



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****

August 10th, 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:

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 # CUP2022-64

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

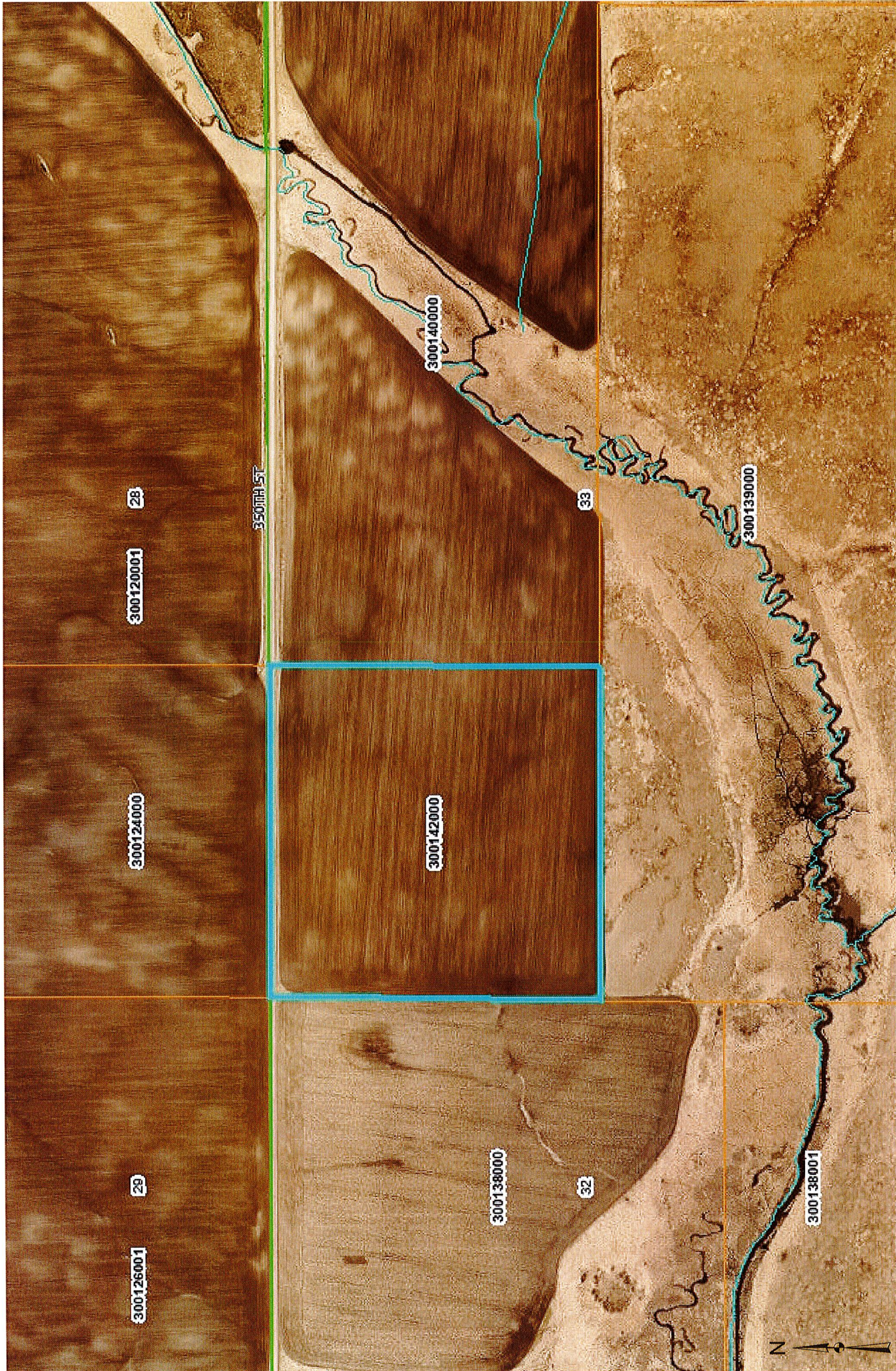
CALLAWAY MINNESOTA

DATE	REVISIONS	SCALE	DESCRIPTION	BY

PROJECT NO.	22-26485
FILE NAME	26485 SPRING CREEK SITE CUP
DRAWN BY	MOH
DESIGNED BY	—
CHECKED BY	—
ORIGINAL ISSUE DATE	5-24-22
CLIENT PROJECT NO.	—

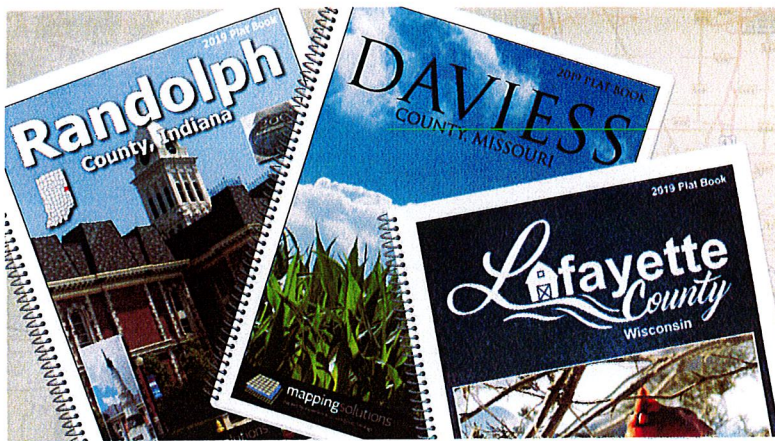
TITLE

SITE LAYOUT



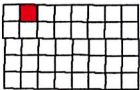
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		Date: 6/17/2022
1:9,028	This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	



