



# COUNTY OF BECKER

## Planning and Zoning

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

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### PLANNING COMMISSION

#### NOTICE OF PUBLIC HEARING

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

Monday, August 9<sup>th</sup>, 2021 @ 6:00 P.M.

**\*\*3<sup>RD</sup> FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE\*\***

APPLICANT: Danny M Olson  
17705 Co Hwy 1  
Lake Park, MN 56554

Project Location: TBD Cty Hwy 4  
Lake Park, MN 56554

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Final Plat for Royal Oaks.

LEGAL LAND DESCRIPTION: Tax ID number: **06.0248.005** Section 17 Township 138 Range 043; 17-138-043 PT GOVT LOT 4: COMM NE COR TH WLY 330', SLY 412.5', ELY 330' TO E LN, NLY 412.5' TO POB; & S1/2 OF SE1/4 EX 5.74 AC IN NE COR AKA 06.0254.001; & EX 6.72 AC IN SW1/4 OF SE1/4 ON S LN AKA 06.0248.0003; & EX 10 AC FOR 06.0248.001; Cormorant Township

REFER TO BECKER COUNTY ZONING ORDINANCE

#### Replies/Comments:

Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the 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](mailto: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/](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.



## FINAL PLAT APPLICATION

### BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501  
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	Plat
YEAR	2009
SCANNED	

Developer's Name: Danny M Olson

Developer's Address: 17705 Co Hwy 1  
Lake Park, MN 56554

Telephone(s): \_\_\_\_\_ Date of Application: 7/12/21

Signature of Applicant: \_\_\_\_\_

Parcel ID Number: 06.0248005 Project Address: TRD Cty Hwy 4

Proposed Plat Name: Royal Oaks

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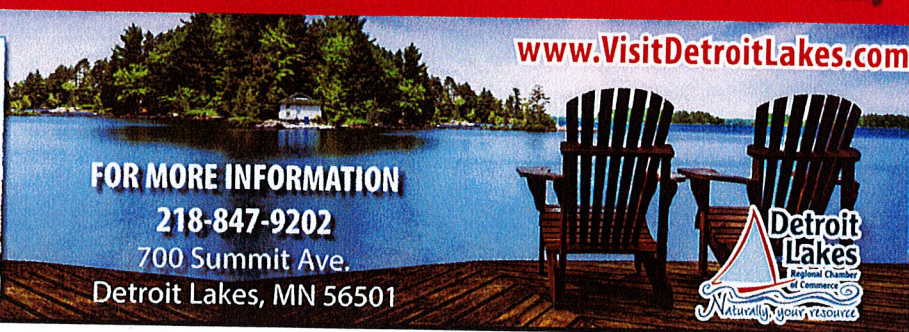


[illegible]

