



COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

May 10th, 2022 @ 6:00 P.M.

****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Gerald Wettels
29288 Co Hwy 37
Ponsford, MN 56575

Project Location: TBD Co Hwy 35
Ponsford, MN 56575

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Conditional Use Permit for mining operations.

LEGAL LAND DESCRIPTION: Tax ID number: **25.0106.000** Section 34 Township 141 Range 038; S1/2 OF NE1/4; Round 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

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 # CUP2022-57

Property and Owner Review

Owner: GERALD WETTELS	Parcel Number(s): 250106000
Mailing Address: GERALD WETTELS 29288 CO HWY 37 PONSFORD MN 56575	Site Address: TBD Co Hwy 35 Ponsford, MN 56575
	Township-S/T/R: ROUND LAKE-34/141/038
	Shoreland? No Name:
Legal Descr: S1/2 OF NE1/4	

Conditional Use Details Review

Description of Conditional Use Request: **Wm. D. Scepaniak, Inc. would like to permit a gravel pit that would allow us to crush and wash materials for commercial sales.**

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 well insulated from residential and commercial business.

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.

There is an existing pit in this section that has been used many times for county projects. We want this permit so there is no gray area on sales outside of the count.

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

There is already an established access to the county highway.

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 be building a stockpile lay down area. This will provide parking.

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.

Water will be drawn from either a well or a man made pond system. We will use this water source to suppress dust.

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: **WM. D. Scepaniak Inc**

Business Owners: **WM. D. Scepaniak Inc**

Business Type: **Retail Sales** If 'Other', explain:

Type of Merchandise: **Aggregates**

Type of Service: **Aggregates Sales**

Hours and Days of Operation: **24 hours a day Monday through Saturday no Sundays**

Number of Employees: **5 employees on-site**

Off-Street Parking Plan: 30 acres will be cleaned off creating parking for empolyees.
Size of structure to be used for Business: 30 acre gravel pit New or Existing:
Signage Plan: Gates will be in place
Exterior Lighting Plan: lights will be on portable plant while operating.
Known Environmental Hazards: none
Additional Business Plan Information: We want to create quality aggregates suitable for asphalt and concrete. We would like to be able to crush and wash aggregates.

Field Review Form**Permit # LALT2022-178****Property and Owner**

Parcel Number: 250106000	Site Address:
Owner: GERALD WETTELS	Township-S/T/R: ROUND LAKE-34/141/038

Project Details

Project Start & End Date: 6/1/2022-12/31/2030	Distance from OHW: N/A
Proj 1 Type: Other (Please explain next)	Proj 1 Purpose: Clear Land
Proj 1 Type Descr: Gravel Pit	Proj 1 Purpose Descr: Land has been clear cut by owner already, we will need to remove stumps.

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: 700 x 700 x 30	Area to be Filled/Leveled: 20
Total Cubic Yards of Earthmoving: 400,000	Fill Type/Material: n/a
Project Summary and/or Additional Projects & Information:	
Erosion Control Method (1): Seed & Mulch	Erosion Control Method (2): Other (Please specify next)

Additional Erosion Control Information:

Inspector Notes (Earthmoving and Erosion Control):

**Operation Plan for Aggregate Mining
Tax Parcel – 25.0106.000**

1. **Name of Applicant:** Wm. D. Scepaniak, Inc.
2. **Street Address:** P.O. Box 299 Holdingford, MN 56340
Phone Number: 320-250-2133
3. **Landowner:** Gerald Wettels
4. **Legal Description:** S ½ of NE ¼ Section 34, Township 34, Range 038

Mining plan. A mining plan containing the following information:

- (1) Map.** A general map of the area defining: See Attached.
- (2) Property boundaries;** See attachment for map defining property boundaries.
- (3) Location and names of all streams and roads on or within three hundred feet (300') of the project site;** The site is accessed county road 35. There are no identified wetlands, or lakes.
- (4) Location of structures on or adjacent to the site, identifying the purpose of each structure;** Structures on the property and adjacent to the property are used either for residential purposes or agricultural purposes.
- (5) Boundaries of previous excavations on the property;** There are no known previous excavation boundaries on the site.
- (6) Location and description of proposed mining site boundary stakes with the permanent reference point described.** See attached boundary point map.

1. **Attachments:** See attachment for map defining property boundaries, phase locations, mine boundaries and estimated volume of materials.
2. **Current land use:** Agricultural
3. **Current Zone:** Agricultural
4. **Material to be Excavated:**
Sand, gravel and rocks.
5. **Estimated Groundwater Depth:** Observed 35'.

6. **Timetable for commencement and cessation of mining operations:** June 2022.

Months of Operation: Thaw-freeze.

Days: Mon- Sat.

Hours: 24 hours a day for crushing, and 6am-8pm for sales.

7. **Topsoil Management:** Top soil will be stripped and stockpiled for future reclamation and used for erosion control.

8. **Primary Method of Mining:** Wheel loaders, excavator and dozer. There will also be a screen plant, wash plant, crusher and stacker.

9. **Screening necessary:** The site should not need additional screening due to the distance off the public roadway and adjacent residences.

10. **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

11. **Dust Control:** Dust will be controlled by applying water when needed.

12. **Pollution control:** There will be no storage of tanks or chemicals on the site. All equipment will be monitored frequently to ensure it is operating properly.

13. **Erosion Control:** Erosion will be confined to the area of the proposed pit. Topsoil from the area will be used a flat top berm.

14. **Site plan and staging plan.**

1. Site plan drawing and description of the sequential stages of the mining activity. See attached map.

2. No mining refuse dumps, will be on site. Equipment utilized for crushing and screening will be located in the best placement of each phase to minimize noise.

3. Estimated total volume of materials to be extracted by phase. 540,000 ton.

15. **Post Mining Reclamation Plan:** When mining is complete pit banks will be sloped and topsoil will be placed back and reseeded as phases are completed.

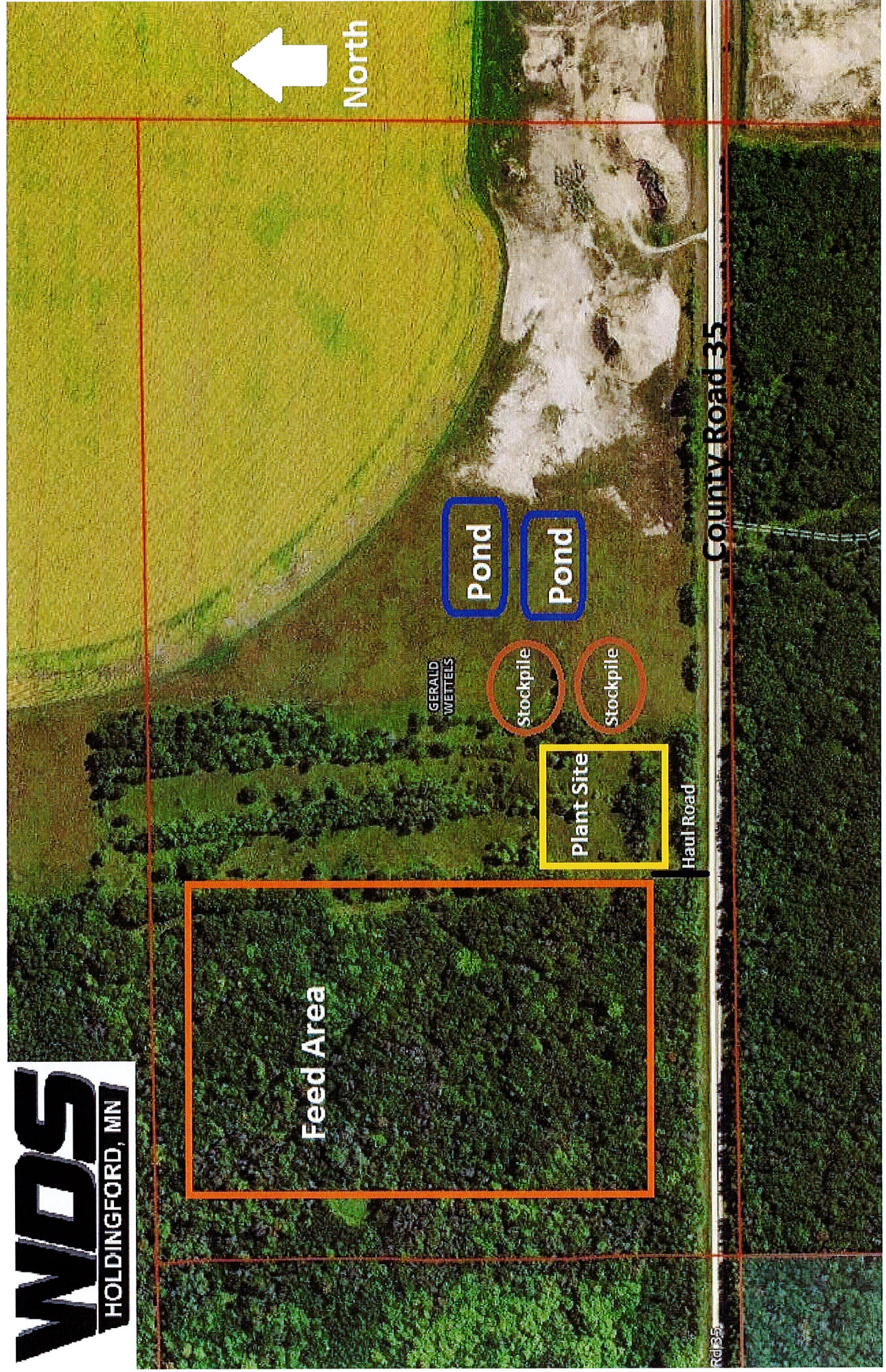
16. **Access to Pit Area/Haul Route:** We will access the county road 35 from the existing field entrance.

20. **Extractive use standards.**

1. Shoreland areas. Processing machinery in shoreland shall be located consistent with all setback standards for structures from ordinary high water levels of public waters and from bluffs. Setbacks should not be needed on this property.

2. Metals and peat. Mining of metallic minerals and peat shall meet the provisions of Minnesota

Statutes, Sections 93.44 to 93.51. N/A



Reclaimed Area

G RALD
W TTELS



North

County Road 35

Rd 35

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 Wettels hereby authorize Chval Andrews 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.): _____

☐ plat application: _____

☒ conditional use application: Gravel Pit permit

☐ variance application: _____

☐ other: _____

on my (our) property located at:

Tax Parcel Number(s): 250106000 Physical Site Address: 1/4 mi east of 37 and 35 intersection

Legal Description: S 1/2 of NE 1/4

Section: 34 Township: 141 Range: 38 Lot: _____ Block: _____ Plat Name: _____

Agent Contact Information

Agent address: P.O. Box 299 Holdingford MN 56320
Street City State Zip Code

Agent phone #(s): 320-746-3331 Agent fax #: 320-746-2294

Agent email address: Candrews@wdscepaniak.com

Gerald Wettels 03-28-2022
Property Owner(s) Signature(s) Date

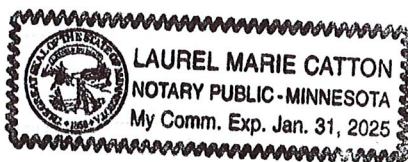
State of Minnesota
County of Becker

On this 28 day of March 2022 before me personally appeared Gerald Wettels

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)



Laurel Catton
Notary Public

Office Use Only:

Date received: _____ Expiration Date: _____

Nicole Hultin

From: Winona LaDuke <WinonaLaDuke@honorearth.org>
Sent: Tuesday, April 12, 2022 6:18 PM
To: Nicole Hultin
Subject: [EXTERNAL]Comment: Wettels Tax ID number: 25.0106.000
Attachments: Green water Lake.jpeg; Hultin_04_11_22.docx; wettles.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

