



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****

Tuesday, June 11, 2019 @ 7:00 P.M.

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN 56501

APPLICANT: Richard & Dana Laine
20781 Co Rd 117
Osage, MN 56570

Project Location: 20781 Co Rd 117

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a Commercial Planned Unit Development (PUD) with 14 RV sites and a 21 slip dock system. Tabled by applicant at the May 13, 2019 Hearing.

LEGAL LAND DESCRIPTION: Tax ID number: 33.0118.000

LOT 1 & SW1/4 OF NW1/4; Section 10, TWP 139, Range 38, Toad Lake Township.

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 on day of Hearing, 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)

Are you the property owner or the Authorized Agent? ☒ Owner ☐ Authorized Agent

*Authorized Agents **must** attach a completed Authorized Agent Form

Parcel number(s) of property: 33.0118.000

Property Owner Name(s): Richard and Dana Laine

Mailing Address: 20781 Co Rd 117 City, State, Zip Osage, MN 56570

Phone Number(s): 218 849-4537 DANA

218 573-3415 HOME

218 841-1230 RICHARD

Owner Email Address lainedana@hotmail.com

Project Address: 20781 Co Rd 117 City, State, Zip Osage, MN 56570

Watershed Management District: _____ Pelican _____ Cormorant ☒ Other Ottertail

Township Name: Toad Lake Sect - Twp - Range: 10 - 139 - 38

Legal Description: Lot 1 and SW 1/4 of NW 1/4

Property Size 35.92 ACRES Is there a pond or wetland on the property? ☒ Yes ☐ No

Is any part of the property within 1,000 feet of a lake or within 300 feet of a river/stream? ☒ Yes ☐ No

REASON FOR CONDITIONAL USE REQUEST:

We want to develop a 14 unit RV park "Ly-Mee's RV Sites" with
a 21 slip dock system; 12x24 Well house; 2 picnic shelters
a road between 2 rows of R.V.'s; parking area's; common area's

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.

Richard Laine Dana Laine
SIGNATURE OF APPLICANT

4-17-19
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. Is the request in relation to some sort of business endeavor or commercial activity (home business, campground) ☒ Yes ☐ No
4. Non-refundable filing fee of \$280 (\$380.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. Make check payable to Becker County Zoning. A second check to record the document of \$46 made payable to Becker County Recorder.
5. Is the conditional use permit request after the fact? Is the request in the application already in place or operation? ☐ 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

RECEIVED
APR 17 2019
ZONING

PARCEL	
APP	CUP
YEAR	

BUSINESS PLAN

Name of Business: Ly-Nee RV SITES

Business Owners: Richard and Dana Laine

Owners of Business: Richard and Dana Laine

Type of Business: Retail Sales Service Other X

If other type of business please describe: 14 unit Recreational Vehicle site

Type of Merchandise: N/A

Type of Service: N/A

Hours and Days of Operation: Seasonal occupancy May 1 - September 30

Number of Employees: Owner operator's (2)

Off - street Parking Plan: Each unit parks 2 vehicles; addition parking for carts + trailers

Size of Structure to be used for Business: 12x24 Well house - 2 picnic shelters

New Structure: 12x24 well house Existing Structure: NONE

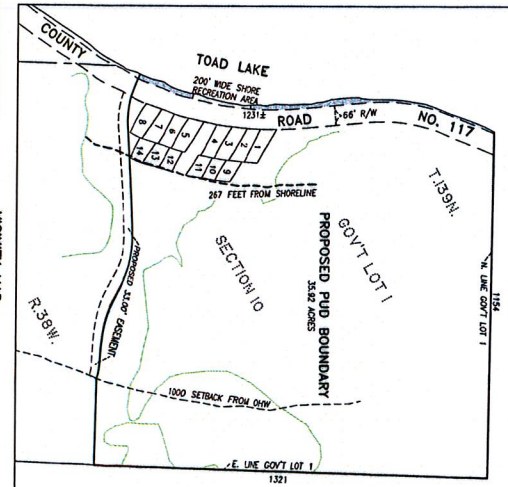
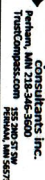
Signage Plan: 48 Sq ft Ly-Nee RV Site; speed limit; Invasive species; Directional; Site Numbers

Exterior Lighting Plan: MN statute overhead security light; Soft blue bulb - Solar lighting on paths

Any known Environmental Hazards: [] Yes [X] No


If yes please Expalin: _____

Any Additional Business Plan Information: Surveying done; wetland delineation - done; SWPPP done, Tenant Contract - Park rules - done; lot sizes far exceed state minimums, We've had two preapp meetings, reassessed - dreamed smaller. Midwest Bank will finance. We've consulted: Septic, electric, plumbing, well drilling, earth moving contractors. All are ready to go. All are licensed according to MN Statute.

[illegible]

CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am duly Licensed Land Surveyor under the laws of the state of Minnesota.


Rick Rosenthal, P.L.S. 50732

Date Apr 15, 2014

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, or substantially diminish or impair property values within the immediate vicinity.

We do not anticipate any harm in the use and enjoyment of other property in the immediate vicinity.

We own the land to the North of the proposed site to 210th Street; to the South, the property line will start at the existing driveway to the South of the sites and includes two different parcels before sharing a property line with a neighbor; the rest of our farm acreage lies to the East of the sites and our property line includes the land across County Road 117 to the shores of Toad Lake which is to the West. (2131 feet of lakeshore) We planted over 100 trees last summer along the sides and back of the site area. We believe that a well managed RV park on a recreational lake will positively affect local property values.

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.

There are no surrounding vacant lots or projects currently being planned in our area. Becker County has a five year plan that possibly includes working on County Road 117. Our goal is to have the infrastructure done before the end of this season and to have some RV owners committed to next season, possibly setting up their site this fall.

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

Adequate facilities will be provided during, as is practically possible, and upon completion of the project. We have completed Wetland Delineation; a copy of the report from Aquatic Solutions is available. We have completed a **SWPPP (drainage)**; a report from Jane and Stewart Hofland is available. We hired Compass Consultants, Inc. to survey the project site. A one way access road runs North to South between the two rows of RV's and connects with the existing driveway. (easement will be addressed) speed limit signs will be posted; Consultations have been made with Johnson Well Drilling (water); we plan to build a **12x24 well house** and are researching **storm shelter** options. Wade's Plumbing and Bergstrom Backhoe will be doing the **septic system** and **plumbing**; Itasca Mantrap and Frazee Electric have been consulted for **utilities**. There will be two picnic shelters; one in front for viewing the lake and one behind the RV's. Each site can have a fire ring.

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.

There will be no street parking. Each RV site will have ample room to park two (2) vehicles. The area per unit in the front row are 5595 to 5600 square feet; the second row area per unit measures from 3515 to 3883 square feet, far exceeding the minimum 2500 square feet required. There will be a golf cart parking area allowed in a portion of a common area; initially, boat trailers and toys i.e. paddle boats will

be parked behind the back row of RV's until we can assess and provide a better option when the RV's are on the ground.

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 do everything within our power to mitigate anything that could be construed as a nuisance. Our location (described in #1) is ideal for this small RV site. There is ample space on the sites and from neighboring properties that would allow us the ability to prevent or control the listed nuisances. Our neighbors at Bambi's Resort have been supportive and helpful by providing us with a copy of their Tenant Contract, including park rules, regulations and expectations. We will provide a copy to all tenants. Pets will be leashed, garbage will be covered, and we'll provide a large trash container with signage about recycling. We will be living within earshot so if noise becomes a nuisance, we'll be able to address it quickly. Lighting will follow MN Statute, we anticipate using a bulb with a soft orange hue. Paths will be lighted with solar lighting.

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 adhere to all MN Statutes concerning pollution controls during and after the project is completed. The SWPPP report addresses all the necessary steps we will need to take to prevent soil erosion or other possible pollution of public waters. The shoreline calculations allow for a 21 slip dock system for this project. Given the high probability that RV owners would like to put a boat in the lake and that they would want to keep it on a lift when not in use, a 21 slip dock would allow each of the 14 RV sites one slip for a boat or a pontoon. With respect for the aquatic plant life and the eco system we will undoubtedly impact, we will seek and follow the recommendations of the DNR concerning the least invasive way to put the dock system into the lake.

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

There are trees on the west side of County Road 117 (lake side), that limit the view of structures and facilities, from the lake in the summer. It is our plan to plant enough trees and shrubs to beautify the west side of the RV Park without impeding people's view the lake from their sites. For safety reasons, we plan to erect a fence along the west side of the grounds, with an opening, located across from the dock system, so that we can funnel foot traffic to a specific area so people can cross County Road 117 to get to the dock. At this time, we have no designated swimming area.

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

The site is adequate for water supply and on-site sewage treatment. Johnsons well drilling; Wade's Plumbing; Frazee Electric; Itasca Mantrap; Bergstrom Backhoe have all been consulted. Wade came to the site and sees no challenges with it. All of these entities are waiting for us to call. MN Statutes will be followed and have been discussed.

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

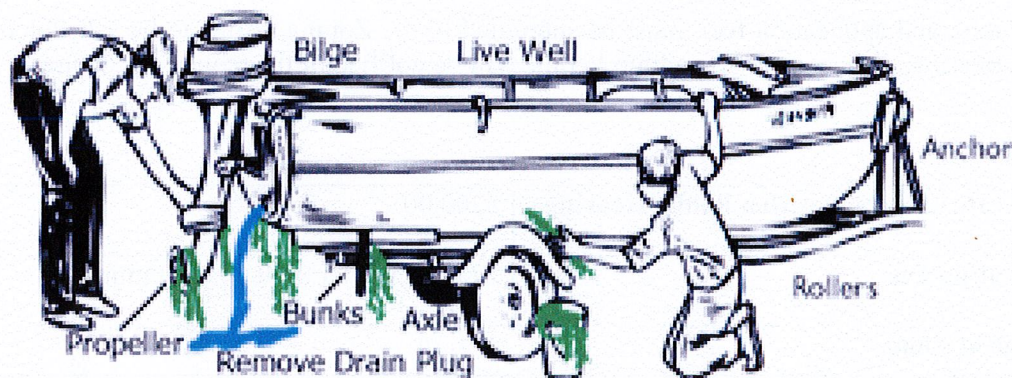
*The dock system will be built to safely accommodate the number of watercrafts and signage will be placed in appropriate areas and the rules will be provided in the Tenant Contract packet. The shoreline calculations allow for a 21 slip dock system for this project. Given the high probability that RV owners would like to put a boat in the lake and that they would want to keep it on a lift when not in use, a 21 slip dock would allow each of the 14 RV sites one slip for a boat or a pontoon. With respect for the aquatic plant life and the eco system we will undoubtedly impact, we will seek and follow the recommendations of the DNR concerning the **least invasive** way to put the dock system into the lake. RV owners will use the public access at the South end and North end of Toad Lake to put in and take out their watercraft. There will be a **parking area for tenant's trailers** at Ly-Nee's RV Sites. **We will add an Invasive species sign by the dock and provide a flyer in the Tenant Contract packet.***

PROTECT YOUR WATERS!

Prevent the Spread of Invasive Species

Invasive Plants and Animals Can Impact Boating, Fishing, Swimming and the Environment

REMOVE any visible mud, plants, fish or animals before transporting equipment.



ELIMINATE water from equipment before transporting.

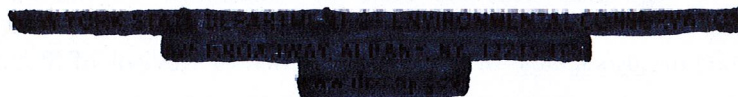
CLEAN & DRY anything that comes into contact with water (boats, trailers, waders, equipment, dogs, etc.).

NEVER release plants, fish or animals into a body of water unless they came out of that body of water.



**STOP AQUATIC
HITCHHIKERS!**
www.ProtectYourWaters.net

For further information scan this QR
code with a smartphone, or visit:
www.dec.ny.gov/animals/48321.html



392232

WARRANTY DEED

Form No. 5-M

Individual(s) to Joint Tenants

No delinquent taxes and transfer entered;
Certificate of Real Estate Value (✓) filed
() not required
Certificate of Real Estate Value No. 1190

November 6 1992

Keith H. Brekken

County Auditor

By MH
32,018.000 Deputy

STATE DEED TAX HEREON: \$ 165.00

Date: November 6 19 92

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Microfilm No. 392232
Date NOV. 06 1992 2:30 P.M.

