



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****

August 30th, 2023 @ 6:00 P.M.

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

APPLICANT: AJR BCL Storage LLC
13996 Deerpoint Rd
Audubon, MN 56511

Project Locations: 14201 Tradewinds Rd
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

Request a first Supplemental Plat for units thirteen (13) through twenty-one (21) of TRADE WINDS NEIGHBOR'S STORAGE.

LEGAL LAND DESCRIPTION: Tax ID number: **17.0079.001** Section 07 Township 138 Range 042; 7-138-42 PT GOVT LOT 7: COM S QTR COR SEC 7, E 326.23' TO POB; E 921.77', N 1319.04', W 858.1', S 22.6', W 33.79' TO CTR RD, S AL CTR RD 473.85', W 33.06', S 788.51' TO POB. TRACT B. LESS PLAT (6.41AC); Lake Eunice 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.



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: AJR BCL Storage LLC

Developer's Address: 13996 Deerpoint Rd
Audubon, MN 56511

Telephone(s): _____ Date of Application: 8/7/23

Signature of Applicant: _____

Parcel ID Number: 17.0079.001 Project Address: 14201 Tradewinds Rd

Proposed Plat Name:
TRADE WINDS NEIGHBOR'S STORAGE - First Supplemental C1C Plat

.....
To be completed by Office

Date of preliminary approval: PC - 6/8/21 ; County Board - 6/15/21

What was approved & stipulations: Approval of a Preliminary Plat for
a multi-unit storage structure development.

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 97

[illegible]

Said common interest community plat fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-1101(c).

Joshua P. Pfeiffer, Licensed Land Surveyor
Minnesota License No. 57622

The foregoing surveyor's certificate was acknowledged before me, a Notary Public, this _____ day of _____, 20____, by Joshua P. Pfeffer, Minnesota License and Surveyor No. 57622.

This First Supplemental Common Interest Community Plat of COMMON INTEREST COMMUNITY NUMBER 97 TRADE WINDS NEIGHBOR'S STORAGE is hereby approved by the Becker County Planning Commission this _____ day of _____, 20_____.

This First Supplemental Common Interest Community Plat of COMMON INTEREST COMMUNITY NUMBER 97 TRADE WINDS NEIGHBOR'S STORAGE is hereby approved by the Town Board of the Township of Lake Eunice, Becker County, Minnesota, this _____ day of _____.

I hereby certify that the taxes for the year _____ for the lands described within are paid
and no delinquent taxes and transfer entered this _____ day of _____ 20_____

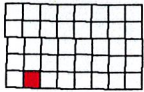
I hereby certify that the within instrument was filed in this office for record on this _____ day of _____, 20____ at _____ o'clock _____ M. and was duly recorded in Book _____ of _____ page _____ slide _____

