



COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

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

May 11th, 2021 @ 6:00 P.M.

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

APPLICANT: Lloyd B & Eunice I Gunderson
29075 US Hwy 10
Detroit Lakes, MN 56501

Project Location: 29075 US Hwy 10
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Change of Zone from Residential to Commercial.

LEGAL LAND DESCRIPTION: Tax ID number: **03.0074.000** Section 07 Township 138 Range 040; PT LOTS 3&4 BEG 150' E OF SW COR SEC TH E 459' N 687.1' NW 1153.8' AL HWY TO TWP RD S 334' E 121' & S 1321' TO BEG EX 1.17 AC. Tax ID number: **03.0075.000** Section 07 Township 138 Range 040; PT LOTS 3&4 BEG 609' E 687.1' N & 1153.8' NW OF SW SEC COR TH S 334' E TO HWY#10 & NW AL HWY TO BEG; Burlington Township

REFER TO BECKER COUNTY ZONING ORDINANCE

****** In response to the COVID-19 public health emergency declared by Governor Walz, the May 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: **718 858 89#** 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: Lloyd B & Eunice I Gunderson

Applicant's Address: 29075 US Hwy 10
Detroit Lakes, MN 56501

Telephone(s): 701-219-9590 (Lucille) Date of Application: 4/20/21

Signature of Applicant: _____

Parcel ID Number: 03.0074.000 03.0075.000 Project Address: 29075 US Hwy 10

Legal Description of Project:

SECTION 1

*Zone Change For Existing Parcel Number 03.0074.000
Current Zoning Residential Requested Zoning Commercial
Is the change within 2 miles of any city limits? yes - Detroit Lakes

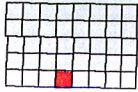
SECTION 2

*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 _____
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 _____