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

M.M. Martinson
Dpty. Co. Recorder

BECKER COUNTY RECORDER

Well Certificate Received NOV. 06 1992
M.M. Martinson
Dpty. Co. Recorder

Reserved for Recording Data

FOR VALUABLE CONSIDERATION, Helen S. Laine, a widow and not remarried
(marital status), Grantor,

hereby conveys and warrants to Richard Laine and Dana Laine

, Grantees, as
joint tenants, real property in Becker County, Minnesota,
described as follows:

The Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) and
Lot One (1) or the Northwest Quarter of the Northwest Quarter (NW
1/4 NW 1/4) of Section 10, Township 139 North of Range 38 West of
the Fifth Principal Meridian in Becker County, Minnesota.

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

Helen S. Laine
Helen S. Laine

RITA F. THOMPSON, CO. TREAS.

RECEIPT # 6320
BECKER COUNTY
DEED TAX
AMT. PD. \$ 165.00

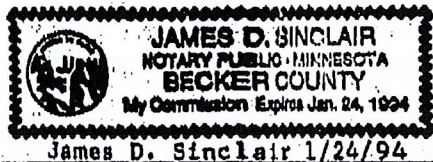
Charge
Paid ✓
Numerical ✓
Tract ✓
Grantor
Grantee
Compared ✓

Hummel

STATE OF MINNESOTA)
) ss.
COUNTY OF Becker)

The foregoing instrument was acknowledged before me this 6th day of
November, 19 92, by Helen S. Laine, a widow and not
remarried Grantor.

Notarial Stamp or Seal
(or other title or rank)



James D. Sinclair
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):

THIS INSTRUMENT WAS DRAFTED BY:
(Name and Address)

HUMMEL, SINCLAIR, PEARSON,
EVANS, HUNT & HEISLER, P.A.
910 Lincoln Avenue
P.O. Box 743
Detroit Lakes, MN 56501
jds/cmo

Richard and Dana Laine
Route 1, Box 336
Osage, MN 56570



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

Becker County



1:16,901

Date: 4/17/2019

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

Custom Maps. We make it easy.

Personalized for your business!

- Aerial Maps
- District/Boundary Maps
- Radius Maps

- Topographical Maps
- City Maps
- Multi-County Maps

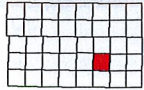
- Township Maps
- Hunting Lodge Maps
- Special Feature or Location Maps



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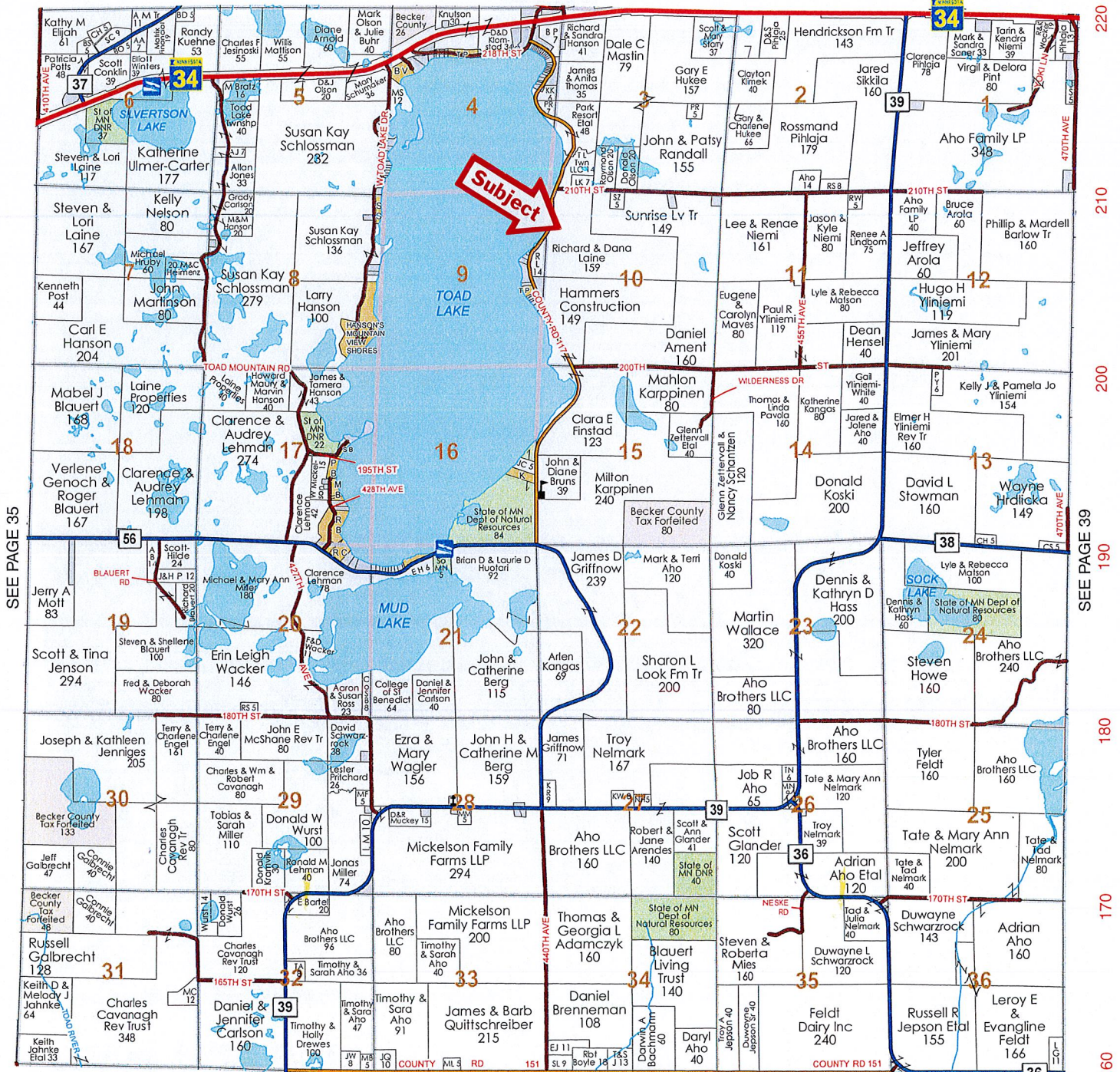


Toad Lake

Township 139N - Range 38W

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SEE PAGE 53



SEE PAGE 21



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****

Tuesday, June 11, 2019 @ 7:00 P.M.

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN 56501

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

Project Location: 23400 Co Hwy 21
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for Conditional Use Permit to use the property to operate an online and onsite sales, general shop/repair and storage services.

LEGAL LAND DESCRIPTION: Tax ID number: 240197009

26-140-41 PT NE1/4 SW1/4: COMM SW COR SEC 26, E 2594.31', N 1336.57', W 75.31', N 587.52', N 88.55' TO POB: WLY 344.72', N 383.11', E 366.03', S 327.20', W 25' TO POB. TRACT D-2; Section 26, TWP 140, Range 41, Richwood Township.

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 on day of Hearing, 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)

Are you the property owner or the Authorized Agent? ☒ Owner ☐ Authorized Agent

*Authorized Agents must attach a completed Authorized Agent Form

Parcel number(s) of property: 240197009

Property Owner Name(s): Raymond + Kristine Johnston

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

Phone Number(s): (218) 850-8535 Owner Email Address weelakefarm@gmail.com

Project Address: 23400 Co Hwy 21 City, State, Zip Detroit Lakes, MN 56501

Watershed Management District: ☒ Pelican ☐ Cormorant ☐ Other

Township Name: Richwood Sect - Twp - Range: 26 - 140 - 041

Legal Description: * see attached

Property Size 2.97

Is there a pond or wetland on the property? ☐ Yes ☒ No

Is any part of the property within 1,000 feet of a lake or within 300 feet of a river/stream? ☐ Yes ☒ No

REASON FOR CONDITIONAL USE REQUEST:

We'd like to begin using this property to
organize family-run online + on-site sales,
general shop/repair, + storage services.

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.

Raymond H. Johnston
SIGNATURE OF APPLICANT

5/6/2019
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. Is the request in relation to some sort of business endeavor or commercial activity (home business, campground) ☐ Yes ☐ No
4. Non-refundable filing fee of \$280 (\$380.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. Make check payable to Becker County Zoning. A second check to record the document of \$46 made payable to Becker County Recorder.
5. Is the conditional use permit request after the fact? Is the request in the application already in place or operation? ☐ 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: Johnston Trading Company

Business Owners: Ray Johnston + Kelley Johnston

Owners of Business: _____

Type of Business: Retail Sales Service Other

If other type of business please describe: online + on-site sales

Type of Merchandise: Mostly used equipment, materials, + antiques, etc.

Type of Service: general repairs, storage

Hours and Days of Operation: Varies (sales + pickup generally by appt.)

Number of Employees: 3 family members (part-time)

Off - street Parking Plan: 4 customer spaces plus driveway + loading areas

Size of Structure to be used for Business: 24' x 24' plus 28' x 26' addition

New Structure: None Existing Structure: 1,304 sq. ft.

Signage Plan: North + south walls of building, proposed sign at entrance

Exterior Lighting Plan: Automatic ^{yard} light on utility pole south of building, will add motion-activated security light west side of shop.

Any known Environmental Hazards: [] Yes ☒ No

If yes please Explain: _____

Any Additional Business Plan 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.

Property is bordered by a boat storage company to the north, highway & a field to east, driveway/field to south, & a private shop/storage building to the west.

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.

Vacant land adjacent to the property are separated from it by highway/driveway and are in current use as agricultural land.

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

Already in place from previous use.

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.

There will be 4 dedicated customer spaces south of the building, a loading & employee parking area west of the building, plus overflow off-street parking along the 200' driveway.

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.

Any disturbances are minimal, especially considering the adjacent highway noise & agricultural use. Lights on building will be motion-activated. Signs will be lit externally.

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

Outlet Recreation
Parcel # 240197011
(20,000 sq. ft. storage
building - boats)

* Parcel has
separate
approach

Overflow
equipment & materials
storage & sales

Parcel
240197009

Mowed field

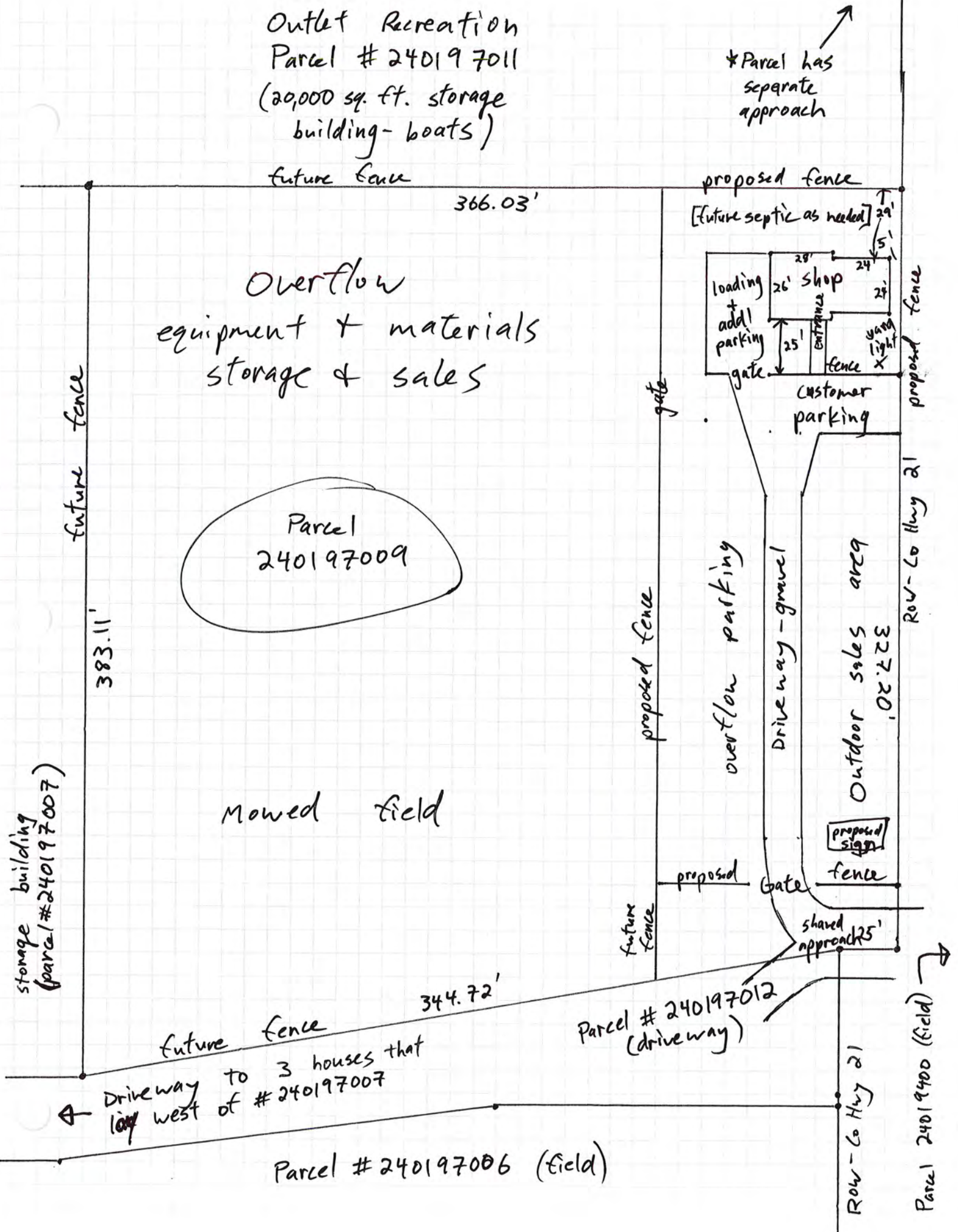
storage building
(parcel # 240197007)