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

10395-15

OFFICIAL PLAT

10395-15

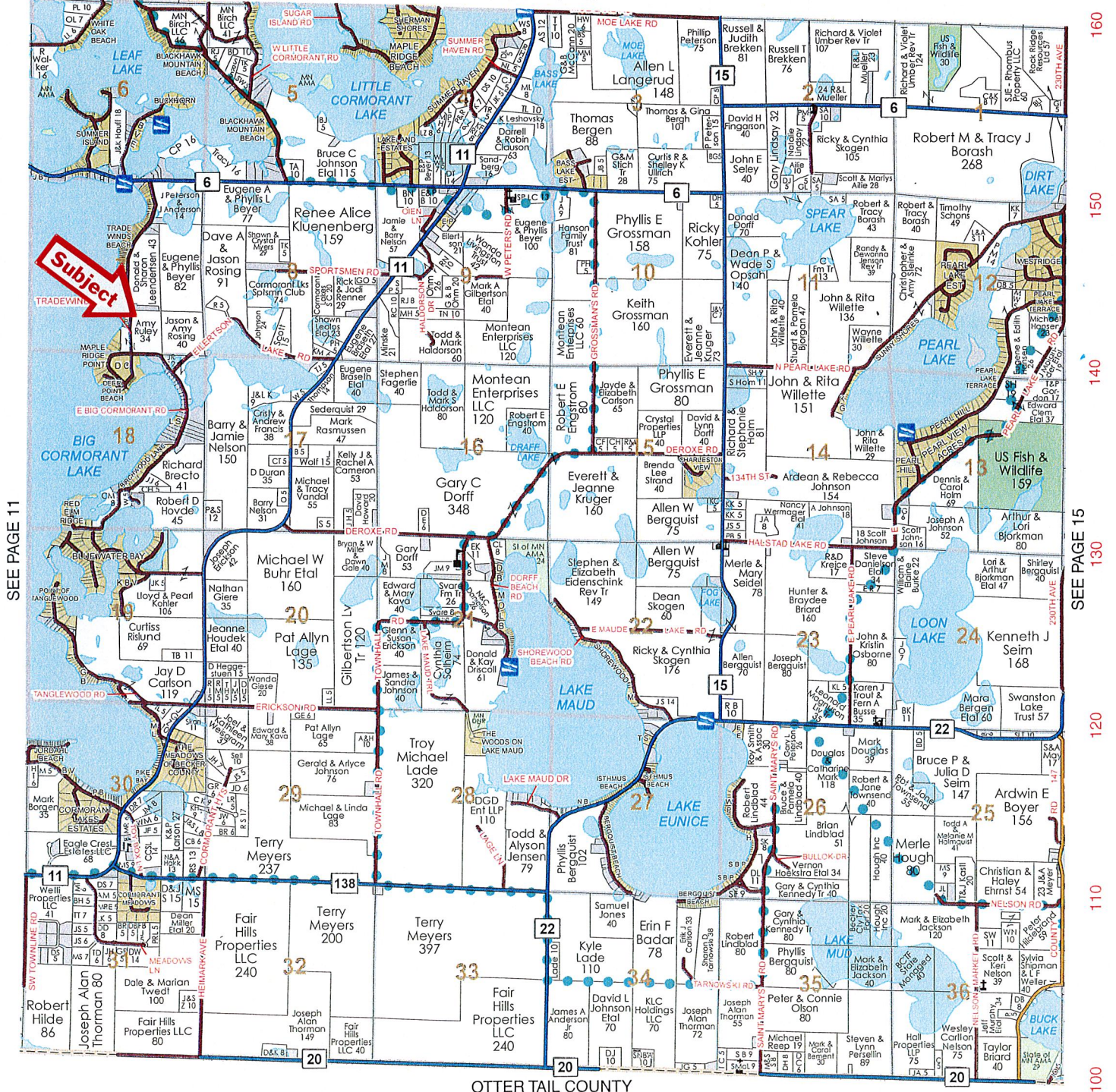


Lake Eunice

Township 138N - Range 42W

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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****

August 30th, 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 Locations: 25641 Brolin Beach Rd
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a first Supplemental Plat for units nine (9) through sixteen (16) of BROLIN BEACH CONDOS..

LEGAL LAND DESCRIPTION: Tax ID number: **08.0292.003** Section 16 Township 139 Range 041; 16-139-041 PT GOVT LOTS 2 & 3: BEG SWLY COR LOT 1 GRAVELLE AC TH S 456.82', E 329.79', N 419.07' TO SLY LN GRAVELLE AC, NWLY 332.58 TO POB AKA TRACT A 2015 REF : 1.96 AC MOVED TO BROLIN BCH CONDOS; Detroit 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.bradbury@co.becker.mn.us

To view all application information on this project please visit:

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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.



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): _____ Date of Application: 8/7/23

Signature of Applicant: _____

Parcel ID Number: 08.0292.003 Project Address: 25641 Bolin Beach Rd

Proposed Plat Name: BOLIN BEACH CONDOS

.....
To be completed by Office

Date of preliminary approval: Preliminary approved by City of Detroit Lakes

~~What was approved & stipulations:~~ Phase one of Bolin Beach Condos
was approved by city Planning Commission: 11/20/14; City Council:
12/9/14; County Planning Commission: 11/18/14; County Board: 12/16/14

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 _____.

MEADOWLAND SURVEYING INC.

Surveying the Lakes Area Since 1946

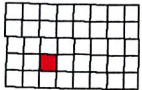
For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

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!

