



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****

December 14th, 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
TBD, 23956, & 23946 Pine Ave
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, 21.0339.001, 21.0341.000, & 21.0342.000**
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; AUD PLAT 140-36 E 162' OF N1/2 OF LOT 4; AUD PLAT 140-36 LOT 5 & S 285' OF LOT 12; AUD PLAT 140-36 29-140-36 PT AUD PLAT: COMM QTR STAKE BETW SEC 20, 29, S 525' TO POB; E 33', S 57', W 33', N 57' TO POB. & PT COMM QTR STAKE BETW SEC 20, 29, E 33', S 411' TO POB; E 231', S 114', W 231', N 114' TO POB. (AKA AUD LOTS 6, 13). Osage Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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

Replies may be addressed to:

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

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

To view all application information on this project please visit:

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

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

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

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



SUBDIVISION / ZONE CHANGE
BECKER COUNTY
PLANNING & ZONING

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

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

Application for: ☒ Zone Change _____ Certificate of Survey _____ 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 _____



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: P.O. Box 324
Osage, MN 56570

Telephone(s): 218-255-2660 Date of Application: 11/9/22

Signature of Applicant: _____

Parcel ID Number: 21.0339.001, 21.0341.000, 21.0342.000 Project Address: TBD, 23956, 23946 Pine Ave

Legal Description of Project:

SECTION 1

*Zone Change For Existing Parcel Number 21.0339.001, 21.0341.000 & 21.0342.000
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 11/9 Date Accepted _____ Authorized Signature _____

Application Fee _____ Notice Fee _____ Recording Fee _____ Date Paid _____

Receipt Number _____

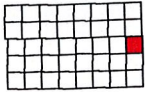


These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

	Date: 11/15/2022
1:2,257	This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Becker County



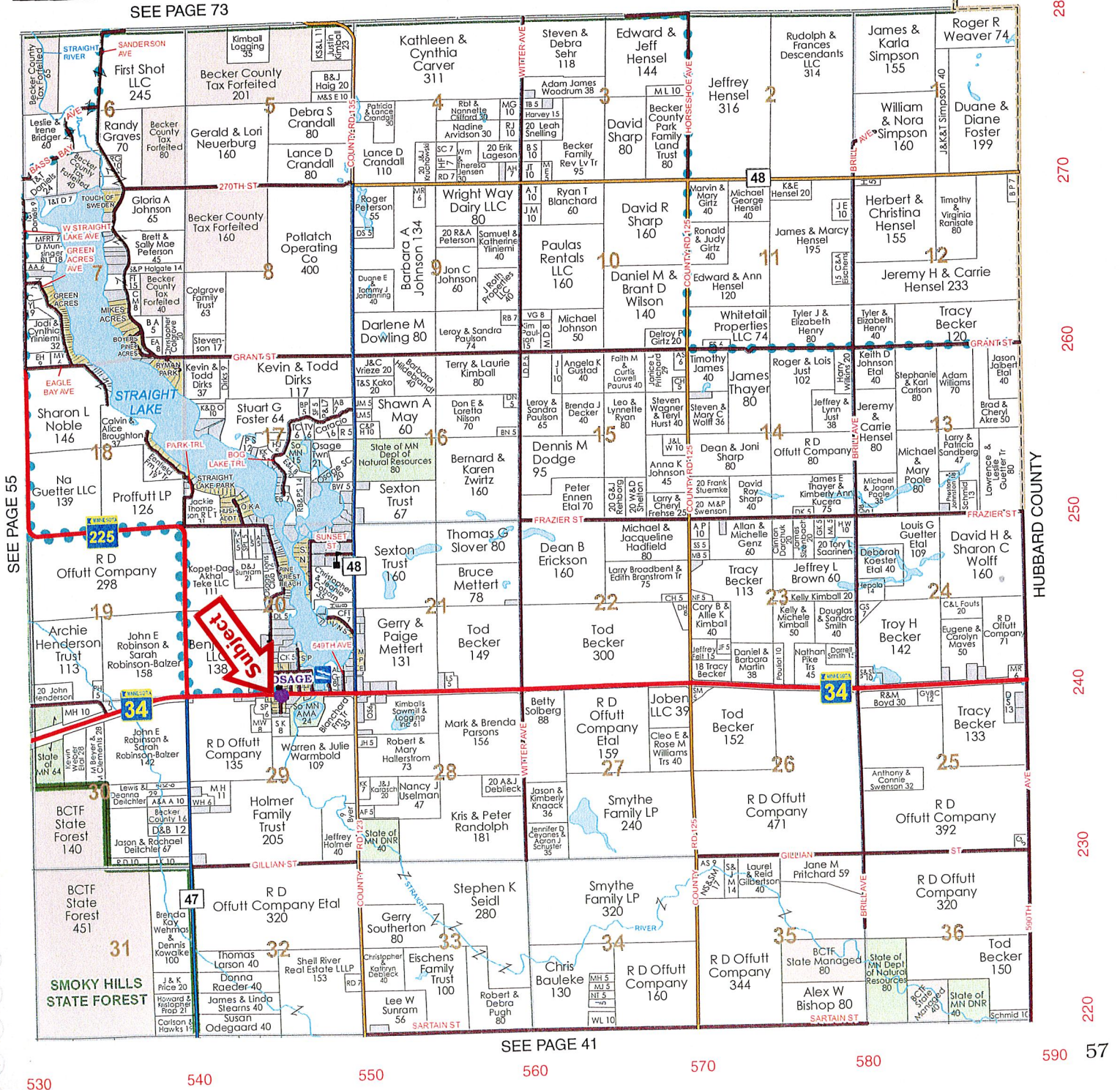


Osage

Township 140N - Range 36W

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SEE PAGE 73





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****

December 14th, 2022 @ 6:00 P.M.

