



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****

June 28th, 2023 @ 6:00 P.M.

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

APPLICANT: Justin B Grubb & Sophie E Grubb
18464 US Hwy 59
Detroit Lakes, MN 56501

Project Location: 18464 US Hwy 59
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a fitness center.

LEGAL LAND DESCRIPTION: Tax ID number: **08.0366.000** Section 21 Township 139 Range 041; 21-139-41 PT NE1/4 SE1/4; COMM NE COR NE1/4 SE1/4, W 667.49', S 252.6' TO POB; ELY 103.98' TO HWY 59, NWLY AL HWY 186.74', SW 25', NW 96.15' TO N LN NE1/4 SE1/4, WLY 129.32', S 254.25'. E 170.16' TO POB.; Detroit Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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

Replies may be addressed to:

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

EMAIL: nicole.bradbury@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 # CUP2023-86

Property and Owner Review

Owner:	Parcel Number(s): 080366000
Mailing Address:	Site Address:
	Township-S/T/R: DETROIT-21/139/041
	Shoreland? Yes Name: My lake is not listed below

Legal Descr: **21-139-41 PT NE1/4 SE1/4: COMM NE COR NE1/4 SE1/4, W 667.49', S 252.6' TO POB; ELY 103.98' TO HWY 59, NWLY AL HWY 186.74', SW 25', NW 96.15' TO N LN NE1/4 SE1/4, WLY 129.32', S 254.25'. E 170.16' TO POB.**

Conditional Use Details Review

Description of Conditional Use Request: **would like to put a small gym into existing building that is group class setting personal training and have house and gym in same area.**

1. Describe how the conditional use permit, if granted, will not harm the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

it wont harm or effect anyone i teach group classes set times so not a open gym i have a lot of clients in that work as teachers nurses dental office these fitness classes run about a hour i have clients who live out this way

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.

it will not hurt or bother anyone teach small group classes or personal train so not traffic running nonstop nobody would even know i was having classes it runs pretty smooth lot of longtime clients who are so respectful

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

they been using it for own personal use its all setup has bathroom power heat electricity its all setup to go.

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

there is plenty of room for parking and has seperate driveway to shop then the house

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 be no disturbance no classes will go after 7pm there would no problem for the neighbors be less noisy then when people have get togethers i teach classes so i am always there keeping control of things

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.

everything has been done so i can just move in and start bathrooms there already

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

nothing will be its all existing already

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

its already setup has water most water will be used is toilet flushing and running sink

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

none

Business Plan Review

Name of Business: dion dangerzone gym
Business Owners: Dion Sgro
Business Type: Service If 'Other', explain: none
Type of Merchandise: just working out
Type of Service: fitness classes and also youth golden gloves boxing
Hours and Days of Operation: mon thru friday 5am 8am 5pm classes saturday 7am
Number of Employees: 1
Off-Street Parking Plan: around the building
Size of structure to be used for Business: 30 by 60
New or Existing: Existing Structure
Signage Plan: whatever allowed
Exterior Lighting Plan: existing
Known Environmental Hazards: none
Additional Business Plan Information:

