



# 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\*\***

January 4<sup>th</sup>, 2022 @ 6:00 P.M.

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

APPLICANT: Donavon & Nicole D Strandberg  
25318 Co Hwy 13  
Audubon, MN 56511

Project Location: 25318 Co Hwy 13  
Audubon, MN 56511

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a business to include boarding kennels and stables, grooming, and sales of pet supplies.

LEGAL LAND DESCRIPTION: Tax ID number: **14.0076.000** Section 16 Township 140 Range 042; 16-140-42 PT SE 1/4: COMM SE COR SEC 16, N 1699.9' TO POB; N 199.34', WLY 1172.59', N 58.18', W 449.83', SWLY 103.37', SLY 1171.83', S 632.86', E 671.45', N 33', NELY 264.85', N 597', E 324.34', N 791.19', ELY 755.03' TO POB.; Hamden 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.

## Conditional Use Application Review

Permit # CUP2021-53

### Property and Owner Review

Owner: DONAVON & NICOLE D STRANDBERG	Parcel Number(s): 140076000
Mailing Address: DONAVON & NICOLE D STRANDBERG 25318 CO HWY 13 N AUDUBON MN 56511	Site Address: 25318 CO HWY 13
	Township-S/T/R: HAMDEN-16/140/042
	Shoreland? No Name:
Legal Descr: 16-140-42 PT SE 1/4: COMM SE COR SEC 16, N 1699.9' TO POB; N 199.34', WLY 1172.59', N 58.18', W 449.83', SWLY 103.37', SLY 1171.83', S 632.86', E 671.45', N 33', NELY 264.85', N 597', E 324.34', N 791.19', ELY 755.03' TO POB.	

### Conditional Use Details Review

Description of Conditional Use Request: **Plan to start operating a dog and cat boarding and grooming business out of my home. Also interested in boarding horses on the property.**

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 plan will be to operate a small, clean boarding and grooming business. My experience being a veterinary technician for the past 20+ years enables me to be able to care for animals in a clean, efficient manner.**

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.

**We are surrounded by farming land and our neighbors are a distance away. We own 40 acres, this business will not interfere with others or development around our property.**

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

**Our property sits back from highway 13 on a long driveway, approximately 1/4 mile long and provides adequate access to our facility. We have all the utilities we would need to provide such a service; water, shelter, heat and AC.**

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.

**Parking should not be a problem as this service will be drop off and pick up only.**

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.

**Animal waste will be picked up on a regular/daily basis and will be discarded. Horse feces would be spread out on a routine basis and the acreage provided to the number of animals is sufficient and will not cause waste to build up. The animals will be cared for in such a manner that their care will be in more of a family setting than kennel so noise will not be problematic. No lighted signs will be posted.**

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: TBD

Business Owners: Nicole Strandberg



Business Type: <b>Service</b> If 'Other', explain:
Type of Merchandise: <b>Unknown at this time but may eventually include dog and cat food and horse feed sales, pet supplies.</b>
Type of Service: <b>Dog, Cat and Horse Boarding and Dog and Cat Grooming</b>
Hours and Days of Operation: <b>Monday thru Sunday 8 am to 6 pm, drop off and pick up by appointment only</b>
Number of Employees: <b>1-6, family only at this time</b>
Off-Street Parking Plan: <b>Plenty of parking space in front of garage or shop, directed located within 60 feet of home.</b>
Size of structure to be used for Business: <b>Two stall garage that is attached to home. Size is 24 feet x 28 feet.</b> New or Existing: <b>Existing Structure</b>
Signage Plan: <b>Sign will placed at end of driveway stating name and phone number to contact.</b>
Exterior Lighting Plan: <b>Exterior lighting is already in place and may be extended to include another light or two to illuminate the back yard.</b>
Known Environmental Hazards: <b>No</b>
Additional Business Plan Information: <b>Plan to board no more than 25 dogs and 6 cats. Horse boarding, plan to board up to 20 horses, not to include horses owned by property owners.</b>





Dog Boarding

Parking

Dog Boarding

16

Parking

140076000

Horse Boarding

Horse Boarding

Horse Boarding









# 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\*\***

January 4<sup>th</sup>, 2022 @ 6:00 P.M.

