



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****

February 9th, 2021 @ 6:00 P.M.

**** VIRTUAL HEARING CONDUCTED VIA MICROSOFT TEAMS MEETING****

APPLICANT: Chaswell HoldingsF LLC
87 N Woodcrest Dr N
Fargo, ND 58102

Project Location: 20475 340th Ave
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Preliminary Plat for a Multi-Unit Storage Structure Development for 8 units to be called Cotton Lake Storage.

LEGAL LAND DESCRIPTION: Tax ID number: **10.0208.000** Section 12 Township 139 Range 040; W 20 RODS OF GOVT LOT 5 LESS S 40 RODS.

REFER TO BECKER COUNTY ZONING ORDINANCE

****** In response to the COVID-19 public health emergency declared by Governor Walz, the February Planning Commission Hearing will be conducted 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: **234 650 9#** 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, 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 X Preliminary Plat
(Complete Section 1) (Complete Section 2) (Complete Section 3)

Applicant's Name: Jason R Boutwell

Applicant's Address: 87 N Woodcrest Drive N
Fargo, ND 58102

Telephone(s): 701-200-1400 Date of Application: 1/4/2020

Signature of Applicant: Jason R Boutwell

Parcel ID Number: 10.0208.000 Project Address: 20475 340th Ave, Rochert

Legal Description of Project:

The west 20 rods of Government Lot 5 in Section 12-139-40, Becker County, MN LESS the south 40 rods

SECTION 1

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

SECTION 3 property.

*For Preliminary Plat:
Number of Lots 8
Name of Subdivision Common Interest Community No. 95 Cotton Lake Storage
Name of Proposed Roads None
Shoreland (within 1000 ft of lake) Yes Non-shoreland _____
Current Zoning of property Ag
Is a change of zone required? _____ yes none required no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided 5 Acres
Is the change within 2 miles of any city limits? No
**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received 1/4/21 Date Accepted _____ Authorized Signature _____
Application Fee _____ Notice Fee _____ Recording Fee _____ Date Paid _____
Receipt Number _____

Jason Boutwell – Tract A-Lake Tract

Land Description:

That part of the westerly 20 rods (330.00 feet) of Government Lot 5 in Section 12, Township 139 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota described as follows:

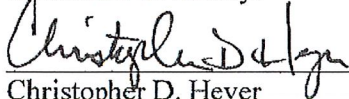
Commencing at a found iron monument which designates the southwest corner of said Section 12; thence North 00 degrees 11 minutes 05 seconds West on an assumed bearing along the west line of said Section 12 for a distance of 2018.87 feet to the northwest corner of the south 40 rods (660.00 feet) said Government Lot 5 as measured at a right angle to, and parallel with, the south line of said Government Lot 5; thence continuing North 00 degrees 11 minutes 05 seconds West along the west line of said Section 12 for a distance of 358.04 feet, said point is the point of beginning; thence North 89 degrees 48 minutes 55 seconds East for a distance of 132.19 feet on an iron monument; thence North 69 degrees 37 minutes 21 seconds East for a distance of 210.76 feet to an iron monument on the east line of the westerly 20 rods (330.00 feet) of said Government Lot 5, said westerly 20 rods (330.00 feet) is measured at a right angle to, and parallel with, the west line of said Section 12; thence North 00 degrees 11 minutes 05 seconds West along said parallel line for a distance of 124.96 feet to a found iron monument; thence continuing North 00 degrees 11 minutes 05 seconds West along said parallel line for a distance of 40.00 feet to a found iron monument; thence continuing North 00 degrees 11 minutes 05 seconds West along said parallel line for a distance of 26 feet, more or less, to the water's edge of said Cotton Lake; thence westerly, along the water's edge of said Cotton Lake, to the intersection with the west line of said Section 12; thence South 00 degrees 11 minutes 05 seconds East, along the west line of said Section 12, for a distance of 20 feet, more or less, to a found iron monument; thence continuing South 00 degrees 11 minutes 05 seconds East along the west line of said Section 12 for a distance of 162.83 feet to a found iron monument; thence continuing South 00 degrees 11 minutes 05 seconds East, along the west line of said Section 12, for a distance of 160.59 feet to the point of beginning. The above described tract contains 91,500 square feet, more or less.

SUBJECT TO an easement for public road purposes (340th Avenue) over, under and across part of the above tract described as follows:

Beginning at the aforementioned point of beginning; thence North 89 degrees 48 minutes 55 seconds East for a distance of 39.08 feet; thence North 01 degree 17 minutes 25 seconds West for a distance of 54.55 feet; thence northwesterly on a curve concave to the southwest, having a central angle of 49 degrees 48 minutes 05 seconds and a radius of 103.00 feet, for an arc distance of 89.53 feet (chord bearing North 26 degrees 11 minutes 27 seconds West) to the west line of said Section 12; thence South 00 degrees 11 minutes 05 seconds East along the west line of said Section 12 for a distance of 132.49 feet to the point of beginning of said public road easement (340th Avenue).

