



COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

July 12th, 2022 @ 6:00 P.M.

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

APPLICANT: Brian L Johnson & Julie A Johnson
28191 Mountain Rd
Detroit Lakes, MN 56501

Project Location: TBD Highland Dr
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Preliminary Plat for a Common Interest Community consisting of twelve (12) units to be known as HIGHLAND STORAGE.

LEGAL LAND DESCRIPTION: Tax ID number: **08.0426.000** Section 25 Township 139 Range 041; 25-139-41 PT SW1/4 SW1/4: COMM SW COR SEC 25, N 427.86', E 320.06', S 427.85', W 320.06' TO POB.; 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

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/

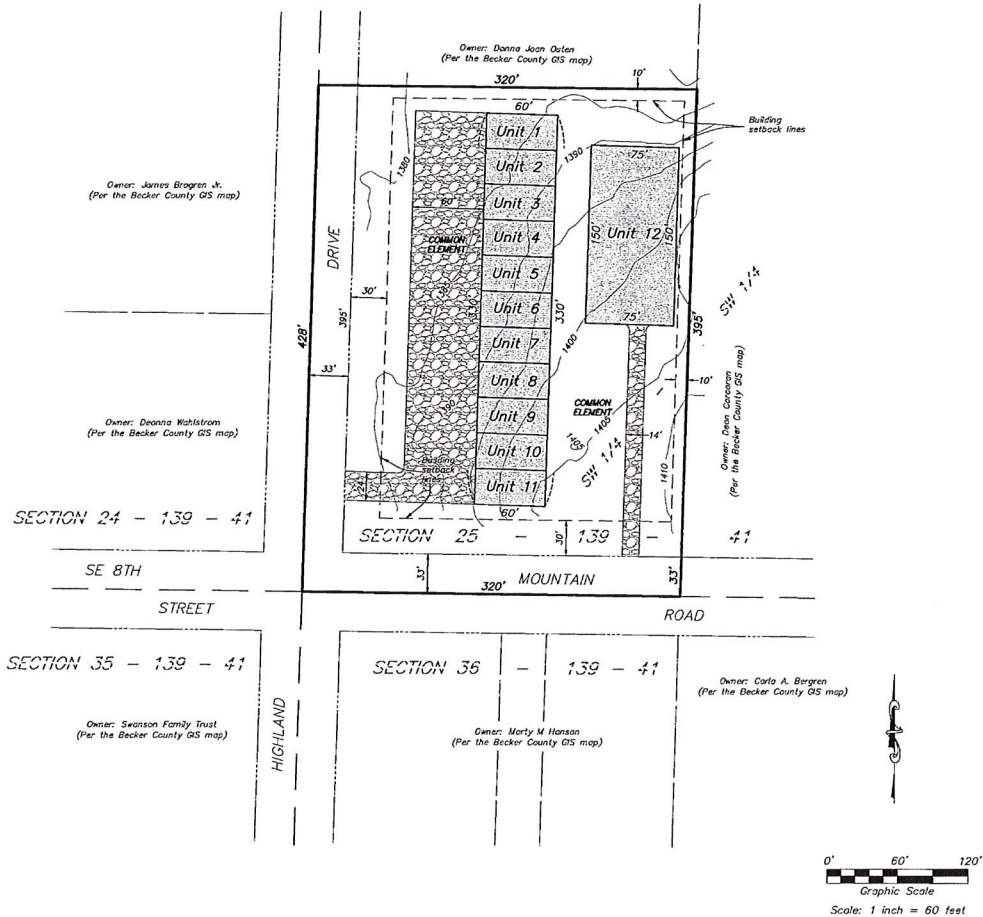
If you have questions about the Project, feel free to call 218-846-7314.

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.

Date Received 6/13 Date Accepted _____ Authorized Signature _____
Application Fee _____ Notice Fee _____ Recording Fee _____ Date Paid _____
Receipt Number _____

PRELIMINARY PLAN OF
HIGHLAND STORAGE
 A COMMON INTEREST COMMUNITY



APPLICATION NOTES:

- HIGHLAND STORAGE is a proposed storage condominium consisting of 12 units. The project is located in the SW 1/4-SW 1/4 of Section 25, Township 139 North, Range 41 West (Detroit Township). 11 of the units will be contained in a 330' X 60' building and the 12th unit is a stand alone structure located within the 75' X 150' pad of land. The area shown as "Common Element", including the driving surfaces, will be commonly owned by the unit owners and maintained through an association.
- The units will have electricity with no sewer or water services.
- The project is located on a vacant property that is mostly open with some scattered trees and is not in a shore land district.
- No units will be allowed to conduct business in the development.
- Property is zoned Agricultural by Becker County.
- Only downward facing lighting will be allowed.
- If the project is approved, a grading and storm water management plan will be engineered in accord with Becker County and MPCA requirements.

AREA CALCULATIONS:

Total proposed project area = 136,915 sq. ft. (3.14 acres)
 Proposed project area excluding Highland Drive and Mountain Road = 113,323 sq. ft. (2.60 acres)
 Proposed gravel area = 23,743 sq. ft.
 Proposed units = 31,055 sq. ft.
 Total proposed impervious = 54,798 sq. ft. (48.3%)

MEADOWLAND SURVEYING, INC.

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

CLIENT:

BRIAN JOHNSON
 28191 MOUNTAIN ROAD
 DETROIT LAKES, MN 56501

COMP FILE: 250KSS(CC)

S/T/R: 25/139/41

DWG FILE: 25JOHNSON_PP

COMP BY: JSL

DRAWN BY: JSL

Prepared on June 13, 2022

MEADOWLAND SURVEYING INC

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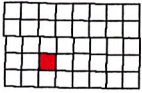
For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

218-847-4289

www.meadowlandsurveying.com

Meadowland Surveying, Inc. is a local family owned company and has performed over 10,000 surveys in the lakes area. Our office routinely works with attorneys, architects, engineers and governmental agencies to ensure successful project completion for our clients.

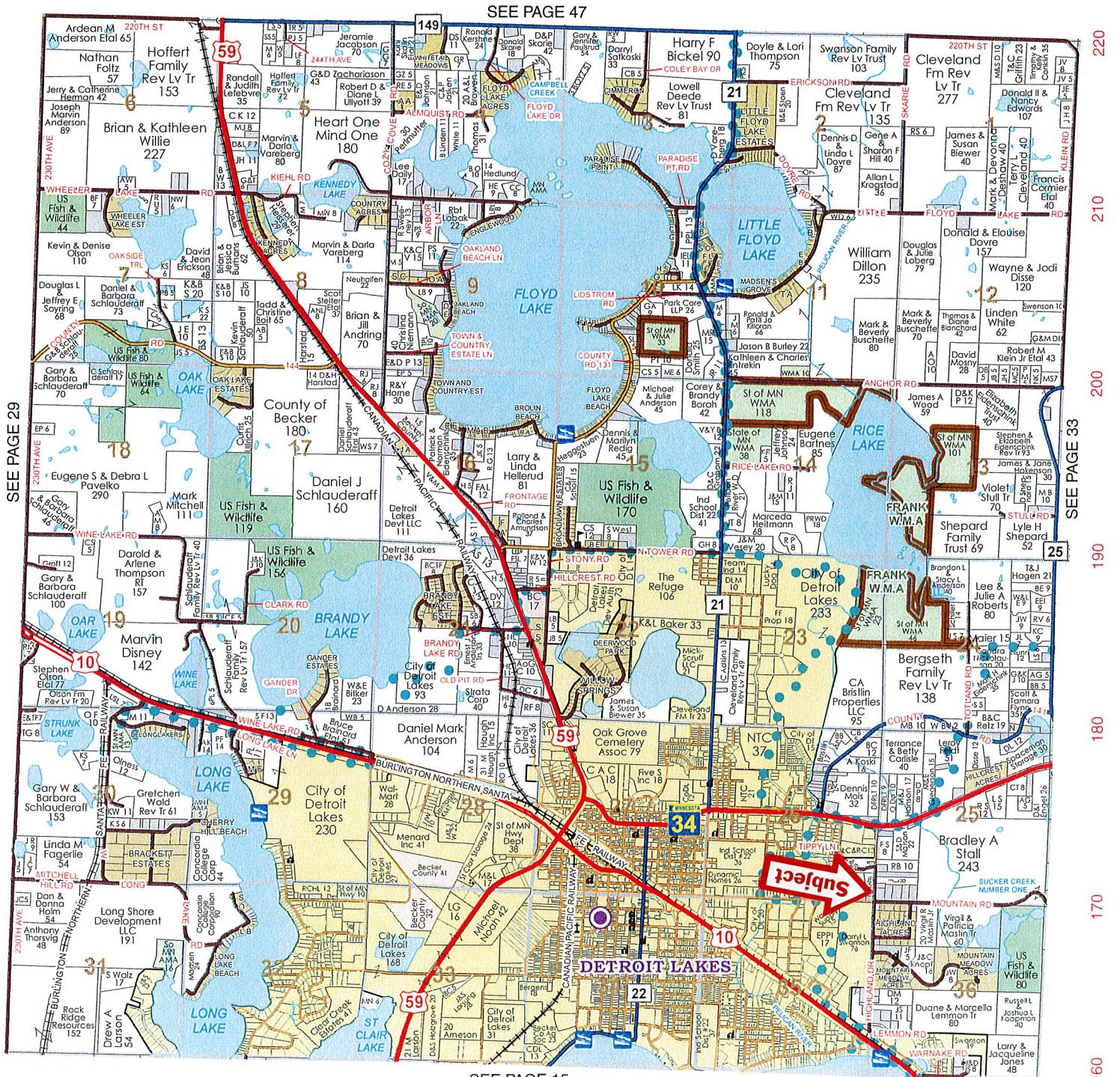
EXPERIENCE MATTERS!



