

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

3RD FLOOR JURY ASSEMBLY ROOM - BECKER COUNTY COURTHOUSE

APPLICANT: Scott L McConkey

26626 Whiskey Creek Dr Detroit Lakes, MN 56501 Project Location: 26626 Whiskey Creek Dr

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

Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Change of Zone from agricultural to residential for a tract of land approximately 2.2 acres in size with the remainder of the parcel to stay agricultural.

LEGAL LAND DESCRIPTION: Tax ID number: **24.0084.001** Section 11 Township 140 Range 041; 11-140-41 S1/2 NW1/4 NW1/4; SW1/4 NW1/4 W OF RD; PT GOVT LOT 4: COMM NE COR SEC 10, W 168.4', SELY AL RD 1266.7', SE 425.1 TO W LN GOVT LOT 4 TO POB; SE 459.3', SW 435', N AL W LN GOVT LOT 4 TO POB (2.1AC).; Richwood 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

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.



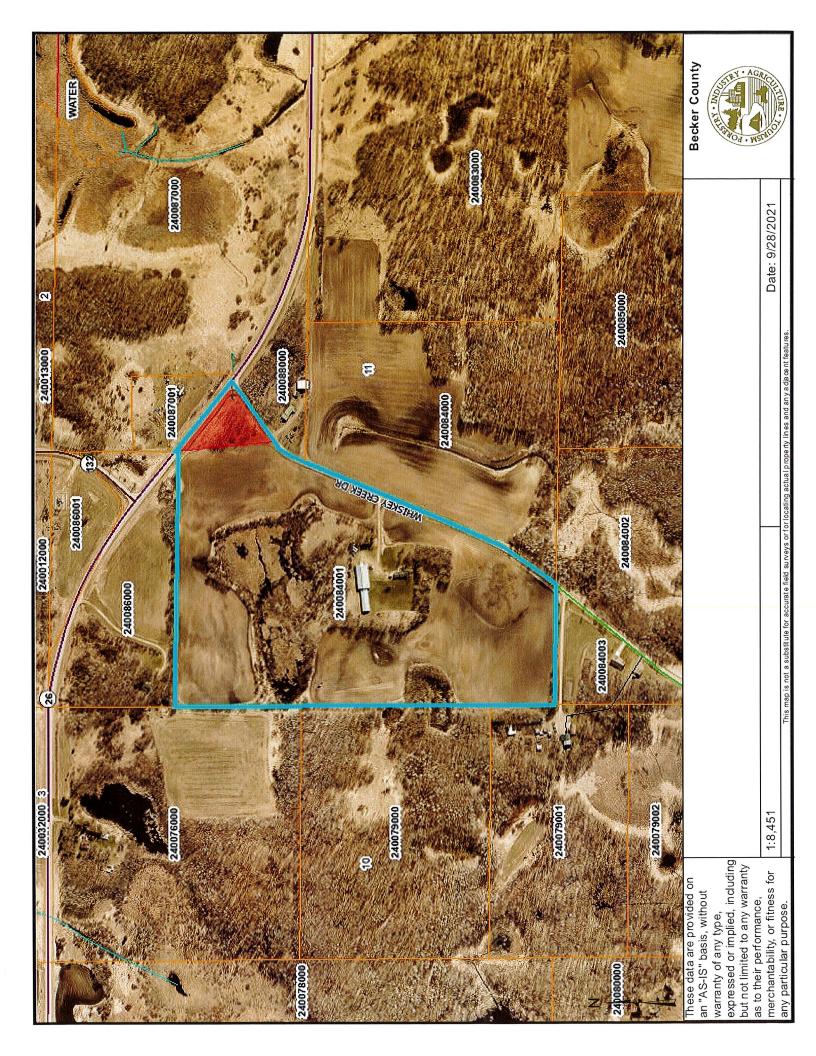
SUBDIVISION / ZONE CHANGE BECKER COUNTY

PLANNING & ZONING

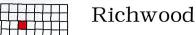
915 LAKE AVENUE, DETROIT LAKES, MN 56501 PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	ZONE /
	SURVEY
YEAR	
SCANNED	