AND FURTHER SUBJECT TO easements, restrictions, and reservations of record, if any.

I hereby certify that I am a Professional Land Surveyor under the laws of the State of Minnesota and that the above legal description was prepared from information shown on the Certificate of Survey associated with Project No. 21587, and said legal description is sufficient to locate the boundary lines shown on said Certificate of Survey.


Christopher D. Heyer
Minnesota Professional Land Surveyor No. 43807

December 11, 2020
Date

Jason Boutwell – Tract B-Condominium Tract

Land Description:

That part of the westerly 20 rods (330.00 feet) of Government Lot 5 in Section 12, Township 139 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota described as follows:

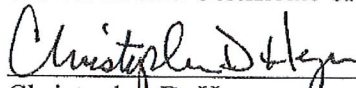
Commencing at a found iron monument which designates the southwest corner of said Section 12; thence North 00 degrees 11 minutes 05 seconds West on an assumed bearing along the west line of said Section 12 for a distance of 2018.87 feet to the northwest corner of the south 40 rods (660.00 feet) said Government Lot 5 as measured at a right angle to, and parallel with, the south line of said Government Lot 5, said point is the point of beginning; thence continuing North 00 degrees 11 minutes 05 seconds West along the west line of said Section 12 for a distance of 358.04 feet; thence North 89 degrees 48 minutes 55 seconds East for a distance of 132.19 feet on an iron monument; thence North 69 degrees 37 minutes 21 seconds East for a distance of 210.76 feet to an iron monument on the east line of the westerly 20 rods (330.00 feet) of said Government Lot 5, said westerly 20 rods (330.00 feet) is measured at a right angle to, and parallel with, the west line of said Section 12; thence South 00 degrees 11 minutes 05 seconds East along said parallel line for a distance of 286.13 feet to a found iron monument; thence continuing South 00 degrees 11 minutes 05 seconds East along said parallel line for a distance of 141.80 feet to an iron monument at the northeast corner of said south 40 rods (660.00 feet) of said west 20 rods (330.00 feet); thence South 89 degrees 19 minutes 04 seconds West, along the north line of said south 40 rods (660.00 feet) for a distance of 330.01 feet to the point of beginning. The above described tract contains 2.87 Acres.

SUBJECT TO an easement for public road purposes (340th Avenue) over, under and across part of the above tract described as follows:

Beginning at the aforementioned point of beginning; thence North 00 degrees 11 minutes 05 seconds West along the west line of said Section 12 for a distance of 358.04 feet; North 89 degrees 48 minutes 55 seconds East for a distance of 39.08 feet; thence South 01 degree 17 minutes 25 seconds East for a distance of 357.71 feet to the north line of said south 40 rods (660.00 feet) of Government Lot 5; thence South 89 degrees 19 minutes 04 seconds West along the north line of said south 40 rods (660.00 feet) for a distance of 45.98 feet to the point of beginning of said public road easement (340th Avenue).

AND FURTHER SUBJECT TO easements, restrictions, and reservations of record, if any.

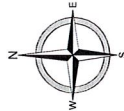
I hereby certify that I am a Professional Land Surveyor under the laws of the State of Minnesota and that the above legal description was prepared from information shown on the Certificate of Survey associated with Project No. 21587, and said legal description is sufficient to locate the boundary lines shown on said Certificate of Survey.


Christopher D. Heyer
Minnesota Professional Land Surveyor No. 43807

December 11, 2020
Date

PRELIMINARY PLAT OF
COMMON INTEREST COMMUNITY NUMBER 95
COTTON LAKE STORAGE
IN GOVERNMENT LOT 5 OF SECTION 12, TOWNSHIP 139 NORTH, RANGE 40 WEST
BECKER COUNTY, MINNESOTA

IN GOVERNMENT LOT 5 OF SECTION 12, TOWNSHIP 139 NORTH, RANGE 40 WEST
BECKER COUNTY, MINNESOTA



0 40
Scale in Feet

LEGEND

● FOUND IRON MONUMENT
○ IRON MONUMENT SET AND MARKED WITH LAND SURVEYOR NO. 43607
— DENOTES 2" CONTOUR LINE WITH ELEVATION OF 1452' (1912 DATUM)
⚡ POWER POLE
— OVERHEAD POWER LINE
— GENERAL DRAINAGE DIRECTION

Total Plot Area: 2.87 Acres.

