



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****

October 12th, 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: TBD Co Hwy 4
Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT:

Request approval of a Final 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:

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: janai.seley@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: Michael D Anderson

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

Telephone(s): 218-841-1278 Date of Application: 9/12/22

Signature of Applicant: _____

Parcel ID Number: 06.0376.002 Project Address: TBD County 4

Proposed Plat Name: IDA NORTH SHORE ADDITION

.....

To be completed by Office

Date of preliminary approval: August 16th, 2022

What was approved & stipulations: Approved a Preliminary Plat
for five(5) riparian lots and one(1) non-riparian
lot to be called IDA NORTH SHORE ADDITION.

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 _____.

- Visitor Information
- Vacation Planning



Detroit Lakes, MN 56501



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Planning and Zoning

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PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

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

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

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

Project Location: TBD Bird Dog Rd
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

Request approval of a Final Plat for DON'S ANGELS ADDITION.

LEGAL LAND DESCRIPTION: Tax ID number: **02.0226.004** Section 32 Township 139 Range 042; 32-139-42 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. & PT GOVT LOT 6: COMM NLY COR LOT 1 BLK 1 COURAGE VIEW BCH, NWLY 238.98', SE 304.4', N 154.2', E 52.84', N 154.20', E 52.84', NLY 295', ELY 412.05', SE 348.35', SLY 259.73' TO POB; SE 6.21', SELY 148.19', SE AL CURVE 144.26', SE 80.91', S 338.32' TO LIT CORM LK, NW AL LK 383.95', NLY 392.55' TO POB.; Audubon Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: janai.seley@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: Bradley Olek

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

Telephone(s): 701-238-4015 Date of Application: 9/12/22

Signature of Applicant: _____

Parcel ID Number: 02.0226.004 Project Address: TBD Bird Dog Rd

Proposed Plat Name: DON'S Angels ADDITION

.....
To be completed by Office

Date of preliminary approval: June 6, 2022

What was approved & stipulations: Approved a Preliminary Plat
for nine (9) lots to be called, DON'S ANGELS
ADDITION.

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;

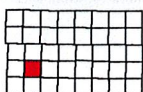
_____ Road agreement from Township for newly constructed roads;