Driveway to 3 houses that
lay west of # 240197007

Parcel # 240197006 (field)

Parcel # 240197012
(driveway)

Parcel 24019400 (field)



629079

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 629079

November 9, 2015 at 9:12 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 6th day of Nov, 2015

Mary E. Hendrickson
Becker County Auditor/Treasurer

By SKS Deputy
24.0197.000 split

Becker County Recorder
Well Certificate Received 11.06.15
Patricia Swenson
Deputy SKS Becker County Recorder

SURVEYORS SKETCH () NOT REQUIRED
(☒) FILED SURVEY BOOK 27 PAGE 19

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.3.3 (2013)

eCRV number: _____

DEED TAX DUE: \$ 1.65

DATE: November 16, 2015
(month/day/year)

FOR VALUABLE CONSIDERATION, Raymond L. Johnston and Kristine B. Johnston, married to each other
(insert name and marital status of each Grantor)

hereby conveys and quitclaims to Raymond L. Johnston and Kristine B. Johnston
(insert name of each Grantee)

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

SEE EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF.

PID No. 24.0197.000 (SPLIT)

The total consideration of the transfer of this property is \$500.00 or less.

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65
Receipt # 40 5427
Becker County Auditor/Treasurer

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

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

together with all hereditaments and appurtenances belonging thereto.

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 or has been electronically filed. (If electronically filed, insert WDC number: _____.)
- ☐ 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.

Mary E. Hendrickson chg
Becker County Auditor/Treasurer paid
By SKS Deputy well

Grantor

Raymond L. Johnston
(signature) Raymond L. Johnston
Kristine B. Johnston
(signature) Kristine B. Johnston

State of Minnesota, County of BeckerThis instrument was acknowledged before me on November 6, 2015, by _____
(month/day/year)Raymond L. Johnston and Kristine B. Johnston, married to each other
(insert name and marital status of each Grantor)Connie M. Oswald
(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)Becker County Title Services, Inc.
828 Minnesota Avenue
Detroit Lakes, MN 56501
Order No. 67510 co/TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS
INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)XO Raymond L. Johnston
Kristine B. Johnston
24298 Cty Hwy 21
Detroit Lakes, MN 56501

EXHIBIT

That part of the Northeast Quarter of the Southwest Quarter in Section 26, Township 140 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the southwest corner of said Section 26; thence South 89 degrees 40 minutes 41 seconds East 2594.31 feet on an assumed bearing along the south line of said Section 26 to a found iron monument at the south quarter corner of said Section 26; thence North 00 degrees 31 minutes 48 seconds West 1336.57 feet along the east line of the Southeast Quarter of the Southwest Quarter of said Section 26 to the northeast corner of said Southeast Quarter of the Southwest Quarter; thence North 89 degrees 41 minutes 39 seconds West 75.31 feet along the north line of said Southeast Quarter of the Southwest Quarter to a found iron monument on the westerly right of way line of County State Aid Highway No. 21; thence North 00 degrees 32 minutes 34 seconds West 587.52 feet along the westerly right of way line of said County State Aid Highway No. 21 to a found iron monument hereinafter referred to as Point C; thence continuing North 00 degrees 32 minutes 34 seconds West 88.55 feet along the westerly right of way line of said County State Aid Highway No. 21 to a found iron monument, said point is the point of beginning; thence South 81 degrees 01 minute 23 seconds West 344.72 feet to a found iron monument; thence North 00 degrees 32 minutes 34 seconds West 383.11 feet to an iron monument; thence South 89 degrees 42 minutes 17 seconds East 366.03 feet to an iron monument on the westerly right of way line of said County State Aid Highway No. 21; thence South 00 degrees 32 minutes 34 seconds East 327.20 feet along the westerly right of way line of said County State Aid Highway No. 21 to a found iron monument; thence South 89 degrees 27 minutes 26 seconds West 25.00 feet continuing along the westerly right of way line of said County State Aid Highway No. 21 to the point of beginning.

TOGETHER WITH an easement for driveway purposes over, under and across that part of said Northeast Quarter of the Southwest Quarter described as follows:

Beginning at a found iron monument at the aforementioned Point C; thence South 89 degrees 27 minutes 26 seconds West 147.37 feet to a found iron monument; thence South 81 degrees 00 minutes 52 seconds West 191.30 feet to a found iron monument; thence North 89 degrees 42 minutes 22 seconds West 542.27 feet to a found iron monument; thence North 60 degrees 27 minutes 17 seconds West 67.53 feet to a found iron monument; thence North 00 degrees 45 minutes 29 seconds West 33.01 feet to a found iron monument; thence South 89 degrees 42 minutes 22 seconds East 303.90 feet to a found iron monument; thence continuing South 89 degrees 42 minutes 22 seconds East 292.54 feet to a found iron monument; thence North 81 degrees 01 minute 23 seconds East 344.72 feet to a found iron monument on the westerly right of way line of said County State Aid Highway No. 21; thence South 00 degrees 32 minutes 34 seconds East 88.55 feet along the westerly right of way line of said County State Aid Highway No. 21 to the point of beginning of said driveway easement.



D.B.A. Roy A. Smith and Associates
Office of the County Surveyor for Becker County
1118 Hwy 59 South, Detroit Lakes, Minnesota 56501
(office) 218-847-4289 (fax) 218-846-1945
www.meadowlandsurveying.com

Ray Johnston – Tract D-2 (2.97 acres)

Land description:

That part of the Northeast Quarter of the Southwest Quarter in Section 26, Township 140 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the southwest corner of said Section 26; thence South 89 degrees 40 minutes 41 seconds East 2594.31 feet on an assumed bearing along the south line of said Section 26 to a found iron monument at the south quarter corner of said Section 26; thence North 00 degrees 31 minutes 48 seconds West 1336.57 feet along the east line of the Southeast Quarter of the Southwest Quarter of said Section 26 to the northeast corner of said Southeast Quarter of the Southwest Quarter; thence North 89 degrees 41 minutes 39 seconds West 75.31 feet along the north line of said Southeast Quarter of the Southwest Quarter to a found iron monument on the westerly right of way line of County State Aid Highway No. 21; thence North 00 degrees 32 minutes 34 seconds West 587.52 feet along the westerly right of way line of said County State Aid Highway No. 21 to a found iron monument hereinafter referred to as Point C; thence continuing North 00 degrees 32 minutes 34 seconds West 88.55 feet along the westerly right of way line of said County State Aid Highway No. 21 to a found iron monument, said point is the point of beginning; thence South 81 degrees 01 minute 23 seconds West 344.72 feet to a found iron monument; thence North 00 degrees 32 minutes 34 seconds West 383.11 feet to an iron monument; thence South 89 degrees 42 minutes 17 seconds East 366.03 feet to an iron monument on the westerly right of way line of said County State Aid Highway No. 21; thence South 00 degrees 32 minutes 34 seconds East 327.20 feet along the westerly right of way line of said County State Aid Highway No. 21 to a found iron monument; thence South 89 degrees 27 minutes 26 seconds West 25.00 feet continuing along the westerly right of way line of said County State Aid Highway No. 21 to the point of beginning. The above described tract contains 2.97 acres.

TOGETHER WITH an easement for driveway purposes over, under and across that part of said Northeast Quarter of the Southwest Quarter described as follows:

Beginning at a found iron monument at the aforementioned Point C; thence South 89 degrees 27 minutes 26 seconds West 147.37 feet to a found iron monument; thence South 81 degrees 00 minutes 52 seconds West 191.30 feet to a found iron monument; thence North 89 degrees 42 minutes 22 seconds West 542.27 feet to a found iron monument; thence North 60 degrees 27 minutes 17 seconds West 67.53 feet to a found iron monument; thence North 00 degrees 45 minutes 29 seconds West 33.01 feet to a found iron monument; thence South 89 degrees 42 minutes 22 seconds East 303.90 feet to a found iron monument; thence continuing South 89 degrees 42 minutes 22 seconds East 292.54 feet to a found iron monument; thence North 81 degrees 01 minute 23 seconds East 344.72 feet to a found iron monument on the westerly right of way line of said County State Aid Highway No. 21; thence South 00 degrees 32

minutes 34 seconds East 88.55 feet along the westerly right of way line of said County State Aid Highway No. 21 to the point of beginning of said driveway easement.

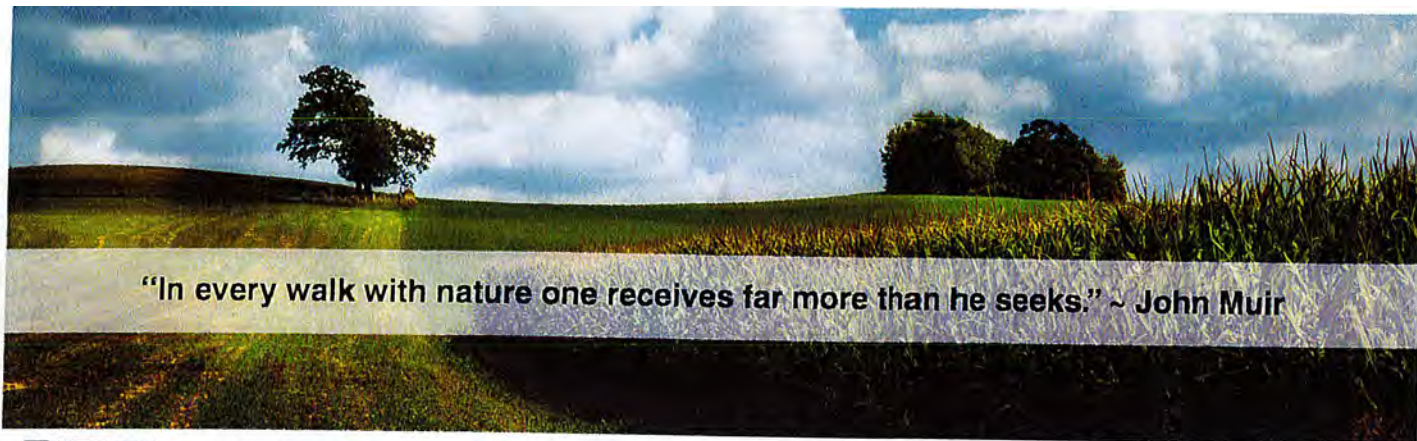
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota and that the above legal description was prepared from information on Certificate of Survey T7763-15R dated November 25, 2013, and said legal description is legally sufficient to locate the boundary lines shown on said Certificate of Survey.