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

APPLICANT: 2J2 Investment Group LLC
1415 W Gateway Cir S #9
Fargo, ND 58103

Project Location: TBD Sayler's Beach Rd
Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT:

Request approval of a Final Plat for two (2) riparian lots and seven (7) non-riparian lots to be called THE PRESERVE AT STAKKE LAKE.

LEGAL LAND DESCRIPTION: Tax ID number: **18.0176.000** Section 27 Township 139 Range 043; GOVT LOTS 8 & 9 LESS PLAT SAYLER'S BEACH EST AKA 31 AC; Tax ID number: **18.7018.002** Section 34 Township 139 Range 043; LOT 5 REF:18.0233.001; Lake Park 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: 212 Investment Group LLC

Developer's Address: 1415 W Gateway Cir S #9
Fargo, ND 58103

Telephone(s): 701-388-9339 Date of Application: 11/1/22

Signature of Applicant: _____

Parcel ID Number: 18.0176.0003
18.7018.002 Project Address: TBD Saylor's Beach Rd.

Proposed Plat Name: THE PRESERVE AT STAKLE LAKE

.....
To be completed by Office

Date of preliminary approval: September 20, 2022

What was approved & stipulations: Approved a Change of Zone from
Agricultural to Residential. Approved a Preliminary Plat for
two (2) riparian lots and seven (7) non-riparian lots to be
called THE PRESERVE AT STAKLE LAKE.

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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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****

December 14th, 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 Final 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:

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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.



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: Dan Stall & Jesse McCollum

Developer's Address: 704 Shorewood Dr.
Detroit Lakes, MN 56501

Telephone(s): 701-371-1132 Date of Application: 11/14/22

Signature of Applicant: _____

Parcel ID Number: 19.050.000 Project Address: 14795 US Hwy 59

Proposed Plat Name: BRANCH CREEK

.....
To be completed by Office

Date of preliminary approval: September 12th, 2022

What was approved & stipulations: Approved a Preliminary Plat for
twelve (12) riparian lots and twelve (12) non-riparian
lots to be called BRANCH CREEK.

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 _____.

North quarter corner of
Section 9-138-47

LINE	BEARING	LINE	TAPER	OD	FINISH
1	A31 22 42	1	A31 22 42	72.00	
2	A31 22 42	2	A31 22 42	66.00	
3	A35 22 42	3	A35 22 42	72.00	
4	A35 22 42	4	A35 22 42	60.00	
5	A35 22 42	5	A35 22 42	66.00	
6	A35 22 42	6	A35 22 42	5.48	
7	A66 22 42	7	A66 22 42	72.00	
8	A31 22 42	8	A31 22 42	66.00	
9	A31 22 42	9	A31 22 42	60.00	
10	A35 22 42	10	A35 22 42	66.00	
11	A35 22 42	11	A35 22 42	66.00	
12	M00 24 21	12	M00 24 21	90.00	
13	M00 24 21	13	M00 24 21	50.00	
14	S09 44 19	14	S09 44 19	43.69	
15	S10 54 15	15	S10 54 15	71.43	
16	S38 28 29	16	S38 28 29	55.06	
17	S56 74 47	17	S56 74 47	123.93	
18	S10 54 15	18	S10 54 15	225.95	
19	S38 28 29	19	S38 28 29	162.43	
20	S56 74 47	20	S56 74 47	170.00	
21	S38 28 29	21	S38 28 29	81.33	

COMMON

RARE

UNCOMMON

VERY RARE

LOT AREAS	BLOCK TOTAL AREA (SQ. FT.)
1	16,473
2	42,483
3	41,719
4	41,719
5	40,256
6	40,165
7	414,800
8	4,817
9	40,037
10	40,033
11	40,033
12	39,445
13	50,075
14	41,691
15	45,559
16	41,314
17	61,887
18	100,870
19	40,717
20	48,771
21	40,047
22	40,192
23	40,033

DEDICATED PUBLIC ROAD area = 145,567 sq. ft. (3.34 Acres)
TOTAL PLATTED AREA = 37.5 Acres, more or less

MEADOWLAND SURVEYING, INC.
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501

LAND SURVEYING,
59 SOUTH, DETROIT LAKES, MN 56501
218-847-4289
www.meadowlendsurveying.com

