



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****

July 13th, 2021 @ 6:00 P.M.

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

APPLICANT: Darryl W & Renee S Bergstrom
36554 SW Height of Land Dr
Rochert, MN 56578

Project Location: TBD Hubble Pond Rd
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for mining operations.

LEGAL LAND DESCRIPTION: Tax ID number: **15.0045.000** Section 08 Township 139 Range 039; 8-139-39 PT NW1/4 SE1/4 LESS 2.75AC (15-45-1), LESS 2AC (15-46), LESS 1.2AC (PT 15-47, PARCEL F).; Height of Land Township

REFER TO BECKER COUNTY ZONING ORDINANCE

**** In response to the COVID-19 public health emergency declared by Governor Walz, the July 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: 219 553 494# 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 # CUP2021-39

Property and Owner Review

Owner: **DARRYL W & RENEE S BERGSTROM**

Parcel Number(s): **150045000**

Mailing Address:

**DARRYL W & RENEE S BERGSTROM
36554 SW HEIGHT OF LAND DR
ROCHERT MN 56578**

Site Address: **TBD Hubble Pond Rd**

Township-S/T/R: **HEIGHT OF LAND-08/139/039**

Shoreland? **Yes** Name: **Height of Land (Height of Land S & Height of Land N) [RD]**

Legal Descr: **8-139-39 PT NW1/4 SE1/4 LESS 2.75AC (15-45-1), LESS 2AC (15-46), LESS 1.2AC (PT 15-47, PARCEL F).**

Conditional Use Details Review

Description of Conditional Use Request: **To mine and excavate for pit run and top soil.**

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 project will not harm any properties in the area. It is naturally screened by topography and vegetation. Hours and operation will be very minimal.

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.

Area will be reclaimed after material has been removed.

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

No utilities or facilities are necessary. Two existing approaches are on the property.

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.

N/A

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.

The hours we run will be normal business hours, Monday - Friday, 7:00 am to 5:30 pm. The operation will be shielded by trees and we will be operating in a low area.

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.

**Material will be mined over 1000' from the ohw, however a small portion of the property is within a 1000'.
N/A**

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

**Material will be mined over 1000' from the ohw, however a small portion of the property is within a 1000'.
N/A**

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

**Material will be mined over 1000' from the ohw, however a small portion of the property is within a 1000'.
N/A**

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

**Material will be mined over 1000' from the ohw, however a small portion of the property is within a 1000'.
N/A**

Business Plan Review

Name of Business: **Bergstrom Backhoe**

Business Owners: Darryl Bergstrom
Business Type: Service If 'Other', explain:
Type of Merchandise: Gravel/Top soil
Type of Service:
Hours and Days of Operation: Mon-Friday 7:00 AM to 5:30 PM
Number of Employees: 1
Off-Street Parking Plan: N/A
Size of structure to be used for Business: N/A
New or Existing:
Signage Plan: N/A
Exterior Lighting Plan: N/A
Known Environmental Hazards: No
Additional Business Plan Information:

Field Review Form**Permit # LALT2021-139****Property and Owner**Parcel Number: **150045000**

Site Address:

Owner: **DARRYL W & RENEE S BERGSTROM**Township-S/T/R: **HEIGHT OF LAND-08/139/039****Project Details**Project Start & End Date: **7/20/2021-7/20/2021**

Distance from OHW: -

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

Proj 1 Type Descr:

Gravel PitProj 1 Purpose Descr: **Gravel Pit**

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: **400x400**Area to be Filled/Leveled: **400x400**Total Cubic Yards of Earthmoving: **TBD**Fill Type/Material: **Sand**

Project Summary and/or Additional Projects & Information:

Erosion Control Method (1): **Seed Only**Erosion Control Method (2): **Seed Only**

Additional Erosion Control Information:

Inspector Notes (Earthmoving and Erosion Control):

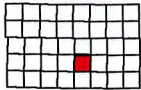


**Operation Plan for Aggregate Mining
Tax Parcel – 15.0045.000**

1. Name of Applicant: Bergstrom Backhoe LLC
Street Address: 36554 SW Height of Land Dr
City, State, Zip Code: Rochert, MN 56578
Phone Number: 218-841-9003
2. Landowner: Darryl W & Renee S Bergstrom
3. Legal Description: 8-139-39 PT NW1/4 SE1/4 LESS 2.75AC (15-45-1), LESS 2AC (15-46), LESS 1.2AC (PT 15-47, PARCEL F).
4. Attachments: Map
5. Current Zone: Agricultural
6. Material to be Excavated: Fill sand, various rock sizes, and gravel.
7. Estimated Groundwater Depth: Greater than 30ft.
8. Timetable for commencement and cessation of mining operations:

Months of Operation: Thaw – Freeze
Days: Monday – Friday
Hours: 7:00 am – 5:30 pm
9. Topsoil Management: The topsoil will be stripped and stockpiled for future reclamation. Topsoil will be pushed back when project is complete. Seeding will be done where necessary to reduce storm water erosion.
10. Primary Method of Mining: The primary method of mining to be used on 24 acres of land will be with loaders, and a dozer excavator. The additional machinery involved will include a conveyor and trucks.
11. Screening necessary: The operation should not need additional screening from the view of the surrounding land uses since the area cannot be seen from the road.
12. Noise Control: The noise generated from the operation will be controlled by tree buffering and working in a lower area.

13. Dust Control: The dust generated from the operation will be controlled by applying water when dust is flying.
14. Erosion Control: Any erosion from the exposed earth will be confined to the area of the proposed pit and will be controlled in the best way possible.
15. Post Mining Reclamation Plan: Upon completion of the removal of aggregate materials the pit edges will be sloped, and topsoil will be spread of the unused portions of the pit area and planted with grass. The pit restoration will be ongoing with the depletion of the material.
16. Access to Pit Area: We will be using an existing approach to the property.

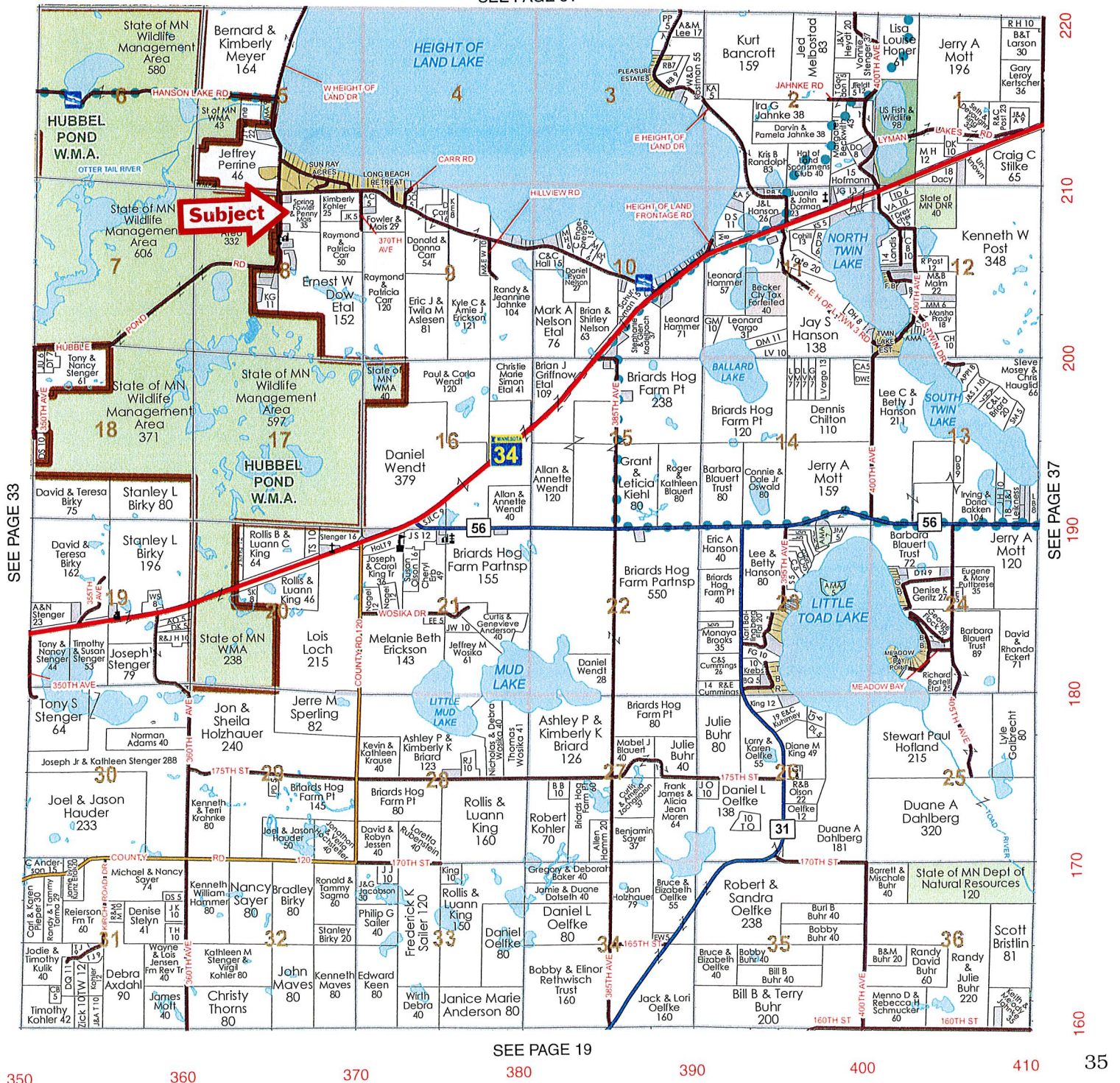


Height of Land (S)

Township 139N - Range 39W

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SEE PAGE 51





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****

July 13th, 2021 @ 6:00 P.M.

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

APPLICANT: Jerry & Vicki Kub
PO Box 52
Davenport, ND 58021

Project Location: 19738 Morton Oaks Rd
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Conditional Use Permit for a retaining wall.

LEGAL LAND DESCRIPTION: Tax ID number: **17.1007.000** Section 21 Township 138 Range 042; MORTON OAKLN BCH
3RD LOT 3.; Lake Eunice Township

REFER TO BECKER COUNTY ZONING ORDINANCE

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Replies/Comments:

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PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN. 56501

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

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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 # CUP2021-40

Property and Owner Review

Owner: JERRY & VICKI KUB	Parcel Number(s): 171007000 N/A
Mailing Address: JERRY & VICKI KUB PO BOX 52 DAVENPORT ND 58021	Site Address: 19738 MORTON OAKS RD
	Township-S/T/R: LAKE EUNICE-21/138/042
	Shoreland? Yes Name: Eunice (Lake Eunice) [GD] NA
Legal Descr: MORTON OAKLN BCH 3RD LOT 3	

Conditional Use Details Review

Description of Conditional Use Request: **Retaining wall 50ft x 3ft along the sand area that is already on the property. This is to help with the erosion problem.**

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 work will be done Monday Thru Friday 7am-530pm, All work and materials will be on the property where the work is being done.