OFFICIAL PLAT

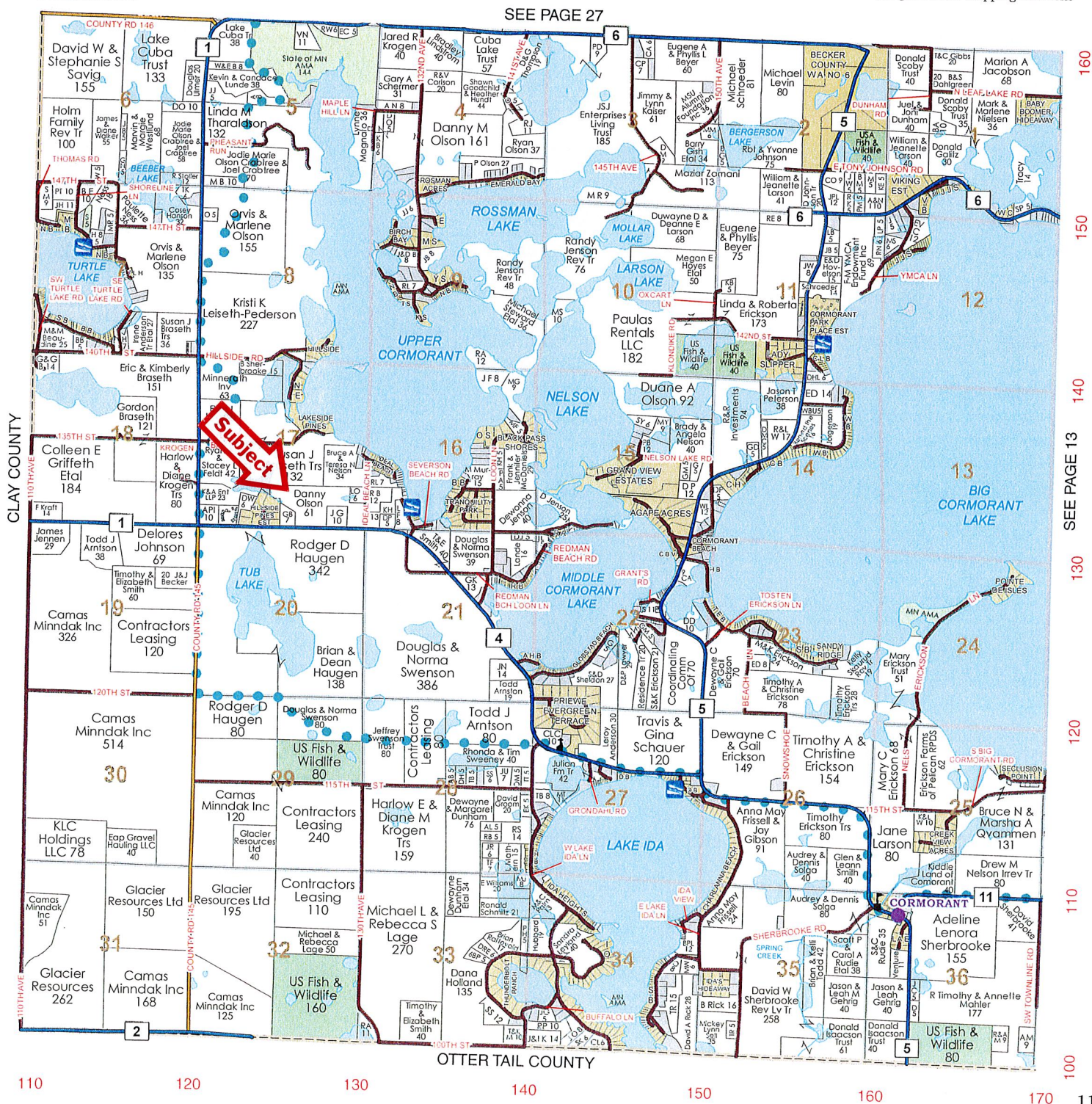


- Visitor Information
- Vacation Planning



**Detroit Lakes, MN 56501**

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Notice of Public Hearing  
And  
Notice of Intent to Enact an Amendment to the Zoning Ordinance

Pursuant to Minnesota Statutes, Chapter 375.51, notice is hereby given that the Becker County Planning Commission shall conduct a public hearing on **Monday, August 9<sup>th</sup>, 2021, at 6:00 P.M.** in the Jury Assembly Room, Third Floor, Becker County Courthouse, 913 Lake Avenue, Detroit Lakes, Minnesota to consider an Amendment to the Becker County Zoning Ordinance. Public testimony regarding this application will only be received by email, in writing, or by participating in the public hearing.

The general purpose of the Amendments is as follows:

- 1) Chapter 2, Section 2, Letter A. Planning Commission; Creation and Membership. To allow any member of the Board of Adjustment to serve as the required member instead of only the Chair of the Board.
- 2) Chapter 5, Table 5-1, Letter E. Commercial Planned Unit Development. To require all commercial planned unit developments to be designated as a conditional use in any zoning district.
- 3) Chapter 8, Section 5, Letter B (1-b.) Subdivision Approvals Required. To eliminate the City approval requirement from the subdivision process for any subdivision within the two-mile extraterritorial area.

Written comments will be accepted until 12:00 P.M. on Monday, August 9<sup>th</sup>, 2021. All comments shall be addressed to Planning and Zoning Department, Attention: Zoning Administrator, Becker County Court House, 915 Lake Ave, Detroit Lakes, MN 56501.

# **Recommended Amendments to the Becker County Zoning Ordinance**

*Proposed language is indicated by underline. Language to be removed has been "strike-throughed".*

## **Proposal # 1.) Chapter 3, Section 2, A. Planning Commission Creation and Membership.**

The amendment allows any member of the Board of Adjustments to serve on the Planning Commission instead of only the Board Chair.

A. Creation and membership. A Planning Commission is established. The Commission is vested with the authority as provided by this Ordinance and by Minnesota Statutes, Chapter 394 as amended. The Commission shall be composed of not more than eleven (11) members, ~~appointed by the Becker County Board.~~ Each Commissioner shall appoint two Becker County residents and ~~the a Board Of Adjustments~~ shall appoint one Chair member. The Becker County Board may appoint one or more Commissioners to the Planning Commission as a liaison. A term shall be for a period of not more than four (4) years with one third of the members appointed each year. Each member shall be entitled to one (1) vote. No voting member of the Commission shall have received, during the two (2) years prior to appointment, any substantial portion of income from business operations involving the development of land within the county. An appointment to fill a vacancy shall be only for the unexpired portion of the term.

## **Proposal # 3.) Chapter 5, Table 5-1, E. Commercial Planned Unit Development.**

To require all commercial planned unit developments to be designated as a conditional use in any zoning district.

This amendment will add a "C" to table 5-1, E, the table for commercial planned unit developments is currently blank.