Detroit

Township 139N - Range 41W

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

July 12th, 2022 @ 6:00 P.M.

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

APPLICANT: Dana Holland & Shirlee A Holland
1828 Co Hwy 52
Rothsay, MN 56579

Project Location: TBD Thunderbolt Ranch Rd
Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Preliminary Plat for a Common Interest Community consisting of sixty-seven (67) units to be known as THUNDERBOT RANCH STORAGE.

LEGAL LAND DESCRIPTION: Tax ID number: **06.0422.007** Section 33 Township 138 Range 043; 33-138-43 PT SW1/4 NE1/4, PT NW1/4 SE1/4, PT NE1/4 SE1/4: COMM NW COR SW1/4 NE1/4, S 225.74', SE 1172.6', SW 198', SWLY 430.19' TO POB; ELY 826.9', SLY 540.05', W 676.45', N 704.29' TO POB. TRACT I. Tax ID Number: **06.0422.005** Section 33 Township 138 Range 043; 33-138-43 PT N1/2 SE1/4: COMM NW COR SW1/4 NE1/4, S 225.74', SE 1172.6', SW 198', SE 782.13' TO RD, SLY AL RD 741.73' TO POB; W 676.45', S 701.48', E 410.76', NE 388.72' TO RD, NLY AL RD 450.79' TO POB AKA TRACT C.; Cormorant Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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Replies may be addressed to:

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

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

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

Date Received 6/13 Date Accepted _____ Authorized Signature _____
Application Fee _____ Notice Fee _____ Recording Fee _____ Date Paid _____
Receipt Number _____

PRELIMINARY PLAT OF
THUNDERBOLT RANCH STORAGE
A COMMON INTEREST COMMUNITY



APPLICATION NOTES:

1. THUNDERBOLT RANCH STORAGE is a proposed storage condominium consisting of 67 units in a proposed common interest community. It is located in the NE 1/4-SE 1/4, the NW 1/4-SE 1/4 and the SW 1/4-NE 1/4 of Section 33, Township 138 North, Range 43 West, Commonant Township. The unit areas shown will contain a storage building and a concrete apron. The area shown as "Common Element", including the driving surfaces, will be commonly owned by the unit owners and maintained through an association.
2. All buildings will be at least 10 feet apart.
3. The units will have electricity with no sewer or water services.
4. No units will be allowed to conduct business in the development.
5. Property is zoned Agricultural by Becker County and is in the shore land district of Lake 610 (Natural Environment Lot).
6. Only downward facing lighting will be allowed.
7. If subdivision is approved, a grading and storm water management plan will be engineered in accord with Becker County, Commonant Watershed District and MPCA requirements.
8. Assigning owner names are per the Becker County GIS map.

AREA CALCULATIONS:

Total proposed project area = 882,866 sq. ft. (20.27 acres)
Project area excluding ingress/egress easement = 838,854 sq. ft. (19.29 acres)
Proposed gravel area = 60,508 sq. ft. (excluding gravel in easement)
Proposed units = 148,024 sq. ft.
Total proposed impervious = 208,932 sq. ft. (24.3%)



MEADOWLAND SURVEYING, INC.

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

CLIENT:

SHURLEE AND DANA HOLLAND
1628 COUNTY HIGHWAY 52
ROTHSAY, MN 55579

COMP FILE: 330VAMHNN(CC)
S/T/R: 33/138/43
DWG FILE: 33HOLLAND_PP
COMP BY: JSL
DRAWN BY: JSL

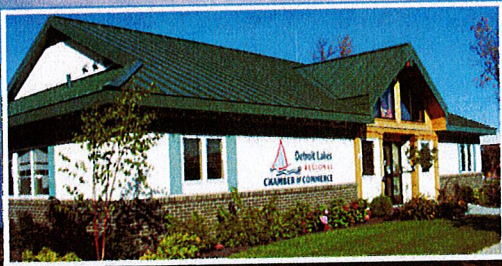
Prepared on June 13, 2022

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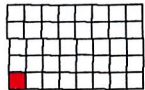
• Business Development
• Community Development