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.

The work will be done on the property and all materials will be delivered to the property when needed.

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

All the work will be done on the property and a silt fence will be placed on the property before the work will be performed,

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 will only be taking one vehicle that will be parked during working hours. All equipment will be parked on the property and off the road.

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.

We follow the OSHA standards and guidelines on proper use of equipment and safe for the environment. All work will be done during working hours and during the work week.

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.

Silt Fence will be placed along the shoreline and any area that may have an erosion problem,

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

NA

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

NA

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

NA

Business Plan Review

Name of Business:

Business Owners:

Business Type: If 'Other', explain:

Type of Merchandise:
Type of Service:
Hours and Days of Operation:
Number of Employees:
Off-Street Parking Plan:
Size of structure to be used for Business: New or Existing:
Signage Plan:
Exterior Lighting Plan:
Known Environmental Hazards:
Additional Business Plan Information:



BECKER COUNTY PLANNING & ZONING ENVIRONMENTAL REVIEW TECHNICAL PANEL (ERTP) APPLICATION FOR RETAINING WALLS

915 LAKE AVE, DETROIT LAKES, MN 56502-0787
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	ERTP
YEAR	JUN - 8 2021

ZONING

The Planning & Zoning Department and the Environmental Review Panel will hold a pre-application meeting with Applicants regarding conceptual plans submitted for retaining wall requests. The request should include any proposed projects that will be located within the shore impact zone of any Lake, River or Stream. The process is to review the project plans and conduct a site visit prior to submittal of a formal application to the Planning & Zoning Department. If the ERTP recommends approval to proceed, the Applicant may proceed with the public hearing process.

Prior to the pre-application meeting, an applicant should provide the following information about the project:

1. Contact Name and Phone Number: Brian Cooksey 218-858-3874
2. Property Owners Name: Gerald (Jerry) & Vickie Kub
3. Parcel Number: 17.1007.000
4. Legal Description: Morton Oakln Beh 3rd Lot 3
5. Section 21 Township 138 Range 042
6. Lake Name: Eunice Lake Classification _____
7. Length of shoreline in Project: 50ft
8. Is the proposal to replace an existing retaining wall? Yes _____ No X
9. Length and Height of existing retaining wall: 50ft x 3ft
10. To construct a new retaining wall or expand an existing? New X Expand _____
11. Length and Height of new or expansion requested: 50ft x 3ft
12. Is there any existing rip rap along the shoreline? Yes X No _____
13. Distance work will be from the Ordinary High Water Mark 30ft
14. Amount of cubic yards of earth movement requested: 2
15. Are emergent aquatic plants found along shoreline? NO
16. Does the site have any wetlands and/or low areas? Yes _____ No X
17. Are any springs or seeps present? NO
18. Does the site contain any steep slopes? NO Are there any bluffs present? NO
19. Do any parties involved in this application have any ownership interest in, or options on, other properties in the vicinity of the project? NO

Brief description of request:

Put a retaining wall in along sand area
50ft x 3ft to help w/ Erosion.

(more information on back)

RECEIVED

JUN - 8 2021

ZONING

Field Review Form**Permit # LALT2021-141****Property and Owner**Parcel Number: **171007000**Site Address: **19738 MORTON OAKS RD**Owner: **JERRY & VICKI KUB**Township-S/T/R: **LAKE EUNICE-21/138/042****Project Details**

Project Start & End Date: -

Distance from OHW: **30ft**Proj 1 Type: **Rip Rap**Proj 1 Purpose: **Rip Rap**Proj 1 Type Descr:
Will be re-doing the existing Rip Rap to help with Erosion 65ftProj 1 Purpose Descr: **This is to help with the up keep to the current Rip rap that is along the shoreline.**

Inspector Notes (Project 1):

Proj 2 Type: **Retaining Wall (Requires an approved Conditional Use Permit - Must submit CUP application along with land alteration application)**

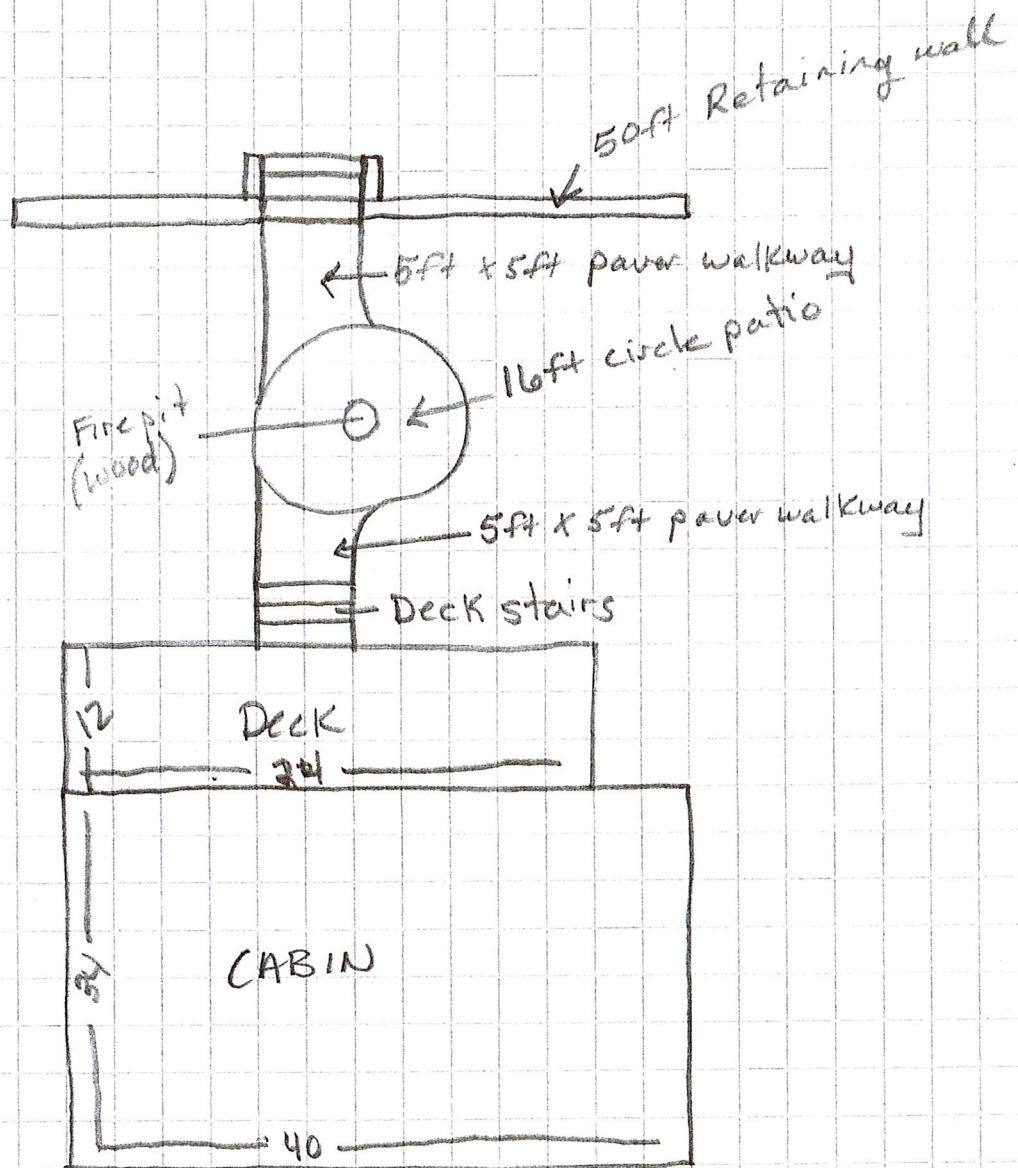
Proj 2 Purpose:

Proj 2 Type Descr: **Retaining wall installed along the sand area and grass 50ft x 3ft There will be a paver walkway going from the deck to the sand area as well. 286 sq. ft of pavers**Proj 2 Purpose Descr: **This is to help with the erosion problem that currently there right now. Paver area to walk to the dock area**

Inspector Notes (Project 2):

Additional Details/Erosion ControlArea to be Cut/Excavated: **30 x 5 x 1**Area to be Filled/Leveled: **30 x 5 x 1**Total Cubic Yards of Earthmoving: **2**Fill Type/Material: **Class 5 and sand**Project Summary and/or Additional Projects & Information: **Retaining wall along sand area to help with current erosion problem and walkway from the deck to the sand area for access to the dock.**Erosion Control Method (1): **Seed Only**Erosion Control Method (2): **Other (Please specify next)**Additional Erosion Control Information: **Retaining wall along sand area to help with current erosion problem and walkway from the deck to the sand area for access to the dock.**

Inspector Notes (Earthmoving and Erosion Control):