_____ Title Opinion

_____ Stipulations have been met

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

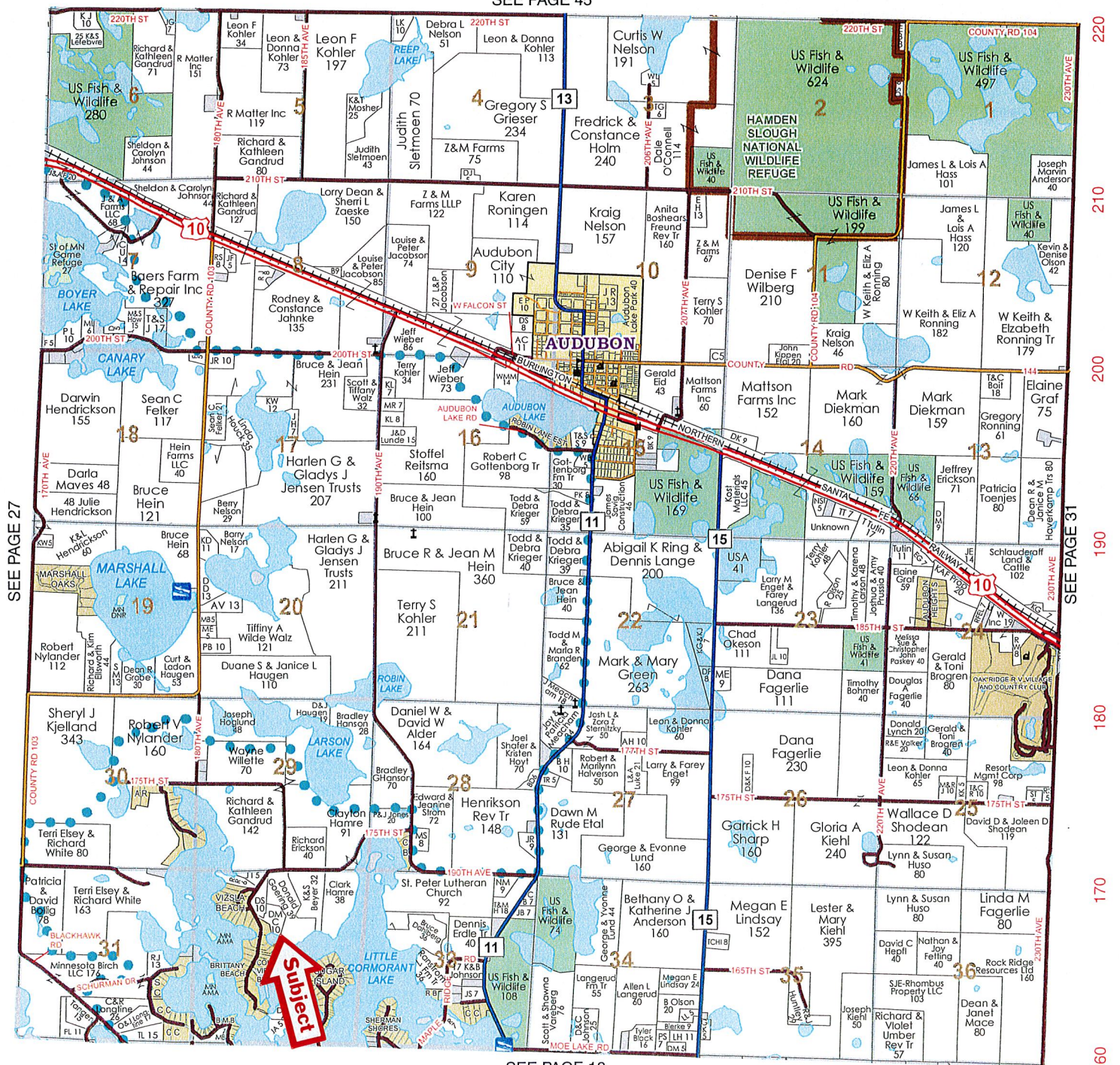
_____ Recording fee, check made payable to Becker County Recorder, amount _____.



Township 139N - Range 42W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
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PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

October 12th, 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 Final Plat for phase one (1) of a multi-unit storage structure development consisting of eleven (11) units to be called South Melissa Storage.

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

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915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: janai.seley@co.becker.mn.us

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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: Grimes LLC

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

Telephone(s): _____ Date of Application: 9/12/22

Signature of Applicant: _____

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

Proposed Plat Name: South Melissa Storage

.....
To be completed by Office

Date of preliminary approval: June 13th, 2022

What was approved & stipulations: Approve a Preliminary Plat
for a multi-unit storage structure development
with the stipulation there be no outside storage.

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;