• Economic Development
• Business Resources

• Visitor Information
• Vacation Planning



FOR MORE INFORMATION
218-847-9202
700 Summit Ave.
Detroit Lakes, MN 56501

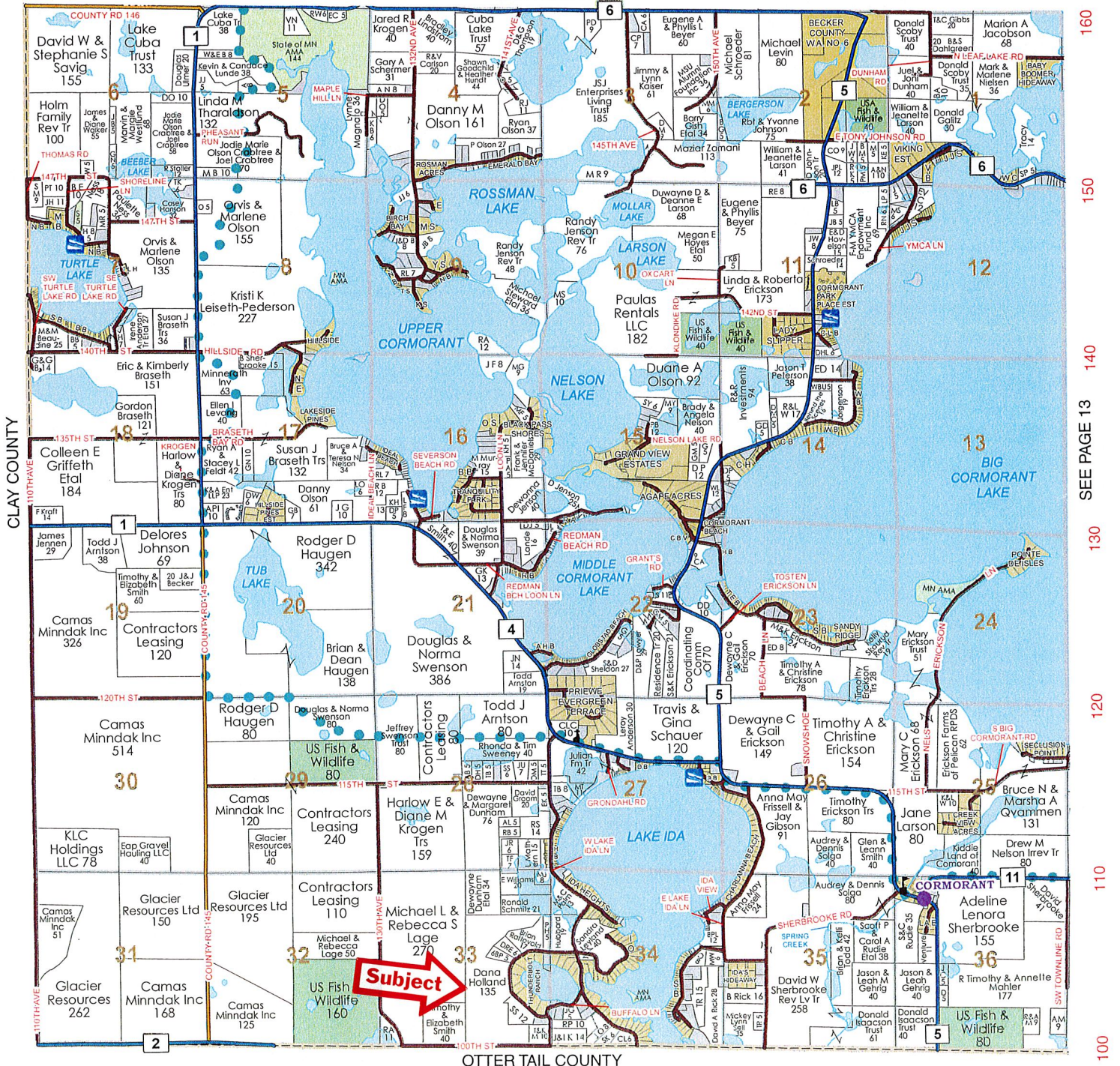


Cormorant

Township 138N - Range 43W

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

July 12th, 2022 @ 6:00 P.M.

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

APPLICANT: Erica L & Eric P Zurn
18633 Co Hwy 14
Callaway, MN 56521

Project Location: TBD 350th St
Ogema, MN 56569

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a feedlot.

LEGAL LAND DESCRIPTION: Tax ID number: **30.0142.000** Section 33 Township 142 Range 042; NW1/4 OF NW1/4; Spring Creek Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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Replies may be addressed to:

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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 # CUP2022-64

Property and Owner Review

Owner: ERICA L & ERIC P ZURN	Parcel Number(s): 300142000
Mailing Address: ERICA L & ERIC P ZURN 18633 CO HWY 14 CALLAWAY MN 56521	Site Address: TBD 350th St
	Township-S/T/R: SPRING CREEK-33/142/042
	Shoreland? No Name:
Legal Descr: NW1/4 OF NW1/4	

Conditional Use Details Review

Description of Conditional Use Request: **Construction of a swine feedlot to include a Farrowing Barn, Gestation Barn, and Gestation Development Unit (GDU) Barn as well as associated infrastructure including driveways, stormwater pond, septic field, and water supply well.**

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.

All surrounding properties are currently farmed fields (north, east, west) or naturally vegetated undeveloped land (south). All proposed activities will be contained within our site. Storm drainage will be collected on site in storm water retention ponds and slowly released through a tile system to prevent erosion downstream. There should be no effect on surrounding property.

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.

No farmland adjacent to this site will be affected during or after the construction of this site. It is anticipated the surrounding land will remain in agricultural production.

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

Multiple professional firms are being assembled to provide design and installation of the proposed Swine Facility. Engineering Plans will be created for the buildings and site design, including utilities and drainage. These plans are reviewed by the MPCA under their authority to issue the feedlot permit. The Septic Field, Water Supply Wells, Electricity, and other utilities will be installed by professional firms.

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.

Engineering plans will be created to meet the owners needs for parking and loadout areas. Adequate driveways will be provided to allow access to the existing road.

5. Describe how adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

All building setbacks to the property lines will be met. The site will also be well over the minimum distance to lakes and rivers. The nearest residence will be over 4,500' from the site. Proper management of the barns and compost facility will help reduce odors. The MPCA feedlot permit contains measures to minimize disturbance to neighbors. Once construction is completed and the site is operational, the site will not have significantly more traffic than a typical farm site. Dust during construction can be controlled by watering if needed.

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: **Spring Creek 33 Sow Site**

Business Owners: **Eric Zurn**

Business Type: **Other - Please describe below** If 'Other', explain: **Swine Feedlot**

Type of Merchandise: **None**

Type of Service: **Swine production**

Hours and Days of Operation: **Animals will be housed 24 hours, 7 days a week. Employees will be onsite between the hours of 6:00 AM to 3:00 PM, 7 days per week as necessary.**

Number of Employees: **6-8**

Off-Street Parking Plan: **Gravel surface driveways and parking areas will be provided on site for all employees.**

Size of structure to be used for Business: **95'x147' GDU Barn 161'x302' Gestation Barn 156'x234' Farrowing Barn**

New or Existing: **New Structure**

Signage Plan: **None**

Exterior Lighting Plan: **Minimal yard lighting and access door lighting for safety and security purposes.**

Known Environmental Hazards: **None, the MPCA What's in My Neighborhood online database was consulted with no results onsite or in the surrounding area (1 mile radius).**