Scott R. Walz
Minnesota Licensed Land Surveyor No. 50320

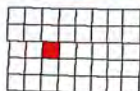


These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:2,817	
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	
Date: 5/7/2019	



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



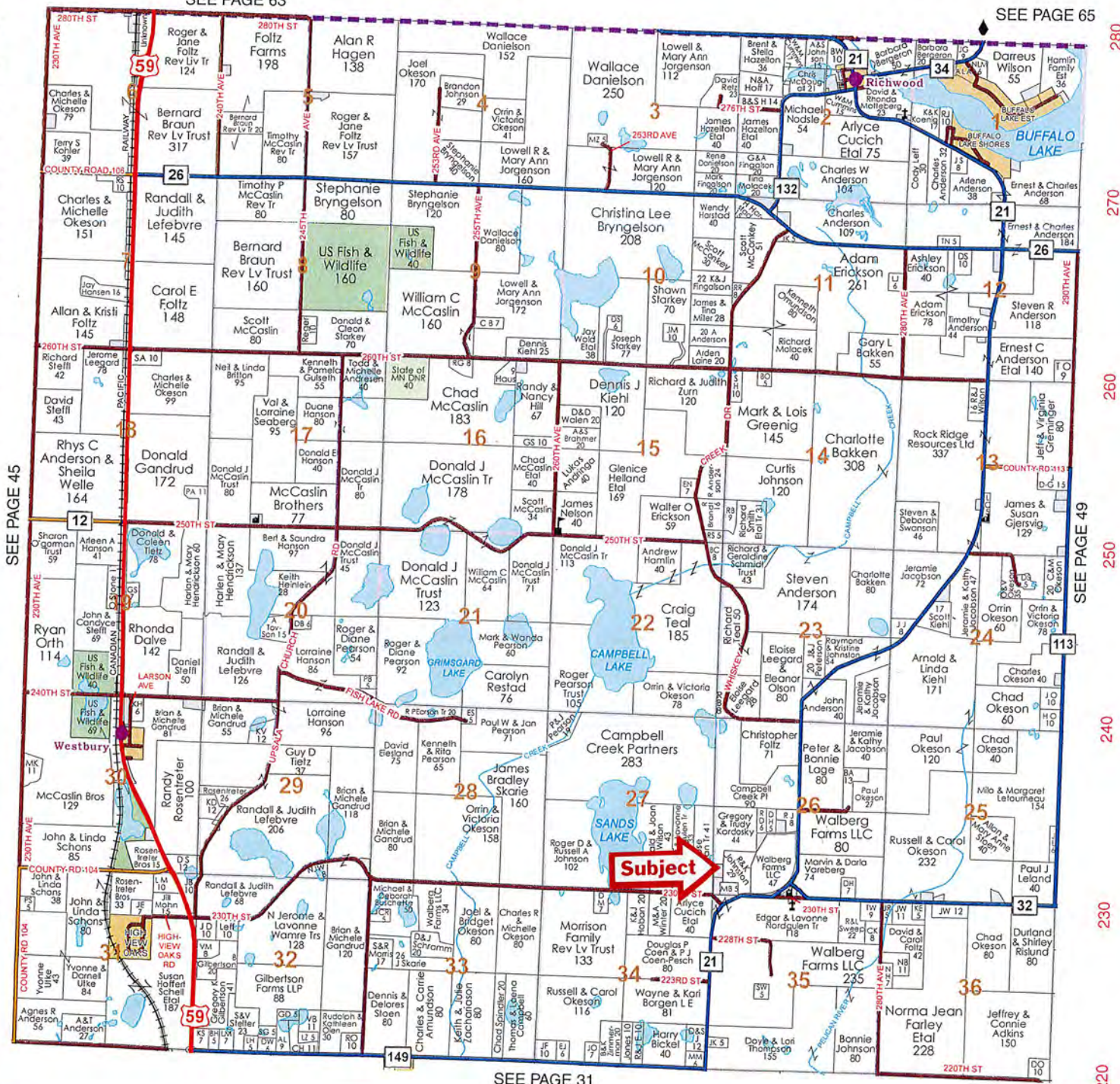
Richwood

Township 140N - Range 41W

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SEE PAGE 63

SEE PAGE 65



SEE PAGE 31



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****

Tuesday, June 11, 2019 @ 7:00 P.M.

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN 56501

APPLICANT: Lake Region Coop Electric Assc
Po Box 643
Pelican Rapids, MN 56572

Project Location: 10168 Saint Marys Rd

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to rebuild a Lake Region Electric Cooperative, Lake Eunice substation, from a 41,6000 volt substation to a 115,000 volt substation.

LEGAL LAND DESCRIPTION: Tax ID number: 170402000

PT SW1/4 SW1/4 BEG 800' N OF SE COR TH W 260' N 330' E 260' & S 330' TO BEG; Section 35, TWP 138, Range 42, Lake Eunice Township.

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 on day of Hearing, 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)

Are you the property owner or the Authorized Agent? ☐ Owner ☐ Authorized Agent

*Authorized Agents **must** attach a completed Authorized Agent Form

Parcel number(s) of property: 170402000

Property Owner Name(s): Lake Region Electric Cooperative

Mailing Address: PO Box 643 City, State, Zip Pelican Rapids Mn 56572

Phone Number(s): 218-863-1171 Owner Email Address lrec@lrec.coop

Project Address: 10168 St Mary's Rd City, State, Zip Detroit Lakes MN 56501

Watershed Management District: _____ Pelican _____ Cormorant ☒ Other

Township Name: LAKE EUNICE Sect - Twp - Range: 35 - T138N - R42W

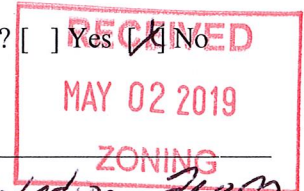
Legal Description: _____

Property Size 1.767 ACRES

Is there a pond or wetland on the property? ☐ Yes ☒ No

Is any part of the property within 1,000 feet of a lake or within 300 feet of a river/stream? ☐ Yes ☒ No

REASON FOR CONDITIONAL USE REQUEST:



Rebuilding LREC LAKE EUNICE Substation from

A 41,600 volt sub to a 115,000 volt substation.

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

4/25/19
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. Is the request in relation to some sort of business endeavor or commercial activity (home business, campground) ☐ Yes ☐ No
4. Non-refundable filing fee of \$280 (\$380.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. Make check payable to Becker County Zoning. A second check to record the document of \$46 made payable to Becker County Recorder.
5. Is the conditional use permit request after the fact? Is the request in the application already in place or operation? ☐ 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 should not be an issue as there currently is a substation on the 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.

All work to build new substation and remove old substation will be performed on LREC property.

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

Existing driveway to be used which already allows for use of larger vehicles. Drainage will be similar to existing substation.

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.

Similar to what there is now.

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.

Should not be any different than the existing substation, which has not been an issue.

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:

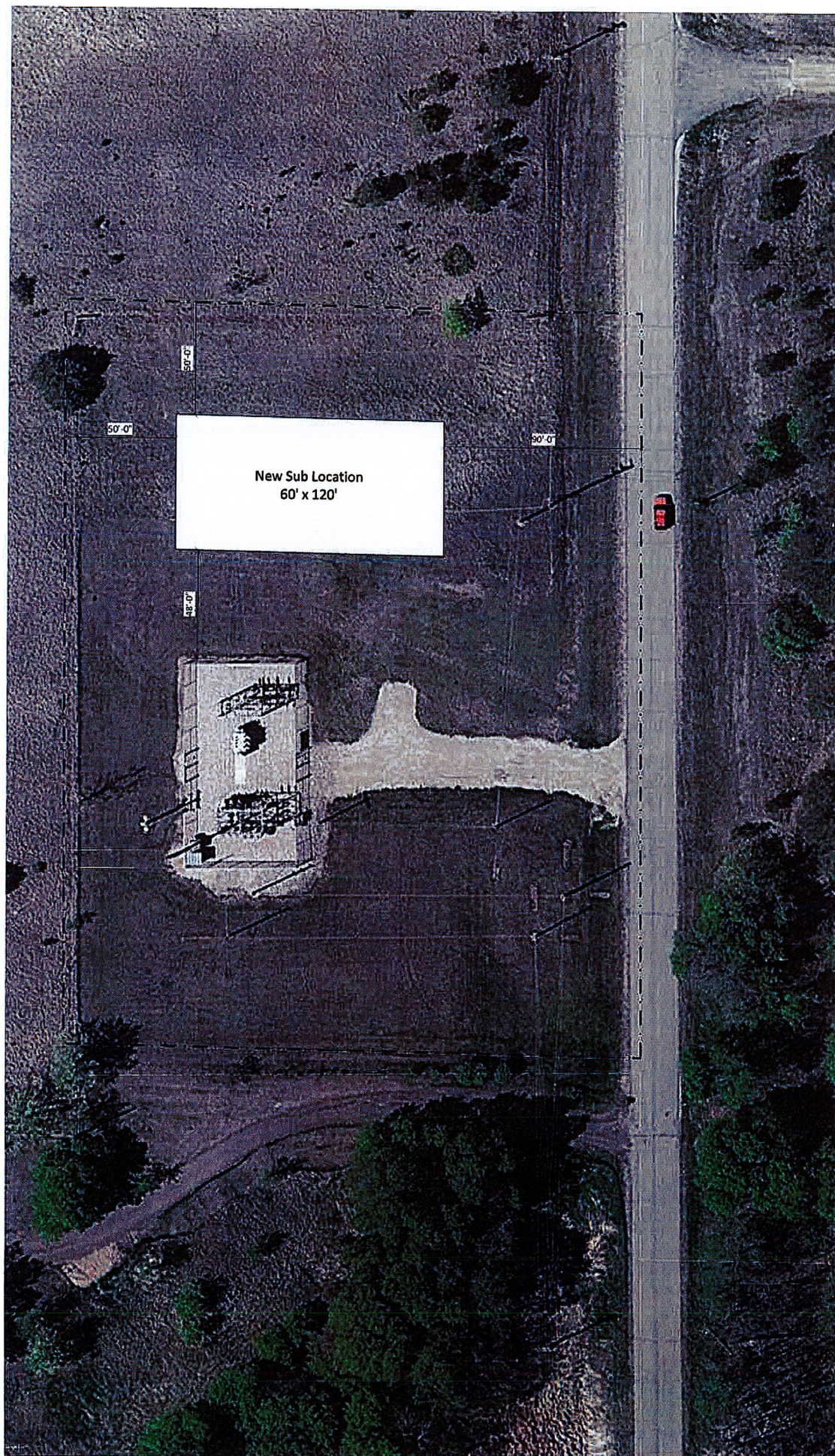
- a. **Pollution.** Soil erosion or other possible pollution of public waters will be prevented, both during and after construction;

- 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.

Does not apply.



Categorical Exclusion Form



U.S. DEPARTMENT OF AGRICULTURE RURAL DEVELOPMENT ENVIRONMENTAL CHECKLIST FOR CATEGORICAL EXCLUSIONS

1. APPLICANT NAME: MN 57 - Lake Region				
2. NAME OF PROPOSAL (provide brief description): Amendment 4 to 2-16-2018 CWP (attached at end). 5 Projects 30620, 30720, 31120, 31220, 40220. Also reviewed MA-3, MA-6, and MA-7 which are sectorializing changes coded 600's.				
3. ADDRESS OR GENERAL LOCATION OF PROPOSAL: Otter Tail and Wilkin and Becker County, MN				
4. FEDERAL ACTION:	Loan <input type="checkbox"/>	Grant <input type="checkbox"/>	Guarantee <input type="checkbox"/>	Construction Work Plan or Loan/System Design <input checked="" type="checkbox"/>
5. APPLICABLE RD PROGRAM: Electric Program, Traditional Loan				
6. THIS PROPOSAL QUALIFIES AS A CATEGORICAL EXCLUSION IN ACCORDANCE WITH § 1970.53 -- OR § 1970.54 (c)(2) 1970.53(d)(10)				
7. *ENVIRONMENTAL REPORT PREPARED FOR RD: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <small>* This form can be used to document the consideration and incorporation by reference of environmental information from any source</small>				
8. Section 106 Findings: No Potential to Affect <input type="checkbox"/> No Adverse Effect to Historic Properties <input type="checkbox"/> No Historic Properties Affected <input checked="" type="checkbox"/> SHPO and Tribes notified and no concerns				
9. Endangered Species Act, Section 7 Findings: Species/Habitat - Not Present <input type="checkbox"/> Species/Habitat Present - May Affect, Not Likely to Adversely Affect <input type="checkbox"/> Species/Habitat - No Effect <input checked="" type="checkbox"/>				
10. IF PREPARED, ATTACH ENVIRONMENTAL REPORT (SEE EXHIBIT C) For the items listed below, indicate either a "Yes" or "No" in the appropriate columns. If the answer is "Yes" in the "Adversely Affected" column for any listed resources, then an extraordinary circumstance exists and the proposed action is not eligible for a Categorical Exclusion.				