Application for: Zone Change Certificate of Survey Preliminary Plat (Complete Section 1) (Complete Section 2) (Complete Section 3)					
(Complete Section 1) (Complete Section 2) (Complete Section 3)					
Applicant's Name: Scott McConkey					
Applicant's Address: 26676 Whiskey Creek Dr					
Detroit Lakes, 19N 56,501					
Detroit Lakes, 19N 56501 Telephone(s): 218-280-7784 Date of Application: 9/27/2021 Signature of Applicant: Scott McConky Parcel ID Number: 24.0084.001 Project Address: Z6626 Whisky Creek Dr.					
			Legal Description of Project:		
SECTION 1					
*Zone Change For Existing Parcel Number 24.0084.00/ Current Zoning As Requested Zoning Residential Is the change within 2 miles of any city limits? SECTION 2 (5P/4 Will be for a Z.Z ac tract to be Zoned res.)					
Current Zoning Requested Zoning Reput Repu					
Is the change within 2 miles of any city limits?					
SECTION 2 (SPI) WITH DE FOR a Z.Z ac tract to DE ZONED NS.)					
*Certificate Of Survey: Number of Lots Nonshoreland Nonshoreland					
Shoreland (within 1000 ft of lake) Nonshoreland					
Current Zoning of property					
Is a change of zone required?					
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?yesno					
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 1/27/21 Date Accepted 1/27/21 Authorized Signature					
Application Fee Notice Fee Recording Fee Date Date					
Receipt Number					

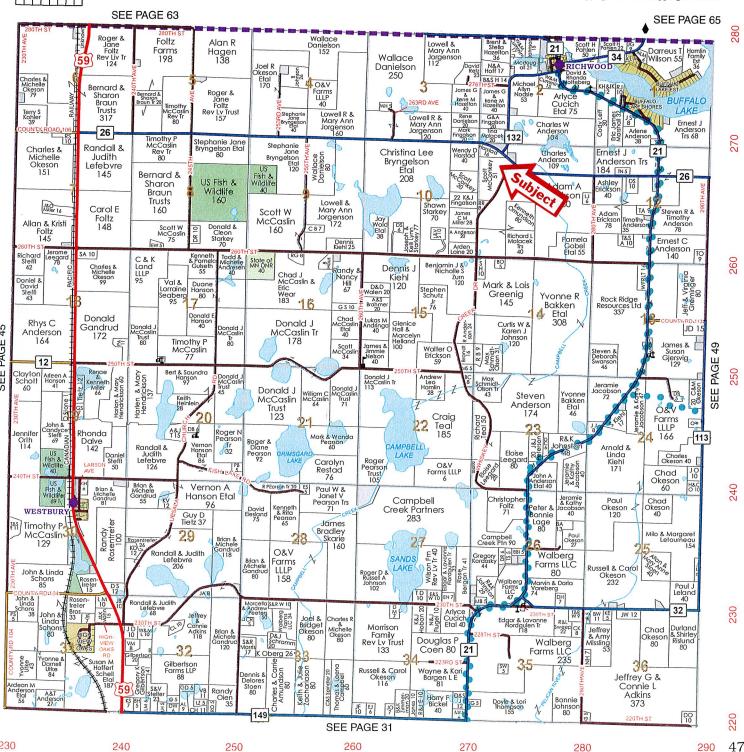






Township 140N - Range 41W

Copyright © 2019 Mapping Solutions





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

3RD FLOOR JURY ASSEMBLY ROOM - BECKER COUNTY COURTHOUSE

APPLICANT: Grethe Winther Beyer RLT

46788 Foss Rd Osage, MN 56570 Project Location: 53351 St Hwy 34

Osage, MN 56570

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a manufacturing facility.

LEGAL LAND DESCRIPTION: Tax ID number: **21.0303.000** Section 30 Township 140 Range 036; PT NE1/4 NW1/4 &PT SE1/4 NW1/4 COMM N QTR COR, S 673.58' TO POB; SW 659.81', S 1842', E 633.88', N 2009.27' TO POB. TRACT B.; Osage 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

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 # CUP2021-50

Property and Owner Review	
Owner: GRETHE WINTHER BEYER RLT	Parcel Number(s): 210303000
Mailing Address: GRETHE WINTHER BEYER RLT 46788 FOSS RD OSAGE MN 56570	Site Address: 53351 ST HWY 34
	Township-S/T/R: OSAGE-30/140/036
	Shoreland? No Name:

Legal Descr: PT NE1/4 NW1/4 &PT SE1/4 NW1/4 COMM N QTR COR, S 673.58' TO POB; SW 659.81', S 1842', E 633.88', N 2009.27' TO POB. TRACT B.