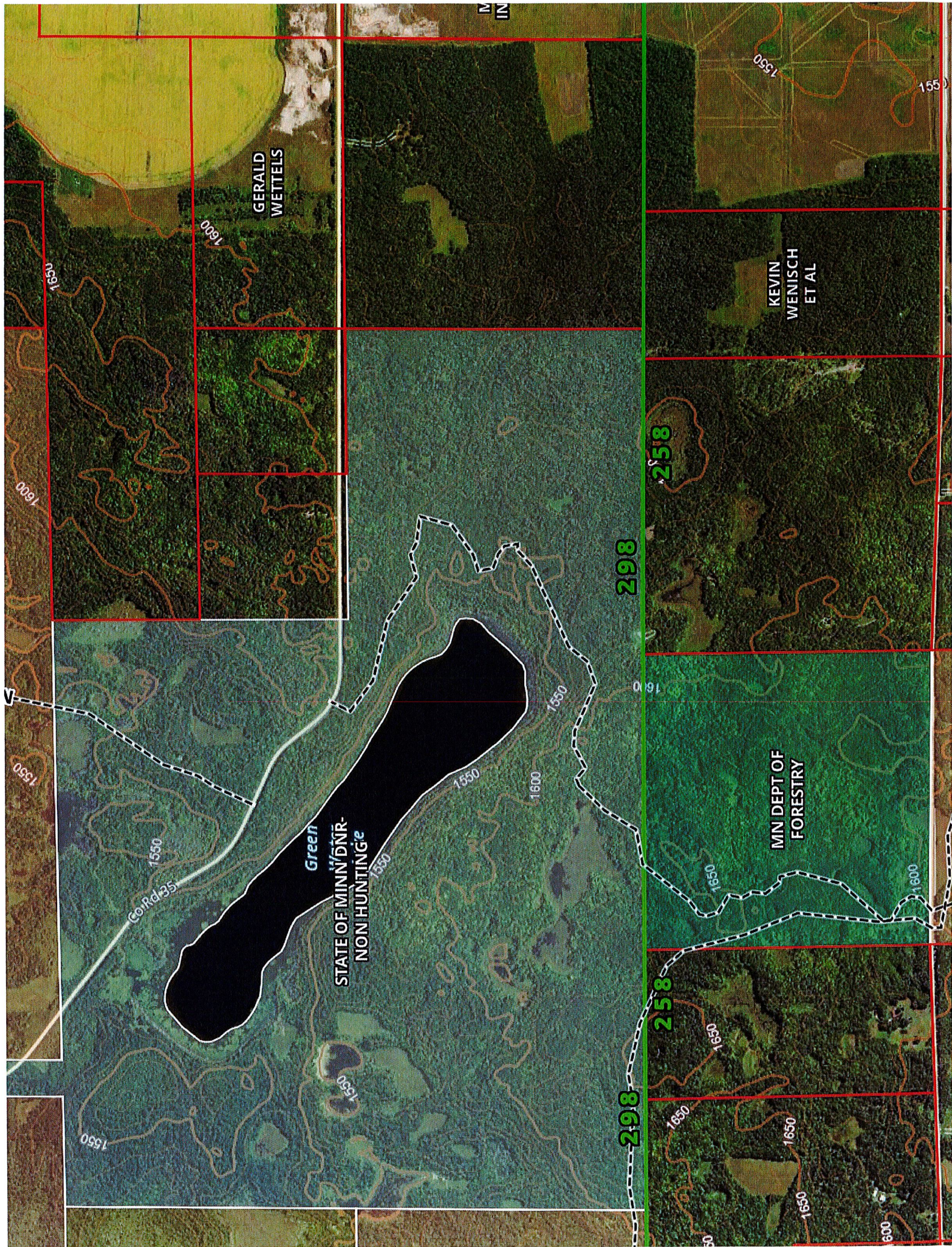
BECKER COUNTY SECURITY NOTICE:

This email originated from an external sender. Exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please contact support.

Dear Commissioner,

Please see the attached comments of concern about the proposed land use and zoning proposal for Wettels' Tax ID number: 25.0106.000 being presented in the hearing today. I urge you to reconsider the project for further environmental review before approving this mining operation by Green Water Lake.

Miigwech,
Winona LaDuke





PO BOX 63, 607 MAIN AVE, CALLAWAY MN 56521
INFO@HONOREARTH.ORG | WWW.HONOREARTH.ORG

Re: Threat to Green Water Lake

April 11, 2022

nicole.hultin@co.becker.mn.us

Dear Nicole Hultin,

I am writing to you with concern about the Green Water Lake Natural Area located on the eastern side of the Tamarac National Wildlife Refuge. There's a proposal for aggregate mining operations by Gerald Wettels, who intends to expand his already operating mining operations to an area very close to Green Water Lake. That should not be allowed for a protected Lake. This proposal will damage the Green Water Lake Watershed and should require a full environmental review. I am asking you to review the impacts of such a proposal on the Lake and the scientific area.

The Green Water Lake Natural Area is a 326-hectare (805-acre) unit in central Becker County, adjoining the Refuge and within the White Earth reservation. This is a unique lake that is protected and provides an essential part of our ecosystem for all animals and water quality. Referred to as the Pine Moraine Landscape Region (Fig. 1 Green Water Lake), the area is predominantly a second-growth mixed hardwood and coniferous forest. The lake occupies a narrow, deep trough that probably formed as a drainage way for glacial meltwater. Most of the nearshore area is underlain by calcium carbonate deposits; peat accumulations above these deposits support a sedge mat which is most extensive at the lake's northwestern end.

The request is by Wettels who would support the permit of Wm Scepaniak Inc, to create a gravel pit and crush and wash materials for commercial sales. Wettels has already cleared most of the site, which also has impacts on the watershed, as the forest provided some benefit to the ecosystem. This proposal would create a thirty-acre gravel site and a parking lot and proposes either a well or holding ponds for dust suppression.

This lake is pristine, and a natural area. This project should require an environmental assessment in the minimum, and possibly an environmental impact statement to protect the White Earth and federally protected resources. We would request this now.

Miigwech,

A handwritten signature in black ink, appearing to read "Wm Scepaniak".



PO BOX 63, 607 MAIN AVE, CALLAWAY MN 56521
INFO@HONOREARTH.ORG | WWW.HONOREARTH.ORG

Becker County Commissioners

April 14, 2022

Regarding Greenwater Lake:

I am writing to you with concern about the Green Water Lake Natural Area located on the eastern side of the Tamarac National Wildlife Refuge. There's a proposal for aggregate mining operations by Gerald Wettels, who intends to expand his already operating mining operations (known locally as the Ponsford Pyramids) to an area very close to Green Water Lake. That should not be allowed for a protected Lake. This proposal will damage the Green Water Lake Watershed and should require a full environmental review. I am asking you to review the impacts of such a proposal on the Lake and the scientific area. The Becker County Land commissioners are reviewing the proposal on May 12, and we will need to express our concerns quickly.

This is also a place of cultural significance, noting the depth of the water and the many stories of underground tunnels between this lake and other lakes and of sacred beings in the lake. Our tribe needs to protect this lake from the gravel pit.

The Green Water Lake Natural Area is a 326-hectare (805-acre) unit in central Becker County, adjoining the Refuge and within the White Earth reservation. This is a unique lake which is protected, and provides an essential part of our ecosystem for all animals and water quality. Referred to as the Pine Moraine Landscape Region (Fig. 1), the area is predominantly a second-growth mixed hardwood and coniferous forest. The lake occupies a narrow, deep trough that probably formed as a drainageway for glacial meltwater. Most of the nearshore area is underlain by calcium carbonate deposits; peat accumulations above these deposits support a sedge mat which is most extensive at the lake's northwestern end.

The request is by Wettels who would support the permit of Wm Scepaniak Inc, to create a gravel pit and crush and wash materials for commercial sales. Wettels has already cleared most of the site, which also has impacts on the watershed, as the forest provided some benefit to the ecosystem. This proposal would create a thirty acre gravel pit and a parking lot, and also proposes either a well or holding ponds for dust suppression.

This lake is pristine, and a natural area. This project should require an environmental assessment in the minimum, and possibly an environmental impact statement to protect the White Earth and federally protected resources. Wettels and his colleagues should put a gravel pit somewhere else.

We need to request a full environmental review.

Miigwech

Winona LaDuke



WHITE EARTH RESERVATION

CHAIRMAN Michael Fairbanks SECRETARY-TREASURER Leonard Alan Roy
DISTRICT I Raymond Auginaush, Sr. DISTRICT II VACANT DISTRICT III Cheryl "Annie" Jackson

April 11, 2022
Becker County
Planning and Zoning Department
915 Lake Avenue
Detroit Lakes, MN 56501

RE: Gerald Wettels permit request

To Whom This May Concern:



Because of negative impacts to the environment, increased risk to the safety of our tribal membership, and potential destruction of cultural resources, the White Earth Band of Ojibwe asks that the Becker County Planning and Zoning Department deny the conditional use permit request submitted by Gerald Wettels for a proposed mining operation.

Water Resources Impacts

Main concerns are the proximity of the proposed project to Green Water Lake and White Earth's fish hatchery located on nearby Ice Cracking Lake.

- Green Water Lake is designated as a Scientific and Natural Area (SNA). This lake carries a 2B use classification and has no development. It has tremendous water clarity and quality and is held in high regard by White Earth. This project would negatively impact this designated SNA.
- The proposed project falls within the Ottertail Watershed and has the potential to impact surface and groundwaters within the area. This includes negative impacts to the aquifer our fish hatchery draws from for our fish rearing operations.

White Earth is aware of the existing impacted area located to the east of this site. However, the program feels additional impacts will amplify harmful effects to the surface waters and aquifer in the area.

Environmental impacts of aggregate extraction specifically to land:

- Once an aggregate extraction has occurred there is no possibility for restoration to its original state.
- The occurrence of open dumps within scarred lands is more prevalent than non-impacted lands
- A description to the long-term plans for the specific area of impact should be address in detail. (Example - what will the property look like in 20 years?)

Human Health

It is our duty to protect the health, safety, and welfare of our tribal members. County Highway 35 is a main thoroughfare used by our tribal membership to access services including health care, social services, and schooling. It is also used to access areas in which our members regularly exercise protected treaty rights.

- This facility proposes to operate 24 hours per day, 6 days per week, for approximately 6 months out of the year. Increased traffic, noise & dust need to be evaluated.
- Human health impacts have not been adequately addressed.
- Environmental Justice needs to be considered.

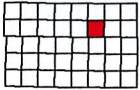
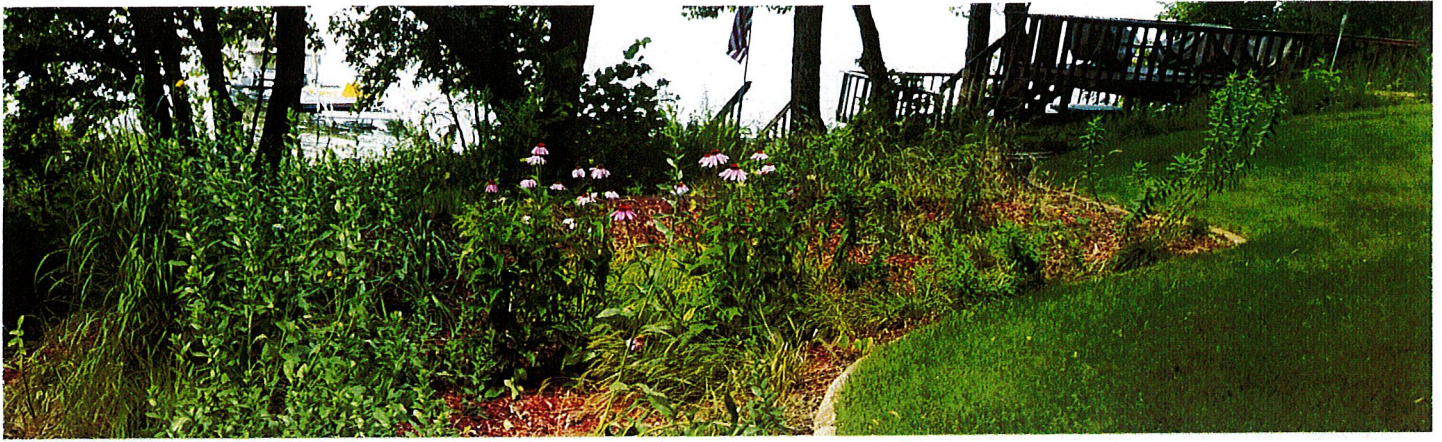
Because of the reasons stated above and other impacts (i.e. destruction of cultural resources, impacts to air quality, increased pressure on wildlife, etc.) that need to be addressed, White Earth objects to this project moving forward. The permit application is extremely lacking in detail on the multiple negative effects this project will cause. At the very least, a full environmental assessment including cumulative impacts must be performed prior to consideration of this project.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in purple ink, appearing to read 'Michael Fairbanks', with a large, sweeping flourish extending to the right.