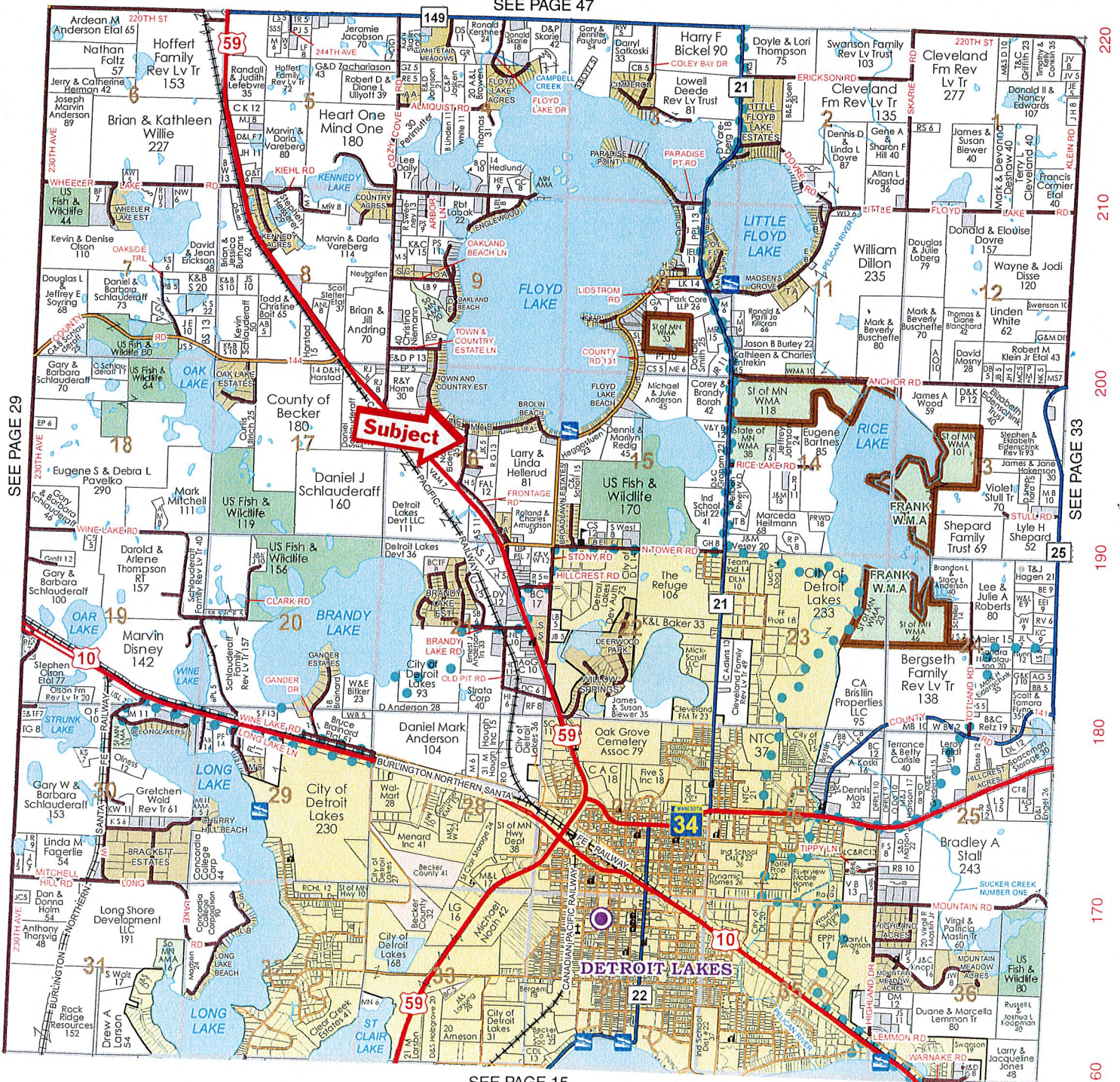


Detroit

Township 139N - Range 41W

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SEE PAGE 15



COUNTY OF BECKER

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PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

August 30th, 2023 @ 6:00 P.M.

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

APPLICANT: Jill L Mohn & Kevin J Mohn
34172 Camp Cherith Rd
Frazee, MN 56544

Project Locations: 23899 Co Rd 104
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Change of Zone from Agricultural to Residential.

LEGAL LAND DESCRIPTION: Tax ID numbers: **24.0236.001 & 24.0237.000** Section 31 Township 140 Range 041; 31-140-41 NE1/4 NE1/4 W OF TH 59, LESS S 720' W OF TH 59. LESS 2.82AC (24-236-0, TRACT B). TRACT A. & S 720' OF NE1/4 OF NE1/4 W OF HWY #59 EX .21 AC FOR HWY; Richwood Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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

To view all application information on this project please visit:

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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.



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: Jill L Mohn & Kevin J Mohn

Applicant's Address: 34172 Camp Cherith Rd
Frazee, MN 56544

Telephone(s): 218-234-1616 Date of Application: 7/17/23

Signature of Applicant: _____

Parcel ID Number: 24.0236.001 Project Address: 23899 Co Rd 104
24.0237.000 23933 Highway Oaks Rd

Legal Description of Project:

SECTION 1

*Zone Change For Existing Parcel Numbers 24.0236.001 & 24.0237.000
Current Zoning Agricultural Requested Zoning Residential
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.

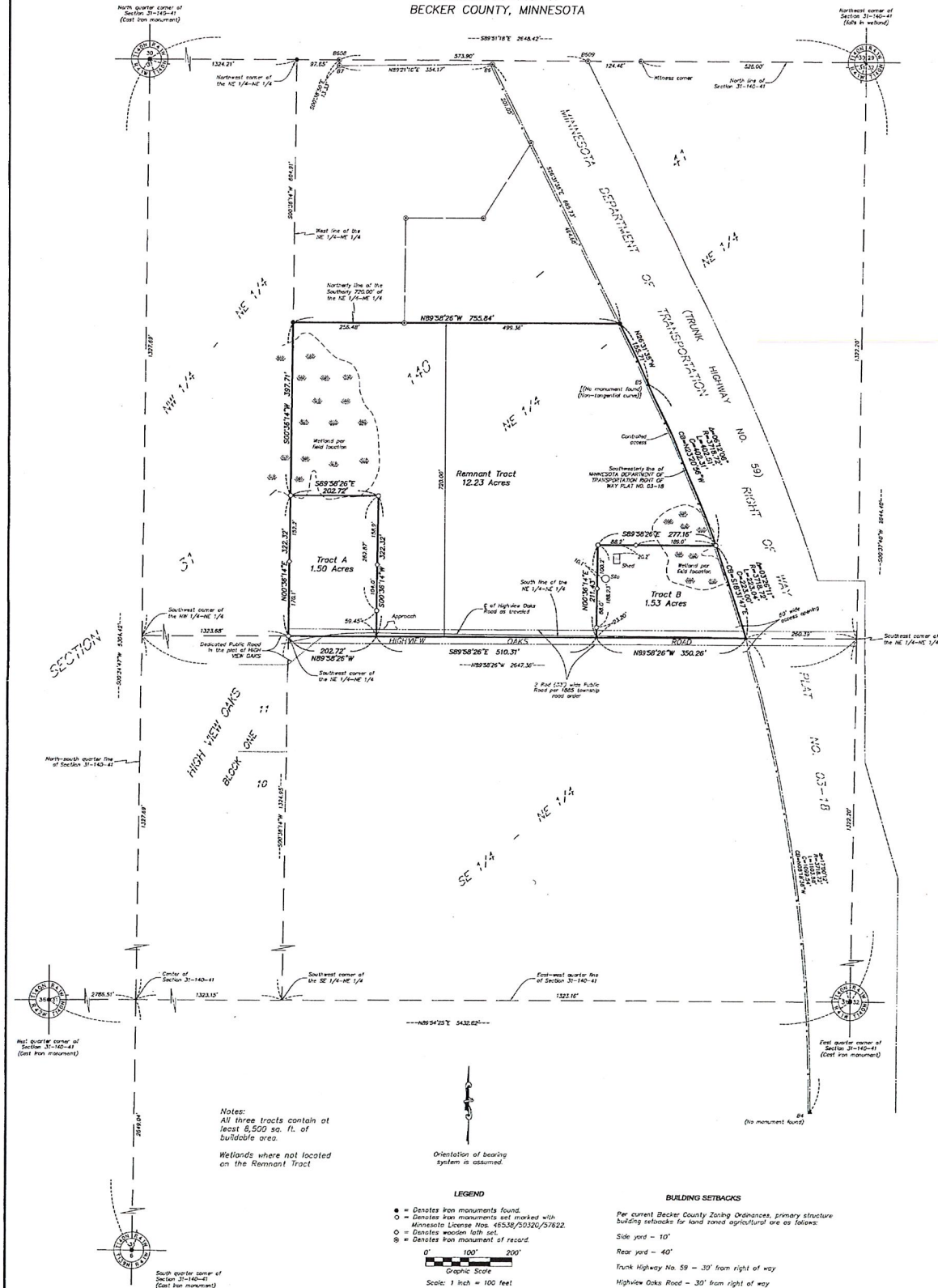
Date Received 7/17 Date Accepted _____ Authorized Signature _____

