCAVATION: EXCAVATE A FOUNDATION TRENCH AT LEAST 12 INCHES BELOW THE GRADE AT THE BOTTOM OF THE WALL, RUNNING THE FULL LENGTH OF THE PROPOSED BOULDER WALL, OR TO THE DEPTH SHOWN ON THE PLANS. EXCAVATE THE FOUNDATION TO A MINIMUM WIDTH EQUAL TO THE SPECIFIED BASE ROCK WIDTH PLUS 12 INCHES TO INCLUDE THE AGGREGATE BEHIND THE BOULDER WALL. EXERCISE CARE DURING EXCAVATION OF THE BACK CUT. STABILITY OF TEMPORARY CUT SLOPES IS THE RESPONSIBILITY OF THE CONTRACTOR.

(B) BOULDER PLACEMENT: PLACE THE FIRST COURSE OF ROCK (BASE ROCK) ON FIRM, UNYIELDING SOIL WITH FULL CONTACT BETWEEN THE ROCK AND THE SUBGRADE. EXCAVATE ANY LOOSE, SOFT OR OTHERWISE UNSUITABLE MATERIAL PRESENT AT FOUNDATION GRADE AND REPLACE WITH SUITABLE FOUNDATION FILL. COMPACT THE FOUNDATION FILL AS NEEDED. AS THE BOULDER WALL IS CONSTRUCTED, PLACE THE ROCKS SO THAT THERE ARE NO CONTINUOUS JOINTS IN EITHER THE VERTICAL OR LATERAL DIRECTION. STOCKPILE A SUFFICIENT NUMBER OF ROCKS TO PROVIDE A GOOD SELECTION FOR PLACEMENT. TO OBTAIN A BETTER FIT, PLACE ROCKS WHICH DO NOT MATCH THE SPACES OFFERED BY THE PREVIOUS COURSE IN A DIFFERENT LOCATION. AVOID PLACING ROCKS WHICH HAVE SHAPES THAT CREATE VOIDS WITH A LINEAR DIMENSION GREATER THAN 8 INCHES. EXCEPT IN ISOLATED CASES, PLACE EACH ROCK SO THAT IT BEARS ON AT LEAST TWO ROCKS BELOW IT. LOCATE AT LEAST ONE BEARING POINT A DISTANCE NO GREATER THAN 6 INCHES FROM THE AVERAGE FACE OF THE BOULDER WALL. THE ALLOWABLE TOLERANCE FOR BASE ROCK WIDTHS IS 3 INCHES; HOWEVER, DO NOT PLACE TWO OR MORE CONSECUTIVE BASE ROCKS WITH A WIDTH LESS THAN SPECIFIED ON THE PLANS. SLOPE THE TOP SURFACE OF EACH ROCK TOWARDS THE BACK OF THE BOULDER WALL AT AN INCLINATION OF AT LEAST 5 PERCENT. THE MINIMUM BOULDER WALL THICKNESS IS BASED ON MINIMUM BASE ROCK WIDTH, AS SPECIFIED ON THE PLANS, AND ALLOWABLE FACE BATTER. THE REQUIRED MINIMUM FACE BATTER IS 10 DEGREES. SECURELY PLACE FACING ROCKS SO THAT THE ROCKS ARE UNABLE TO BE MOVED WITH A PLY BAR AFTER THE BOULDER WALL IS COMPLETE.

(C) VOIDS: WHERE VOIDS WITH A MINIMUM DIMENSION OF 6 INCHES OR GREATER EXIST IN THE FACE OF THE BOULDER WALL, CHINK THE VOIDS WITH SMALLER ROCK.

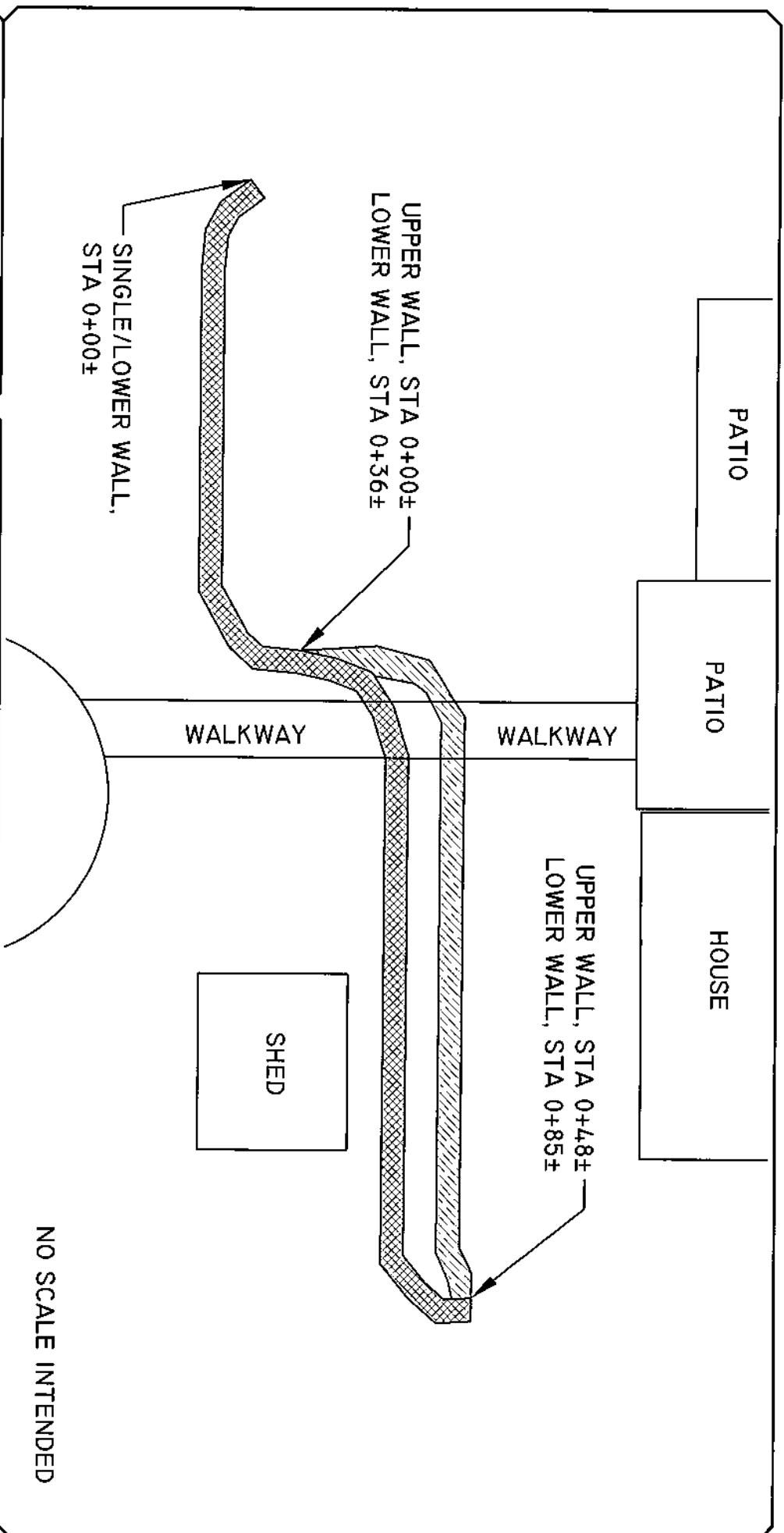
- (1) IF THERE IS NO ROCK CONTACT WITHIN THE BOULDER WALL THICKNESS, CHINK THE VOID WITH A SMALLER PIECE OF ROCK.
- (2) CHINKING ROCKS SHOULD NOT PROVIDE PRIMARY STRUCTURAL SUPPORT FOR THE OVERLYING ROCK.
- (3) CHINKING ROCKS SHOULD NOT BE ABLE TO BE MOVED OR REMOVED BY HAND AFTER BOULDER WALL IS COMPLETE. RESET LOOSE CHINKING ROCKS UNTIL SECURELY PLACED OR GROUTED IN PLACE. DO NOT ALLOW GROUT TO BE READILY VISIBLE FROM THE FACE OF THE BOULDER WALL.

(D) BOULDER WALL AGGREGATE: INSTALL AGGREGATE, CONSISTING OF 3/4" TO 1 1/2" CLEAR CRUSHED AGGREGATE (NO PEA GRAVEL), BETWEEN THE BOULDER WALL AND THE BACK CUT FACE BEING SUPPORTED. THE AGGREGATE LAYER SHALL BE TO THE DIMENSIONS SHOWN ON THE PLANS, WITH A MINIMUM DEPTH OF 12 INCHES. PLACE AGGREGATE CONCURRENT WITH BOULDER WALL SO THAT AT NO TIME IS EITHER MORE THAN 12 INCHES HIGHER THAN THE OTHER. SEPARATE THE AGGREGATE FROM THE BACK OF THE BOULDERS BY A NON-WOVEN GEOTEXTILE (MIRAFI 140N OR APPROVED EQUAL). OVERLAP THE NON-WOVEN GEOTEXTILE AT LEAST 18 INCHES AT ALL SEAMS. THE TOP OF THE AGGREGATE SHOULD ALSO BE "CARPED" WITH THE GEOTEXTILE, AS SHOWN ON THE CROSS-SECTIONS.



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Eden Prairie, MN 55347
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PROPOSED BOULDER RETAINING WALLS		SCALE:	0	SHEET: W2	OF: 5	CLIENT: ANDY FRANCIS LANDSCAPING
14998 EAST MUNSON LAKE		NONE	VERIFY LINE ABOVE MEASURES 1-INCH, IF IT DOESN'T, ADJUST SCALE ACCORDINGLY	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.		
DETROIT LAKES, MINNESOTA				DATE: 3/27/17		
BOULDER WALL NOTES				REG. NO.: 24065		
REV. NO:	DATE:	DESCRIPTION:	VEC PROJECT NO:	VEC 17-067		
			DRAWN BY:	RHV		
			REVIEWED BY:	VEC		
			DATE:	3/27/17		



PATIO

PATIO

HOUSE

WALKWAY

WALKWAY

SHED

UPPER WALL, STA 0+00±
LOWER WALL, STA 0+36±

UPPER WALL, STA 0+48±
LOWER WALL, STA 0+85±

SINGLE/LOWER WALL,
STA 0+00±

NO SCALE INTENDED




Vickery Engineering & Consulting, LLC

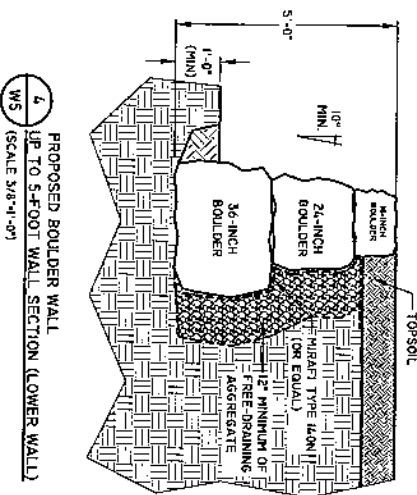
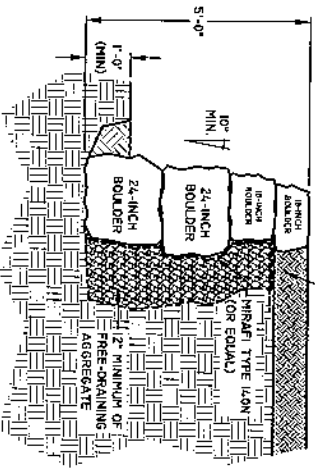
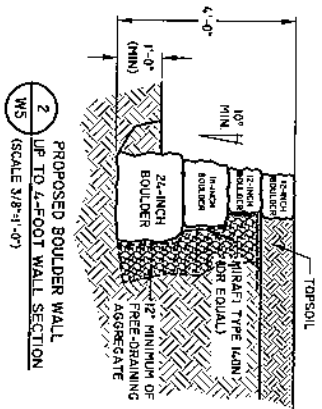
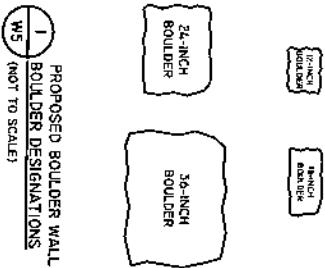
1441 Village Woods Drive
Eden Prairie, MN 55347
phone: 952-465-8272

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PROPOSED BOULDER RETAINING WALLS		SCALE:	0	SHEET:	W3	OF:	5	CLIENT:	ANDY FRANCIS LANDSCAPING
14998 EAST MUNSON LAKE		NONE	VERIFY LINE ABOVE MEASURES 1-INCH. IF IT DOESN'T, ADJUST SCALE ACCORDINGLY	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.					
DETROIT LAKES, MINNESOTA									
WALL LOCATION SKETCH									
REV. NO:	DATE:	DESCRIPTION:	VEC PROJECT NO:	VEC 17-067	 RONALD W. ATTKISSON, P.E. DATE: 3/27/17 REG. NO.: 24065				
			DRAWN BY:	RWV					
			REVIEWED BY:	VEC					
			DATE:	3/27/17					

NOTE: ALL BOULDER SHAPES SHOWN ARE FOR DETAILING PURPOSES ONLY. ACTUAL BOULDER SHAPES MAY VARY GREATLY IN THE FIELD. BOULDER SIZES SHOWN ARE MINIMUM DEPTH OF THE BOULDER, AND THE DEPTHS SHOWN IN THE CROSS-SECTIONS SHOULD BE CONSIDERED MINIMUM DEPTHS INTO THE SLOPE (PERPENDICULAR TO THE WALL FACE). BOULDER HEIGHTS MAY VARY.



