



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****

April 26th, 2023 @ 6:00 P.M.

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

APPLICANT: William L & Karolyn K Zurn
18629 Co Hwy 14
Callaway, MN 56521-9785

Project Location: TBD 270th St
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a feedlot.

LEGAL LAND DESCRIPTION: Tax ID number: **14.0022.000** Section 05 Township 140 Range 042; FRAC NE1/4, LOTS 6 & 7 & NE1/4 OF SE1/4 LESS 158.30 ACRES; Hamden 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 # CUP2023-81

Property and Owner Review

Owner: **WILLIAM L & KAROLYN K ZURN**

Parcel Number(s): **140022000**

Mailing Address:

WILLIAM L & KAROLYN K ZURN

18629 CO HWY 14

CALLAWAY MN 56521-9785

Site Address: **TBD 270th St Audubon, MN 56511**

Township-S/T/R: **HAMDEN-05/140/042**

Shoreland? **No** Name:

Legal Descr: **FRAC NE1/4, LOTS 6 & 7 & NE1/4 OF SE1/4 LESS 158.30 ACRES**

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 wells.**

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.

Property to the north and west are currently farmed fields. The property to the south and southeast are naturally vegetated undeveloped land and there is a wetland located to the east and northeast.

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.

None of the adjacent land to this site will be affected during or after the construction of this site. It is anticipated that all the surrounding land will remain in its current state.

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 all access tot he 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 over the minimum distance to lakes and rivers. The nearest residence will be over 2800' 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 that 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 accomodated.

Business Plan Review

Name of Business: Hamden5 Sow Site
Business Owners: William Zurn
Business Type: Other - Please describe below If 'Other', explain: Swine Feed Lot
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 AM to 3 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' X 147' GDU Barn, 161' X 302' Gestation Barn, 156' X 234' 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 not results onsite or in the surrounding area, (1 mile radius).
Additional Business Plan Information: None



Authorized Agent Form

(If you are the owner completing & signing the site application no need to complete this form)

1. Form must be legible and completed in ink.
2. Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX"). If you want your agent to represent you on a conditional use or variance application and also be authorized to obtain the related permit(s), be sure to check and complete the "permit application" item as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature on this form until Becker County Planning and Zoning receives signed, written notification from the property owner(s) stating otherwise or the property's ownership changes.

I (we), William L & Karolyn Zurn hereby authorize James S Blair SR to act
(landowner-print name) (agent-print name)
as my (our) agent on the following item(s): appropriate box(es)

☐ permit application (write in permit "type" - e.g. site, septic, etc.): _____

☐ plat application: _____

☒ conditional use application: CUP 2023-101491

☐ variance application: _____

☐ other: _____

on my (our) property located at:

Tax Parcel Number(s): 140022000 Physical Site Address: _____

Legal Description: FRAC NE 1/4, lots 6+7 + NE 1/4 of SE 1/4 less 158.3 Acres

Section: 05 Township: 140 Range: 042 Lot: _____ Block: _____ Plat Name: _____

Agent Contact Information

Agent address: 1608 S Minnesota Ave St Peter MN 56082
Street City State Zip Code

Agent phone #(s): 507-383-6868 FAX #: 507-934-3968
Cell

Agent email address: jblair@sw-nvvetcenter.com

William L Zurn - Karolyn K Zurn
Property Owner(s) Signature(s)

3-16-23
Date

State of Minnesota
County of Becker

On this 16 day of MARCH before me personally appeared William Zurn/Karolyn Zurn

to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged

that He/She executed the same as her/his free act and deed.

(Notary Stamp)



DAVID W. HURLEY
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 585899
Expires July 31, 2024

David W. Hurley
Notary Public

Office Use Only:

Date received: _____ Expiration Date: _____



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Becker County



1:18,056

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

Date: 3/16/2023



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****

April 26th, 2023 @ 6:00 P.M.

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

APPLICANT: Sarah R Bachmann
13298 Co Rd 115
Frazee, MN 56544

Project Location: 13784 Co Rd 115
Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a Non-Shoreland Multi-Unit Development consisting of fifteen (15) units.