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

APPLICANT: Tobias J & Sarah C Miller  
15961 Co Hwy 39  
Frazee, MN 56544

Project Location: 15961 Co Hwy 39  
Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT:  
Request a Conditional Use Permit for Mining Operations.

LEGAL LAND DESCRIPTION: Tax ID number: **33.0235.000** Section 29 Township 139 Range 038; 29-139-38 W 1/2 NE1/4 SW1/4 & W1/2 SW1/4 LESS N 615'; W 330' SE1/4 SW1/4.; Toad Lake 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.



## Conditional Use Application Review

Permit # CUP2021-51

### Property and Owner Review

Owner: <b>TOBIAS J &amp; SARAH C MILLER</b>	Parcel Number(s): <b>330235000</b>
Mailing Address: <b>TOBIAS J &amp; SARAH C MILLER</b> <b>15961 CO HWY 39 #2</b> <b>FRAZEE MN 56544</b>	Site Address: <b>15961 Co Hwy 39 Frazee, MN 56544</b>
	Township-S/T/R: <b>TOAD LAKE-29/139/038</b>
	Shoreland? Yes Name: <b>My lake is not listed below</b>
Legal Descr: <b>29-139-38 W 1/2 NE1/4 SW1/4 &amp; W1/2 SW1/4 LESS N 615'; W 330' SE1/4 SW1/4.</b>	

### Conditional Use Details Review

Description of Conditional Use Request: **open a gravel pit**

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 proposed site is surrounded by agricultural property and will be returned to field/pasture when complete**

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 surrounding property is agricultural and the gravel pit will not effect any development around it**

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

**no utilities will be needed at the site, drainage will stay as it is erosion will be confined to the area of the proposed pit**

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.

**there will be employee parking at the pit 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.

**dust will be controlled by applying water as needed, noise will be controlled by keeping our equipment in the pit and location is off public roadway by 1200', our crusher screen plant our mobile units designed for urban use and produce minimal noise, we operate this equipment at our other site with no complaints of noise, odor or fumes**

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.

**erosion will be contained in the proposed pit area, areas not in use will be seeded to prevent erosion, when mining is complete top-soil will be placed back and reseeded**

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

**there will be no permanent structures the lake is a unnamed natural environment lake no boats/jet skis**

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

**non needed on site**

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

**na**

### Business Plan Review

Name of Business: **Howard's Driveway, Inc.**

Business Owners: **Jeremy Howard**



Business Type: <b>Service</b> If 'Other', explain:
Type of Merchandise: <b>asphalt, aggregates</b>
Type of Service: <b>we provide asphalt paving services</b>
Hours and Days of Operation: <b>7am- 8pm</b>
Number of Employees: <b>15</b>
Off-Street Parking Plan: <b>our business is not located at this site, we will have a couple employees working there with off street parking provided</b>
Size of structure to be used for Business: <b>our business is not located at this address no structure needed</b> New or Existing:
Signage Plan: <b>stop sign at intersection of township road, and 15mph sign on access road</b>
Exterior Lighting Plan: <b>none</b>
Known Environmental Hazards: <b>no</b>
Additional Business Plan Information: <b>no</b>



**Field Review Form****Permit # LALT2021-172****Property and Owner**

Parcel Number: <b>330235000</b>	Site Address:
Owner: <b>TOBIAS J &amp; SARAH C MILLER</b>	Township-S/T/R: <b>TOAD LAKE-29/139/038</b>

**Project Details**

Project Start & End Date: <b>4/4/2022-4/5/2032</b>	Distance from OHW: <b>300 plus ft</b>
Proj 1 Type: <b>Other (Please explain next)</b>	Proj 1 Purpose: <b>Other (Please specify next)</b>
Proj 1 Type Descr: <b>open gravel pit</b>	Proj 1 Purpose Descr: <b>to mine sand gravel and rock</b>

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 Control**

Area to be Cut/Excavated: <b>na</b>	Area to be Filled/Leveled: <b>na</b>
Total Cubic Yards of Earthmoving: <b>na</b>	Fill Type/Material: <b>na</b>

Project Summary and/or Additional Projects & Information: **area to be mined is shown on attached map**