Resources	Resources Present		Effects to Resources		
	Yes	No	No Effect	Affected	Adversely Affected
a. Historic Properties/Cultural Resources (Historic Properties listed or eligible for listing in the National Register of Historic Places, sites of cultural or religious significance to tribes)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Threatened or Endangered Species, Critical Habitat, State Listed Species	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Floodplains (100 or 500 year floodplains)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Formally Classified Lands (State/Federal Parks, Monuments, Natural Landmarks, Wilderness Areas, Wild and Scenic Rivers, National Forest System Lands, other Federal or State Lands, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Water Resources (Sole Source Aquifers, Well-head protection areas, Watershed Protection Areas, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Coastal Resources (Coastal Barrier Resources System or Coastal Zone Management Areas)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Coral Reefs or Protected aquatic habitats (Only applies to American Samoa, Florida, Guam, Hawaii, Northern Marianna Islands, Puerto Rico, U.S. Virgin Islands)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Questions	Yes	No			
i. Does the proposal avoid Important Farmland (Prime Farmland, Unique Farmland, Farmland of Statewide Importance, Farmland of Local Importance) or has Form AD-1006 been completed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
j. Does the project threaten a violation of local, state, or federal statutory, regulatory, or permitting requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Have all necessary permits been identified?	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
k. Is the proposal located within EPA-designated Non Attainment or Maintenance Areas for Air Quality Criteria Pollutants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
l. Does the proposal result in the production of unpermitted hazardous materials or waste, or consist of construction of a new RCRA hazardous materials handling facility?	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Table (Con.)

m. Does the proposal have any Environmental Justice concerns or disproportionately high and adverse human health or environmental effects on minority populations or low-income populations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
n. Is the proposal controversial for environmental reasons? If so, attach a summary of the controversy(ies) and any actions taken and resolutions necessary to respond to the concerns.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
o. Is the proposal controversial for other than environmental reasons? If so, attach a summary of the controversy(ies) and any actions taken and resolutions necessary to respond to the concerns.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

11. FINDING:

I find that the proposal meets the criteria established in 7 CFR §1970.53, "Categorical Exclusions Involving No or Minimal Disturbance," or §1970.54, "Categorical Exclusions Involving Small-scale Development." Upon review of the proposal's description or the Environmental Report I find that the proposal is consistent with 40 CFR §1508.4, "Categorical Exclusion" and does not have any extraordinary circumstances or that the proposal individually or cumulatively does not have a significant effect on the human environment and, therefore, neither an Environmental Assessment nor an Environmental Impact Statement is required unless the project changes from what was submitted.

Coop is responsible for acquiring the necessary permits for construction and operation of the projects and adhering to all environmental commitments made regarding construction and maintenance of the proposed projects. In the event that any buried archaeological resources and/or human remains are encountered during construction activities, construction will halt immediately and RUS will be contacted. Work will not resume until the consultations are completed.

All wetlands will be avoided by directional bore.

12. SIGNATURES:

Lauren Cusick

Digitally signed by Lauren Cusick
Date: 2018.10.24 11:21:57
-04'00'

10/24/2018

12a. SIGNATURE OF PREPARER

DATE

Lauren Cusick

EPS

NAME OF PREPARER

TITLE

Lauren Cusick

Digitally signed by Lauren Cusick
Date: 2018.10.24 11:23:11 -04'00'

10/24/2018

**12b. SIGNATURE OF STATE ENVIRONMENTAL
COORDINATOR OR NATIONAL ENVIRONMENTAL STAFF**

DATE

Lauren Cusick

EPS

**NAME OF STATE ENVIRONMENTAL COORDINATOR OR
NATIONAL ENVIRONMENTAL STAFF**

TITLE

KENNETH
SOLANO

Digitally signed by KENNETH
SOLANO
Date: 2018.10.24 15:47:24
-04'00'

10/24/2018

12c. SIGNATURE OF APPROVING OFFICIAL

DATE

Kenneth Solano

OLOA Engineering Branch Chief

NAME OF APPROVING OFFICIAL

TITLE

Lake Region Electric Cooperative Amendment to Current Approved Construction Work Plan

Amendment #4

Borrower Designation: Minnesota – 57 – Otter Tail

Work Plan Period: 2016-2018

Change(s) Proposed:

RUS Code	Project Name	Substation	Project Description	Cost/mi	Total Est. \$
30620	MA-01	Maine Ckt. #2	Conversion of 1 Φ 1/0 ACSR OH to 3 Φ 1/0 AL UG for 2.4 mile	\$80,000	\$192,000
30720	MA-02	Maine Ckt. #2	Conversion of 1 Φ 1/0 AL UG to 3 Φ 1/0 AL UG for 0.5 miles	\$89,000	\$44,500
31120	RB-01	Roberts Ckt. #3	Conversion of 1 Φ #4 ACSR OH to 1 Φ 1/0 AL UG for 1.5 mile	\$56,000	\$84,000
31220	RB-01	Roberts Ckt. #3	Conversion of 1 Φ #8X AMER OH to 1 Φ 1/0 AL UG for 0.6 miles	\$80,000	\$33,600
40220	LE-17	Lake Eunice	Rebuild new 115/12.5 kV 10 MVA substation next to existing sub site	--	\$1,332,000
Total					\$1,686,100

Reason(s) for Change:

See Project Descriptions on the following pages.

Method of Financing

Loan Funds: ☒ (100%)
 General Funds: ☐
 Contributions in Aid: ☐

Subject to ER approval? Yes ☒ No ☐

Status of Environmental Report: See Attached

Engineering Support Attached: Yes ☒ No ☐

See Project Descriptions on the following pages.

Registered Engineer John Pierson Jr.
 (as required) John Pierson Jr., PE

P.E. Number 14481

Requested By: Tim Thompson
 Tim Thompson, GM

Date 10/5/18

Approved By: _____
 Tim Bohan – RUS, GFR

Date _____

Status of Construction: To begin in 2019-2020 timeframe.

Project Descriptions:

- Code 30620 Rebuild 2.4 mi 1Ø-#4 ACSR with 3Ø-1/0 ACSR \$211,440 2020**
Project MA-01 recommends rebuilding 2.4 miles of existing 1Ø #4 ACSR in line sections 49202 & 49171 to 3Ø 1/0 ACSR. This is part of two projects extending through line section 49083 required to reduce the loading on OCR-49202 from 90 amps to 51 amps. Projects MA-02, MA-03, MA-06, and MA-07 need to be done at the same time as this project. Parts of this line may well be relocated to the other side of Co. Rd. 35, therefore an ER will be required.
- Code 30720 Rebuild 0.5 mi 1Ø-1/0 AL URD with 3Ø-1/0 AL URD \$51,200 2020**
Project MA-02 recommends rebuilding 0.5 miles of existing 1Ø 1/0 AL URD in line section 49083 to 3Ø 1/0 AL URD. This is the 2nd part of two projects extending through line section 49083 required to reduce the loading on OCR-49202 from 90 amps to 51 amps and improve the voltage at the end of line section 48081 to 119.8 volts. Projects MA-01, MA-03, MA-06, and MA-07 need to be done at the same time as this project. The new underground will be installed on the east side of Co. Rd. 35.
- Code 31120 Rebuild 1.5 mi 1Ø-#4 ACSR with 1Ø-1/0 AL URD \$94,950 2020**
Project RB-01 recommends rebuilding 1.5 miles of existing 1Ø #4 ACSR line from the start of line section 96300 to the end of line section 95650 to 1Ø 1/0 AL URD. This project is to be done along with Project RB-02 in order to fix the voltage issues at the end of line section 96171.
- Code 31220 Rebuild 0.6 miles 1Ø-#8X AMER with 1Ø-1/0 AL URD \$33,600 2020**
Project RB-02 recommends rebuilding 0.6 miles of existing 1Ø #8X AMER line in line section 96180 to 1Ø 1/0 AL URD. This construction along with Project RB-01 will improve the voltage at the end of line section 96171 to 120.0 volts
- Code 50720 Rebuild Substation to 115/12.5 kV – 10 MVA \$1,445,000 2020**
Project LE-17 is the complete rebuilding of the existing 41.6/12.5 kV 10 MVA substation to an upgraded 115/12.5 kV – 10 MVA Substation. The process will be to construct a new substation adjacent to the existing one, then dismantle the existing substation. The existing land is of sufficient size to accommodate this project, but the existing fence will need to be reconstructed along with everything else. The cost is estimated to be the same as the cost to build a new substation of this size.

RUFER, BLATTI, HEFTE & PEMBERTON

ATTORNEYS AND COUNSELLORS AT LAW

FERGUS FALLS, MINNESOTA 56537

GERALD S. RUFER
ROBERT O. BLATTI
RICHARD C. HEFTE
RICHARD L. PEMBERTON
JAMES L. SCHULZE

October 5, 1967

Parcel # 170402000
911 Address 10168 St Mary's Rd.

Lake Region Co-op Electric Association
Pelican Rapids
Minnesota

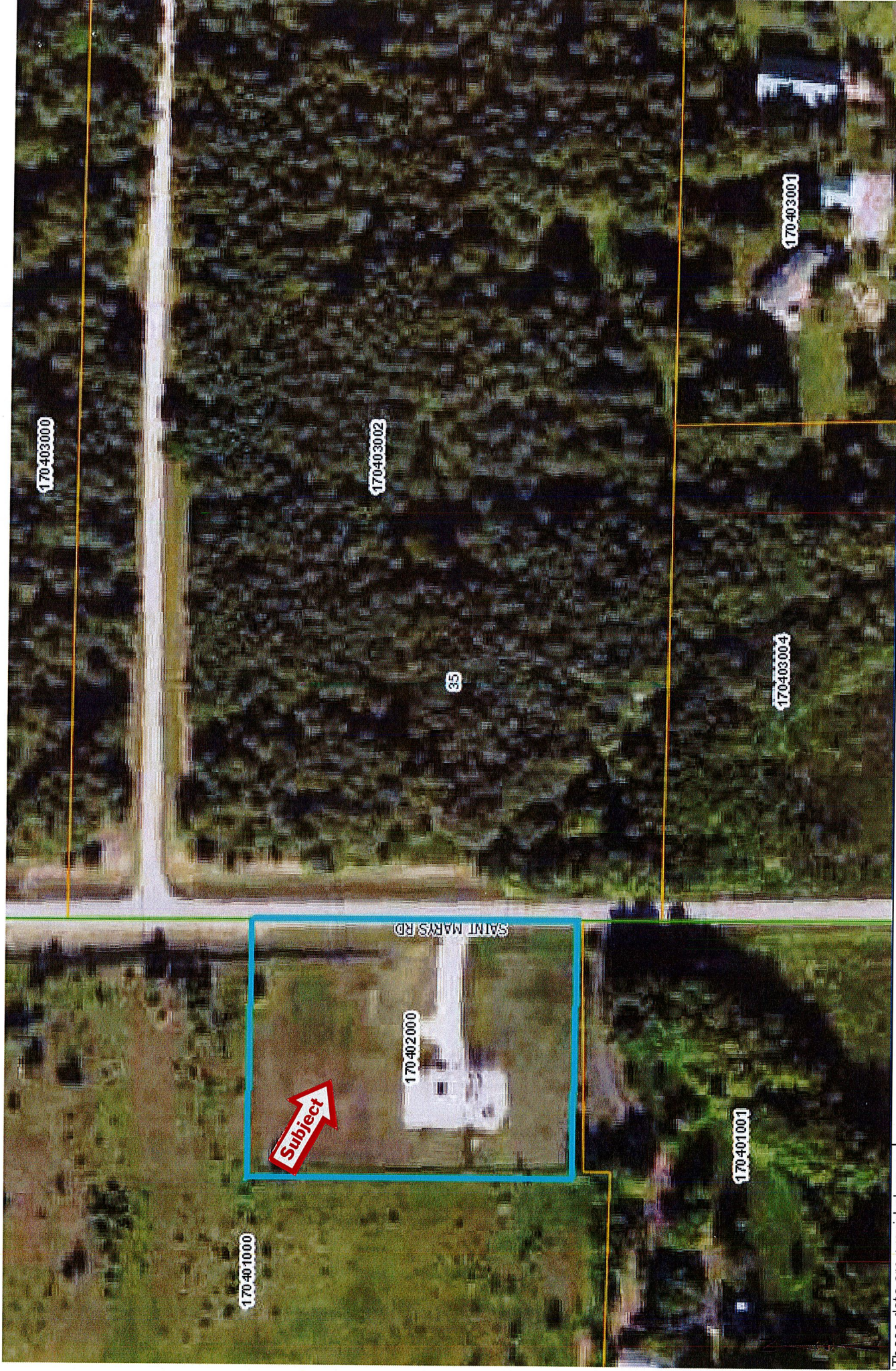
Gentlemen:

We have examined the title to the following premises situated in the County of Otter Tail and State of Minnesota:

Commencing at a point Eight Hundred (800) feet North of the Southeast (SE) corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-five (35), Township One Hundred Thirty-eight (138) North, Range Forty-two (42) West of the Fifth Principal Meridian, thence running West for a distance of Two Hundred Sixty (260) feet, thence running North and at right angles to the last described line for a distance of Three Hundred Thirty (330) feet, thence running East and at right angles to the last described line for a distance of Two Hundred Sixty (260) feet, thence running South and at right angles to the last described line for a distance of Three Hundred Thirty (330) feet to the point of beginning, comprising approximately One and Nine Hundred Sixty-nine Thousandths (1.969) acres, more or less.