Michael Fairbanks, Chairman
White Earth Reservation Business Committee
White Earth Band of Ojibwe

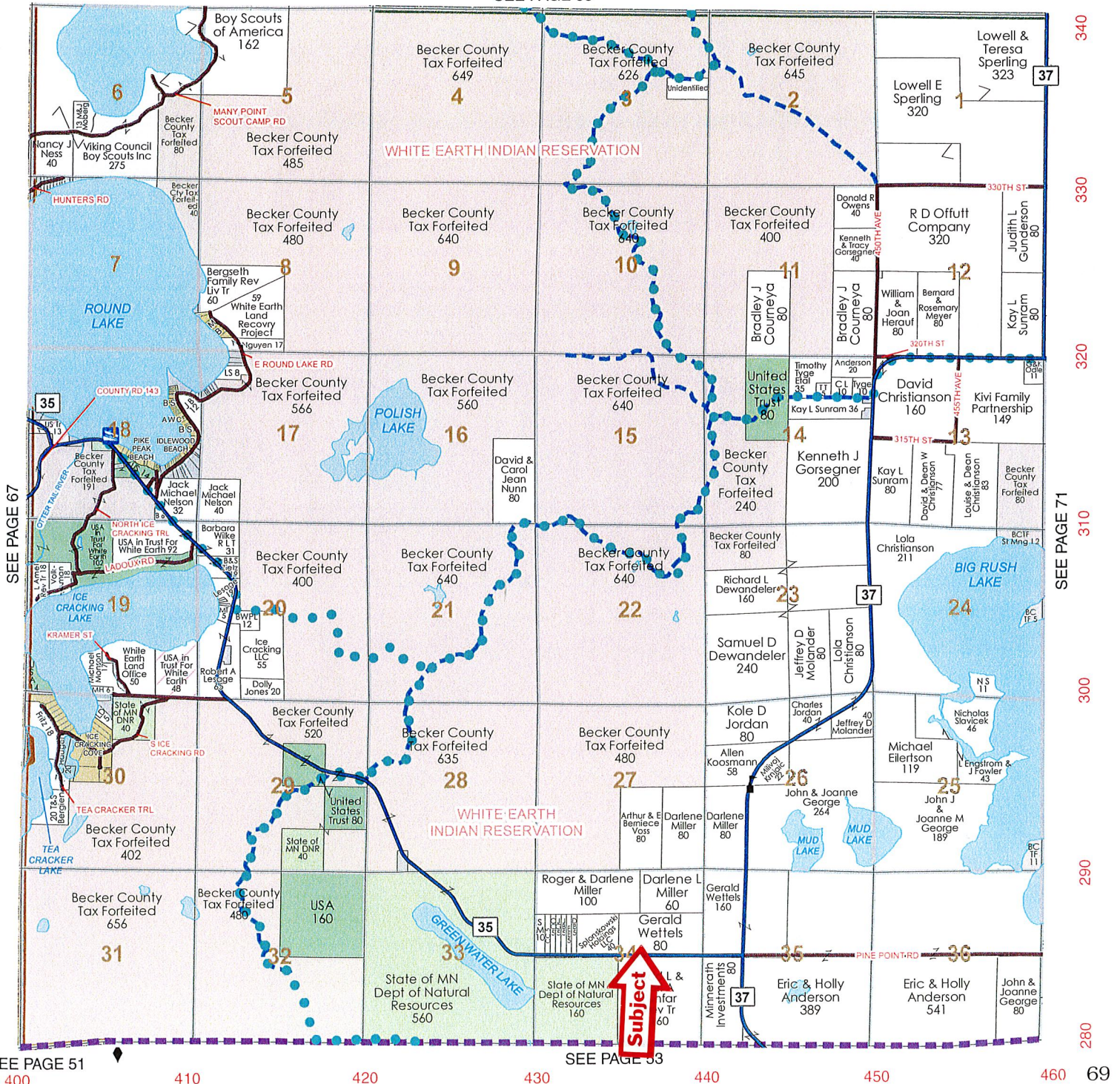


Round Lake (S)

Township 141N - Range 38W

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SEE PAGE 85





COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

May 10th, 2022 @ 6:00 P.M.

****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Michael Hjeldness &
Dana Hjeldness
1282 8th Ave NE
Thompson, ND 58278

Project Location: 27300 125th St
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Conditional Use Permit for Storage units.

LEGAL LAND DESCRIPTION: Tax ID number: **19.0748.000** Section 23 Township 138 Range 041; ABBEY LAKE ESTATES Lot 020 Block 002.; Lake View 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 # CUP2022-55

Property and Owner Review

Owner: MICHAEL HJELDNESS	Parcel Number(s): 190748000
Mailing Address: MICHAEL HJELDNESS 1282 8TH AVE NE THOMPSON ND 58278	Site Address: 27300 125TH ST
	Township-S/T/R: LAKE VIEW-23/138/041
	Shoreland? No Name:
Legal Descr: Lot 020 Block 002 of ABBEY LAKE ESTATES	

Conditional Use Details Review

Description of Conditional Use Request: **New storage container units for lease**

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.

New units

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.

It adds options for community for storage units on south side of Detroit Lakes

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

Have already spoken with Pelican Watershed in regards to what is needed for drainage and it is minimal

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.

Location will have green space in all open areas

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.

Trees have been added to property to conceal units in future

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: **Abbey Lake Storage LLP**

Business Owners: **Michael Hjeldness and Dana Hjeldness**

Business Type: **Service** If 'Other', explain:

Type of Merchandise: **New Storage Units for Lease**

Type of Service: **Rental and Sales of one time use storage containers**

Hours and Days of Operation: **Self access storage containers**

Number of Employees: **1**

Off-Street Parking Plan: **Non needed**

Size of structure to be used for Business: **10' by 20' and 10' by 40' new storage containers**

New or Existing: **New Structure**

Signage Plan: 4' by 8' sign off of road on corner of property
Exterior Lighting Plan: Yard light is already in place and low lighting will be added for containers
Known Environmental Hazards: No
Additional Business Plan Information: Call if need

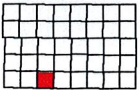


190749000

LK 190749000

125 Street

125TH ST

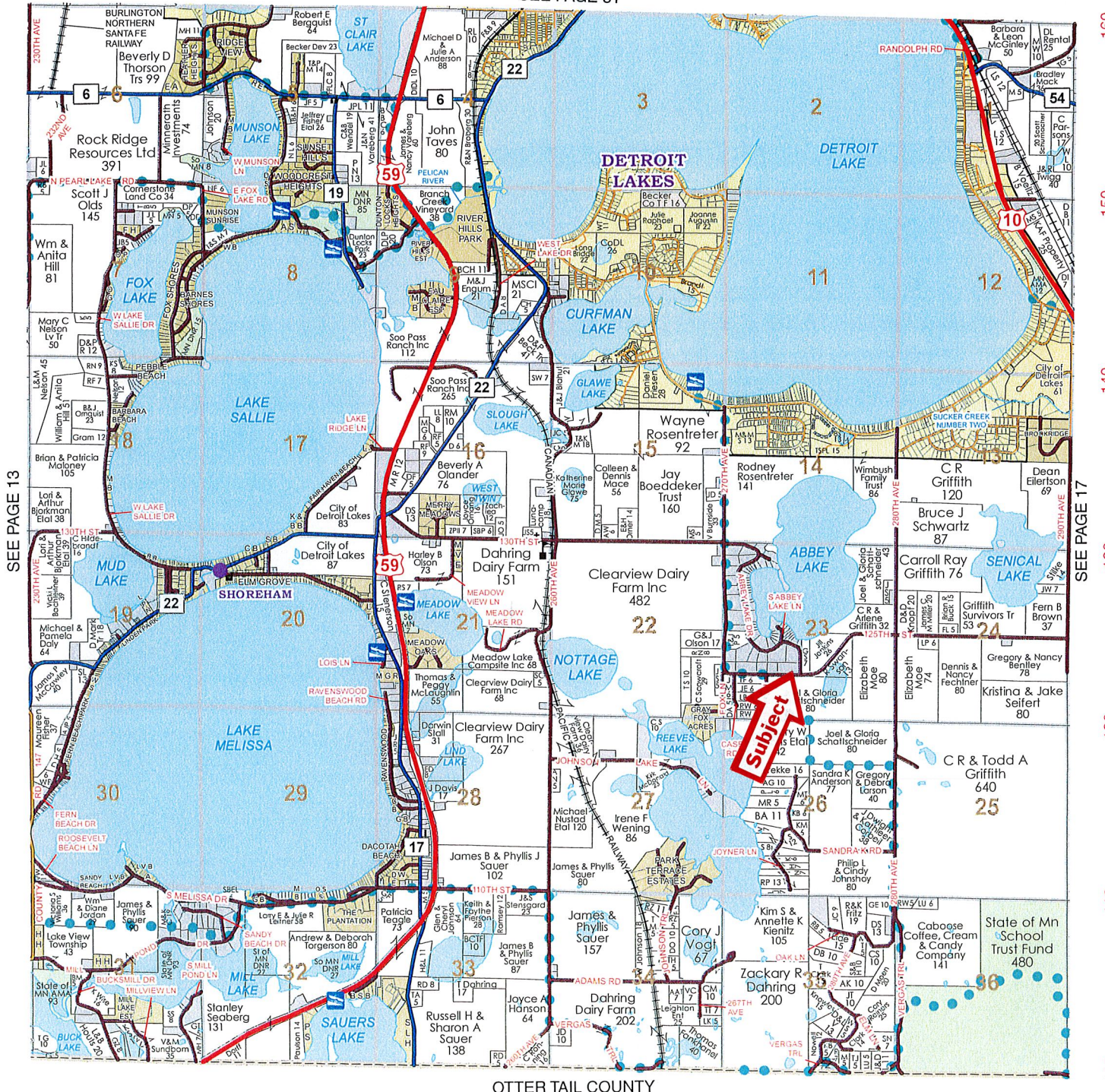


Lake View

Township 138N - Range 41W

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SEE PAGE 31



OTTER TAIL 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****

May 10th, 2022 @ 6:00 P.M.

****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Dunnigan Homes Chapel LLC
16519 Bird Dog Rd
Audubon, MN 56511

Project Location: 22700 175th St
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Conditional Use Permit to operate an event space.

LEGAL LAND DESCRIPTION: Tax ID number: **02.0171.002** Section 25 Township 139 Range 042; PT SE1/4 NE1/4 & PT SW1/4 OF NE1/4; COMM E QTR COR SEC 25 TH E 1187.24' TO POB; CONT W 471.65' AL S LN, TH NLY 231.91 NW 52.31', SELY 415.91', TH S 211.56' TO CTR LN 175 ST & POB; Audubon Township

REFER TO BECKER COUNTY ZONING ORDINANCE

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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 # CUP2022-60

Property and Owner Review

Owner: DUNNIGAN HOMES CHAPEL LLC	Parcel Number(s): 020171002
Mailing Address: DUNNIGAN HOMES CHAPEL LLC 16519 BIRD DOG RD AUDUBON MN 56511	Site Address: 22700 175TH ST
	Township-S/T/R: AUDUBON-25/139/042
	Shoreland? No Name:
Legal Descr: PT SE1/4 NE1/4 & PT SW1/4 OF NE1/4: COMM E QTR COR SEC 25 TH E 1187.24' TO POB; CONT W 471.65' AL S LN, TH NLY 231.91 NW 52.31', SELY 415.91', TH S 211.56' TO CTR LN 175 ST & POB	

Conditional Use Details Review

Description of Conditional Use Request: **We would like to open the Chapel on the Hill to the public for small events and family gatherings. Examples include- craft shows, family reunions, free kid's movie night in the parking lot, baby showers, small corporate meetings, continuing education classes, etc.**

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 Chapel on the Hill is a beloved structure by many people in the area, including ourselves. The Chapel was always a place for people to gather but without A/C, heat or insulation it wasn't getting much use. When we purchased it, it was in a state of disrepair. We hope that by saving the structure and putting over \$250K of improvements into it that it will not only increase property values of those surrounding us today but also in the future. We hope to sell it as a 3 bed, 2.5 bath ~3,000 sq ft residential home in the future. In addition, it did tend to draw riff-raff in the form of vandalism and trespassing, reported by the neighbors. By having people utilize the space we're hoping to see those issues greatly diminish/ disappear. The Chapel is set up high and away from other properties in the immediate vicinity. Vast majority of activity will be within the walls of the Chapel and quiet hours will be set starting at 10:00pm (unless an additional permit is obtained).