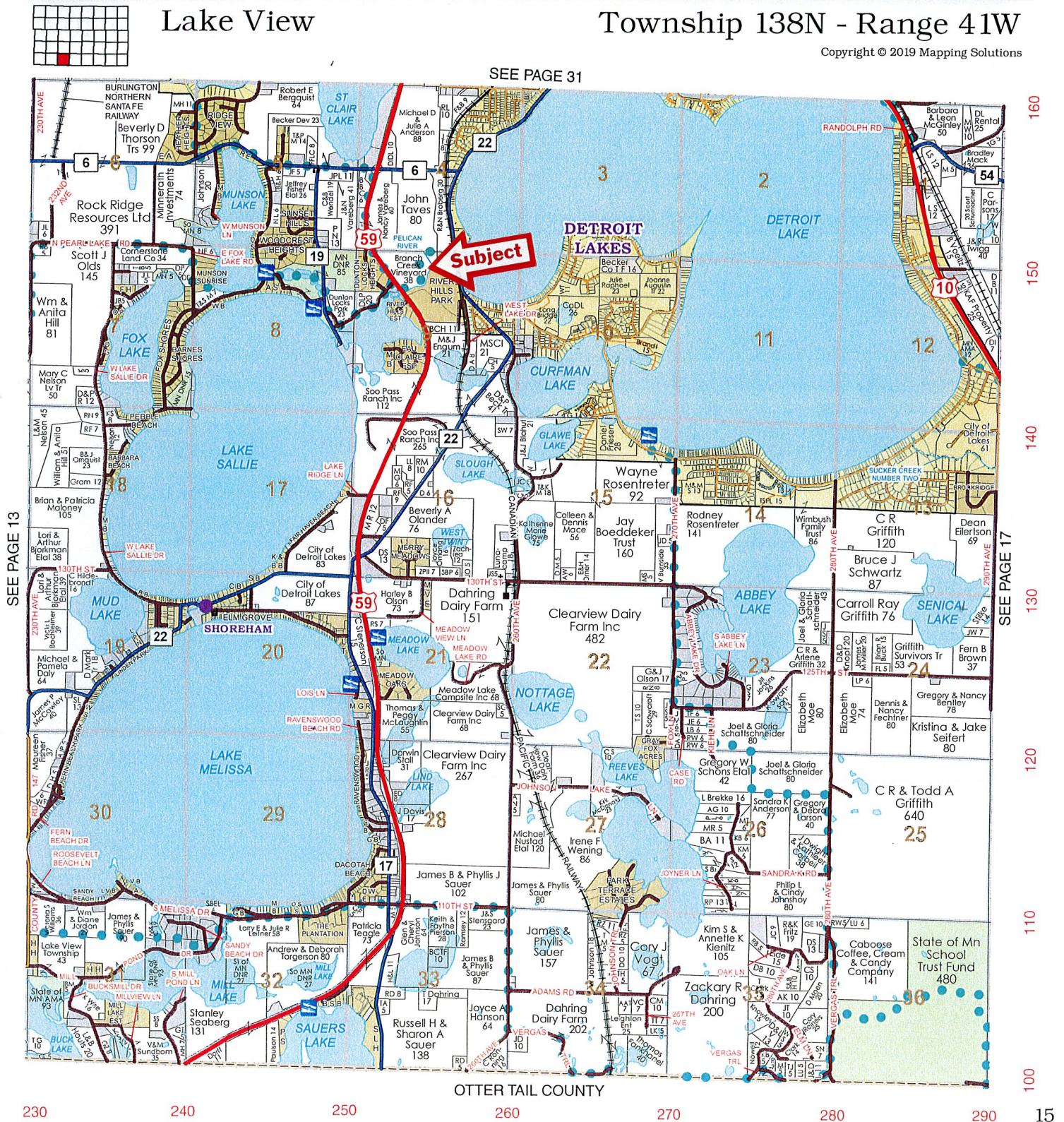


Lake View

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****

December 14th, 2022 @ 6:00 P.M.

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

APPLICANT: Lake Neighbors Properties LLC
290 Shorewood Dr
Detroit Lakes, MN 56501

Project Location: 28603 St Hwy 34
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Request a Preliminary Plat for a common interest community consisting of fifty-one (51) units to be known as TOY STORE 34 CONDOS.

LEGAL LAND DESCRIPTION: Tax ID number: **08.0443.000** Section 25 Township 139 Range 041; PT SW1/4 NE1/4 BEG AT SW COR SW1/4 NE1/4 TH N 530.4' TO HWY TH NE 714.7' AL HWY TH S 860.6' TO S LINE & W 910.4' AL S LN TO BEG EX HWY. Detroit 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.

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.