The examination was based only upon an abstract having 40 entries last certified September 26, 1967, at 7:00 A.M. by The Consolidated Abstract Company of Becker County with searches as to bankruptcy proceedings, judgments and federal tax liens, taxes and judgments docketed with the Clerk of the District Court.

From this abstract it is our opinion that the title is vested in fee simple absolute in William C. Wagner and Katherine Wagner, as joint tenants, subject to the following:



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

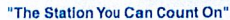
Becker County



1:2,257

Date: 5/6/2019

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

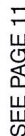


Phone: 218-847-5624



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SEE PAGE 29



Subject

OTTER TAIL COUNTY



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****

Tuesday, June 11, 2019 @ 7:00 P.M.

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN 56501

APPLICANT: Osage Self-Storage
45120 Maple Lane
Osage, MN 56570

Project Location: 55029 St Hwy 34

APPLICATION AND DESCRIPTION OF PROJECT:

Request a change of zone for parcel 21.0271.001 to be changed from commercial to residential and a change of zone for the southern 220 ft x 364 ft (80,080 sq ft/1.83Ac) of parcel 21.0271.003 to be changed from commercial to residential, with the remainder of the parcel to remain zoned commercial.

LEGAL LAND DESCRIPTION: Tax ID number: 210271003: PT NW1/4 OF NW1/4: BEG 311.10' S, 278' E OF NW COR TH S 550', E 364', N 468.10', W 150', N 81.90', CONT N 168.10', W 100', S 168.10', W 114' TO BEG; **AND** Tax ID number: 210271001; PT N1/2 NW1/4: BEG 100' S & 492' E OF NW COR TH S 250', E 150', N 250' TO HWY 34 & W AL HWY TO BEG; Section 28, TWP 140, Range 36, Osage Township.

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 on day of Hearing, for possible rescheduling of the Hearing.**

APR 25 2019



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: Barry & Kristy Wilde

Applicant's Address: 55029 State Hwy 34, Osage

Telephone(s): 218-234-6155 Date of Application: 4-24-19

Signature of Applicant: Kristy Wilde

Parcel ID Number: 210271003 Project Address: 55029 St Hwy 34

Legal Description of Project: 210271001
All of 21.0271.001 to be changed from comm to Residential +
Southern 220ft X 364ft (80,080 sqft / 1.83 AC) of lot 21.0271.003
to be changed from Commercial to Residential; Rest to
SECTION 1 Remain Commercial

*Zone Change For Existing Parcel Number _____
Current Zoning _____ Requested Zoning _____
Is the change within 2 miles of any city limits? _____

SECTION 2

*Certificate Of Survey: Number of Lots 2
Shoreland (within 1000 ft of lake) _____ Nonshoreland ☒
Current Zoning of property Comm
Is a change of zone required? ☒ yes _____ no _____
If yes, change from Com Zone to Res for all of 21.0271.001 &
Total acreage of parcel to be subdivided 1.83 AC of 21.0271.003 - Rest to remain
Is the change within 2 miles of any city limits? NA commercial

**Include a copy of the purchase agreement if applicant is not the owner of the

SECTION 3

property.
*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 _____
Is the change within 2 miles of any city limits? _____

**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received 4/25/19 Date Accepted _____ Authorized Signature _____
Application Fee _____ Notice Fee _____ Recording Fee _____ Date Paid _____
Receipt Number _____

Change Zone from Commercial to Residential



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.

	Date: 5/9/2019
1:2,257	

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

Becker County



EXHIBIT A

21.0271.003
All that part of the North Half of the Northwest Quarter, Section 28, Township 140 North, of Range 36 West Becker County, Minnesota, described as follows:

Commencing at the NW corner of said North Half; thence on an assumed bearing of South along the West line of said North one-half a distance of 311.10 feet; thence on an assumed bearing of East a distance of 392.00 feet to the point of beginning of the tract to be described; thence continuing East 100.00 feet; thence North 168.10 feet to the Southerly right of way line of State Highway #34; thence West along said right of way a distance of 100 feet; thence South 168.10 feet to the point of beginning and there terminating.

AND

All that part of the North Half of the Northwest Quarter, Section 28, Township 140 North, of Range 36 West Becker County, Minnesota, described as follows:

Commencing at the NW corner of said North Half; thence on an assumed bearing of South along the West line of said North one-half a distance of 311.10 feet; thence on an assumed bearing of East a distance of 278.00 feet to the point of beginning of the tract to be described; thence on a bearing of South a distance of 550.00 feet; thence on a bearing of East a distance of 364.00 feet; thence on a bearing of North a distance of 468.10 feet; thence on a bearing of West a distance of 150.00 feet; thence on a bearing of North a distance of 81.90 feet; thence on a bearing of West a distance of 214.00 feet to the point of beginning and there terminating.

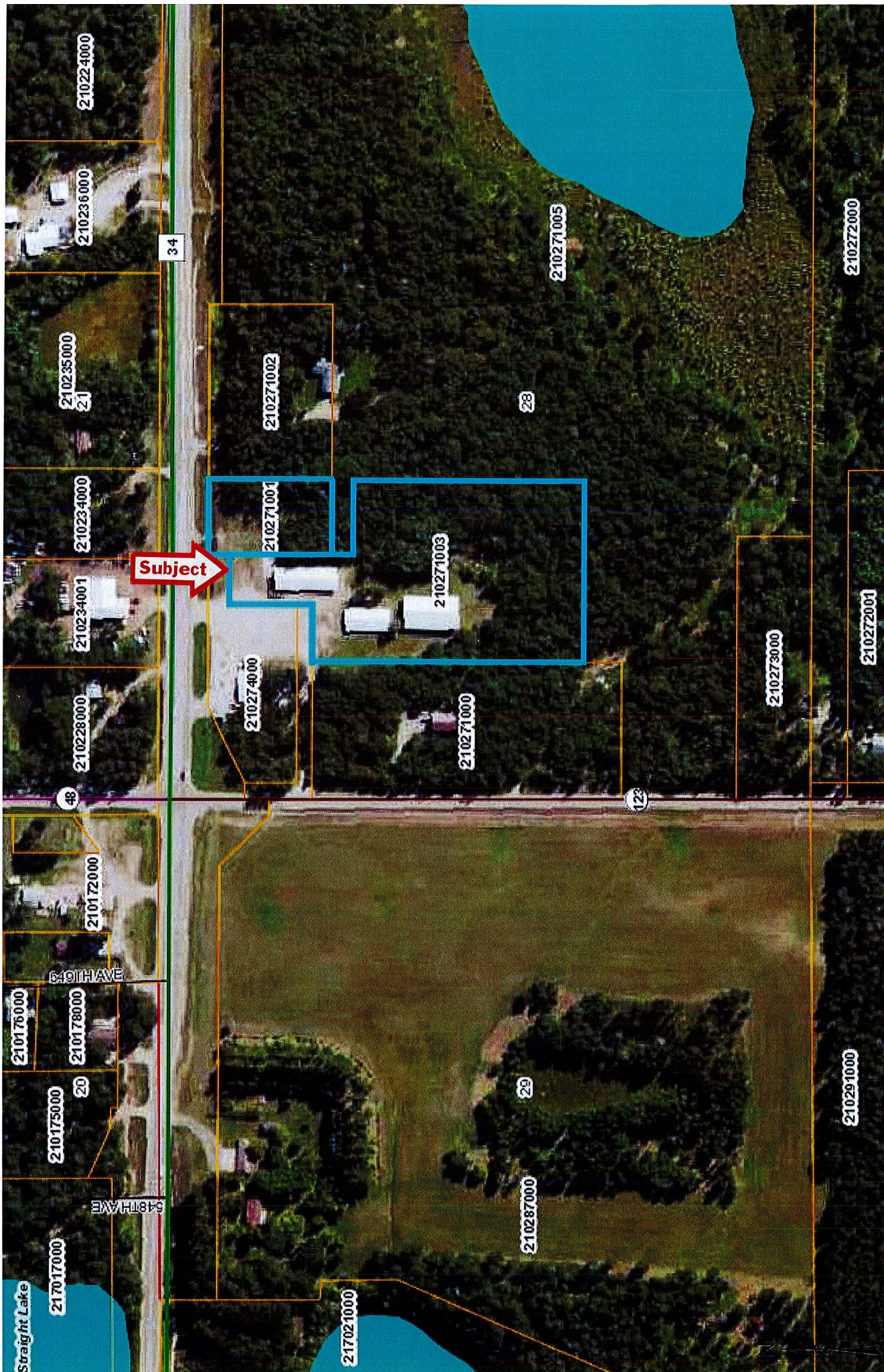
TOGETHER WITH AN INGRESS AND EGRESS EASEMENT over all that part of the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 28, Township 140 North, Range 38 West, Becker County, Minnesota described as follows: Commencing at the Northwest corner of said Section 28; thence on an assumed bearing of South along the West line of said NW $\frac{1}{4}$ a distance of 311.10 feet; thence on a bearing of East a distance of 336.00 feet to the point of beginning of the easement to be described; thence on a bearing of East a distance of 66.00 feet; thence on a bearing of North a distance of 31.1 feet; thence on a bearing of West a distance of 66.00 feet; thence on a bearing of South a distance of 31.1 feet to the point of beginning and there terminating.

AND TOGETHER WITH A 66.00 foot ingress and egress easement over the Westerly 66.00 feet of the Easterly 156.00 feet of all that part of the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 28, Township 140 North, Range 36 West, Becker County, Minnesota, described as follows:

Commencing at the NW corner of said Section 28; thence running South along the West Section line of said Section for a distance of 175 feet; thence running East at right angles for a distance of 33 feet to the point of beginning of the tract herein conveyed; thence running South on a line parallel with the West Section line of said Section 28 for a distance of 105 feet; thence running East at right angles for a distance of 459 feet; thence running North at right angles for a distance of 180 feet; thence running West at right angles for a distance of 309 feet; thence running Southwesterly for a distance of 200 feet, more or less, to the point of beginning.

AND |

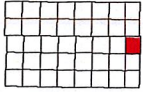
21.0271.001
SECTION 28-TOWNSHIP 140-RANGE 36 PT N $\frac{1}{2}$ NW $\frac{1}{4}$ BEG 100' S & 492'E
OF NW COR TH S 250' E 150' N 250' TO HWY 34 & W AL HWY TO BEG



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.

		Date: 4/25/2019
1:4,514		
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.		