Conditional Use Details Review

Description of Conditional Use Request: **This location has a 4,992 Sq. foot steel building that will house our**Solar Thermal manufacturing. There is also a Quonset on the property that we will use for storing our solar
panels.

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.

This property is located on 28 acres with no neighbors in close proximity to the shop.

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.

Planned activities will have limited impact on the surrounding area. Intended use will not produce any agriculturally significant waste or situations

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

This location has more than adequate parking as it was previously used as a flea market.

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.

This property has no neighbors in close proximity. Assembly will take place in the existing wood frame/steel building and will not create any offensive odors, fumes, dust, noise or vibration. The lighting will be surrounded by existing tree cover and will not disturb neighboring 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 accomodated.

Business Plan Review

Name of Business: Akiing/8th Fire Solar

Business Owners: Akiing/8th Fire Solar

Business Type: Other - Please describe below If 'Other', explain: Solar Thermal Panel manufacturing

Type of Merchandise: Solar Thermal panels

Type of Service: Manufacture solar panels that provide additional heat source

Hours and Days of Operation: M-F 8:00am - 6:00 pm

Number of Employees: 8

Off-Street Parking Plan: The building we intend to use for manufacturing is approximately 350ft from Highway 34

Size of structure to be used for Business: 48x104 wood frame steel building and we will use the existing 30x40 Quonset also for storage of the "ready to ship" solar panels.

New or Existing: Existing Structure

Signage Plan: We would like to have signage off Highway 34- 4x8 or larger depending on what is allowable

Exterior Lighting Plan: The current lighting at the property may be sufficient-we may want to add additional exterior lights to the front of the existing building

Known Environmental Hazards: NO

Additional Business Plan Information: If the conditional use plan is approved - we plan to move 8th Fire Solar from our current location 49164 County Highway 26 in Ponsford to this location

218-237-3333

MI S Number

MLS Search

GO

Map Search

GO

Our Listings

Today's Hotlist

GO

About Us | Area Resources | Area Maps | Area Weather | Contact Us | Mortgage Calculators | Office Location | Home Page



MLS 5769149 (Pending)

\$469,900

Osage MN 56570









Great offering west of Osage on 28 wooded acres. The numerous opportunities makes this property so desirable. Features a 48 x 104 building with in-floor heat, kitchen area, bathroom which is also plumbed for a shower, office/bedroom and utility room with storage area. Currently used for manufacturing but if you are looking for a "shouse", the house of the future, what an opportunity! To add to the charm is a 30x40 hoop building for additional storage. Whether you are looking for storage, business opportunity, hunting, or living quarters, come check it out and see how you can make this great property work to complete that dream you always had.

Additional Details

Lot Acres:

28,000

School District:

309 - Park Rapids

County: Taxes:

Becker \$4,416

Taxes with Assessments: \$4,416

Tax Year:

2021

Additional Features

Lot Description: Tree Coverage -Heavy, Tree Coverage - Light, Tree Coverage - Medium, Underground Utilities Road Frontage: Paved Streets,