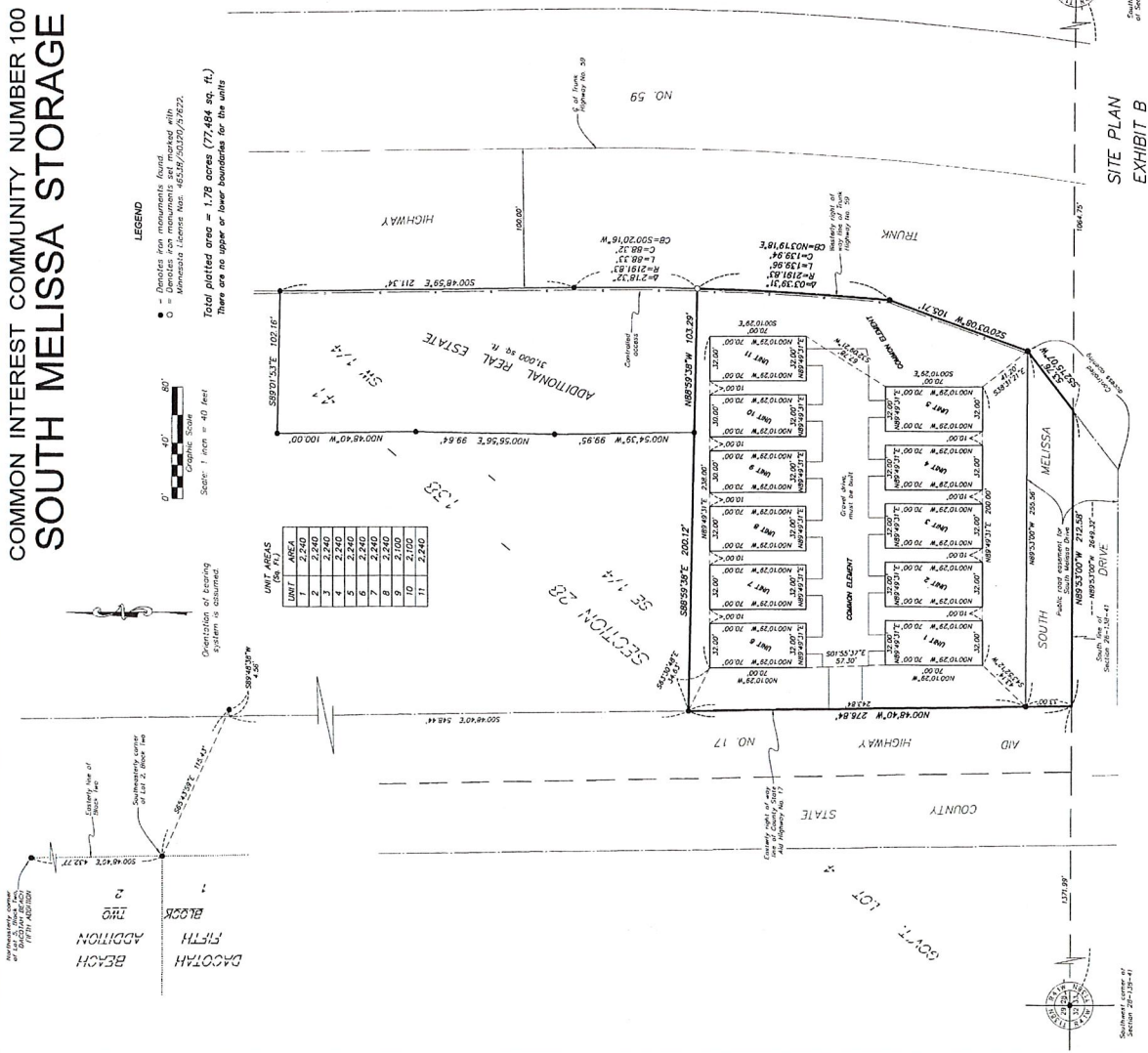
_____ Title Opinion

_____ 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 _____.

COMMON INTEREST COMMUNITY NUMBER 100
SOUTH MELISSA STORAGE

[illegible]