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PROPOSED BOULDER RETAINING WALLS		SCALE:		AS SHOWN		VERIFY LINE ABOVE MEASURES 1-INCH. IF IT DOESN'T, ADJUST SCALE ACCORDINGLY		SHEET: W5 OF 5		CIENT: ANDY FRANCIS LANDSCAPING	
14998 EAST MUNSON LAKE		0		VERIFY LINE ABOVE MEASURES 1-INCH. IF IT DOESN'T, ADJUST SCALE ACCORDINGLY		SCALE ACCORDINGLY		DATE: 3/27/17		DATE: 3/27/17	
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Boulder Wall Calculations - 4-foot Total Wall Height
Project VEC 17-067 - March 26, 2017
Hestdalen Residence, Detroit Lakes, Minnesota
Page 1 of 2

Design Parameters:

Retained Soil Friction Angle, $\phi_{sr} := 31\text{deg}$	Soil Unit Weight, $\gamma_s := 125\text{pcf}$	Crest Slope, $\beta := 7.1\text{deg}$
Foundation Soil Friction Angle, $\phi_{sf} := 31\text{deg}$		Surcharge Load, $q_s := 0 \frac{\text{lb}}{\text{ft}^2}$
$\delta_1 := \frac{2}{3} \cdot \phi_{sr} \quad \delta_1 = 20.667\text{-deg}$	Rock Unit Weight, $\gamma_r := 150\text{pcf}$	
Exposed Height, $H_e := 3\text{ft}$	Wall Embedment, $H_b := 1\text{ft}$	Total Height, $H_r := H_e + H_b$
		$H_r = 4\text{ft}$
Top of Wall Width, $W_t := 1\text{ft}$	Base of Wall Width, $W_b := 2\text{ft}$	
$\alpha := 83\text{deg}$	$\psi := 90\text{deg} - \alpha \quad \psi = 7\text{-deg}$	$v := \tan(\phi_{sf}) \quad v = 0.601$

Calculate Wall Weight:

$W_1 := .5 \cdot (W_b - W_t) \cdot H_e \cdot \gamma_r \cdot 1\text{ft}$	$W_1 = 225\text{ lbf}$	$W_2 := W_t \cdot H_e \cdot \gamma_r \cdot 1\text{ft}$	$W_2 = 450\text{ lbf}$
$W_3 := H_b \cdot W_b \cdot \gamma_s \cdot 1\text{ft}$	$W_3 = 250\text{ lbf}$	$W_w := W_1 + W_2 + W_3$	$W_w = 925\text{ lbf}$

Active Earth Pressue Coefficient (Ka):

$$K_a := \frac{(\cos(\phi_{sr} + \psi))^2}{(\cos(\psi))^2 \cdot (\cos(\delta_1 - \psi)) \cdot \left[1 + \sqrt{\frac{[(\sin(\phi_{sr} + \delta_1)) \cdot (\sin(\phi_{sr} - \beta))]}{[(\cos(\delta_1 - \psi)) \cdot (\cos(-\psi - \beta))]}]} \right]^2} \quad K_a = 0.26$$

Total Horizontal Force:

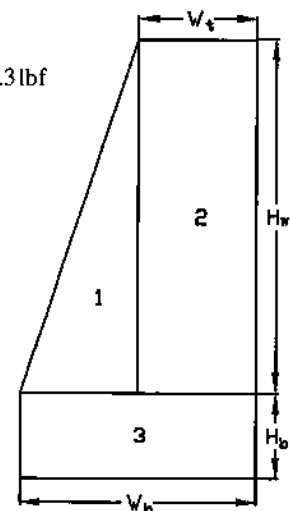
Horizontal Force From Soil, $F_{ah} := .5 \cdot \gamma_s \cdot K_a \cdot H_r \cdot H_r \cdot \cos(\delta_1 - \psi) \cdot 1\text{ft}$	$F_{ah} = 252.3\text{ lbf}$
Horizontal Force From Surcharge, $F_s := q_s \cdot K_a \cdot H_r \cdot 1\text{ft}$	$F_s = 0$
Total Horizontal Force, $F_h := F_{ah} + F_s$	$F_h = 252.3\text{ lbf}$

Frictional Resistance:

Vertical Force From Soil, $F_{av} := .5 \cdot \gamma_s \cdot K_a \cdot H_r \cdot H_r \cdot \sin(\delta_1 - \psi) \cdot 1\text{ft}$	$F_{av} = 61.3\text{ lbf}$
$F_u := v \cdot (W_w + F_{av})$	$F_u = 592.7\text{ lbf}$

Factor of Safety, Base Sliding:

FOS Sliding, $FOS_s := \frac{F_u}{F_h}$	$FOS_s = 2.349$
---	-----------------





Boulder Wall Calculations - 4-foot Total Wall Height
Project VEC 17-067 - March 26, 2017
Hestdalen Residence, Detroit Lakes, Minnesota
Page 2 of 2

Calculate Overturning Moment:

$$\text{Driving Moment, } M_o := \left[0.5 \cdot K_a \cdot \gamma_s \cdot H_r \cdot H_r \cdot \cos(\delta_1 - \psi) \cdot \left(\frac{H_r}{3} \right) \right] + \left[q_s \cdot K_a \cdot H_r \cdot \left(\frac{H_r}{2} \right) \right] \quad M_o = 336.4 \text{ lbf}$$

Calculate Resisting Moment:

Resisting Moment is calculated by taking the sum of the weights times the moment arms for each section of wall above

$$M1 := \frac{W1 \cdot (W_{ba} - W_t) \cdot \left(\frac{2}{3} \right)}{1 \text{ ft}} \quad M1 = 150 \text{ lbf}$$

$$M2 := \frac{W2 \cdot \left[(W_{ba} - W_t) + \frac{W_t}{2} \right]}{(1 \text{ ft})} \quad M2 = 675 \text{ lbf}$$

$$M3 := \frac{W2 \cdot \left(\frac{W_{ba}}{2} \right)}{1 \text{ ft}} \quad M3 = 450 \text{ lbf}$$

$$\text{Resisting Moment, } M_r := M1 + M2 + M3 \quad M_r = 1275 \text{ lbf}$$

Factor of Safety, Overturning:

$$\text{FOS Overturning, } FOS_{ot} := \frac{M_r}{M_o} \quad FOS_{ot} = 3.791$$

I hereby certify that this plan, specification, or report was prepared under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Ronald W. Vickery, PE
Registration Number: 24065
March 26, 2017



Boulder Wall Calculations - 5-foot Total Wall Height
Project VEC 17-067 - March 26, 2017
Hestdalen Residence, Detroit Lakes, Minnesota
Page 1 of 2

Design Parameters:

Retained Soil Friction Angle, $\phi_{sr} := 31\text{deg}$	Soil Unit Weight, $\gamma_s := 125\text{pcf}$	Crest Slope, $\beta := 7.1\text{deg}$
Foundation Soil Friction Angle, $\phi_{sf} := 31\text{deg}$		Surcharge Load, $q_s := 0 \frac{\text{lbf}}{\text{ft}^2}$
$\delta_1 := \frac{2}{3} \cdot \phi_{sr} \quad \delta_1 = 20.667\text{-deg}$	Rock Unit Weight, $\gamma_r := 150\text{pcf}$	
Exposed Height, $H_e := 4\text{ft}$	Wall Embedment, $H_b := 1\text{ft}$	Total Height, $H_r := H_e + H_b$ $H_r = 5\text{ft}$
Top of Wall Width, $W_t := 1.5\text{ft}$	Base of Wall Width, $W_b := 2\text{ft}$	
$\alpha := 83\text{deg}$	$\psi := 90\text{deg} - \alpha \quad \psi = 7\text{-deg}$	$v := \tan(\phi_{sf}) \quad v = 0.601$

Calculate Wall Weight:

$W_1 := .5 \cdot (W_b - W_t) \cdot H_e \cdot \gamma_r \cdot 1\text{ft}$	$W_1 = 150\text{lbf}$	$W_2 := W_t \cdot H_e \cdot \gamma_r \cdot 1\text{ft}$	$W_2 = 900\text{lbf}$
$W_3 := H_b \cdot W_b \cdot \gamma_s \cdot 1\text{ft}$	$W_3 = 250\text{lbf}$	$W_w := W_1 + W_2 + W_3$	$W_w = 1300\text{lbf}$

Active Earth Pressue Coefficient (Ka):

$$K_a := \frac{(\cos(\phi_{sr} + \psi))^2}{(\cos(\psi))^2 \cdot (\cos(\delta_1 - \psi)) \cdot \left[1 + \sqrt{\frac{[(\sin(\phi_{sr} + \delta_1)) \cdot (\sin(\phi_{sr} - \beta))]}{[(\cos(\delta_1 - \psi)) \cdot (\cos(-\psi - \beta))]}]} \right]^2} \quad K_a = 0.26$$

Total Horizontal Force:

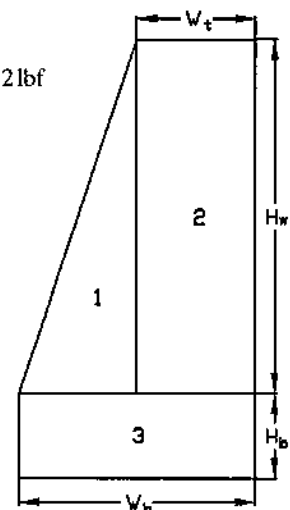
Horizontal Force From Soil, $F_{ah} := .5 \cdot \gamma_s \cdot K_a \cdot H_r \cdot H_r \cdot \cos(\delta_1 - \psi) \cdot 1\text{ft}$	$F_{ah} = 394.2\text{lbf}$
Horizontal Force From Surcharge, $F_s := q_s \cdot K_a \cdot H_r \cdot 1\text{ft}$	$F_s = 0$
Total Horizontal Force, $F_h := F_{ah} + F_s$	$F_h = 394.2\text{lbf}$

Frictional Resistance:

Vertical Force From Soil, $F_{av} := .5 \cdot \gamma_s \cdot K_a \cdot H_r \cdot H_r \cdot \sin(\delta_1 - \psi) \cdot 1\text{ft}$	$F_{av} = 95.8\text{lbf}$
$F_u := v \cdot (W_w + F_{av})$	$F_u = 838.7\text{lbf}$

Factor of Safety, Base Sliding:

FOS Sliding, $FOS_s := \frac{F_u}{F_h}$	$FOS_s = 2.128$
---	-----------------





Boulder Wall Calculations - 5-foot Total Wall Height
Project VEC 17-067 - March 26, 2017
Hestdalen Residence, Detroit Lakes, Minnesota
Page 2 of 2

Calculate Overturning Moment:

$$\text{Driving Moment, } M_o := \left[0.5 \cdot K_a \cdot \gamma_s \cdot H_r \cdot H_r \cdot \cos(\delta_1 - \psi) \cdot \left(\frac{H_r}{3} \right) \right] + \left[q_s \cdot K_a \cdot H_r \cdot \left(\frac{H_r}{2} \right) \right] \quad M_o = 656.9 \text{ lbf}$$

Calculate Resisting Moment:

Resisting Moment is calculated by taking the sum of the weights times the moment arms for each section of wall above

$$M_1 := \frac{W_1 \cdot (W_{ba} - W_t) \cdot \left(\frac{2}{3} \right)}{1 \text{ ft}} \quad M_1 = 50 \text{ lbf}$$

$$M_2 := \frac{W_2 \cdot \left[(W_{ba} - W_t) + \frac{W_t}{2} \right]}{(1 \text{ ft})} \quad M_2 = 1125 \text{ lbf}$$

$$M_3 := \frac{W_2 \cdot \left(\frac{W_{ba}}{2} \right)}{1 \text{ ft}} \quad M_3 = 900 \text{ lbf}$$

$$\text{Resisting Moment, } M_r := M_1 + M_2 + M_3 \quad M_r = 2075 \text{ lbf}$$

Factor of Safety, Overturning:

$$\text{FOS Overturning, } FOS_{ot} := \frac{M_r}{M_o} \quad FOS_{ot} = 3.159$$

I hereby certify that this plan, specification, or report was prepared under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Ronald W. Vickery, PE
Registration Number: 24065
March 26, 2017



Boulder Wall Calculations - 5-foot Total Wall Height, Lower Wall

Project VEC 17-067 - March 26, 2017

Hestdalen Residence, Detroit Lakes, Minnesota

Page 1 of 2

Design Parameters:

Retained Soil Friction Angle, $\phi_{sr} := 31\text{deg}$ Soil Unit Weight, $\gamma_s := 125\text{pcf}$

Crest Slope, $\beta := 7.1\text{deg}$

Foundation Soil Friction Angle, $\phi_{sf} := 31\text{deg}$

Surcharge Load, $q_s := 200 \frac{\text{lbf}}{\text{ft}^2}$

$\delta_1 := \frac{2}{3} \cdot \phi_{sr} \quad \delta_1 = 20.667\text{deg}$

Rock Unit Weight, $\gamma_r := 150\text{pcf}$

Exposed Height, $H_e := 4\text{ft}$

Wall Embedment, $H_b := 1\text{ft}$

Total Height, $H_r := H_e + H_b$
 $H_r = 5\text{ft}$

Top of Wall Width, $W_t := 2\text{ft}$

Base of Wall Width, $W_b := 3\text{ft}$

$\alpha := 83\text{deg}$

$\psi := 90\text{deg} - \alpha \quad \psi = 7\text{deg}$

$v := \tan(\phi_{sf})$

$v = 0.601$

Calculate Wall Weight:

$W_1 := .5 \cdot (W_b - W_t) \cdot H_e \cdot \gamma_r \cdot 1\text{ft}$

$W_1 = 300\text{lbf}$

$W_2 := W_t \cdot H_e \cdot \gamma_r \cdot 1\text{ft}$

$W_2 = 1.2 \times 10^3\text{lbf}$

$W_3 := H_b \cdot W_b \cdot \gamma_s \cdot 1\text{ft}$

$W_3 = 375\text{lbf}$

$W_w := W_1 + W_2 + W_3$

$W_w = 1875\text{lbf}$

Active Earth Pressure Coefficient (K_a):

$$K_a := \frac{(\cos(\phi_{sr} + \psi))^2}{(\cos(\psi))^2 \cdot (\cos(\delta_1 - \psi)) \cdot \left[1 + \sqrt{\frac{[(\sin(\phi_{sr} + \delta_1)) \cdot (\sin(\phi_{sr} - \beta))]}{[(\cos(\delta_1 - \psi)) \cdot (\cos(-\psi - \beta))]}]} \right]^2}$$

$K_a = 0.26$

Total Horizontal Force:

Horizontal Force From Soil, $F_{ah} := .5 \cdot \gamma_s \cdot K_a \cdot H_r \cdot H_r \cdot \cos(\delta_1 - \psi) \cdot 1\text{ft}$

$F_{ah} = 394.2\text{lbf}$

Horizontal Force From Surcharge, $F_s := q_s \cdot K_a \cdot H_r \cdot 1\text{ft}$

$F_s = 259.618\text{lbf}$

Total Horizontal Force, $F_h := F_{ah} + F_s \quad F_h = 653.8\text{lbf}$

Frictional Resistance:

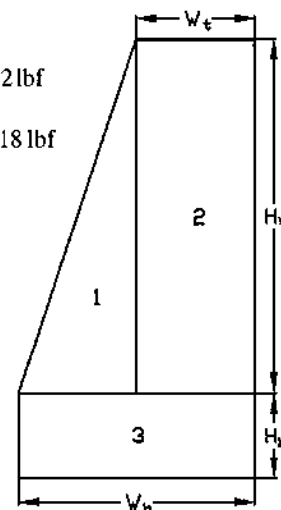
Vertical Force From Soil, $F_{av} := .5 \cdot \gamma_s \cdot K_a \cdot H_r \cdot H_r \cdot \sin(\delta_1 - \psi) \cdot 1\text{ft}$

$F_{av} = 95.8\text{lbf}$

$F_u := v \cdot (W_w + F_{av}) \quad F_u = 1184.2\text{lbf}$

Factor of Safety, Base Sliding:

FOS Sliding, $FOS_s := \frac{F_u}{F_h} \quad FOS_s = 1.811$





Boulder Wall Calculations - 5-foot Total Wall Height, Lower Wall
Project VEC 17-067 - March 26, 2017
Hestdalen Residence, Detroit Lakes, Minnesota
Page 2 of 2

Calculate Overturning Moment:

$$\text{Driving Moment, } M_o := \left[0.5 \cdot K_a \cdot \gamma_s \cdot H_r \cdot H_r \cdot \cos(\delta_1 - \psi) \cdot \left(\frac{H_r}{3} \right) \right] + \left[q_s \cdot K_a \cdot H_r \cdot \left(\frac{H_r}{2} \right) \right] \quad M_o = 1306 \text{ lbf}$$

Calculate Resisting Moment:

Resisting Moment is calculated by taking the sum of the weights times the moment arms for each section of wall above

$$M_1 := \frac{W_1 \cdot (W_{ba} - W_t) \cdot \left(\frac{2}{3} \right)}{1 \text{ ft}} \quad M_1 = 200 \text{ lbf}$$

$$M_2 := \frac{W_2 \cdot \left[(W_{ba} - W_t) + \frac{W_t}{2} \right]}{(1 \text{ ft})} \quad M_2 = 2400 \text{ lbf}$$

$$M_3 := \frac{W_2 \cdot \left(\frac{W_{ba}}{2} \right)}{1 \text{ ft}} \quad M_3 = 1800 \text{ lbf}$$

$$\text{Resisting Moment, } M_r := M_1 + M_2 + M_3 \quad M_r = 4400 \text{ lbf}$$

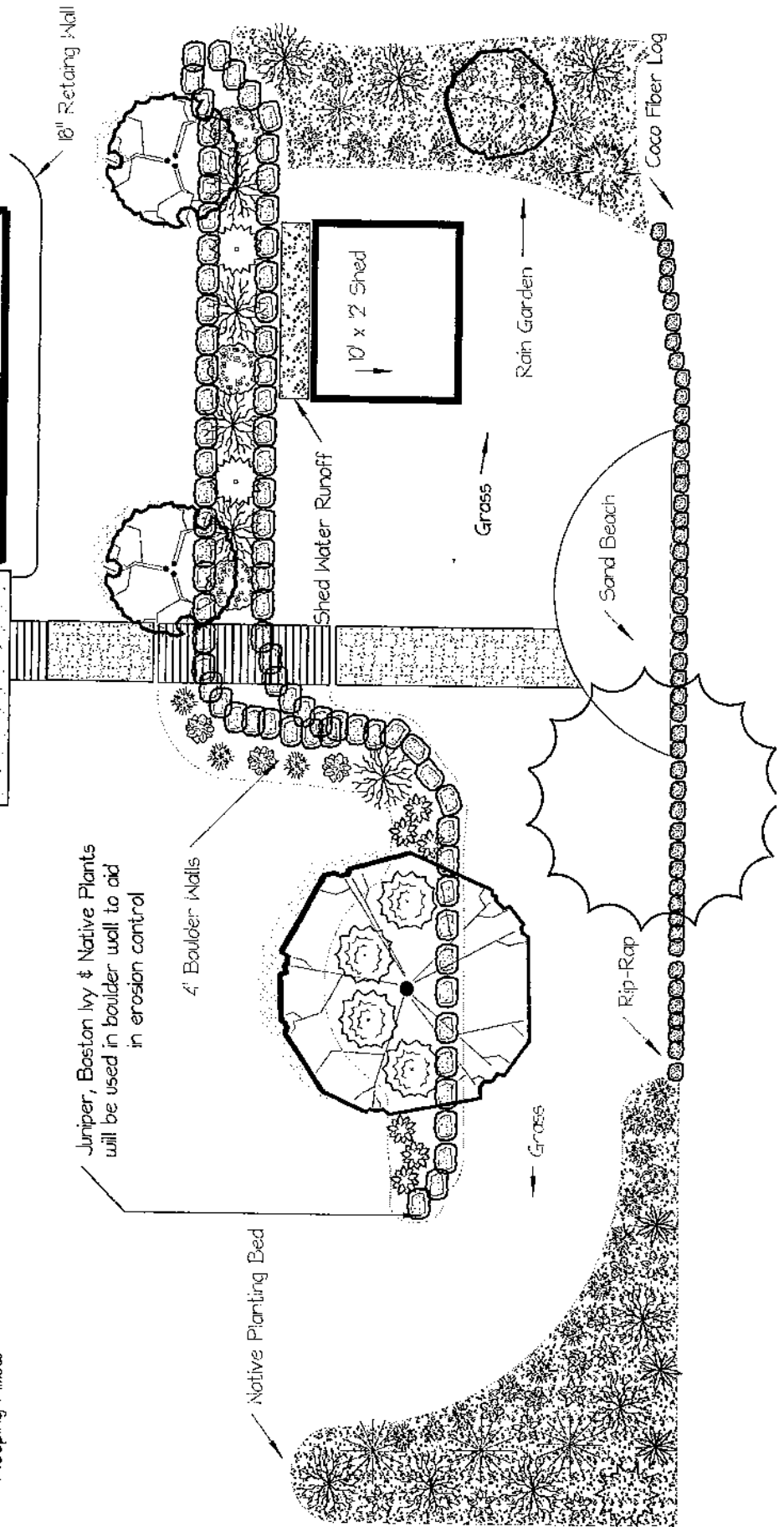
Factor of Safety, Overturning:

$$\text{FOS Overturning, } FOS_{ot} := \frac{M_r}{M_o} \quad FOS_{ot} = 3.369$$

I hereby certify that this plan, specification, or report was prepared under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Ronald W. Vickery, PE
Registration Number: 24065
March 26, 2017

- Ninebark
Dogwood
Weigela
Juniper
Boston Ivy
Fern
Hostas
Daylilies
Karl Foerster
Grass
Bur Oak
Weeping Willow



A black and white photograph of a large, two-story house with a prominent chimney and a covered porch. The house has a gabled roof and a small dormer window. A sign in the foreground reads "BERRY'S COUNTRY STORE".

**Community
Development Bank
FSB**

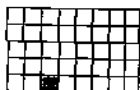
Phone: 218-983-3241 • Fax: 218-983-3243
516 Main Street
Ogema, MN 56569

Construction Loans • Lot Purchase
Ag Loans • Commercial Loans
Home Finance

comdevbank.com



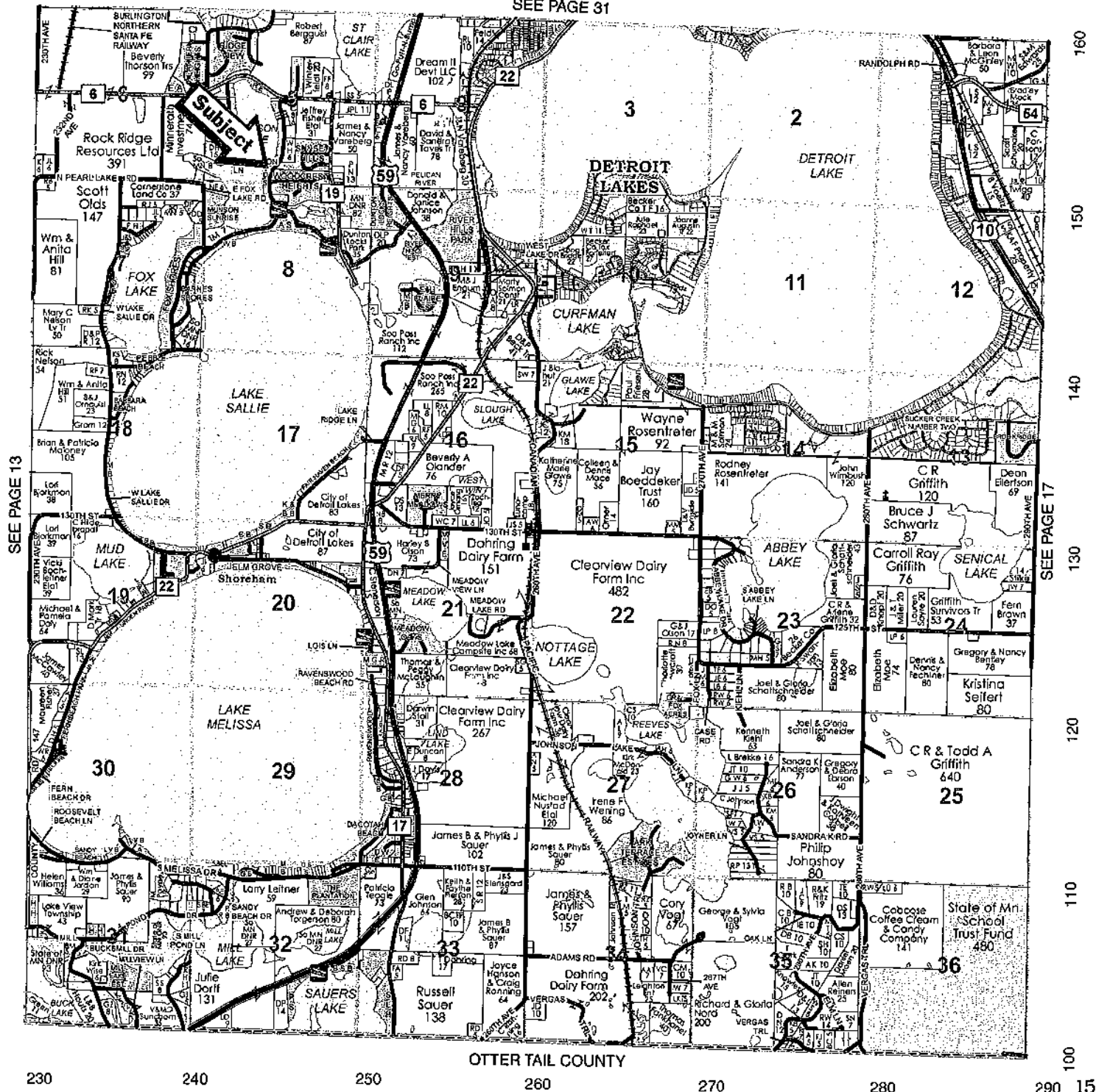
FEDERAL DEPOSITARY



Township 138N - Range 41W

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SEE PAGE 31



OTTER TAIL COUNTY



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

1:749	Date: 4/27/2017
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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****

May 9th, 2017 @7:00 PM

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

APPLICANT:
Daniel Brenneman
16195 440th Ave
Frazee, Mn 56544

Project Location: 16195 440th Ave Frazee, Mn

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Conditional Use Permit to have retail feed store.