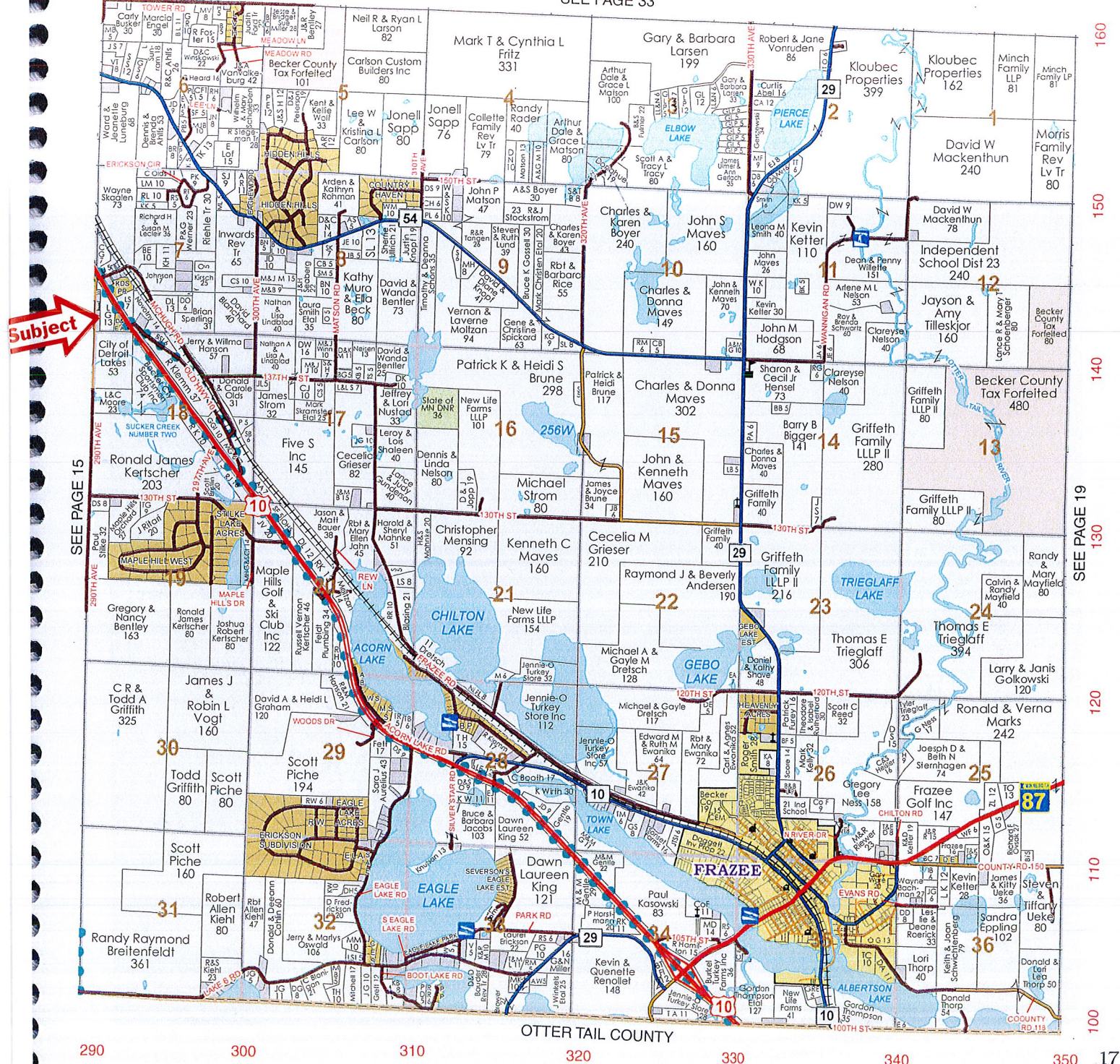


Burlington

Township 138N - Range 40W

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

APPLICANT: Smokey Resort LLC
100 N Gould St
Redwood Falls, MN 56283

Project Location: 53014 St Hwy
Osage, MN 56570

APPLICANT: Tyler & Erika Johanning
605 4th St W
Park Rapids, MN 56470

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Change of Zone for 21.0302.010 from Agricultural to Commercial and request a Conditional Use Permit for 49 units or sites for a non-shoreland multi-unit development.

LEGAL LAND DESCRIPTION: Tax ID number: **05.0144.001** Section 25 Township 140 Range 037; NE1/4 N of HWY 34 Tax ID number: **21.0302.010** Section 30 Township 140 Range 036; 30-140-36 PT GOVT LOT 1: N OF LN PARALLEL AND 250' N OF FOLLOWING LN: BEG N QTR COR, S 517.2', SW 2450.6' AND TERM.

REFER TO BECKER COUNTY ZONING ORDINANCE

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Conditional Use Application Review

Permit # CUP2021-34

Property and Owner Review

Owner: SMOKEY RESORT LLC	Parcel Number(s): 050144001 210302010
Mailing Address: SMOKEY RESORT LLC 100 N GOULD ST REDWOOD FALLS MN 56283	Site Address: 53014 ST HWY 34
	Township-S/T/R: CARSONVILLE-25/140/037
	Shoreland? No Name:
Legal Descr: NE1/4 N OF HWY 34	

Conditional Use Details Review

Description of Conditional Use Request: **Request a Conditional Use Permit for 49 Units or sites for anon-shoreland multi-unit development.**

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.

Just expanding an existing business. No homes close to campground, so will not interfere with their enjoyment.

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.

Will have no effect on how neighboring parcels choose to develop their property.

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

Adding new roads and drainage. Expanding electrical utilities. Sewers and all necessary utilities will be up to code.

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.

Will be creating parking for each individual unit or site.

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.

Business is in the woods away from other properties. Lighting is approved by State of MN and does not affect surrounding properties.

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: **Smokey Resort LLC DBA Jack Pines Resort**

Business Owners: **Brent Proudly & Jacob Proudly**

Business Type: **Other - Please describe below** If 'Other', explain: **Resort**

Type of Merchandise:

Type of Service: **Campground**

Hours and Days of Operation: **Approximately May 1st - October 1st weather permitting.**

Number of Employees: **6**

Off-Street Parking Plan: 2 vehicle Parking for each site or unit
Size of structure to be used for Business: New or Existing:
Signage Plan: Redo existing Signs
Exterior Lighting Plan: To follow all codes through the State of MN.
Known Environmental Hazards: NA
Additional Business Plan Information:

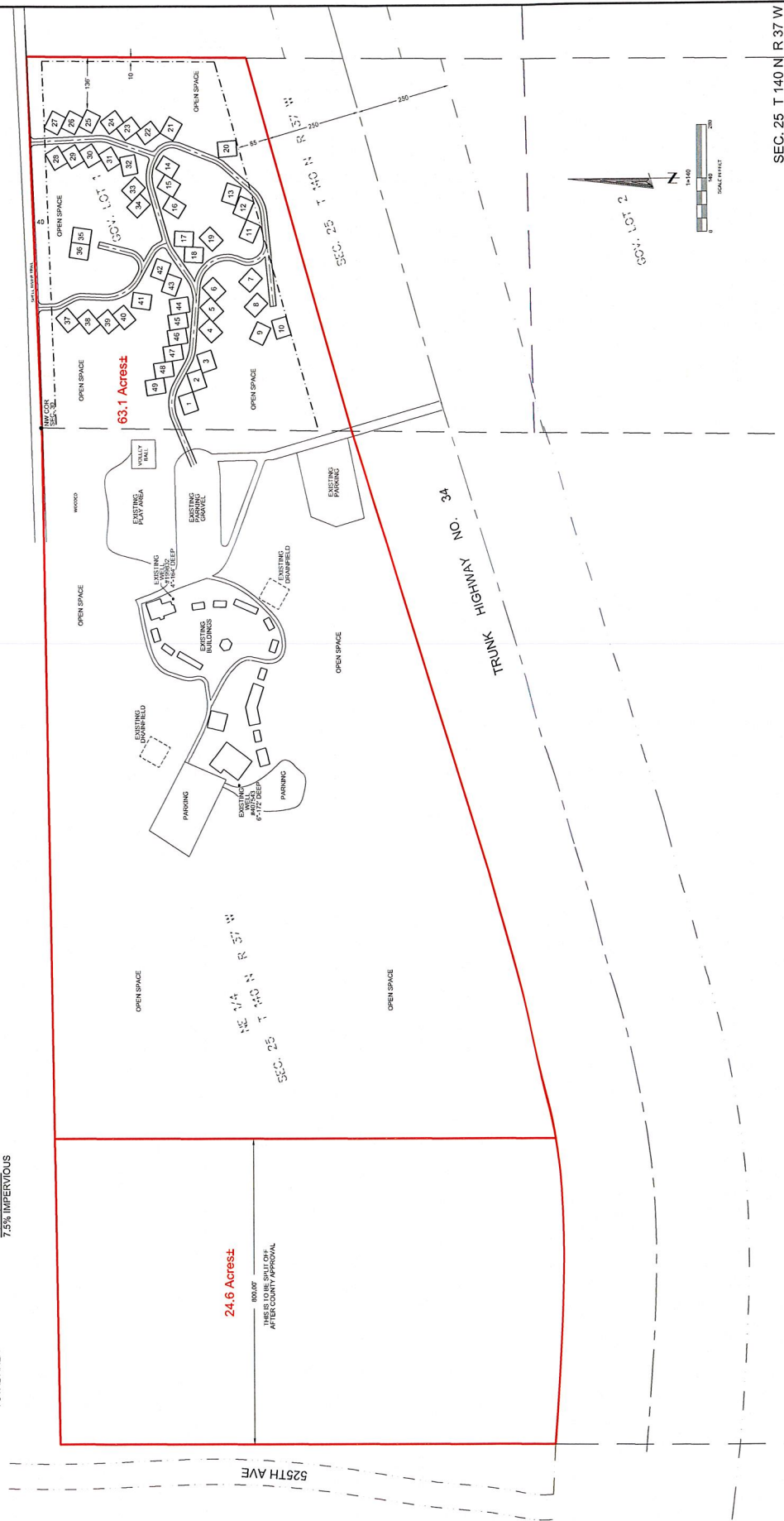
PROPOSED IMPERVIOUS AREA CALCULATION	
EXISTING BUILDINGS	21,539 S.F.
EXISTING ROADS & PARKING	136,791 S.F.
PROPOSED ROADS	27,000 S.F.
TOTAL IMPERVIOUS AREA	204,930 S.F.
TOTAL AREA	12,748,636 S.F.
	7.5% IMPERVIOUS

DENSITY CALCULATIONS
63.1 ACRES USABLE AREA
/ .66 ACRES/UNIT
95 UNITS ALLOWED

24.6 Acres±

THIS IS TO BE SPLIT OFF
AFTER COUNTY APPROVAL

525TH AVE



SEC. 25 T 140 N R 37 W

Date: 4/21/2021 • DRAWN BY: BMN • CHECKED: BMN • JOB NO. 10715-A

BRENT PROUTY



922ND AVE. EAST, SUITE 101
 EXANDRIA, MINNESOTA 56308
 PH. (320) 762-4111
www.nyborgsurveying.com

JACK PINES RESORT



Surveyor's Notes:
 1. There will be at least 1 parking stall per RV unit.
 2. The units shown on this drawing are 2,000 sq. ft. The maximum size of an RV is 400 sq. ft.