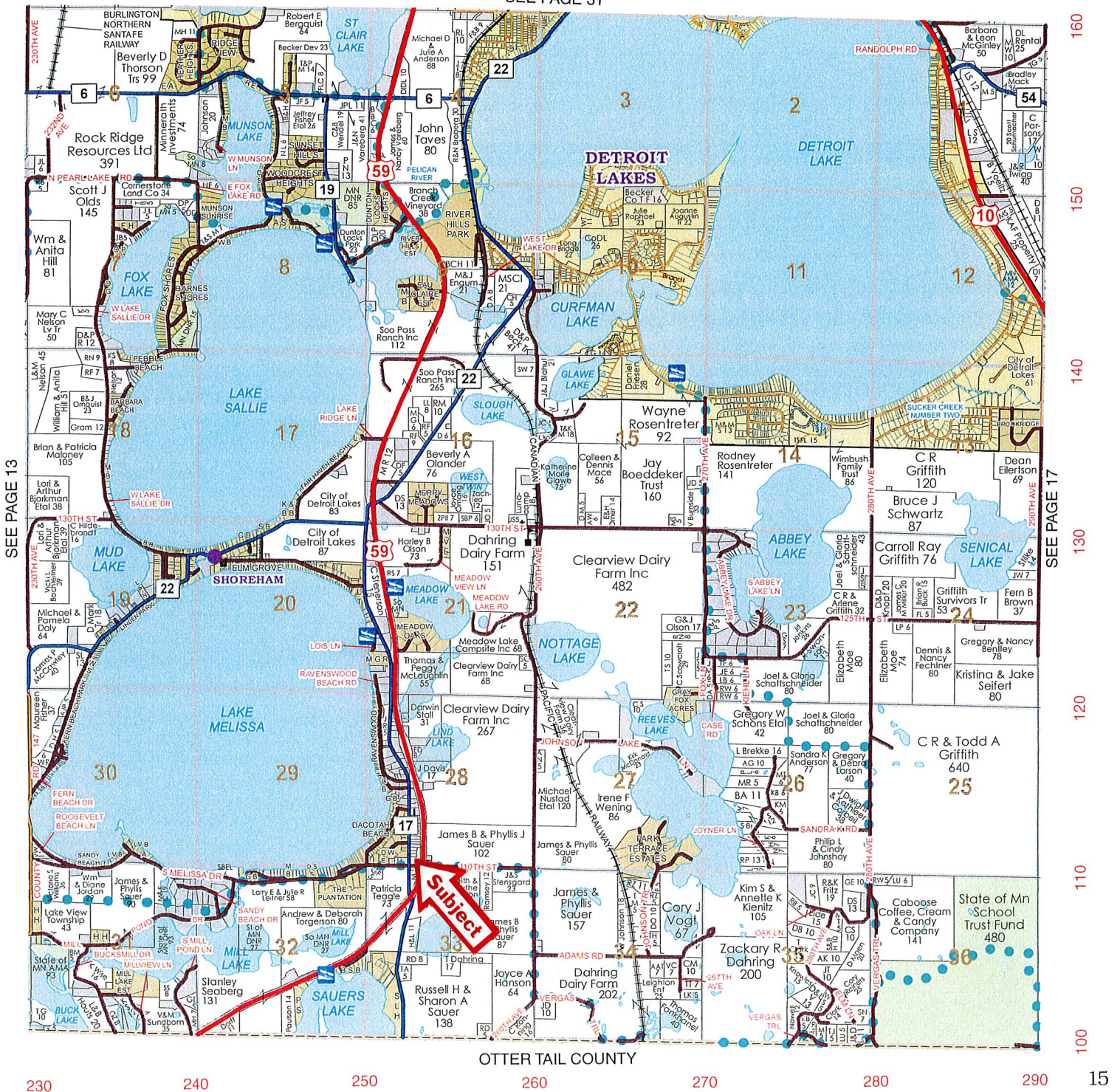


Lake View

Township 138N - Range 41W

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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****

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

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

APPLICANT: Kevin P Byer
PO Box 261
Osage, MN 56570

Project Location: 54958 & 54980 St Hwy 34
Park Rapids, MN 56470

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Change of Zone from Industrial to Commercial.

LEGAL LAND DESCRIPTION: Tax ID number: **21.0172.000** Section 20 Township 140 Range 036; SE1/4 OF SE1/4 LYING E OF LK & RIVER LESS 7.36 AC TO STATE LESS HWY & TR SOLD; Tax ID number: **21.0173.001** Section 20 Township 140 Range 036; PT SE1/4 OF SE1/4 BEG 293.6' N & 33' W OF SE COR SE1/4; TH W 75', S TO HWY, NE'LY 93' TO N 120' TO BEG.; Osage Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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

EMAIL: janai.seley@co.becker.mn.us

To view all application information on this project please visit:

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

Applicant's Name: Kevin P. Byer

Applicant's Address: PO BOX 2461
Osage, MN 56570

Telephone(s): _____ Date of Application: 9/12/22

Signature of Applicant: _____

Parcel ID Number: 21.0172.0003
21.0173.001 Project Address: 549583 54980 St Hwy 34

Legal Description of Project:

SECTION 1

*Zone Change For Existing Parcel Number 21.0172.0003 21.0173.001
Current Zoning Industrial Requested Zoning Commercial
Is the change within 2 miles of any city limits? NO

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

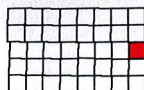
SECTION 3 property.