LEGAL LAND DESCRIPTION: 33.0268.000 Toad Lake Twp
Section 34 Twp 139 Range 38 N1/2SW1/4; N 360' Of SW1/4SW1/4

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): Daniel J Last name: Brenneman
Mailing Address: 116195 440th Ave City, State, Zip Frazee MN 56544
Phone Number(s): _____ Project Address: Same
Parcel number(s) of property: 33.0268.000 Sect - Twp - Range: 34 - 139 - 038
Township Name: Toad Lake Legal Description: N 1/2 SW 1/4, N 360'
OF SW 1/4 SW 1/4, N 594 OF SE 1/4 SW 1/4 REF
33.0268.004 IN 2012 Acres = 108.40

REASON FOR CONDITIONAL USE REQUEST: Retail Feed Store

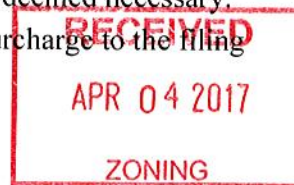
The information provided for this document is truthful and accurate to the best of my knowledge. I understand that this statement is null and void if any of the above information is not supplied or is inaccurate.

Daniel Brenneman
SIGNATURE OF APPLICANT

4-3-17
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: Nature Friendly Feeds

Owners of Business: Daniel J Brenneman

Type of Business: Retail Sales Service ? Other

Type of Merchandise: Feed, Mineral, Nutritional Supplements, etc.

Type of Service: Possibly Custom Feed Grinding

Hours of Operation: Not Determined Closed Sundays and 1 weekday, possibly Wed.

Number of Employees: Family Members

Off-street Parking Plan: In area to the South of the store/shed

Size of Structure to be used for Business: 40 X 84 with 14 X 28 lean to the North

New Structure: _____ Existing Structure: No new structure planned

Signage Plan: Possibly putting business Name on building Visible

Exterior Lighting Plan: NA (from the road.

Environmental Hazards: NONE

Other Comments: Our main goal is to provide Non GMO livestock feed to people of this area. At this point we have plans to also stock regular conventional feed. Also maybe some farm supplies for example: cow towels, teat dip, disinfectants and detergents, fork handles etc.

Our shed has a dock for unloading trucks. Also a 20x28 insulated area to serve as an office/store/display.

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

1. **Effect 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~~ A retail food store should supplement agriculture in our area

2. **Effect 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 As a small farm stand business this should not have a negative effect

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

this utility has been provided by local contractors

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 Not a nuisance because of the nature of the business

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;

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

~~N/A~~ No need for this in the business

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

N/A

N

40x80

Lean

200' approx

sack
Feed
display

Bulk Bin
resinder

office
store

dock

drive way

Parking
area

shed

Barn

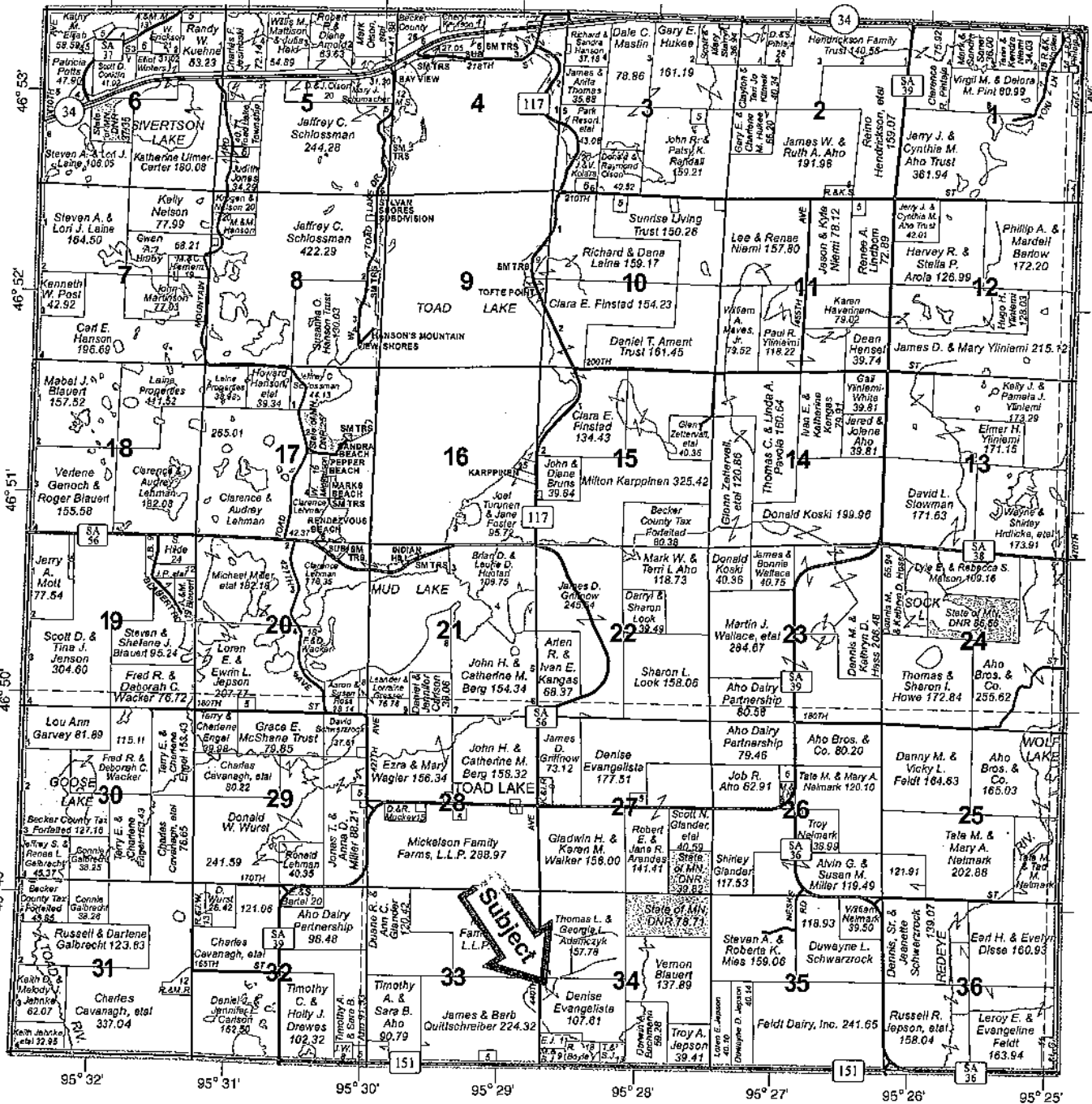
silo

House

SEE PAGE 54

N220
N210
N200
N190
N180
N170
N160

SEE PAGE 36



SEE PAGE 40

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SEE PAGE 22

Becker County, MN

W410

W420

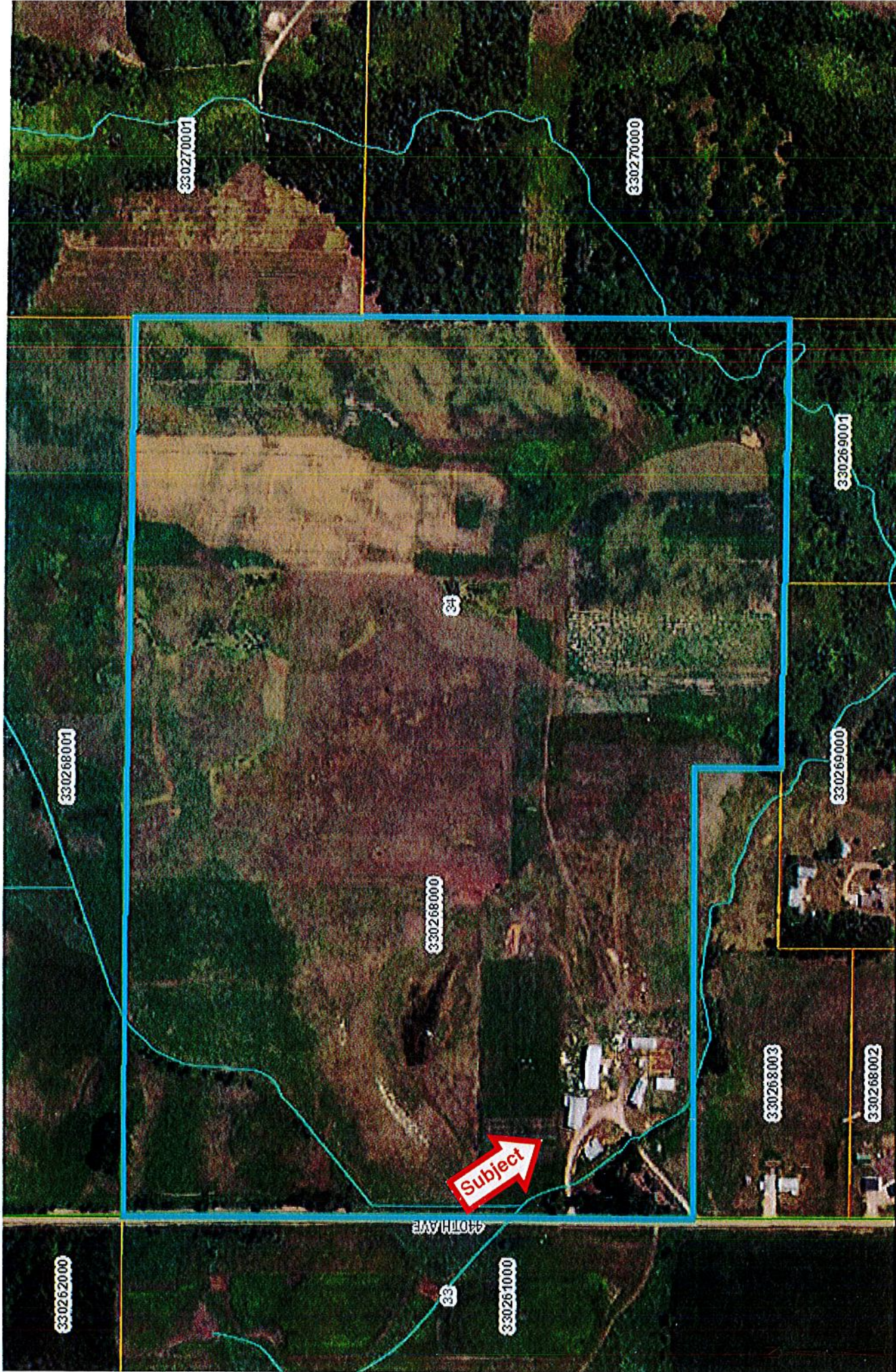
W430

W440

W450

W460

W470



Becker County



33.0268.000

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

1:4,493

Date: 4/5/2017

This map is not a substitute for a professional land survey or for location of natural resources. Users need not adjust for scale.

Date owner notified of application outcome: _____



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****

May 9th, 2017 @7:00 PM

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

APPLICANT:
Travis and Tanya Gary
1703 250th St
Mahnomen, Mn 56557

Project Location: 377th St Waubun, Mn

APPLICATION AND DESCRIPTION OF PROJECT:

Request to rezone from Agricultural to Residential and certificate of survey for two tracts of land with parcel 1 261,370 sq ft. and parcel 2 consisting of 73 acres.

LEGAL LAND DESCRIPTION: 36.0112.000 White Earth Twp
Section 17 Twp 142 Range 41 Lots 3 & 4

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
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: ☒ Zone Change (Complete Section 1) ☒ Certificate of Survey (Complete Section 2) ☐ Preliminary Plat (Complete Section 3)

Applicant's Name: Travis Gary & Tanya McArthur-Gary

Applicant's Address: 1703 250th St.
Mahnomen, MN 56557

Telephone(s): (218) 850-8070 Date of Application: _____

Signature of Applicant: [Signature]

Parcel ID Number: 360112000 Project Address: _____

Legal Description of Project:

Section 17 Township 142 Range 41 Lots 344

SECTION 1

*Zone Change For Existing Parcel Number 360112000
Current Zoning Agricultural Requested Zoning Residential

SECTION 2

*Certificate Of Survey: Number of Lots 1
Shoreland (within 1000 ft of lake) Yes Nonshoreland _____
Current Zoning of property Agricultural - Full Homestead / Rural Vacant Land
Is a change of zone required? ☒ yes ☐ no
If yes, change from Agricultural Zone to Residential Zone.
Total acreage of parcel to be subdivided 29.65 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 _____
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 4/3/17 Date Accepted _____ Authorized Signature _____

Application Fee 326.00 Notice Fee/Recording Fee _____ Date Paid 4/10/17

Receipt Number 233166-645658

Receipt # 234735-647227 4/27/17 for \$75.00 partial pymt of COS fee. vs



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

915 LAKE AVE, DETROIT LAKES, MN 56502-0787
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: Travis Gary & Tanya McArthur-Gary (218) 850-8070
2. Property Owners Name: Douglas E. Morrison
3. Parcel Number: 360112000
4. Legal Description: Gov't Lots 344
5. Section 17 Township 142 Range 41
6. Lake Name: Vegetable #447 Lake Classification NE Tier 1
7. Number of Acres in Project: 6
8. Length of shoreline in Project: 790 ft
9. Number of housing units: 1 Proposed
10. Other structures (list) _____
11. Number of marina slips: 0
12. Lakeshore, approximate depth of water from shore at...
50 feet _____, 100 feet _____, 200 feet _____.
13. Are emergent aquatic plants found along shoreline? NO
14. Are significant historic sites or endangered habitats present? NO
15. Is project area suitable for sewage disposal systems? Yes
16. Does the site have any wetlands? No
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? Yes Are there any bluffs present? Yes
20. Do any parties involved in this application have any ownership interest in, or options on, other properties in the vicinity of the project? No

Brief description of request:

Travis & Tanya have a purchase agreement with Douglas E. Morrison of six Acres that they would like to build a house on.