Jerry Kub

19738 Morton Oaks Rd
Audubon, MN 56511

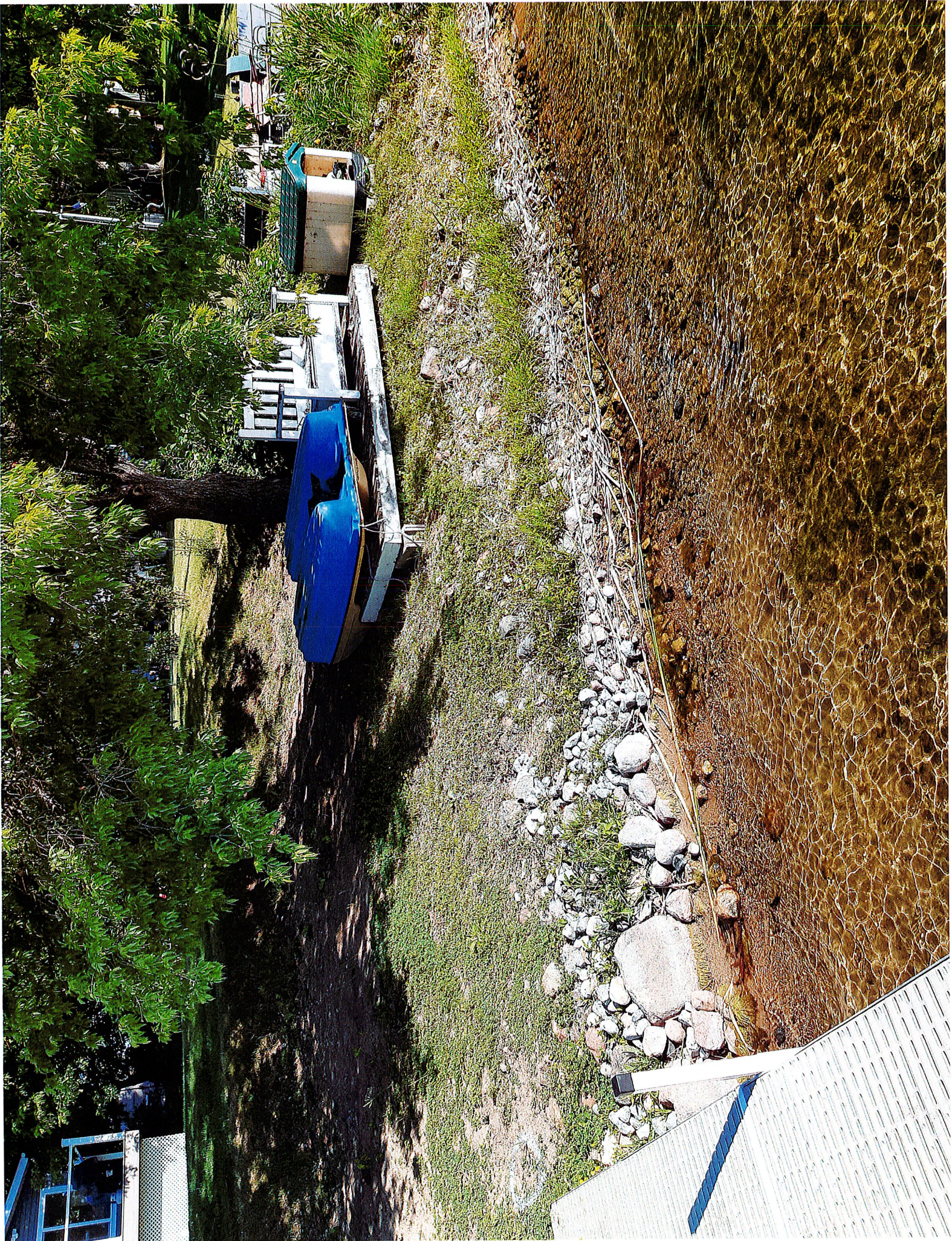


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for your map.

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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) Gerald (Jerry) & Vickie Kub hereby authorize Brian Cooksey 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.): Land Alteration

☐ plat application: _____

☒ conditional use application: _____

☐ variance application: _____

☐ other: _____

on my (our) property located at:
Tax Parcel Number(s): 17.1007.000 Physical Site Address: 19738 Morton Oaks Rd

Legal Description: Subdivision Name: Morton Oaks Bch 3rd Subdivision Cd
17047

Section: 21 Township: 138 Range: 042 Lot: 3 Block: _____ Plat Name: _____

Agent Contact Information

Agent address: 49026 245th Ave Pelican Rapids MN 56572
Street City State Zip Code

Agent phone #(s): Office: 218-863-7625 Agent fax #: _____ cell: 218-850-3874

Agent email address: Brian.Cooksey@LakesAreaLandscaping.com

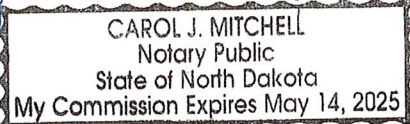
Gerald & Vickie Kub 6-1-2021
Property Owner(s) Signature(s) Date

State of Minnesota North Dakota
County of Becker Cass

On this 1st day of June before me personally appeared Gerald L. Kub
Vickie Kub

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) 
CAROL J. MITCHELL
Notary Public
State of North Dakota
My Commission Expires May 14, 2025

Carol J. Mitchell
Notary Public

Office Use Only:

Date received: _____

Expiration Date: _____

RECEIVED

JUN - 8 2021

ZONING



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**

July 13th, 2021 @ 6:00 P.M.

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

APPLICANT: Alan Wade & Mary Jane O'Neil
2549 S 36 St
Grand Forks, ND 58201

Project Location: 48427 Lake of the Valley Rd
Ponsford, MN 56575

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Conditional Use Permit for a retaining wall.

LEGAL LAND DESCRIPTION: Tax ID number: **12.0010.000** Section 04 Township 142 Range 037; S 120' OF GOVT LOT 8
W OF ROAD; Forest Township

REFER TO BECKER COUNTY ZONING ORDINANCE

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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 # CUP2021-41

Property and Owner Review

Owner: ALAN WADE & MARY JANE O'NEIL	Parcel Number(s): 120010000
Mailing Address: ALAN WADE & MARY JANE O'NEIL 2549 S 36 ST GRAND FORKS ND 58201	Site Address: 48427 LAKE OF THE VALLEY RD
	Township-S/T/R: FOREST-04/142/037
	Shoreland? Yes Name: Bad Medicine (Forest) [RD]
Legal Descr: S 120' OF GOVT LOT 8 W OF ROAD	

Conditional Use Details Review

Description of Conditional Use Request: **Retaining Wall**

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.

Will not affect other properties. Just a 3' high retaining wall. Covering approx. 87' of 120' of shoreline.

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.

N/A

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

N/A

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.

N/A

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.

N/A

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.

No major renovation happening. Adding Rock retaining wall to prevent anymore beach erosion from occurring.

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

Won't affect visibility as wall is only 3' high in shore impact zone. Approx: 30' from the OHW

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

N/A

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

N/A

Business Plan Review

Name of Business:

Business Owners:

Business Type: If 'Other', explain:

Type of Merchandise:

Type of Service:

Hours and Days of Operation:

Number of Employees:
Off-Street Parking Plan:
Size of structure to be used for Business: New or Existing:
Signage Plan:
Exterior Lighting Plan:
Known Environmental Hazards:
Additional Business Plan Information:



**BECKER COUNTY PLANNING & ZONING
ENVIRONMENTAL REVIEW TECHNICAL PANEL
(ERTP) APPLICATION FOR RETAINING WALLS**

915 LAKE AVE, DETROIT LAKES, MN 56502-0787
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	ERTP
YEAR	

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Prior to the pre-application meeting, an applicant should provide the following information about the project:

1. Contact Name and Phone Number: Alan O'Neil 7017414702
2. Property Owners Name: Alan and Mary O'Neil
3. Parcel Number: 12.0010.000
4. Legal Description: S 120' of Govt Lot 8 W of Road
5. Section 04 Township 142 Range 037
6. Lake Name: Bad Medicine Lake Classification RD
7. Length of shoreline in Project: 90'
8. Is the proposal to replace an existing retaining wall? Yes No X
9. Length and Height of existing retaining wall: N/A
10. To construct a new retaining wall or expand an existing? New X Expand
11. Length and Height of new or expansion requested: 90' x 3'
12. Is there any existing rip rap along the shoreline? Yes X No
13. Distance work will be from the Ordinary High Water Mark 30'
14. Amount of cubic yards of earth movement requested: 10 yards
15. Are emergent aquatic plants found along shoreline? No
16. Does the site have any wetlands and/or low areas? Yes No V
17. Are any springs or seeps present? No
18. Does the site contain any steep slopes? No Are there any bluffs present? No
19. Do any parties involved in this application have any ownership interest in, or options on, other properties in the vicinity of the project? No

Brief description of request:

Improve and reinforce bank adjacent
to lake. Erosion has taken place
over the years due to high water levels

(more information on back)

Field Review Form**Permit # LALT2021-136****Property and Owner**Parcel Number: **120010000**Site Address: **48427 LAKE OF THE VALLEY RD**Owner: **ALAN WADE & MARY JANE O'NEIL**Township-S/T/R: **FOREST-04/142/037****Project Details**Project Start & End Date: **7/21/2021-08/31/21**Distance from OHW: **21'**Proj 1 Type: **Retaining Wall (Requires an Approved Conditional Use Permit - Must submit CUP application along with land alteration application)**Proj 1 Purpose: **Other (Please specify next)**Proj 1 Type Descr:
3' high retaining wall 21ft. from the water. See drawing.Proj 1 Purpose Descr: **prevent shore erosion**

Inspector Notes (Project 1):

Proj 2 Type:

Proj 2 Purpose:

Proj 2 Type Descr:

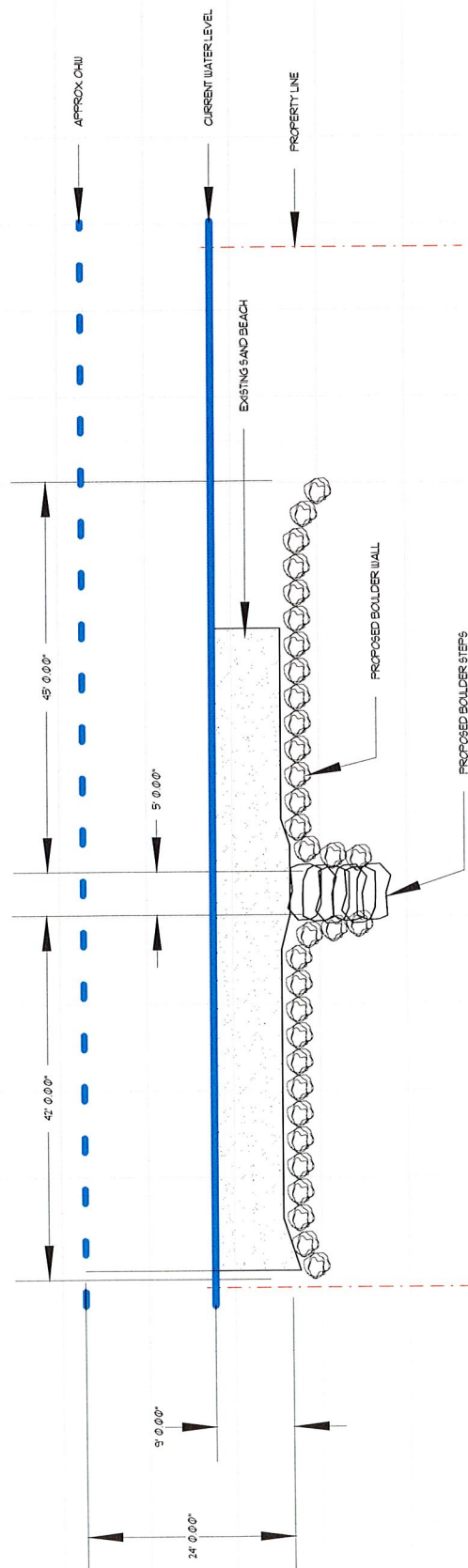
Proj 2 Purpose Descr:

Inspector Notes (Project 2):

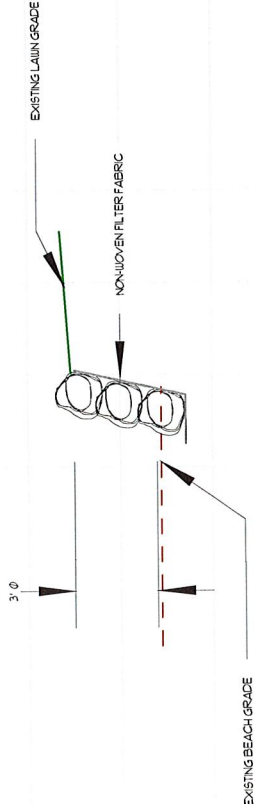
Additional Details/Erosion ControlArea to be Cut/Excavated: **N/A**Area to be Filled/Leveled: **NA**Total Cubic Yards of Earthmoving: **10-20 Cu yds**Fill Type/Material: **NA**Project Summary and/or Additional Projects & Information: **For retaining wall placement.**Erosion Control Method (1): **Seed & Mulch**Erosion Control Method (2): **Other (Please specify next)**Additional Erosion Control Information: **For retaining wall placement.**

