



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****

September 8th, 2020 @ 7:00 P.M.

**** 3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE OR JOIN VIA
MICROSOFT TEAMS MEETING ****

APPLICANT: James J Brogren Jr
17168 Highland Dr
Detroit Lakes, MN 56501

Project Location: 17168 Highland Dr
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a retail shop selling products and repurposed goods.

LEGAL LAND DESCRIPTION: Tax ID number: 08.0482.000 Section 26 Township 139 Range 041; 26-139-41 PT SE1/4 SE1/4: COMM SE COR SEC 26 TH W 489', N 280', E 225' to POB; S 115', E 264' TO E LN SEC 26, N 705.29', W 370.68', SE 598.94' to POB AKA tract C REF: 9.94 AC moved to 08.0482.001 in 2012; Detroit Township.

REFER TO BECKER COUNTY ZONING ORDINANCE

**** In response to the COVID-19 public health emergency declared by Governor Walz, the September Planning Commission Hearing will be conducted with the option of joining in-person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use conference ID: 814 724 014# or to access the meeting virtually please follow the link provided on the Becker County website under News & Announcements, "Planning Commission Public Hearing Link".**

Replies/Comments:

Public testimony regarding this application will only be received by email, in writing, in-person or by participating in the remote public hearing. 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

EMAIL: nicole.hultin@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/

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.

Conditional Use Application Review

Permit # CUP2020-21

Property and Owner Review

Owner: James J Brogren Jr	Parcel Number(s): 080482000
Mailing Address: 17168 Highland Dr	Site Address: 17168 Highland Dr
	Township-S/T/R: DETROIT-26/139/041
	Shoreland? No Name:

Legal Descr: 26-139-41 PT SE1/4 SE1/4: COMM SE COR SEC 26 TH W 489', N 280', E 225' TO POB; S 115', E 264' TO E LN SEC 26, N 705.29', W 370.68', SE 598.94' TO POB AKA TRACT C REF: 9.94 AC MOVED TO 08.0482.001 IN 2012

Conditional Use Details Review

Description of Conditional Use Request: I am looking to receive a conditional use permit in order to operate a small retail shop on my dad's property. The business will consist of selling Midwest based products as well as vintage farmhouse and repurposed goods.

1. Describe how the conditional use permit, if granted, will not harm the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

I don't believe my business will have any negative effect on the surrounding property. As our neighbor across the street has a taxidermy shop and we haven't seen them impair any of the properties around us I also don't believe my shop will either as I am having a brand new 12x24 building being built by local Amish community that is on skids and able to be moved.

2. Describe how establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

It will not impede due to the fact that there are no surrounding vacant properties around us. As far as we know there is no current or future development projects going on in the area either.

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

My business will not include restrooms for customers and therefore we do not need to worry about sewage or water utilities. As our property is located between Highway 10 and Highway 34 it will be easy to access and seen from the road. For the electricity utilities it will be coming from our house's garage.

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

We are having a new driveway created from crushed asphalt be put in. This will allow for a smooth driveway in and out of the property. The parking lot will consist of five to six spots that allow for safe distances between vehicles and enough room to load any products customers purchase into their vehicle. It will also be near the building and off of the road so the safety factor is lowered. Six spots maximum will also allow for an adequate number of customers to visit the shop without being too crowded. Being a very small retail shop, I believe six spots will be more than enough.

5. Describe how 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.

I have decided to keep my hours of business between 8:00am through 5:00pm in order to be respectful to the neighbors around us. This will also take out any nuisance that would come from lighted signs or light fixtures as my hours of operations take place during daylight. My house's garage will be used to repurpose items if needed. By being able to use the garage, it will control any odor that might come from painting as well as dust and shavings from sanding anything down. I will only repurpose items during daylight as well as to control the sound that may come from working on products. In addition I will speak with my neighbor across the street, who runs to taxidermy, and tell him to please reach out if a problem should arise. Lastly, our business and property is located in a "u shaped area" that helps eliminate effecting neighbors in three directions.

Additional shoreland questions below (if applicable)

6a. Describe how adequate measures have been or will be taken to assure that soil erosion or other possible pollution of public waters will be prevented, both during and after construction.

6b. What measures have been taken to assure that the visibility of structures and other facilities as viewed from public waters will be limited.

6c. What measures have been taken to assure that the site is adequate for water supply and on-site sewage treatment.

6d. Describe how the types, uses and number of watercrafts that the project will generate can be safely accommodated.

Business Plan Review

Name of Business: **Midwest Gal Mercantile**

Business Owners: **Kacee Brogren**

Business Type: **Retail Sales** If 'Other', explain:

Type of Merchandise: **My merchandise will consist of four categories. Firstly, I will sell Midwest and Local based products showcasing what our beautiful area has to offer. Secondly, I will selling vintage farmhouse goods and knick knacks. Thirdly, small repurposed furniture items will be sold (ex: stools, tables, chairs, etc). Lastly, seasonality items including holiday items will be sold. I hope to open in November with a holiday sale debut.**

Type of Service: **Retail gift shop**

Hours and Days of Operation: **Hours will vary based on seasonality, however during peak times throughout the year we will be opened Wednesday through Sunday from 8:00-5:00pm.**

Number of Employees: **Family member (1) will help on occasion**

Off-Street Parking Plan: **There will be five to six parking spots placed near the building to allow for safe parking off from the road. The spots will also allow for customers to safely load their purchases comfortably into their vehicles and not be too close to other vehicles.**

Size of structure to be used for Business: **I am having the local Amish community build me a 12x20 foot shed with a 4 foot porched attached to the front. The building is being built on skids and will be placed on a base of Class 5 gravel. In total from the base of the building to the peak of the roof the building will be 12 feet 8 inches tall. Including the overhang, the building in width will be 14 feet 6 inches long. Inside the building there will be a private 8x12 foot storage loft that will not be accessible by customers. The building will have one entrance in and out with a screen door as well as a locked front door. Lastly, the building will consist of 9 windows total placed around each four sides.**

New or Existing: **New Structure**

Signage Plan: **A wooden sign will be placed in the entrance of the driveway at eye level.**

Exterior Lighting Plan: **Christmas lights will be placed during the winter months, otherwise no other exterior lighting will be placed on the building as I will only be operating during daylight hours. However, the building will be placed on the property near a City of Detroit Lakes light post.**

Known Environmental Hazards: **None.**

Additional Business Plan Information: **I am a recent NSDU graduate who originally worked in the wedding industry for the last few years. However, due to Covid 19 the wedding industry is facing many problems making it difficult to have a ceremony or reception. I came up with the idea of Midwest Gal Mercantile so that I can help in making times easier for each of my customers. This pandemic has lead to many people being stuck working at home and homeschooling and I'm hoping that a customer can come into my store and find something that will bring a smile to their face in their house during these uncertain times. As I am just starting out, my store will be small and quaint and I don't foresee any major problems arising.**



Layer List:

- ☒ Roads
- ☒ Parcels
- ☒ Lakes
- ☒ Towns
- ☒ Sections
- ☒ Townships
- ☐ RailRoad
- ☒ County
- ☒ 2017 Imagery.sid

623541

**CERTIFICATE OF REAL
ESTATE VALUE FILED #011564**

No delinquent taxes and transfer entered
this 31st day of March, 2015

Mary E. Hendrickson
Becker County Auditor/Treasurer

By [Signature] Deputy
08.0482.000

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 623541

March 31, 2015 at 12:38 PM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By SKS Deputy

