



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****

November 9th, 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 Final Plat for phase one (1) of a Common Interest Community consisting of twenty-eight (28) units to be known as THUNDERBOLT 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:

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

Replies may be addressed to:

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

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

To view all application information on this project please visit:

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

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

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

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



FINAL PLAT APPLICATION

BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	Plat
YEAR	
SCANNED	

Developer's Name: Dana Holland & Shirlee A Holland

Developer's Address: 1828 Co Hwy 52
Rothsay, MN 56579

Telephone(s): 218-329-1267 Date of Application: 10/10/22

Signature of Applicant: _____

Parcel ID Number: 06-0422-007 3
06-0422-005 Project Address: TBD Thunderbolt Ranch Rd

Proposed Plat Name:

Common Interest Community Number 101 THUNDERBOLT RANCH STORAGE

.....
To be completed by Office

Date of preliminary approval: 07/19/2022

What was approved & stipulations: Approved a Preliminary Plat for a
Common Interest Community consisting of sixty-seven (67)
units to be known as THUNDERBOLT RANCH 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 _____.

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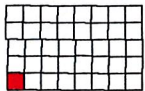
www.VisitDetroitLakes.com

FOR MORE INFORMATION

218-847-9202

700 Summit Ave.

Detroit Lakes, MN 56501

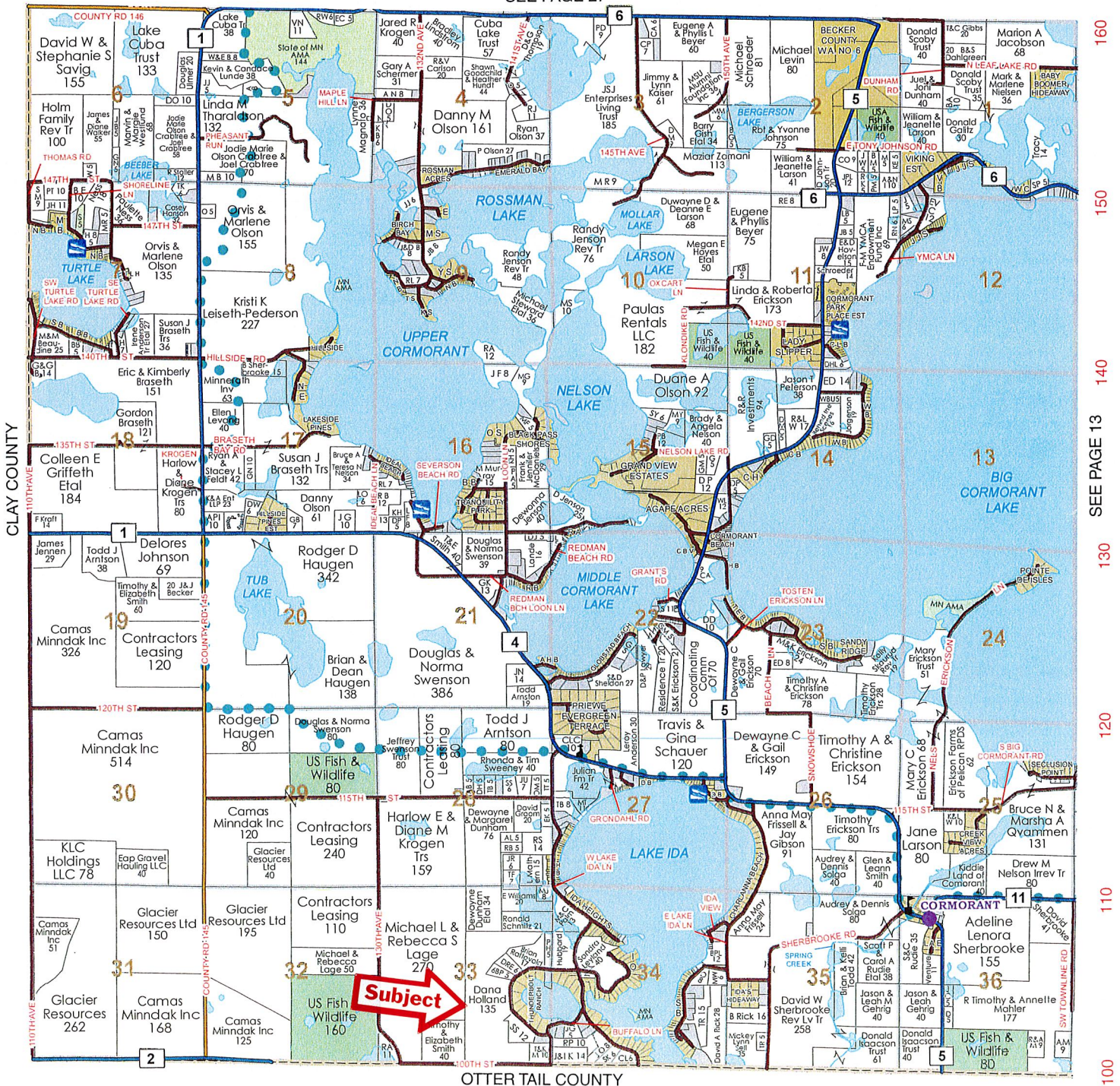


Cormorant

Township 138N - Range 43W

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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****

November 9th, 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 an amendment to the Conditional Use Permit approved at the September 6th, 2022, Board of County Commissioners meeting for revisions to the required stipulations.

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:

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.



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

Memo

From: Kyle Vareberg, Becker County Zoning Director

Date: October 26th, 2022

Subject: Erica & Eric Zurn