Inspector Notes (Earthmoving and Erosion Control):

PROPOSED BOULDER WALL - PROFILE SCALED

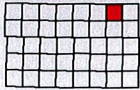


BOULDER WALL DETAIL - CROSS - SECTION NOT SCALED



Revision #: 1	Scale:	Landscape Plan: Bad Medicine Boulder Wall	Landscape Design by: Richard Ohm
Date: 6/20/2021	1" = 20'	O'Neal	Flying W Gardens



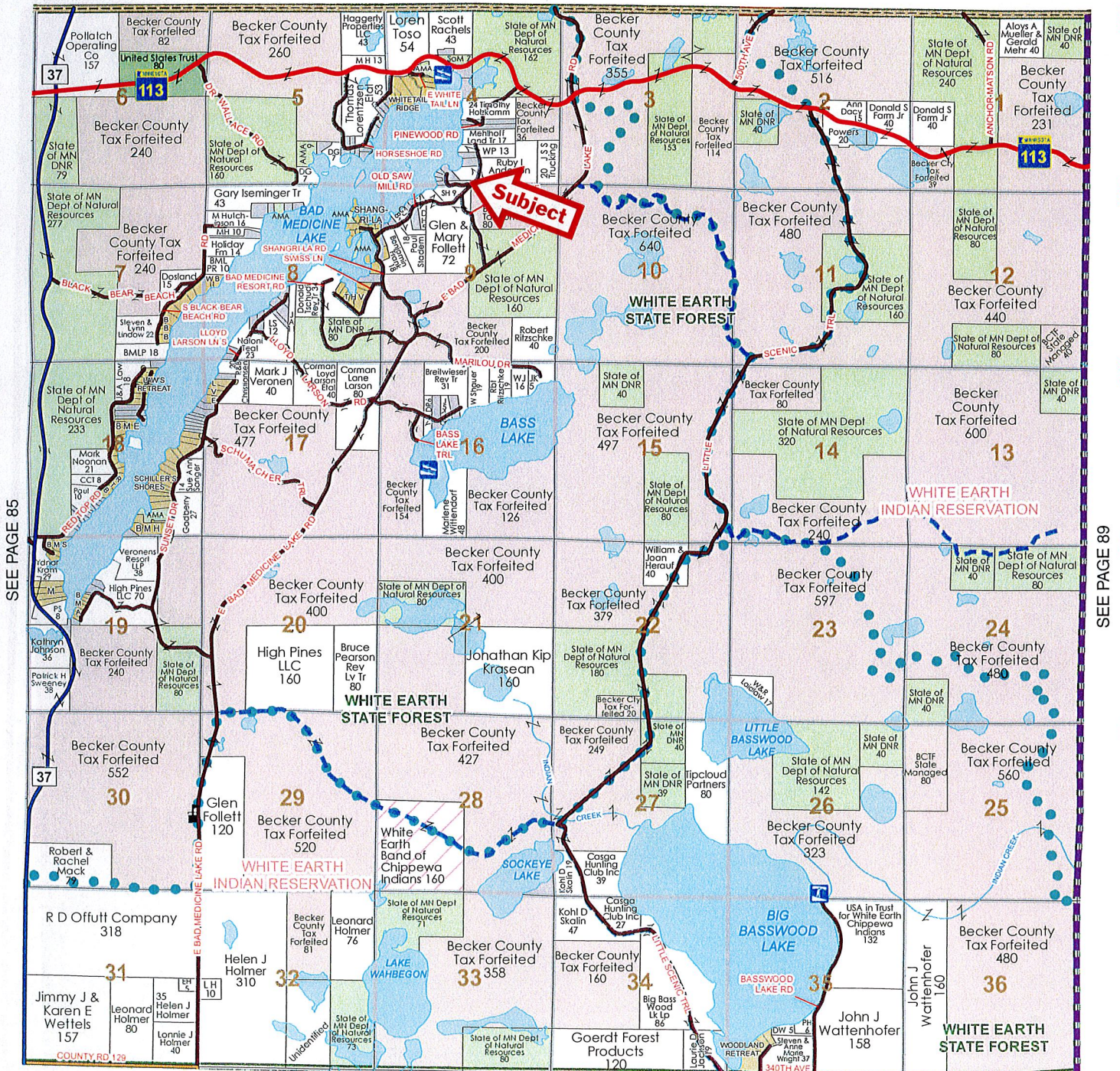


Forest

Township 142N - Range 37W

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CLEARWATER 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****

July 13th, 2021 @ 6:00 P.M.

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

APPLICANT: Joey Stahl
204 Chaffee Ave
Amenia, ND 58201

Project Location: TBD S Elbow Lake Rd
Waubun, MN 56589

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a Seasonal RV Park.

LEGAL LAND DESCRIPTION: Tax ID number: **25.0193.000** Section 06 Township 142 Range 038; GOVT LOT 10 LESS 5.30 ACRES. Tax ID number: **25.0211.000** Section 07 Township 142 Range 038; NE1/4 OF NE1/4.; Round Lake Township

REFER TO BECKER COUNTY ZONING ORDINANCE

**** In response to the COVID-19 public health emergency declared by Governor Walz, the July 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: 219 553 494# 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 # CUP2021-37

Property and Owner Review

Owner: JOEY STAHL	Parcel Number(s): 250193000 250211000
Mailing Address: JOEY STAHL 204 CHAFFEE AVE AMENIA ND 58004	Site Address: TBD
	Township-S/T/R: ROUND LAKE-06/142/038
	Shoreland? Yes Name: Elbow (Round Lake S & Eagle View) [RD]
Legal Descr: GOVT LOT 10 LESS 5.30 ACRES	

Conditional Use Details Review

Description of Conditional Use Request: **See submitted documents.**

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.
See submitted documents.

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.
See submitted documents.

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

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.
See submitted documents.

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.
See submitted documents.

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.
See submitted documents.

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

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

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

Business Plan Review

Name of Business: **Black Bear Hollow - RV Park**

Business Owners: **Joey Stahl**

Business Type: **Other - Please describe below** If 'Other', explain: **Seasonal RV Park**

Type of Merchandise: **Resort Related items such as Ice, packaged food, bait, apparel, etc.**

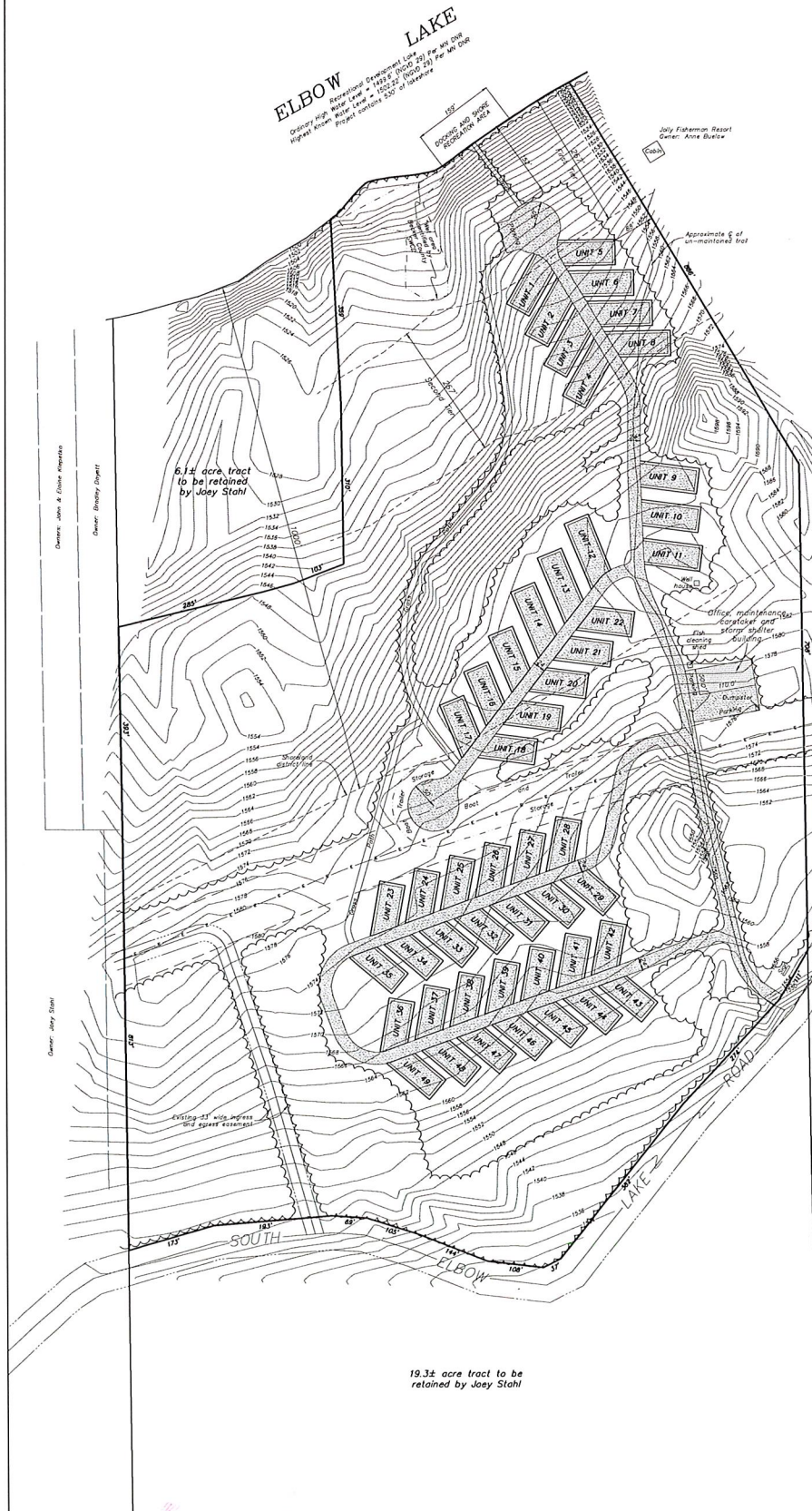
Type of Service: **Seasonal RV sites.**

Hours and Days of Operation: **Daily from May to October.**

Number of Employees: 2
Off-Street Parking Plan: See site plan.
Size of structure to be used for Business: See site plan.
New or Existing: New Structure
Signage Plan: See site plan.
Exterior Lighting Plan: Downward Facing. (See submitted documents.)
Known Environmental Hazards: No.
Additional Business Plan Information: NA