- REPLACE IRON MONUMENT
- 1/2" IRON MEDIAN WITH PLASTIC
- 1/2" IRON MEDIAN WITH PLASTIC
- 1/2" IRON MEDIAN WITH PLASTIC

SEC. 30 T 140 N R 36 W
 DATE: 1/29/2021 • DRAWN BY: JSM • CHECKED: BMM • JOB NO. 10716
 REQUESTED BY: BRENT PROUTY
 508 ZENOVILLE EAST, SUITE 101
 ALBUQUERQUE, NM 87104-5588
 PH: (505) 762-4111
 www.nybergsurveying.com

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 Professional Surveyor under the laws of the State of Minnesota.
 Brent M. Nyberg
 Date: January 29th, 2021 License No. 42260

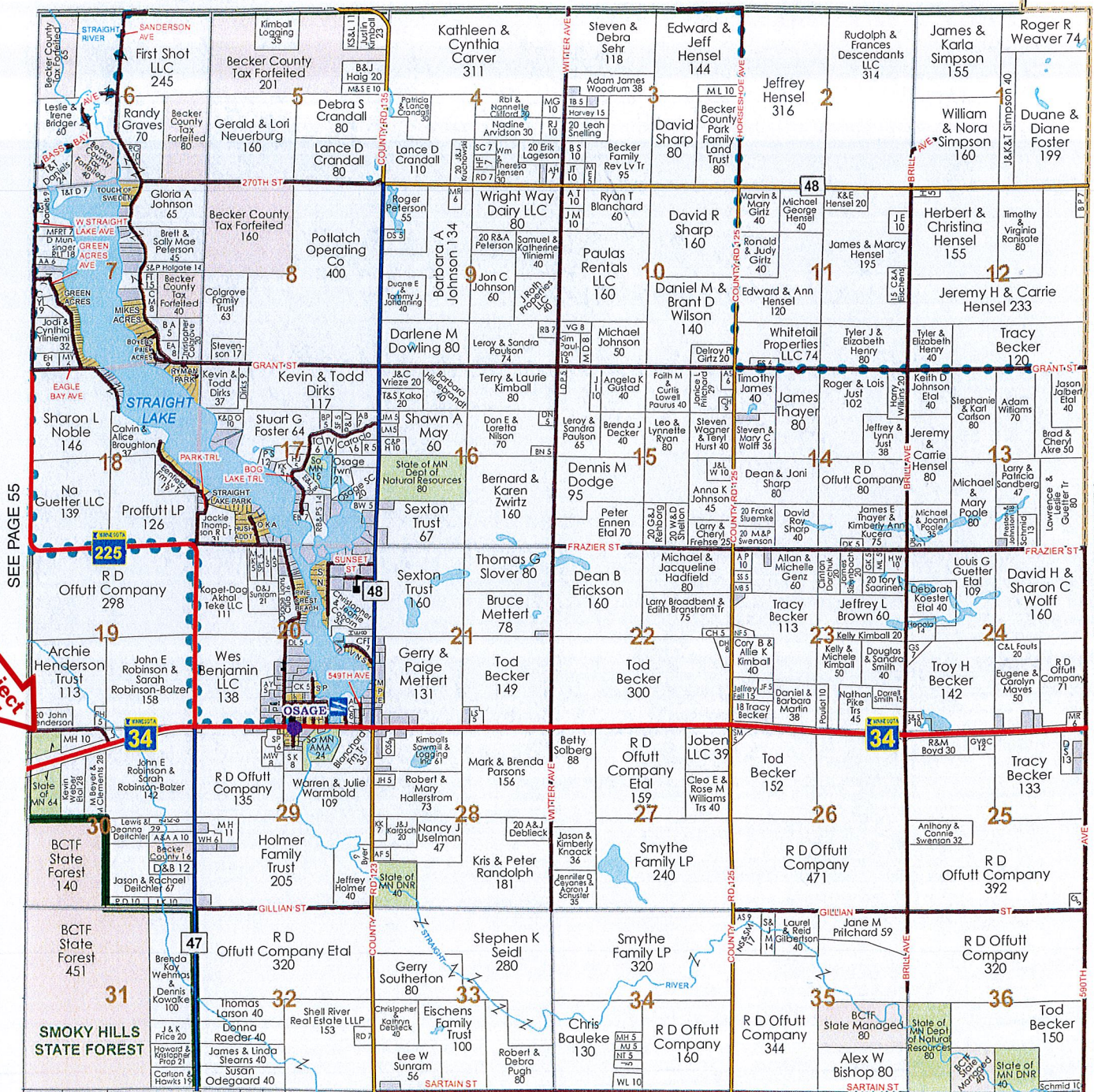


Osage

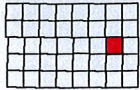
Township 140N - Range 36W

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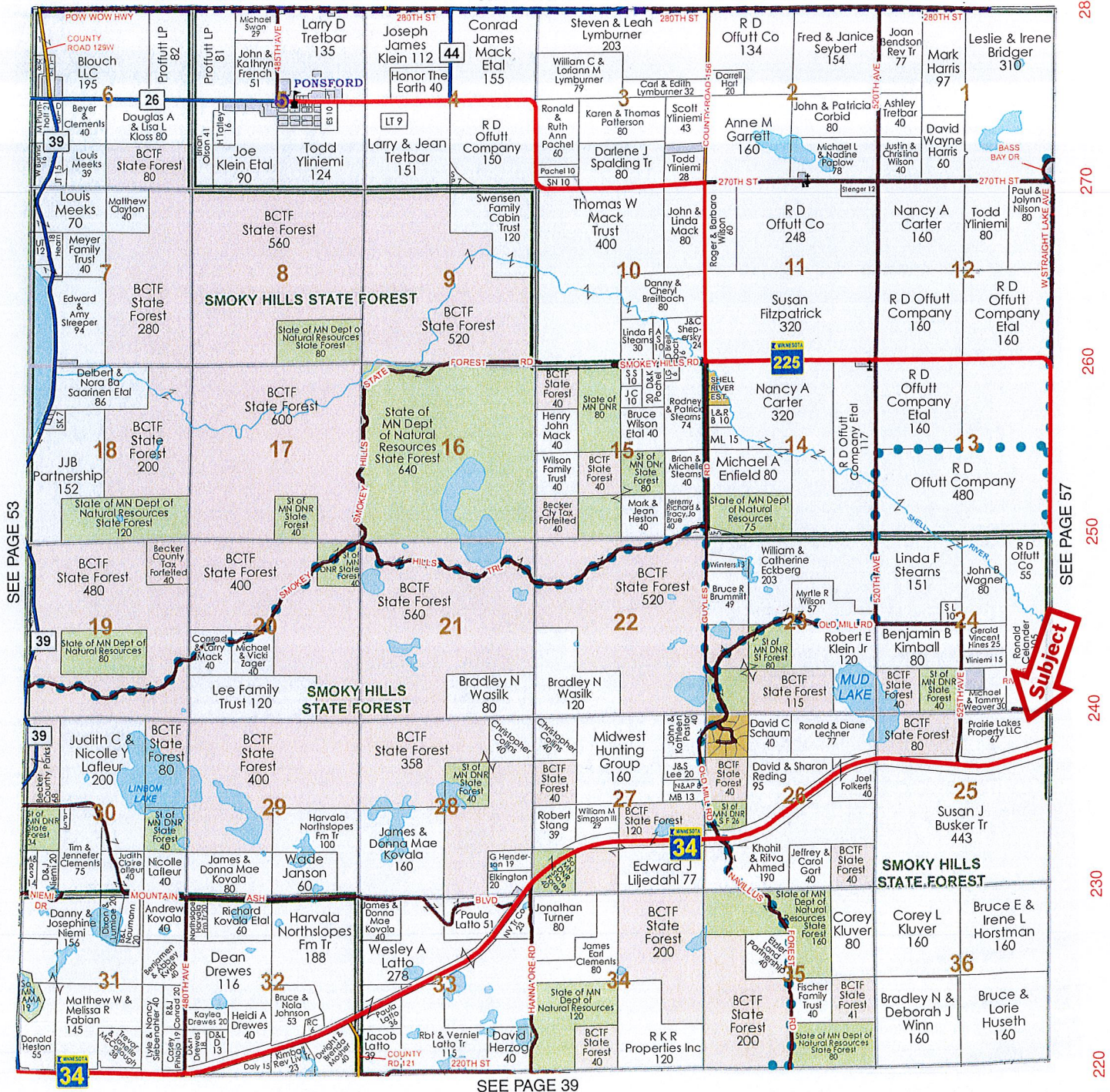
Carsonville

Township 140N - Range 37W

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