Receipt Number

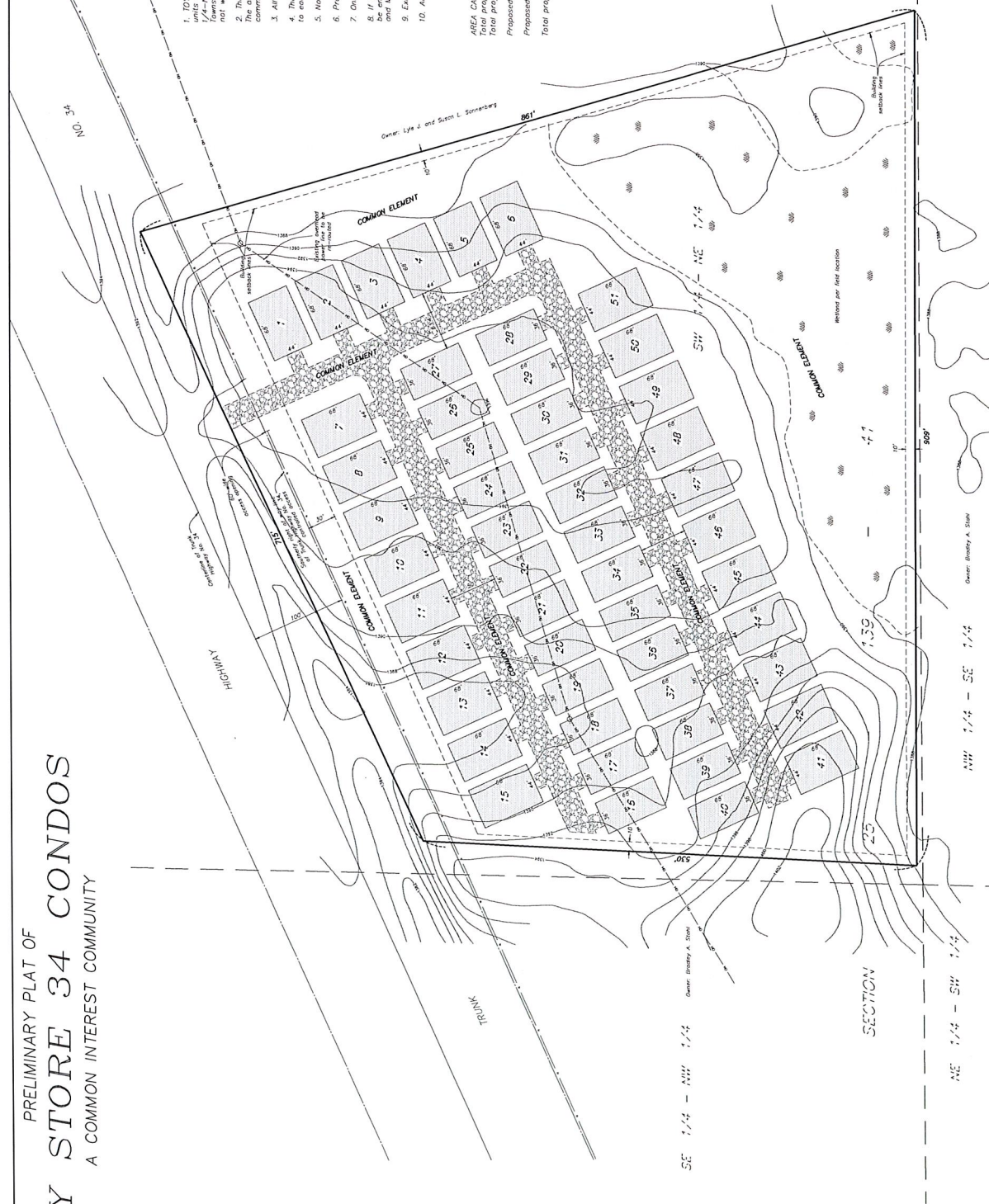
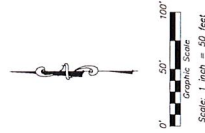
PRELIMINARY PLAT OF **TOY STORE 34 CONDOS** A COMMON INTEREST COMMUNITY

APPLICATION NOTES

1. TOY STORE 34 CONDOS is a proposed storage condominium consisting of 51 units in a proposed common interest community. It is located in the SW 1/4 of Section 34, Township 34N, Range 14E, and is situated within the boundaries of the City of Detroit, Michigan. The property is not within a shoreline district.
2. The unit areas shown 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.
3. All proposed buildings will be at least 10 feet apart.
4. The buildings will be constructed by the developer with electricity provided to each unit.
5. No units will be allowed to conduct business in the development.
6. Property is zoned commercial/residential per Becker County GIS data.
7. Only downward facing lighting will be allowed.
8. If subdivision is approved, a grading and storm water management plan will be engineered in accord with Becker County, Polson River Watershed District, and local requirements.
9. Existing buildings are in the process of being razed.
10. Adjoining property owner names are shown per the Becker County GIS map.

AREA CALCULATIONS:

Acres proposed = 544,978 sq. ft. (12.69 acres)
 Total project area including T11 No. 34 right of way = 522,726 sq. ft. (12.00 acres)
 Proposed gross area = 49,893 sq. ft.
 Proposed units = 51
 Total proposed impervious = 188,865 sq. ft. (4.31 acres)