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 CUP will not impede the orderly development of the surrounding vacant property. Agriculture to the east, gravel (mining?) to the west and south, golf course and new builds to the north and residential and business between. We're happy to have it all!

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

The Chapel was already used as a gathering space and has utilities (well) and septic. We are working with Dewey's Septic to update the septic to accommodate small gatherings as well as serving as a residential dwelling. The access roads and drainage are adequate. We will be improving the drainage with landscaping. Electrical has been updated and inspected.

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.

The Chapel already has a large parking lot. Plenty of room!

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.

There shouldn't be any offensive odor other than occasional grilling or fire pit. Any guests will have to agree to quiet hours starting at 10pm unless an additional permit is obtained. No lighted signs on the property. The church is offset from the surrounding areas but we do not plan to have any obnoxious or loud events.

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: **Chapel on the Hill**

Business Owners: **O'Mara and Adam Dunnigan/ Dunnigan Homes Chapel, LLC**

Business Type: **Other - Please describe below** If 'Other', explain: **Small events and short term residential rental**

Type of Merchandise: **n/a unless offered by vendors renting the space**

Type of Service: **Just the furnished space for small gatherings and overnight stays. Not to be used as a long term retail space.**

Hours and Days of Operation: **All. For short term rentals check-out at 11am. Check-in at 3pm. For events, TBD.**

Number of Employees: **0**

Off-Street Parking Plan: **There is already a large parking lot attached to the property. 30+ parking places already established.**

Size of structure to be used for Business: **Church. 28ft x 44ft + 15ft deck**

New or Existing: **Existing Structure**

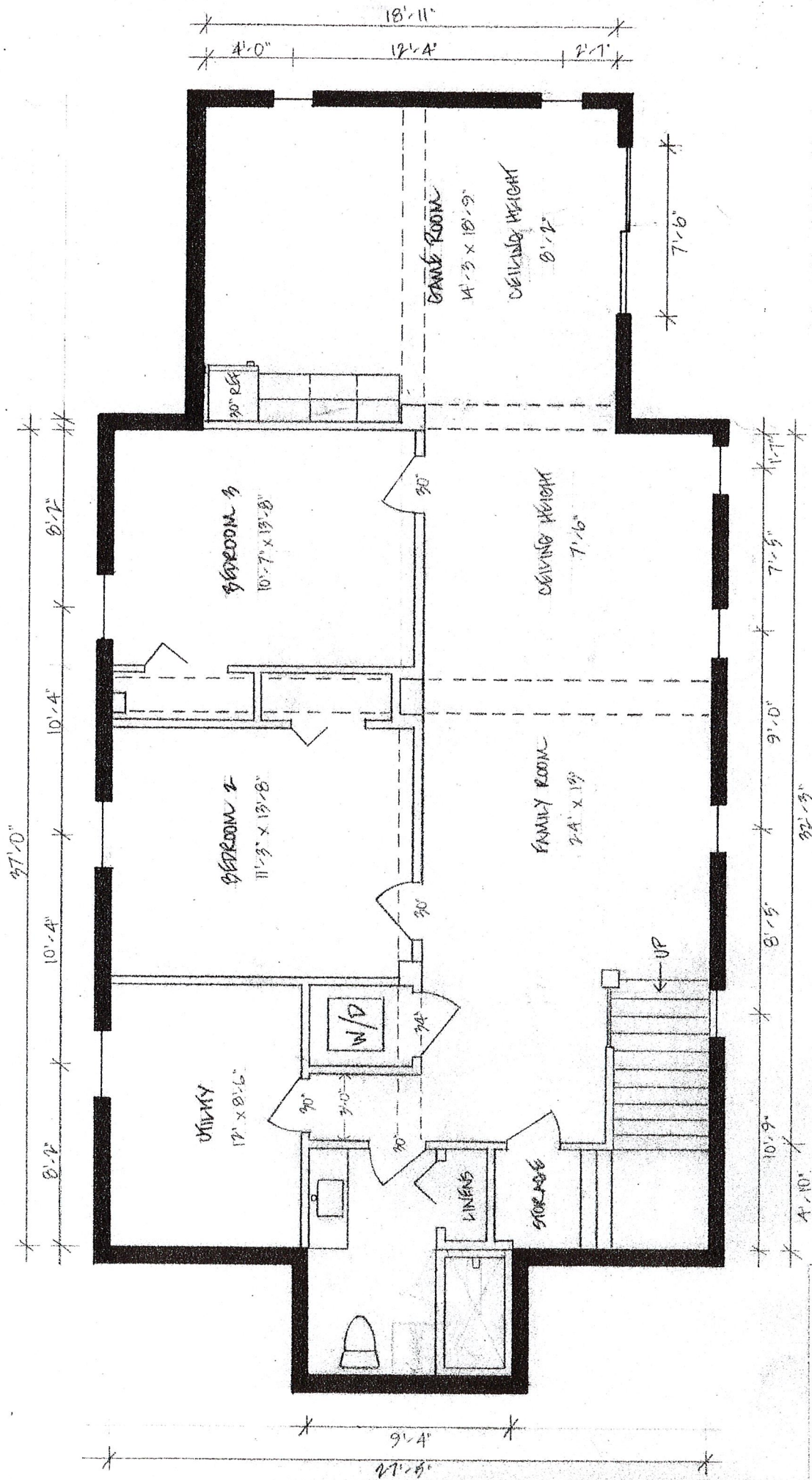
Signage Plan: **Just the one that is already existing (white wood sign with black lettering) - may change it to say "all are welcome" instead of listing the church times.**

Exterior Lighting Plan: **Minimal. Residential and motion lights with sconces.**

Known Environmental Hazards: **No**

Additional Business Plan Information: **The plan has 3 tiers: 1.) Small events and gatherings as discussed here 2.) Short term overnight stays (minimum 2 nights) for a maximum of 12 people. 3.) Residential home for resale. All design elements are geared to be eventually residential (2 bedrooms in lower level with egress windows, open concept kitchen, etc).**



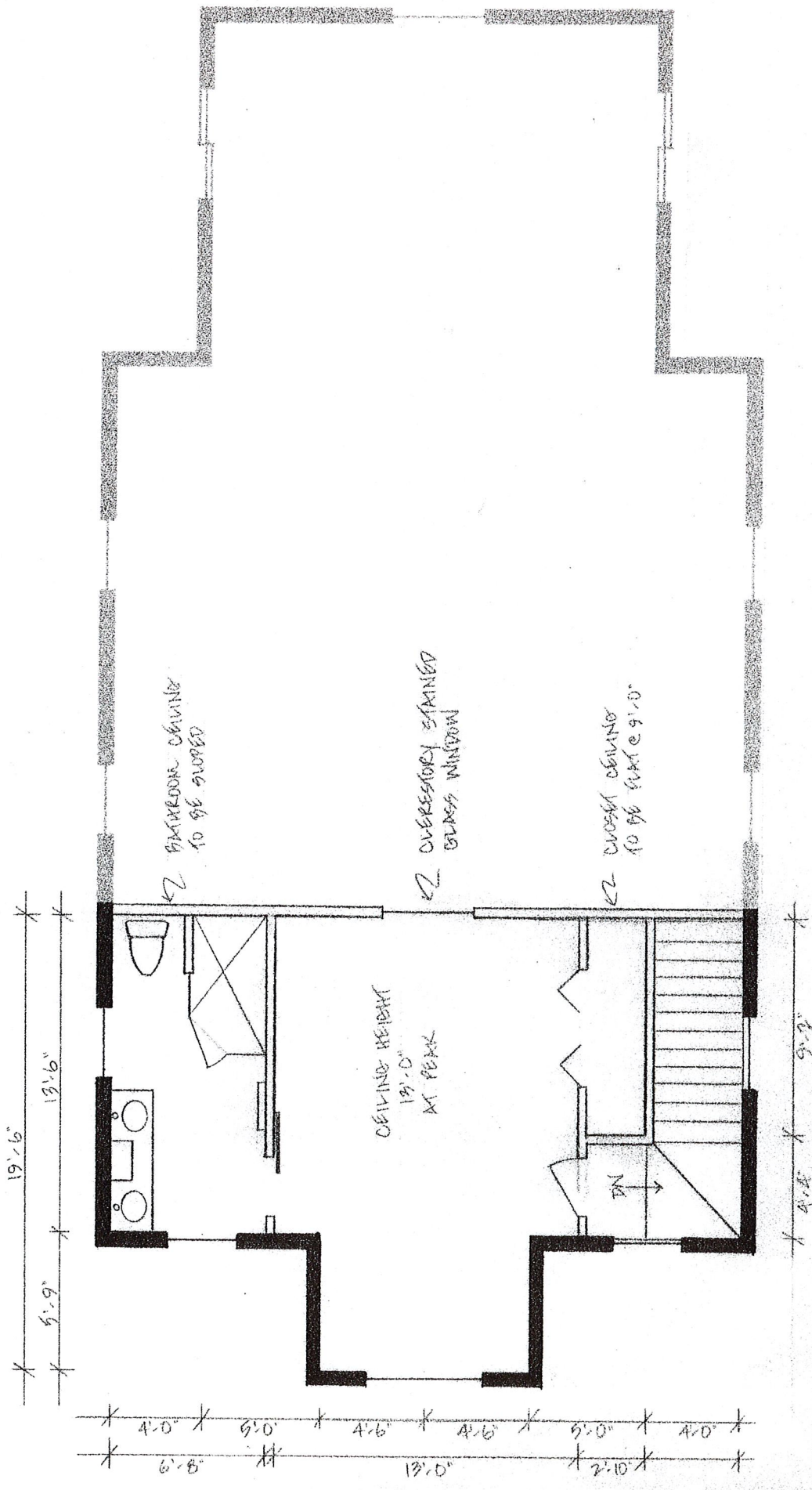


DUNNICAN HOUSE CHAPEL
 BASEMENT FLOOR PLAN
 10/29/21 SCALE: 1/4" = 1'-0"

NOTE: THESE FLOOR PLANS ARE ONLY FOR CONCEPT DESIGN PURPOSES. THEY ARE NOT
 CONSTRUCTION DRAWINGS. ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE
 VERIFIED BY AN ARCHITECT, STRUCTURAL ENGINEER OR LICENSED BUILDERS.

Divina Lourdes
 INTERIOR DESIGN

DivinaLourdesDesigns.com
 410.533.3259 | DCLONEY@VERIZON.NET

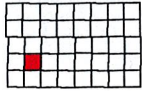
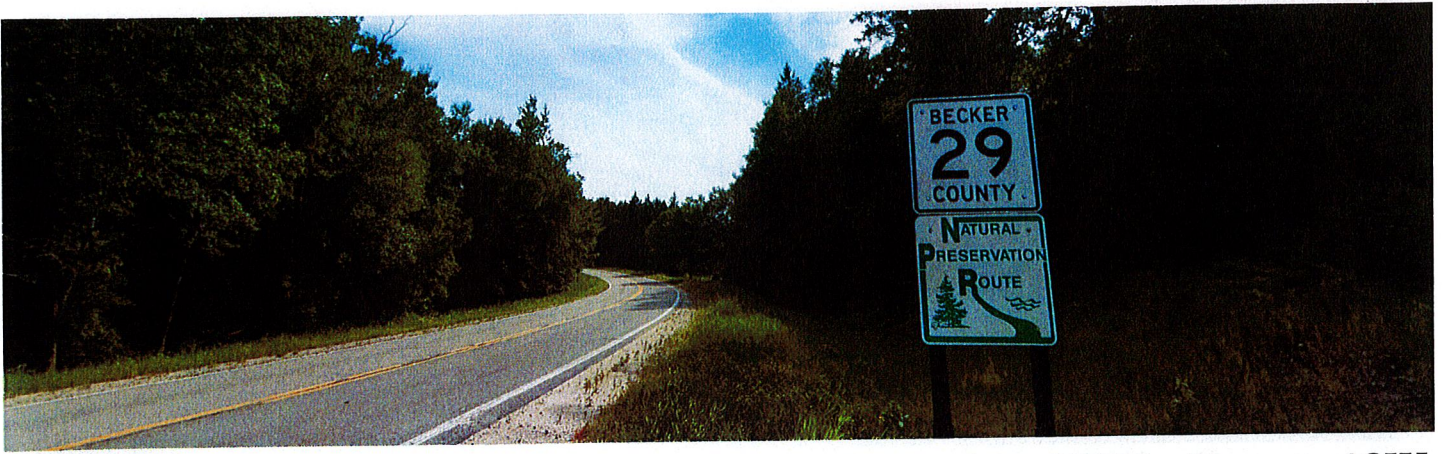


DUNNIDAN HOMES CHAPEL
MASTER SUITE FLOOR LEVEL
10/29/21 SCALE 1/4" = 1'-0"

NOTE: THESE FLOOR PLANS ARE ONLY FOR CONCEPTUAL DESIGN PURPOSES. THEY ARE NOT CONSTRUCTION DRAWINGS. ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY AN ARCHITECT, STRUCTURAL ENGINEER OR LICENSED BUILDER.