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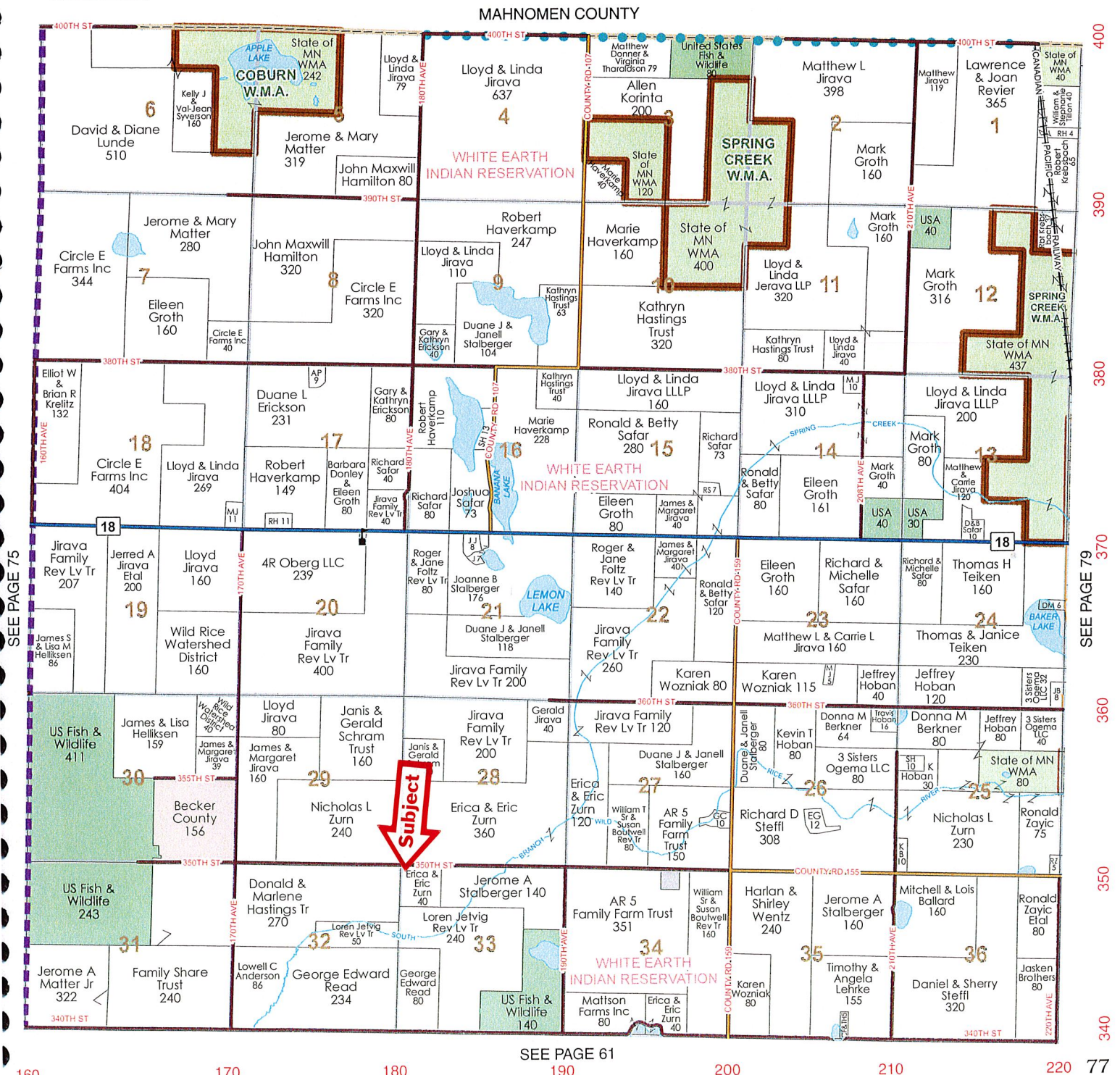
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Spring Creek

Township 142N - Range 42W

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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****

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

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

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

Project Location: 14736 Co Hwy 4
Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Preliminary Plat for five (5) riparian lots and one (1) non-riparian lot to be called IDA NORTH SHORE ADDITION.

LEGAL LAND DESCRIPTION: Tax ID number: **06.0376.002** Section 27 Township 138 Range 043; 27-138-43 PT GOVT LOT 1, 2: COMM E QTR COR SEC 27 N 669.9', W 937.2' TO POB; N 500.5', W 1289.61', S 488.13' TO CTR RD, E AL RD 108.55', S 118.73' TO IDA LK, E AL LK TO W LN TRACT DOC 672418', N 125.61' TO CTR RD, E AL RD 419.05' TO POB. TRACT A.; Cormorant Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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915 Lake Avenue
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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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: Mike Anderson

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

Telephone(s): 841-1278 Date of Application: 7/11/22

Signature of Applicant: [Signature] MEADOWLAND SURVEYING, INC., AGENT FOR ANDERSON

Parcel ID Number: Part of 060376000 Project Address: 14736 Co Hwy 4

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

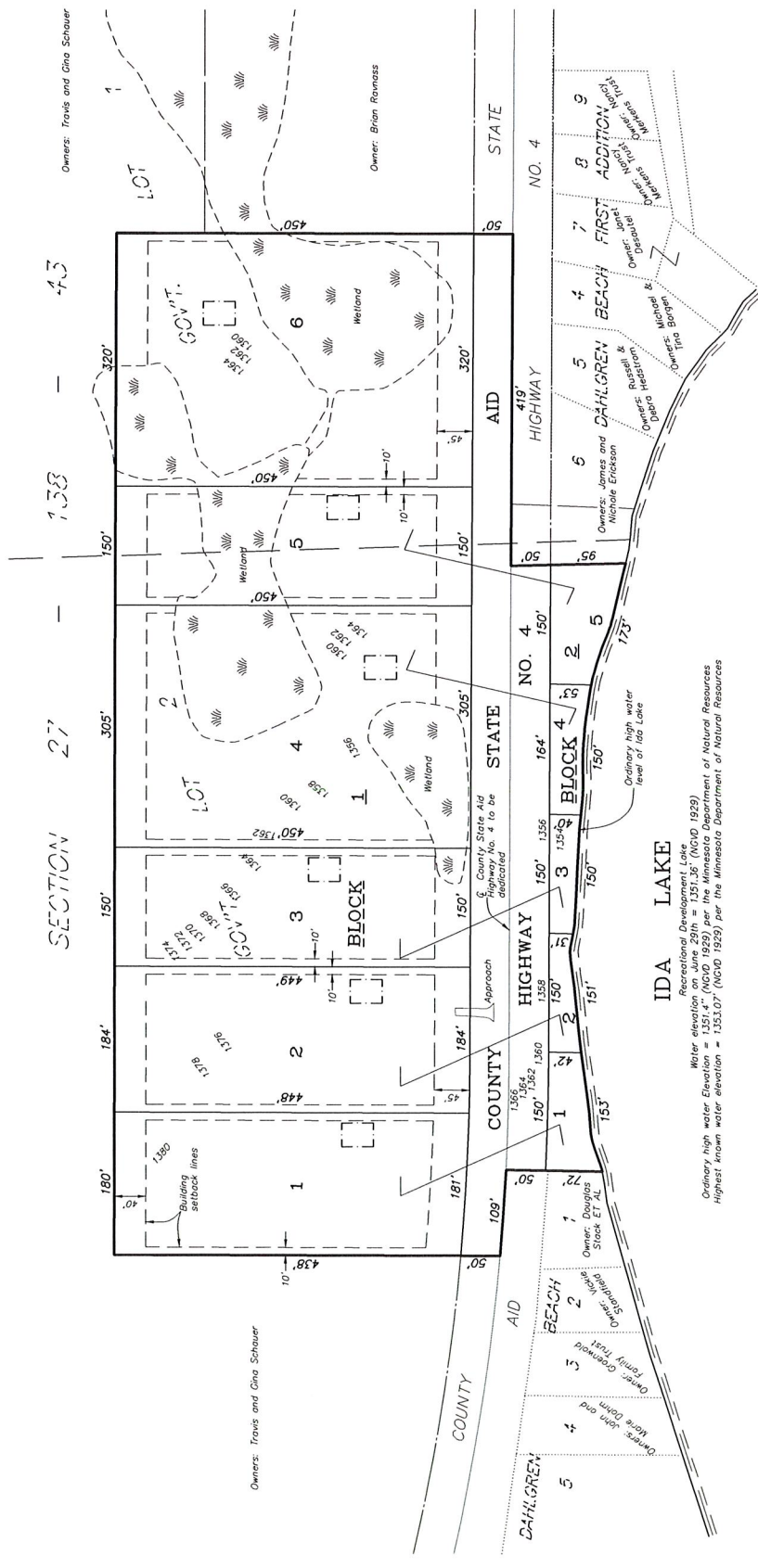
*Certificate Of Survey: Number of Lots _____
Shoreland (within 1000 ft of lake) _____ Nonshoreland _____
Current Zoning of property _____
Is a change of zone required? _____ yes _____ no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided _____
Is the change within 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 6
Name of Subdivision IDA NORTH SHORE 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 _____ X no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided 16.5 Acres
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 7/11 Date Accepted _____ Authorized Signature _____
Application Fee _____ Notice Fee Recording Fee _____ Date Paid _____
Receipt Number _____