The application to request an amendment to the Conditional Use permit approved at the September 6th, 2022, Board of County Commissioners meeting for revisions to the required stipulations is for Condition number one (1): A signed road agreement provided by Spring Creek Township.

Thank you.

STATE OF MINNESOTA

BECKER COUNTY ZONING

COUNTY OF BECKER

PERMIT FOR USE

This is to Certify that under the Zoning Ordinance of Becker County, Property described as follows may be used as indicated:

ADDRESS OF PROPERTY: 18633 Co Hwy 14 Callaway, MN 56521

CURRENT ZONE: Agricultural

LEGAL DESCRIPTION: PID Number **30.0142.000**

Complete Legal Description on Attachment A.

OWNER: Erica L & Eric P Zurn

OWNERS ADDRESS: 18633 Co Hwy 14 Callaway, MN 56521

EXACT DESCRIPTION OF USE PERMITTED AND CONDITIONS:

Approve a Conditional Use Permit to operate a feedlot with up to three thousand (3000) swine over fifty-five (55) pounds (two thousand ((2000)) adult swine and one thousand ((1000)) growing swine) with the following conditions:

1. A signed road agreement provided by Spring Creek Township.
2. A water sample provided to Becker County Planning & Zoning annually.
3. A total of three thousand (3000) swine over fifty-five (55) pounds (two thousand ((2000)) adult swine and one thousand ((1000)) growing swine.)
4. A manure management plan and deceased animal disposal plan to include the stipulated injection manure plan.
5. A tree buffer of three (3) rows on the south side of the project.
6. No additional livestock buildings allowed.

NOTICE: This Use CANNOT BE CHANGED to any other Use without a new Permit from the Zoning Administrator. The Conditional Use Permit shall become null and void on September 6th, 2024, if the use granted has not been implemented by this date.

APPROVED by the Becker County Planning Commission: 08/11 20 22

APPROVED by the Becker County Board of Commissioners: 09/06 20 22

STATE OF MINNESOTA)

) SS

BECKER COUNTY PLANNING, ZONING

COUNTY OF BECKER)

AND LAND USE OFFICE

I, Kyle Vareberg, Becker County Zoning Administrator, certify that I have compared the foregoing copy of PERMIT FOR USE with the original Record preserved in the Zoning Office, and have found the same to be true and correct.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Detroit Lakes, Minnesota, in the County of Becker on the 26th day of October 20 22.

Drafted By the Becker County
Planning & Zoning Office



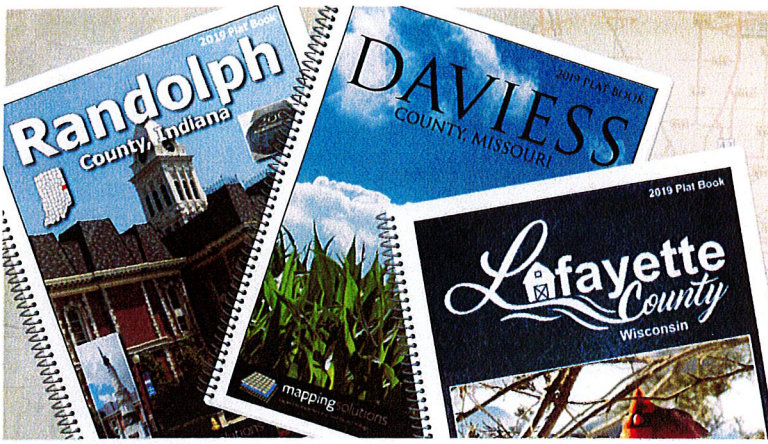
Kyle Vareberg, Administrator
Planning and Zoning