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

Receipt Number _____

CERTIFICATE OF SURVEY

IN THE NE 1/4-NE 1/4
SECTION 31-140-41
BECKER COUNTY, MINNESOTA



SURVEY DISCLAIMER:
This survey was prepared without the benefit of either a title commitment, or an opinion of title, or an abstract of the public records or records of record and/or rights of way. Meadowland Surveying, Inc., and the undersigned professional surveyor make no warranties or representations regarding information shown herein, including, but not limited to, easements, rights of way, adjacent land, agreements, covenants, or other similar matters other than those shown upon this survey or stated upon it. The undersigned surveyor has not made a search of the public records for any other survey, easements, restrictions, rights of way, adjacent land, agreements, covenants, or other similar matters other than what is readily identifiable through the County website. The use of the County website is by no means to be construed as a proper or thorough investigation of the public records as results for discrepancies by an abstract of title or an opinion of title by an attorney at law. Meadowland Surveying, Inc., and the undersigned surveyor make no representation as to the status of title or easements on the property described herein.

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

CLIENT:
KEVIN MOHN & JILL MOHN
24772 CAMP CHERITH ROAD
TRAZEE, MN 55554

COMP FILE: 31SECTION(2020)
S/T/R: 31/140/41
DWG FILE: 31MDWY_CDS
COMP BY: JEL
DRAWN BY: JEL

Per current Becker County Zoning Ordinances, primary structure building setbacks for land zoned agricultural are as follows:
Side yard - 10'
Rear yard - 40'
Trunk Highway No. 59 - 30' from right of way
Highway Oaks Road - 30' from right of way

Building Setbacks
Per current Becker County Zoning Ordinances, primary structure building setbacks for land zoned agricultural are as follows:
Side yard - 10'
Rear yard - 40'
Trunk Highway No. 59 - 30' from right of way
Highway Oaks Road - 30' from right of way

Notes:
All three tracts contain at least 8,500 sq. ft. of buildable area.
Wetlands were not located on the Remnant Tract.

LEGEND
● = Denotes iron monuments found.
○ = Denotes iron monuments set marked with Minnesota License No. 45326/20320/57622.
○ = Denotes wooden monument set.
⊙ = Denotes iron monument of record.

Scale: 1 inch = 100 feet
Graphic Scale: 0' 100' 200'

Orientation of bearing system is assumed.

Building Setbacks
Per current Becker County Zoning Ordinances, primary structure building setbacks for land zoned agricultural are as follows:
Side yard - 10'
Rear yard - 40'
Trunk Highway No. 59 - 30' from right of way
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Notes:
All three tracts contain at least 8,500 sq. ft. of buildable area.
Wetlands were not located on the Remnant Tract.

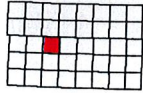
Surveyor's Signature:
Joshua P. Pfeiffer
Professional Surveyor
Date: July 22, 2022
License # 57622

DRAWING NUMBER: 10185-15



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: 7/20/2023	
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.			