PRELIMINARY PLAT OF IDA NORTH SHORE ADDITION



LOT AREAS

BLOCK	LOT	TOTAL AREA (SQ. FT.)
1	1	60,064
1	2	67,750
1	3	67,750
1	4	67,750
1	5	67,750
2	1	144,028
2	2	8,000±
2	3	5,000±
2	4	7,000±
2	5	11,400±

Portion of County State Aid Highway No. 4 to be dedicated = 2.36 acres
TOTAL PLATTED AREA = 16.5 Acres, more or less

APPLICATION NOTES

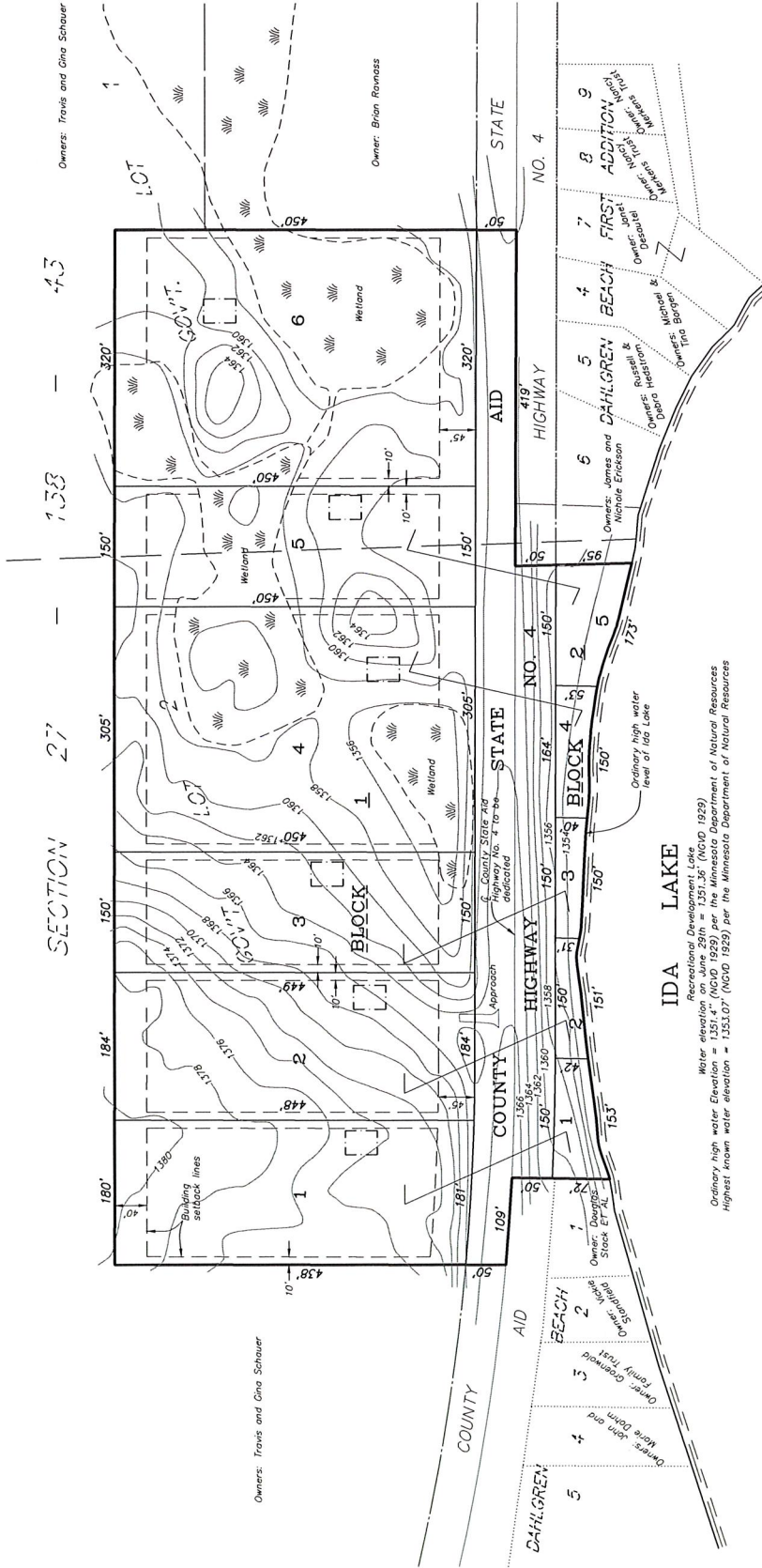
- The proposed plat of IDA NORTH SHORE ADDITION is located in Section 27-T138N-R43W, Carver Township. It consists of 5 riparian lots and one non-riparian lot in two blocks. Lots 1 through 5, Block Two are attached to Lots 1 through 5, Block One, respectively, north of County State Aid Highway No. 4 as shown. Lot 6, Block 1 is a non-riparian lot. The property is currently zoned Agricultural and will remain so. The lots are for single family residential use. Heavy lines indicate plat exterior.
- The building setbacks shown for primary structures are: County State Aid Highway No. 4 right of way - 45 feet, side yard - 10 feet, rear yard - 40 feet.
- Contour lines are shown at 2 foot intervals based on Becker County GIS lidar mapping. Current drainage patterns will be altered slightly from the existing contours due to building construction and landscaping.
- All non-riparian lots exceed the minimum area of 40,000 sq. ft. and minimum lot width of 150 ft. in a Recreational Development Lake shore land district.
- A 20 foot wide utility easement will be dedicated adjacent to the County State Aid Highway No. 4 right of way.
- This project site is located in a mixture of wooded and open area with wetlands as shown.
- The wetlands are shown per field location, but were not delineated
- 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 1,200 sq. ft. are shown as []

Prepared on July 11, 2022

MEADOWLAND SURVEYING, INC.
1118 HWY 99 SOUTH, DETROIT LAKES, MN 56501
EMAIL: frontrisk@meadowlandsurveying.com
www.meadowlandsurveying.com
218-847-4289

OWNER/DEVELOPER:
MIKE ANDERSON
213 WILLOW ST. E.
DETROIT LAKES, MN 56501

PRELIMINARY PLAT OF IDA NORTH SHORE ADDITION



LOT AREAS

BLOCK	LOT	TOTAL AREA (SQ. FT.)
1	1	80,064
1	2	82,250
1	3	67,226
1	4	67,226
1	5	67,226
1	6	144,028
2	1	8,000
2	2	8,000
2	3	8,000
2	4	8,000
2	5	11,400

Portion of County State Aid Highway No. 4 to be dedicated = 2.36 acres
TOTAL PLATTED AREA = 16.3 Acres, more or less

APPLICATION NOTES

- The proposed plat of IDA NORTH SHORE ADDITION is located in Section 27-T43N-R133W, Cormorant Township. It consists of 5 riparian lots and one non-riparian lot in two blocks. Lots 1 through 5, Block Two are attached to Lots 1 through 5, Block One, respectively, northerly of County State Aid Highway No. 4 as shown. Lot 6, Block 1 is a non-riparian lot. The property is currently zoned Agricultural and will remain so. The lots are for single family residential use. Heavy lines indicate plat exterior.
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Prepared on July 11, 2022

MEADOWLAND SURVEYING, INC.