Erosion Control Method (1): <b>Seed Only</b>	Erosion Control Method (2): <b>No Additional Methods</b>
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Additional Erosion Control Information: **area to be mined is shown on attached map**

Inspector Notes (Earthmoving and Erosion Control):



**Operation Plan for Aggregate Mining  
Tax Parcel – 33.0235.000**

1. Name of Applicant: Howard's Driveway, Inc.  
Street Address: 56700 CTY HWY 40  
City, State, Zip Code: Menahga MN 56464  
Phone Number: 218 564 4483
2. Landowner: Tobias J & Sarah C Miller
3. Legal Description: 29-139-38 W ½ NE ¼ SW 1/4 & W1/2 SW ¼ LESS N615'; W330' SE ¼ SW 1/4
4. Attachments:
5. Current Zone: Agricultural
6. Material to be Excavated:  
Sand, gravel and rocks
7. Estimated Groundwater Depth:
8. Timetable for commencement and cessation of mining operations: April 2022  
  
Months of Operation: thaw- freeze  
Days: Mon- Sat  
Hours: 6am-8pm
9. Topsoil Management: Top soil will be stripped and stockpiled for future reclamation
10. Primary Method of Mining: wheel loaders, excavator and dozer there will also be screen plant, crusher and stacker
11. Screening necessary: The site should not need additional screening do to the distance off public roadway



12. Noise Control: the noise generated by the operation will be screened by keeping the equipment in the mining cut and the distance to the roadway, our crusher and screen plant are mobile units designed to operate in urban areas and produce relatively low noise
13. Dust Control: dust will be controlled by applying water when needed
14. Erosion Control: erosion will be confined to the area of the proposed pit and will be controlled by the best way possible
15. Post Mining Reclamation Plan: when mining is complete pit banks will be sloped, top-soil will be placed back and reseeded
16. Access to Pit Area: we will access using existing approach and constructing a driveway as shown on the map







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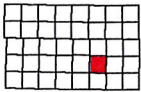
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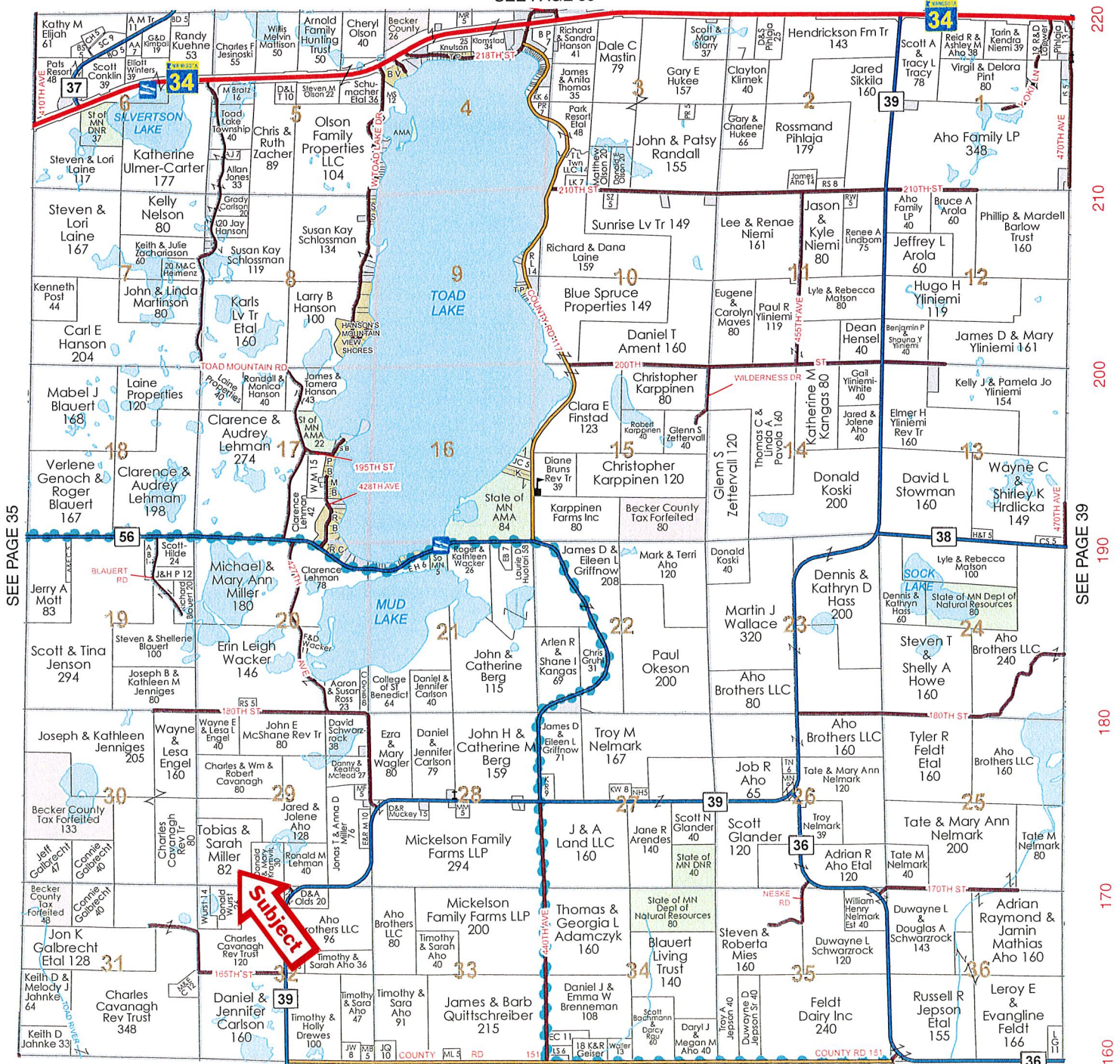