DEVELOPER:	Jason Boutwell 87 N Woodcrest Drive Fargo, ND 58102
SURVEYOR:	Chris Hayer Moore Engineering, Inc 1808 E. Fir Ave

SURVEYOR: Chris Meyer
Moore Engineering, Inc.
1808 E. Fir Ave

PROPOSED LEGAL DESCRIPTION

(the first principal tract) in Becker County, Minnesota described as follows:

The part of the western 20 rods (330.00 feet) of Government Lot 5 in Section 12, Township 139 North, Range 40 West of the 6th Principal Meridian, which designates the southwest corner of said Section 12; thence North 00 degrees 11 minutes East along the west line of said Section 12 for a distance of 2083.97 feet to the intersection of the south line of said Section 12 with the north line of the western 40 rods (660.00 feet) of Government Lot 5; thence South 89 degrees 49 minutes East along the south line of said Government Lot 5, a said point; the point of beginning, thence containing North 00 degrees 11 minutes East along the north line of the western 40 rods (660.00 feet) of Government Lot 5, a said point; thence North 00 degrees 27 minutes East for a distance of 1321.19 feet on an iron monument; thence North 00 degrees 27 minutes East for a distance of 1216.76 feet to an iron monument on the east line of the western 20 rods (330.00 feet) of Government Lot 5; thence South 89 degrees 49 minutes East along the east line of the western 20 rods (330.00 feet) of Government Lot 5, a said point; thence North 00 degrees 11 minutes East along said point for a distance of 2984.13 feet to a found iron monument; thence North 00 degrees 11 minutes East along said point for a distance of 1118.62 feet to a found iron monument; thence North 00 degrees 11 minutes East along said point for a distance of 330.00 feet to a found iron monument at the northeast corner of said fourth 40 rods (660.00 feet) of Government Lot 5; thence North 00 degrees 19 minutes East, along the north line of said fourth 40 rods (660.00 feet), for a distance of 330.01 feet to a point of beginning. The above described road passes corners 2.87 Acres.

SUBJECT TO an easement, for public road, poles (340'±) under and across part of the tract described as

GENERAL NOTES

THE POLICE - USDA, SOIL CONSERVATION SERVICE HAS CLASSIFIED THE PROPERTY AS A "C" EROSION CONTROL AREA. THERE ARE NO BLUITS ON THIS PROPERTY.

991 EPOPHYTE SANDY LOAM, 0-2% SLOPES

26366 CALDWELL LOWLY SAND, 0-10% SLOPES

ONE OF THE PROPERTY LIES WITHIN A 100 YEAR FLOOD PLANE. THE ELEVATION - THE PROPERTY IS INHABITANT A WOODED AREA.

THERE ARE NO BLUITS ON THE SUBJECT PROPERTY.

THE PROPOSED UNIT ARE WITHIN 100 FT OF COTTON LAKE LAKE AND ADJACENT RECREATIONAL DEVELOPMENT. ORDINARY HIGH WATER ELEVATION = 1444 FEET BASED ON 1912 DATUM.

TO WELLS OR SEPTIC SYSTEMS ARE TO BE INSTALLED.

THIS PROJECT IS TO BE A PHASED PROJECT WITH PHASE 1 CONSISTING OF 16 STORAGE TANKS AND A PHASE 2 CONSISTING OF 16 ADDITIONAL TANKS. THE PROJECT WILL BE COMPLETED BY 2010. THE PROJECT WILL BE USED FOR CONSTRUCTION OF NEW, POSSIBLE AREAS FOR BELTLINE CONSTRUCTION. THE SITE LAYOUT AND WILL BE DETERMINED AFTER THE PROJECT IS COMPLETED.

PARCEL ID NUMBER
10.02001.000

PROPERTY ADDRESS
20475 340TH AVE
COONAPY MN

TOTAL PROJECT AREA=124,877 S.F.
TOTAL PROJECT R/W=15,220 S.F.
TOTAL PROJECT USABLE=109,657 S.F.

PHASE 1 AREA= 55,358 S.F.
PHASE 1 IMPERVIOUS= 17,703 S.F.
PHASE 1 IMPERVIOUS ALLOWED= 17,703 S.F.
PHASE 1 IMPERVIOUS PROPOSED= 11,4 S.F.
PHASE 1 IMPERVIOUS PROPOSED= 10,660 S.F.
PHASE 1 PROPOSED DRAINAGE= 5,965 S.F.
PHASE 1 PROPOSED UNITS= 4,320 S.F.

PHASE 2 AREA= 69,519 S.F.
PHASE 2 IMPERVIOUS= 22,715 S.F.
PHASE 2 IMPERVIOUS ALLOWED= 22,715 S.F.
PHASE 2 IMPERVIOUS PROPOSED= 16,002 S.F.
PHASE 2 IMPERVIOUS PROPOSED= 17,000 S.F.
PHASE 2 IMPERVIOUS PROPOSED= 10,710 S.F.
PHASE 2 PROPOSED DRAINAGE= 5,543 S.F.
PHASE 2 PROPOSED UNITS= 11,520 S.F.

PROJECT TOTAL IMPERVIOUS ALLOWED= 40,418 S.F.
PROJECT TOTAL IMPERVIOUS PROPOSED= 27,715 S.F.

moore
engineering, inc.

PROJ. NO.
19330-930