PRELIMINARY PLAN FOR BLACK BEAR HOLLOW SEASONAL RV PARK

IN GOVERNMENT LOT 10, SECTION 06-142-38 &
IN THE NE 1/4-NE 1/4, SECTION 07-142-38
BECKER COUNTY, MINNESOTA



STAHL PROJECT NOTES (530' of shoreline)

On south shore of Elbow Lake - Recreational development lake

1. Proposing 49 units (22 units in shoreland and 27 in non-shoreland) on 50 acres (2,175,000 sq. ft.), more or less.
2. 150' of lake shore will be used for a shore recreation area as shown. The balance of the lake shore and shore impact zone will remain in its natural state.
3. Lake depths are shown on the submitted DNR map for Elbow Lake.
4. The heavily wooded site and layout provide natural screening for odor, dust, noise vibrations and lighting.
5. Speed on all roads within the project will be limited to 10 mph and speed limit signage will be posted throughout the project.
6. A sign near South Elbow Lake Road with the name of the project will be placed with a maximum size of 35 sq. ft.
7. Any signage and road lighting will have downward facing lights.
8. Proposed to be zoned residential.
9. Unit sizes range from 4,586 sq. ft. to 6,275 sq. ft.
10. Elevation contours are shown on two foot intervals based on field collected data on the NAD 83 datum.
11. A licensed septic designer has reviewed the site and layout and completed a preliminary design as shown on the included Apex Engineering preliminary plan set. A final septic design will be completed in accord with MN Dept. of Health and Becker County requirements, if approved.
12. A licensed engineer has reviewed the layout and has prepared a preliminary grading and storm water treatment plan as shown on the included Apex Engineering preliminary plan set. A final storm water treatment plan will be completed in accord with MPCA requirements prior to excavation.
13. A centralized well and water supply system with supply lines running to each unit from a well house they located as shown will be designed in accord with MN Dept. of Health and Becker County requirements, if approved.
14. A Certificate of Survey and legal descriptions will be prepared to subdivide the RV Park tract from the balance of the Joey Stahl property.
15. No known historic sites on the property.
16. Soil types and property elevation are suitable for subsurface sewage treatment. Soil types are noted below.

DENSITY CALCULATION

Shoreland Density

Total suitable area = 782,000 sq. ft.
Density division factor = 35,000 sq. ft.
Allowable units = 22.3

Non-Shoreland Density (Residential zoning)

Total suitable area = 1,393,000 sq. ft.
Density division factor = 29,040 sq. ft.
Allowable units = 47.9

DOCKING CALCULATION (530' shoreline)

Becker County maximum allowable continuous docking = (1.5 x allowable dwelling units in first tier)

Suitable area in first tier = 164,000 sq. ft.

Minimum area per dwelling unit = 44,000 sq. ft.

Allowable continuous docking = 6.1 (Becker County ordinance)

Min. DNR Shoreland Ordinance allows for 17.2 continuous docking slips provided all structures are at least 150' from the ordinary high water level. This project has all structures at least 240' from the ordinary high water level. Both Becker County and the DNR allow a boat launch which is not being proposed. Applicant is requesting for the Conditional Use Permit to allow for 17 continuous docking slips due to increased septic and minimal near shore disturbance, leaving existing trees to buffer project view from lake.

IMPERVIOUS SURFACES (Sq. Ft.)

Asphalt = 25,370
Gravel (roads and pads) = 283,555
Concrete = 1,230
Buildings = 5,700
Total impervious surface = 316,055 (14.5%)
TOTAL OPEN SPACE = 63.8%

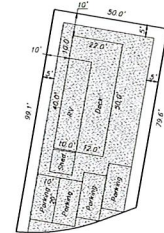
Maximum shoreline for recreation = 150'

Soil Types (Per Becker County soil survey maps)

776C-Snellman-Sugarbush complex, 8 to 15% slopes, well drained
776C-Snellman-Sugarbush complex, 15 to 30% slopes, well drained
1236B-Eagleview loamy sand, 1 to 8% slopes, somewhat excessively drained
1236C-Eagleview loamy sand, 8 to 15% slopes, somewhat excessively drained
1236E-Eagleview loamy sand, 15 to 30% slopes, somewhat excessively drained
1238C-Two Inlets-Sugarbush complex 15-30% slopes, somewhat excessively drained

TYPICAL UNIT LAYOUT

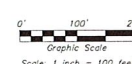
Shown on Unit 36 which is the smallest unit area at 4,586 sq. ft. Depicts the largest anticipated RV and deck configuration. Each unit will have a 40' wide graded, gravel pad from the road as shown. The entire pad has been considered impervious in the impervious surface calculations. Each unit will be allowed to have a 10'x10' or smaller storage shed. Exact configuration for each unit will vary depending on size and orientation of RV, amount of deck and size of shed. RVs, decks and sheds must be at least 10' from unit boundary.



Scale 1" = 25'

LEGEND

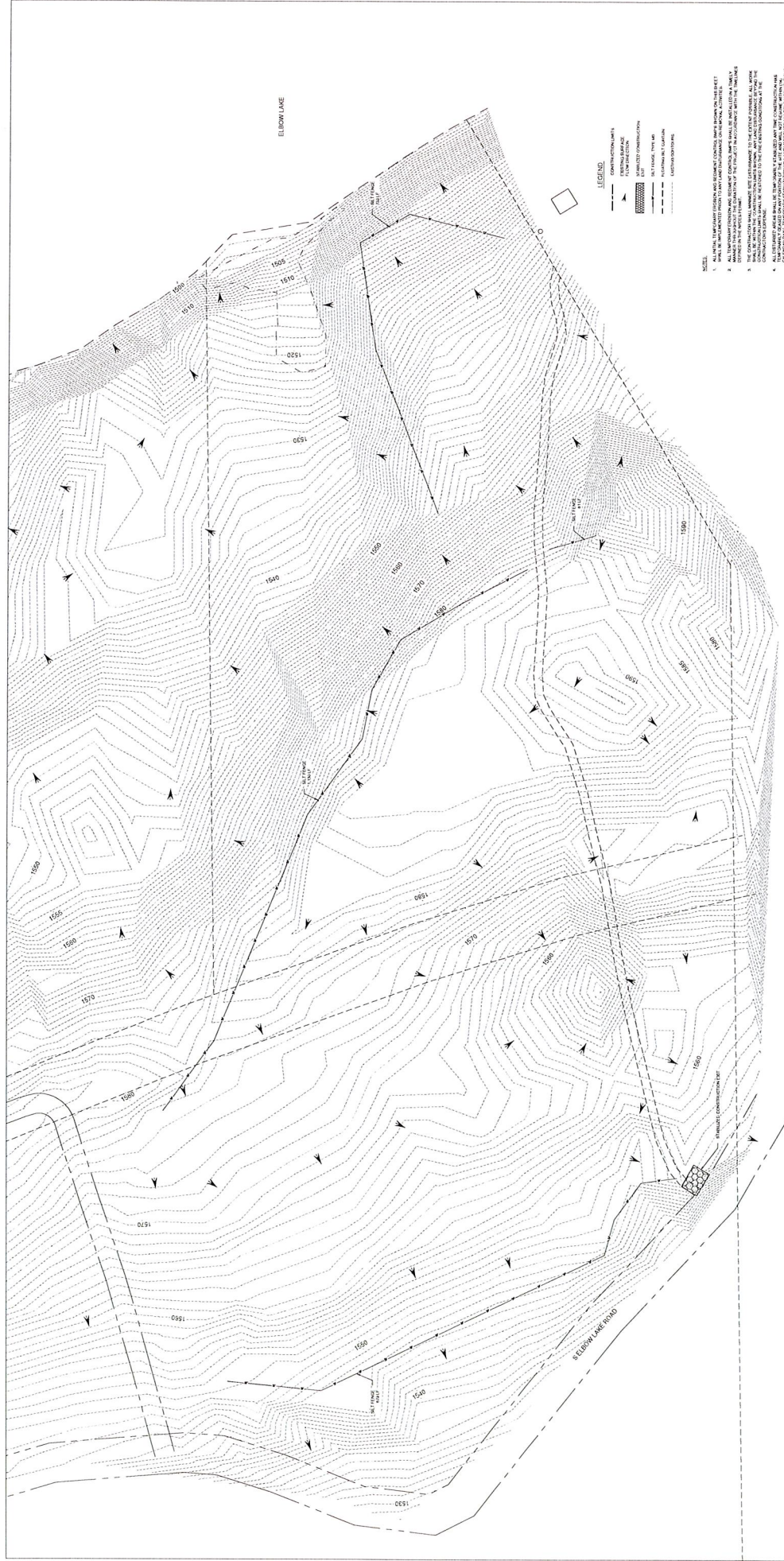
- = Denotes Unit boundaries
- = Denotes gravel surface
- = Denotes existing underground electric service line
- = Denotes edges of trees
- = Denotes elevation contour of 1580' (NGVD 29)



MEADOWLAND SURVEYING, INC.
1118 WYVY 59 SOUTH, DETROIT LAKES, MN 56501
EMAIL: fronidesk@meadowlandsurveying.com
www.meadowlandsurveying.com
218-847-4289