*For Preliminary Plat:
Number of Lots _____
Name of Subdivision _____
Name of Proposed Roads _____
Shoreland (within 1000 ft of lake) _____ Non-shoreland _____
Current Zoning of property _____
Is a change of zone required? _____ 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 property owner.

Date Received 9/12 Date Accepted _____ Authorized Signature _____

Application Fee _____ Notice Fee Recording Fee _____ Date Paid _____

Receipt Number _____

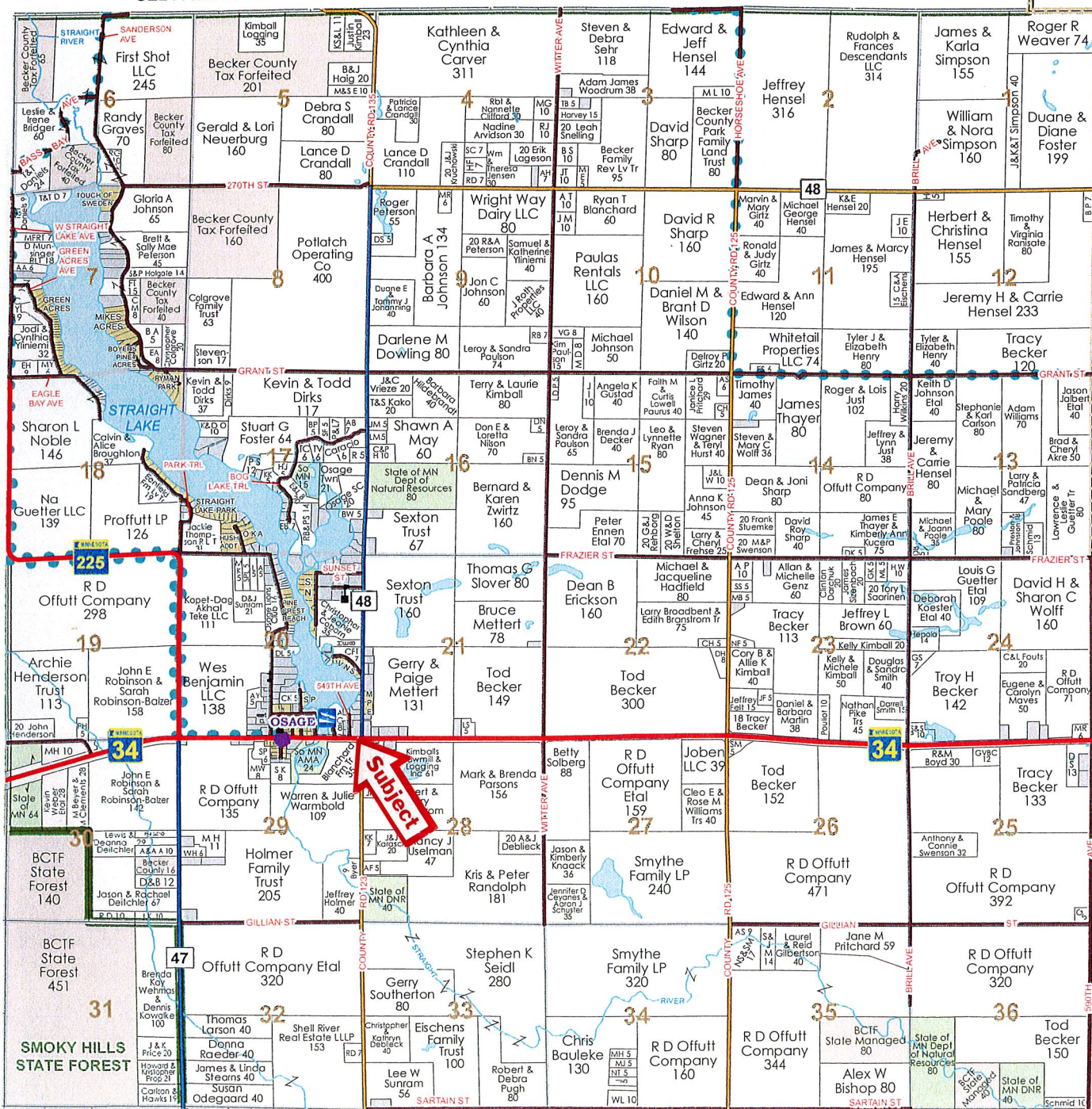


Osage

Township 140N - Range 36W

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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****