Divina Lourdes
INTERIOR DESIGN

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410.533.3259 | DLOCLONEY@VERIZON.NET

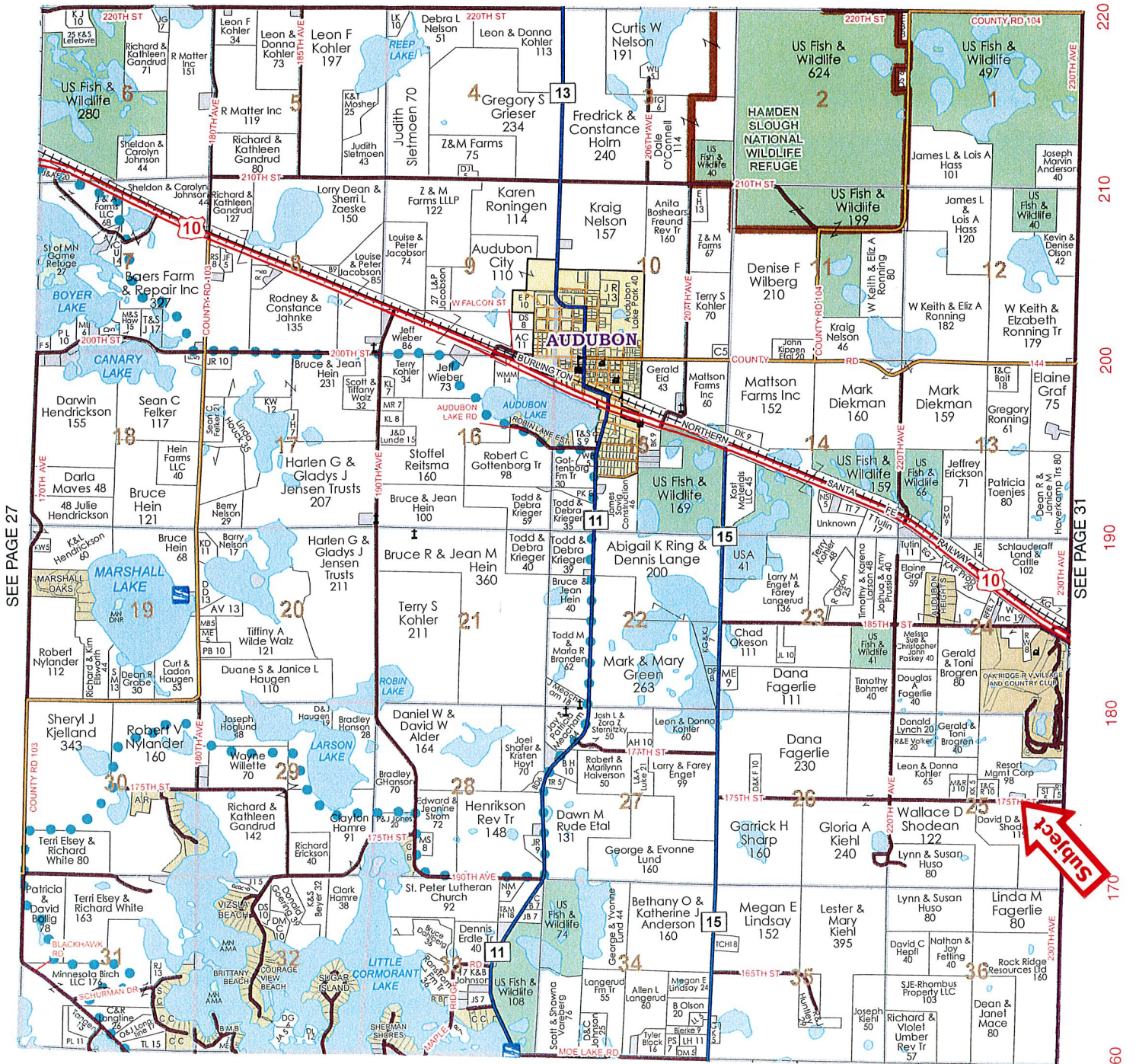


Audubon

Township 139N - Range 42W

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SEE PAGE 13



COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

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

May 10th, 2022 @ 6:00 P.M.

****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Bradley Olek
12803 140th Ave N
Felton, MN 56536

Donald S Goering
3676 Houkom Dr E
West Fargo, ND 58078

Project Location: TBD Bird Dog Rd
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Preliminary Plat for nine (9) lots to be called, DON'S ANGELS ADDITION.

LEGAL LAND DESCRIPTION: Tax ID number: **02.0226.004** Section 32 Township 139 Range 042; PT GOVT LOT 3,4,6, PT NW1/4 NE1/4: COMM NLY COR LOT 1 BLK1 COURAGE VIEW BCH SE 444.59' TO POB; NW 444.59', NLY 130.75', SE 304.4', N 154.2', E 52.84', N 154.20', E 52.84', NLY 295', ELY 412.05', SE 348.35', SLY 650.28' TO LIT CORM LK, NWLY AL LK 307.94', NLY 238.69' TO POB.; Tax ID number: **02.0226.000** Section 32 Township 139 Range 042; PT GOVT LOTS 3 & 6 & PT NW1/4 NE1/4: BEG N QTR COR SEC 32 TH E 167.29', SLY 213.66', SELY 933.81', SWLY 371.48', SE 121.75', E 545.59', S 371.48' TO LIT CORM LK, WLY, SWLY, & NWLY AL LK TO W LN GOVT LOT 6, SE 20', NELY 650.28', NWLY 348.35', WLY 412.05', N TO BIRD DOG RD, CONT N 93.72' TO N LN SEC 32, TH E 462' TO POB; Audubon 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.



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 X Preliminary Plat
(Complete Section 1) (Complete Section 2) (Complete Section 3)

Applicant's Name: Bradley Olek

Applicant's Address: 12803 140th Ave. N
Felton, MN 56536

Telephone(s): 701-238-4015 Date of Application: 4/11/22

Signature of Applicant: [Signature]

Parcel ID Number: 020226004 P.O. 020226000 Project Address: NA

Legal Description of Project: See Attached

SECTION 1

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

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 9
Name of Subdivision DON'S ANGELS ADDITION
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? yes no
If yes, change from Zone to Zone.
Total acreage of parcel to be subdivided 13.2 Acres, more or less
Is the change within 2 miles of any city limits? NO
**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received Date Accepted Authorized Signature
Application Fee Notice Fee Recording Fee Date Paid
 Receipt Number

PRELIMINARY PLAT OF
DON'S ANGELS ADDITION

SURVEYOR'S NOTES

- The proposed plat of DON'S ANGELS ADDITION is located in Section 32, T110 N42, R10E, Audubon Township. It contains 5 non-riparian lots and 4 riparian lots in two blocks, and dedicated public roads to be constructed. Lots are intended for single family residential use. Heavy lines indicate plat exterior.
- The building setbacks shown for primary structures on non-riparian lots are: Platted dedicated road - 45' side yard - 10'; rear yard - 40'. Building setbacks for primary structures on riparian lots are: Platted dedicated road - 20'; side yard - 10'; rear yard - 40'.
- Contour lines are shown at 2' intervals based on aerial photogrammetry & field verification in bluff areas.
- All lots exceed the 40,000 sq. ft. and minimum lot width of 150 ft. for a recreational development lake.
- The project is located in a mostly open area with wooded area near the lake on the hillside.
- The Proposed Dedicated Public Roads are a total length of approximately 1400 ft. long and will be constructed in accord with an engineered road profile and storm water management plan to meet County, Township, and MPCA requirements. Final engineering to be completed if project is approved.
- Adjacent land owners are per the Becker County GIS web site.
- Lots will be serviced by private wells and septic systems installed according to Becker County and Minnesota Department of Health requirements. All lots have adequate area for 2 septic systems. Possible septic locations of 1,000 sq. ft. are shown as:

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

CLIENT:
 BRAD OLEK
 12803 140TH AVENUE NORTH
 FELTON, MN 56536

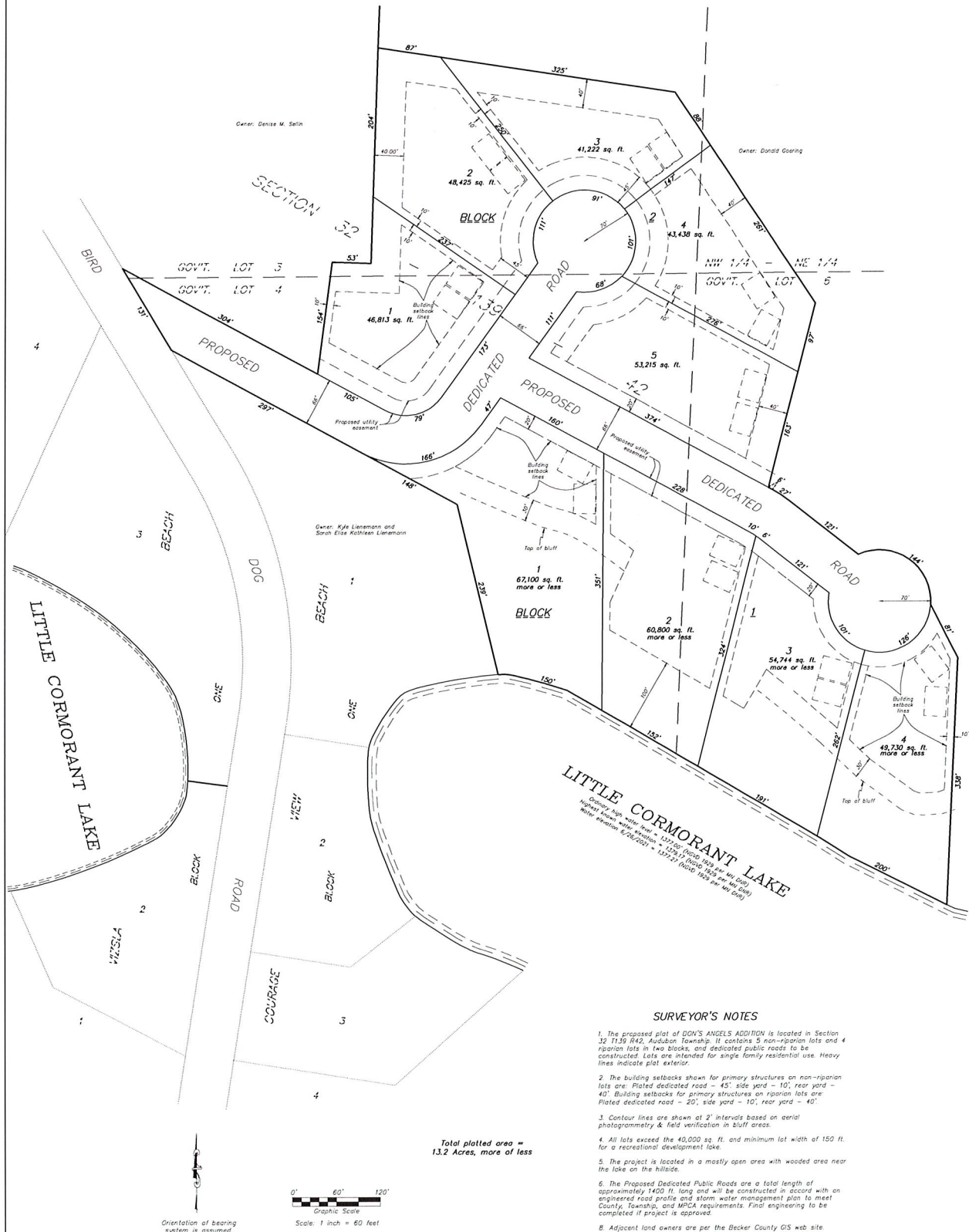
Prepared on 04/08/22

1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
EMAIL: frontdesk@meadowlandsurveying.com
www.meadowlandsurveying.com
218-847-4289