Attachment A

Complete Legal Description for PID Number 30.0142.000

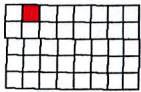
The Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 33, in Township 142 North,
Range 42 West, Becker County, Minnesota

Subject to easements, highways, and rights of way of record.



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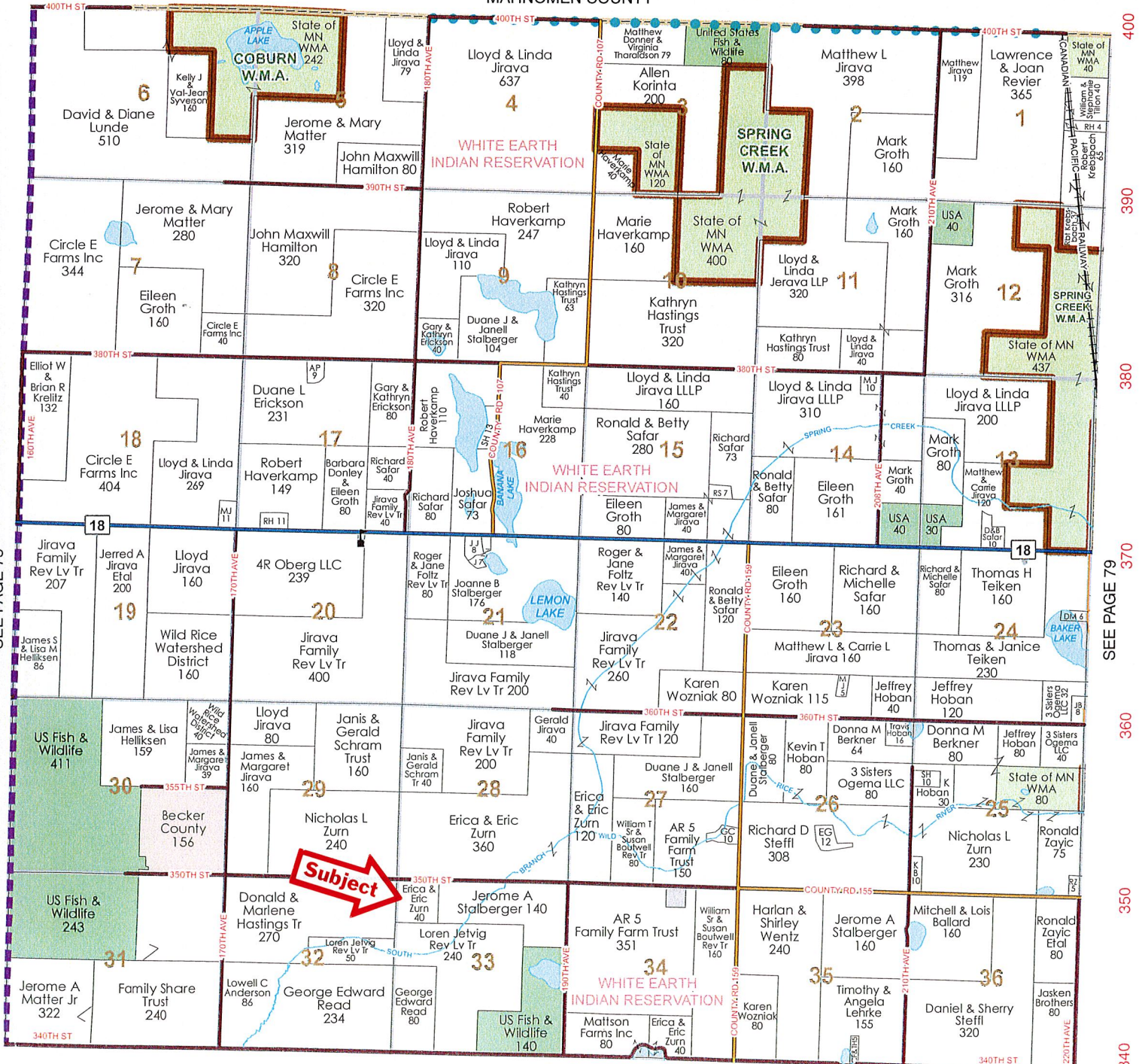


Spring Creek

Township 142N - Range 42W

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MAHNOMEN COUNTY



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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****

November 9th, 2022 @ 6:00 P.M.