LEGAL LAND DESCRIPTION: Tax ID numbers: **29.0066.000 & 29.0067.000** Section 14 Township 138 Range 039; NE1/4 OF NE1/4 EX 2.65 AC IN SE COR; 230' N&S BY 500' E&W IN SE COR OF NE1/4 OF NE1/4; Silver Leaf Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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

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Conditional Use Application Review

Permit # CUP2023-83

Property and Owner Review

Owner: Sarah R Bachmann	Parcel Number(s): 290067000 29.0066.000
Mailing Address: 13298 Co Rd 115 Frazee, MN 56544	Site Address: 13784 Co Rd 115 Frazee, MN 56544
	Township-S/T/R: SILVER LEAF-14/138/039
	Shoreland? No Name:
Legal Descr: 230' N&S BY 500' E&W IN SE COR OF NE1/4 OF NE1/4	

Conditional Use Details Review

Description of Conditional Use Request: **Request a Conditional Use Permit for a Non-Shoreland Multi-Unit Development consisting of fifteen (15) units.**

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.

Sunnyville will be located near farm and vacant land. There will be no effect to surrounding properties.

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

There will be no effect in how neighboring properties can use and develop their land.

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

There are various access points for the different cabins.

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 will be available parking for one car/cabin with overflow parking available at the lodge.

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.

There will should be no increase in dust with vehicles arriving and leaving. There will be no lights facing neighboring homes as the surrounding property is farmland or vacant.

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: **Sunnyville**

Business Owners: **Sarah Bachmann**

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

Type of Merchandise:

Type of Service:

Hours and Days of Operation: **24/7**

Number of Employees: **5**

Off-Street Parking Plan: **1 parking space per cabin with overflow parking available at the Lodge.**