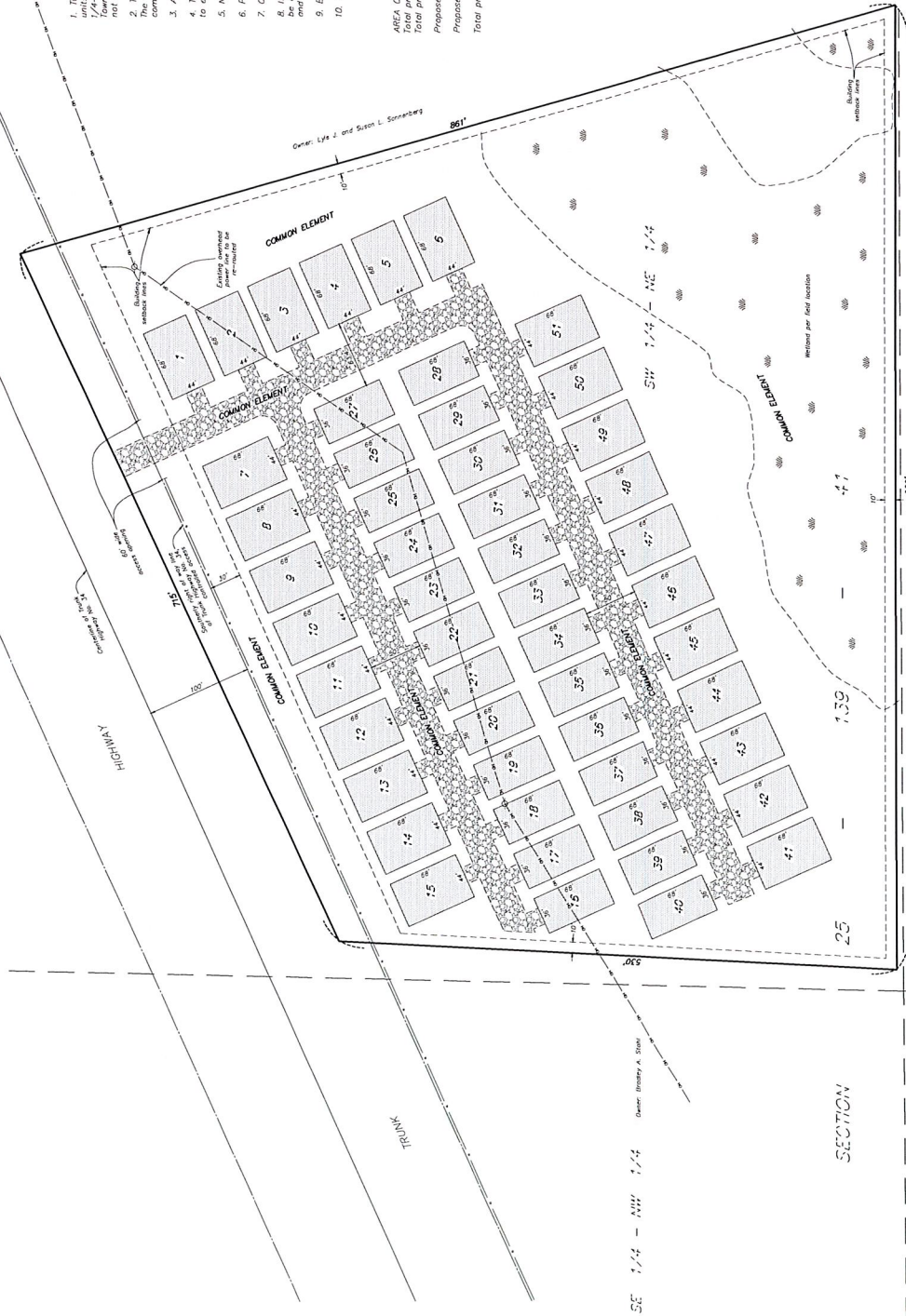
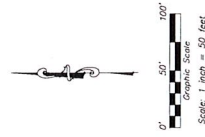
MEADOWLAND SURVEYING, INC. 1118 HWY 59 SOUTH, DETROIT LAKES, MI 48001 EMAIL: info@meadowlandsurveying.com 218-847-4289	CLIENT: LAKE NORMAN RESOURCES, LLC 25000 E. 10th Ave., Suite 100 DETROIT LAKES, MI 48001	COMP. DATE: 2/24/2022	DRAWN BY: JLS
		CHECKED BY: JLS	SCALE: 1" = 50'
		DATE: 2/24/2022	SHEET: 1 OF 1
		PROJECT: TOY STORE 34 CONDOS	DRAWN BY: JLS