CLIENT:
JOEY STAHL
204 CHATFIELD AVENUE
AMENIA, ND 58004

Updated
Prepared On July 2, 2021

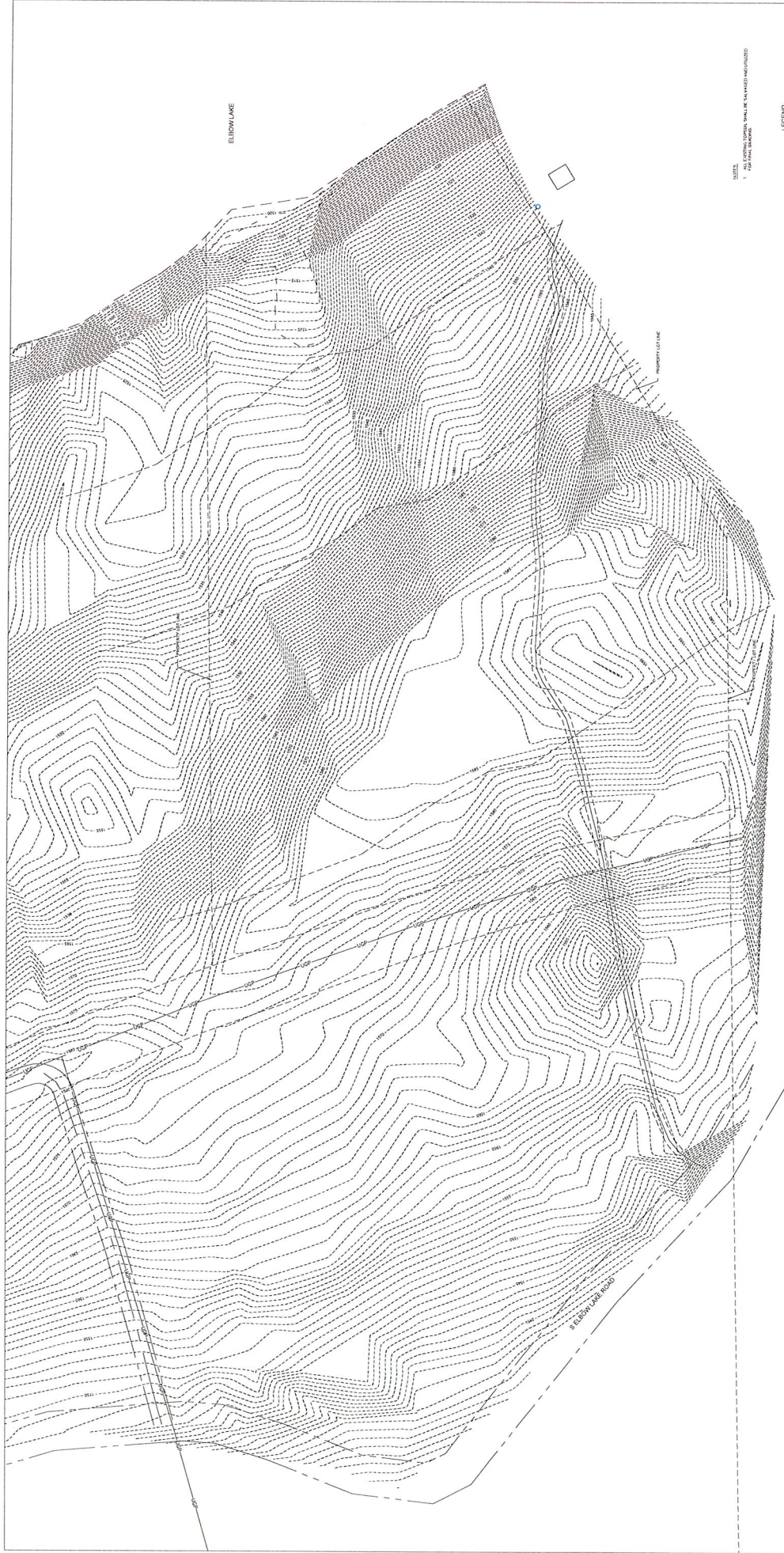


NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. ALL EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
4. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM THE CONSTRUCTION AREA.
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10. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM THE CONSTRUCTION AREA.



REVISIONS		Bismarck - Detroit Lakes - Fargo		Apex Engineering Group		BLACK BEAR HOLLOW SEASONAL RV PARK		SWPPP		Sheet: 3 OF 12	
Issue #	Description	Date	21.47.0054	Month XX, 20XX	Print Name: XXXX	Drawn By: J.C. BLV	Checked By: JSG	Approved By: JSG	License Number: XXXX	TEMPORARY EROSION & SEDIMENT CONTROL PLAN	
										L:\Projects\2021\21.47.0054 - SWPPP - rv park\Design\Drawings\21.47.0054 - SWPPP Existing.dwg	



REVISIONS

Issue #	Description	Date

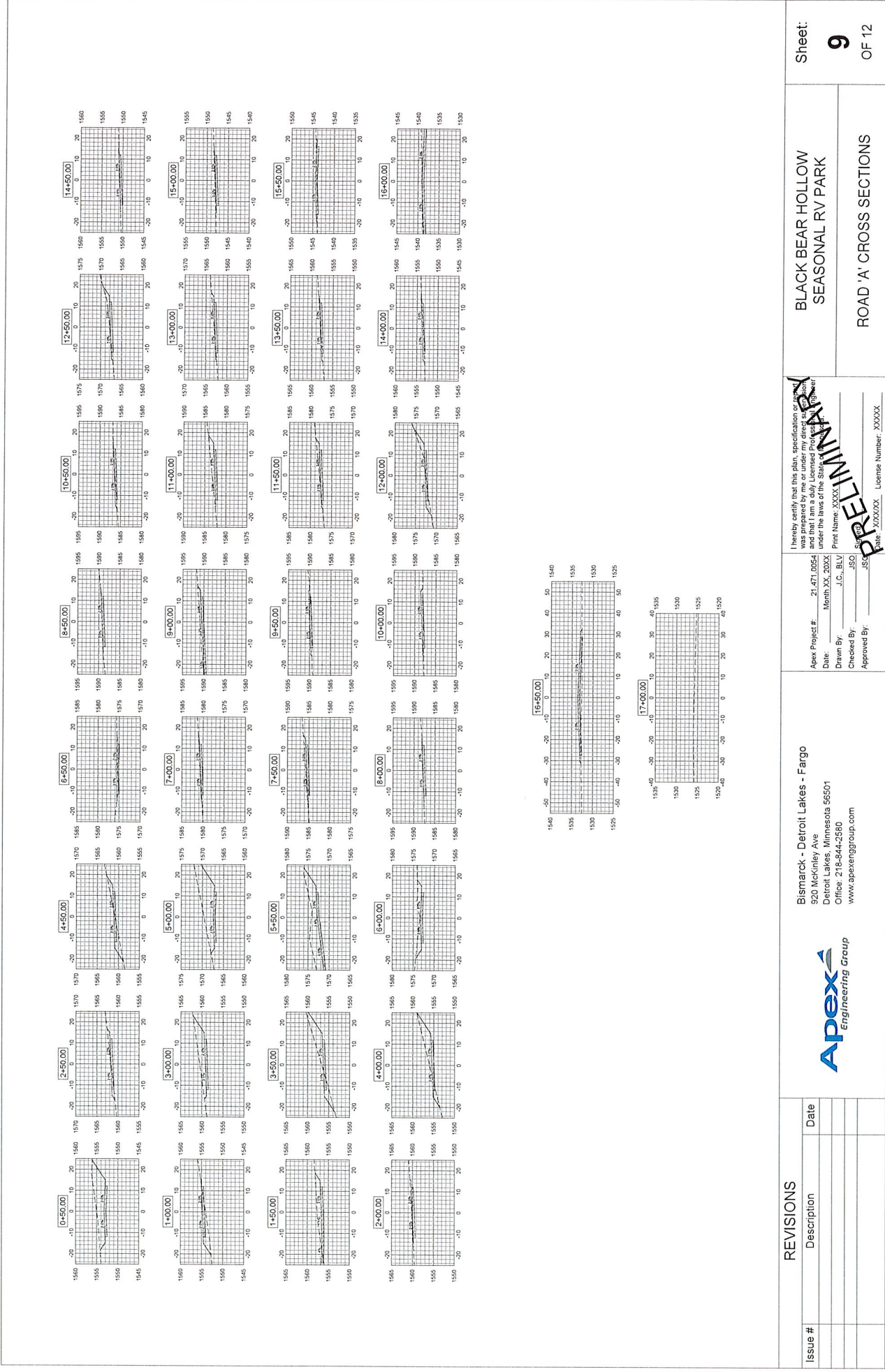
Bismarck - Detroit Lakes - Fargo
920 McKinley Ave
Detroit Lakes, Minnesota 56501
Office: 218-844-2580
www.apexenggroup.com



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Date: 21.471.0054
Month XX, 20XX
Drawn By: J.C. BLV
Checked By: J.S.O.
Approved By: J.S.O.
Print Name: XXXXX
Date: 21.471.0054
License Number: XXXXX

BLACK BEAR HOLLOW
SEASONAL RV PARK
EXISTING CONDITIONS &
REMOVALS

Sheet:
6
OF 12

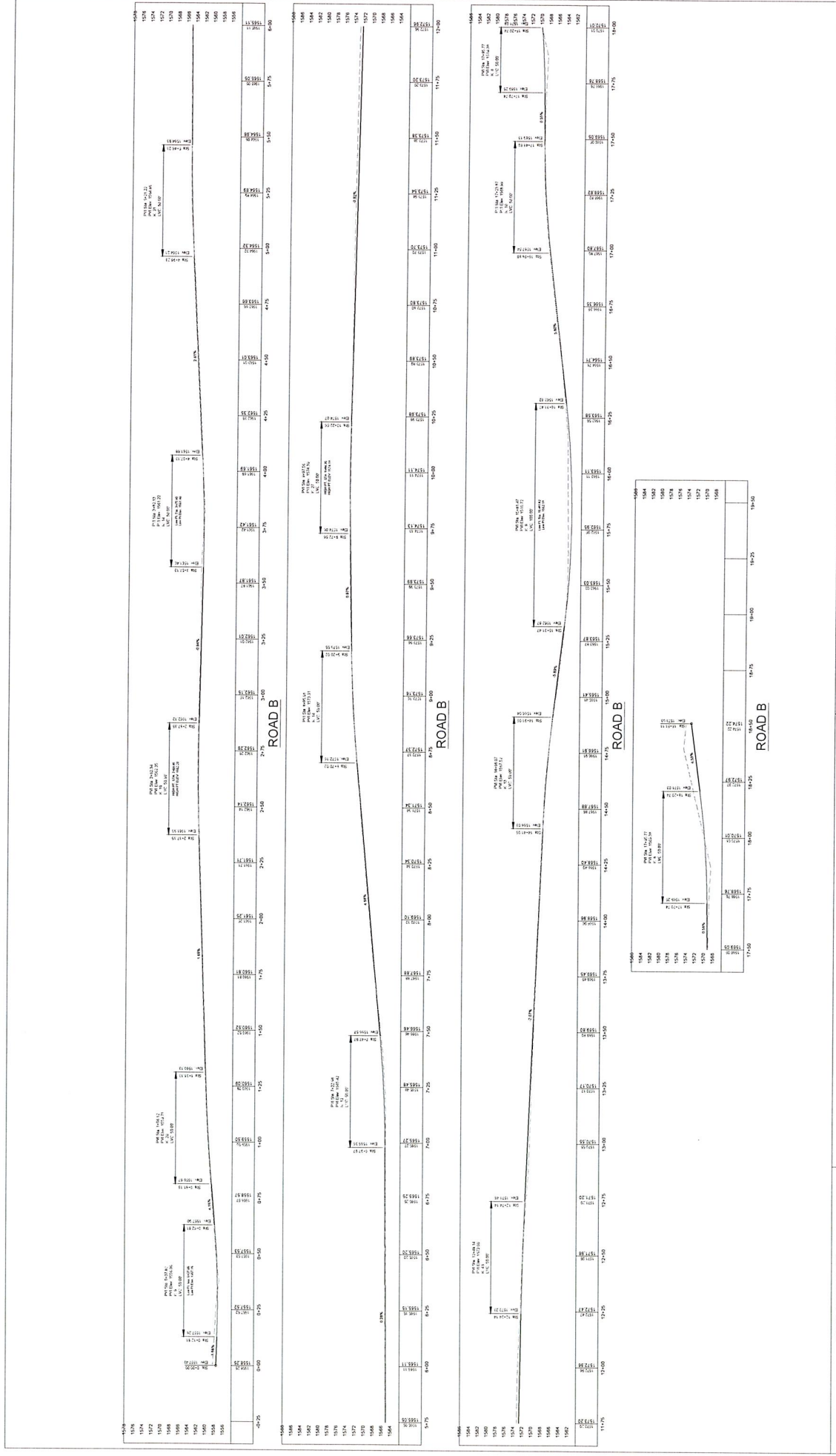


REVISIONS		Bismarck - Detroit Lakes - Fargo		Apex Engineering Group		BLACK BEAR HOLLOW SEASONAL RV PARK		Sheet: 9 OF 12	
Issue #	Description	Date	Apex Project #		21-471-0054		I hereby certify that this plan, specification or contract was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of North Dakota.		
			Date:	Month XX, 20XX	Date:	Month XX, 20XX	Print Name: XXXXX		
			Drawn By:	J.C., BLV	Drawn By:	J.C., BLV	PRELIMINARY		
			Checked By:	JSD	Checked By:	JSD	ROAD 'A' CROSS SECTIONS		
			Approved By:	JSD	Approved By:	JSD	Date: XXXXX License Number: XXXXX		