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

APPLICANT: Stein Properties
PO Box 324
Osage, MN 56570

Project Location: 23915 Pine Ave
Osage, MN 56570

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for manufacturing of home interior and exterior items.

LEGAL LAND DESCRIPTION: Tax ID number: **21.0281.000** Section 29 Township 140 Range 036; PT NW1/4 NE1/4; BEG 684' S OF NW COR NE1/4, TH S TO S LN, E 575', N TO PT 684' S OF N LN & W 575' TO BEG. Osage 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 # CUP2022-78

Property and Owner Review

Owner: STEIN PROPERTIES	Parcel Number(s): 210281000
Mailing Address: STEIN PROPERTIES PO BOX 324 OSAGE MN 56570	Site Address: 23915 PINE AVE
	Township-S/T/R: OSAGE-29/140/036
	Shoreland? Yes Name: Straight River
Legal Descr: PT NW1/4 NE1/4; BEG 684' S OF NW COR NE1/4, TH S TO S LN, E 575', N TO PT 684' S OF N LN & W 575' TO BEG	

Conditional Use Details Review

Description of Conditional Use Request: **Growing business is Osage needs to expand to keep up with demand or relocate**

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.

Most of the surrounding properties are commercial or industrial The proposed building with protect residents to the Northeast from most activity and we will be operating on the south side of the building.

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.

I own most of the property and am cleaning up these homes to help make it look better. I don't see this impeding any normal development, it will only help

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

Tar road to the proposed property in place now In time, I plan to add tar in front of new building as well

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.

Property is about 8 acres, so we have plenty of opportunity for parking. We do already have employee parking in place at the main plant

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.

As I stated above, we will be working on the south side of the building. No machines at this time will be in this "shipping" building Lights "if added" will only be for security on the outside of the building and mostly on the south side

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.

We always add seed to dirt piles during construction We will landscape, seed and mow around the buildings like we do now. South side will be class 5 and then tar in the future Will represent well when completed

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.