Size of structure to be used for Business: **15 cabins 20x30 each.**

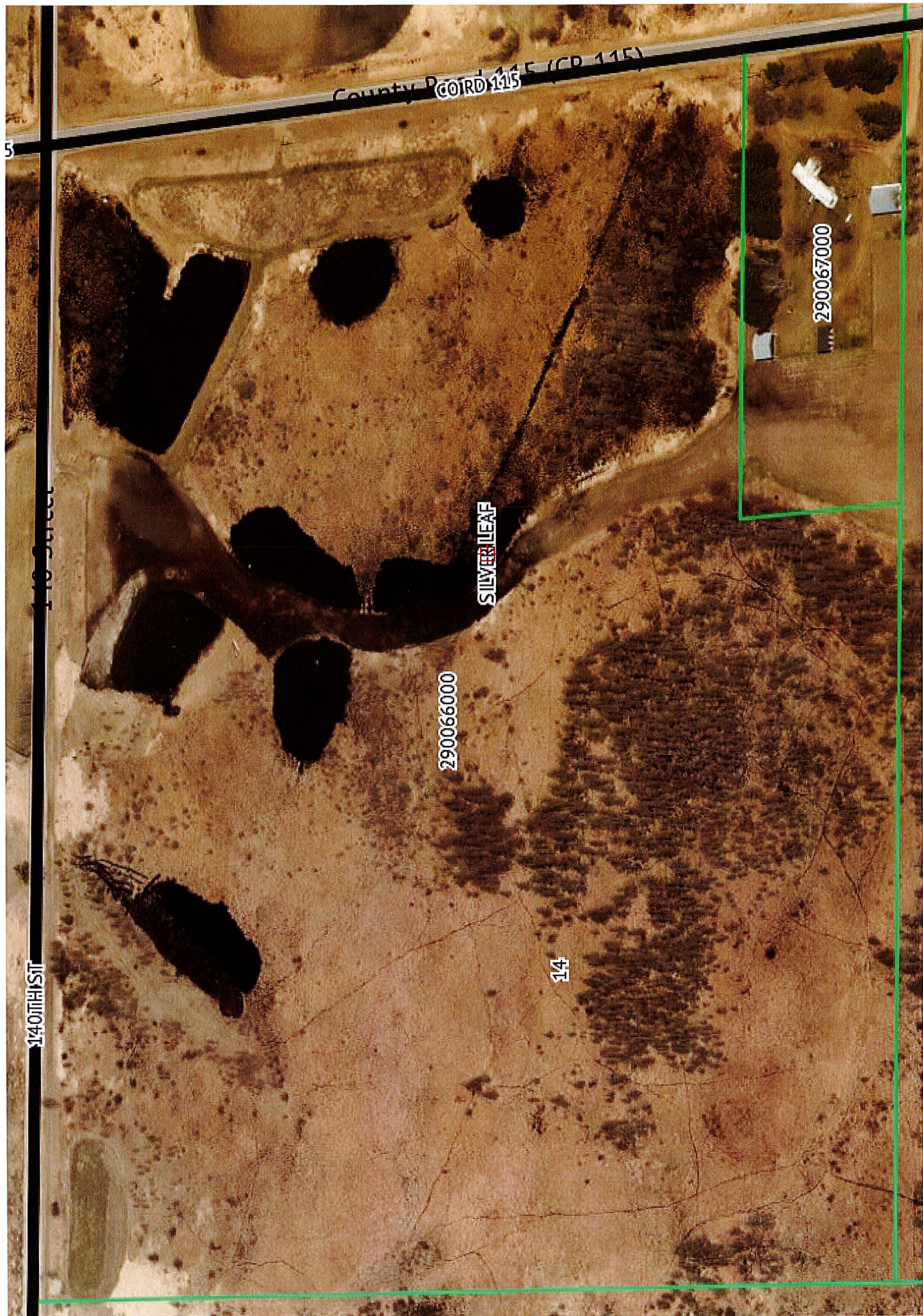
New or Existing: **New Structure**

Signage Plan: **Entrance Signs**

Exterior Lighting Plan: **Exterior cabin lights as well as walkway lighting.**

Known Environmental Hazards: **No.**

Additional Business Plan Information:



140TH ST

110 Street

SILVER LEAF

290066000

14

290067000

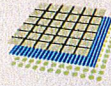
COUNTY ROAD 115 (CD 115)

5

IMAGINE YOUR AD HERE

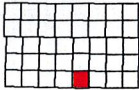
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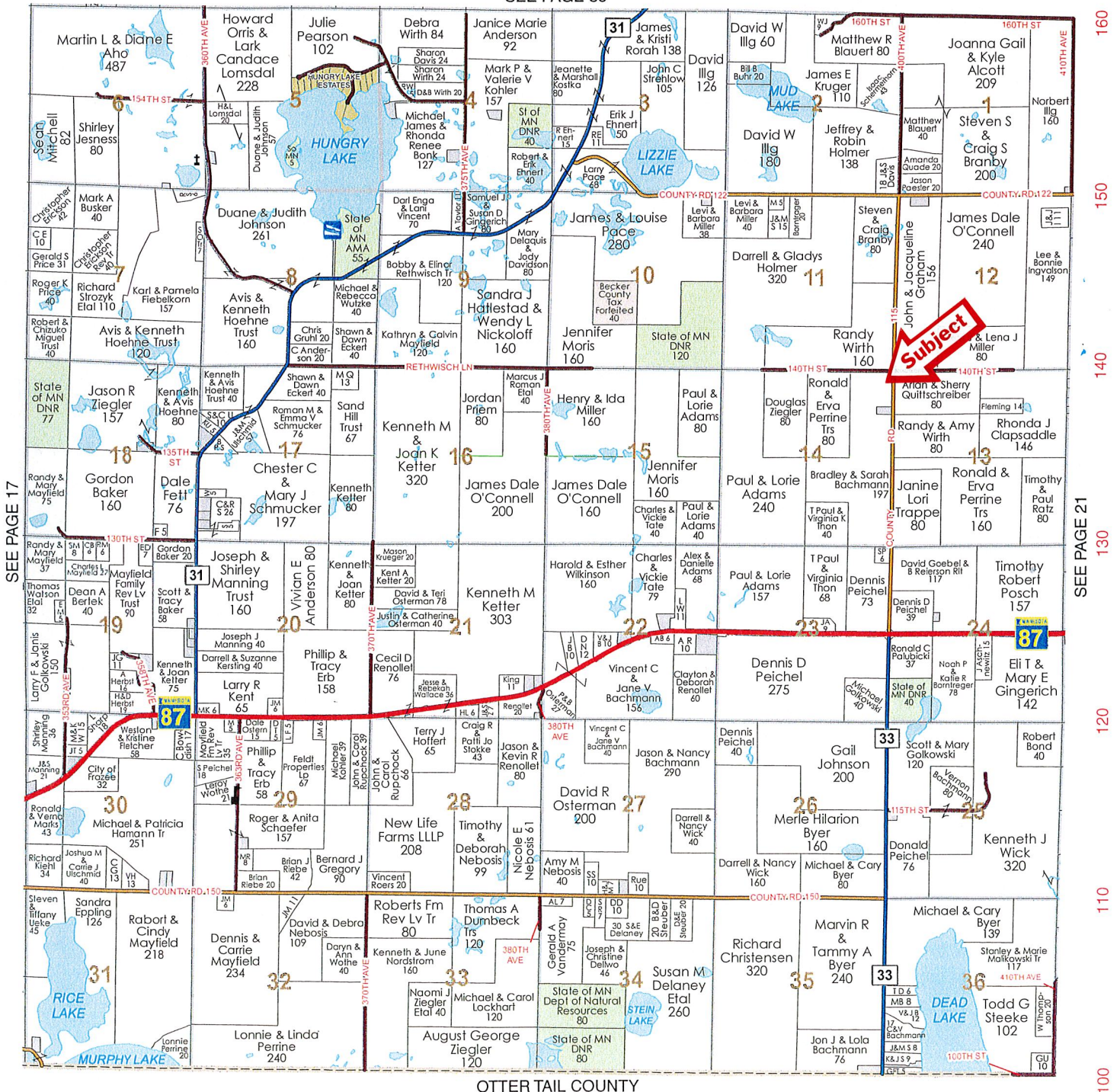