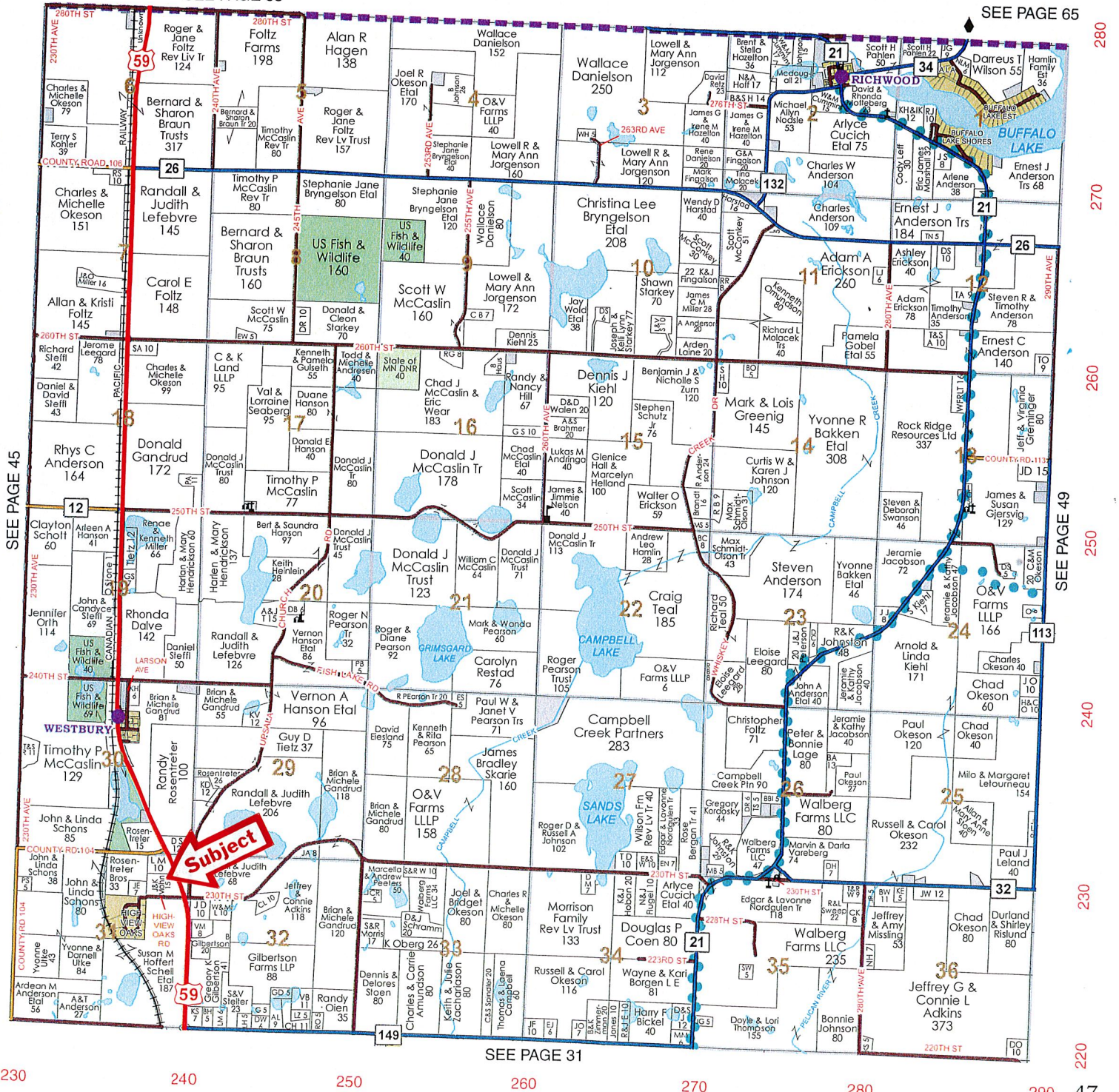
Richwood

Township 140N - Range 41W

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SEE PAGE 65





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****

August 30th, 2023 @ 6:00 P.M.

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

APPLICANT: Gehrig Properties LLC
PO Box 9923
Fargo, ND 58106

Project Locations: TBD 270th Ave
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a convenience store and gas station.

LEGAL LAND DESCRIPTION: Tax ID number: **19.0296.000** Section 15 Township 138 Range 041; S1/2 OF NE1/4 LESS THE SOUTH 200' OF THE EAST 675'; Lake View 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:

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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.

Conditional Use Application Review

Permit # CUP2023-88

Property and Owner Review

Owner:	Parcel Number(s): 190296000
Mailing Address:	Site Address:
	Township-S/T/R: LAKE VIEW-15/138/041
	Shoreland? Yes Name: Detroit (Lake View & Detroit) [GD]

Legal Descr: S1/2 OF NE1/4 LESS THE SOUTH 200' OF THE EAST 675'

Conditional Use Details Review

Description of Conditional Use Request: **Seeking a commercial use for a convenience store in an existing agricultural zoning district.**

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.

We believe the addition of a convenience store to this neighborhood will support uses already established in the surrounding area by providing a service that is not currently found in this area.

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.

This site is part of a master plan for the surrounding, currently un-developed, 67 acres that includes multi- and single-family residential.

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

Access is being proposed onto 270th Ave, which is a paved roadway. If there is an opportunity to partner with the City to use existing utility stubs to the site, the owner is willing to work with them. Otherwise, an onsite well and septic system will be provided under County jurisdiction. Drainage will be provided as described in the overall development master stormwater plan, per County and Pelican River Watershed requirements.

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.

Sufficient parking will be provided as seen on the attached preliminary site plan. If the County requests an increase or decrease in overall number of spaces, the owner is open to discussion.

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.

Excess odor, fumes, dust, and noise is not expected to occur with the proposed use. Lighting will be installed downward as to not negatively impact adjacent properties.

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.

Stormwater management will be provided per County and Watershed requirements.

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

View from public waters will be blocked by existing structures.

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

Existing well logs in this area show drilling a new well in this area should not be problematic. Excess space onsite will be provided for on-site sewage treatment.

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

The site is not expected to increase the number of watercraft, but rather to support existing watercraft traffic

already using the nearby public access.