Additional Business Plan Information: **None**



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PROJECT

SPRING CREEK 33 SOW SITE

CALLAWAY MINNESOTA

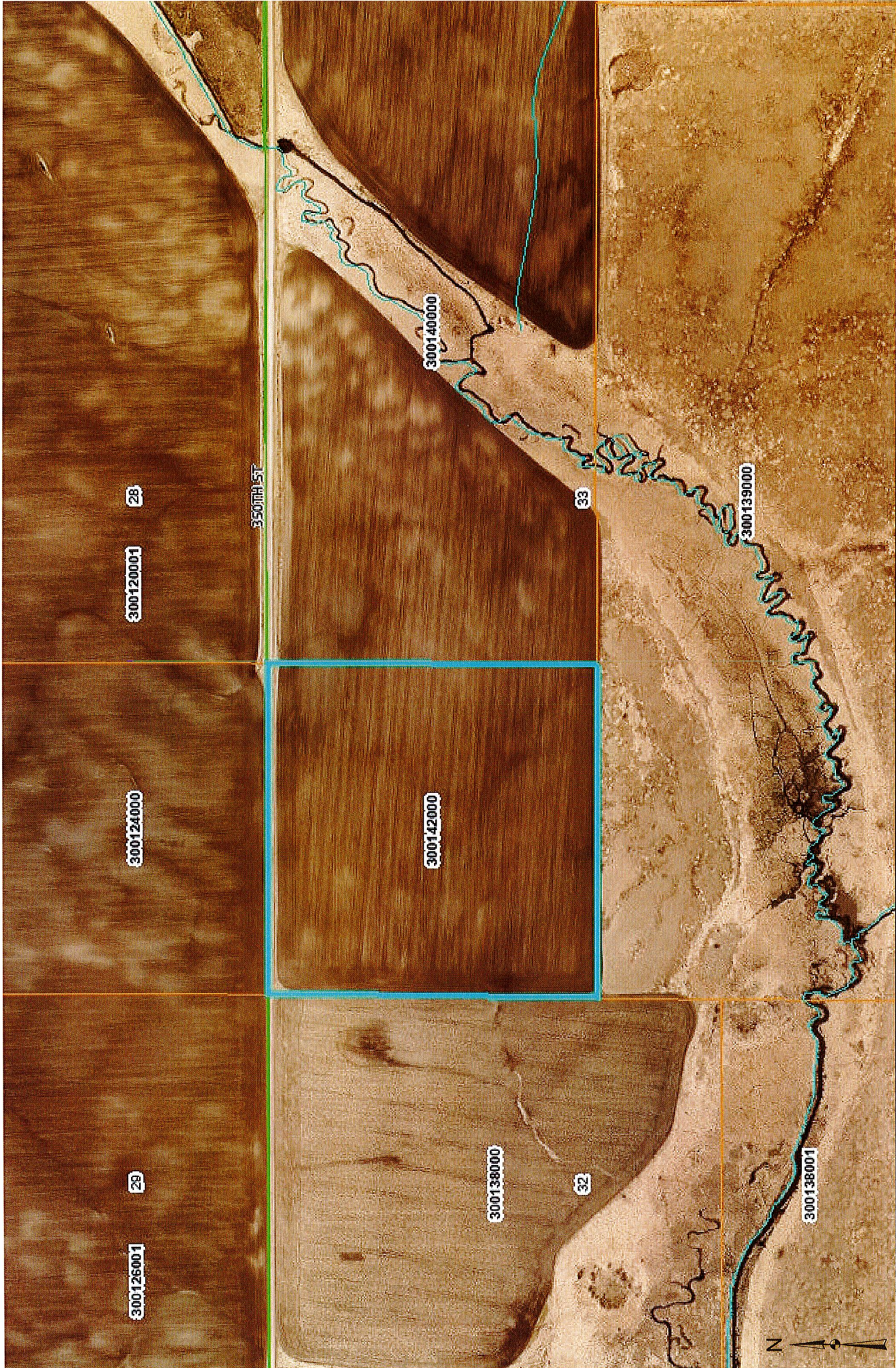
DATE	REVISIONS	BY
	DESCRIPTION	

PROJECT NO.	22-28485
FILE NAME	28485 SPRING CREEK SITE CUP
DRAWN BY	MMH
DESIGNED BY	—
CHECKED BY	—
ORIGINAL ISSUE DATE	6-9-22
CLIENT PROJECT NO.	—

TITLE

SITE LAYOUT





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.

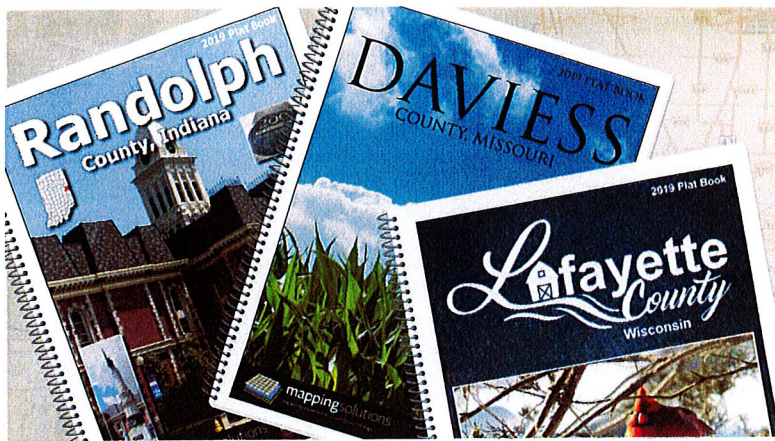
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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 6/17/2022

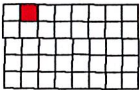
Becker County





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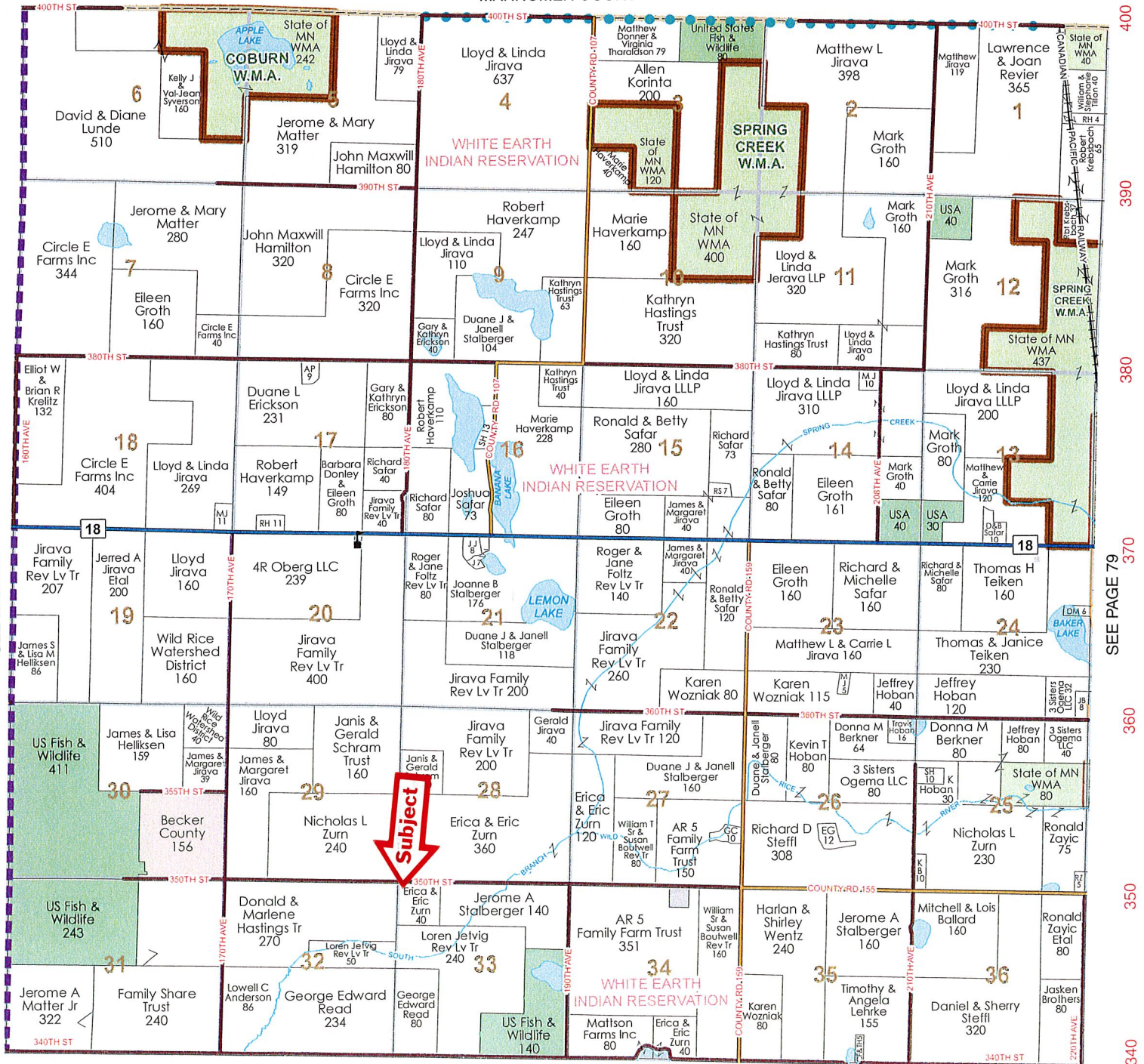


Spring Creek

Township 142N - Range 42W

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MAHNOMEN COUNTY



SEE PAGE 75

SEE PAGE 79

SEE PAGE 61



COUNTY OF BECKER

Planning and Zoning

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July 12th, 2022 @ 6:00 P.M.

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

APPLICANT: Kevin & Brandi M Schlauderaff
23960 Co Rd 144
Detroit Lakes, MN 56501

Project Location: 24316 Co Rd 144
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request Conditional Use Permit for mining operations.

LEGAL LAND DESCRIPTION: Tax ID number: **08.0107.003** Section 08 Township 139 Range 041; S1/2 NW1/4 SW1/4 & SW1/4 OF SW1/4 LESS 10 ACRES and Tax ID number: **08.0107.002** Section 08 Township 139 Range 041; NW1/4 NW1/4 SW1/4; Detroit Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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Detroit Lakes, MN 56501

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

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If you have questions about the Project, feel free to call 218-846-7314.