080363000

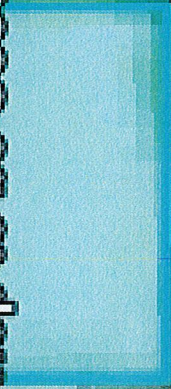
Driveway to be used to access gym

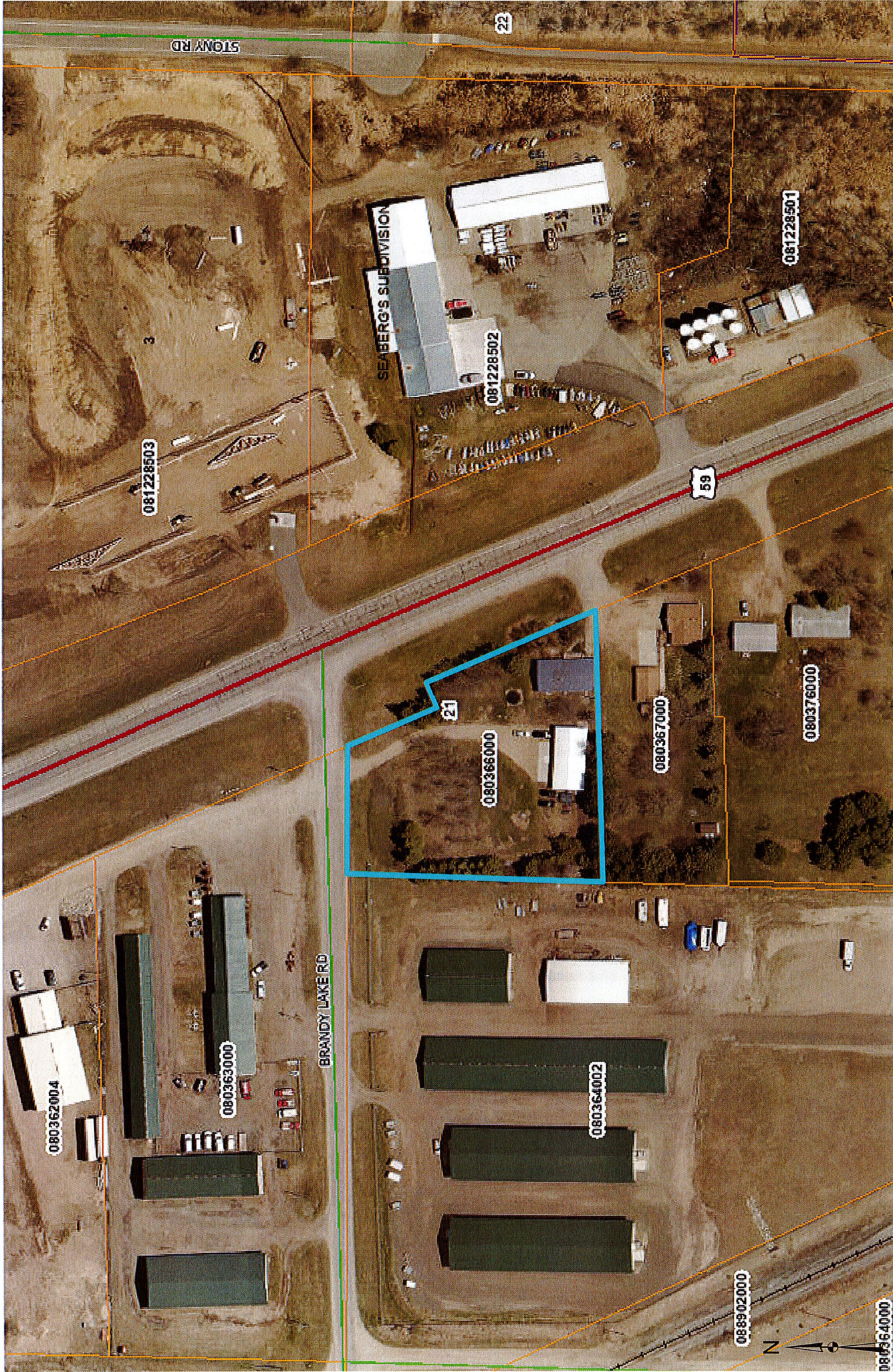
US HW

080366000

64002

Existing Shop to be Used





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



1:2,257

Date: 6/12/2023

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

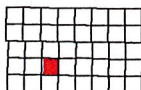
For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

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!