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

OWNER/DEVELOPER:

MIKE ANDERSON
213 WILLOW ST. E.
DETROIT LAKES, MN 56501



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Becker County



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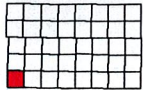
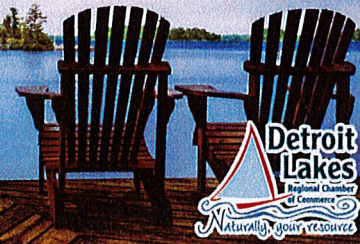
www.VisitDetroitLakes.com



FOR MORE INFORMATION

218-847-9202

700 Summit Ave.
Detroit Lakes, MN 56501

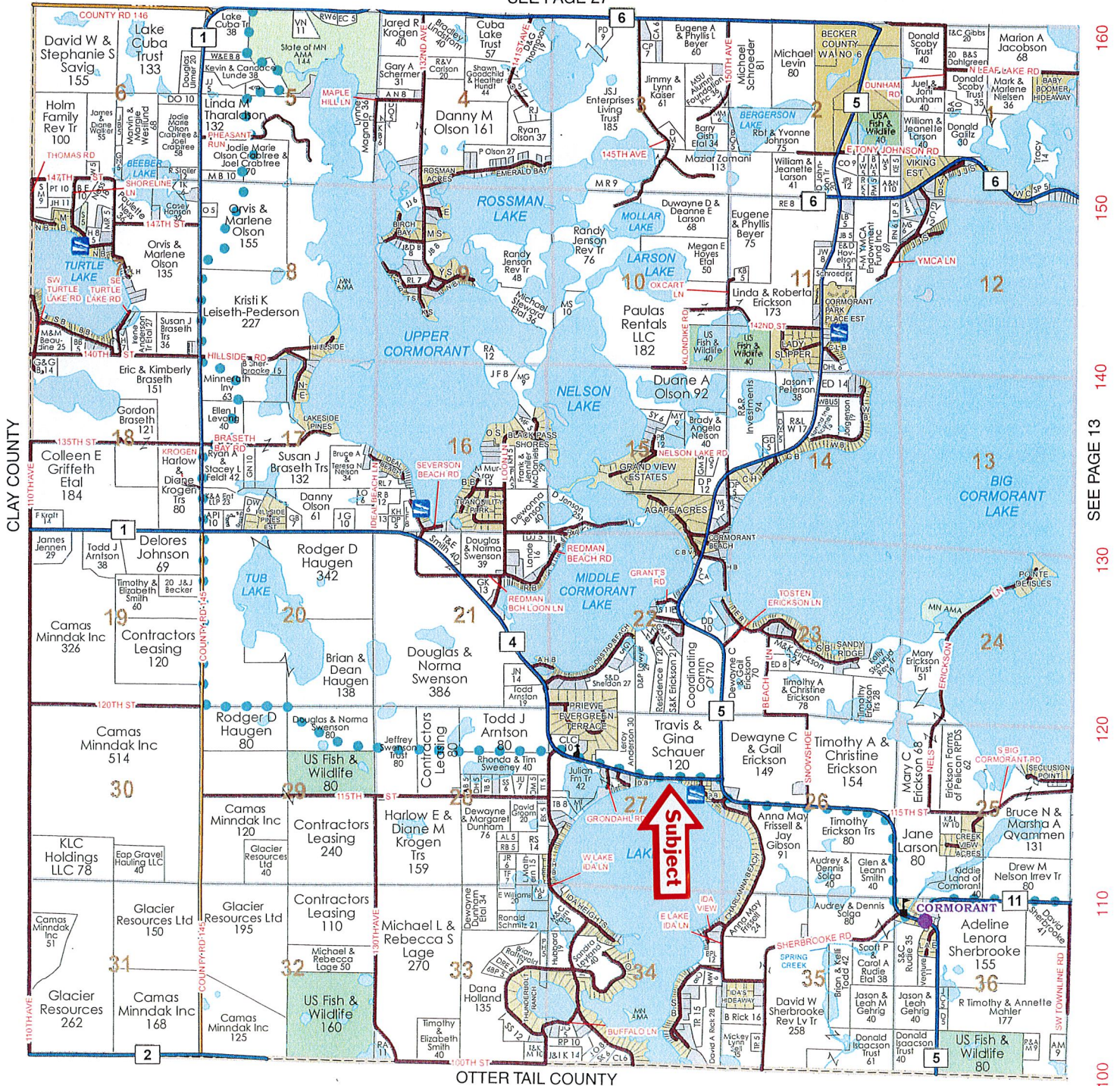


Cormorant

Township 138N - Range 43W

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SEE PAGE 27





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****

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

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

APPLICANT: Dan Stall & Jesse McCollum
704 Shorewood Dr
Detroit Lakes, MN 56501

Project Location: 14795 US Hwy 59
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Preliminary Plat for twelve (12) riparian lots and twelve (12) non-riparian lots to be called BRANCH CREEK.

LEGAL LAND DESCRIPTION: Tax ID number: **19.0150.000** Section 09 Township 138 Range 041; N1/2 NW1/4 E OF HWY 59, LESS 3 AC S OF RVR, 1 AC FOR PVT RD.; Lake View 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

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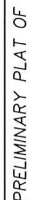
If you have questions about the Project, feel free to call 218-846-7314.

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.

Date Received 7/11 Date Accepted _____ Authorized Signature _____

PRELIMINARY PLAT OF



LOT	BLOCK	AREA	USABLE AREA
1	1	109,000	68,228
2	1	43,900	43,900
3	1	43,900	43,900
4	1	43,900	43,900
5	1	40,300	40,300
6	1	40,100	40,100
7	1	40,100	40,100
8	1	48,200	48,200
9	1	44,600	44,600
10	1	44,700	44,700
11	1	43,700	43,700
12	1	82,000	82,000
13	1	42,600	42,600
14	1	40,900	40,900
15	1	40,900	40,900
16	1	40,300	40,300
17	1	40,400	40,400
18	1	42,700	42,700
19	1	116,900	77,8400
20	1	49,200	49,200
21	1	47,500	47,500
22	1	43,900	43,900
23	1	40,800	41,500
24	1	40,800	40,800