BRAD OLEK
12803 140TH AVENUE NORTH
FELTON, MN 56536

Prepared on 04/08/22

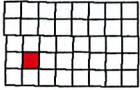
PRELIMINARY PLAT OF
DON'S ANGELS ADDITION



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

CLIENT:
BRAD OLEK
12803 140TH AVENUE NORTH
FELTON, MN 56536

Prepared on 04/08/22

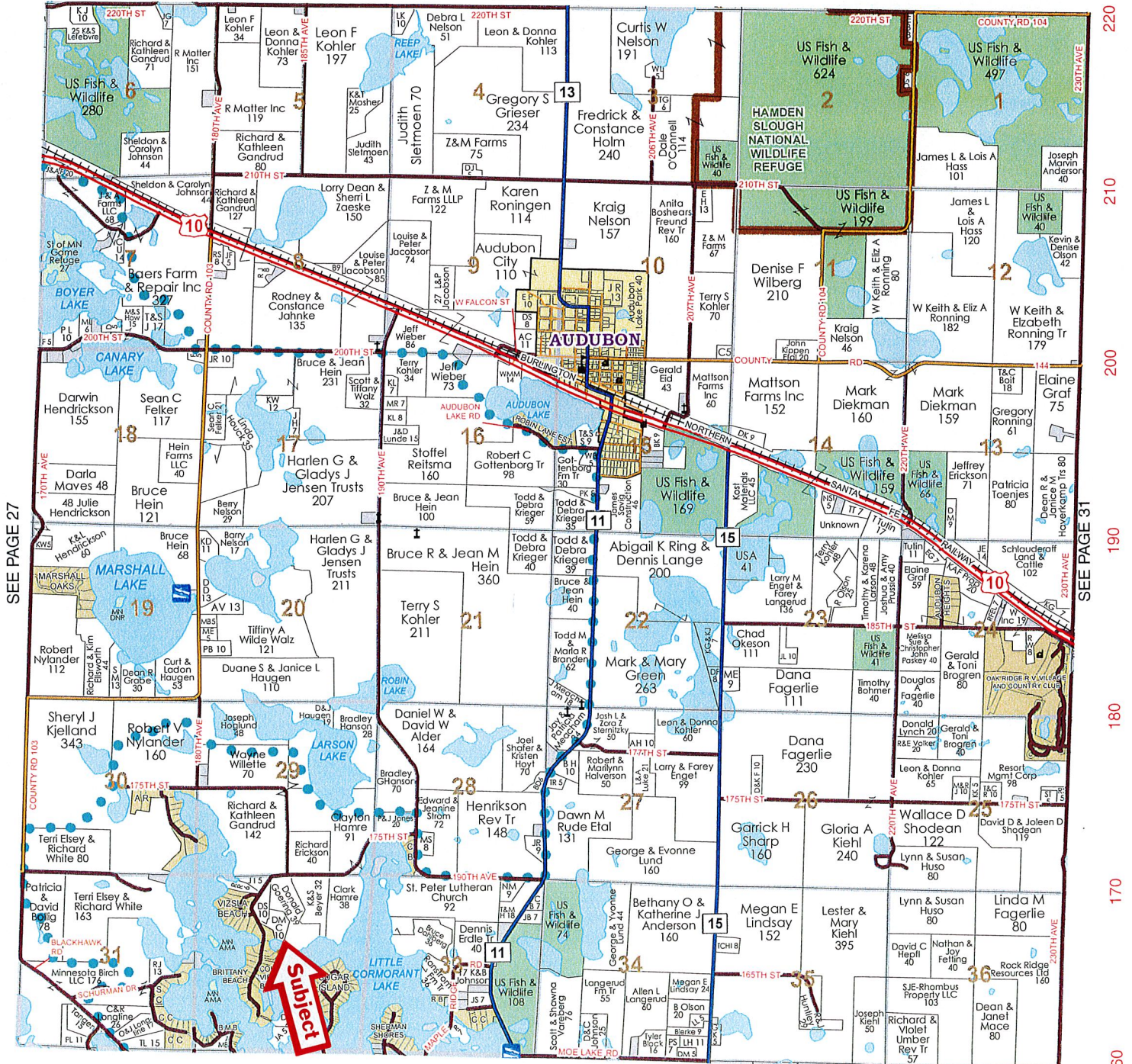


Audubon

Township 139N - Range 42W

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SEE PAGE 13



COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

May 10th, 2022 @ 6:00 P.M.

****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Amy J Ruley
3137 N 10th St
Fargo, ND 58102

Project Location: TBD Tradewinds Rd
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Final Plat for a multi-unit storage structure development.

LEGAL LAND DESCRIPTION: Tax ID number: **17.0079.001** Section 07 Township 138 Range 042; 7-138-42 PT GOVT LOT 7: COM S QTR COR SEC 7, E 326.23' TO POB; E 921.77', N 1319.04', W 858.1', S 22.6', W 33.79' TO CTR RD, S AL CTR RD 473.85', W 33.06', S 788.51' TO POB. TRACT B.; Lake Eunice 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.



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	
SCANNED	

Developer's Name: Amy Ruley

Developer's Address: 3137 N 10th St
Fargo, ND 58102

Telephone(s): _____ Date of Application: 4/11/22

Signature of Applicant: _____

Parcel ID Number: 17.0079.001 Project Address: TBD Tradewinds Rd.

Proposed Plat Name: _____

.....
To be completed by Office

Date of preliminary approval: Planning Commission: 06/08/21 & County Board 06/15/21

What was approved & stipulations: Approval of a Preliminary
Plat for a multi-unit storage structure development.

Checklist

_____ Final Plat with appropriate landowner, mortgagee, surveyor, notary and township signatures;

_____ Certification that current year's taxes have been paid;

_____ Road Certification from County Highway Engineer on newly constructed roads;

_____ Road agreement from Township for newly constructed roads;

_____ Title Opinion

_____ Stipulations have been met

_____ Final plat fee, check made payable to Becker County Zoning, amount _____;

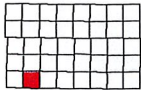
_____ Recording fee, check made payable to Becker County Recorder, amount _____.



A Marketing Company

"Serve, Connect and Celebrate
Our Community"

1340 Richwood Rd.
Detroit Lakes, MN 56501
Phone: 218-847-5624

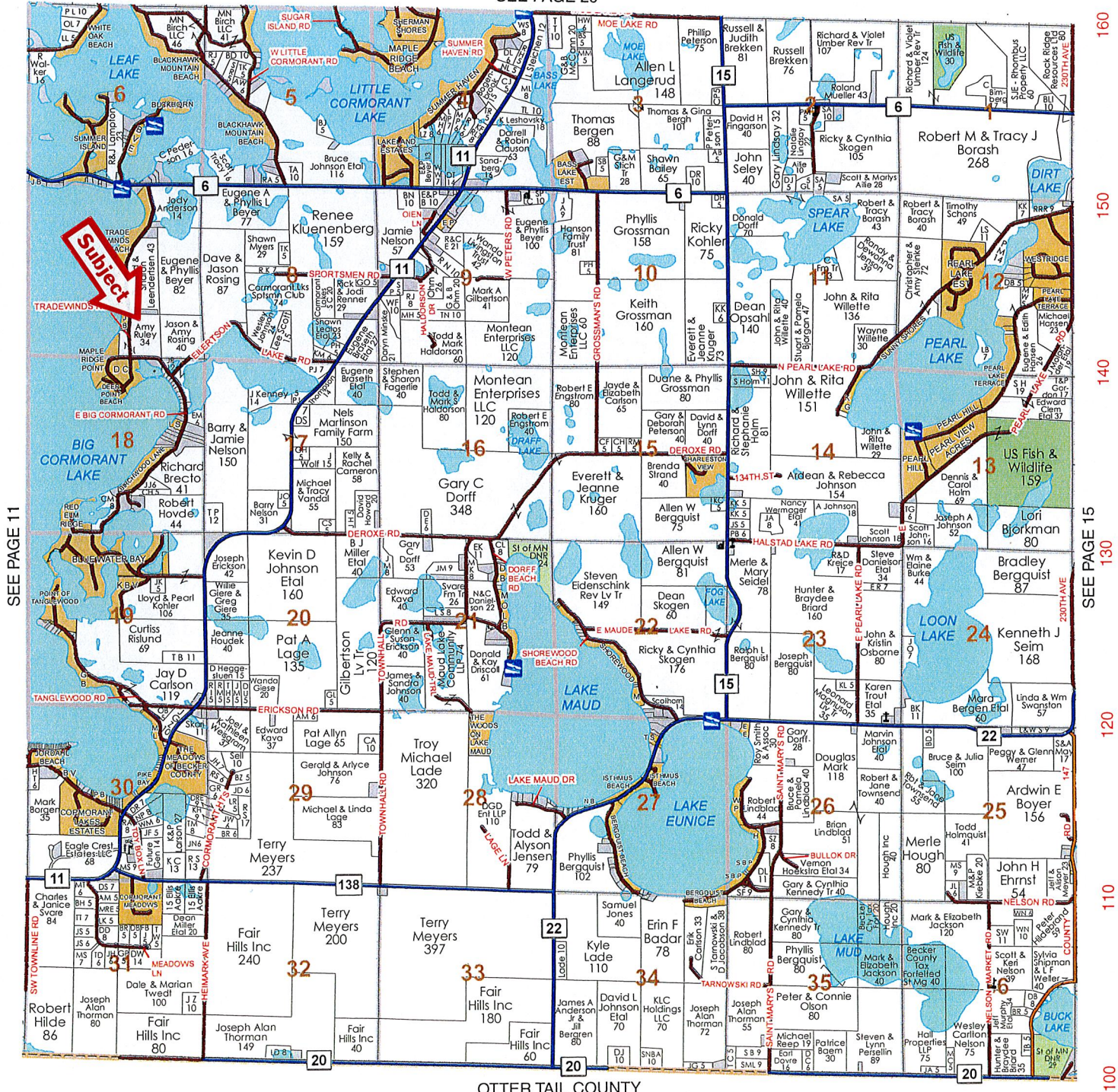


Lake Eunice

Township 138N - Range 42W

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OTTER TAIL 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****

May 10th, 2022 @ 6:00 P.M.

****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: SNBA Development LLC
1112 South Shore Dr
Detroit Lakes, MN 56501

Project Location: 20488 Co Hwy 20
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request approval for a third (3rd) Supplemental Plat for a Common Interest Development for sixteen (16) units (unit 15 and units 24-38).

LEGAL LAND DESCRIPTION: Tax ID number: **17.0393.000** Section 34 Township 138 Range 042; 34-138-42 PT SW1/4 SE1/4; BEG S QTR COR SEC 34, E 668.2', N 612.63', W 669.02', S 637.44' TO POB. LESS 5.45 FOR PLAT.; Lake Eunice 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.



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	
SCANNED	

Developer's Name: SNBA Development LLC

Developer's Address: 1112 South Shore Dr
Detroit Lakes, MN 56511

Telephone(s): _____ Date of Application: 4/11/22

Signature of Applicant: _____

Parcel ID Number: 17.0393.000 Project Address: 20488 Co Hwy 20

Proposed Plat Name: Toy Locker

.....
To be completed by Office

Date of preliminary approval: PC: 12/16/14 County Board

What was approved & stipulations: Approve a Preliminary Plat - w-
the stipulation there be no outside storage
around the structures on the property.