1-M WARRANTY DEED
Individual(s) to Individual(s)

BECKER COUNTY DEED TAX
AMT. PD. \$ 544.50
Receipt # 584726
Becker County Auditor/Treasurer

STATE DEED TAX DUE HEREON: \$ 544.50

eCRV # 328266 *

Date: 3-31-2015

Parcel # 08.0482.000

FOR VALUABLE CONSIDERATION, **James J. Brogren, Sr. and Mary Ann Brogren**, husband and wife, Grantor(s), hereby convey(s) and warrant(s) to **James J. Brogren, Jr.**, Grantee(s), real property in Becker County, Minnesota, described as follows:

That part of the Southeast Quarter of the Southeast Quarter of Section 26, Township 139 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found cast iron monument which designates the southeast corner of said Section 26; thence North 89 degrees 34 minutes 37 seconds West 489.00 feet on an assumed bearing along the south line of said Section 26; thence North 01 degree 35 minutes 23 seconds East 33.00 feet to a found iron monument; thence continuing North 01 degree 35 minutes 23 seconds East 247.00 feet to a found iron monument; thence South 89 degrees 34 minutes 37 seconds East 225.00 feet to a found iron monument, said point is the point of beginning; thence South 01 degree 35 minutes 23 seconds West 115.00 feet; thence South 89 degrees 34 minutes 37 seconds East 264.00 feet to the east line of said Section 26, said point is hereinafter referred to as Point A; thence North 01 degree 35 minutes 23 seconds East 705.29 feet along the east line of said Section 26 to the intersection with a line which is 425.70 feet southerly of, as measured at a right angle to and is parallel with, the north line of said Southeast Quarter of the Southeast Quarter; thence North 89 degrees 23 minutes 02 seconds West 370.68 feet along said parallel line; thence South 08 degrees 40 minutes 11 seconds East 598.94 feet to the point of beginning.

SUBJECT TO an easement for public road purposes for Highland Drive over, under and across that part of the above tract described as follows:

Beginning at the aforementioned Point A; thence North 01 degree 35 minutes 23 seconds East 705.29 feet along the east line of said Section 26 to the intersection with a line which is 425.70 feet southerly of, as measured at a right angle to and is parallel with, the north line of said Southeast Quarter of the Southeast Quarter; thence North 89 degrees 23 minutes 02 seconds West 50.35 feet along said parallel line; thence South 00 degrees 26 minutes 50 seconds West 705.31 feet; thence South 89 degrees 34 minutes 37 seconds East 36.29 feet to the point of beginning of said public road easement.

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

BCTS

Covenants, Easements and Restrictions of Record, if any.

Check Box if Applicable:

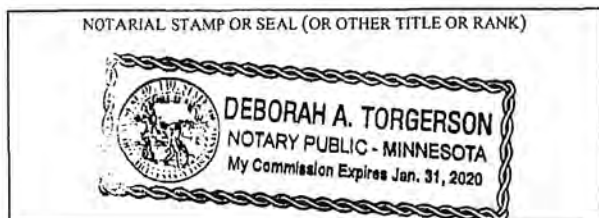
- ☐ The Seller certifies that the seller does not know of any wells on the described real property.
☐ A well disclosure certificate accompanies this document.
☒ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property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

James J. Brogren Sr.
James J. Brogren, Sr.

Mary Ann Brogren
Mary Ann Brogren

STATE OF MINNESOTA)
)ss.
COUNTY OF BECKER)

The foregoing instrument was acknowledged before me on this 31 day of march, 2015, by James J. Brogren, Sr. and Mary Ann Brogren, husband and wife, Grantor(s).



Deborah A. Torgerson
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

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

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Becker County Title Services, Inc.
828 Minnesota Avenue
10: Detroit Lakes, MN 56501
Order No.: 29973 dat/Co

James J. Brogren, Jr.
PO Box 936
~~17468 Highland Drive~~
Detroit Lakes, MN 56502

Authorized Agent Form

(If you are the owner completing & signing the site application no need to complete this form)

1. Form must be legible and completed in ink.

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

I (we), James Brogren, Jr hereby authorize Kacee Brogren to act
(landowner-print name) (agent-print name)
as my (our) agent on the following item(s): appropriate box(es)

☒ permit application (write in permit "type" - e.g. site, septic, etc.): Site

☐ plat application: _____

☒ conditional use application: _____

☐ variance application: _____

☐ other: _____

on my (our) property located at:
Tax Parcel Number(s): 080482000 Physical Site Address: 17168 Highland Drive

Legal Description: _____

Section: _____ Township: _____ Range: _____ Lot: _____ Block: _____ Plat Name: _____

Agent Contact Information

Agent address: 17168 Highland Dr Detroit Lakes MN 56501
Street City State Zip Code

Agent phone #(s): 218-234-8035 Agent fax #: N/A

Agent email address: Kacee.brogren@gmail.com

[Signature] 8/9/20
Property Owner(s) Signature(s) Date

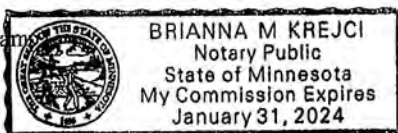
State of Minnesota
County of Becker

On this 10 day of August before me personally appeared JAMES BROGREN

to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged

that He/She executed the same as her/his free act and deed.

(Notary Stamp)



[Signature]
Notary Public

Office Use Only:

Date received: _____ Expiration Date: _____

MEADOWLAND SURVEYING INC.

Surveying the Lakes Area Since 1946

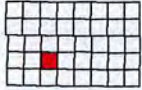
For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

218-847-4289

www.meadowlandsurveying.com

Meadowland Surveying, Inc. is a local family owned company and has performed over 10,000 surveys in the lakes area. Our office routinely works with attorneys, architects, engineers and governmental agencies to ensure successful project completion for our clients.

EXPERIENCE MATTERS!