Business Plan Review

Name of Business: **TBD**

Business Owners: **TBD**

Business Type: **Retail Sales** If 'Other', explain:

Type of Merchandise: **gasoline, food, beverage**

Type of Service: **convenience store**

Hours and Days of Operation: **7 days per week, hours TBD**

Number of Employees: **TBD**

Off-Street Parking Plan: **Parking stalls will be provided onsite**

Size of structure to be used for Business: **6,500 sf**

New or Existing: **New Structure**

Signage Plan: **TBD - monument sign along with building signage anticipated**

Exterior Lighting Plan: **downward facing site lighting, building and canopy lighting**

Known Environmental Hazards: **all fuel tank and pump construction will meet current code**

Additional Business Plan Information:

**SOUTHWOOD SHORES ESTATES
GAS STATION SITE PLAN**

NEW BUILDING
6,500 SF

NEW CANOPY

NEW FUEL ISLAND (TYP)

NEW SIDEWALK

NEW STORM POND

NEW CONCRETE PAVEMENT

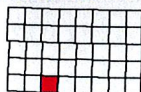
15' SETBACK

20' SETBACK

NOTES:
1. CITY OF DEERFIELD ADOPTS A GENERAL BUSINESS DISTRICT SETBACKS SHOWN.

LOWRY
ENGINEERING
8306 EAST AMY AVE. SUITE 100
DENVER, CO 80231
303.751.1111

LOWRY
ENGINEERING
5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104

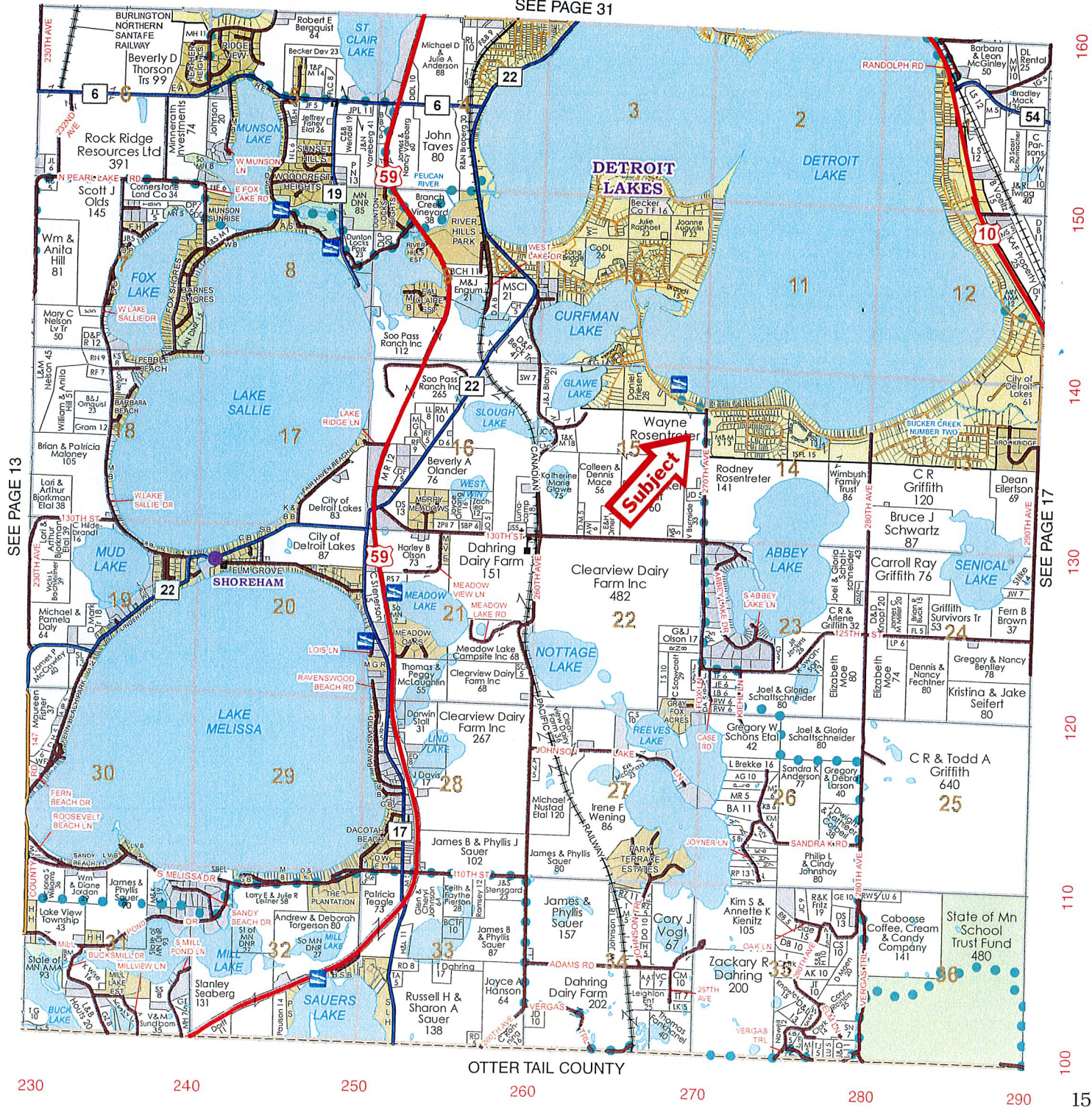


Lake View

Township 138N - Range 41W

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SEE PAGE 31





COUNTY OF BECKER

Planning and Zoning

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

August 30th, 2023 @ 6:00 P.M.