Silver Leaf

Township 138N - Range 39W

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SEE PAGE 35



OTTER TAIL COUNTY



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****

April 26th, 2023 @ 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 County Hwy 6
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Preliminary Plat for a common interest community consisting of twenty-one (21) units to be called LAKER ISLAND STORAGE FIRST ADDITION.

LEGAL LAND DESCRIPTION: Tax ID number: **19.0047.003** Section 04 Township 138 Range 041; 4-138-41 PT GOVT LOTS 3-4, PT SE1/4 NW1/4: COMM CTR SEC 4, W 132' TO POB; N 165', E 132', N 1906.08', W 66', N 432.69', NW 103.08', N 150.01', W 1100.2', SLY AL TH 59 1095.52', E 300', NLY 786.06', E 227.28', SELY 599.44', SLY 614.87', S 378.12', SW 894.46', W 326.92', W 105.4', S 58.99', E 1264.98' TO POB. TRACT A-2.; Lake View Township

REFER TO BECKER COUNTY ZONING ORDINANCE

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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: Michael Anderson

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

Telephone(s): 218-841-1278 Date of Application:

Signature of Applicant: [Signature] (LAKESIDE SURVEYING AGENT FOR ANDERSON)

Parcel ID Number: 140047003 Project Address: N/A

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 21
Name of Subdivision LAKER ISLAND STORAGE FIRST ADDITION
Name of Proposed Roads N/A
Shoreland (within 1000 ft of lake) X Non-shoreland
Current Zoning of property Agricultural & Commercial
Is a change of zone required? yes X no
If yes, change from Zone to Zone.
Total acreage of parcel to be subdivided 6.92 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 4/3 Date Accepted Authorized Signature
Application Fee Notice Fee Recording Fee Date Paid
 Receipt Number