	Table 5-1 Land Use Districts																
	General Agriculture		Special Protection		Residential			High Density Residential		Water Oriented Commercial			Commercial			Industry	
Use Type	All Lakes Rivers	Non Shore land	All Lakes Rivers	Non Shore land	GD & RD Lakes	NE Lakes & Rivers	Non Shore land	All Lakes Rivers	Non Shore land	GD & RD Lakes Rivers	NE Lakes	Non Shore land	GD & RD Lakes Rivers	NE Lakes	Non Shore land	Mfg	Adm. & Whsg
<b>A. Agricultural Uses</b>																	
Agricultural building	P	P	P	P	C	C	C										
Cropland and pasture	P	P	P	P	C	C	C										
Feedlots, agricultural	P	P	C	C													
Feedlots, commercial	C	C	C	C													
Forestry	P	P	P	P	P	P	P			P	P		P	P	P		
<b>B. Residential Uses</b>																	
Single-family residence-one per lot	P*	P*	C	C	P	P	P	P	P								
Duplex residential, twin homes					P	N – NE P-Rivers	P	P	P								
Home occupation <sup>1</sup>	C	C			C	C	C	C	C								
Group care facility	C	C			C	C	C	C	C								
Conservation subdivision development	C		C		C	C		C	C								
<b>C. Recreational Uses</b>																	
Parks and historic sites	C	C	C	C	C	C	C	C	C	C	C		C	C	C		
Public										C	C		P	C	C		
Semipublic					C	C	C	C	C	C	C		P	C	C		
Single recreational vehicle <sup>2</sup>	P	P			P	P	P										
<b>D. Institutional Uses</b>																	
Cemetery	C	C	C	C													
Church <sup>3</sup>	P	P	P	P	P	P	P	P	P	P	P		P	P	P		

\*One temporary single family residential unit may be permitted in an agricultural zone if one of the following apply: the residential unit is occupied by persons who are engaged in the care of an elder, engaged in the occupation of farming on the premises or a family member. Once this use ceases, the residential unit must be removed from the property within one year.

<sup>1</sup> When home occupation use does not exceed one-third (1/3) the floor area of the dwelling or an accessory building not exceeding the floor area of the building.

<sup>2</sup> Limited to a one (1) year renewable permit.

<sup>3</sup> A church must not be located closer than fifty feet (50') to any agricultural or residential lot line.

	Table 5-1 Land Use Districts																
	General Agriculture		Special Protection		Residential			High Density Residential		Water Oriented Commercial			Commercial			Industry	
Use Type	All Lakes Rivers	Non Shore land	All Lakes Rivers	Non Shore land	GD & RD Lakes	NE Lakes & Rivers	Non Shore land	All Lakes Rivers	Non Shore land	GD & RD Lakes Rivers	NE Lakes	Non Shore land	GD & RD Lakes Rivers	NE Lakes	Non Shore land	Mfg	Adm. & Whsg
School <sup>4</sup>	C	C			C	C	C	C	C								
Nursing home	C	C															
<b>E. Commercial and Industrial Uses</b>																	
Airports, helicopters																C	C
Apparel manufacturing																C	P
Chemicals and allied products																C	C
Commercial, general	C	C	C	C						C	C		P	P	P		
Commercial, surface water oriented								C	C	P	C						
Commercial, planned unit development (PUD)	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	C	C	<u>C</u>	C	C	C	<u>C</u>	<u>C</u>
Extractive use	C	C	C	C	C	C	C						C	C	C		
Fabricated metal products																C	P
Food and kindred products																C	P
Furniture and fixtures																C	P
Junk or salvage yard	N	C											N	N	C	C	C
Lumber yard																C	P
Paper and allied products																C	P
Petroleum refining																C	C
Printing																C	P
Professional, scientific instruments, photographic, optical, watches, clocks, etc.																C	P
Rentals:Long/short term vacation rental	P	P	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P
Retail sales of manufactured or warehoused products																C	P
Rubber and plastic products																C	P

<sup>4</sup> A school must not be located closer than fifty feet (50') to any agricultural or residential lot line.



	Table 5-1 Land Use Districts																
	General Agriculture		Special Protection		Residential			High Density Residential		Water Oriented Commercial			Commercial			Industry	
Use Type	All Lakes Rivers	Non Shore land	All Lakes Rivers	Non Shore land	GD & RD Lakes	NE Lakes & Rivers	Non Shore land	All Lakes Rivers	Non Shore land	GD & RD Lakes Rivers	NE Lakes	Non Shore land	GD & RD Lakes Rivers	NE Lakes	Non Shore land	Mfg	Adm. & Whsg
Saw mills	C	C											C	C	C	C	P
Saw mills, portable	P	P	P	P									P	P	P		
Stone, clay and glass products																C	P
Textile mill																C	P
Truck terminal, shop and yard																C	P
Wholesaling																C	P
<b>F. Essential Services and Towers</b>																	
Essential services <sup>5</sup> - Water supply buildings, reservoirs, elevated tanks, sewage treatment facilities, gas regulator stations, electric substations, microwave relay towers, radio or television transmission towers and stations and service buildings, or transmission lines over 100,000 volts	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	P
Essential services – all others	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Tower facilities	N	C	N	C	N	N	C	N	C	N	N	C	N	N	C		
<b>G. Other Uses</b>																	
Mass gathering	C	C											C	C	C	C	C
Storage Structure	P	P	C	C	P	P	P	C	C	P	P	P	P	P	P	P	P

<sup>5</sup> Essential services of this type must not be located closer than fifty feet (50') to any agricultural or residential lot line.