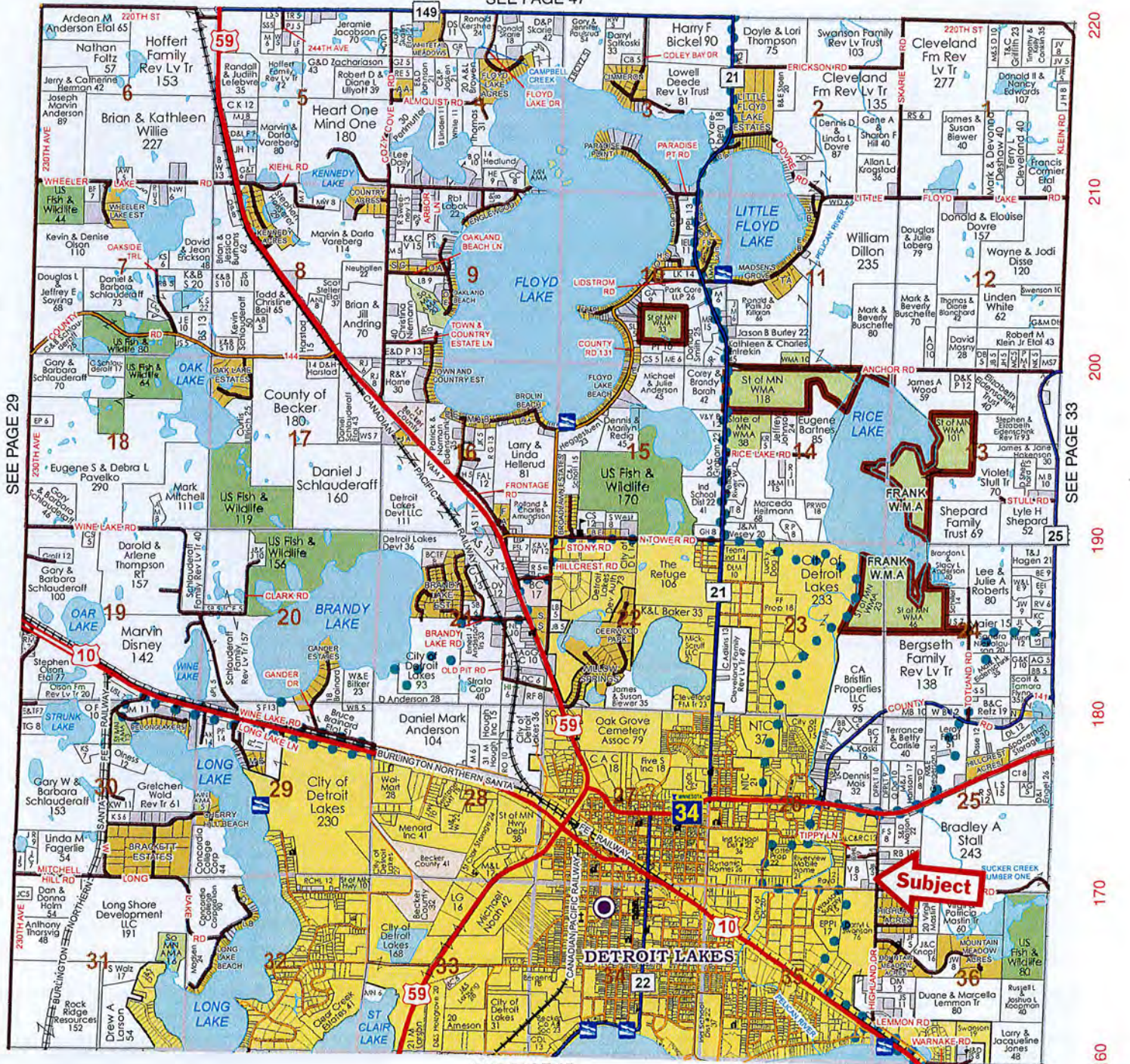


Detroit

Township 139N - Range 41W

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SEE PAGE 47



SEE PAGE 15



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****

September 8th, 2020 @ 7:00 P.M.

**** 3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE OR JOIN VIA MICROSOFT TEAMS MEETING ****

APPLICANT: Thelen's Excavating Inc
32996 Co Rd 135
Park Rapids, MN 56470

Project Location: TBD 500th Ave
Ponsford, MN 56575

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for mining operations.

LEGAL LAND DESCRIPTION: Tax ID number: 22.0050.000 Section 11 Township 141 Range 037; S1/2 of NW1/4; Pine Point Township.

REFER TO BECKER COUNTY ZONING ORDINANCE

**** In response to the COVID-19 public health emergency declared by Governor Walz, the September Planning Commission Hearing will be conducted with the option of joining in-person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use conference ID: 814 724 014# or to access the meeting virtually please follow the link provided on the Becker County website under News & Announcements, "Planning Commission Public Hearing Link".**

Replies/Comments:

Public testimony regarding this application will only be received by email, in writing, in-person or by participating in the remote public hearing. 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

EMAIL: nicole.hultin@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/

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.

Conditional Use Application Review

Permit # CUP2020-22

Property and Owner Review

Owner: THELEN'S EXCAVATING INC

Parcel Number(s): 220050000

Mailing Address:

Site Address: TBD

THELEN'S EXCAVATING INC

32996 CO RD 135

Township-S/T/R: PINE POINT-11/141/037

PARK RAPIDS MN 56470

Shoreland? No Name:

Legal Descr: S1/2 OF NW1/4

Conditional Use Details Review

Description of Conditional Use Request: **A conditional use permit is being requested mining operations.**

1. Describe how the conditional use permit, if granted, will not harm the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

The property being mined is bordered on the south by farmland, the west by township road 500th Ave, on the north and east by CRP. The mining activity requested will not substantially diminish or impair property values within the immediate vicinity. There is a possibility that trees would be planted in the areas that were mined which could potentially add value to the parcel.

2. Describe how establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

Establishing the conditional use will not impeded the normal, orderly development and improvement of the surrounding vacant property for uses predominant in the area because native vegetation regenerates.

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

An access road to the area being mined has been developed. Utilities and additional facilities are not needed for mining topsoil. Drainage concerns were addressed by grading the access road and creating a drainage ditch along the south side of the parcel from east to west.

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

Off-street parking is fluid. Off-street parking is only needed for two pick-up trucks at most, and parking needs move with the repositioning of the screener as the area is mined. The loading space is fluid and moves with the repositioning of the screener. Methodical repositioning of the screener, ensures for a neat and orderly mining operation.

5. Describe how 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.

Mining activity takes place intermittently during daylight hours from 7:30 a.m. to 4:30 or 5:00 p.m., Monday through Friday, April to November so lighted signs and other types of artificial lighting are not needed. Noise generated should not be an issue due to the distance from the mine to any neighboring residences. A petroleum spill kit is on site at all times in the event that fuel leaks occur and no chemicals are needed in the topsoil mining operation.

Additional shoreland questions below (if applicable)

6a. Describe how adequate measures have been or will be taken to assure that soil erosion or other possible pollution of public waters will be prevented, both during and after construction.

6b. What measures have been taken to assure that the visibility of structures and other facilities as viewed from public waters will be limited.

6c. What measures have been taken to assure that the site is adequate for water supply and on-site sewage treatment.

6d. Describe how the types, uses and number of watercrafts that the project will generate can be safely accomodated.

Business Plan Review

Name of Business: Thelen's Excavating Inc.
Business Owners: Leonard Thelen Jr.
Business Type: Other - Please describe below If 'Other', explain: Construction and Excavating
Type of Merchandise: Top soil and gravel
Type of Service: Mining will take place intermittently from 7:30 am to 4:30 or 5:00 pm, Monday through Friday, April through November to be used in construction and excavation projects as well as retail sales to area businesses, contractors, landscapers, and private individuals.
Hours and Days of Operation: Intermittently, Monday through Friday, 7:30 am to 5:00 pm, April through November.
Number of Employees: 1-3
Off-Street Parking Plan: Off- street parking is required for employees only and limited to no more than 2 pick-up trucks at one time. Due to the fluid nature of surface mining, the off-street parking arrangements are fluid as well and will move with the screener as it is repositioned throughout the mining area.
Size of structure to be used for Business: No structures will be placed on the mining site.
New or Existing:
Signage Plan: No signage will be erected unless requested by Becker County.
Exterior Lighting Plan: Due to the nature of surface mining and the hours of operation, no exterior lighting will be needed.
Known Environmental Hazards: There are no know environmental hazards.
Additional Business Plan Information:

Field Review Form**Permit # LALT2020-96****Property and Owner**Parcel Number: **220050000**

Site Address:

Owner: **THELEN'S EXCAVATING INC**Township-S/T/R: **PINE POINT-11/141/037****Project Details**Project Start & End Date: **9/14/2020-**

Distance from OHW:

Proj 1 Type: **Other (Please explain next)**Proj 1 Purpose: **Other (Please specify next)**

Proj 1 Type Descr:

Material will be removed and screened. As material is removed natural vegetation will regenerate or screened area will be planted with trees.Proj 1 Purpose Descr: **Screened material will be used in excavation projects in the area and sold by the yard to area contractors, landscapers, etc.**

Inspector Notes (Project 1):

Proj 2 Type:

Proj 2 Purpose:

Proj 2 Type Descr:

Proj 2 Purpose Descr:

Inspector Notes (Project 2):

Additional Details/Erosion ControlArea to be Cut/Excavated: **660' x 330' x 5'**Area to be Filled/Leveled: **660' x 330' x 5'**Total Cubic Yards of Earthmoving: **40, 333 cubic yards**Fill Type/Material: **NA**

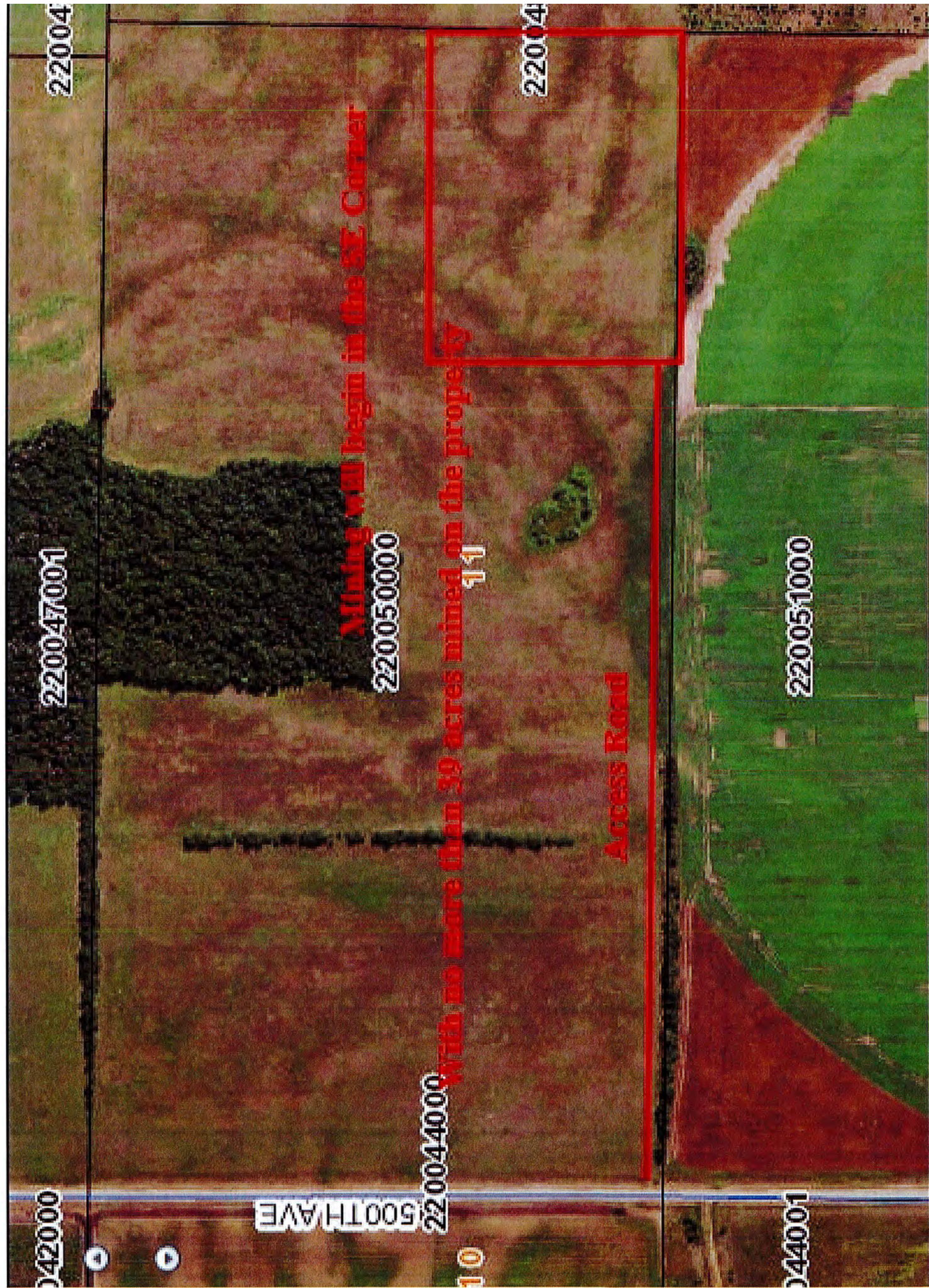
Project Summary and/or Additional Projects & Information: **Material will be mined from the acreage using a dozer, loader and screener. Once screened, the material will be hauled back to Thelen's Excavating Inc. pit to be used in future excavation projects or future deliveries or material will be hauled directly from the project site to excavation projects.**

Erosion Control Method (1): **Other (Please specify next)**

Erosion Control Method (2):

Additional Erosion Control Information: **Material will be mined from the acreage using a dozer, loader and screener. Once screened, the material will be hauled back to Thelen's Excavating Inc. pit to be used in future excavation projects or future deliveries or material will be hauled directly from the project site to excavation projects.**

Inspector Notes (Earthmoving and Erosion Control):



220047001

220047000

500TH AVE

Mining will begin in the SE Corner

220044000

220051000

Access Road

10

22004

22004

22004

CERTIFICATE OF REAL
ESTATE VALUE FILED 14774

No delinquent taxes and transfer
entered August 24, 2017

Mary E Hendrickson
Becker County Auditor/Treasurer

By JD Deputy

P.I.D. 22.0050.000

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 644717

August 24, 2017 at 11:00 AM

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

Patricia Swenson, County Recorder

By JD Deputy

(Top 3 inches reserved for recording data)

WARRANTY DEED

Individual(s) to Business Entity

Minnesota Uniform Conveyancing Blanks

Form 10.1.3 (2013)

eCRV number: 710731

DEED TAX DUE: \$311.52

DATE: August 15, 2017
(month/day/year)

FOR VALUABLE CONSIDERATION, Charles E. Stearns and Tara J. Stearns, married to one another ("Grantor(s)"), hereby convey(s) and warrant(s) to Thelen's Excavating, Inc. a Corporation under the laws of the State of Minnesota ("Grantee"), real property in Becker County, Minnesota, legally described as follows:

South Half of the Northwest Quarter (S½ of NW¼), Section Eleven (11), Township One Hundred Forty-one (141) North, Range Thirty-seven (37) West.

Becker County, Minnesota

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

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

- (a) building and zoning laws, ordinances, and state and federal regulations;
- (b) restrictions relating to use or improvement of the property without effective forfeiture provisions;
- (c) reservation of any mineral rights by the State of Minnesota
- (d) utility and drainage easements which do not interfere with existing improvements

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.