(more information on back)

PARCEL	
APP	ERTP
YEAR	

The applicant shall include with the completed form:

- ①② *A site sketch showing the approximate locations of the key elements of the project indicated above. This diagram should include roads and other relevant features.*
- ①② *Soils map of project area (Becker County Website)*
- ①② *Aerial photo (Becker County Website)*
- ①② *Written documentation from the Township stating that the project has been presented at a Township meeting.*

B. An EAW may be recommended by the ERP if any of the following conditions are present:

1. More than 10 housing units are proposed (or converted)
2. More than 500 feet of shoreline are included in the project
3. Lake depths are less than 2 feet at 50', 3 feet at 100', or 4 feet at 200'
4. Emergent aquatic plants are present along more than 75% the shoreline of the project or in the lake within 100 feet of the shore
5. Wetlands are present within the shore impact zone
6. Endangered habitats or historic sites are present
7. Bluffs are present
8. More than 5 marina slips are proposed
9. Any of the parties involved in the application has ownership interest in, or options on, nearby properties

C. If an EAW is recommended by the ERP and the County Board of Commissioners approves this recommendation, the EAW must be completed prior to submittal of a formal application.

D. The Environmental Review Panel will meet at 8:30 am on the 2nd Tuesday of each month. The Panel will include representation from the SWCD, DNR, PRWD, CLWD, WRWD, BRWD, COLA, Township, Planning Commission, MPCA and other technical agents as needed.

For Office Use Only		Pull Parcel File When Processing Application	
Zoning of Parcel:		Zoning of Surrounding Area:	
Notes:			
Findings:			
Recommended for	Approval	Denial	More Information Required
Public Hearing Required:	Yes	No Exempted from Hearing	Date Owner Notified:

PURCHASE AGREEMENT

THIS AGREEMENT made and entered into as of the th day of , 2017 by and between Douglas and Shirley Morrison, husband and wife whose address is 37832 230th Ave Waubun, MN 56589 (hereinafter "Seller") and Travis and Tanya Gary whose address is 1703 250th Street Mahnomen, MN 56557 (hereinafter "Buyer").

1) GENERAL AGREEMENT: Seller agrees to sell and Buyer agrees to purchase, upon the terms and conditions hereinafter set forth, the following described real property, and all appurtenances thereto belonging, owned by Seller and located in the Town of Waubun, County of Mahnomen, and State of Minnesota, to-wit:

Property being legally described as:

Property located off of 377 Street. 6 Acres of property to be surveyed for specific legal description.

2) RIGHTS IN STREETS: This sale includes all right, title and interest, if any, of Seller in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the premises, to the centerline thereof.

3) PURCHASE PRICE: The purchase price shall be: Four Thousand and no/100 dollars (\$4,000.00) per Acre of which is the real property described in paragraph 1 above.

TO BE PAID AS FOLLOWS: Twenty-four Thousand and no/100 Dollars (24,000.00) paid in cash at the time of closing.

4) CONTINGENCIES: This agreement is contingent upon the occurrences of each and every one of the following events:

- a) Buyers to have land surveyed to have the legal description
- b) Land being free and clear of all assessments and or liens

In the event this contingency does not occur, this Agreement is null and void.

5) REAL ESTATE TAXES AND SPECIAL ASSESSMENTS: Seller agrees to pay all real estate taxes which are due and payable in the year prior to closing, and prior years. Real estate taxes due and payable in the year of closing shall be prorated between Buyer and Seller on the basis of the real estate taxes due and payable in the year prior to closing. Buyer agrees to pay the real estate taxes and special assessments due and payable in the year subsequent to closing and all subsequent years.

6) TITLE, LIENS AND ENCUMBRANCES: At closing, Seller shall transfer title to Buyer by a Warranty Deed conveying good and marketable title to Buyer, or to such other persons as Buyer may designate. The sale and transfer by Warranty Deed shall be free of all liens and encumbrances, other than:

a) All present and future state, local, and municipal regulations and ordinances relating to the premises.

b) If property is abstract, Seller shall provide: (1) a commitment for an owner's policy of title insurance on a current ALTA form issued by an insurer licensed to write title insurance in Minnesota. If the Seller chooses to provide an owner's policy of title insurance rather than update an abstract of title, Seller shall pay the entire premium, title examination fee and the costs of evidence of title for such title insurance policy if no lender's policy is obtained; or only the additional cost of obtaining a simultaneously issued owners policy if lender's policy is obtained.

(Buyer shall pay the premium and the title examination fee for the lender's policy); or (2) an abstract of title certified to date. If Seller chooses to update an abstract, Seller shall pay for all abstracting fees. Seller shall surrender any abstract in Seller's possession of control to Buyer at closing.

7) POSSESSION: Closing of this transaction shall take place and title of said premises shall be delivered to Buyer not later than _____ or such earlier time as may be mutually agreed, subject to the extension of time heretofore granted in the event that title to such premises shall be found unmarketable. Should the closing of this transaction not occur on or before _____ this agreement will become null and void unless the closing date is mutually extended by both parties.

8) DEFAULT: If the title to the property is not marketable and is not made so within sixty (60) days from the date of written objections thereto as above provided, this Agreement shall be null and void, at the option of Buyer, and neither principal shall be liable for damages hereunder to the other principal. All money theretofore paid by Buyer shall be refunded. If the title to said property is found marketable or be so made within said time, and said Buyer shall default in any of the agreements and continue in default for a period of ten (10) days, then and in that case Seller may terminate this Agreement and on such termination, all payments made upon its Agreement shall be retained by said Seller, time being of the essence hereof.

9) ENTIRE AGREEMENT: This Agreement contains the entire agreement between the parties, and neither party has relied upon any verbal or written representations, agreements or understandings not set forth herein, whether made by any agency or party hereto.

10) MODIFICATION: No change or modification of this Agreement shall be valid unless the same be in writing and signed by all the parties to this Agreement.

11) PERSONS BOUND BY THIS AGREEMENT: This Agreement shall be binding upon the parties, their heirs, devisees, legal representatives, successors and assigns. The rights and obligations of any party to this Agreement may be exercised or satisfied by that party's legal representative. This Agreement is freely assignable by Buyer.

12) EMINENT, DOMAIN: If prior to the date for closing title to all or any part of the premises is taken by eminent domain, either party may, by written notice to the other, elect to cancel this Agreement prior to the date for closing title. In the event that either party shall so elect, both parties shall be relieved and released of and from any further liability hereunder, and Seller shall forthwith repay to Buyer the amount paid upon the execution and delivery of this Agreement. Unless this Agreement is so canceled, it shall remain in full force and effect, and Seller shall assign, transfer and set over to Buyer all Seller's right, title and interest in and to any awards that may be made for such taking.

13) DOCUMENTS FOR CLOSING: Seller shall furnish the following documents at the time of closing:

- a) Warranty Deed
- b) Any Certificate of Real Estate Value or Fair Consideration required by the applicable state agencies;
- c) Any documents required by Buyer's title examination which are necessary to convey title consistent with this Agreement;
- d) Any certificates required by state agencies regarding the existence of wells;

- e) Any other document required by this Agreement.

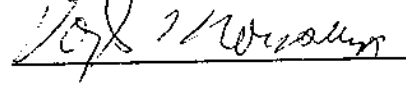
14) ALLOCATION OF CLOSING EXPENSES: The parties shall apportion the closing expenses in the following manner:

- a) **Seller's Expenses** - Seller shall be responsible for:
- i) Any deed tax connected with the recording of the Warranty Deed;
 - ii) The recording fees for any corrective instruments;
 - iii) Its own attorney's fees;
 - iv) Any cost connected with the continuation of any abstract of title or the preparation of any corrective documents;
 - v) Any other expense contemplated by this Agreement
- b) **Buyer's Expenses** - Buyer shall be responsible for:
- i) Recording Fees for the Warranty Deed;
 - ii) Its own attorney's fees, including fees for title opinions;
 - iii) Title insurance expenses;
 - iv) Any other expense contemplated by this Agreement.

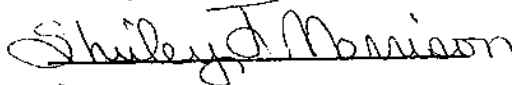
IN WITNESS WHEREOF, the parties hereto have hereunto set their hands as of the day and year first above written.

SELLER

Douglas Morrison




Shirley Morrison



BUYER

Tanya Gary



Travis Gary



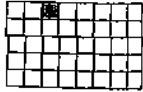
PART OF GOV'T LOT 3 AND 4,
SECTION 17, TOWNSHIP 142 NORTH, RANGE 41 WEST,
BECKER COUNTY, MINNESOTA



PROPOSED DESCRIPTIONS:

[illegible][illegible]

"Conservation is humanity caring for the future."
- Nancy Newhall

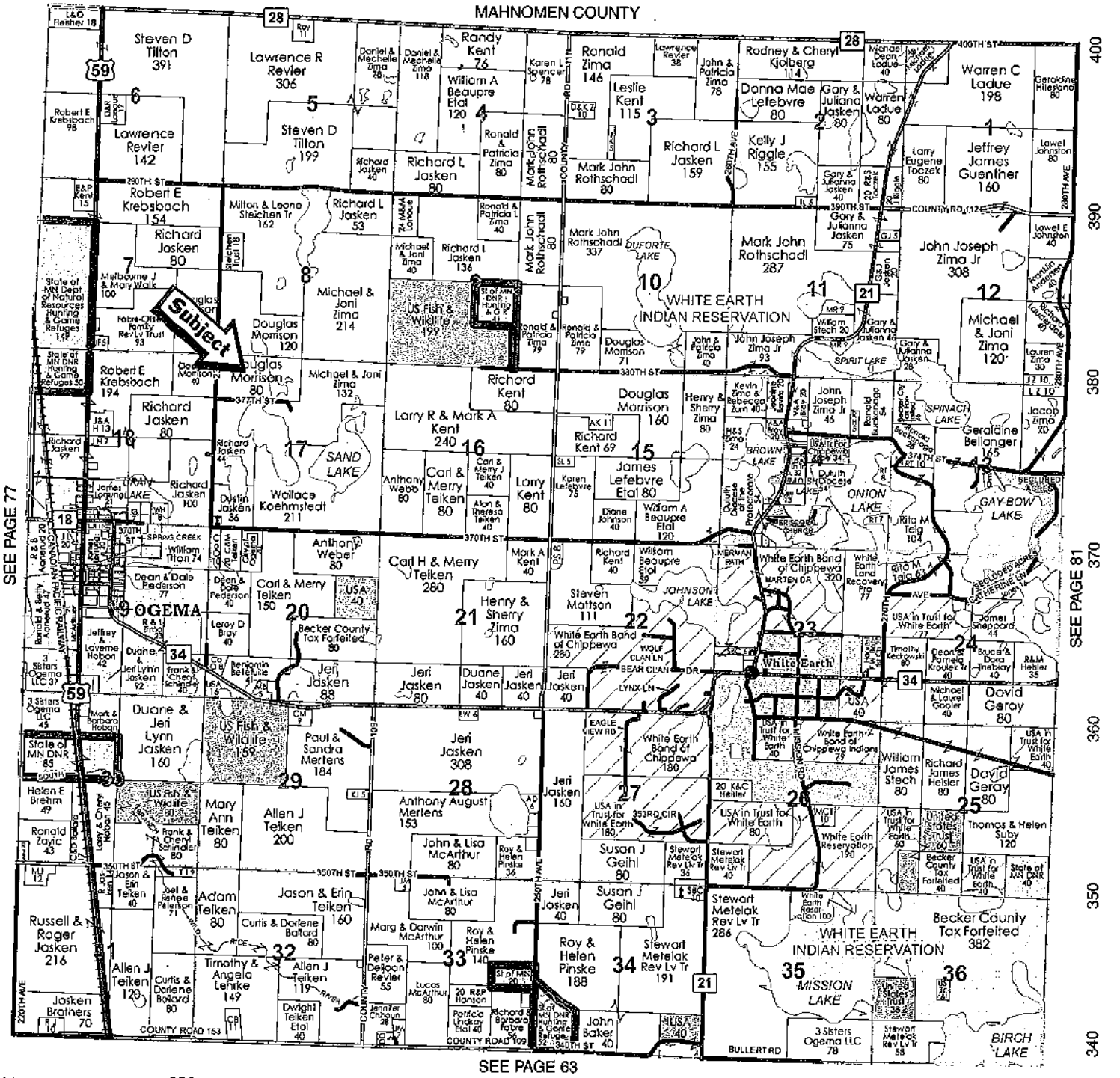


White Earth

Township 142N - Range 41W

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MAHNOMEN COUNTY



SEE PAGE 63



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****

May 9, 2017 @7:00 PM

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

Detroit Lakes, MN. 56502

APPLICANT: Project Location: 42273 St. Hwy. 34
Lutheran Brethren Bible Camp, Inc.
1030 W. Alcott Ave.
Fergus Falls, MN 56537

APPLICATION AND DESCRIPTION OF PROJECT:
Request to rezone from Agriculture to Commercial..

LEGAL LAND DESCRIPTION: 330050000 Toad Lake
E1/2 OF SW1/4 & 10 AC IN SW COR OF SE1/4 OF NW1/4 LESS HWY, Section 05, TWP 139, Range 38

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

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

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

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

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

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

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

**** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 pm, for possible rescheduling of the Hearing.**



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) ☐ Certificate of Survey (Complete Section 2) ☐ Preliminary Plat (Complete Section 3)

Applicant's Name: Lutheran Brethren Bible Camp, Inc.