PRELIMINARY PLAT OF TOY STORE 34 CONDOS A COMMON INTEREST COMMUNITY

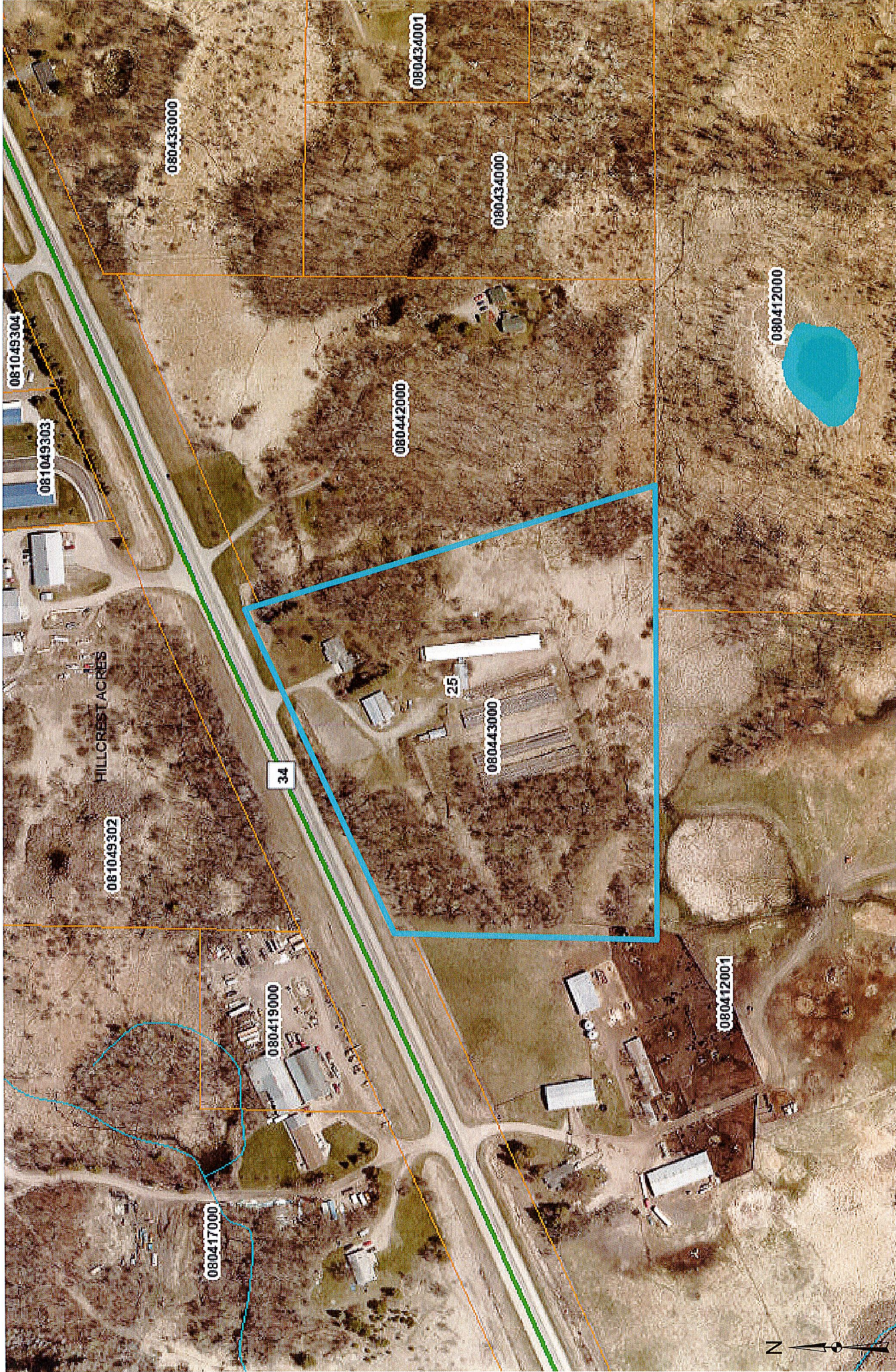
APPLICATION NOTES

1. TOY STORE 34 CONDOS is a proposed storage condominium consisting of 51 units in a proposed common interest community. It is located in the SW 1/4 of Section 25, Township 34N, Range 14E, Meridian 1W, in Becker County, Minnesota. The property is not within a shoreline district.
2. 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.
3. All proposed buildings will be at least 10 feet apart.
4. The buildings will be constructed by the developer with electricity provided to each unit.
5. No units will be allowed to conduct business in the development.
6. Property is zoned commercial/residential per Becker County GIS data.
7. Only downward facing lighting will be allowed.
8. If subdivision is approved, a grading and storm water management plan will be engineered in accord with Becker County Police River Watershed District, and other requirements.
9. Existing buildings are in the process of being razed.
10. Adjoining property owner names are shown per the Becker County GIS map.

AREA CALCULATIONS:
 Proposed project area = 544,279 sq. ft. (12.49 acres)
 Total Project area including Trk No. 34 right of way = 522,226 sq. ft. (12.00 acres)
 Proposed gravel area = 49,993 sq. ft.
 Proposed units = 138,993 sq. ft.
 Total proposed impervious = 188,885 sq. ft. (26.12)



CLIENT: LAKE SUPERIOR INDUSTRIES, LLC 1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501 EMAIL: info@lakesurveys.com www.lakesurveys.com	COMP. FILE: 250502_2022.dwg DATE: 25/05/2022 TIME: 10:00:00 USER: jls PLT: jls	CLIENT: LAKE SUPERIOR INDUSTRIES, LLC 1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501 EMAIL: info@lakesurveys.com www.lakesurveys.com	COMP. FILE: 250502_2022.dwg DATE: 25/05/2022 TIME: 10:00:00 USER: jls PLT: jls



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: 11/16/2022

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

MEADOWLAND SURVEYING INC

Surveying the Lakes Area Since 1946

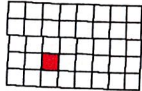
For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

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!