Total area = 37.5 acres, more or less

APPLICATION NOTES

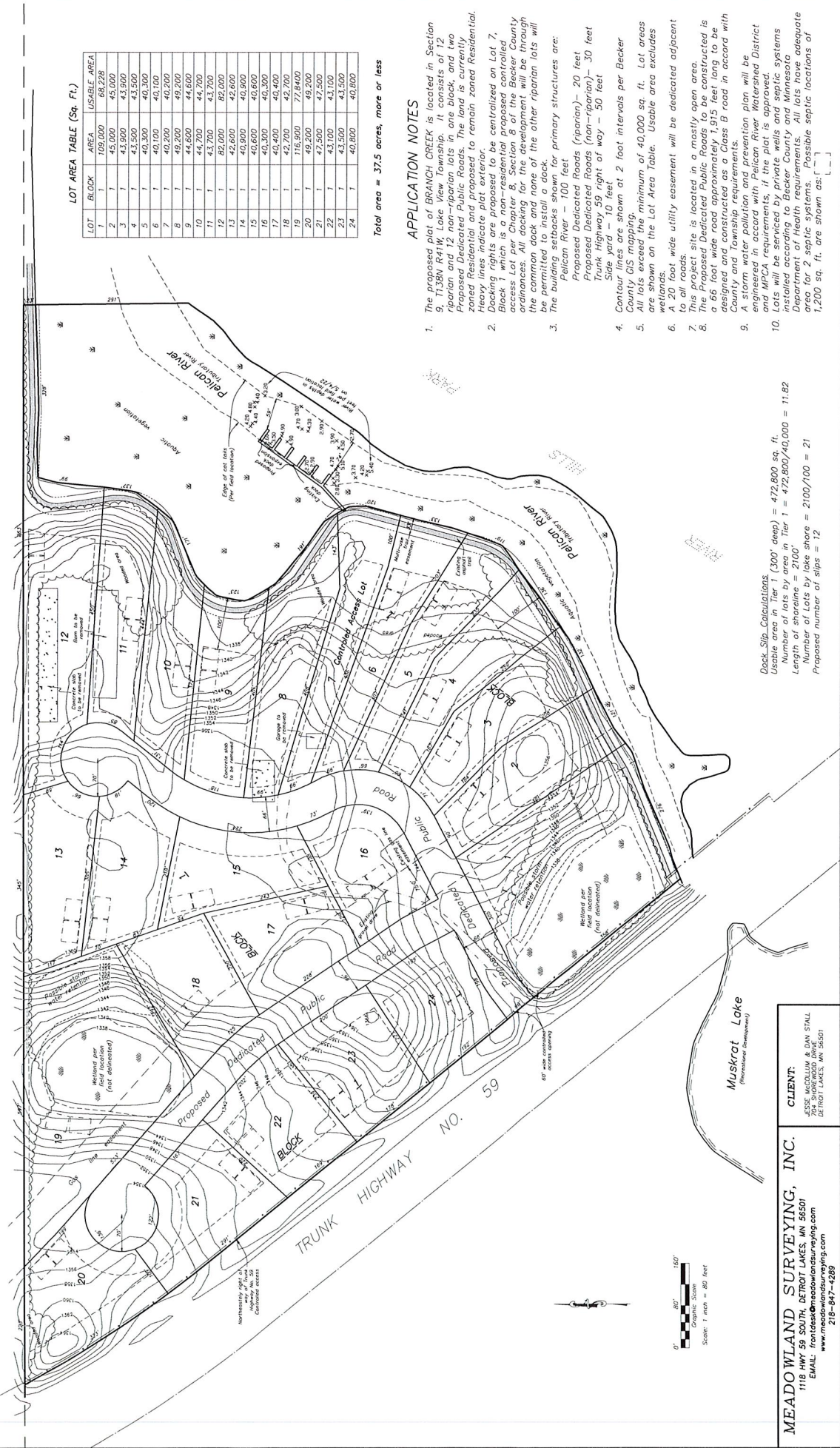
1. The proposed use of BRANCH CREEK is located in Section 9, T138N R41W, Lake View Township, and is zoned as a 12 riparian and 12 non-riparian lots in one block and two Proposed Dedicated Public Roads. The land is currently zoned Residential and proposed to remain zoned Residential. Heavy lines indicate plot exterior.
2. Docking rights are proposed to be centralized on Lot 7. Block 1 which is a non-residential proposed controlled access Lot per Chapter 8, Section 8 of the Becker County ordinances. All docking for the development will be through the common dock and none of the other riparian lots will be docked. The dock will be located on the north side of the building setback space for primary structures are:
 - Pelican River = 100 feet
 - Proposed Dedicated Roads (riparian) = 20 feet
 - Proposed Dedicated Roads (non-riparian) = 30 feet
 - Trunk Highway 59 right of way = 50 feet
3. Side yard = 10 feet
4. Contour lines are shown at 2 foot intervals per Becker County GIS mapping.
5. All lots exceed the minimum of 40,000 sq. ft. Lot areas are shown on the Lot Area Table. Usable area excludes wetlands.
6. The 100 foot wide utility easement will be dedicated adjacent to all lots.
7. This project is located in a mostly open area.
8. The Proposed Dedicated Public Roads to be constructed is a 66 foot wide road approximately 1,915 feet long to be designed and constructed as a Class B road in accord with County and Township requirements.
9. A storm water pollution and prevention plan will be engineered in accord with Pelican River Watershed District and MPCA requirements, if the plot is approved.
10. Lots will be serviced by private wells and septic systems according to Becker County and Minnesota Department of Health requirements. Minnesota's adequate area for 2 septic systems. Possible septic locations of 1,200 sq. ft. are shown as [---]

Dock Slip Calculations
 Usable area in Tier 1 (300' deep) = 472,800 sq. ft.
 Number of lots by area in Tier 1 = 472,800/40,000 = 11.82
 Length of shoreline = 2100'
 Number of Lots by lake shore = 2100/100 = 21
 Proposed number of slips = 12

CLIENT:
JESSE MCCOLLUM & DAN STALL
704 SHOREWOOD DRIVE
DETROIT LAKES, MN 56501

MEADOWLAND SURVEYING, INC.
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
EMAIL: frontdesk@meadowlandsurveying.com
www.meadowlandsurveying.com
218-847-4280

PRELIMINARY PLAT OF



LOT	BLOCK	AREA	USABLE AREA
1	1	109,000	68,228
2	1	43,500	45,000
3	1	43,500	43,900
4	1	43,500	43,900
5	1	40,300	40,300
6	1	40,100	40,100
7	1	40,100	40,100
8	1	49,200	49,200
9	1	44,600	44,600
10	1	44,700	44,700
11	1	43,700	43,700
12	1	82,000	82,000
13	1	42,600	42,600
14	1	40,800	40,800
15	1	40,500	40,500
16	1	40,300	40,300
17	1	40,400	40,400
18	1	42,700	42,700
19	1	116,900	77,640
20	1	49,200	49,200
21	1	47,500	47,500
22	1	43,500	43,500
23	1	43,500	43,500
24	1	40,800	40,800

Total area = 37.5 acres, more or less

APPLICATION NOTES

1. The proposed plat of BRANCH CREEK is located in Section 9, T139N, R107E, Lakeview Township. It consists of 12 riparian and 12 riparian lots. The land is currently Proposed Dedicated Public Roads. The land is currently zoned Residential and proposed to remain zoned Residential. Heavy lines indicate plat exterior.
2. Docking rights are proposed to be centralized on Lot 7. Block 1 which is a non-residential proposed controlled access Lot per Chapter 8, Section 8 of the Becker County ordinances. All docking for the development will be through the common dock and none of the other riparian lots will be used for docking.
3. The building setbacks shown for primary structures are:
Pelican River – 100 feet
Proposed Dedicated Roads (riparian) – 20 feet
Proposed Dedicated Roads (non-riparian) – 30 feet
Trunk Highway 59 right of way – 50 feet
Side yard – 10 feet
4. Contour lines are shown at 2 foot intervals per Becker County GIS mapping.
5. All lots exceed the minimum of 40,000 sq. ft. Lot areas are shown on the Lot Area Table. Usable area excludes wetlands.
6. A 20' foot wide utility easement will be dedicated adjacent to all roads.
7. The proposed site is located in a mostly open area.
8. The Proposed Dedicated Public Roads to be constructed is a 66' foot wide road approximately 1,915 feet long to be designed and constructed as a Class B road in accord with County and Township requirements.
9. A storm water pollution and prevention plan will be engineered in accord with Pelican River Watershed District and MPICA requirements, if the plat is approved.
10. Lots will be serviced by private wells and septic systems installed according to Becker County and Minnesota standards. The plat shows the locations of the proposed area for 2 septic systems. Possible septic locations of 1,200 sq. ft. are shown as: []