"Everybody needs beauty as well as bread, places to play in and pray in, where Nature may heal and cheer and give strength to body and soul alike." ~ John Muir

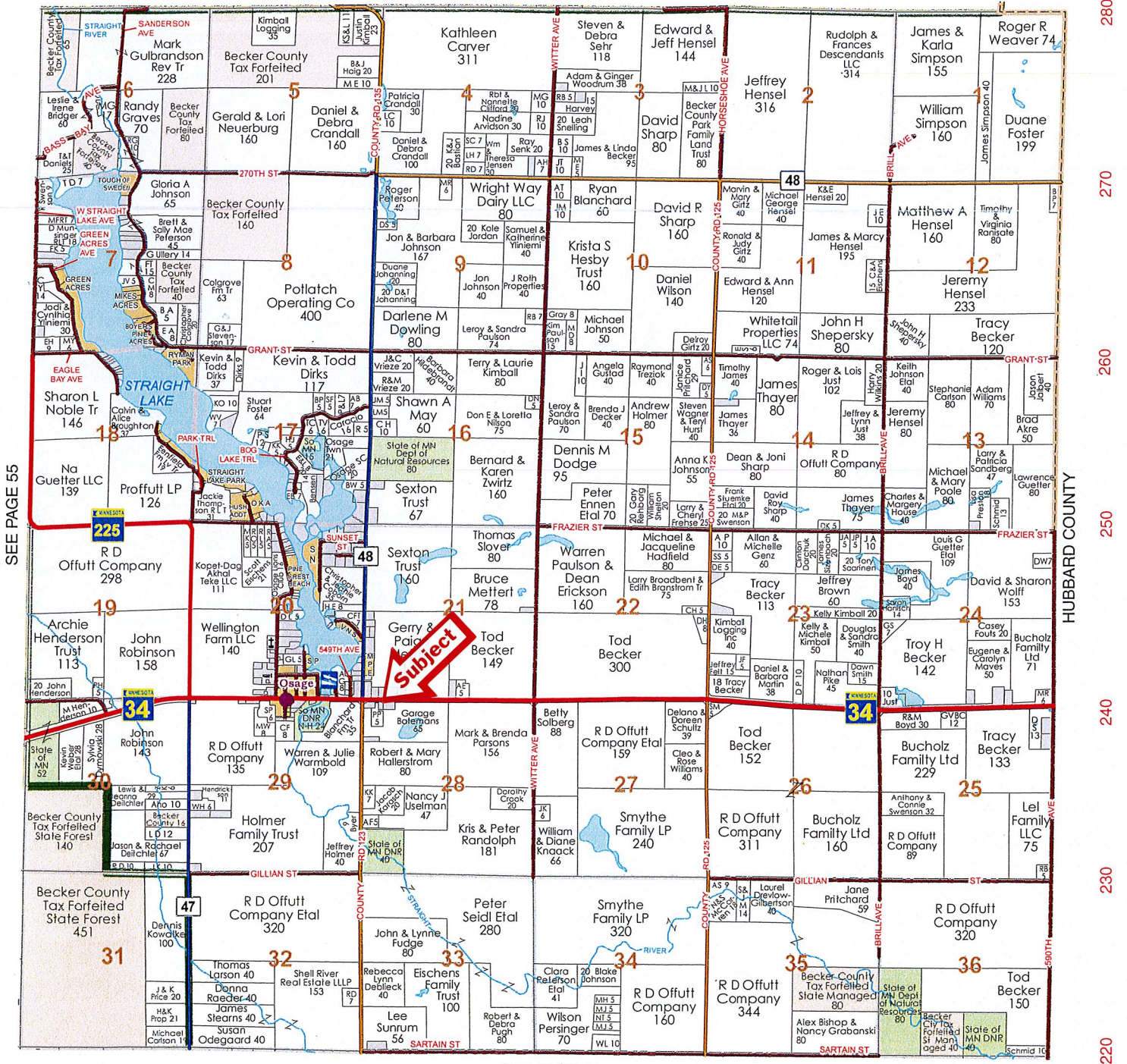


Osage

Township 140N - Range 36W

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HUBBARD COUNTY →

SEE PAGE 73



SEE PAGE 41



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****

Tuesday, June 11, 2019 @ 7:00 P.M.

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN 56501

APPLICANT: Karen Nelson
10779 Co Hwy 5
Pelican Rapids, MN 56572

Project Location: 10779 Co Hwy 5

APPLICATION AND DESCRIPTION OF PROJECT:

Request a conditional use permit to park an ice cream trailer on the property and sell frozen treats between the months of May and September.

LEGAL LAND DESCRIPTION: Tax ID number: 060490000

PT NW1/4 OF NW1/4 BEG 1200' E & 559.85' S OF NW COR; TH NW 115.72', S 208.11' TO RD, E AL RD 117.28', & N 218.94' TO BEG; Section 36, TWP 138, Range 43, Cormorant Township.

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 on day of Hearing, 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)

Are you the property owner or the Authorized Agent? ☐ Owner ☐ Authorized Agent

*Authorized Agents must attach a completed Authorized Agent Form

Parcel number(s) of property: 060490000

Property Owner Name(s): Karen Nelson Steven Jacobson

Mailing Address: 16779 Co Hwy 5 City, State, Zip Pelican Rapids MN 56572

Phone Number(s): 218-396-0658
218-396-0657

Owner Email Address _____

Project Address: 10779 Co Hwy 5 City, State, Zip Pelican Rapids MN 56572

Watershed Management District: _____ Pelican ☒ Cormorant _____ Other

Township Name: Cormorant Sect - Twp - Range: sect 36 - 138 - 043

Legal Description: ~~SE 1/4 of NW 1/4 of NW 1/4 BEG 1200' E + 559.85'~~
S of NW COR; TH NW 115.72, S 208.11 TO RD, E AL RD 117.28, + N 215.94'
TO BEG

Property Size .56 Ac

Is there a pond or wetland on the property? ☐ Yes ☒ No

Is any part of the property within 1,000 feet of a like lake or within 300 feet of a river/stream? ☐ Yes ☒ No

REASON FOR CONDITIONAL USE REQUEST:

I would like to park my
Ice cream trailer in the front yard and sell frozen
treats to the public between may and september.

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.

Karen Nelson
SIGNATURE OF APPLICANT

05/13/2019
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. Is the request in relation to some sort of business endeavor or commercial activity (home business, campground) ☐ Yes ☐ No
4. Non-refundable filing fee of \$280 (\$380.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. Make check payable to Becker County Zoning. A second check to record the document of \$46 made payable to Becker County Recorder.
5. Is the conditional use permit request after the fact? Is the request in the application already in place or operation? ☐ 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: The Shake Shack

Business Owners: Steven & Keri Jacobson

Owners of Business: Steven & Keri Jacobson

Type of Business: Retail Sales Service Other

If other type of business please describe: _____

Type of Merchandise: Soft serve Ice cream & frozen treats

Type of Service: Mobile Ice cream & frozen treats

Hours and Days of Operation: 7 days a week 10 AM - 8 PM May - Sept

Number of Employees: 2

Off - street Parking Plan: _____

Size of Structure to be used for Business: 10' x 20' Mobile structure

New Structure: 10' x 20' mobile unit Existing Structure: _____

Signage Plan: No signage

Exterior Lighting Plan: No exterior Lighting

Any known Environmental Hazards: [] Yes [X] No

If yes please Explain: _____

Any Additional Business Plan 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.

Unit is a mobile business that will be stored
elsewhere during the off season. Will not harm any
property 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.

will not impede any of this, unit is mobile

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.

There will be no seating, so parking should not be an
issue. All loading will be done at a different location
and I will bring inventory home as needed.

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 signs or exterior lights will be used, and no fumes, odors,
dust or vibrations will be emitted.

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:

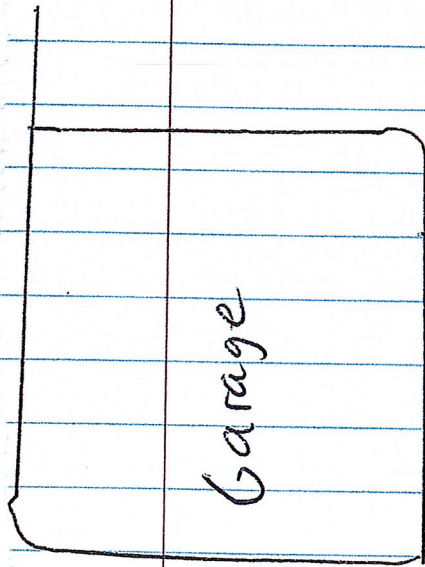
- a. **Pollution.** Soil erosion or other possible pollution of public waters will be prevented, both during and after construction;

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

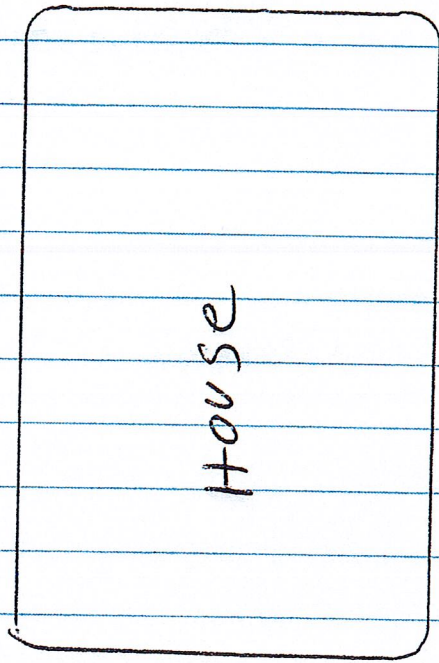
- c. **Adequate utilities.** That the site is adequate for water supply and on-site sewage treatment; and

unit has its own water and will be staffed
by family that live in the home

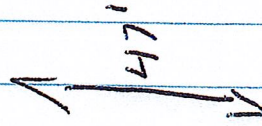
- d. **Watercraft.** That the types, uses, and number of watercrafts that the project will generate can be safely accommodated.



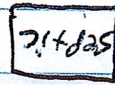
Garage



House

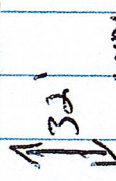


Proposed unit (mobile)



Septic

Driveway



curb

Street

2015-Change of Zone

627186

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 627186

August 24, 2015 at 9:22 AM

I hereby certify that the within
instrument was recorded in this office.

Patricia Swenson, County Recorder

By SKS Deputy

STATE OF MINNESOTA

BECKER COUNTY ZONING

COUNTY OF BECKER

CHANGE OF ZONE

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

ADDRESS OF PROPERTY: E Little Cormorant Rd; Section 04; Lake Eunice Township

PRESENT ZONE: Commercial The Present Zone of Commercial has been changed to Residential to reflect the current use of the property as submitted.

LEGAL DESCRIPTION OF PARCEL TO BE REZONED: PID Number 06.0490.000
Section 36, Township 138, Range 43 ** Complete Legal Descriptions attached.

OWNERS:

Karen Nelson 10779 County Hwy 5 Pelican Rapids, MN 56572

NOTICE: THIS ZONE CANNOT BE CHANGED TO ANY OTHER ZONE WITHOUT
A NEW PUBLIC HEARING THROUGH COUNTY PROCEDURE.

APPROVED BY THE BECKER COUNTY PLANNING COMMISSION 08/11 20 15

APPROVED BY THE BECKER CO. BOARD OF COMMISSIONERS 08/18 20 15

STATE OF MINNESOTA)

) SS

BECKER COUNTY PLANNING, ZONING

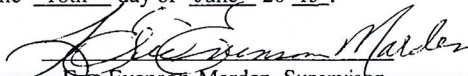
COUNTY OF BECKER)

AND LAND USE OFFICE

I, Eric Evenson-Marden, Zoning Administrator for the County of Becker, with and in for said County, do hereby Certify that I have compared the foregoing copy of PERMIT FOR USE with the original Record thereof preserved in my Office, and have found the same to be a correct and true transcript of the whole thereof.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Detroit Lakes, Minnesota, in the County of Becker on the 18th day of June 20 15.

To: Drafted by the Becker County
Zoning Department


Eric Evenson-Marden, Supervisor
Planning and Zoning

chg
paid
well

06.0490.000

That part of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Thirty-six (36), Township One Hundred Thirty-eight (138) North, Range Forty-three (43) West of the Fifth Principal Meridian, in Becker County, Minnesota, described as follows: Commencing at the Northwest corner of said Section 36; thence South 88°30'56" East 1200.00 feet on an assumed bearing along the North line of said Section 36; thence South 04°42'54" East 559.85 feet to the point of beginning; thence North 72°24'38" West 115.72 feet; thence South 18°44'54" West 208.11 feet to the northerly line of County State Aid Highway No. 5; thence South 67°06'06" East 117.28 feet along the northerly line of said County State Aid Highway No. 5; thence North 18°24'50" East 218.94 feet to the point of beginning.