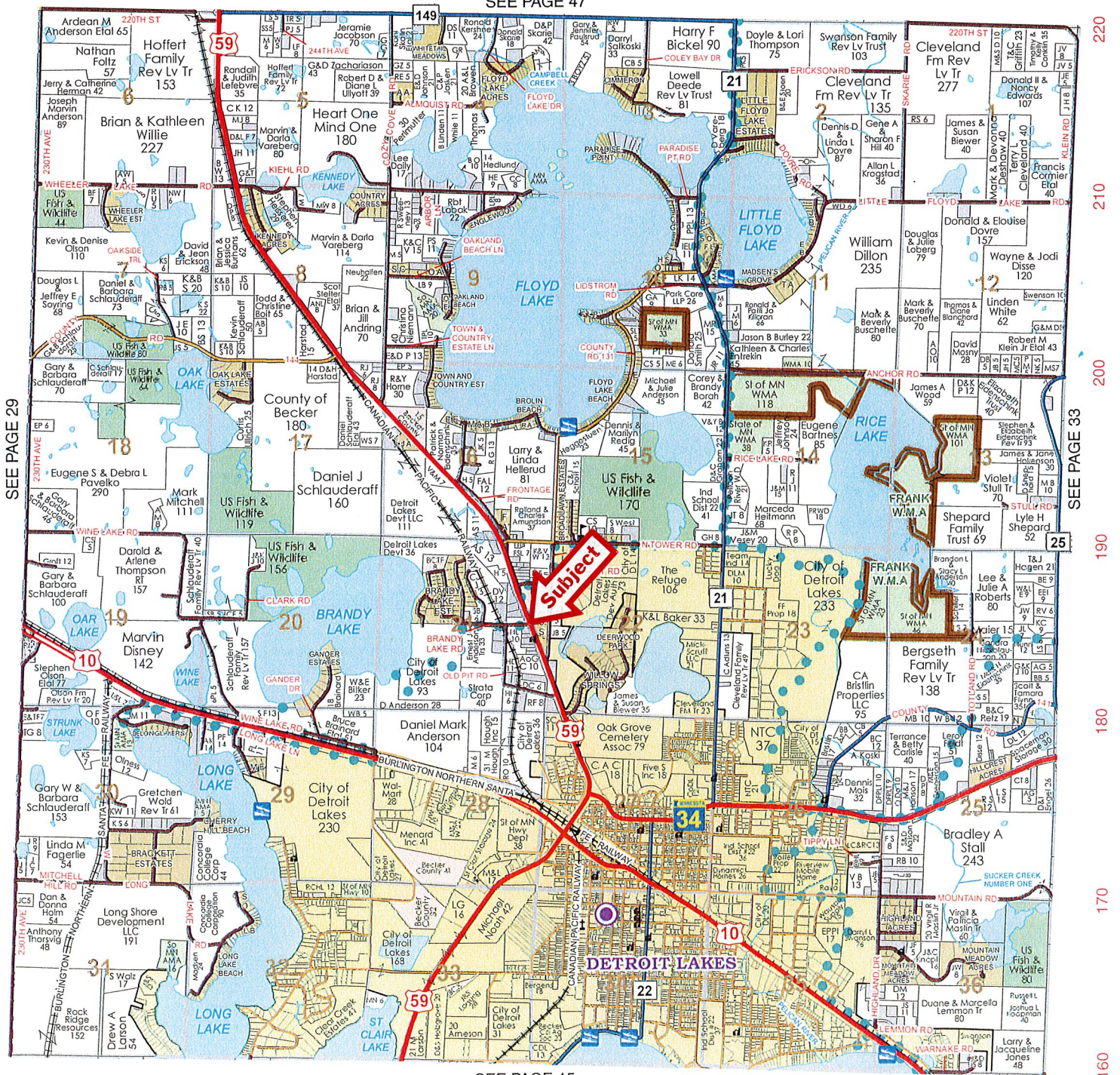


Detroit

Township 139N - Range 41W

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

June 28th, 2023 @ 6:00 P.M.

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

APPLICANT: Josh & Kayla Swangler
21246 Co Hwy 29
Rochert, MN 56578

Project Location: 18178 Co Hwy 29
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request approval for a first (1st) Supplemental Plat for Common Interest Community Number 98 PRIORITY STORAGE OF THE LAKES for six (6) units.

LEGAL LAND DESCRIPTION: Tax ID number: **10.0379.000** Section 23 Township 139 Range 040; 23-139-40 PT SE1/4 SE1/4: COMM SE COR SEC 23, N 1215.56', W 38.72' TO POB; W 225.28', S 91.24', E 18.27', S 39.18', E 60.25', SLY 169.06', ELY AL HWY 125.45', N AL HWY 269.30' TO POB. TRACT C. LESS .45AC (PLAT).; Erie Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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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: Josh & Kayla Swangler

Developer's Address: 21246 Co Hwy 29
Bochart, MN 56518

Telephone(s): _____ Date of Application: 6/5/23

Signature of Applicant: _____

Parcel ID Number: 10.0379.000 Project Address: 18178 Co Hwy 29

Proposed Plat Name: PRIORITY STORAGE OF THE LAKES

.....
To be completed by Office

Date of preliminary approval: March 1st, 2022

What was approved & stipulations: Eric Twp - Approved a Preliminary
Plat for an eleven (11) unit Multi-Unit Storage Structure
Development to be known as PRIORITY STORAGE OF THE LAKES.