Toad Lake

Township 139N - Range 38W

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# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501  
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**\*\*3<sup>RD</sup> FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE\*\***

APPLICANT: Jared & Jolene Aho  
19534 Co Hwy 39  
Frazee, MN 56544-8570

Project Location: TBD 427<sup>th</sup> Ave  
Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT:  
Request a Conditional Use Permit for Mining Operations.

LEGAL LAND DESCRIPTION: Tax ID number **33.0235.004** Section 29 Township 139 Range 038; 29-139-38 N 615' W1/2 NE1/4 SW1/4; N 615' W1/2 SW1/4. Tax ID number **33.0235.003** Section 29 Township 139 Range 038; SW1/4 NE1/4, NW1/4 SE1/4, E1/2 NE1/4 SW1/4; Toad Lake Township

REFER TO BECKER COUNTY ZONING ORDINANCE

#### Replies/Comments:

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## Conditional Use Application Review

Permit # CUP2021-52

### Property and Owner Review

Owner: <b>JARED &amp; JOLENE AHO</b>	Parcel Number(s): <b>330235004 330235003</b>
Mailing Address: <b>JARED &amp; JOLENE AHO</b> <b>19534 CO HWY 39</b> <b>FRAZEE MN 56544-8570</b>	Site Address: <b>TBD 427th Ave Frazee, MN 56544</b>
	Township-S/T/R: <b>TOAD LAKE-29/139/038</b>
	Shoreland? Yes Name: <b>My lake is not listed below</b>
Legal Descr: <b>29-139-38 N 615' W1/2 NE1/4 SW1/4; N 615' W1/2 SW1/4.</b>	

### Conditional Use Details Review

Description of Conditional Use Request: **open a gravel pit**

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 proposed site is surrounded by agricultural property and will be returned to field/pasture when complete**

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 surrounding property is agricultural and the gravel pit will not effect any development around it**

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

**no utilities will be needed at the site, drainage will stay as it is erosion will be confined to the area of the proposed pit**

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.

**there will be employee parking at the pit 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.

**dust will be controlled by applying water as needed, noise will be controlled by keeping our equipment in the pit and location is off public roadway by 1200', our crusher screen plant our mobile units designed for urban use and produce minimal noise, we operate this equipment at our other site with no complaints of noise, odor or fumes**

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.