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Conditional Use Application Review

Permit # CUP2022-63

Property and Owner Review

Owner: KEVIN J SCHLAUDERAFF	Parcel Number(s): 080107003 080107002
Mailing Address: KEVIN J SCHLAUDERAFF 23960 CO RD 144 DETROIT LAKES MN 56501	Site Address: 24316 CO RD 144
	Township-S/T/R: DETROIT-08/139/041
	Shoreland? No Name: Oak (Detroit) [NE Tier 2] NA
Legal Descr: S1/2 NW1/4 SW1/4 & SW1/4 OF SW1/4 LESS 10 ACRES	

Conditional Use Details Review

Description of Conditional Use Request: **Obtain CUP to extract sand and aggregates for retail sale and use in local infrastructure improvement projects.**

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.

There are similar industrial uses (i.e. Boit Gravel Pit and BCTS) in the immediate vicinity that precede this proposal. We intend to, upon completion of extraction activity, reclaim the property back to pasture type use.

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 use is consistent with other, existing, uses in the area. Furthermore, it is temporary in nature.

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

Co Rd 144 is serving existing, similar properties. I have spoke to Jona Jacobson, Becker County Highway Department. He said the road section to proposed project is same as what serves adjacent industrial use properties.

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 use will only require need for 2-3 vehicle parking. Initially, extraction workers could park at owner's business. Once extraction had progressed, parking will be ample on 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 suppressants will be utilized to minimize export truck dust creation.

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: **Hough, Inc. of Detroit Lakes**

Business Owners: **Michael Hough**

Business Type: **Other - Please describe below** If 'Other', explain: **Gravel supplier and contractor for public infrastructure.**

Type of Merchandise: **Sand & Aggregates.**

Type of Service: **Supply of sand & aggregates.**

Hours and Days of Operation: Monday - Saturday 7:00 AM - 7:00 PM
Number of Employees: 2-4
Off-Street Parking Plan: Park on owners property initially and then park within extraction area, after ample room is available.
Size of structure to be used for Business: No permanent structures are anticipated. New or Existing:
Signage Plan:
Exterior Lighting Plan: Very little artificial lighting will be needed. When sunlight hours are reduced in the Fall - light plants will be utilized for start-up and shut-down operations.
Known Environmental Hazards: No
Additional Business Plan Information:

Field Review Form**Permit # LALT2022-196****Property and Owner**Parcel Number: **080107003**

Site Address:

Owner: **KEVIN J SCHLAUDERAFF**Township-S/T/R: **DETROIT-08/139/041****Project Details**Project Start & End Date: **8/1/2022-5/13/2027**

Distance from OHW:

Proj 1 Type: **Other (Please explain next)**Proj 1 Purpose: **Other (Please specify next)**Proj 1 Type Descr:
Sand and rock extraction.Proj 1 Purpose Descr: **Sand and rock supply for local
roadway and site improvement projects.**

Inspector Notes (Project 1):

Proj 2 Type:

Proj 2 Purpose:

Proj 2 Type Descr:

Proj 2 Purpose Descr:

Inspector Notes (Project 2):

Additional Details/Erosion ControlArea to be Cut/Excavated: **20 AC * 435660*15' Deep**Area to be Filled/Leveled: **No Filling**Total Cubic Yards of Earthmoving: **484,000 CY**Fill Type/Material: **NA**

Project Summary and/or Additional Projects & Information:

Erosion Control Method (1): **Other (Please specify
next)**Erosion Control Method (2): **Seed & Mulch**

Additional Erosion Control Information:

Inspector Notes (Earthmoving and Erosion Control):

MINING PLAN

Kevin & Brandi Schlauderaff - Parcel No.'s: 080107003 & 080107002

a. Vicinity Map

- 1 *Property boundaries:*
Boundaries are illustrated on exhibit.
- 2 *Location and names of all streams and roads on or within three hundred feet (300') of the project site:*
Exhibit illustrates Co Rd. 144 S of proposed extraction area.
- 3 *Location of structures on or adjacent to the site, identifying the purpose of each:*
Exhibit illustrates various homes and business buildings.
- 4 *Boundaries of previous excavations on property.*
No previous excavations have taken place on the property.
- 5 *Location and description of proposed mining site boundary stakes with the permanent reference point described.*
Exhibit illustrates proposed extraction area. East limit is marked with gravel residential driveway and South limit is marked with existing tree line.

b. Operations Plan

- 1 *Land use:*
Land is currently being used for pasture and crops.
- 2 *Material:*
Desired material extracted will be granular materials from sand to 72" diameter grain size.
- 3 *Groundwater:*
Extraction area floor will maintain >3' vertical separation.
- 4 *Method of extraction:*
Open type mining is planned. Topsoil and immediate subsoils will be stripped to top of sand and gravel deposit. Sand and gravel will be excavated with combination of crawler excavator type backhoe and crawler dozer.
- 5 *Timetable:*
Mining operations would commence immediately and continue to Fall (Freeze UP) 2027. Hours of operation would be from dawn to dark.
- 6 *Topsoil management:*
All existing topsoil would be pushed to perimeter of proposed

extraction / mining area. Furthermore, all "B" horizon loam soils would also be salvaged prior to mining. Upon completion of mining, mining area would be graded to drain, followed by installation of salvaged loam and topsoil.

7 *Erosion control plan:*

Seeded, earth berm will be installed around down gradient perimeter.

8 *Screening plan:*

Natural screening is provided at South and Southwest areas. Nature of mining will recess operations out of neighboring viewshed from North, Northwest and East.

9 *Noise control:*

No additional noise is anticipated.

10 *Dust control:*

No dust should affect neighboring properties. However, dust control; by means of surface watering, etc. will be used during mined material export.

11 *Pollution control:*

Pollution risk shouldn't be any greater than agricultural, since equipment utilized is similar in nature. However, petroleum booms, etc. are kept onsite for rapid fluid uptake if discharge occurs.

No tanks, chemical sheds, etc. will be stored onsite.

12 *Haul routes:*

Ingress and egress from site will be East to US Hwy59 via Co Rd. 144.

c. Site and Staging Plan

1 *The plan and description of the sequention stages of the mining activity.*

The plan shall show the location of the planned staged boundary locations and extent of the mining site.

Extraction area is approximately 25 Acres in size with an average cut of 10' deep.

2 *The plan is to include, but not be limited to, mining refuse dumps, sediment and/or wash ponds and sediment basins.*

No refuse dumping will take place on site. Furthermore, no wash ponds or sediment basins will be necessary for planned operations.

3 *Estimated total volume of materials to be extracted by phase.*

It is estimated that 750,000 - 1,000,000 TN will be extracted.

d. Reclamation plan

A post mining management plan shall be included with the application. A progressive or staged phasing of reclamation plan is preferred. The intent is

designed to minimize environmental problems, safety issues, erosion and ground water contamination. If the site is five (5) acres or less and is to be worked for one (one) year or less, the site is to be reclaimed within twelve (12) months of the stoppage of operations.

Reclamation will include grading mined area to drain, followed by reinstallation of salvaged loam subsoil and topsoil. Seeded salvaged topsoil berm is an integral part of temporary erosion control. Therefore, it will need to remain in place until all mining activity and subsequent final grading has been completed.

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COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

July 12th, 2022 @ 6:00 P.M.

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

APPLICANT: Armand C & Maricela Radke
48 Groveland Terr Unit T106
Minneapolis, MN 55403

Project Location: TBD County Hwy 29
Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT:

Request Conditional Use Permit for a non-shoreland multi-unit development for twelve (12) sites/units and to operate equine related activities with boarding.