Abstract of Title

*To the following described Real Estate situated in
the County of Becker and State of Minnesota, to-wit:*

That part of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Thirty-six (36), Township One Hundred Thirty-eight (138) North, Range Forty-three (43) West of the Fifth Principal Meridian, in Becker County, Minnesota, described as follows:

B Commencing at the Northwest corner of said Section 36; thence South 88°30'56" East 1200.00 feet on an assumed bearing along the North line of said Section 36; thence South 04°42'54" East 559.85 feet to the point of beginning; thence North 72°24'38" West 115.72 feet; thence South 18°44'54" West 208.11 feet to the northerly line of County State Aid Highway No. 5; thence South 67°06'06" East 117.28 feet along the northerly line of said County State Aid Highway No. 5; thence North 18°24'50" East 218.94 feet to the point of beginning.

Deed

QUIT CLAIM DEED

479295

Form No. 29-M

OSWALD PUBLISHING CO., NEW ULM, MN (WATS 800-732-3522)
Minnesota Uniform Conveyancing Blanks (1/15/97)

Individual(s) to Joint Tenants

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

2-19-02
(Date)

Keith A Brekken
County Auditor
by: _____ Deputy
06-0490-000

BECKER COUNTY RECORDER-STATE OF MN
Document No. 479295

Date FEB 21 2002 10:32 A.M.
I hereby certify that the within instrument was recorded in the office of Becker County Recorder.

m.m. Martinson
County Recorder _____ Deputy.

DEED TAX DUE: \$ 1.65

Date: 02-14-02

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Steven A Jacobson
hereby convey(s) and quitclaim(s) to Karen E Nelson (marital status), Grantor(s),
mother - single, Grantees,
as joint tenants, real property in Becker County, Minnesota, described as follows:

Parcel # 06-0490-000
see attached legal

total consideration is \$500.00 less

together with all hereditaments and appurtenances.

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.

RECEIPT # 204943
BECKER COUNTY
DEED TAX
AMT. PD. \$ 1.65
Affix Deed Tax Stamp Here
BECKER COUNTY TREASURER
FEB 19 2002

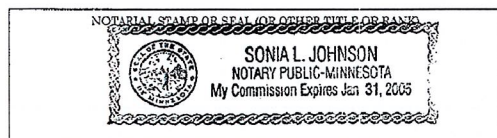
x Steve Jacobson

STATE OF MINNESOTA

COUNTY OF BECKER } ss.

This instrument was acknowledged before me on Feb. 15, 2002
by Steve Jacobson single, Grantor(s).

chg
paid
well
non / std
extra



Sonia L. Johnson
SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

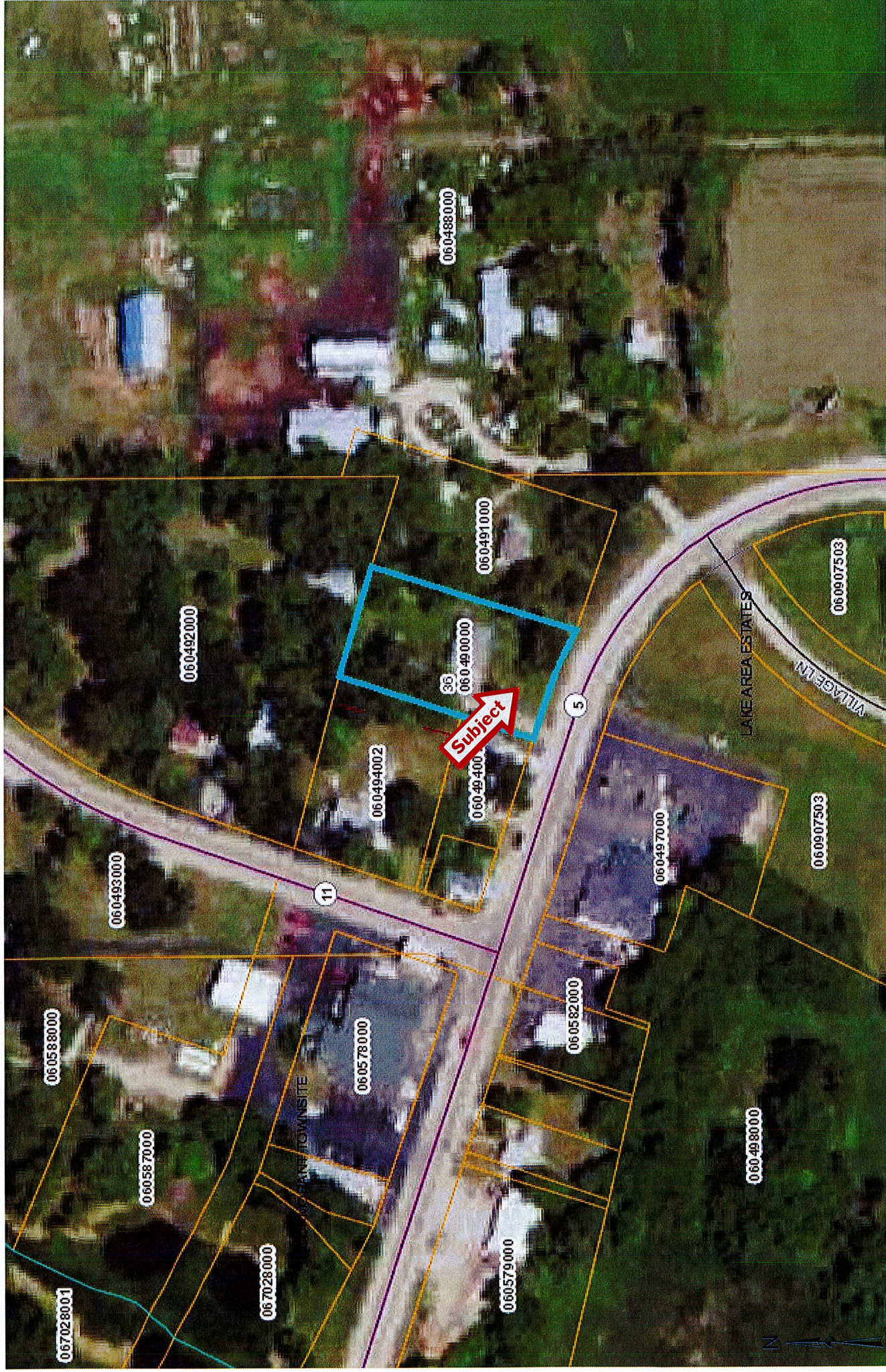
Check here if part or all of the land is Registered (Torrens) ☐

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):
Steven A Jacobson
10779 Cty Hwy 5
Pelican Rapids, MN 56512
chg
paid
well
non / std
extra

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

To Karen E Nelson
10779 Cty Hwy 5
Pelican Rapids, MN 56512

That part of the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section Thirty-six (36), Township One Hundred Thirty-eight (138) North, Range Forty-three (43) West of the Fifth Principal Meridian, in Becker County, Minnesota, described as follows: Commencing at the Northwest corner of said Section 36; thence South 88°30'56" East 1200.00 feet on an assumed bearing along the North line of said Section 36; thence South 04°42'54" East 559.85 feet to the point of beginning; thence North 72°24'38" West 115.72 feet; thence South 18°44'54" West 208.11 feet to the northerly line of County State Aid Highway No. 5; thence South 67°06'06" East 117.28 feet along the northerly line of said County State Aid Highway No. 5; thence North 18°24'50" East 218.94 feet to the point of beginning.



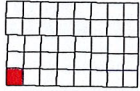
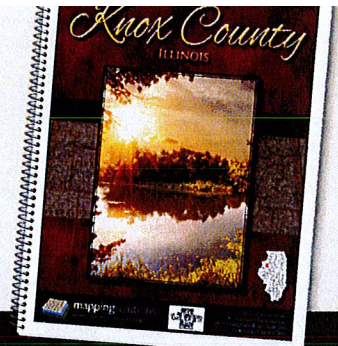
<p>These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.</p>	<p>Date: 5/15/2019</p>
<p>1:2,257</p>	<p>This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.</p>

- Alabama
- Arkansas
- Florida
- Illinois
- Indiana
- Iowa
- Kansas
- Louisiana
- Michigan
- Minnesota
- Mississippi
- Missouri
- Oklahoma
- Ohio
- Pennsylvania
- Wisconsin



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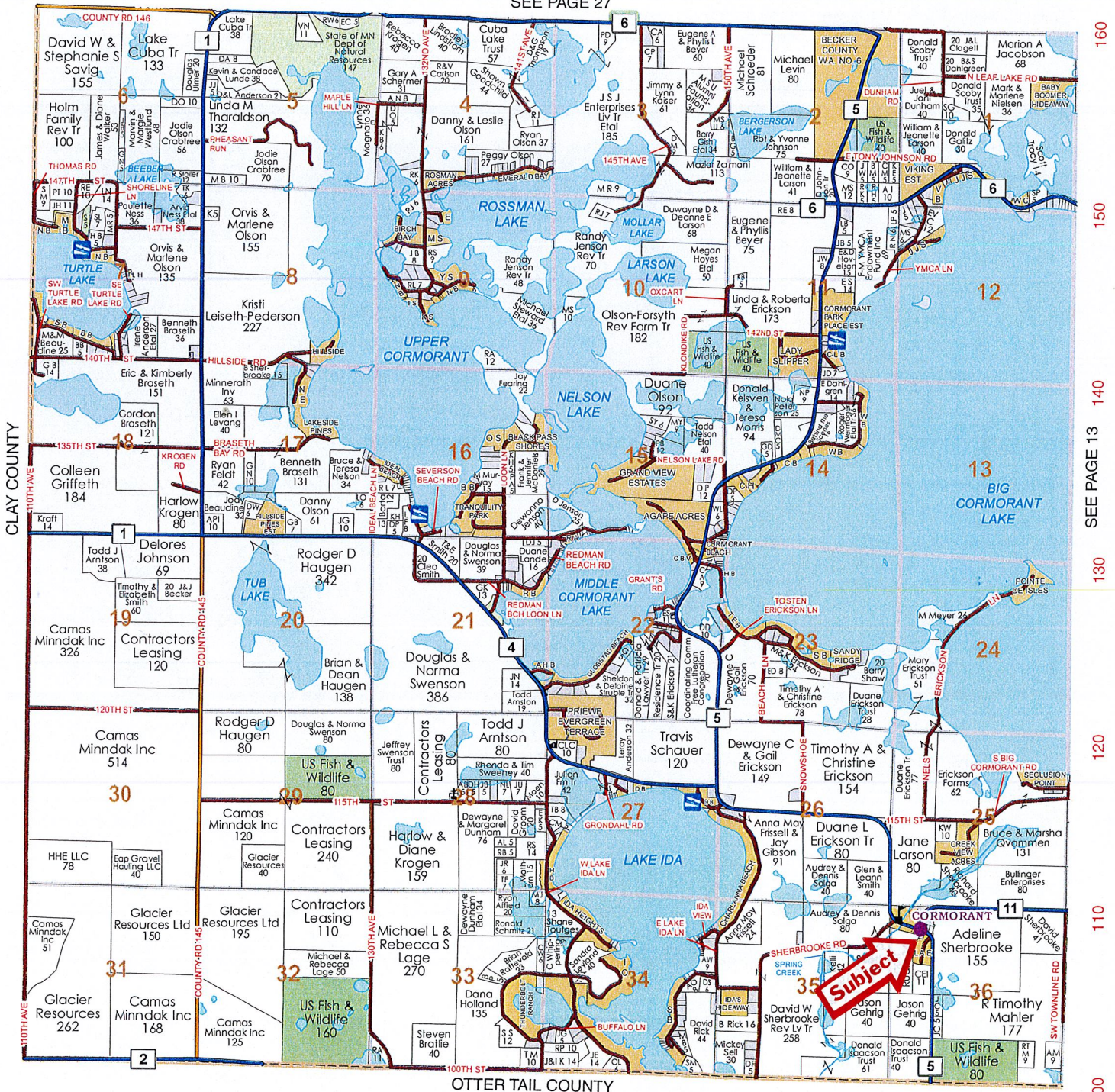


Cormorant

Township 138N - Range 43W

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