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;

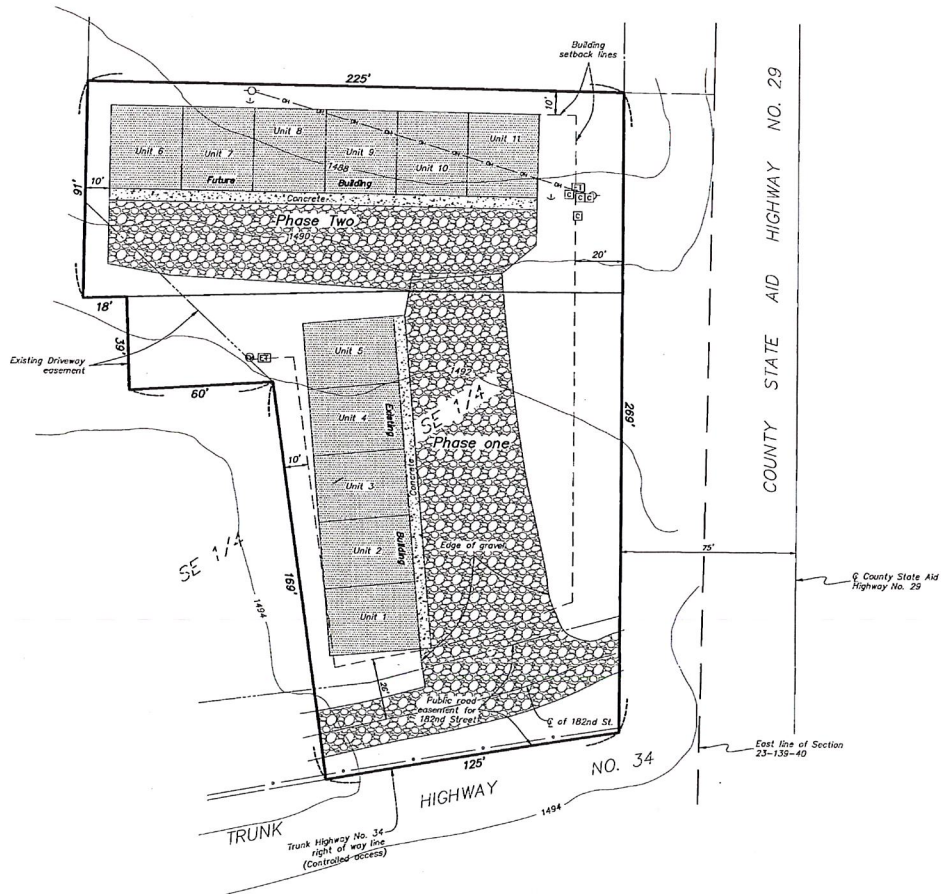
_____ Title Opinion

_____ 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 _____.

PRELIMINARY SITE PLAN OF PRIORITY STORAGE OF THE LAKES A COMMON INTEREST COMMUNITY



Orientation of bearing system is assumed.

LEGEND

- 1490— = Denotes elevation contour line per Becker County GIS Lidar data.
 - = Denotes overhead power line.
 - ⬤ = Denotes power pole.
 - ⬤ = Denotes guy wire.
 - ⬤ = Denotes Communication pedestals.
 - ⬤ = Denotes electrical transformer.
 - ⬤ = Denotes electrical meter.
- 0' 30' 40'
- Graphic Scale
- Scale: 1 inch = 30 feet

APPLICATION NOTES

1. PRIORITY STORAGE OF THE LAKES is a proposed 11 unit common interest community storage building development located in Section 23, Township 139 North, Range 40 West. The garage units will be for individual ownership and the balance of the land, including concrete surfaces, the gravel driving surfaces and storm water retention will be commonly owned by the unit owners and maintained through an association.
2. The project will be done in two phases. The first phase will be on the southerly portion of the property containing 5 units in the existing building. The second phase will be for the 6 units in the proposed northerly building.
3. The property is zoned Commercial. A variance has been granted by the Becker County Board of Adjustments granting approval for 75% Impervious surface coverage, 10 foot side yard setback, 10 foot rear yard setback, 20 foot setback from County Highway right of way and 26 feet from the centerline of the township road. (Document No. 681823)
4. The two buildings will have a maximum building height of 25 feet.
5. A storm water pollution prevention plan in accord with MPCA requirements will be prepared prior to construction of the second building.
6. The units will have electricity with no sewer or water services.
7. The units will be sold individually.
8. The project area is mostly in an open area with no wetlands and not in a flood plain.
9. Elevation contours at two foot intervals are shown per Becker County GIS Lidar data.
10. Areas
 - Total area = 48,947 sq. ft. (1.12 acres)
 - Proposed and existing gravel drive area = 12,687 sq. ft.
 - Gravel in existing township road easement = 3,098 sq. ft.
 - Concrete area = 1,569 sq. ft.
 - Buildings = 11,697 sq. ft.
 - Total impervious surface = 29,021 sq. ft. (59%)

MEADOWLAND SURVEYING, INC.