LEGAL LAND DESCRIPTION: Tax ID number: **10.0549.001** Section 35 Township 139 Range 040; PT NE1/4 OF SE1/4, PT SW1/4 OF NE1/4, & PT SE1/4 OF NE1/4; BEG SW COR NE1/4 SE1/4, TH N 1319.58' TO SE COR SW1/4 NE1/4 TH W 366.34', N 1003.48', E 228.68', N 76.12', E 125', S 17.45', E 330.36', SE 496.73', NE 183.89', S 69.88', SW 185', SW 450.09', SE 614.43' TO HWY, SW AL HWY 1604.47' TO S LN NE1/4 SE1/4, & W 3.21' AL S LN TO BEG and Tax ID number: **10.0552.002** Section 35 Township 139 Range 040; BEG 249.58' NE OF SW COR OF SE1/4 OF NE1/4 TH SE 614.43' TO HWY, NE AL HWY 400' TO RD, NW AL RD 325.05', SW 185' & SW 450.09' TO POB.; Erie 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 # CUP2022-65

Property and Owner Review

Owner: ARMAND C & MARICELA RADKE	Parcel Number(s): 100549001 100552002
Mailing Address: ARMAND C & MARICELA RADKE 48 GROVELAND TERR UNIT T106 MINNEAPOLIS MN 55403	Site Address: TBD Cty Hwy 29
	Township-S/T/R: ERIE-35/139/040
	Shoreland? No Name:
Legal Descr: PT NE1/4 OF SE1/4, PT SW1/4 OF NE1/4, & PT SE1/4 OF NE1/4; BEG SW COR NE1/4 SE1/4, TH N 1319.58' TO SE COR SW1/4 NE1/4 TH W 366.34', N 1003.48', E 228.68', N 76.12', E 125', S 17.45', E 330.36', SE 496.73', NE 183.89', SELY 69.88', SW 185', SW 450.09', SE 614.43'TO HWY, SW AL HWY 1604.47' TO S LN NE1/4 SE1/4, & W 3.21' AL S LN TO BEG	

Conditional Use Details Review

Description of Conditional Use Request: **A request for a non-shoreland multi-unit development with 12 sites/units and a request for equine related activities with boarding.**

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 requested use is very minimal density for what is allowed by ordinance and no evidence provides a negative effect on immediate properties.

2. Describe how establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

The property is zoned agricultural and although camping accommodations constitute a commercial use the equine activities are relatively similar to other agricultural use and shall not impede any surrounding properties. It should be noted also that most of the surrounding use is already developed.

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

Water, electricity, and a septic dump site will be available on-site. An access road is currently existing for the site and no drainage issues are expected.

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 site encompasses 41 acres and has more than adequate area for 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.

None of the above listed nuisances are expected beyond a typical measure. All manure will be disposed off on the existing property being spread as far from any homes as possible.

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.

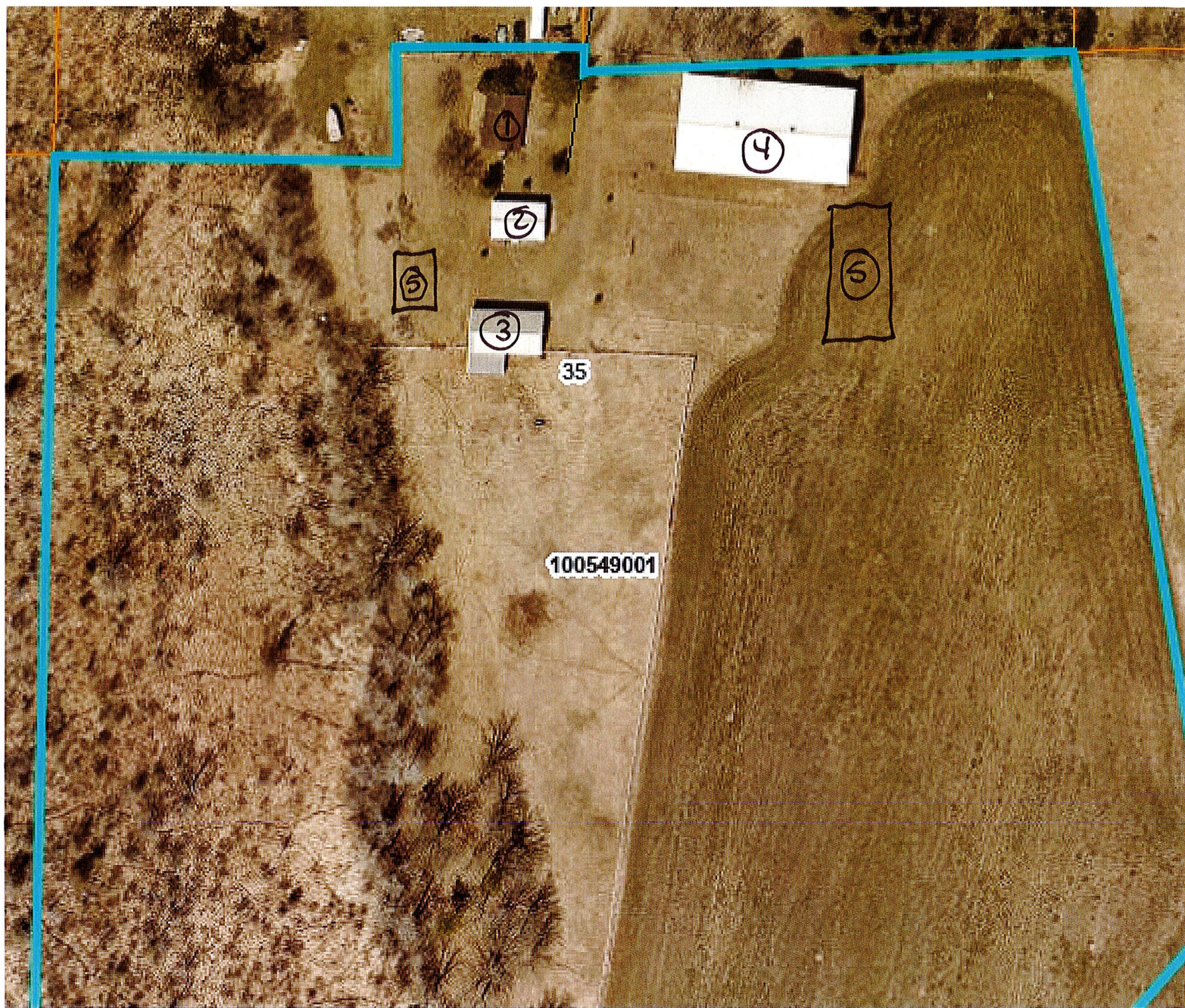
Business Plan Review

Name of Business: **R&R Ranch**

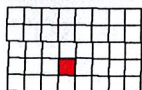
Business Owners: **Armand & Maricela Radke**

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

Type of Merchandise:
Type of Service:
Hours and Days of Operation:
Number of Employees: 2
Off-Street Parking Plan:
Size of structure to be used for Business: All buildings are existing on the property. For a total of approximately 8880 +/-. New or Existing: Existing Structure
Signage Plan: TBD
Exterior Lighting Plan: One outdoor light by the outdoor arena, one outdoor light on each end of the stable used as needed and one security light on the power pole.
Known Environmental Hazards: No.
Additional Business Plan Information:



1. House
2. Garage
3. Stables
4. Boarding
5. Site areas - primarily area on East side. East side will be approximately a 30x80 area.