BECKER COUNTY DEED TAX
AMT. PD. \$ 311.52
Receipt # 658599
Becker County Auditor/Treasurer

chg _____
paid x _____
well _____

Grantor

Charles E. Stearns

Tara J. Stearns

State of Minnesota, County of

This instrument was acknowledged before me on August ^(15th) ~~18th~~, 2017, by Charles E. Stearns and Tara J. Stearns, married to one another.

(Stamp)



(signature of notarial officer)

Title (and Rank):

Notary Public

My commission expires:

1/31/2021

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Linda Hirsch
LEER Title Services
104 Park Avenue N, Ste 201
Park Rapids, MN 56470

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN
THIS INSTRUMENT SHOULD BE SENT TO:

(insert legal name and residential or business address of Grantee)

Thelen's Excavating, Inc.
32996 County Rd 135
Park Rapids, MN 56470

Operations Plan for Topsoil Mining

PID# 220050000

1. Name of Applicant: Thelen's Excavating Inc.
Street Address: 32996 County Rd 135
City, State, Zip: Park Rapids, MN 56470
Contact: Lenny Thelen Jr
Phone: 218-732-0015 or 218-252-2100
Landowner: Thelen's Excavating Inc.
2. Legal Description of mining location: Section 11 Township 141 Range 037, S ½ of NW ¼
3. Mining Plan: SEE ATTACHED MAP
4. Operations Plan:
 - a) Current use: CRP
 - b) Material to be mined: topsoil/gravel
 - c) Estimated groundwater depth: 25'
 - d) Mining method: remove material with dozer, loader & portable screener. Additional machinery involved will include trucks and conveyor. No sub-contractors will mine at this location.
 - e) Operation schedule: Intermittently, April – November, Monday – Friday, 7:30 a.m. to 5:00 p.m.
 - f) Topsoil management: Material to be mined is topsoil
 - g) Erosion Control Plan: Erosion will be confined in the best way possible & will stay within the acreage & directed towards lowest areas within the property
 - h) Screening Plan: Screening measures are not needed as there are no dwellings & surrounding land uses are CRP & farming
 - g) Noise Control: Noise generated should not be an issue due to the distance from the mine to any neighboring dwelling.
 - h) Dust Control: Any dust generated by topsoil mining will be controlled by applying water mist to the mining area.

Operations Plan for Topsoil Mining (Cont.)

4. Operations Plan (Cont.):
- l) Pollution Control: A petroleum spill kit is on site at all times & there are no chemicals needed
 - j) Haul Route: South on Pine Pointe Township Road 500th Ave to County Highway 44.
5. Site Plan:
- a) SEE ATTACHED MAP
 - b) No more than five acres will be mined every 1 – 2 years. Refuse dumps, sediment &/or wash ponds & sediment basins are not applicable to topsoil mining.
 - c) Estimated material to be extracted every 1 to 2 years is approximately 4,000 – 6,000 yards
6. Reclamation Plan:
- Upon completion of the removal of topsoil, all banks will be sloped & leveled & natural vegetation will regenerate with the possibility of tree planting.

TBD for
future
gravel
mining.

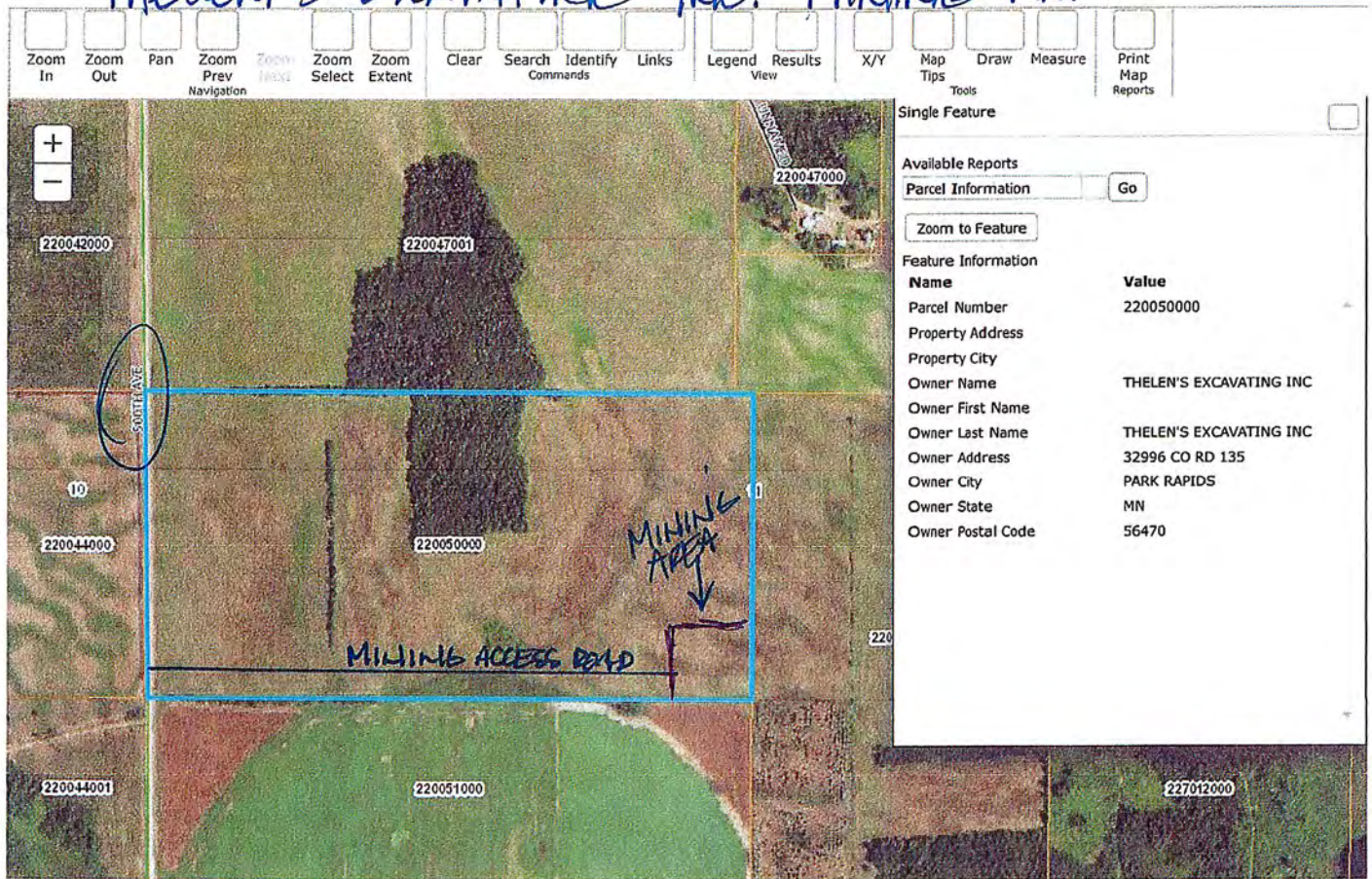
Thelen's Excavating Inc. Representative:



Date:

8.14.20

THELEN'S EXCAVATING INC. MINING MAP



Single Feature

Available Reports

Parcel Information

Feature Information Name	Value
Parcel Number	220050000
Property Address	
Property City	
Owner Name	THELEN'S EXCAVATING INC
Owner First Name	
Owner Last Name	THELEN'S EXCAVATING INC
Owner Address	32996 CO RD 135
Owner City	PARK RAPIDS
Owner State	MN
Owner Postal Code	56470

1 Items

Parcel Number	Property Address	Property City	Owner Name	Owner First Name	Owner Last Name
220050000			THELEN'S EXCAVATING		THELEN'S EXCAVATING

MINING SITE IS 5 SQUARE ACRES LOCATED IN THE SOUTHEAST CORNER OF PARCEL # 220050000.