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

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

APPLICANT: Christopher & Jeanie M Coborn
54725 Sunset St
Osage, MN 56570

Project Location: 54725 Sunset St
Osage, MN 56570

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for Storage.

LEGAL LAND DESCRIPTION: Tax ID number: **21.0185.004** Section 20 Township 140 Range 036; 20-140-36 PT E1/2 NE1/4 S OF LN: COMM NE COR SEC 20, S 1320' TO POB; W 1349.68' AND TERM. & N OF LN: COMM SE COR SE1/4 NE1/4, N 191.62', W 510.04', NW 217.5', W 454.64', S 294.06', S 6.41', SW 88.83' TO LK AND TERM. (INCL TRACT A); Osage Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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Detroit Lakes, MN 56501

EMAIL: janai.seley@co.becker.mn.us

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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 # CUP2022-76

Property and Owner Review

Owner: CHRISTOPHER & JEANIE M COBORN

Parcel Number(s): 210185004

Mailing Address:

CHRISTOPHER & JEANIE M COBORN
54725 SUNSET ST
OSAGE MN 56570

Site Address: 54725 SUNSET ST

Township-S/T/R: OSAGE-20/140/036

Shoreland? Yes Name: Straight (Osage) [RD]

Legal Descr: 20-140-36 PT E1/2 NE1/4 S OF LN: COMM NE COR SEC 20, S 1320' TO POB; W 1349.68' AND TERM. & N OF LN: COMM SE COR SE1/4 NE1/4, N 191.62', W 510.04', NW 217.5', W 454.64', S 294.06', S 6.41', SW 88.83' TO LK AND TERM. (INCL TRACT A)

Conditional Use Details Review

Description of Conditional Use Request: **Storage**

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.

Proposal is located in a rural setting with very limited view from the majority of surrounding properties. Storage has no know affects on property values.

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.

Out buildings are common in the area and have no reason to impede any surrounding development.

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

No utilities will be necessary or provided. A new approach will be provided off of county highway 48 to be approved by the Becker County Highway Department. The land is very level and will not cause any storm water issues.

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.

Numerous acres are available for any outdoor storage and or 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.

No lighting planned at this time and no other nuisances are known to be created with storage.

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.

Although the property has shoreline on Straight Lake, the storage itself will be located over 500' from the lake with no concern for run off from the site to the lake.

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

Natural vegetation in place assures the buildings will be limited in visibility from any public water..

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

No water or sewer will be provided.

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

N/A

Business Plan Review

Name of Business: **TBD**

Business Owners: **Chris & Jeanie Coborn**

Business Type: Service If 'Other', explain:
Type of Merchandise: N/A
Type of Service: Indoor and outdoor storage
Hours and Days of Operation: 24/7
Number of Employees: 0
Off-Street Parking Plan: Numerous acres of land to be used for parking as needed.
Size of structure to be used for Business: 52x168 with
New or Existing: New Structure
Signage Plan: As allowed by ordinance.
Exterior Lighting Plan: None at this time.
Known Environmental Hazards: No.
Additional Business Plan Information:

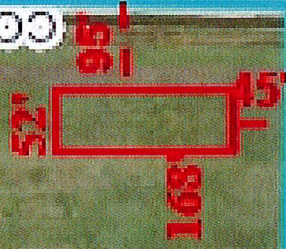
210186001

210185003

217015100

210185004

CO HWY 48



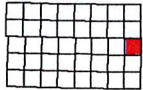
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210187000 210187001 210187002 210187003 210232000

210224000

Straight Lake



Osage

Township 140N - Range 36W

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