**erosion will be contained in the proposed pit area, areas not in use will be seeded to prevent erosion, when mining is complete top-soil will be placed back and reseeded**

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

**there will be no permanent structures the lake is a unnamed natural environment lake no boats/jet skis**

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

**non needed on site**

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: **Howard's Driveway, Inc.**

Business Owners: **Jeremy Howard**



Business Type: <b>Service</b> If 'Other', explain:
Type of Merchandise: <b>asphalt, aggregates</b>
Type of Service: <b>we provide asphalt paving services</b>
Hours and Days of Operation: <b>Mon- Sat 7am-8pm</b>
Number of Employees: <b>15</b>
Off-Street Parking Plan: <b>our business is not located at this site, we will have a couple employees working there with off street parking provided</b>
Size of structure to be used for Business: <b>our business is not located at this address no structure needed</b> New or Existing:
Signage Plan: <b>stop sign at intersection of township road, and 15mph sign on access road</b>
Exterior Lighting Plan: <b>none</b>
Known Environmental Hazards: <b>no</b>
Additional Business Plan Information: <b>no</b>

**Field Review Form****Permit # LALT2021-173****Property and Owner**

Parcel Number: <b>330235004</b>	Site Address:
Owner: <b>JARED &amp; JOLENE AHO</b>	Township-S/T/R: <b>TOAD LAKE-29/139/038</b>

**Project Details**

Project Start & End Date: <b>4/4/2022-4/5/2032</b>	Distance from OHW: <b>150' plus</b>
Proj 1 Type: <b>Other (Please explain next)</b>	Proj 1 Purpose: <b>Other (Please specify next)</b>
Proj 1 Type Descr: <b>open gravel pit</b>	Proj 1 Purpose Descr: <b>to mine sand gravel and rock</b>

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 Control**

Area to be Cut/Excavated: <b>na</b>	Area to be Filled/Leveled: <b>na</b>
Total Cubic Yards of Earthmoving: <b>na</b>	Fill Type/Material: <b>na</b>
Project Summary and/or Additional Projects & Information: <b>area to be mined is shown on attached map</b>	
Erosion Control Method (1): <b>Seed Only</b>	Erosion Control Method (2):

Additional Erosion Control Information: **area to be mined is shown on attached map**

Inspector Notes (Earthmoving and Erosion Control):