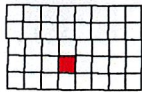
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
EMAIL: frontdesk@meadowlandsurveying.com
www.meadowlandsurveying.com
218-847-4289

CLIENT:

JOSH SWANGLER
21246 COUNTY HIGHWAY 29
ROCKNET, MN 56578

COMP FILE:	14623SECTIONS_FINAL2017(CC)
S/T/R:	23/139/40
DWG FILE:	2358SWANGLER_PP
COMP BY:	JSL
DRAWN BY:	JSL

Prepared on January 10, 2022

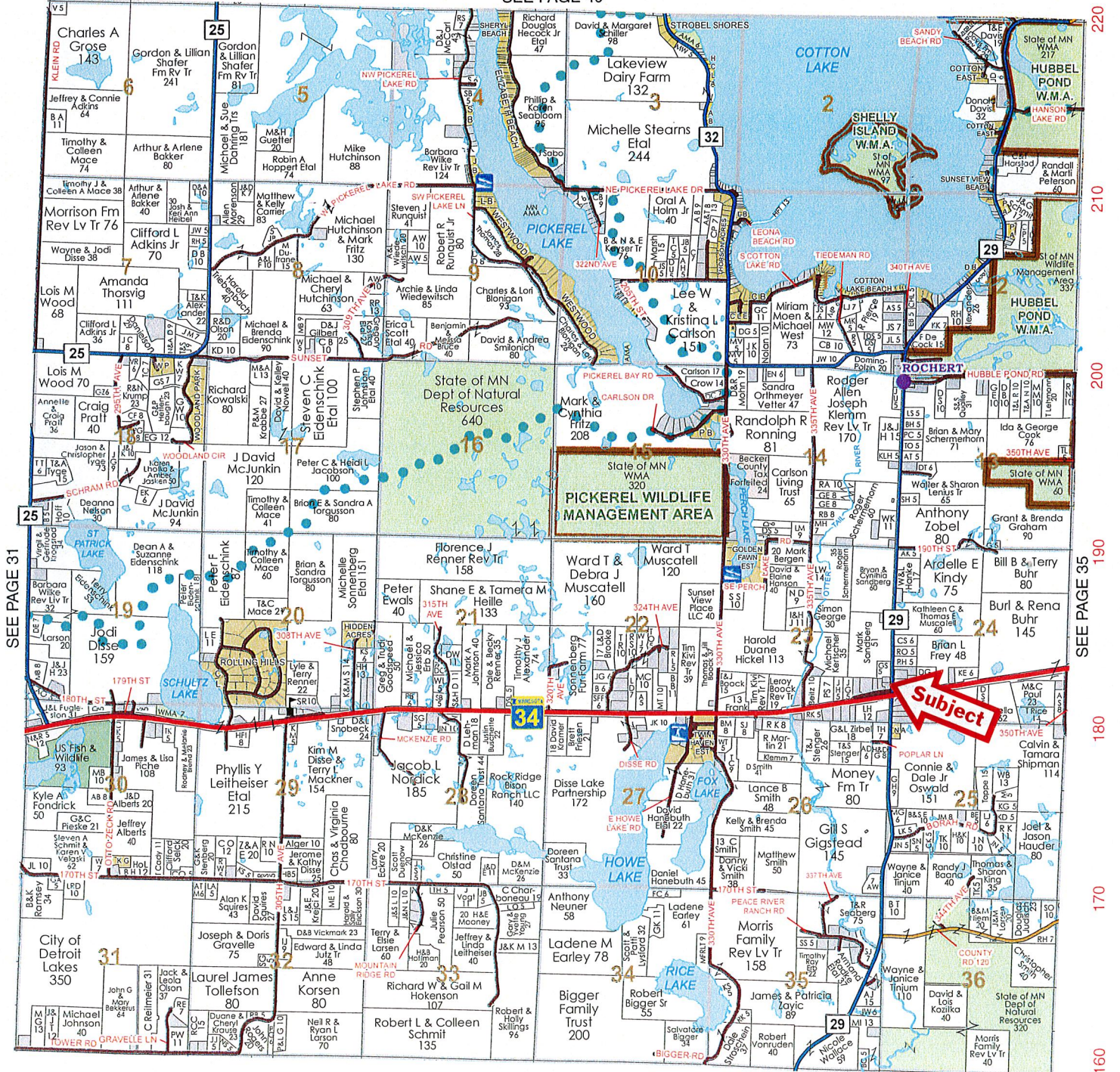


Erie

Township 139N - Range 40W

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