Applicant's Address: 1030 W. ALCOTT AVE FERGUS FALLS MN 56537

Telephone(s): 218 998 4572 Date of Application: 3-30-2017

Signature of Applicant: Lutheran Brethren Bible Camp, Inc. by G. Anderson

Parcel ID Number: 3300 50000 Project Address: 42273 St Hwy 34 Osage, MN 56570

Legal Description of Project:

E 1/2 of SW 1/4 and 10 AC in SW corner of SE 1/4 of NW 1/4 less hwy

SECTION 1

*Zone Change For Existing Parcel Number 3300 50000
Current Zoning Agricultural Requested Zoning Commercial

SECTION 2

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

SECTION 3

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

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





COUNTY OF BECKER

Planning and Zoning

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

RECEIVED

MAR 30 2017

ZONING

Authorized Agent Form

1. Form must be legible and completed in ink.
2. Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX"). If you want your agent to represent you on a conditional use or variance application and also be authorized to obtain the related permit(s), be sure to check and complete the "permit application" item as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature on this form until Becker County Planning and Zoning receives signed, written notification from the property owner(s) stating otherwise or the property's ownership changes.

I (we), Susan Schlossman Carr hereby authorize GREG ANDERSON to act
(landowner-print name) (agent-print name)
as my (our) agent on the following item(s): appropriate box(es)

- ☐ permit application (write in permit "type" -- e.g. site, septic, etc.): _____
- ☐ plat application: _____
- ☐ conditional use application: _____
- ☐ variance application: _____
- ☒ other: Zone change application

on my (our) property located at:
Tax Parcel Number(s): R 330050000 Physical Site Address: 42273 St Hwy 34 Osage, MN 56570

Legal Description: E 1/2 of SW 1/4 and 10 AC in SW cor of SE 1/4 of NW 1/4 less hwy

Section: 05 Township: 139 Range: 38 Lot: _____ Block: _____ Plat Name: _____

Agent Contact Information

Agent address: 1030 W. ALCOTT AVE FERGUS FALLS MN 56537
Street City State Zip Code
Agent phone #(s): 218 998 4572 Agent fax #: 218 998 4564
Agent email address: greg@ipoint.org

Susan Schlossman Carr 03-27-17
Property Owner(s) Signature(s) Date

State of Minnesota
County of Becker

On this 27 day of March before me personally appeared Susan S. Carr to me
known to be the person(s) described in and who executed the foregoing instrument; and acknowledged that
Susan S. Carr executed the same as 3 free act and deed.



Patsy L. Rineer
Notary Public

Office Use Only:

Date received: _____ Expiration Date: Sept 15, 2018

Date owner notified of application outcome: _____

Custom Maps. We make it easy.

Personalized for your business!

- Aerial Maps
- District/Boundary Maps
- Radius Maps

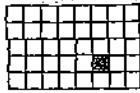
- Topographical Maps
- City Maps
- Multi-County Maps

- Township Maps
- Hunting Lodge Maps
- Special Feature or Location Maps



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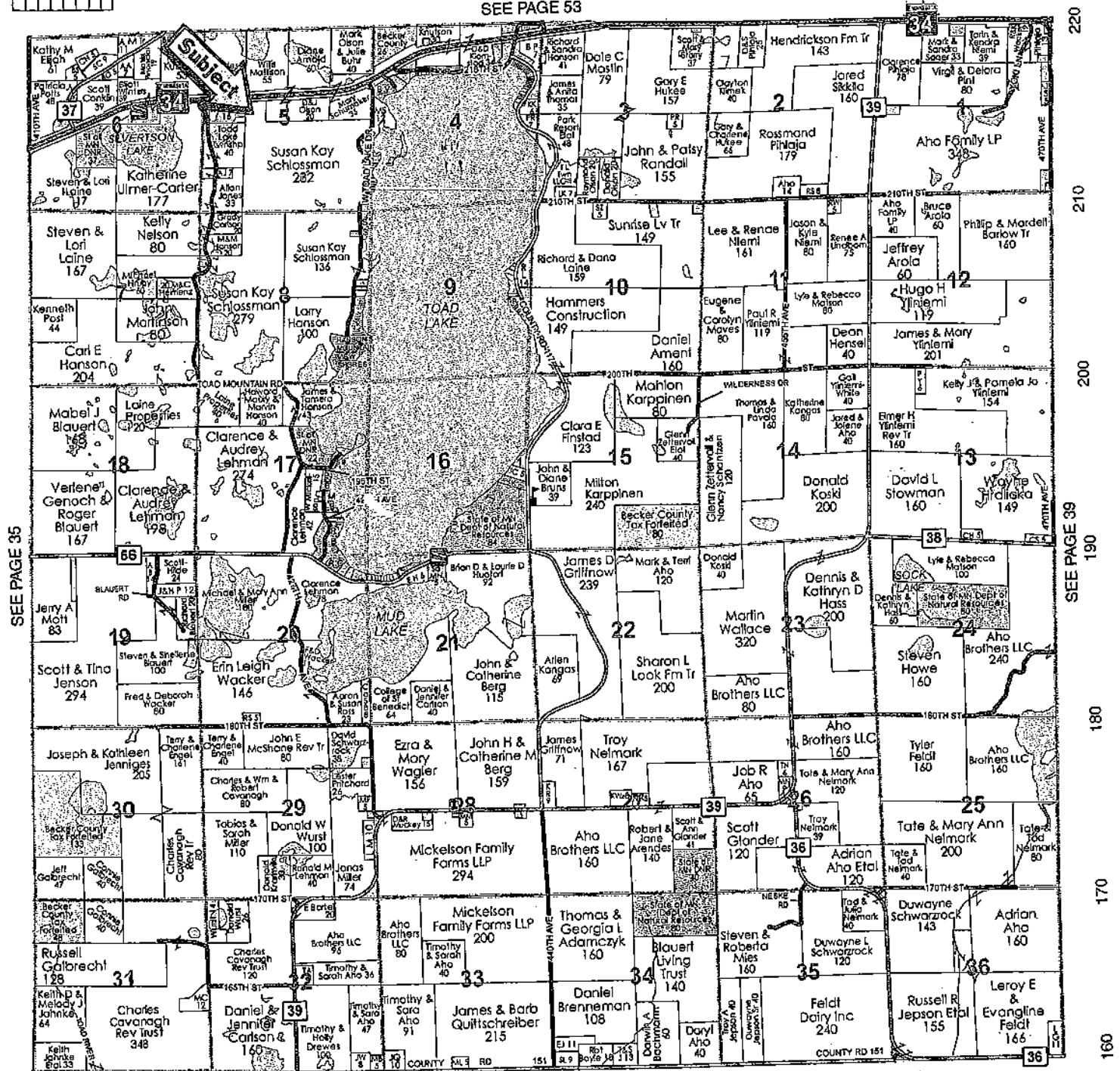


Toad Lake

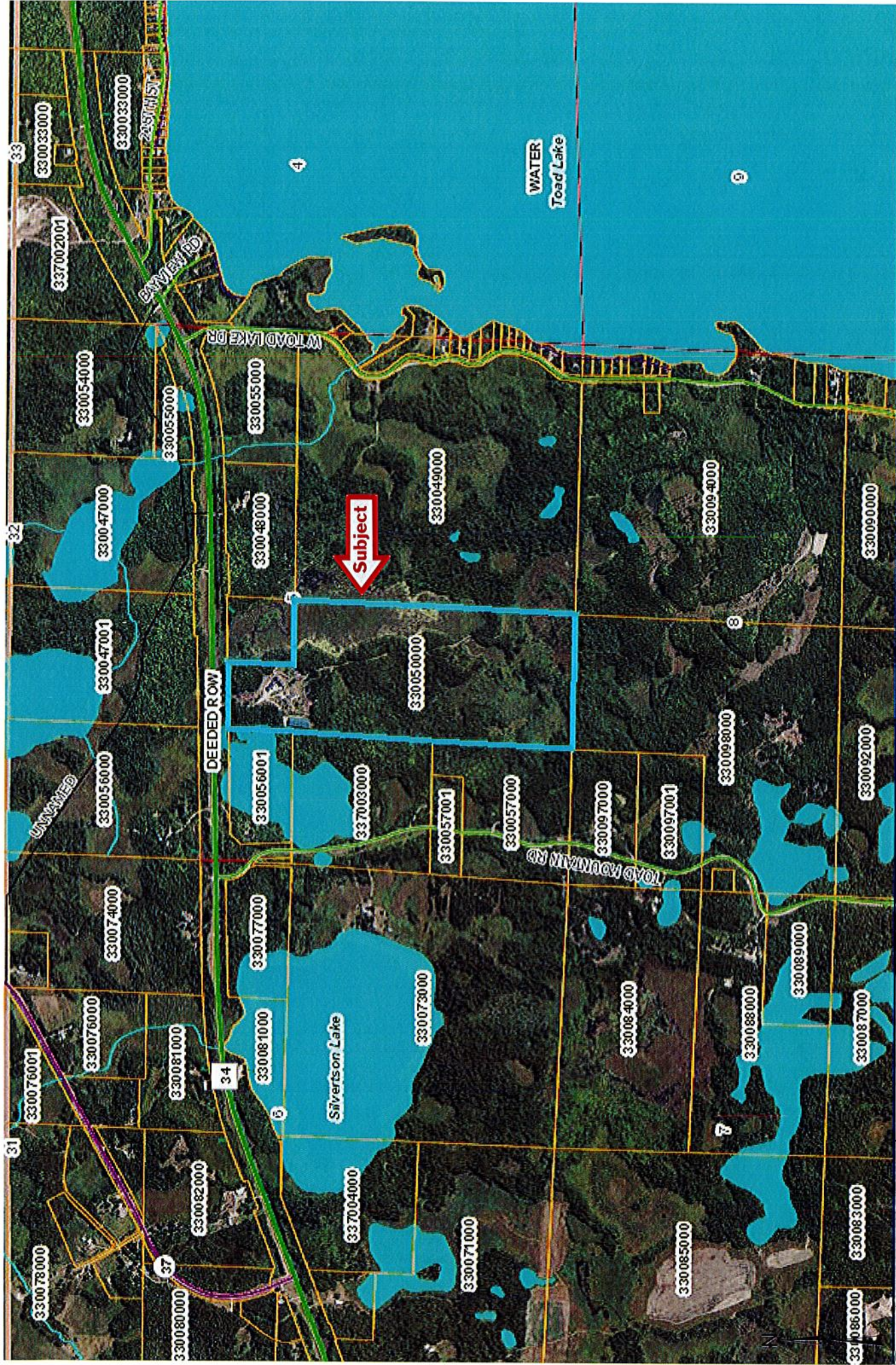
Township 139N - Range 38W

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SEE PAGE 53



SEE PAGE 21



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.

33.0050.000

Becker County



1:14,977

Date: 3/30/2017

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****

May 9th, 2017 @7:00 PM

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

APPLICANT:

Kevin Kowalczyk
7873 Hilton Rd
Royalton, Mn 56373

Project Location: 32349 Mary Yellowhead Rd

APPLICATION AND DESCRIPTION OF PROJECT:

Request a certificate or survey for three tracts of land with parcel 1 consisting of 3.82 ac parcel 2- 8.5 ac and parcel 2 – 5 acres.

LEGAL LAND DESCRIPTION:

Section 23 Twp 141 Range 41 E 652.67 of Govt Lot 3

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

Applicant's Name: Kevin Kowalczyk

Applicant's Address: 7873 Hilton Rd. Royalton, MN 56373

Telephone(s): 320-630-5048 Date of Application: 3/28/17

Signature of Applicant: _____

Parcel ID Number: 320214001 + 320214003 Project Address: 32349 Mary Yellowhead Rd,

Legal Description of Project: See Attached

SECTION 1

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

SECTION 2

*Certificate Of Survey: Number of Lots 3
Shoreland (within 1000 ft of lake) X Nonshoreland _____
Current Zoning of property Agricultural
Is a change of zone required? _____ yes X no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided Approx. 21.82
**Include a copy of the purchase agreement if applicant is not the owner of the property.

SECTION 3

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

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



MEADOWLAND SURVEYING INC.

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

WORK ORDER REQUEST AND AUTHORIZATION

CUSTOMER NAME Kevin Kowalczyk	PHONE #/EMAIL/DATE 320-630-5048
MAILING ADDRESS 7833 1118 Hwy 59 South 7873	CITY/STATE/ZIP Royalton, MN 56373
LEGAL DESCRIPTION Tract in	SECTION/TOWNSHIP/RANGE/COUNTY 23-141-40 Becker 23Kowalczyk
PROPERTY FIRE # 32349 Mary Yellowhead Rd.	PARCEL ID/DEED/ABSTRACT INFO 320214001 WD#630275

SUMMARY OF WORK:

This estimate is to provide surveying services to make a property split to meet minimum requirements (140,000 square feet and 350 feet of lakeshore). Our work will include marking the property corners, preparing a Certificate of Survey, drafting 2 legal descriptions and a 66' wide easement description from Mary Yellowhead road to new tract.

Note: must meet client on site.

****Note:** We highly encourage our clients to contact neighbors prior to our field work and inform them that you will be having your land surveyed.

ESTIMATE AMOUNT/DEPOSIT DUE

ANTICIPATED COMPLETION

Winter months.

Deposit Received 1317 Amount Check# 1028 tu

Change in scope of work to include: _____ Communicated: _____

Please understand that due to circumstances beyond our control, the anticipated completion date is not a guaranteed completion date.

Work Authorization

To ensure payment, we can only accept work authorization from the property owner. If the property is being sold, the owner can make whatever necessary payment arrangements with the buyer. However, the property owner is ultimately responsible for work-related expenses.