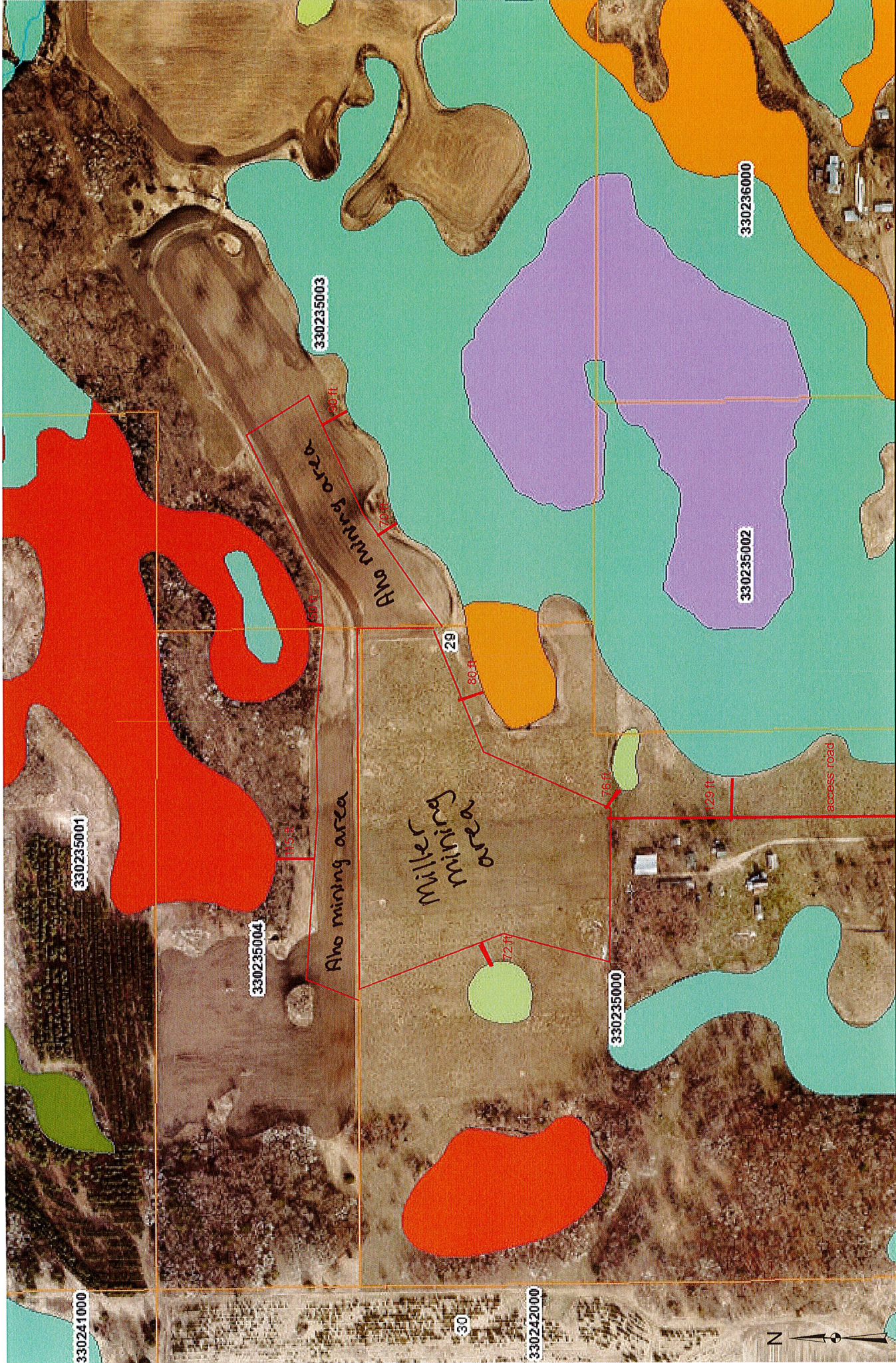


**Operation Plan for Aggregate Mining  
Tax Parcel – 33.0235.003,33.0235.004**

1. Name of Applicant: Howard's Driveway, Inc.  
Street Address: 56700 CTY HWY 40  
City, State, Zip Code: Menahga MN 56464  
Phone Number: 218 564 4483
2. Landowner: Jared & Jolene Aho
3. Legal Description: 29-139-38 SW ¼ NE ¼ NW1/4 SE1/4 E1/2 NE1/4 SW1/4
4. Attachments:
5. Current Zone: Agricultural
6. Material to be Excavated:  
Sand, gravel and rocks
7. Estimated Groundwater Depth:
8. Timetable for commencement and cessation of mining operations: April 2022  
  
Months of Operation: thaw- freeze  
Days: Mon- Sat  
Hours: 6am-8pm
9. Topsoil Management: Top soil will be stripped and stockpiled for future reclamation
10. Primary Method of Mining: wheel loaders, excavator and dozer there will also be screen plant, crusher and stacker
11. Screening necessary: The site should not need additional screening do to the distance off public roadway

12. Noise Control: the noise generated by the operation will be screened by keeping the equipment in the mining cut and the distance to the roadway, our crusher and screen plant are mobile units designed to operate in urban areas and produce relatively low noise
13. Dust Control: dust will be controlled by applying water when needed
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15. Post Mining Reclamation Plan: when mining is complete pit banks will be sloped, top-soil will be placed back and reseeded
16. Access to Pit Area: we will access using existing approach and constructing a driveway as shown on the map





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

<p>1:6,760</p>	<p>Date: 12/7/2021</p>
<p>This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.</p>	



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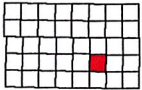
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- Hunting Lodge Maps
- Special Feature or Location Maps