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

APPLICANT: Daniel J Lake
51080 Co Hwy 40
Menahga, MN 56464

Project Locations: 50800 Co Hwy 40
Menahga, MN 56464

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a commercial building with retail sales and services.

LEGAL LAND DESCRIPTION: Tax ID number: **37.0148.001** Section 34 Township 139 Range 037; 34-139-037 SE1/4 SE1/4 & S1/2 NE1/4 SE1/4 LESS 11.60 AC; Wolf Lake 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.

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 # CUP2023-90

Property and Owner Review

Owner:	Parcel Number(s): 370148001
Mailing Address:	Site Address:
	Township-S/T/R: WOLF LAKE-34/139/037
	Shoreland? No Name:

Legal Descr: **34-139-037 SE1/4 SE1/4 & S1/2 NE1/4 SE1/4 LESS 11.60 AC**

Conditional Use Details Review

Description of Conditional Use Request: **Request a Conditional Use Permit for a commercial building with retail sales and services.**

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 is surrounded by farmland. This will not have any negative effects on 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.

The business will not hinder farming operations in any way.

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

There is already a driveway to the property and adequate facilities when it comes time for construction.

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 plenty of room for parking and vehicle movement.

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 won't be any noise or fumes. Lights will be far from neighboring properties.

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: **Delco Energy - Delco Irrigation**

Business Owners: **Daniel Lake**

Business Type: **Retail Sales** If 'Other', explain:

Type of Merchandise: **Irrigation/Electric Company**

Type of Service: **Ag irrigation/Electrical**

Hours and Days of Operation: **8am - 5pm**

Number of Employees: **2**

Off-Street Parking Plan:

Size of structure to be used for Business: **30x46**

New or Existing:

Signage Plan: **Will do what is allowed by the Becker County Ordinance.**

Exterior Lighting Plan: **Outside lighting on building.**

Known Environmental Hazards:

Additional Business Plan Information:



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.

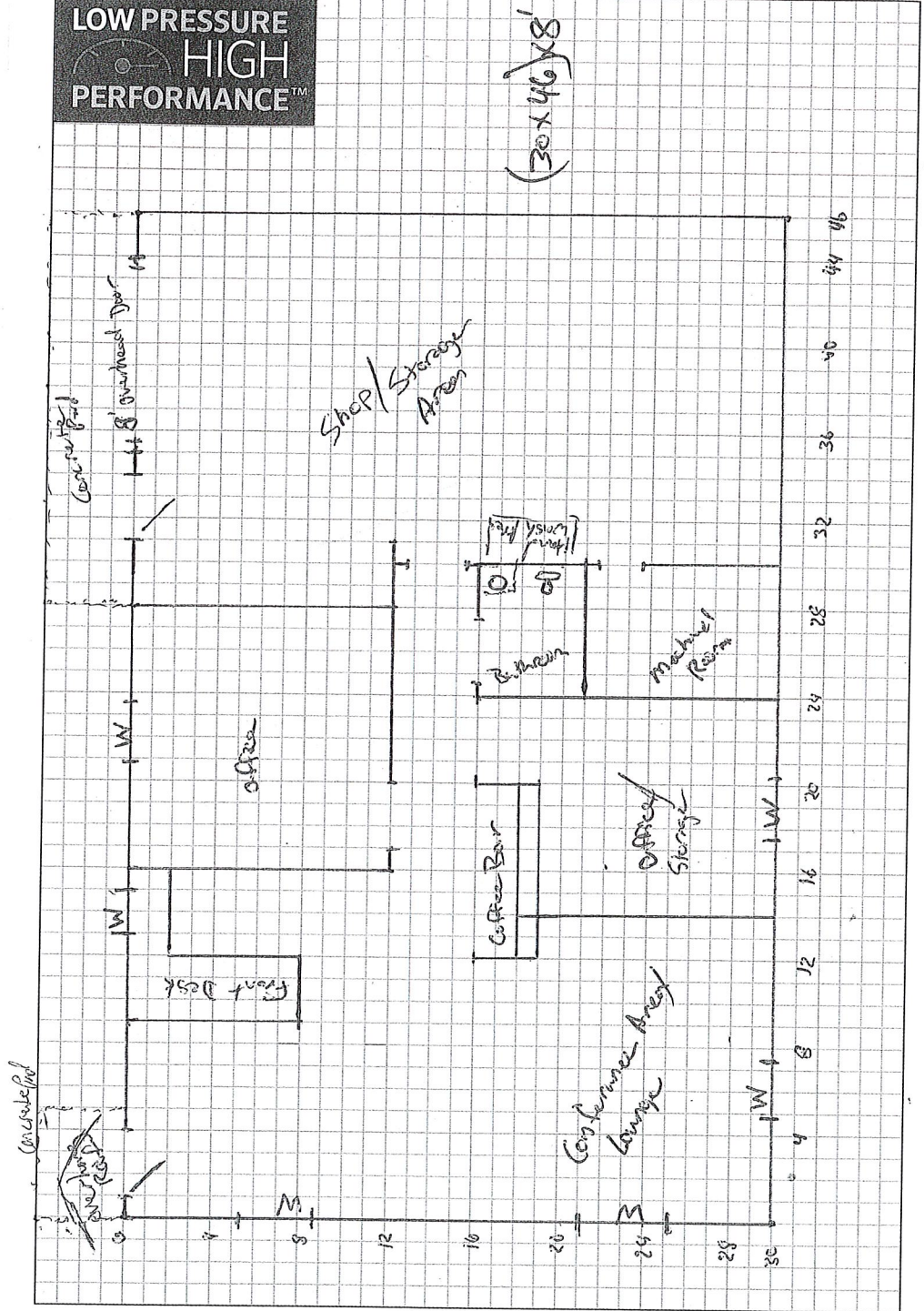
Becker County

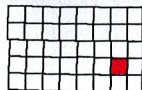


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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 8/3/2023