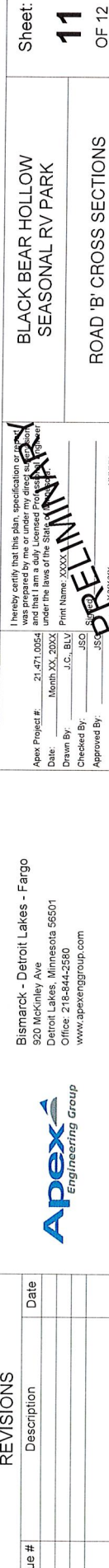
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: XXXX
Date: XX/XX/XX
License Number: XXXXX

PRELIMINARY



REVISIONS			Bismarck - Detroit Lakes - Fargo			Apex Engineering Group			BLACK BEAR HOLLOW SEASONAL RV PARK			ROAD 'B' PROFILES			Sheet: 10 OF 12		
Issue #	Description	Date	Apex Project #: 21-471.0054			I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.			Date: 21-471.0054			Print Name: XXXX			PRELIMINARY		
			Month XX, 20XX			J.C. BLV			Drawn By: J.C. BLV			JSD					
									Checked By: JSD			Date: XXXXX					
									Approved By: JSD			License Number: XXXXX					
			www.apexengr.com														



Bismarck - Detroit Lakes - Fargo

920 McKinley Ave
 Detroit Lakes, Minnesota 56501
 Office: 218-844-2980
www.apexengr.com

Apex Project #: 21-471-0054

Date: Month XX, 20XX

Drawn By: J.C. BLV

Checked By: JCO

Approved By: JSC

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

PRELIMINARY

ROAD 'B' CROSS SECTIONS

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of _____.

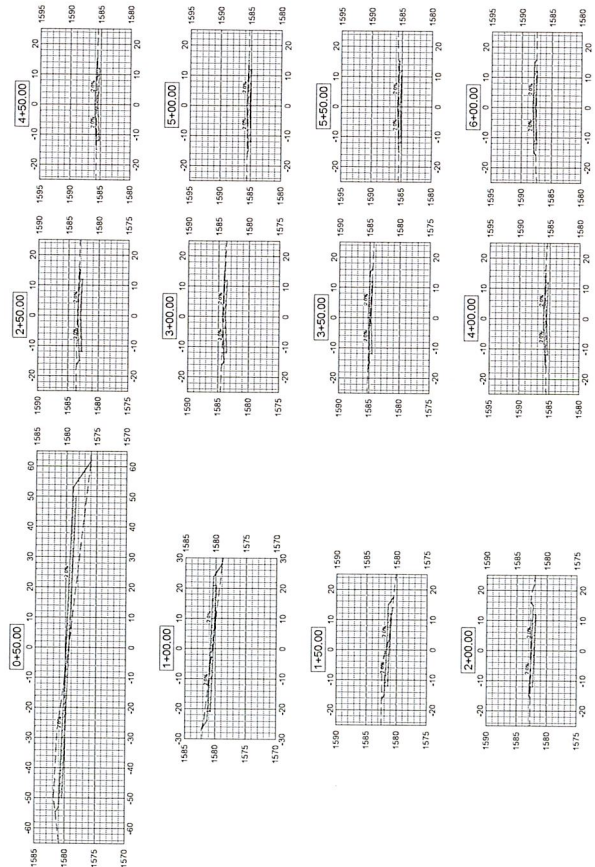
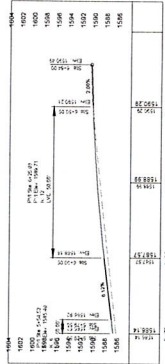
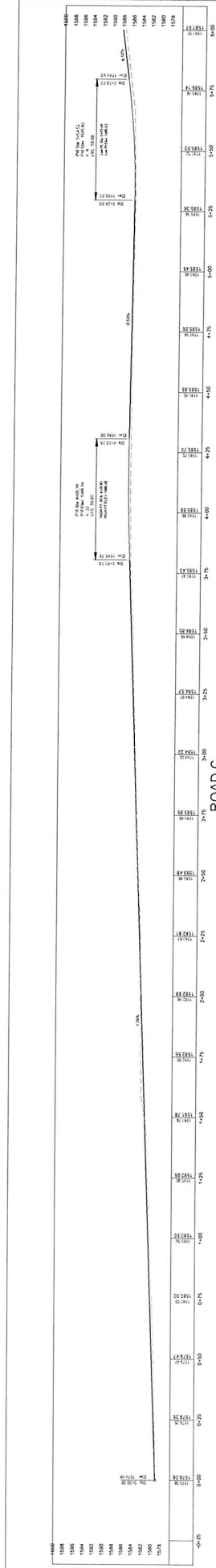
Print Name: XXXX _____
Signature: _____

Apex Project #: 21_471_0054
Month XX, 20XX J.C. BLV
Date: _____
Drawn By: _____
Checked By: JSO
Approved By: JSO

Bismarck - Detroit Lakes - Fargo
920 McKinley Ave
Detroit Lakes, Minnesota 56501
Office: 218-844-2580
www.apexenggroup.com



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REVISIONS		Bismarck - Detroit Lakes - Fargo		Apex Engineering Group		BLACK BEAR HOLLOW SEASONAL RV PARK		ROAD 'C' PROFILES & CROSS SECTIONS		Sheet: 12 OF 12	
Issue #	Description	Date	920 McKinley Ave Detroit Lakes, Minnesota 56501 Office 218-844-2580 www.apexengr.com	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.		Apex Project #: 21-471-0054 Date: Month XX, 20XX Drawn By: J.C. BLV Checked By: J.S.O. Approved By: J.S.O.		Print Name: XXXX License Number: XXXX			

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), JOEY STAHL hereby authorize SCOTT WALZ 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, SEPTIC, WELL, ETC.

☐ plat application: _____

☒ conditional use application: SEASONAL T.V. PARK

☐ variance application: _____

☐ other: _____

on my (our) property located at:

Tax Parcel Number(s): 250193000 & 250211000 Physical Site Address: NONE, WEST OF JULY FISHERMAN

Legal Description: SEE ATTACHED RESORT

Section: 647 Township: 142 Range: 3B Lot: _____ Block: _____ Plat Name: _____

Agent Contact Information

Agent address: 1118 Hwy 59 S. DETROIT LAKES MN 56501
Street City State Zip Code

Agent phone #(s): 718-847-4289 Agent fax #: NONE

Agent email address: SWALZ@MEADOWLANDSURVEYING.COM

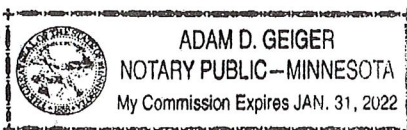
Joey Stahl 5-10-21
Property Owner(s) Signature(s) Date

State of Minnesota
County of Becker

On this 10th day of May before me personally appeared Joey Stahl

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.

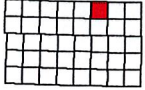
(Notary Stamp)



Adam D. Geiger
Notary Public

Office Use Only:

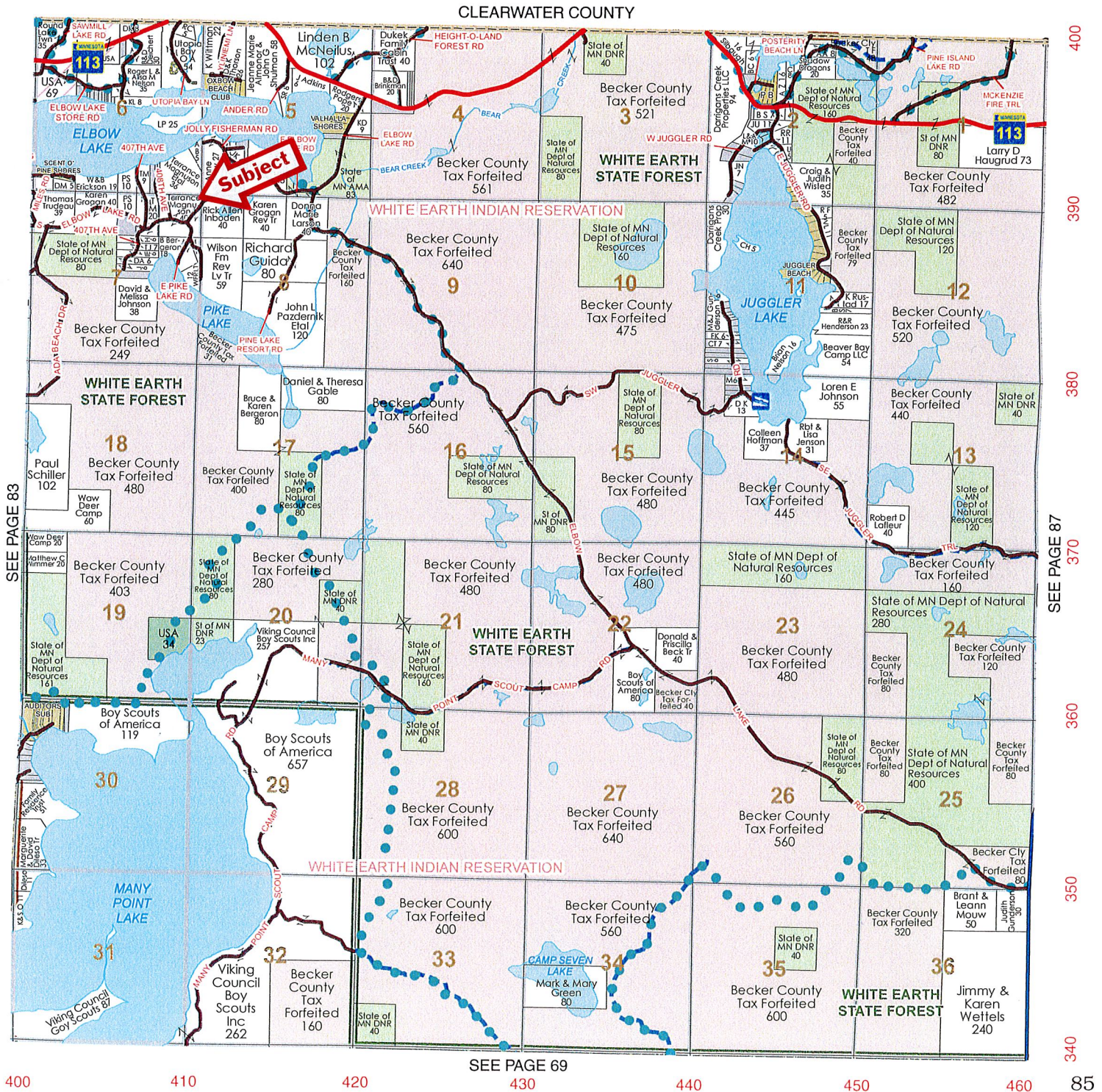
Date received: _____ Expiration Date: Jan. 31, 2022



Round Lake (N)

Township 142N - Range 38W

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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****

July 13th, 2021 @ 6:00 P.M.