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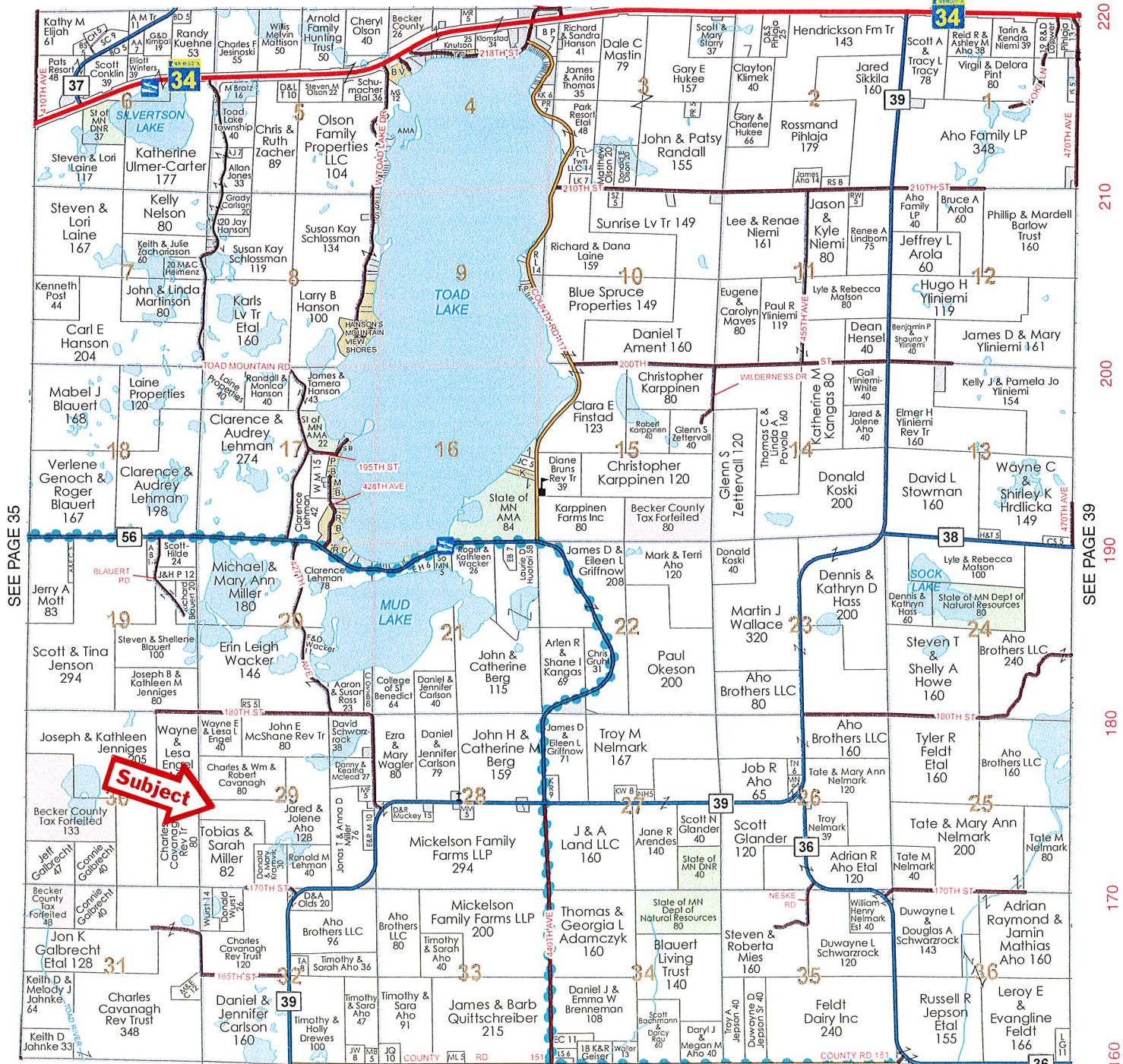


Toad Lake

Township 139N - 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

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### PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

January 4<sup>th</sup>, 2022 @ 6:00 P.M.

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

APPLICANT: Michael D Anderson  
213 Willow St E  
Detroit Lakes, MN 56501

Project Location: TBD Co Rd 131  
Detroit Lakes, MN 56501

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Preliminary Plat for thirteen (13) lots to be called Big Floyd Estates; Request a Change of Zone from Agricultural to Residential.

LEGAL LAND DESCRIPTION: Tax ID number: **08.0253.000** Section 15 Township 139 Range 041; LOTS 3 & 4 LESS PLATTED PARTS AND 9.10 AC; Detroit 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.