PRELIMINARY PLAN OF
LAKER ISLAND STORAGE FIRST ADDITION
A COMMON INTEREST COMMUNITY

LAKER ISLAND STORAGE
COMMON INTEREST COMMUNITY NO. 89

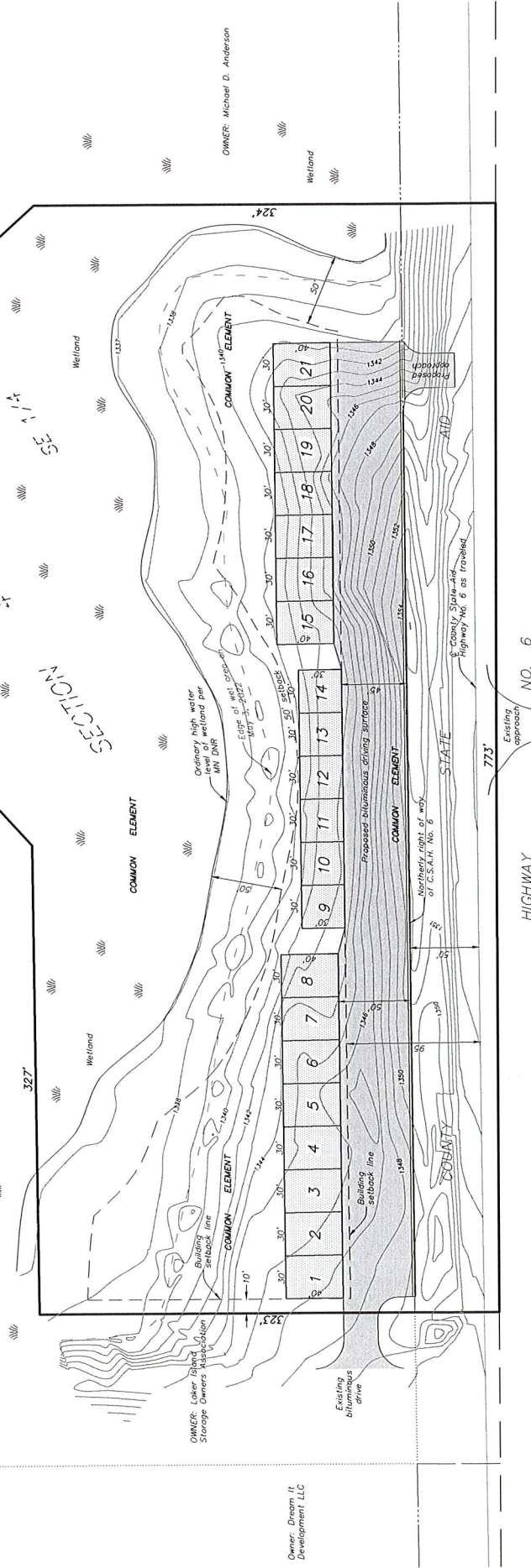
LAKER ISLAND STORAGE
COMMON INTEREST COMMUNITY NO. 89

OWNER: Laker Island
Storage Owners Association

OWNER: Laker Island
Storage Owners Association

OWNER: Michael D. Anderson

Owner: Dream It,
Development LLC



Owner: John Taves

APPLICATION NOTES:

1. LAKER ISLAND STORAGE FIRST ADDITION is a proposed storage condominium consisting of 21 units in 3 separate buildings. It is located in the SE 1/4-NW 1/4 of Section 4, Township 138 North, Range 41 West, Lake View Township. The area shown as "COMMON ELEMENT" including the driving surfaces, will be commonly owned by the unit owners and maintained through an association.
2. If approved, the proposed 6.92 acre tract for LAKER ISLAND STORAGE FIRST ADDITION will be split from the 45.89 acre parent tract. The remnant tract contains more than 8,500 sq. ft. of buildable area with over two acres of high ground.
3. The project area is in an open area. Elevations were field located and contours are shown at a one foot interval.
4. The Becker County Highway Department has reviewed and accepted the location for proposed approach location on County State Aid Highway No. 6.
5. No units will be allowed to conduct business in the development.
6. Property is zoned Agricultural and Commercial per Becker County GIS records and is in the Lakeview and District.
7. On-site lighting will be allowed.
8. A preliminary grading and storm water management plan has been submitted on a separate drawing. A final set of plans engineered in accordance with Becker County, Pelican River Watershed District and MPCA requirements will be completed prior to construction if project is approved.

AREA CALCULATIONS:
Total project area = 301,250 sq. ft. (6.92 Acres)
Project area excluding County State Aid Highway No. 6 right of way =
251,722 sq. ft. (5.78 Acres)
Proposed bituminous surface outside road right of way = 32,608 sq. ft.
Proposed unit area = 23,400 sq. ft.
Total proposed impervious area = 56,008 sq. ft. (22%)

MEADOWLAND SURVEYING, INC.