Checklist

_____ Final Plat with appropriate landowner, mortgagee, surveyor, notary and township signatures;

_____ Certification that current year's taxes have been paid;

_____ Road Certification from County Highway Engineer on newly constructed roads;

_____ Road agreement from Township for newly constructed roads;

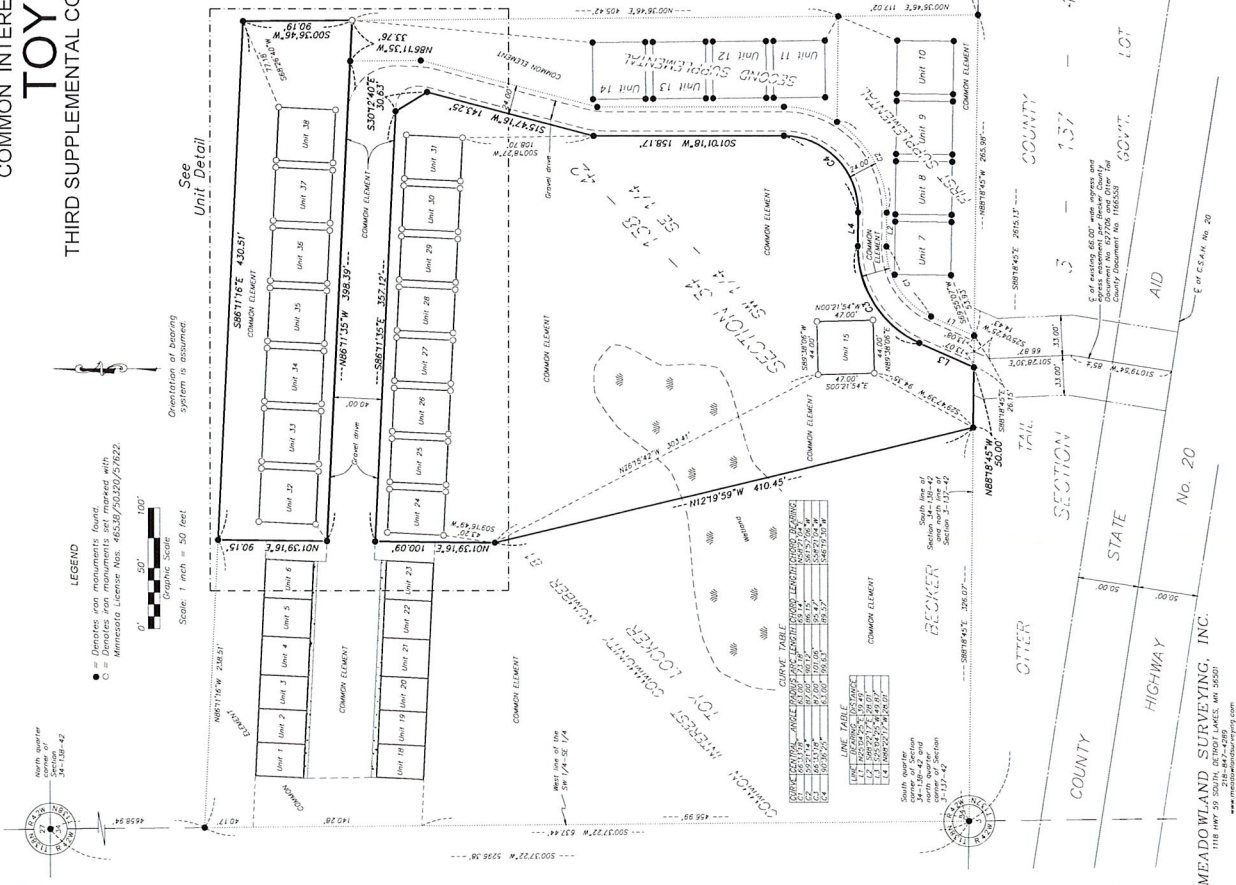
_____ Title Opinion

_____ Stipulations have been met

_____ Final plat fee, check made payable to Becker County Zoning, amount _____;

_____ Recording fee, check made payable to Becker County Recorder, amount _____.

THIRD SUPPLEMENTAL COMMON INTEREST COMMUNITY PLAT

[illegible]

Commencing at a found iron monument which designates the south quarter corner of section 34, thence South 88 degrees 18 minutes 45 seconds East 568.20 feet along the south line of said section 34; thence North 10 degrees 06 minutes 46 seconds East 117.02 feet; thence continuing North 35 degrees 36 minutes 46 seconds East 402.42 feet to the point of beginning.

From said point of beginning, thence North 31 degrees 31 minutes 31 seconds East 358.30 feet to the point of beginning.

From said point of beginning, thence South 88 degrees 18 minutes 45 seconds East 430.51 feet; thence South 20 degrees 36 minutes 46 seconds West 90.19 feet to the point of beginning.

TOGETHER WITH an existing ingress and egress easement as per Document No. 627706, said document is on file and of record in the office of the Recorder in said Becker County, and per Document No. 1166558, said document is on file and of record in the office of the Recorder in Otter Tail County, Minnesota.

Common Interest: Community No. 81
DY LOCKER = 4.54 acres

Sad common interest community plat fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-1101.

Dated this day of 20

Scott R. Walz, Licensed Land Surveyor
Minnesota License No. 50320

State of Minnesota)
County of Dakota)

The foregoing surveyor's certificate was acknowledged before me, a Notary Public, this _____ day of _____, 20____, by Scott R. Walz, Minnesota Licensed

*Notary Public of Minnesota
My Commission Expires*

This Third Supplemental Common Interest Community Plot of COMMON INTEREST COMMUNITY NUMBER 81 TOY LOCKER is hereby approved by the Becker County Planning Commission this _____ day of _____, 20____.

Secretary

This Third Supplemental Common Interest Community Plat of COMMON INTEREST COMMUNITY NUMBER 81 TOY LOCKER is hereby approved by the Town Board of the Township of Lake Eunice, Becker County, Minnesota, this ____ day of _____, 20__.

Chairman _____

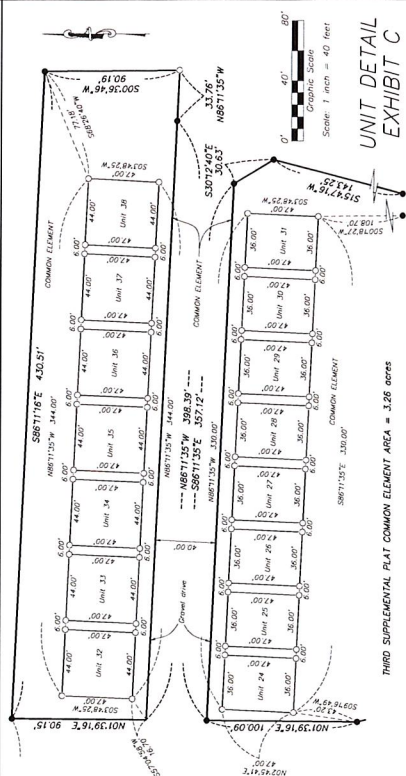
I hereby certify that the taxes for the year _____ for the lands described in are paid and no delinquent taxes and transfer entered this _____ day of _____ 20____

Deputy Auditor/Treasurer

_____ hereby certify that the within instrument was filed in this office for record on this _____ day of _____, 20____ at _____ o'clock _____ M. and was duly recorded in book _____ of _____, page _____, slide _____.

County Recorder

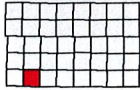
EXHIBIT A



THIRD SUPPLEMENTAL PLAT COMMON ELEMENT AREA = 3.26 acres

SITE PLAN
EXHIBIT BUNIT DETAIL
EXHIBIT C

OFFICIAL PLAT 10122-14

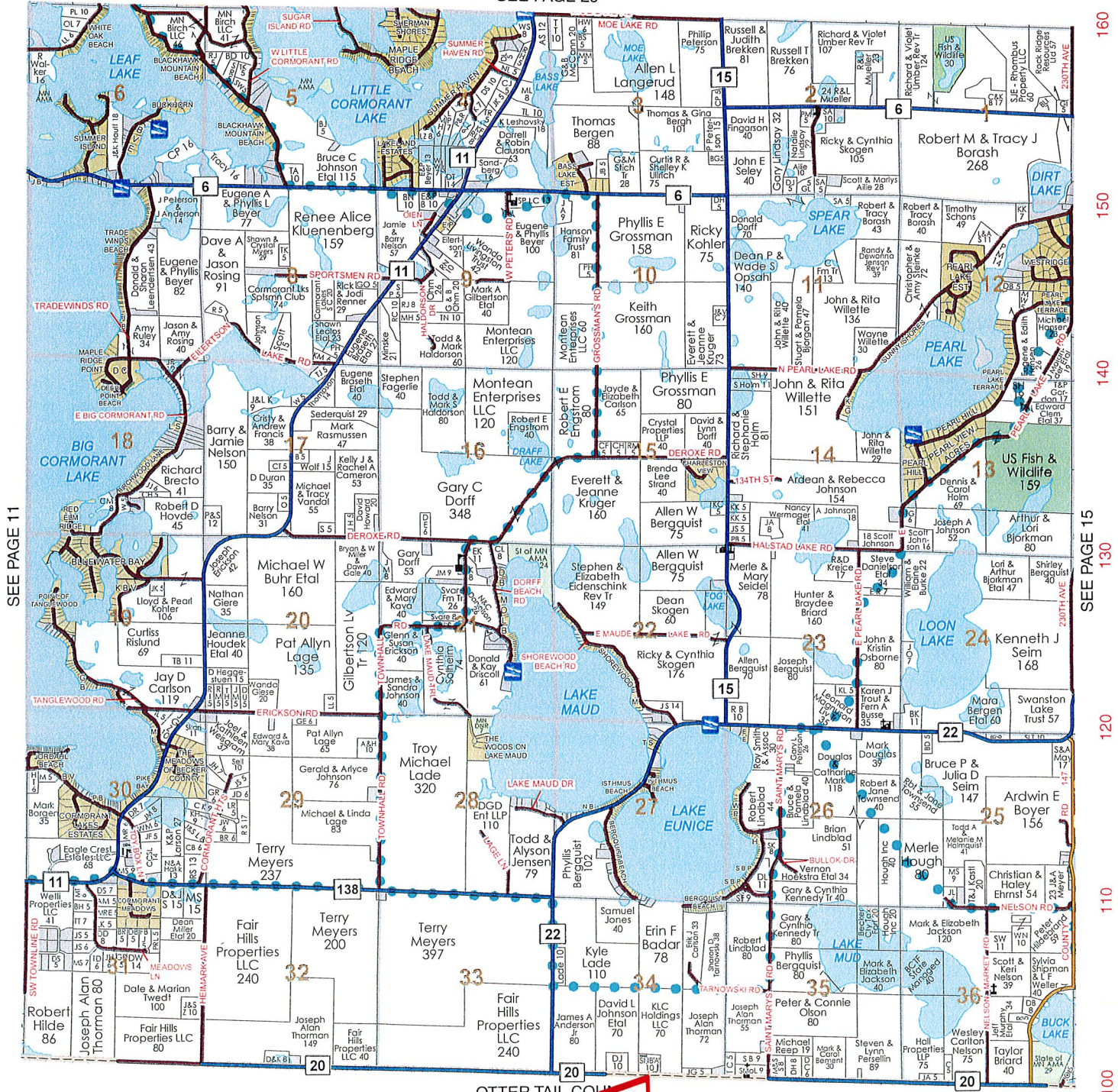


Lake Eunice

Township 138N - Range 42W

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Subdivisions



COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

May 10th, 2022 @ 6:00 P.M.

****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Grimes LLC
11067 Co Hwy 17
Detroit Lakes, MN 56501

Project Location: 25296 S Melissa Dr
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request approval of a Preliminary Plat for a multi-unit storage structure development.

LEGAL LAND DESCRIPTION: Tax ID number: **19.0548.000** Section 28 Township 138 Range 041; 28-138-41 PT SE1/4 SW1/4: COMM NE COR LOT 5 DACOTAH BCH 5TH, S 432.77', SE 115.43', W 4.56' TO E ROW CSAH 17, S 548.44' TO POB; E 200.12', N 99.95', N 199.64', E 102.16' TO W ROW US HWY 10, S AL HWY 599.1', W 212.58', N 276.84' TO POB.; Lake View 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.