THE PERMANENT REFERENCE POINT IS THE NORTHWEST CORNER OF THE 5 ACRE MINING SITE

8/18/2020

THELEN'S EXCAVATING INC. Interactive Map MINE MAP #2

Single Feature

Available Reports
2020 Tax Statement Go

Zoom to Feature

Feature Information

Name	Value
Parcel Number	220050000
Property Address	
Property City	
Owner Name	THELEN'S EXCAVATING INC
Owner First Name	
Owner Last Name	THELEN'S EXCAVATING INC
Owner Address	32996 CO RD 135
Owner City	PARK RAPIDS
Owner State	MN
Owner Postal Code	56470

1 Items

Parcel Number	Property Address	Property City	Owner Name	Owner First Name	Owner Last Name
220050000			THELEN'S EXCAVATING		THELEN'S EXCAVATING INC

Surrounding property use is ag & residential.

Scale 1: 18056



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.

1:18,056

Date: 8/17/2020

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

Becker County



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Township 141N - Range 37W

Copyright © 2019 Mapping Solutions

SEE PAGE 69

SEE PAGE 67

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SEE PAGE 53

SEE PAGE 55



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****

September 8th, 2020 @ 7:00 P.M.

**** 3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE OR JOIN VIA MICROSOFT TEAMS MEETING ****

APPLICANT: SNBA Development LLC
1112 South Shore Dr
Detroit Lakes, MN 56501

Project Location: 20488 Co Hwy 20
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request approval for a 2nd Supplemental Plat for a Common Interest Development for 4 units (units 11-14).

LEGAL LAND DESCRIPTION: Tax ID number: 17.0393.000 Section 34 Township 138 Range 042 34-138-42 PT SW1/4 SE1/4; BEG S QTR COR SEC 34 TH E 668.20', N 612.63', W 669.13', S 637.44' TO POB LESS 4.89 AC FOR PLAT TOY LOCKER CIC 81; Lake Eunice Township.

REFER TO BECKER COUNTY ZONING ORDINANCE

**** In response to the COVID-19 public health emergency declared by Governor Walz, the September Planning Commission Hearing will be conducted with the option of joining in-person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use conference ID: 814 724 014# or to access the meeting virtually please follow the link provided on the Becker County website under News & Announcements, "Planning Commission Public Hearing Link".**

Replies/Comments:

Public testimony regarding this application will only be received by email, in writing, in-person or by participating in the remote public hearing. 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

EMAIL: nicole.hultin@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/

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.



SUBDIVISION / ZONE CHANGE
BECKER COUNTY
PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56301
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: TOY LOCKER STORAGE (SCOTT ERICKSON)

Applicant's Address: 1112 S. Shore Dr.
Det. Lakes, MN 56501

Telephone(s): 701-866-5500 Date of Application: 7-22-20

Signature of Applicant: Scott W Erickson

Parcel ID Number: _____ Project Address: _____

Legal Description of Project: 2nd Supplement

SECTION 1

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

SECTION 2

*Certificate Of Survey: Number of Lots 4
Shoreland (within 1000 ft of lake) N Nonshoreland Y
Current Zoning of property _____
Is a change of zone required? _____ yes X no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided 1
**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 7/22/20 Date Accepted _____ Authorized Signature _____
Application Fee 75.00 Notice Fee _____ Recording Fee _____ Date Paid _____
Receipt Number _____

COMMON INTEREST COMMUNITY NUMBER 81

• Denotes Van monuments found.
Denotes non monuments sat markers with
Universal Transverse Mercator Nos. 12004/46238/50330.



www.micropublishing.com

10027816 WITH an existing interest and agrees placement as per Document No. 822716, said document is on file and is held in the office of the Recorder in said Becker County, and per Document No. 1168558, said document is on file and is held in the office of the Recorder in Becker County, Minnesota.

Scott R. Holtz, Licentiate Land Surveyor

Notary Public of Minnesota
M. Thompson, Esq.

Secretary _____

Chairman _____

--	--

DATE 09
TIME 17:48

N = 67.06
L = 47.46°
C = 46.87
CB = S 16° 38' 53" W

Southward portion of
Section 34-130-42

SITE PLAN EXHIBIT B

Chairman of County Board	County Auditor/Treasurer
--------------------------	--------------------------

I hereby certify that the taxes for the year _____ for five hands described
within are as set forth herein.

County Auditor/Treasurer _____

Deputy _____

located in Block _____ of _____ page _____ within _____

ADDITIONAL REAL ESTATE:
that part of said Southwest Quarter described as follows:

100.59 feet, thence South 86 degrees 11 minutes East 35.63 feet; thence South 15 degrees 47 minutes 16 seconds West 143.25 feet; thence South 61 degree 31 minute 16 seconds West 758.17 feet; thence southwesterly on a curve concave to the northwest, having a central angle of 29 degrees 16 minutes and a radius of 200.00 feet, to a point on the

South 58 degrees 21 minutes 04 seconds West; thence South 25 degrees 04 minutes 25 seconds West 49.87 feet to the south line of said Section 34; thence North 88 degrees 19 minutes 45 seconds West 50.00 feet along the south line of said Section 34 to the north line of said Section 34.

Continuity of a found iron monument which designates the south quarter corner of bold Section 34; thence South 68 degrees 18 minutes 45 seconds East 665.20 feet along the south line of said Section 34; thence North 00 degrees 36 minutes 46

degrees 36 minutes 46 seconds West 140.9 feet to the point of beginning

EXHIBIT A

UNIT DETAIL
EXHIBIT C

COMMON EFFLUENT AREA - 24,012 sq. ft.

OFFICIAL PLAT : 10602 - 1

627706

CERTIFICATE OF REAL
ESTATE VALUE FILED # 012246

No delinquent taxes and transfer entered
this 14th day of Sept, 2015

Mary E. Hendrickson
Becker County Auditor/Treasurer

By [Signature] Deputy

17.0393.000 rev.

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 627706

September 14, 2015 at 1:01 PM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By SKS Deputy

(Top 3 inches reserved for recording data)

WARRANTY DEED

Business Entity to Business Entity

eCRV number: 406826

DEED TAX DUE: \$ 2,475

DATE: September 1, 2015

FOR VALUABLE CONSIDERATION, SNE Properties, LLC, a limited liability company under the laws of Minnesota ("Grantor"), hereby conveys and warrants to SNBA Development, LLC, a limited liability company corporation under the laws of Minnesota ("Grantee"), real property in Becker County, Minnesota, legally described as follows:

See attached Exhibit A

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

together with all hereditaments and appurtenances belonging thereto, subject to the exceptions set forth on Exhibit A.

The total consideration for this transfer of property is \$750,000.

BECKER COUNTY DEED TAX

AMT. PD. \$ 2475.00

Receipt # 599589

Becker County Auditor/Treasurer

Grantor

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.