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

CLIENT:

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

COMP FILE: 04SPIES(COCO)

S/T/R: 4-138-41
DWG FILE: 04ANDERSON_PP_revised
COMP BY: 04SPIES(COCO)
DRAWN BY: JPP



Scale: 1 inch = 50 feet



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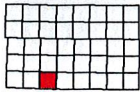
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Date: 4/5/2023

Becker County



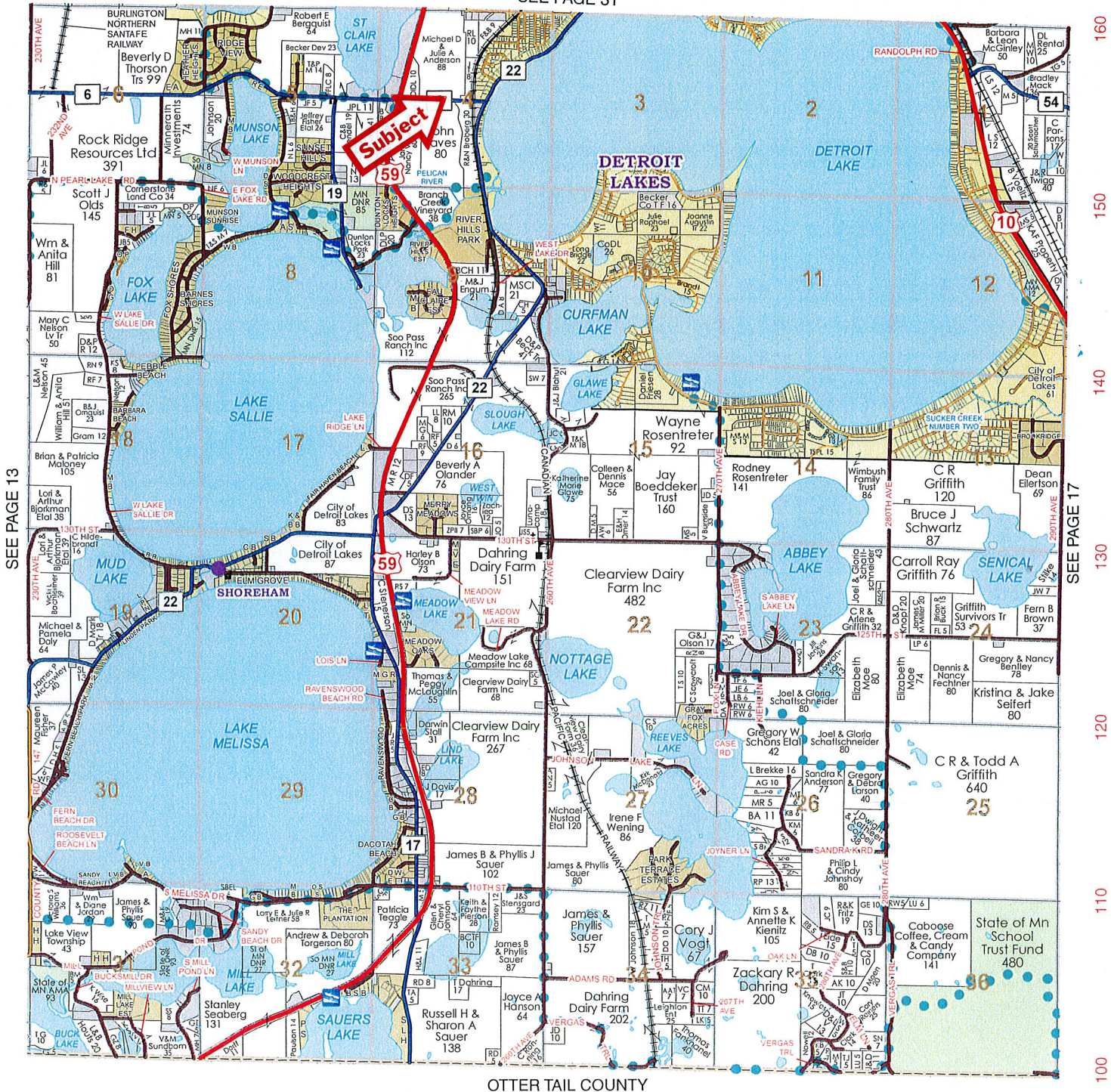


Lake View

Township 138N - Range 41W

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OTTER TAIL COUNTY