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 X Preliminary Plat
(Complete Section 1) (Complete Section 2) (Complete Section 3)

Applicant's Name: Grimes LLC

Applicant's Address: 11067 Co Hwy 17
Detroit Lakes, MN 56501

Telephone(s): _____ Date of Application: 4/11/22

Signature of Applicant: _____

Parcel ID Number: 19.0548.000 Project Address: 25296 S Melissa Dr

Legal Description of Project: Section 28 Township 138 Range 041

SECTION 1

*Zone Change For Existing Parcel Number _____
Current Zoning _____ Requested Zoning _____
Is the change within 2 miles of any city limits? _____

SECTION 2

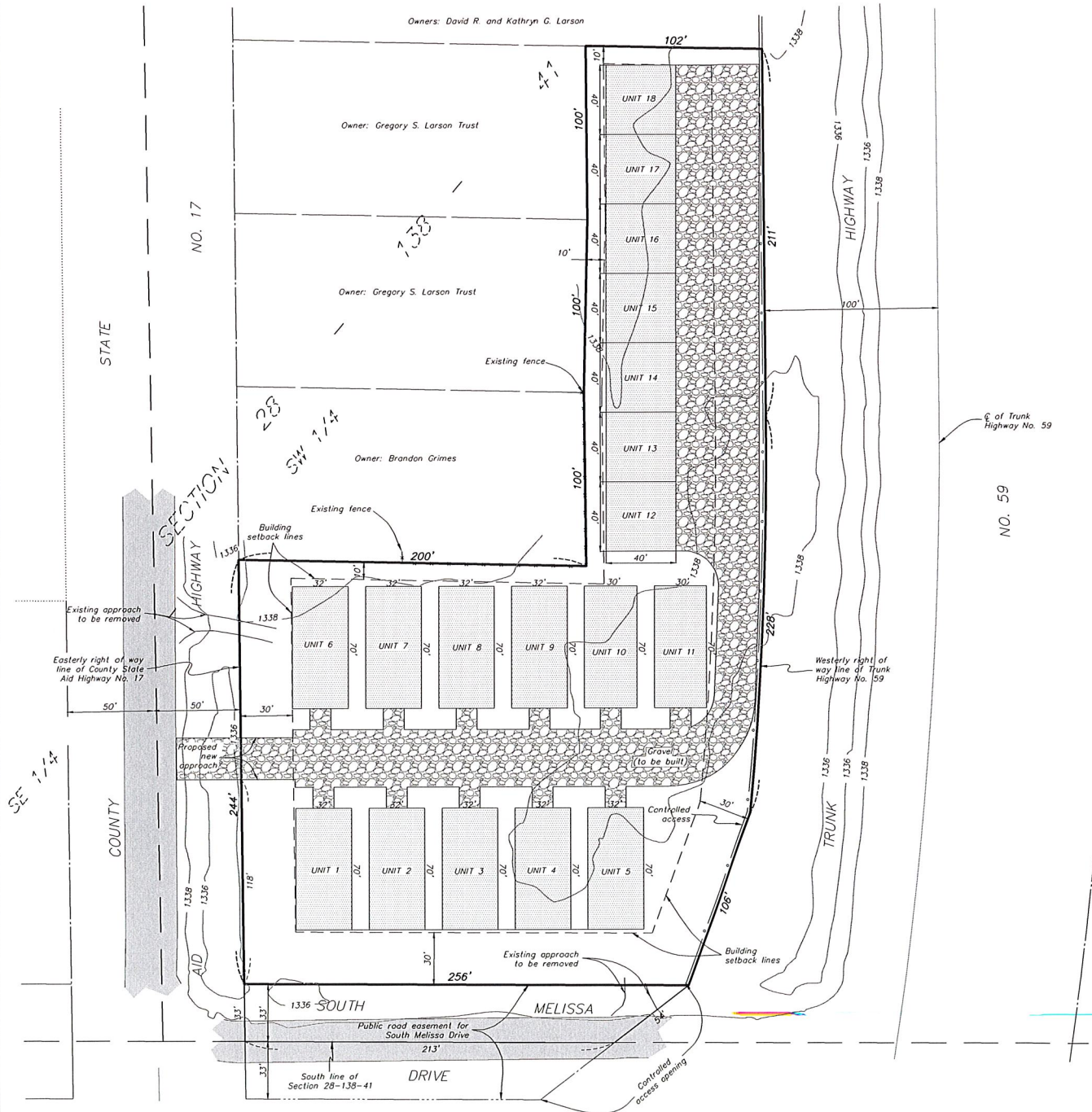
*Certificate Of Survey: Number of Lots _____
Shoreland (within 1000 ft of lake) _____ Nonshoreland _____
Current Zoning of property _____
Is a change of zone required? _____ yes _____ no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided _____
Is the change within 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 18
Name of Subdivision South Melissa Storage
Name of Proposed Roads _____
Shoreland (within 1000 ft of lake) _____ Non-shoreland X
Current Zoning of property Agricultural
Is a change of zone required? _____ yes X 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? Yes
**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received 4/11 Date Accepted _____ Authorized Signature _____
Application Fee _____ Notice Fee _____ Recording Fee _____ Date Paid _____
Receipt Number _____

PRELIMINARY PLAN OF
SOUTH MELISSA STORAGE
A COMMON INTEREST COMMUNITY



APPLICATION NOTES

1. SOUTH MELISSA STORAGE is a proposed 18 unit storage building planned unit development located in Section 28, Township 138 North, Range 41 West (Lake View Township). The garage units will be for individual ownership and the balance of the land, including the gravel driving surfaces and storm water retention will be commonly owned by the unit owners and maintained through an association.
2. The property is zoned agricultural.
3. The proposed buildings will have a maximum building height of 25 feet.
4. An engineered storm water pollution prevention plan in accord with MPCA and Becker County requirements will be prepared and approved prior to construction. The site plan may need to be altered slightly to accommodate the storm water retention requirements. Alterations to plan would likely include reducing the number of units or reducing the size of some units.
5. The units will have electricity with no sewer or water services.
6. The units will be sold individually.
7. The project area is mostly in an open area with no wetlands and not in a flood plain.
8. Elevation contours are shown at two foot intervals (NAVD 88) based on field data.

AREAS (in square feet)

Project area = 100,759

Proposed building area = 35,560 (35% of project area)

Proposed gravel area = 26,805

Proposed impervious surface = 62,365 (62% of project area)

LEGEND

— 1338 — = Denotes Elevation contour line (NAVD88)



MEADOWLAND SURVEYING, INC.

1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
EMAIL: frontdesk@meadowlandsurveying.com
www.meadowlandsurveying.com
218-847-4289

CLIENT:

BRANDON GRIMES
11067 COUNTY HWY 17
DETROIT LAKES, MN 56501



COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

May 10th, 2022 @ 6:00 P.M.

****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Keith M & Brandy L Johnson
16516 Maple Ridge Rd
Audubon, MN 56511

Project Location: 16516 Maple Ridge Rd
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a pet grooming business.

LEGAL LAND DESCRIPTION: Tax ID number: **02.0230.002** Section 33 Township 139 Range 042; 33-139-42 PT GOVT LOT5, BEG NW COR LOT 5, E 1182.51' TO CTR RD, SLY AL CNT RD 570.14', W 641.76', S 225', W 519.55', N 743.03' TO POB.; Audubon Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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

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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 # CUP2022-61

Property and Owner Review

Owner: KEITH M & BRANDY L JOHNSON	Parcel Number(s): 020230002
Mailing Address: KEITH M & BRANDY L JOHNSON 16516 MAPLE RIDGE RD AUDUBON MN 56511-9433	Site Address: 16516 MAPLE RIDGE RD
	Township-S/T/R: AUDUBON-33/139/042
	Shoreland? Yes Name: Little Cormorant (Lake Eunice & Audubon) [RD]

Legal Descr: **33-139-42 PT GOVT LOT5, BEG NW COR LOT 5, E 1182.51' TO CTR RD, SLY AL CNT RD 570.14', W 641.76', S 225', W 519.55', N 743.03' TO POB.**

Conditional Use Details Review

Description of Conditional Use Request: **Pet grooming business**

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 pet grooming business will be in the residence. Just a single person business so there will be minimal clients. We are the first house on the township road so the traffic won't be past any other houses.

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.

All business will be done inside the house so no outside affects.

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

We have a large yard for vehicles to drop off and pick up pets. Very low volume, minimal power requirements.

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.

Low volume clients with a large yard and a longer driveway.

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.

No direct neighbors, and no disruptions to the peace and quiet of our 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.

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.

Inside the house.

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

Minimal water requirements and we have a well.

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: **Doggy Doos Grooming by Brandy**

Business Owners: **Brandy Johnson**

Business Type: **Service** If 'Other', explain:

Type of Merchandise: **N/A**

Type of Service: Pet grooming.
Hours and Days of Operation: Weekdays 9-3
Number of Employees: 1
Off-Street Parking Plan: Large yard
Size of structure to be used for Business: Main house.
New or Existing: Existing Structure
Signage Plan: Small sign near driveway.
Exterior Lighting Plan: Yard light, porch light and garage lighting cover any area.
Known Environmental Hazards: No
Additional Business Plan Information: No



0202380003

020230000

MAPLE RIDGE RD

0202380002

020230002

Parking
Entrance

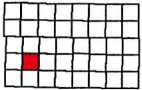
027022000

COTTONWOOD

020230006

020230005

020230003

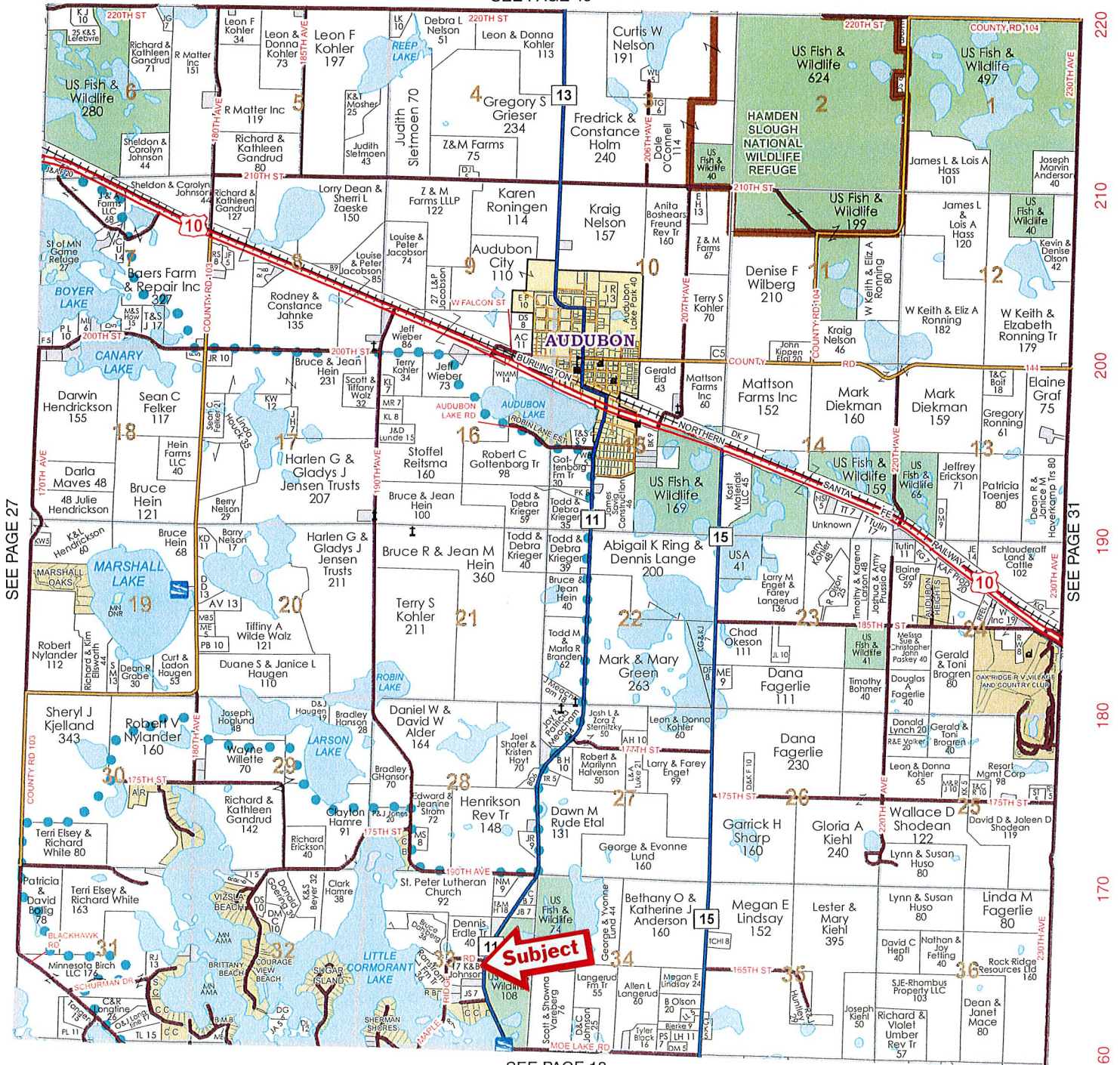


Audubon

Township 139N - Range 42W

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