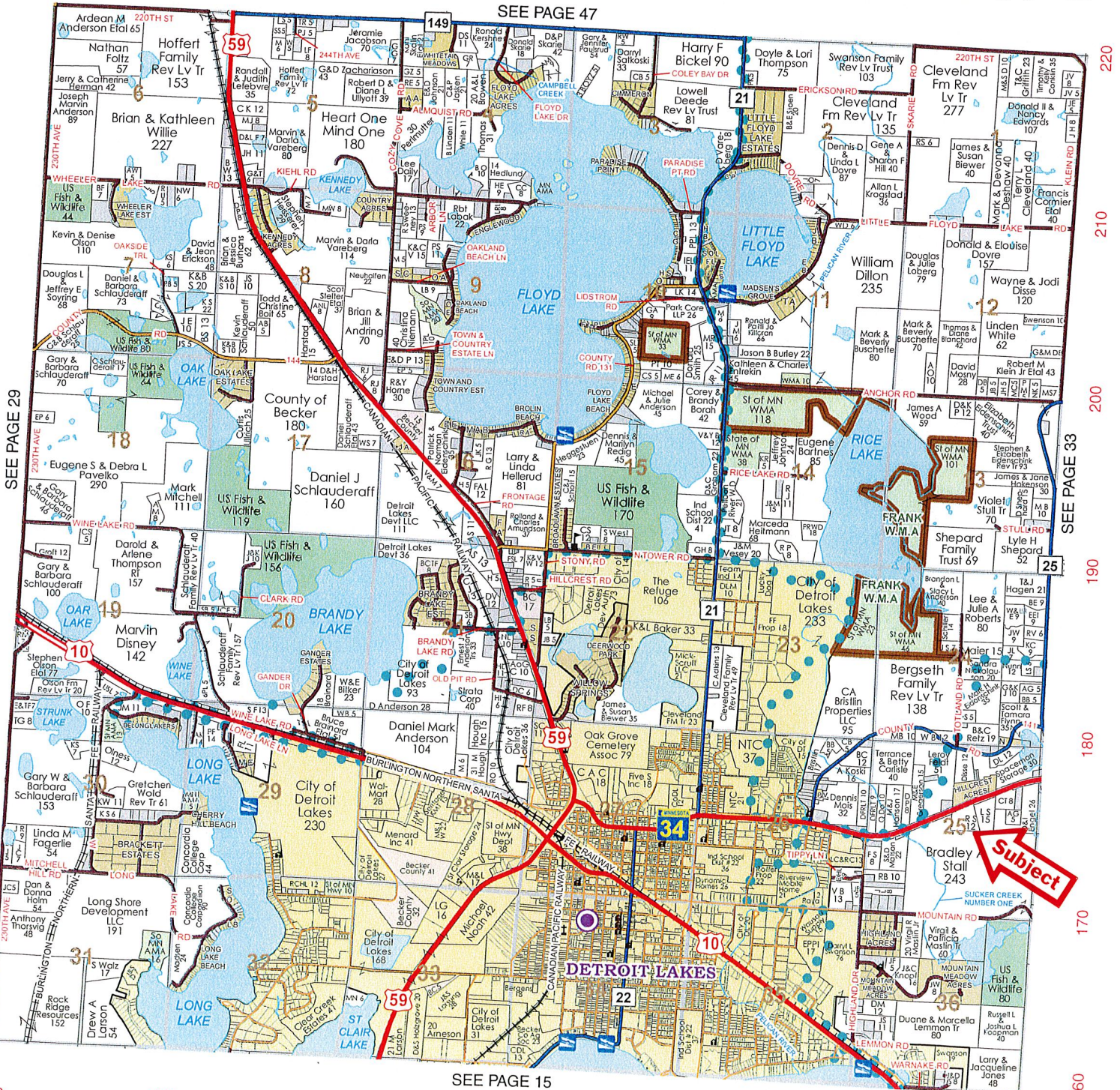


Detroit

Township 139N - Range 41W

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SEE PAGE 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****

December 14th, 2022 @ 6:00 P.M.

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

APPLICANT: M&M Prime Properties LLC
1271 Hwy 10 W STE 10
Detroit Lakes, MN 56501

Project Location: 21651, 21601, & TBD US Hwy 10
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

- 1.) Request of Change of Zone for Parcel number: 02.0085.000 from Industrial to Commercial and for Parcel numbers: 02.0090.000 & 02.0087.000 from Agricultural to Commercial.
- 2.) Request a Preliminary Plat for seven (7) lots to be called LAKES CENTER WEST.

LEGAL LAND DESCRIPTION: Tax ID numbers: **02.0085.000, 02.0090.000, & 02.0087.002** Sections 13 & 14 Township 139 Range 042; 2.99 AC TRACT IN SW COR OF SW1/4 OF SW1/4; 17.01 AC TRACT IN SE COR OF SE1/4 OF SE1/4; PT SE1/4 S OF RWY BEG AT NE COR OF PARCEL 1 OF PLAT W A #26; TH W 825.99', N 451.14' TO RWY, SE AL RWY 842', & SW 273.11' TO BEG. Audubon Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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

Replies may be addressed to:

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

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

To view all application information on this project please visit:

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

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

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

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



SUBDIVISION / ZONE CHANGE
BECKER COUNTY
PLANNING & ZONING

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

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

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

Applicant's Name: Matthew Johnson (M&M Prime Properties, LLC)

Applicant's Address: 1271 Hwy 10 W, Ste 10
Detroit Lakes, MN 56501

Telephone(s): 701-899-1901 Date of Application: 11-14-2022

Signature of Applicant: *Matthew Johnson*

Parcel ID Number: 020085000, 020090000, 020087002 Project Address: 21601 VS Hwy 10

Legal Description of Project:
See Attached

SECTION 1

*Zone Change For Existing Parcel Number 020085000, 020090000, 020087002
Current Zoning Agricultural & Industrial Requested Zoning Commercial
Is the change within 2 miles of any city limits? Yes

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 7
Name of Subdivision LAKE CENTER WEST
Name of Proposed Roads NA
Shoreland (within 1000 ft of lake) yes Non-shoreland _____
Current Zoning of property Agricultural & Industrial
Is a change of zone required? X yes _____ no
If yes, change from Agricultural & Industrial Zone to Commercial Zone.
Total acreage of parcel to be subdivided 14.48 acres
Is the change within 2 miles of any city limits? Yes
**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received 11/14 Date Accepted _____ Authorized Signature _____
Application Fee _____ Notice Fee/Recording Fee _____ Date Paid _____
Receipt Number _____

PRELIMINARY PLAT OF

[illegible]