Dock Slip Calculations
 Usable area in Tier 1 (300' deep) = 472,800 sq. ft.
 Number of lots by area in Tier 1 = $472,800 / 40,000 = 11.82$
 Length of shoreline = 2100'
 Number of lots by lake shore = $2100 / 100 = 21$
 Proposed number of slips = 12

CLIENT:
JESSE MCCOLLUM & DAN STALL
704 SHOREWOOD DRIVE
DETROIT LAKES, MN 56501

MEADOWLAND SURVEYING, INC.
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
EMAIL: frontdesk@meadowlandsurveying.com
www.meadowlandsurveying.com
218-847-4280



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.		Becker County 
1:4,514	Date: 7/24/2022	This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

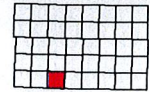


Lake View

Township 138N - Range 41W

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SEE PAGE 31





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****

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

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

APPLICANT: Raymond & Kristine Johnston
27185 Little Floyd Lake Rd
Detroit Lakes, MN 56501

Project Location: 22966 Co Hwy 21
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for storage units and onsite sales.

LEGAL LAND DESCRIPTION: Tax ID number: **24.0197.000** Section 26 Township 140 Range 041; 26-140-41 PT SW1/4 SW1/4; PT NE1/4 SW1/4; COMM SW COR SEC 26 E 782.20' TO POB; N 38.20', ELY 358.22', N 927.34', NELY 428.01', W 998.76', S 945.47', E 487.77', S 390.48' TO POB.; Richwood Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

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

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 # CUP2022-69

Property and Owner Review

Owner: **RAYMOND & KRISTINE JOHNSTON**

Parcel Number(s): **240197000**

Mailing Address:

**RAYMOND & KRISTINE JOHNSTON
27185 LITTLE FLOYD LAKE RD
DETROIT LAKES MN 56501**

Site Address: **22966 CO HWY 21**

Township-S/T/R: **RICHWOOD-26/140/041**

Shoreland? **No** Name:

Legal Descr: **26-140-41 PT SW1/4 SW1/4; PT NE1/4 SW1/4: COMM SW COR SEC 26 E 782.20' TO POB; N 38.20', ELY 358.22', N 927.34', NELY 428.01', W 998.76', S 945.47', E 487.77', S 390.48' TO POB.**

Conditional Use Details Review

Description of Conditional Use Request: **Commercial Storage and 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.

It is very well screened by natural vegetation, topography, and other buildings from nearly all directions.

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.

Storage is not prone to impede any type of development.

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

Access to the building is existing and all drainage will be in accordance with the Becker County Zoning Ordinance.

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.

Outside parking is abundant if necessary.

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.

Outside of regular traffic to and from the building for loading and unloading, storage does not create any of the listed nuisances.

Additional shoreland questions below (if applicable)

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

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

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

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

Business Plan Review

Name of Business: **TBD**

Business Owners: **TBD**

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

Type of Merchandise: **Various Items**

Type of Service: **Storage Rental and Sales**

Hours and Days of Operation: **24hrs/day, 7days/week for Storage**

Number of Employees: **0**

Off-Street Parking Plan: **Adequate measures have been or will be taken to provide the sufficient off street parking and loading space to serve the proposed use.**

Size of structure to be used for Business: **A couple buildings sitting on blocks waiting for permit approval before setting permanently.**

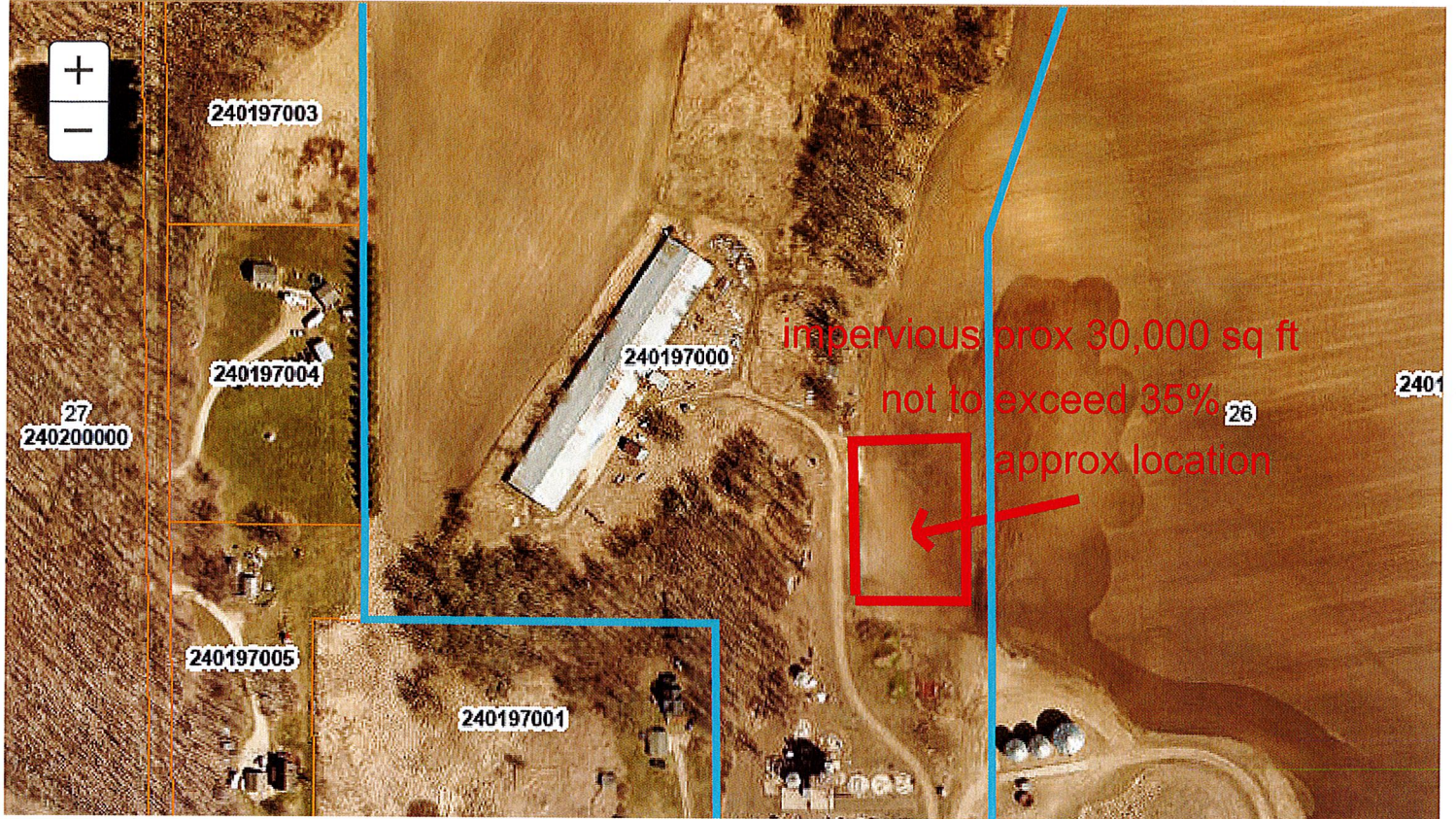
New or Existing: **Existing Structure**

Signage Plan: **Signage to be as allowed by ordinance**

Exterior Lighting Plan: **Lighting to be as allowed by ordinance.**

Known Environmental Hazards: **NA**

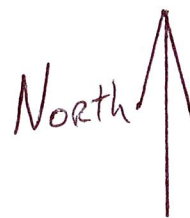
Additional Business Plan Information:



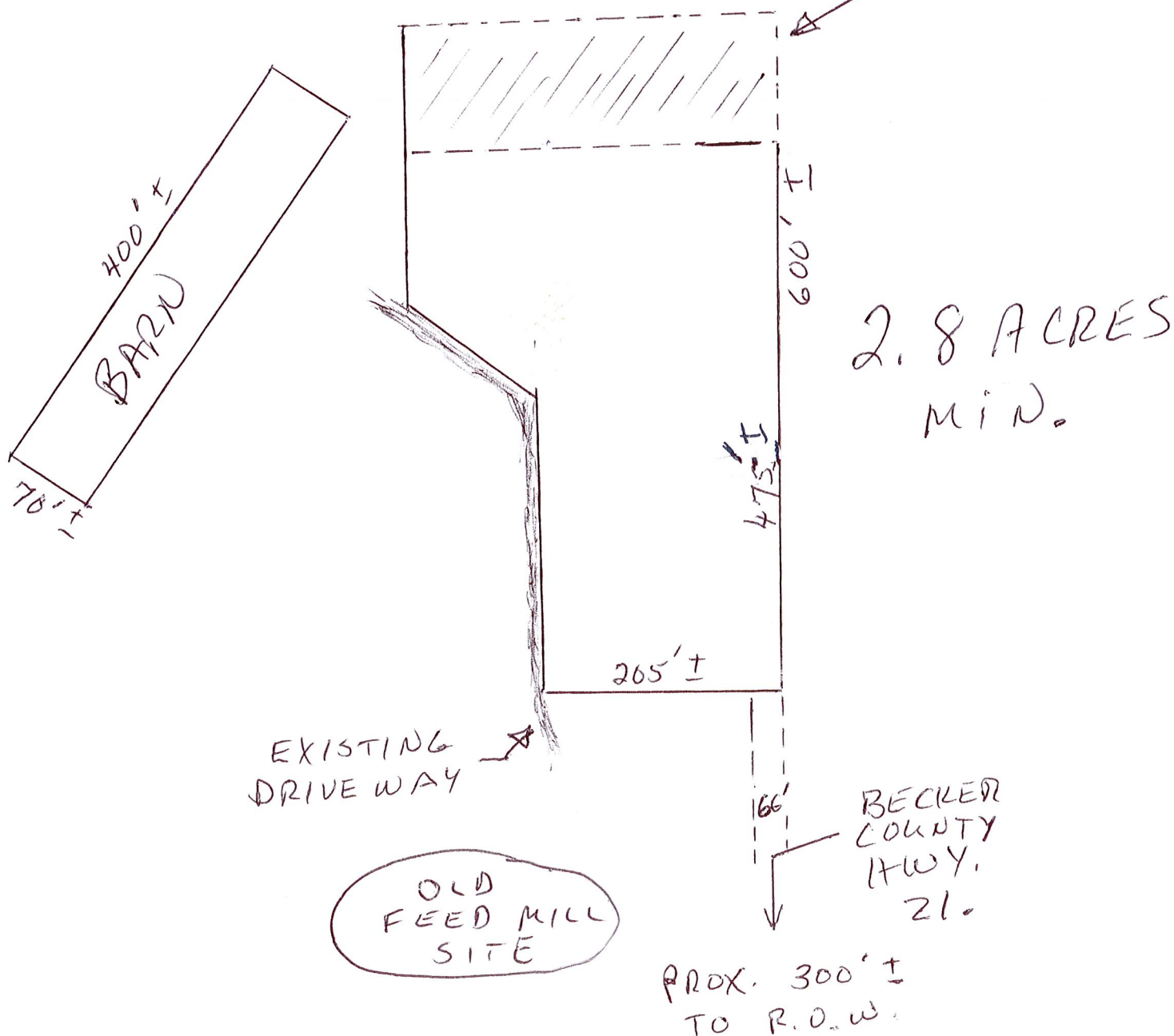
RAY JOHNSTON

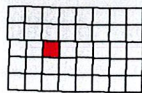
PARCEL NO. 240197000

22966 COUNTY HWY. 21



IN THIS AREA:
NORTH EAST/WEST
LINE TBD
BY SURVEY.