State Road

Contact Us About This





540

PAGE

SEE

530

Township 140N - Range 36W

57

590

Copyright © 2019 Mapping Solutions SEE PAGE 73 Roger R Weaver 74 Steven & Debra Sehr 118 Kimball Logging 35 Edward & KS&L 1 Justin Kimball 23 Rudolph & Frances Descendants LLC 314 Kathleen & James & Cynthia Carver 311 Jeff Hensel Karla First Shot Simpson 155 Becker County Tax Forfeited 201 B&J Haig 20 M&S E 10 144 LLC 245 Adam James Woodrum 38 Jeffrey M L 10 Hensel 316 Debra S Crandall 80 Rbt & MG Nannette Clifford 30 10 Nadine RJ Arvidson 30 10 Becker County Park Family Land Trust 80 William & Nora Duane & Randy 20 Leah Snelling Gerald & Lori David Graves 70 Diane Sharp 80 Simpson 160 Foster 199 Neuerburg 160 SC 7 wm Lageson
Lageson
RD 7 30 Becker Family Rev Lv Tr 95 Lance D BS 10 Lance D Crandall 110 Crandall 80 10 E 270 48 Gloria A Johnson 65 Ryan T Blanchard 60 larvin & Mary Girtz 40 TAID 7 Wright Way K&E ensel 20 Roger eterso 55 6 AT 10 Herbert & Dairy LLC Becker County Tax Forfeited 160 David R 80 Christina Sharp 160 ٩ξ OS 5 20 R&A Peterson Potlatch Hensel 155 James & Marcy Hensel 195 Barbara , Johnson 1 Operating Co 400 Paulas singer RLT 18 Rentals LLC 160 P Holgate Jon C Johnson 60 Duane E Tammy J Johanning 40 Daniel M & Brant D Wilson Jeremy H & Carrie Hensel 233 Edward & Ann Hensel 120 140 Michael Johnson 50 Whitetai Tyler J & Elizabeth Henry 80 Tyler & lizabel Henry 40 Tracy Darlene M Properties Becker Dowling 80 Steven-son 17 Delroy I Girtz 20 260 evin & 6 Todd 왕 Dirks 37 Terry & Laurie Kimball 80 Timothy James 40 Kevin & Todd Pritchard 29 Roger & Lois Just 102 Angela Gustad 40 nns Etal 40 T&S Kako 20 James STRAIGH Calvin & Alice Thayer 80 Shawn A Stuart G Foster 64 Steven Wagner & Teryl Hurst 40 Sharon L K&DO Brenda . Decker 40 Jeffrey Lynr Just 38 Jerem & • Carrie Steven & Mary C Wolff 36 Noble Cheryl Akre 50 CAP 146 60 State of MN Dept of Vatural Resource 80 Hensel 80 J&L W 10 Dennis M Dean & Joni Sharp 80 R D Offutt Company 80 Bernard & Dodge Michae Karen Zwirtz 160 Anna K Johnsor 45 Lawrence Leslie Guetter Tr 80 Na Guetter LLC 139 Mary Poole HUBBARD COUNTY Proffutt LP Sexton 20 G&J Rehborg 20 W&D Shelton David Roy Sharp 40 Peter Trust 67 Chery 250 MLS OK S 225 Thomas G Slover 80 Michael & Jacqueline Hadfield 80 Allan & Michelle Genz 60 A P 10 David H & Sharon C Wolff Dean B Sexton R D 20 Tory Saarine Etal 109 Company 298 48 Deborah Koester Etal 40 Trust Erickson 160 Offutt Akhal eke LLC Bruce Larry Broadbent & Edith Branstrom Tr 75 Tracy Becker 113 Jeffrey L Brown 60 Mettert @ 160 78 3 Kelly Kimball 20 Kelly & Michele Kimball 50 Dougld & Sand Smith 40 &L Fout 20 Archie Gerry & Wes John E Robinson & Sarah obinson-Balz Tod Tod Troy H Paige Mettert Hendersor enjamin LLC Becker 149 Becker 300 Becker 142 Trust Nathan Darrel Pike Trs 45 113 138 131 Kimballs Sawmill & Logging Inc 61 Betty Solberg 88 Joben LLC 39 SP SK R&M GYBC Boyd 30 12 R D 086 John E Robinson & Sarah Robinson-Balzer 142 Offutt Tod Tracy Mark & Brenda Parsons 156 Company Becker 152 Becker 133 R D Offutt Company 135 Robert & Mary Hallerstrom 73 Cleo E & Rose M Williams Trs 40 Warren & Julie Warmbold 109 Etal 159 Lewis & State
Penna 29
Delichler A&A A 10
Becker
County 16
D&B 12 26 VS (J&J) Nancy 1 20 Uselmar 47 20 A&J Debliec Jason 8 Kimberi Knaack 36 Holmer Smythe R D Offutt Family Trust R D Kris & Peter Randolph 181 Family LP 240 Company 471 Offutt Company 392 State of MN DNR 40 Jason & Racha Deitchler 67 205 140 BCTF Stephen K Seidl 280 Smythe Family LP 320 R D Offutt R D State 47 Offutt Company Etal 320 Company 320 Forest 451 Gerry Southerton 36 31 waik 100 Thomas Larson 40 Tod Eischens BCTF State Managed 80 Kathryn Debleck 40 R D Offutt Becker 150 Chris Donna Raeder 40 Family Trust X R D Offutt SMOKY HILLS Company 344 Bauleke 130 Company 160 STATE FOREST James & Linda Stearns 40 Susan Odegaard 40 Robert & Debra Pugh 80 Alex W Bishop 80

SEE PAGE 41

570

580

560

550