SNE Properties, LLC

By: Scott Erickson

Scott Erickson

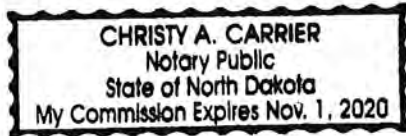
Its: President

chg
paid
well

State of North Dakota, County of Cass

This instrument was acknowledged before me on September 1, 2015, by Scott Erickson as President of SNE Properties, LLC, a Minnesota limited liability company, on behalf of the company.

(Stamp)



Christy A. Carrier
(signature of notarial officer)

My commission expires:

11/01/2020

(month/day/year)

10: THIS INSTRUMENT WAS DRAFTED BY:
Fredrikson & Byron, P.A. (msr)
51 Broadway, Suite 400
Fargo, ND 58102

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS
INSTRUMENT SHOULD BE SENT TO:
SNBA Development, LLC
1112 South Shore Drive
Detroit Lakes, MN 56501

56263556_3.docx

EXHIBIT ALegal Description of Property

That part of the Southwest Quarter of the Southeast Quarter in Section 34, Township 138 North, Range 42 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Beginning at a found iron monument which designates the south quarter corner of said Section 34; thence South 88 degrees 18 minutes 45 seconds East 668.20 feet on an assumed bearing along the south line of said Section 34 to a found iron monument; thence North 00 degrees 36 minutes 46 seconds East 612.63 feet to an iron monument; thence North 86 degrees 11 minutes 16 seconds West 669.02 feet to a found iron monument on the west line of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 37 minutes 22 seconds West 637.44 feet along the west line of said Southwest Quarter of the Southeast Quarter to the point of beginning. The above described tract contains 9.59 acres.

TOGETHER WITH a 66.00 foot wide easement for ingress and egress purposes over, under and across part of Government Lot 2 in Section 3, Township 137 North, Range 42 West of the Fifth Principal Meridian in Otter Tail County, Minnesota. The centerline of said 66.00 foot wide ingress and egress easement is described as follows:

Commencing a found iron monument at the aforementioned south quarter corner of said Section 34; thence South 88 degrees 18 minutes 45 seconds East 389.14 feet along the south line of said Section 34 to the point of beginning of the easement centerline to be described; thence South 25 degrees 04 minutes 25 seconds West 14.43 feet; thence South 01 degree 28 minutes 30 seconds East 66.87 feet; thence South 10 degrees 19 minutes 54 seconds West 85 feet, more or less, to the centerline of County State Aid Highway No. 20 and said easement centerline there terminates. The sidelines of said 66.00 foot wide ingress and egress easement shall be prolonged or shortened to terminate on the south line of said Section 34 and on the centerline of said County State Aid Highway No. 20.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.	1.4,514	
		Date: 8/19/2020

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

Becker 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****

September 8th, 2020 @ 7:00 P.M.

**** 3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE OR JOIN VIA
MICROSOFT TEAMS MEETING ****

APPLICANT: Mark W & Wendy L Rodewald
20158 Co Hwy 21
Detroit Lakes, MN 56501

Project Location: 20234 Co Hwy 21
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a change of zone from commercial to agricultural for the North 5 acres with the remainder of the parcel to remain zoned commercial with the stipulation that the City of Detroit Lakes approves the certificate of survey.

LEGAL LAND DESCRIPTION: Tax ID number: 08.0193.000 Section 10 Township 139 Range 041; PT SE1/4 OF SE1/4; BEG AT E QTR COR TH S 326.40', SW 586.51 TO W ROW CSAH #21 & POB, TH SW 406.76', S 873.17', E 611.64' TO W ROW CSAH #21, NW AL ROW 996.49' TO POB; Detroit Township

REFER TO BECKER COUNTY ZONING ORDINANCE

** In response to the COVID-19 public health emergency declared by Governor Walz, the September Planning Commission Hearing will be conducted with the option of joining in-person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use conference ID: 814 724 014# or to access the meeting virtually please follow the link provided on the Becker County website under News & Announcements, "Planning Commission Public Hearing Link".

Replies/Comments:

Public testimony regarding this application will only be received by email, in writing, in-person or by participating in the remote public hearing. 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

EMAIL: nicole.hultin@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/

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.



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: Mark and Wendy Rodewald

Applicant's Address: 20234 Co Hwy 21
Detroit Lakes, MN 56501

Telephone(s): 218-844-6701 Date of Application: _____

Signature of Applicant: Alexa Rodewald (daughter)

Parcel ID Number: 08.0193.000 Project Address: 20234 Co Hwy 21

Legal Description of Project:

SECTION 1

*Zone Change For Existing Parcel Number 08.0193.000
Current Zoning Commercial Requested Zoning _____
Is the change within 2 miles of any city limits? _____

SECTION 2

*Certificate Of Survey: Number of Lots 1
Shoreland (within 1000 ft of lake) _____ Nonshoreland _____
Current Zoning of property Commercial
Is a change of zone required? _____ yes _____ no
If yes, change from Commercial Zone to Ag Zone.
Total acreage of parcel to be subdivided 5 acres
Is the change within 2 miles of any city limits? yes
**Include a copy of the purchase agreement if applicant is not the owner of the

SECTION 3 property. 5

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

RECEIVED

AUG 19 2020

ZONING



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

1:4,514	Date: 8/20/2020
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

423993

WARRANTY DEED

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. 2307
August 20, 1996
Keith D. Brekken
County Auditor
By mm
Deputy 08.0186.000, 08.0193.000

BECKER COUNTY RECORDER-STATE OF MN

Microfilm No. 423993

Date AUG 21 1996 10:00 a.m.

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

mm
County Recorder On Dpty.

STATE DEED TAX HEREON: \$ 51.15

Date: August 20, 1996

FOR VALUABLE CONSIDERATION, Virgil L. Krogstad and Gertrude E. Krogstad, husband and wife as Sellers, hereby convey(s) and warrant(s) to Mark W. Rodewald and Wendy L. Rodewald, Purchasers as joint tenants, real property in Becker County, Minnesota, described as follows:

See Attached Exhibit A

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

NONE

RECEIPT # 088734
BECKER COUNTY
AFFIX ~~DEED TAX~~ AMP HERE
AMT. PD. \$ 51.15

RITA A. THOMPSON, CO. TREAS

AUG 20 1996

Virgil L. Krogstad
Virgil L. Krogstad

Gertrude E. Krogstad
Gertrude E. Krogstad

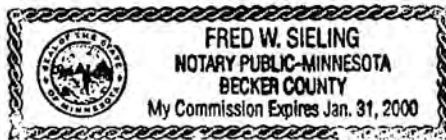
Charge ✓
Paid ✓
Numerical
Tract X
Grantor
Grantee
Compared

Conten. Land

STATE OF MINNESOTA)
)ss.
COUNTY OF BECKER)

The foregoing instrument was acknowledged before me this 20th day of August 1996, by Virgil L. Krogstad and Gertrude E. Krogstad, husband and wife, Sellers.

Notarial Stamp or Seal
(or other title or rank)



Fred W. Sieling
Notary Public
Fred W Sieling 1/31/2000

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

THIS INSTRUMENT WAS DRAFTED BY:
SCHURMAN LAW OFFICE
102 East Holmes P.O. Box 419
Detroit Lakes, MN 56502
(218)847-2142
Attorney Reg. No. 98024

Mark and Wendy Rodewald
RR 2, Box 414A
Detroit Lakes, MN 56501

* Grantor certifies that the grantor does not know of any wells on the described real property.