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

APPLICANT: Kyle P Vareberg
19529 330th Ave
Detroit Lakes, MN 56501

Project Location: 19529 330th Ave
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Conditional Use Permit for a retaining wall.

LEGAL LAND DESCRIPTION: Tax ID number: **10.0278.000** Section 14 Township 139 Range 040; 14-139-40 PT GOVT LOT 3; COMM SW COR SEC 14, N 827.52' TO POB; N 490.68', E 157.7' TO PERCH LK, SL AL LK 630.11', WLY 307.34', TO POB. TRACT A.; Erie Township

REFER TO BECKER COUNTY ZONING ORDINANCE

****** In response to the COVID-19 public health emergency declared by Governor Walz, the July 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: **219 553 494#** 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 # CUP2021-42

Property and Owner Review

Owner: KYLE VAREBERG	Parcel Number(s): 100278000
Mailing Address: KYLE VAREBERG 19529 330TH AVE DETROIT LAKES MN 56501	Site Address: 19529 330TH AVE
	Township-S/T/R: ERIE-14/139/040
	Shoreland? Yes Name: Perch (Erie) [NE Tier 2] No
Legal Descr: 14-139-40 PT GOVT LOT 3: COMM SW COR SEC 14, N 827.52' TO POB; N 490.68', E 157.7' TO PERCH LK, SL AL LK 630.11', WLY 307.34', TO POB. TRACT A.	

Conditional Use Details Review

Description of Conditional Use Request: **Request to replace and expand an existing retaining wall.**

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.

If granted the retaining wall will establish a new elevation to correct an existing erosion/stormwater issue and will have no factor in property values or harm any use and enjoyment of neighboring properties.

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.

The wall will be located atleast 200'+ from either side property line therfor having adfect on surrounding development.

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

The purpose of the wall is to correct an existing stormwater issue by elevating the existing wall and directing water towards an existing vegetated area.

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.

N/A

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.

N/A

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.

A silt fence will be utilized to control soil erosion during construction and the area will be vegetated after.

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

Existing vegetation will ensure limited visibility, although some hazardous trees and brush will be removed.

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

N/A

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

N/A

Business Plan Review

Name of Business:

Business Owners:

Business Type: If 'Other', explain:
Type of Merchandise:
Type of Service:
Hours and Days of Operation:
Number of Employees:
Off-Street Parking Plan:
Size of structure to be used for Business: New or Existing:
Signage Plan:
Exterior Lighting Plan:
Known Environmental Hazards:
Additional Business Plan Information:



BECKER COUNTY PLANNING & ZONING APPLICATION FOR RETAINING WALLS

915 LAKE AVE, DETROIT LAKES, MN 56502-0787
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	Retaining Wall
YEAR	

The request should include any proposed projects that will be located within the shore impact zone of any Lake, River or Stream. The process is to review the project plans and conduct a site visit prior to the Planning Commission Hearing.

Prior to the pre-application meeting, an applicant should provide the following information about the project:

1. Contact Name and Phone Number: Kyle Vaeberg 218-234-8711
2. Property Owners Name: _____
3. Parcel Number: 10.0278.000
4. Legal Description: Pt of Gov lot 3
5. Section _____ Township _____ Range _____
6. Lake Name: Pereba Lake Classification NE
7. Length of shoreline in Project: 630
8. Is the proposal to replace an existing retaining wall? Yes X No _____
9. Length and Height of existing retaining wall: 27 X 3 approx
10. To construct a new retaining wall or expand an existing? New _____ Expand X
11. Length and Height of new or expansion requested: 50' X 5'
12. Is there any existing rip rap along the shoreline? Yes _____ No X
13. Distance work will be from the Ordinary High Water Mark 50
14. Amount of cubic yards of earth movement requested: 50
15. Are emergent aquatic plants found along shoreline? Yes
16. Does the site have any wetlands and/or low areas? Yes _____ No X
17. Are any springs or seeps present? No
18. Does the site contain any steep slopes? Yes Are there any bluffs present? Yes
19. Do any parties involved in this application have any ownership interest in, or options on, other properties in the vicinity of the project? No

Brief description of request:

Replace and expand an existing retaining wall.

(more information on back)

Field Review Form**Permit # LALT2021-143****Property and Owner**Parcel Number: **100278000**Site Address: **19529 330TH AVE**Owner: **KYLE VAREBERG**Township-S/T/R: **ERIE-14/139/040****Project Details**Project Start & End Date: **6/19/2021-6/19/2022**Distance from OHW: **0**Proj 1 Type: **Beach Sand Blanket (installation, repair, or replacement)**Proj 1 Purpose: **Beach Sand Blanket**

Proj 1 Type Descr:

Sand blanket up to 50 feet wide and 6 inches thick, 10 feet waterward some rip rap up to 200 feet

Proj 1 Purpose Descr:

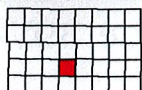
Inspector Notes (Project 1):

Proj 2 Type: **Retaining Wall (Requires an approved Conditional Use Permit - Must submit CUP application along with land alteration application)**Proj 2 Purpose: **Other (Please explain next)**Proj 2 Type Descr: **Up to 40 feet of retaining wall outside shore impact zone**Proj 2 Purpose Descr: **Elevate grade to divert water**

Inspector Notes (Project 2):

Additional Details/Erosion ControlArea to be Cut/Excavated: **40x50x4**Area to be Filled/Leveled: **40x50x4**Total Cubic Yards of Earthmoving: **200**Fill Type/Material: **Sand/clay**Project Summary and/or Additional Projects & Information: **Elevate grade to divert water**Erosion Control Method (1): **Seed Only**Erosion Control Method (2): **Seed Only**Additional Erosion Control Information: **Elevate grade to divert water**

Inspector Notes (Earthmoving and Erosion Control):

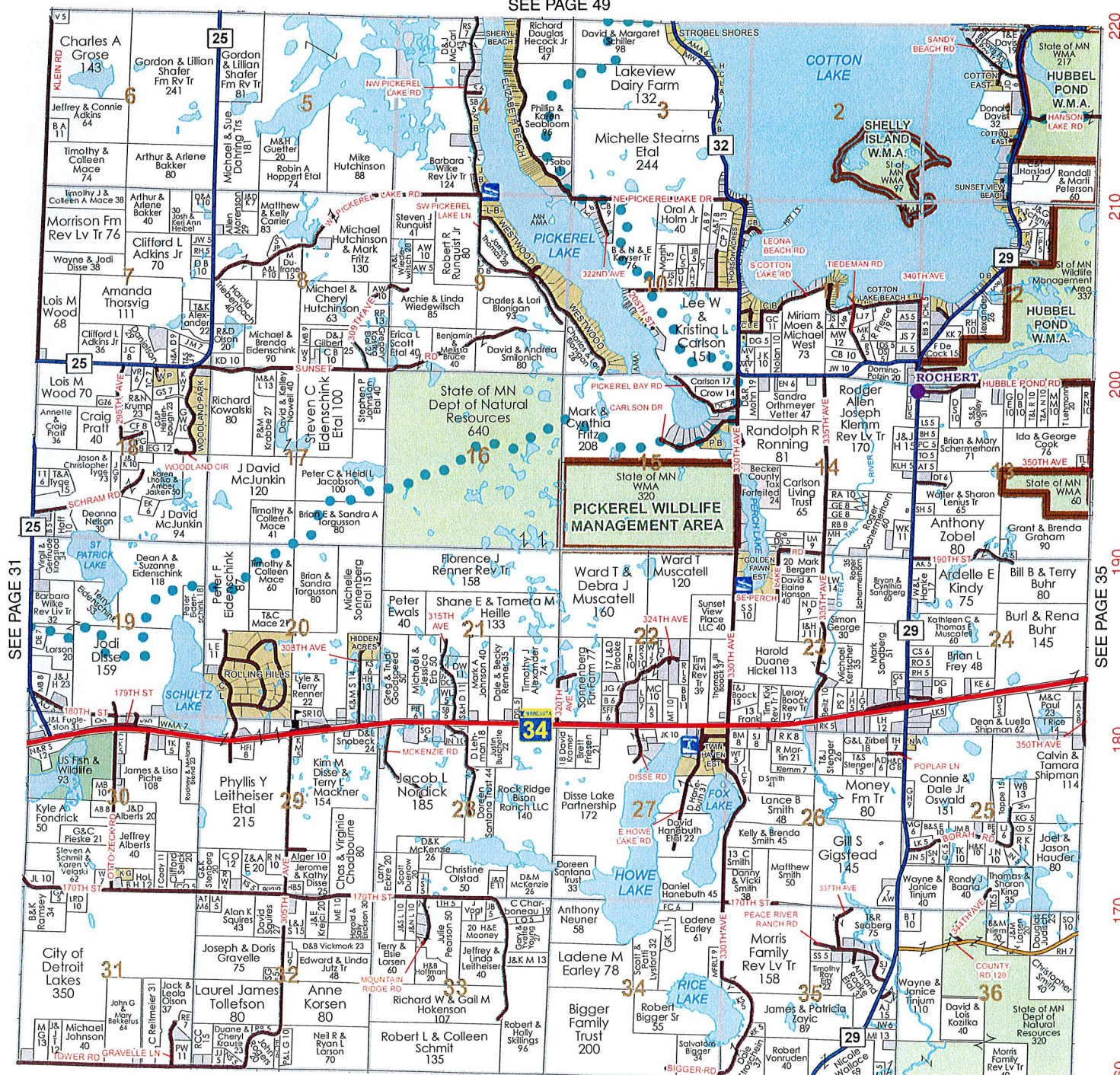


Erie

Township 139N - Range 40W

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SEE PAGE 49



SEE PAGE 17