We will use well/septic already on site

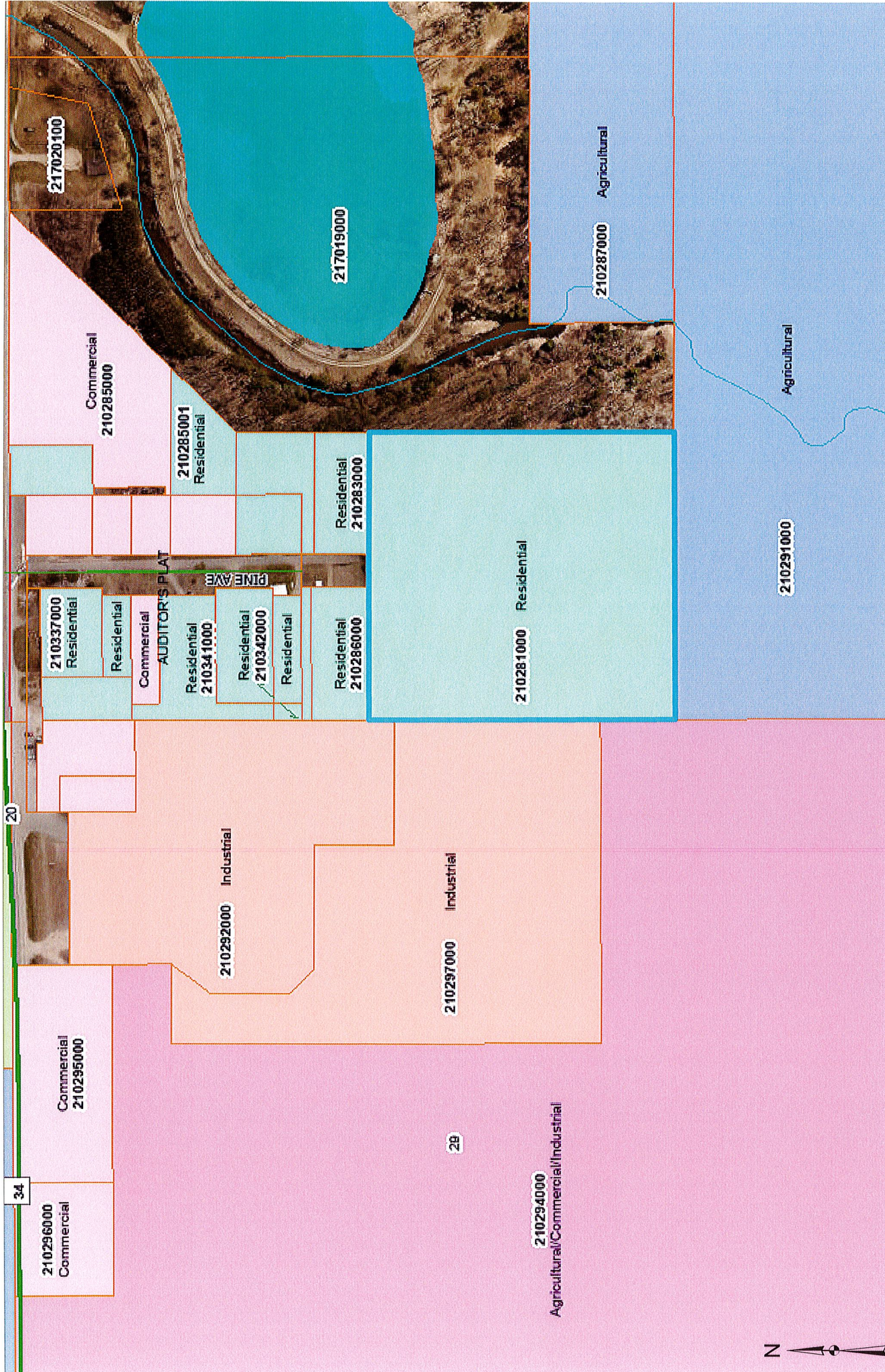
6d. Describe how the types, uses and number of watercrafts that the project will generate can be safely accommodated.

N/A

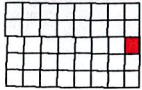
Business Plan Review

Name of Business: SWI Interiors
Business Owners: Steve Pachel
Business Type: Other - Please describe below If 'Other', explain:
Type of Merchandise: Interior and Exterior products
Type of Service: Manufacturing of products
Hours and Days of Operation: Monday through Friday
Number of Employees: 75
Off-Street Parking Plan:
Size of structure to be used for Business: Approximately 60 x 120
New or Existing: New Structure
Signage Plan:
Exterior Lighting Plan: If needed, outside security lights primarily on south side of the building.
Known Environmental Hazards: No
Additional Business Plan Information:





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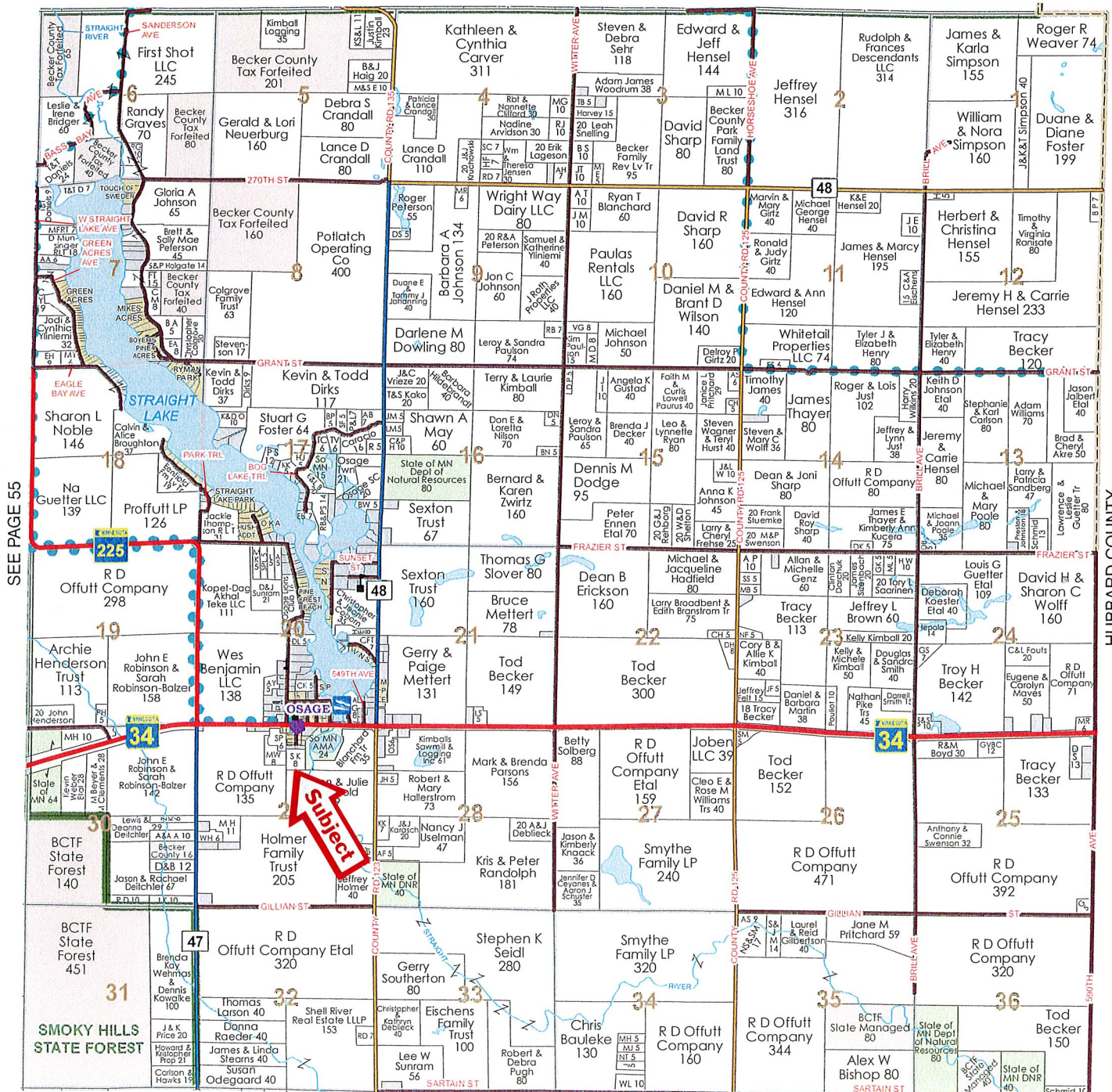


Osage

Township 140N - Range 36W

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SEE PAGE 41



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****

November 9th, 2022 @ 6:00 P.M.

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

APPLICANT: Stein Properties LLC
PO Box 324
Osage, MN 56570

Project Location: 54511 & 54545 St Hwy 34
Osage, MN 56570

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Change of Zone from residential to commercial.

LEGAL LAND DESCRIPTION: Tax ID numbers: **21.0336.000 & 21.0337.000** Section 29 Township 140 Range 036; AUD PLAT 140-36 PT LOT 2, 4, 12: BEG NE COR LOT 2, S 207', W 87', N 207', E 87' TO POB.; AUD PLAT 140-36 LOT 3 LESS HWY .60 ACRES. Osage Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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



SUBDIVISION / ZONE CHANGE
**BECKER COUNTY
PLANNING & ZONING**

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

Application for: ☒ Zone Change _____ Certificate of Survey _____ Preliminary Plat _____
(Complete Section 1) (Complete Section 2) (Complete Section 3)

Applicant's Name: Stein Properties LLC

Applicant's Address: PO Box 324

Osage, MN 56570

Telephone(s): _____ Date of Application: 10/17/22

Signature of Applicant: _____

Parcel ID Number: 21.0336.000³ 21.0337.000 Project Address: 54511 & 54545 St. Hwy 34

Legal Description of Project:

SECTION 1

*Zone Change For Existing Parcel Number 21.0336.000³ & 21.0337.000
Current Zoning Residential 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 10/17 Date Accepted _____ Authorized Signature _____

Application Fee _____ Notice Fee Recording Fee _____ Date Paid _____

Receipt Number _____

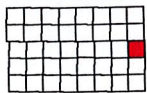


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1.2,257

Date: 10/25/2022

Becker County



Osage

Township 140N - Range 36W

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