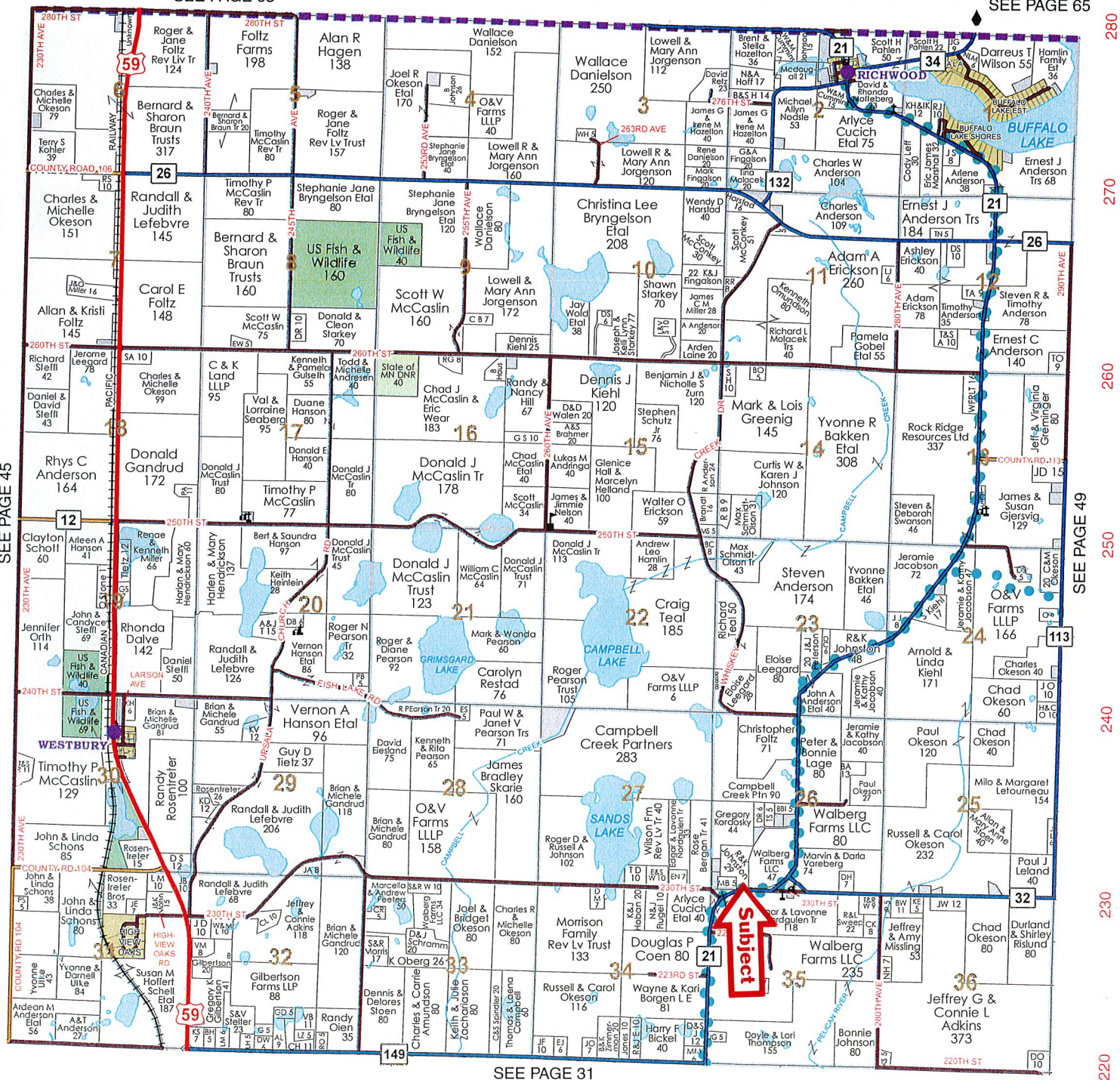
Richwood

Township 140N - Range 41W

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SEE PAGE 63

SEE PAGE 65



SEE PAGE 31

230

240

250

260

270

280

290

47



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****

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

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

APPLICANT: Bradley D Olstad & Erin E Olstad
25527 Englewood Dr
Detroit Lakes, MN 56501

Project Location: TBD E Cozy Cove Rd
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a painting business.

LEGAL LAND DESCRIPTION: Tax ID number: **08.0066.001** Section 04 Township 139 Range 041; GOVT LOT 10 LESS W 3 AC, AND LESS 6.6 AC (TRACT B, 4.5 AC TRACT); 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.

Conditional Use Application Review

Permit # CUP2022-68

Property and Owner Review

Owner: BRADLEY OLSTAD	Parcel Number(s): 080066001
Mailing Address: BRADLEY OLSTAD 25527 ENGLEWOOD DR DETROIT LAKES MN 56501	Site Address: TBD E Cozy Cove Rd
	Township-S/T/R: DETROIT-04/139/041
	Shoreland? Yes Name: Tamarack (Detroit) [NE Tier 2]
Legal Descr: GOVT LOT 10 LESS W 3 AC, AND LESS 6.6 AC (TRACT B, 4.5 AC TRACT)	

Conditional Use Details Review

Description of Conditional Use Request: **To operate a painting business. Attachment shows proposed split that is contingent upon approval of CUP.**

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.

No harm

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.

Will not impede the normal, orderly development.

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

Will use an existing shop. Currently no well or septic, but would likely have a well put in if approved.

4. Describe how adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

There is an existing area with room 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.

Not a nuisance.

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.

N/A

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

Necessary utilities will be addressed if approved.

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

NA

Business Plan Review

Name of Business: **Solum Painting**

Business Owners: **David Solum**

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

Type of Merchandise:

Type of Service: **House painting - Most of the work is done off-site**

Hours and Days of Operation: **Mon-Friday 7:30am to 5:00pm**

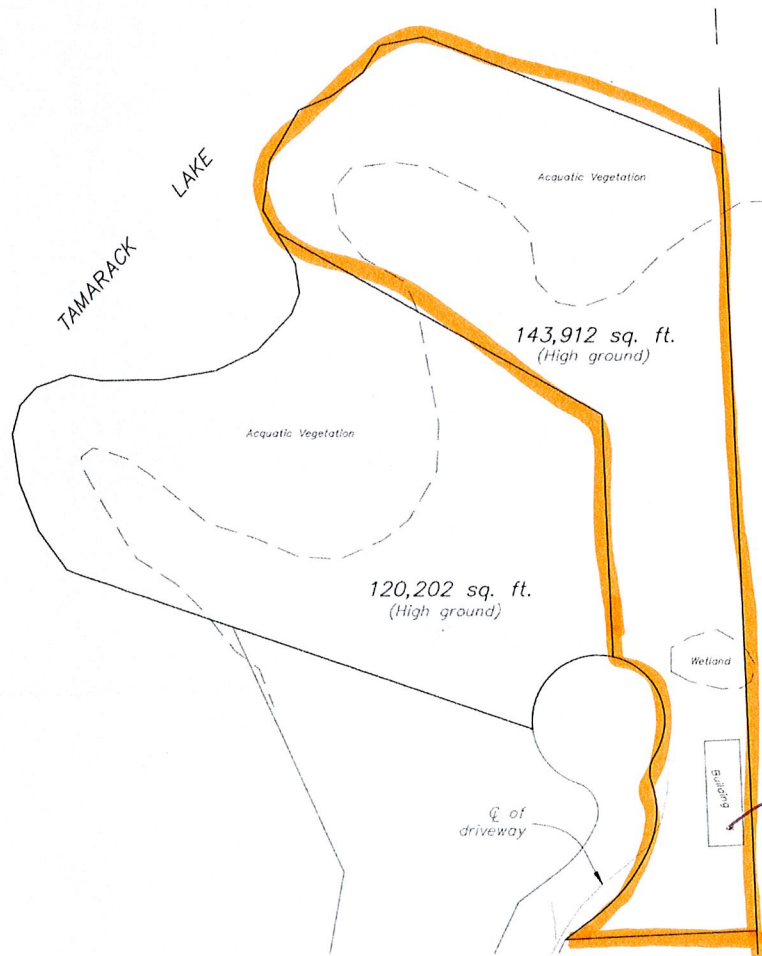
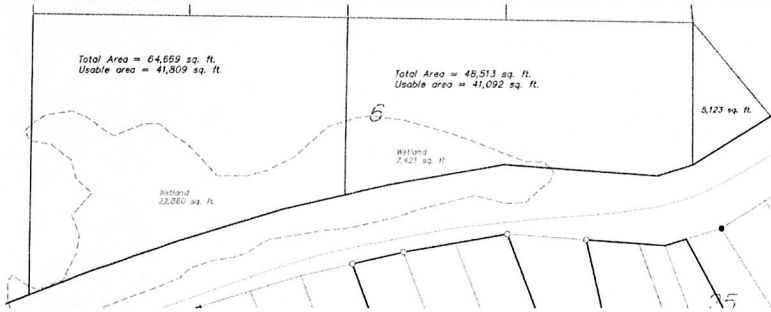
Number of Employees: 6
Off-Street Parking Plan: There is parking in front of shop
Size of structure to be used for Business: 4800 sq ft New or Existing: Existing Structure
Signage Plan: None
Exterior Lighting Plan: None
Known Environmental Hazards: No
Additional Business Plan Information:

7:19



< 17

4 Messages
Sketches



Meadowland
Survey being
Completed

East Cozy Cove





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.

1:4,514

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

Date: 7/25/2022

Becker County



31