Owner: M&M Prime

APPLICATION NOTES

1. The proposed use of LAMBERT COUNTY WEST is located in Sections 13 and 14, Township R24N, Range Township. It consists of 7 lots in one block and a Private Dedicated Public Road. The land is currently zoned Agricultural and Industrial. The project area is proposed to be re-zoned to Commercial. Heavy lines indicate plat boundaries.
2. The building structures shown for private structures in Commercial Zoning are: Proposed Dedicated Road - 43 feet in shore land and 30 feet in non-shore land; Truck Highway 10 feet wide - 50 feet in shore land and 30 feet in non-shore land; Side yard - 15 feet abutting commercial zoning and 30 feet abutting other zoning.
3. Contour lines are shown at 2 foot intervals per field collected elevations.
4. A 20 foot wide minimum easement will be dedicated adjacent to all roads.
5. This project site is located in a mostly open area.
6. The Proposed 1915 foot bridge to be constructed is a 68 foot long bridge in accordance with Minnesota Department of Transportation as a Class B road in accord with County and Township requirements.
7. A storm water pumping and prevention plan will be engineered in accord with Minnesota Department of Health requirements.
8. Lots will be serviced by private wells and septic systems installed according to Becker County and Minnesota Department of Health requirements. All lots have a 400 gallon water storage tank and a 400 gallon septic storage tank. All lots have shown as 1" = 100'.

Total platted area = 630,915 sq. ft. (14.48 acres).
Total road area = 139,346 sq. ft. (3.20 acres).

0' 100' 200'

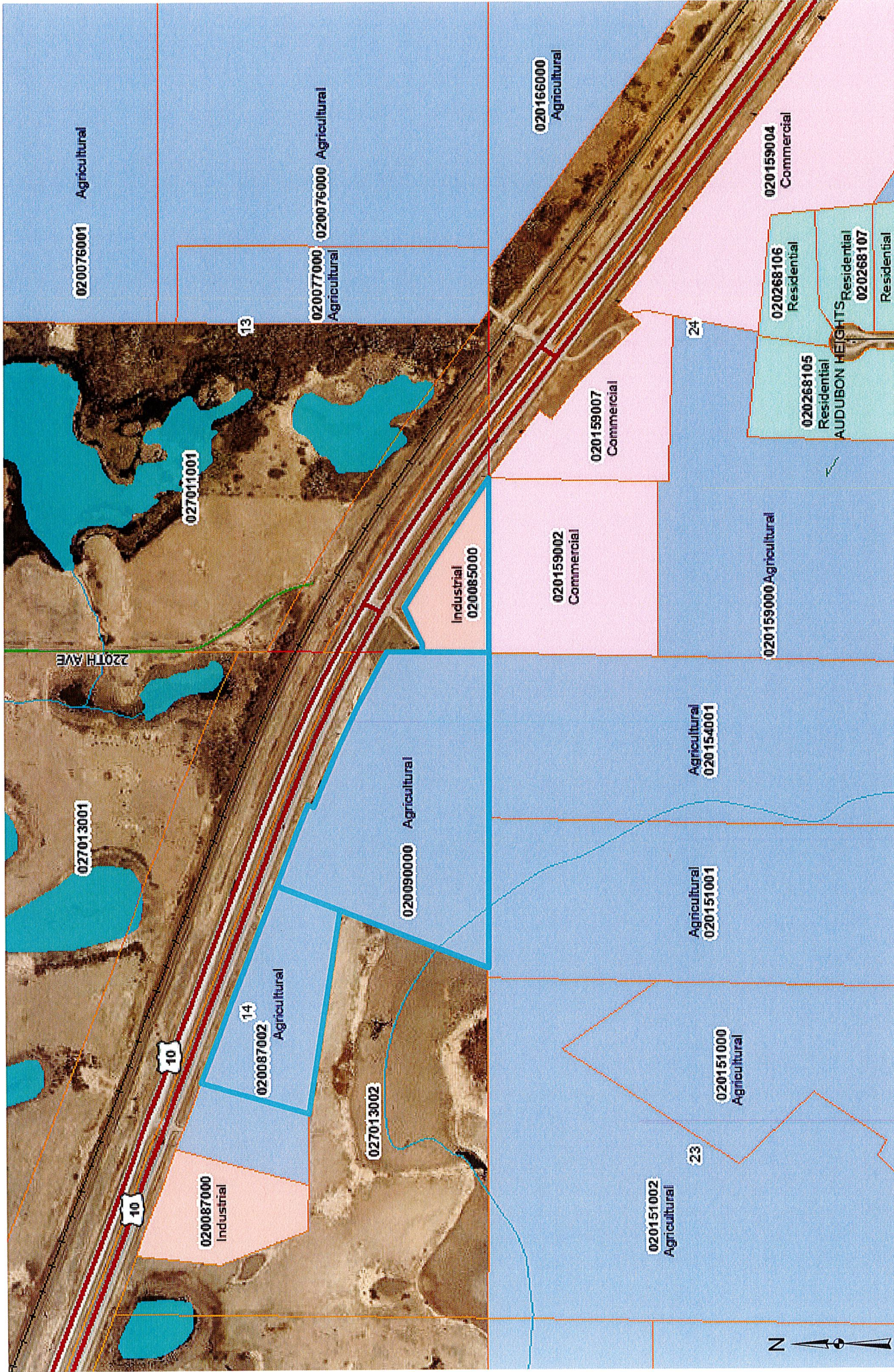
Graphic Scale

Scale: 1 inch = 100 feet

OWNER/DEVELOPER:
M&M PRIME PROPERTIES LLC
1271 HIGHWAY 10 WEST, SUITE 10
DETROIT LAKES, MN 56501

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

Prepared on November 14, 2022



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.

1:9,028	Date: 11/18/2022
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County



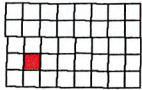


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Becker County





Audubon

Township 139N - Range 42W

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