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: X Zone Change (Complete Section 1)             Certificate of Survey (Complete Section 2)      X Preliminary Plat (Complete Section 3)

Applicant's Name: Michael Anderson

Applicant's Address: 213 Willow St. E  
Detroit Lakes, MN 56501

Telephone(s): 841-1278      Date of Application:                     

Signature of Applicant: A.H. Veig / MEADOWLAND SURVEYING, INC. AGENT FOR ANDERSON

Parcel ID Number: 080253000      Project Address: South of 20053 Co Rd 131

Legal Description of Project: Lots 3 & 4 less Platted Parts 3 9.10 AC

**SECTION 1**

\*Zone Change For Existing Parcel Number 080253000  
Current Zoning Agricultural      Requested Zoning Residential  
Is the change within 2 miles of any city limits? yes

**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 13  
Name of Subdivision BIG FLOYD ESTATES  
Name of Proposed Roads NA  
Shoreland (within 1000 ft of lake) X      Non-shoreland                       
Current Zoning of property Agricultural  
Is a change of zone required? X yes                      no  
If yes, change from Agricultural Zone to Residential Zone.  
Total acreage of parcel to be subdivided 42.7 acres, more or less  
Is the change within 2 miles of any city limits? Yes  
\*\*Include a copy of the purchase agreement if applicant is not the property owner.

Date Received 12/13      Date Accepted                           Authorized Signature                       
Application Fee                           Notice Fee                           Recording Fee                           Date Paid 12/13/21  
                          Receipt Number 1864



This is a technical survey map for a proposed road project. It depicts a landscape with contour lines representing elevation changes. Several roadways are shown: a central 'PUBLIC ROAD' running horizontally, a 'DEDICATED ROAD' branching off vertically, and a 'PROPOSED ROAD' at the bottom left. The map is divided into several numbered blocks and lots. Block 1 is a large area of 2.51 acres. Block 2 contains two large lots, one of which is 108,947 sq. ft. Block 3 is another large lot of 123,034 sq. ft. Other smaller lots are scattered throughout, some with specific acreage or square footage values. The map also indicates existing infrastructure like 'EASTSIDE' roads and 'ADDITIONAL' sections. Two notes provide context: one mentions a public road project approved by the County Board, and the other refers to a new lake's edge.

Orientation of bearing system is assumed.



Prepared December 13, 2021

Proposed Dedicated Public Road area = 191,824 sq. ft.

Total area = 1,859,000 sq. ft., more or less (42.7 Acres, more or less)

## APPLICATION NOTES

1. The proposed part of BIG DOW ESTATES located in Section 15, T15W 19N (Quail Township). It consists of 3 portion lots and 10 non-lot/non-lot lots in two blocks, and the Proposed Dedicated Public Road. The land is currently zoned Agricultural and the lots are zoned Residential. The proposed dedicated public road is 66 feet wide with 15' on each side. The existing setbacks shown for primary structures are: Proposed Dedicated Road - 45 feet rear yard - 40 feet, side yard - 12 feet, Rear Lot (Natural Environment Lake) - 150'.
2. Centaur Lake, an eleven acre pond located near Beaver County USGS station 1500 on River Lake (Natural Environment Lake).
3. A 200 foot wide utility easement will be dedicated adjacent to a lot located in the proposed district of River Lake (Natural Environment Lake).
4. The project site is located in an open field.
5. The Proposed Dedicated Public Road to be constructed is a 66 foot wide road approximately 1/2 mile long.
6. A street light pole location is shown in accordance with County and Township requirements.
7. A street light pole location is shown in accordance with County and Township and Police Department requirements.
8. River Watershed District permitting requirements, if that is approved.
9. Lots will be served by private wells and septic systems installed according to Becker County standards. The lots are shown with a 1500 gallon tank and a 1500 gallon septic system. Possible septic locations of 1,200 sq. ft. are shown as: [ ]

TAKE

OFFER

(Derived by figure.)

**MEADOWLAND SURVEYING, INC.**  
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501  
EMAIL: [frontdesk@meadowlandsurveying.com](mailto:frontdesk@meadowlandsurveying.com)  
[www.meadowlandsurveying.com](http://www.meadowlandsurveying.com)

**OWNER:**  
MICHAEL ANDERSON  
213 WILLOW ST. E.  
DETROIT LAKES, MN 56501



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