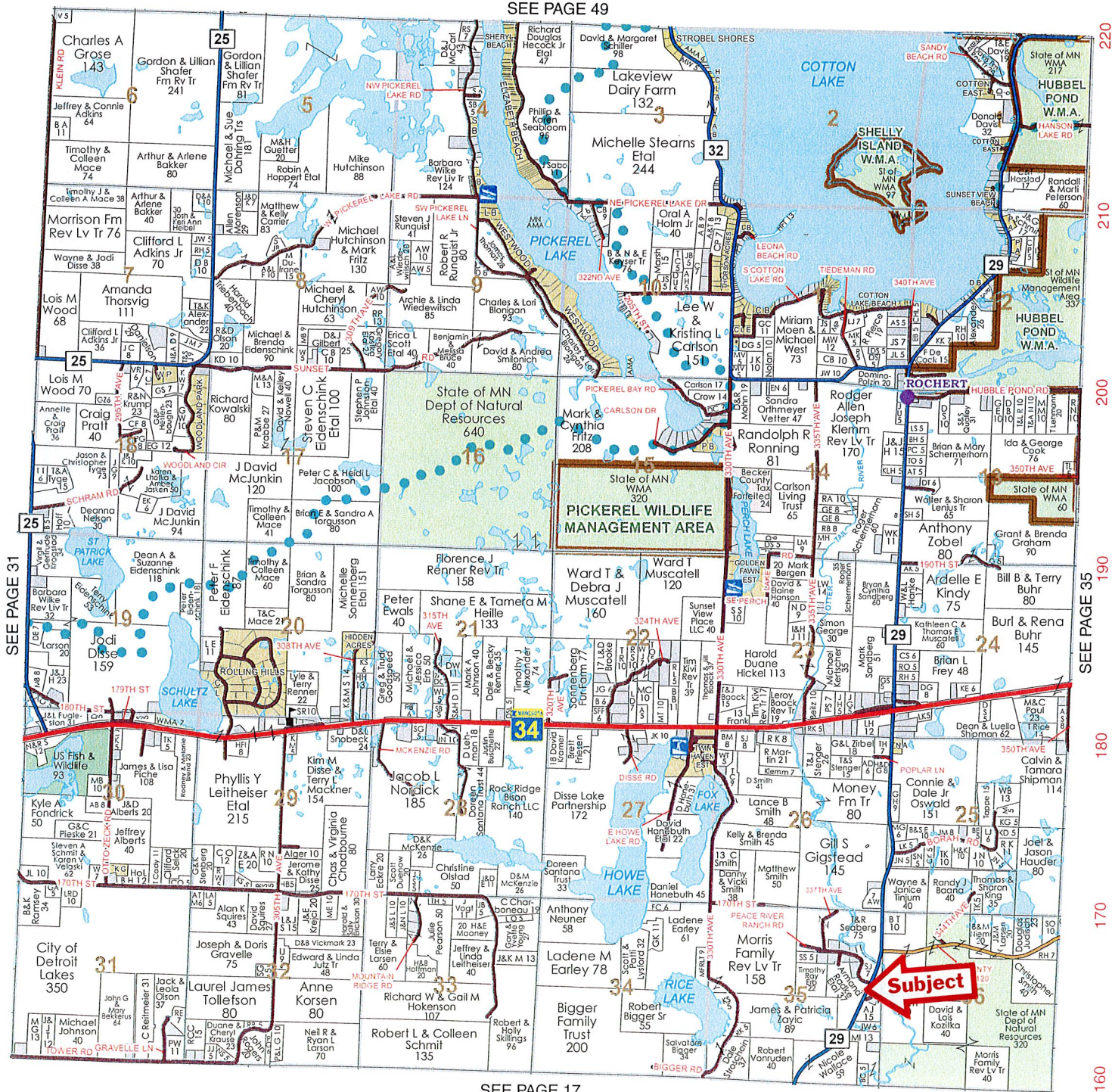


Erie

Township 139N - Range 40W

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COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

July 12th, 2022 @ 6:00 P.M.

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

APPLICANT: JoAnne P Robson Trust
PO Box 3739
Lihue, HI 96766

Project Location: 29751 Tageto Rd
Ogema, MN 56569

APPLICATION AND DESCRIPTION OF PROJECT:

Request Conditional Use Permit to construct a fence to be six (6) feet high along the right-of-way of a township road.

LEGAL LAND DESCRIPTION: Tax ID number: **32.0413.000** Section 08 Township 141 Range 040; SUGAR BUSH HGTS 4TH LOT 5; Sugar Bush 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 # CUP2022-66

Property and Owner Review

Owner: JOANNE P TRUST ROBSON	Parcel Number(s): 320413000
Mailing Address: JOANNE P TRUST ROBSON PO BOX 3739 LIHUE HI 96766	Site Address: 29751 TAGETO RD
	Township-S/T/R: SUGAR BUSH-08/141/040
	Shoreland? Yes Name: Big Sugar Bush (Sugar Bush W) [RD]
Legal Descr: SUGAR BUSH HGTS 4TH LOT 5	

Conditional Use Details Review

Description of Conditional Use Request: **Requesting a Variance from Section 6 Fences, A. Height Requesting to construct a 6' tall privacy fence along the road right of way, on the Owner's 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 privacy wall between the house and the road will not harm or affect any other properties.

2. Describe how establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

The privacy wall between the house and the road will not impede any other surrounding development.

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

The privacy wall between the house and the road will not change any current driveway access or drainage areas.

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 privacy wall between the house and the road will not change any on site 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.

The privacy wall between the house and the road will not be a disturbance to any neighboring properties.

Additional shoreland questions below (if applicable)

6a. Describe how adequate measures have been or will be taken to assure that soil erosion or other possible pollution of public waters will be prevented, both during and after construction.

The privacy wall between the house and the road will approximately 300' from the lake, having no erosion or pollution of public waters.

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

The privacy wall between the house and the road will not be visible from public waters.

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

Current well and on-site sewage treatment are already in place on the lot and will remain.

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

The privacy wall will have no affect on any watercraft.

Business Plan Review

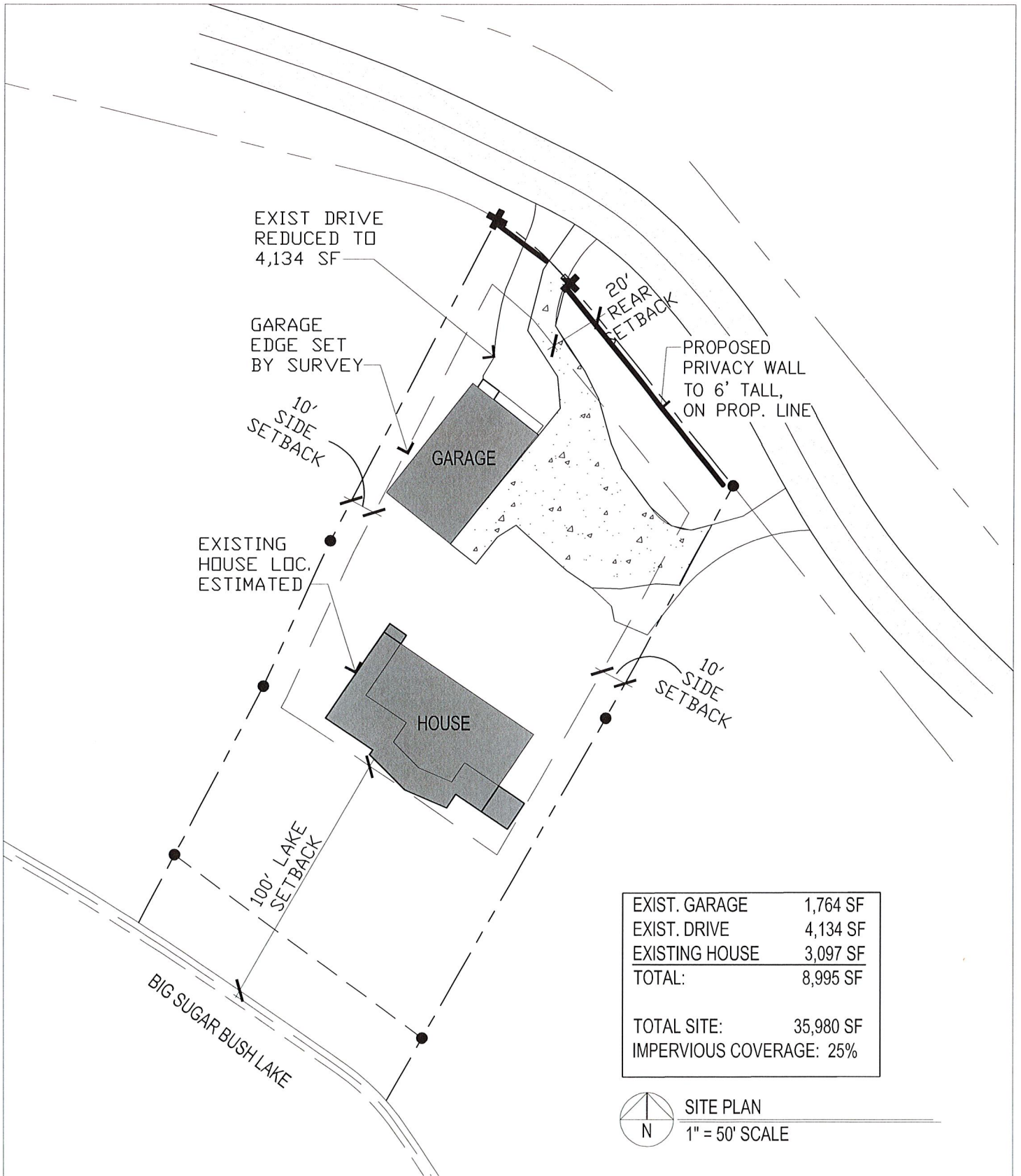
Name of Business:

Business Owners:

Business Type: If 'Other', explain:

Type of Merchandise:

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

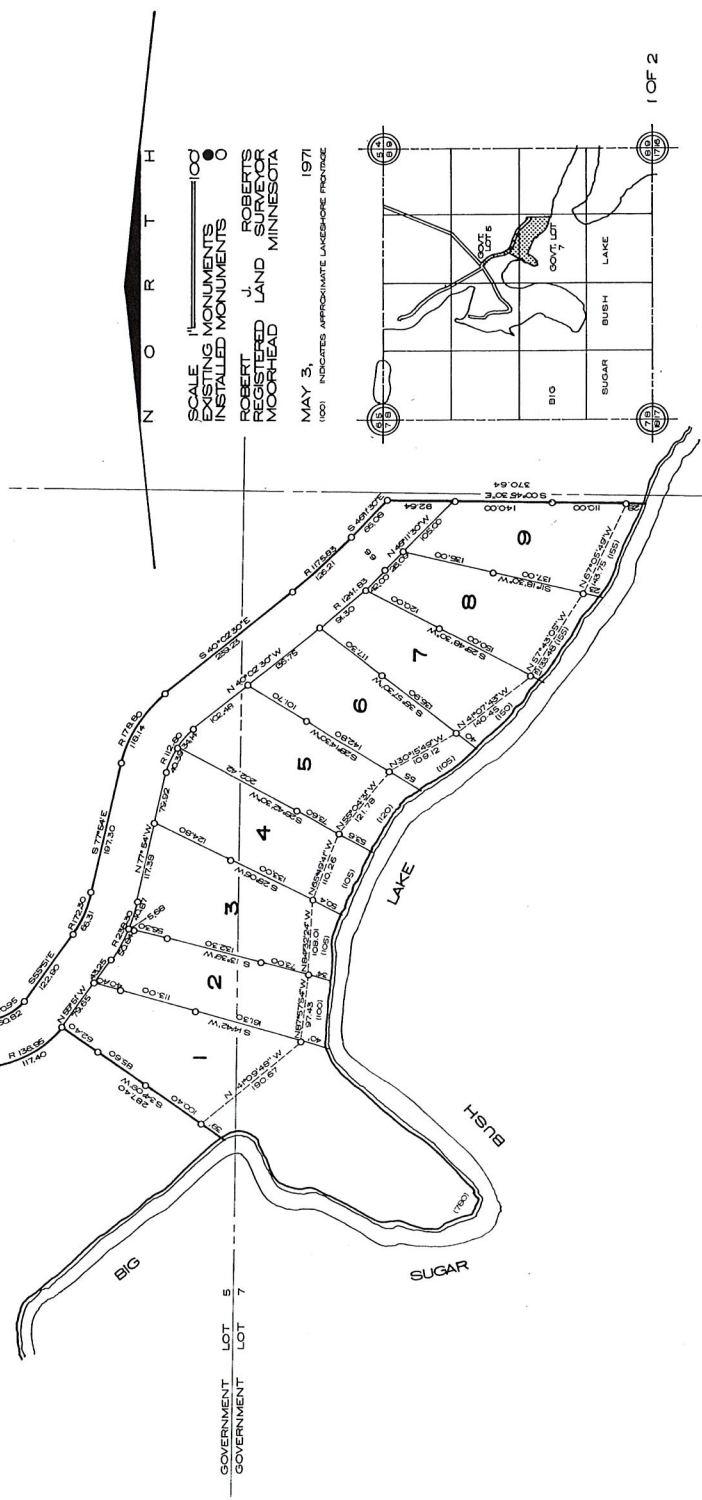
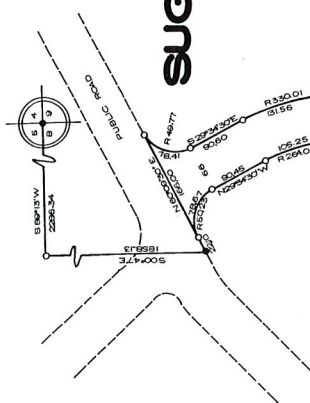


ROBSON RESIDENCE
29751 TAGETO RD OGEMA, MN

DATE: 6.15.22
JOB NO.: 17-23

harmonious ARCHITECTURE LLC
a beautiful balance of form & function
KELLI WEGSCHEID, AIA ~ 218.251.0081 ~ www.harmoniousArchitecture.com
Architect

A PLAT OF
SUGAR BUSH HEIGHTS FOURTH SUBDIVISION
OF A PART OF GOVERNMENT LOTS 5 AND 7 OF SECTION 8, ALL IN TOWNSHIP 141 NORTH, RANGE
40 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SUGAR BUSH TOWNSHIP, BECKER COUNTY, MINNESOTA



SCALE 1"=100'
EXISTING MONUMENTS
INSTALL MONUMENTS
ROBERT J. ROBERTS
REGISTERED LAND SURVEYOR
MOORHEAD, MINNESOTA
MAY 3, 1971
INDICATES APPROXIMATE LAKESHORE PROXIMITY

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), PETER ROBSON, ETC. AL. hereby authorize HARMONIOUS ARCHITECTURE, KELLI WEGSCHEID 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.): PRIVACY WALL APPLICATION

☐ plat application: _____

☒ conditional use application: PRIVACY WALL APPLICATION

☐ variance application: _____

☐ other: _____

on my (our) property located at:

Tax Parcel Number(s): 320413000 Physical Site Address: 29751 TAGETO RD OGEMA MN

Legal Description: SUGAR BUSH HGTS 4TH LOT 5

Section: 08 Township: 141 Range: 040 Lot: 5 Block: 4 Plat Name: SUGAR BUSH HGTS

Agent Contact Information

Agent address: 107 W MAIN STREET PERHAM MN 56573

Agent phone #(s): 218-251-0081, 218-346-0081 (O) City State Zip Code
Agent fax #: _____

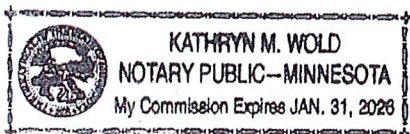
Agent email address: KELLI@HARMONIOUSARCHITECTURE.COM

Peter Robson 6/13/22
Property Owner(s) Signature(s) Date

State of Minnesota
County of Becker

On this 14 day of JUNE before me personally appeared Peter Robson
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)

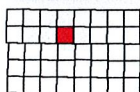


Kathryn M. Wold
Notary Public

Office Use Only:

Date received: _____

Expiration Date: 1-31-2026



Sugar Bush (W)

Township 141N - Range 40W

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