Payment Terms: I agree to pay in full the invoice amount upon completion of the survey work. No paperwork will be released until payment is received, unless other payment terms have been agreed to by Meadowland Surveying, Inc. Late payments are subject to a 1.5% per month interest charge. Payment of our services is due upon completion and not contingent on any resulting legal/title work that may need to be completed.

Cancellation Terms: I agree to reimburse Meadowland Surveying, Inc. within 30 days from notice of cancellation of the survey request, for any actual expenses incurred in connection with the processing of our survey request.

Pre-Lien Notice: Any person or company supplying labor or material for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions. Under Minnesota law, you have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price, or withhold the amounts due them from us until 120 days after completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or material for the improvement and who gave you timely notice.

AUTHORIZATION OF SERVICES

KK (Client Initial Here) I, hereby, agree to the above terms and conditions and hereby authorize and direct Meadowland Surveying, Inc. to proceed with the survey pursuant to the above work order request.

KK (Client Initial here) I understand that it is my responsibility to provide and/or assure Meadowland Surveying, Inc. has the correct legal description(s) for the property being surveyed. I understand that circumstances may arise where deeds unknown at the time of estimation can cause a change in scope and estimate amount. Meadowland Surveying, Inc. will communicate with client when such issues arise.

KK (Client Initial Here) This estimate is determined on the information provided and known at the time of estimation. Any work resulting from information unknown at the time of estimation will be billed as additional services. Such work may include boundary line conflicts, discrepancies, encroachments and/or disputes. Meadowland Surveying, Inc. will communicate with client when such issues arise.

Is there a gate which restricts access to this property? X YES (If yes, how will we gain access?) Call me 320 630-5048 NO

Signature of property owner: [Signature] Print name: Kevin Kowalczyk

Bill to address: _____ Date received in office: _____
Street Address City State Zip

630275

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 630275

December 31, 2015 at 11:11 AM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By SKS Deputy

No delinquent taxes and transfer entered
this 31st day of Dec 20 15

Mary E Hendrickson
Becker County Auditor/Treasurer

By SKS Deputy

32-0214-001

SURVEYORS SKETCH () NOT REQUIRED
(☒) FILED SURVEY BOOK 26 PAGE 24

(Top 3 inches reserved for recording data)

WARRANTY DEED

Individual(s) to Individual(s) SPLIT PARCEL 32-0214-001

Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2006)

KEMSKC, NEW LUM, MN (0001) 782-9512

DEED TAX DUE: \$ 1.65

DATE: 12-31-2015
(month/day/year)

FOR VALUABLE CONSIDERATION, KEVIN J KOWALCZYK, A SINGLE PERSON
(insert name and marital status of each Grantor)

hereby conveys and warrants to KEVIN J KOWALCZYK ("Grantor"),
(insert name of each Grantee)

in BECKER County, Minnesota, legally described as follows:

SEE EXHIBIT A

I certify the taxes due in the current
tax year for the whole parcel are paid.

Mary E Hendrickson
Becker County Auditor/Treasurer
By SKS Deputy

Check here if all or part of the described real property is Registered (Torrens) ☐

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

TOTAL CONSIDERATION IS LESS THAN \$ 500.00

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65
Receipt # 609488
Becker County Auditor/Treasurer

chg
paid
well

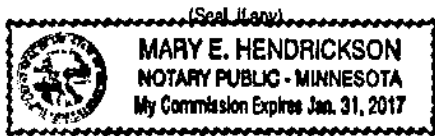
Check applicable box:

- ☒ 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.

Grantor

[Signature]
(signature)

(signature)

State of Minnesota, County of BECKERThis instrument was acknowledged before me on DECEMBER 31, 2015, by _____
(month/day/year)KEVIN J KOWALCZYK, A SINGLE PERSON
(insert name and marital status of each Grantor)Mary E Hendrickson
(signature of notarial officer)Title (and Rank): BCAO-TreasMy commission expires: JAN 31, 2017
(month/day/year)THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS
INSTRUMENT SHOULD BE SENT TO:
(insert name and address of Grantee to whom tax statements should be sent)TO: KEVIN J KOWALCZYK
7873 Hilton Road
ROYALTON MN
56373KEVIN J KOWALCZYK
7873 Hilton Road
ROYALTON MN 56373

That part of the west 660.00 feet of Government Lot 3, said west 660.00 feet of Government Lot 3 is measured at a right angle to and is parallel with, the west line of said Government Lot 3, in Section 23, Township 141 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the northwest corner of said Government Lot 3; thence South 89 degrees 15 minutes 56 seconds East 348.02 feet on an assumed bearing along the north line of said Government Lot 3 to an iron monument; thence continuing South 89 degrees 15 minutes 56 seconds East 3.92 feet along the north line of said Government Lot 3 to the point of beginning; thence South 13 degrees 56 minutes 11 seconds East 7.02 feet; thence South 32 degrees 33 minutes 29 seconds East 77.91 feet; thence southerly on a curve concave to the west, having a central angle of 78 degrees 04 minutes 26 seconds and a radius of 149.99 feet, for a distance of 204.38 feet (chord bearing South 06 degrees 28 minutes 44 seconds West); thence South 45 degrees 30 minutes 57 seconds West 193.80 feet; thence South 57 degrees 47 minutes 44 seconds East 241.34 feet; thence South 67 degrees 23 minutes 00 seconds East 234.73 feet to the east line of said west 660.00 feet of Government Lot 3; thence North 00 degrees 17 minutes 32 seconds East 60.23 feet along the east line of said west 660.00 feet of Government Lot 3 to an iron monument; thence continuing North 00 degrees 17 minutes 32 seconds East 550.73 feet along the east line of said west 660.00 feet of Government Lot 3 to an iron monument on the north line of said Government Lot 3; thence North 89 degrees 15 minutes 56 seconds West 271.27 feet along the north line of said Government Lot 3 to an iron monument; thence continuing North 89 degrees 15 minutes 56 seconds West 36.80 feet along the north line of said Government Lot 3 to the point of beginning. The above described tract contains 3.82 acres.

TOGETHER WITH AND SUBJECT TO a 33.00 foot wide easement for driveway purposes over, under, and across part of the above tract, over, under, and across part of the Northeast Quarter of the Southwest Quarter, and over, under, and across part of the East Half of the Northwest Quarter, all in said Section 23. The centerline of said 33.00 foot wide driveway easement is described as follows:

Commencing at an iron monument which designates the northwest corner of said Government Lot 3; thence South 89 degrees 15 minutes 56 seconds East 348.02 feet on an assumed bearing along the north line of said Government Lot 3 to an iron monument; thence continuing South 89 degrees 15 minutes 56 seconds East 311.99 feet along the north line of said Government Lot 3 to an iron monument; thence South 00 degrees 17 minutes 32 seconds West 550.73 feet to an iron monument; thence continuing South 00 degrees 17 minutes 32 seconds West 42.39 feet to the point of beginning of the centerline to be described; thence North 67

degrees 23 minutes 00 seconds West 226.57 feet; thence North 57 degrees 47 minutes 44 seconds West 219.10 feet; thence North 45 degrees 30 minutes 57 seconds East 172.94 feet; thence northerly on a curve concave to the west, having a central angle of 78 degrees 04 minutes 26 seconds and a radius of 166.49 feet, for a distance of 226.87 feet (chord bearing North 06 degrees 28 minutes 44 seconds East); thence North 32 degrees 33 minutes 29 seconds West 75.20 feet to the north line of said Government Lot 3; thence North 13 degrees 56 minutes 11 seconds West 102.17 feet; thence North 01 degree 12 minutes 26 seconds West 164.18 feet; thence North 22 degrees 00 minutes 08 seconds East 234.70 feet; thence North 01 degree 09 minutes 08 seconds East 549.07 feet; thence North 05 degrees 22 minutes 35 seconds West 737.35 feet; thence North 00 degrees 55 minutes 40 seconds West 140.19 feet; thence North 16 degrees 21 minutes 41 seconds West 273.20 feet; thence North 03 degrees 56 minutes 45 seconds West 391.14 feet; thence northerly on a curve concave to the east, having a central angle of 38 degrees 39 minutes 03 seconds and a radius of 301.46 feet, for a distance of 203.36 feet (chord bearing North 15 degrees 22 minutes 47 seconds East); thence North 34 degrees 42 minutes 33 seconds East 226.01 feet; thence northerly on a curve concave to the west, having a central angle of 29 degrees 19 minutes 38 seconds and a radius of 415.86 feet, for a distance of 212.85 feet (chord bearing North 20 degrees 02 minutes 34 seconds East); thence North 05 degrees 22 minutes 45 seconds East 673.15 feet to the centerline of an existing public road and said 33.00 foot wide driveway easement centerline there terminates. At the point of beginning of said driveway easement centerline the sidelines of said easement shall be prolonged or shortened to terminate on a line which bears North 00 degrees 17 minutes 32 seconds East and South 00 degrees 17 minutes 32 seconds West from said point of beginning. At the point of termination of said centerline the sidelines of said easement shall be prolonged or shortened to terminate on the centerline of said existing public road.

EXHIBIT A

Page 2

564233

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 564233

November 24, 2008 at 2:08 PM
I hereby certify that the within
instrument was recorded in this office.
Darlene Maneval, County Recorder
By HB Deputy

No delinquent taxes and transfer entered
this 24 day of Nov., 2008

Ryan L. Tanager

Becker County Auditor/Treasurer

By KO Deputy

CERTIFICATE OF REAL
ESTATE VALUE FILED. # 5140

32.0214.001

FORM NO. 1-M-WARRANTY DEED

Individual(s) to Individual (s)

STATE DEED TAX DUE HEREON: \$230.67

Dated: Nov. 4, 2008

FOR VALUABLE CONSIDERATION, ALLEN J. DIETRICH AND ARDIS LEE OLSON,
husband and wife, Grantors,
hereby convey and warrant to KEVIN KOWALCZYK, Grantee, real property in Becker
County, Minnesota, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY
REFERENCE.

together with all hereditaments and appurtenances belonging thereto, subject to the
following exceptions: all easements, restrictions, and reservations of record, if any.

THIS DEED IS GIVEN AND ACCEPTED IN FULFILLMENT OF THE TERMS AND
CONDITIONS OF THAT CERTAIN CONTRACT FOR DEED BETWEEN THE PARTIES
DATED JANUARY 28, 2003 AND RECORDED MARCH 7, 2003 AS DOCUMENT
#492983.

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.

BECKER COUNTY DEED TAX

AMT. PD. \$ 230.67

Receipt # 406999

Becker County Auditor/Treasurer

Allen J. Dietrich

Allen J. Dietrich

Ardis Lee Olson

Ardis Lee Olson

chg
paid
well
non/std
extra

STATE OF NEW HAMPSHIRE)
COUNTY OF GRAFTON)ss
)

The foregoing instrument was acknowledged before me this 4 day of ~~October~~ November, 2008, by **Allen J. Dietrich**, husband of **Ardis Lee Olson**, Grantor.

Brenda Berube
Notary Public
My commission expires: May 03, 2011

BRENDA TALBOTT BERUBE
Notary Public, State of New Hampshire
My Commission Expires May 3, 2011

STATE OF NEW HAMPSHIRE)
COUNTY OF GRAFTON)ss
)

The foregoing instrument was acknowledged before me this 4 day of ~~October~~ November, 2008, by **Ardis Lee Olson**, wife of **Allen J. Dietrich**, Grantor.

Brenda Berube
Notary Public
My commission expires: MAY 03, 2011

BRENDA TALBOTT BERUBE
Notary Public, State of New Hampshire
My Commission Expires May 3, 2011

THIS INSTRUMENT DRAFTED BY:

To: **Brant R. Beeson**
BEESON LAW OFFICE, P.A.
611 Summit Avenue/P O Box 70
Detroit Lakes, MN 56502-0070
(218) 844-5000

Send Tax Statements to:
Kevin Kowalczyk
7873 Hilton Road
Royalton, MN 56373

That part of Government Lot 3 in Section 23, Township 141 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the northwest corner of said Government Lot 3; thence South 89 degrees 15 minutes 56 seconds East 660.01 feet on an assumed bearing along the north line of said Government Lot 3 to an iron monument, said point is the point of beginning; thence South 00 degrees 17 minutes 32 seconds West 550.73 feet parallel with the west line of said Government Lot 3 to an iron monument; thence continuing South 00 degrees 17 minutes 32 seconds West 74.27 feet along said parallel line to an iron monument; thence continuing South 00 degrees 17 minutes 32 seconds West 378.82 feet along said parallel line to an iron monument; thence continuing South 00 degrees 17 minutes 32 seconds West 61.00 feet along said parallel line to an iron monument; thence continuing South 00 degrees 17 minutes 32 seconds West 65.00 feet along said parallel line to an iron monument; thence continuing South 00 degrees 17 minutes 32 seconds West 80.00 feet along said parallel line to an iron monument; thence continuing South 00 degrees 17 minutes 32 seconds West 30 feet, more or less, along said parallel line to the water's edge of Fish Lake; thence in a northeasterly and easterly direction along the water's edge of said Fish Lake to the east line of said Government Lot 3; thence North 00 degrees 16 minutes 25 seconds East 630 feet, more or less, along the east line of said Government Lot 3 to an iron monument; thence continuing North 00 degrees 16 minutes 25 seconds East 161.28 feet along the east line of said Government Lot 3 to an iron monument at the northeast corner of said Government Lot 3; thence North 89 degrees 15 minutes 56 seconds West 652.67 feet along the north line of said Government Lot 3 to the point of beginning.