EXHIBIT A

That part of the East Half of the Southeast Quarter of Section 10, Township 139 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 East quarter corner of said Section 10; thence South 00 degrees 00 minutes 41 seconds East 326.40 feet on an assumed bearing along the East line of said Section 10; thence South 67 degrees 32 minutes 06 seconds West 586.51 feet to an iron monument on the westerly right of way line of County State Aid Highway No. 21, said point is the point of beginning; thence South 67 degrees 34 minutes 13 seconds West 406.76 feet to an iron monument; thence South 09 degrees 57 minutes 00 seconds East 873.17 feet to an iron monument; thence North 81 degrees 10 minutes 58 seconds East 611.64 feet to an iron monument on the westerly right of way line of said County State Aid Highway No. 21; thence northwesterly along the westerly right of way line of said County State Aid Highway No. 21 on a curve, concave to the West, having a central angle of 01 degree 22 minutes 46 seconds and a radius of 1859.86 feet, for a distance of 44.78 feet (chord bearing North 21 degrees 42 minutes 51 seconds West) to an iron monument; thence North 22 degrees 24 minutes 14 seconds West 951.71 feet continuing along the westerly right of way line of said County State Aid Highway No. 21 to the point of beginning.

SUBJECT TO: a 20.00 foot wide easement for driveway purposes over, under and across the above tract described as follows:

Beginning at an iron monument at the aforementioned point of beginning; thence South 67 degrees 34 minutes 13 seconds West 406.76 feet to an iron monument; thence South 09 degrees 57 minutes 00 seconds East 20.48 feet; thence North 67 degrees 34 minutes 13 seconds East 411.18 feet to the westerly right of way line of said County State Aid Highway No. 21; thence North 22 degrees 24 minutes 14 seconds West 20.00 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.

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 10, Township 139 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 East quarter corner of said Section 10; thence South 00 degrees 00 minutes 41 seconds East 326.40 feet on an assumed bearing along the East line of said Section 10; thence South 67 degrees 32 minutes 06 seconds West 586.51 feet to an iron monument on the westerly right of way line of County State Aid Highway No. 21; thence South 67 degrees 34 minutes 13

seconds West 406.76 feet to an iron monument; thence South 09 degrees 57 minutes 00 seconds East 873.17 feet to an iron monument, said point is the point of beginning; thence continuing South 09 degrees 57 minutes 00 seconds East 226.83 feet to a found iron monument; thence North 88 degrees 23 minutes 04 seconds East 351.13 feet to a found iron monument; thence North 06 degrees 29 minutes 17 seconds West 235.74 feet to a found iron monument; thence North 81 degrees 10 minutes 58 seconds East 256.49 feet to an iron monument on the westerly right of way line of said County State Aid Highway No. 21; thence northerly along the westerly right of way line of said County State Aid Highway No. 21 on a curve, concave to the West, having a central angle of 01 degree 06 minutes 33 seconds and a radius of 1859.86 feet, for a distance of 36.00 feet (chord bearing North 20 degrees 28 minutes 11 seconds West) to an iron monument; thence South 81 degrees 10 minutes 58 seconds West 611.64 feet to the point of beginning.

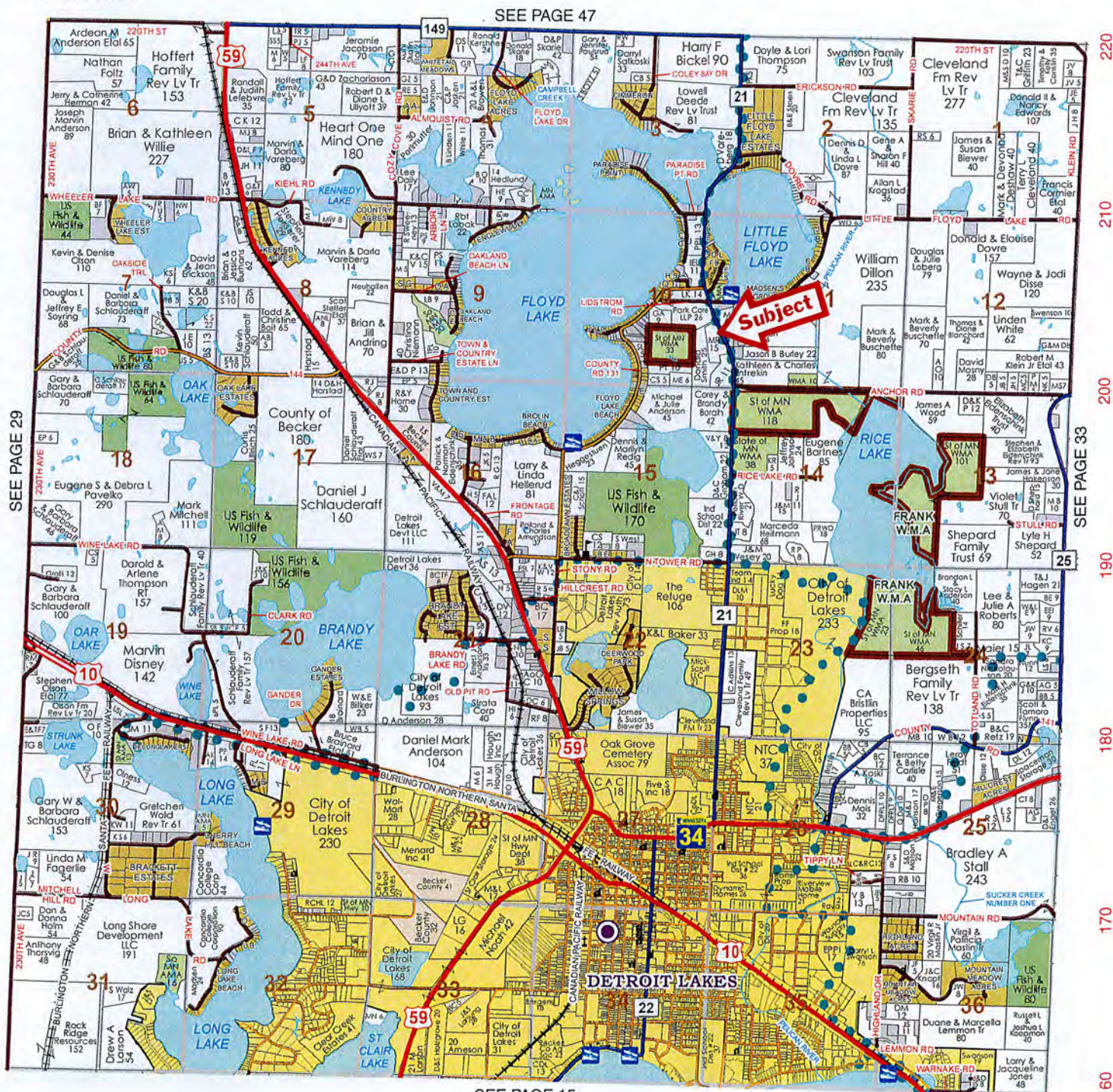
www.meadowlandsurveying.com

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Township 139N - Range 41W

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