



# COUNTY OF BECKER

## *Planning and Zoning*

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

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### PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

**Tuesday, October 10, 2017 @ 7:00 P.M.**

**3<sup>rd</sup> Floor Jury Assembly Room New Addition-Becker County Courthouse**  
Detroit Lakes, MN 56501

APPLICANT: Doug Coen  
20306 Co. Rd. 131  
Detroit Lakes, MN 56501

Project Address: Across the street from 20306 Co. Rd. 131

APPLICATION AND DESCRIPTION OF PROJECT:  
Request a change of zone from agricultural to residential.

LEGAL LAND DESCRIPTION: Tax ID number: **08.0178.000** PT GOVT LOT 4: COMM S LN GOVT LOT 4 TH NLY 150.10', TH WLY 146.44' TO POB; WLY 642.16' TO CR #131, NW 41.51', NLY 118.72' NELY 146.53', NE 205.60' AL RD TH SE 566.30' 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](mailto:zoning@co.becker.mn.us)**

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

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

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

**\*\* 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 on day of Hearing, 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 \_\_\_\_\_ Certificate of Survey \_\_\_\_\_ Preliminary Plat \_\_\_\_\_  
(Complete Section 1) (Complete Section 2) (Complete Section 3)

Applicant's Name: Doug Coen

Applicant's Address: 20306 Co Rd. 131  
Detroit Lakes, MN 56501

Telephone(s): 247-2922 Date of Application: 8-31-17

Signature of Applicant: Douglas R Coen

Parcel ID Number: 08. 0178.000 Project Address: Across the street from 20306 Co Rd. 131

Legal Description of Project: See attached.

**SECTION 1**

\*Zone Change For Existing Parcel Number 08. 0178.000  
Current Zoning Ag. Requested Zoning Res.

**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 8/31/17 Date Accepted 9/7/17 Authorized Signature Tally  
Application Fee 320 Notice Fee 0 Recording Fee 0 Date Paid 9/7/17  
Receipt Number 104676-659678



494534

QUIT CLAIM DEED

Individual(s) to Individual(s)

No delinquent taxes and transfer entered;  
Certificate of Real Estate Value ( ) filed  
( ) not required  
Certificate of Real Estate Value No. \_\_\_\_\_

April 14, 2003

Keith Brekkan  
County Auditor

By DeWacker  
08.0178.000 Deputy

STATE DEED TAX HEREON: \$ 1.65

Date: March 31, 2003

BECKER COUNTY RECORDER, STATE OF MN  
Document No. 494534  
Date APR 14 2003 4:30 P.M.  
I hereby certify that the within instrument  
was recorded in the office of Becker  
County Recorder.  
Darlene Maneval  
County Recorder plw Dpty.

(reserved for recording date)

FOR VALUABLE CONSIDERATION, Dale E. Peterson and Eileen Peterson, husband and wife, and LaVerne R. Peterson, a single person, Grantor(s), hereby convey(s) and quitclaim(s) to Douglas R. Coen and Hildur M. Coen, Husband and Wife, as joint tenants and not as tenants in common, Grantee(s), real property in Becker County, Minnesota, described as follows:

A parcel that is the South 150.00 feet of Government Lot 4, Section 10, Township 139 North, Range 41 West of the 5<sup>th</sup> Principal Meridian that is east of the now Becker County Road Number 131 and is west of following described line:

Commencing at the easterly corner of Lot 32 of the plat of FLOYD LAKE POINT as on file with the Becker County Recorder; thence southwesterly along the

✓ chg  
paid  
well  
non/std  
extra

southeasterly lot lines of said plat 146.00 feet to the point of beginning; thence southeasterly to the South line of said Government Lot 4 on a line that is parallel with the southeasterly extension of the northeasterly line of said Lot 32 of the said plat of FLOYD LAKE POINT and there terminating.

Subject to restrictions of record relating to commercial use and livestock.

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

AFFIX DEED TAX STAMP HERE

RECEIPT # 246658  
BECKER COUNTY

APR 14 2003

DEED TAX  
AMT. PD. \$ 1.65  
BECKER COUNTY TREASURER

Dale E. Peterson

Dale E. Peterson

Eileen Peterson

Eileen Peterson

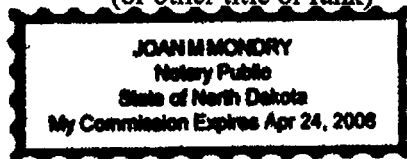
LaVerne R. Peterson

LaVerne R. Peterson

NORTH DAKOTA  
STATE OF MINNESOTA )  
                                  )ss.  
COUNTY OF WALSH )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of March, 2003, Dale E. Peterson and Eileen Peterson, husband and wife Grantor(s).

Notarial Stamp or Seal  
(or other title or rank)



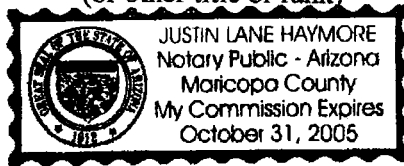
Joan M. Mondry

Signature of person taking acknowledgment

STATE OF Arizona )  
 )ss.  
COUNTY OF Maricopa )

The foregoing instrument was acknowledged before me this 7 day of April - 03, 2003, LaVerne R. Peterson, a single person, Grantor(s).

Notarial Stamp or Seal  
(or other title or rank)



Justin Lane Haymore  
Signature of person taking acknowledgment

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

TO THIS INSTRUMENT WAS DRAFTED BY:

(Name and Address)  
HUMMEL LAW FIRM, P.A.  
P.O. Box 1409  
Detroit Lakes, MN 56502

Douglas R. & Hildur M. Coen  
20306 County Road 131  
Detroit Lakes, Minnesota 56501

The total consideration for this transfer of property is less than \$500.











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