SUBJECT TO an easement for lake access purposes over, under, and across that part of the above described tract lying southwesterly of the following described line:

Commencing at an iron monument which designates the northwest corner of said Government Lot 3; thence South 89 degrees 15 minutes 56 seconds East 348.02 feet along the north line of said Government Lot 3 to an iron monument; thence continuing South 89 degrees 15 minutes 56 seconds East 311.99 feet along the north line of said Government Lot 3 to an iron monument; thence South 00 degrees 17 minutes 32 seconds West 1064.82 feet to an iron monument, said point is the point of beginning of the line to be described; thence South 30 degrees 46 minutes 31 seconds East 150 feet, more or less, to the water's edge of Fish Lake and said line there terminates.

TOGETHER WITH a 33.00 foot wide easement for driveway purposes over, under, and across part of said Government Lot 3, over, under, and across part of the Northeast Quarter of the Southwest Quarter, and over, under, and across part of the East

Half of the Northwest Quarter, all in said Section 23. The centerline of said 33.00 foot wide driveway easement is described as follows:

Commencing at an iron monument which designates the northwest corner of said Government Lot 3; thence South 89 degrees 15 minutes 56 seconds East 348.02 feet on an assumed bearing along the north line of said Government Lot 3 to an iron monument; thence continuing South 89 degrees 15 minutes 56 seconds East 311.99 feet along the north line of said Government Lot 3 to an iron monument; thence South 00 degrees 17 minutes 32 seconds West 550.73 feet to an iron monument; thence continuing South 00 degrees 17 minutes 32 seconds West 42.39 feet to the point of beginning of the centerline to be described; thence North 67 degrees 23 minutes 00 seconds West 226.57 feet; thence North 57 degrees 47 minutes 44 seconds West 219.10 feet; thence North 45 degrees 30 minutes 57 seconds East 172.94 feet; thence northerly on a curve concave to the west, having a central angle of 78 degrees 04 minutes 26 seconds and a radius of 166.49 feet, for a distance of 226.87 feet (chord bearing North 06 degrees 28 minutes 44 seconds East); thence North 32 degrees 33 minutes 29 seconds West 75.20 feet to the north line of said Government Lot 3; thence North 13 degrees 56 minutes 11 seconds West 102.17 feet; thence North 01 degree 12 minutes 26 seconds West 164.18 feet; thence North 22 degrees 00 minutes 08 seconds East 234.70 feet; thence North 01 degree 09 minutes 08 seconds East 549.07 feet; thence North 05 degrees 22 minutes 35 seconds West 737.35 feet; thence North 00 degrees 55 minutes 40 seconds West 140.19 feet; thence North 16 degrees 21 minutes 41 seconds West 273.20 feet; thence North 03 degrees 56 minutes 45 seconds West 391.14 feet; thence northerly on a curve concave to the east, having a central angle of 38 degrees 39 minutes 03 seconds and a radius of 301.46 feet, for a distance of 203.36 feet (chord bearing North 15 degrees 22 minutes 47 seconds East); thence North 34 degrees 42 minutes 33 seconds East 226.01 feet; thence northerly on a curve concave to the west, having a central angle of 29 degrees 19 minutes 38 seconds and a radius of 415.86 feet, for a distance of 212.85 feet (chord bearing North 20 degrees 02 minutes 34 seconds East); thence North 05 degrees 22 minutes 45 seconds East 673.15 feet to the centerline of an existing public road and said 33.00 foot wide driveway easement centerline there terminates. At the point of beginning of said driveway easement centerline the sidelines of said easement shall be prolonged or shortened to terminate on a line which bears North 00 degrees 17 minutes 32 seconds East and South 00 degrees 17 minutes 32 seconds West from said point of beginning. At the point of termination of said centerline the sidelines of said easement shall be prolonged or shortened to terminate on the centerline of said existing public road.

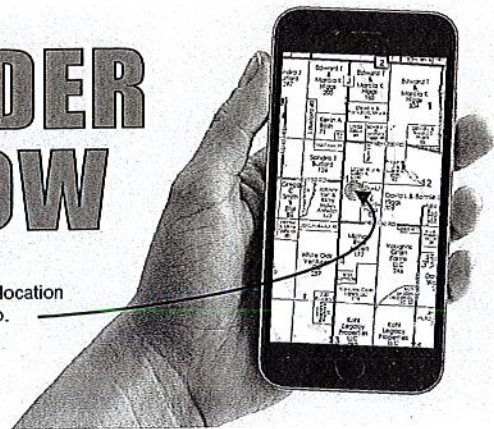
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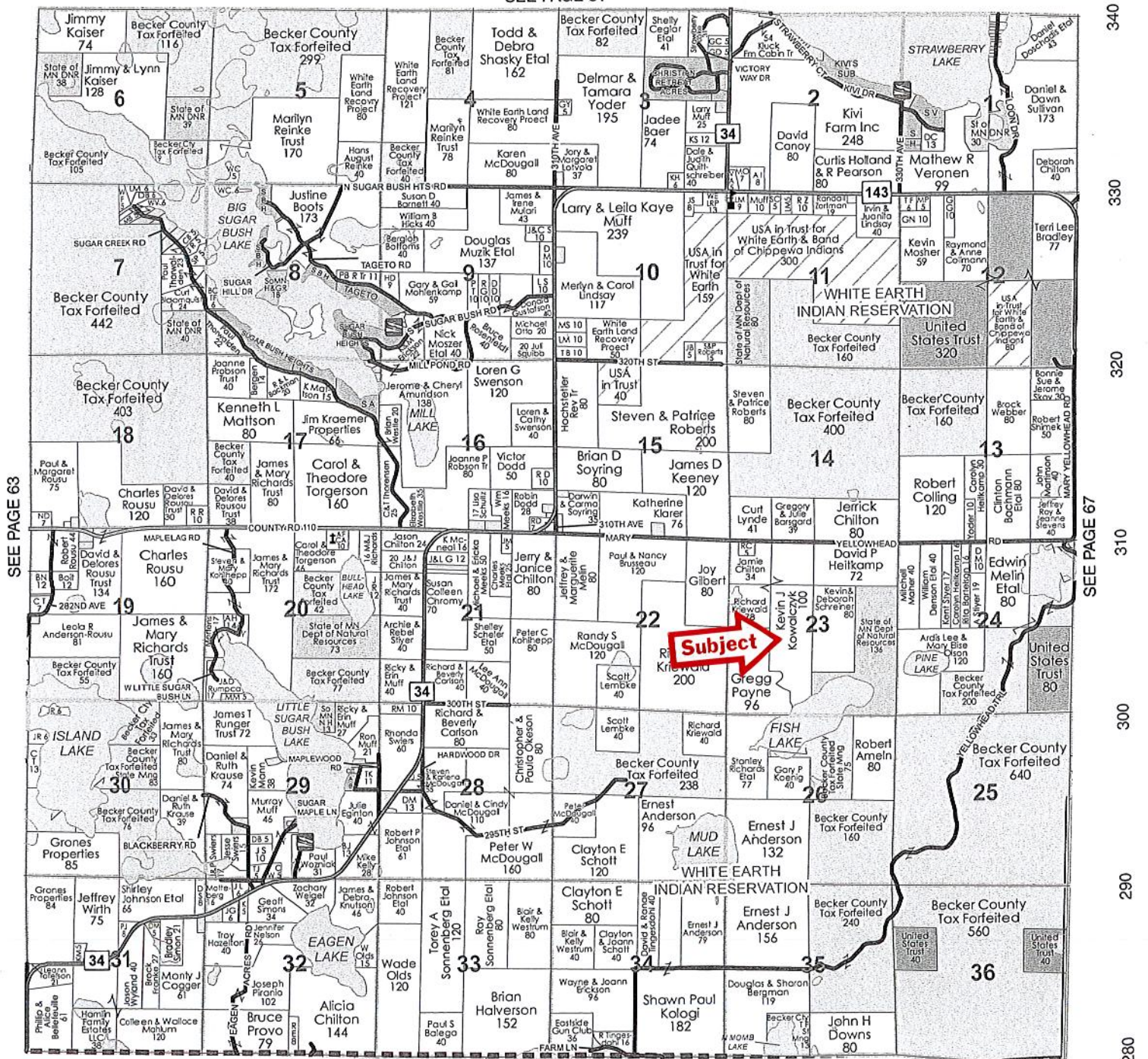


Sugar Bush (W)

Township 141N - Range 40W

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SEE PAGE 81



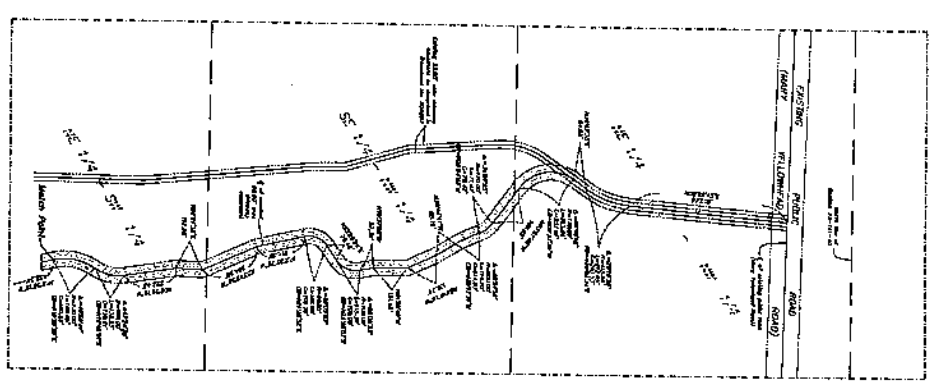
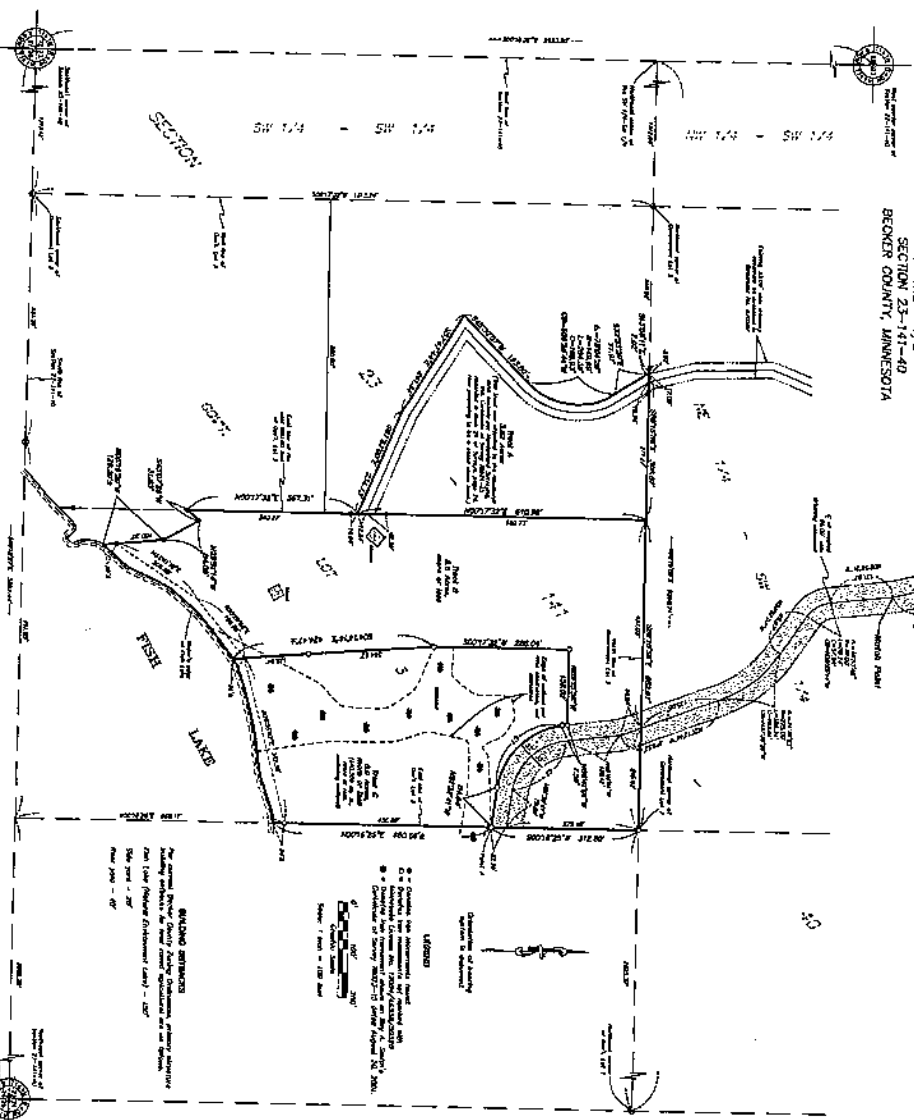
Subject

SEE PAGE 47

SEE PAGE 49

CERTIFICATE OF SURVEY

IN THE NW 1/2
SECTION 23-141-40
BENNER COUNTY, MINNESOTA



MEADOWLAND SURVEYING, INC. 2100 1st Avenue S.W. Suite 100 Minneapolis, MN 55412 Phone: 612-338-1111 Fax: 612-338-1112 Email: info@meadowlandsurveying.com		CLIENT: MR. & MRS. J. L. SMITH 1234 5th Avenue S.W. Minneapolis, MN 55412	DATE: 10/15/2014 BY: J. L. SMITH
PROJECT: 36 ACRES OF LAND IN SECTION 23-141-40, BENNER COUNTY, MINNESOTA		SCALE: 1" = 40'	REVISIONS: 1. Initial Survey 2. Revised Survey

Surveyed and Platted by
 J. L. SMITH
 10/15/2014

MINNESOTA MINERAL 19145-15