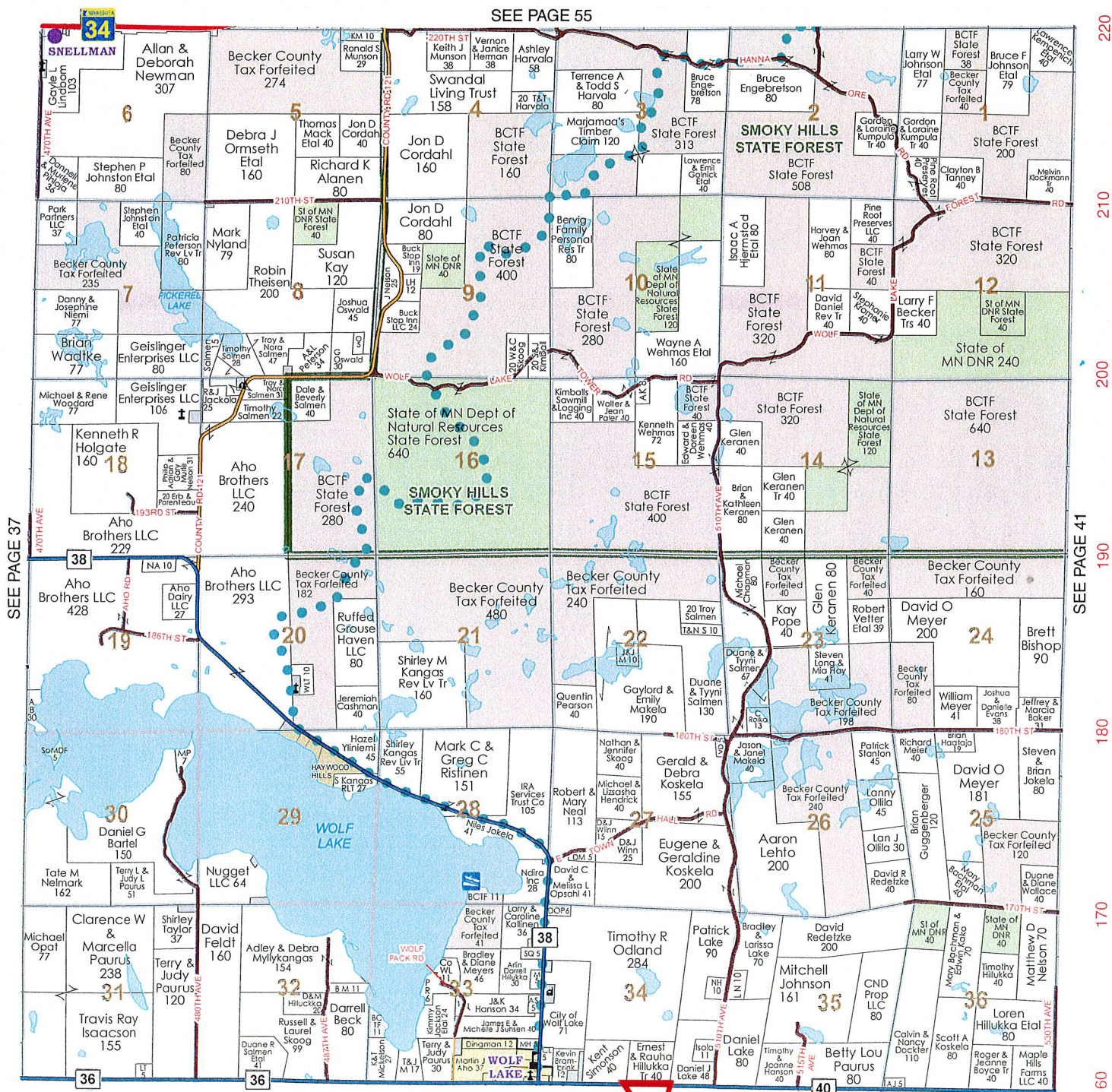


Wolf Lake

Township 139N - Range 37W

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Subject



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****

August 30th, 2023 @ 6:00 P.M.

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

APPLICANT: Nicholas G Lewis & Betsy J Lewis
19898 330th Ave
Rochert, MN 56578

Project Locations: 19898 330th Ave
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a retaining wall.

LEGAL LAND DESCRIPTION: Tax ID number: **10.0279.001** Section 15 Township 139 Range 040; PT GOVT LOT 1; BEG 679.92' S OF NE COR TH S 404.28', TH W 556.70', S 165', W 227.69' TO LK, TH NLY TO PNT SW OF POB & NELY 978.78' TO BEG; Erie 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.



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

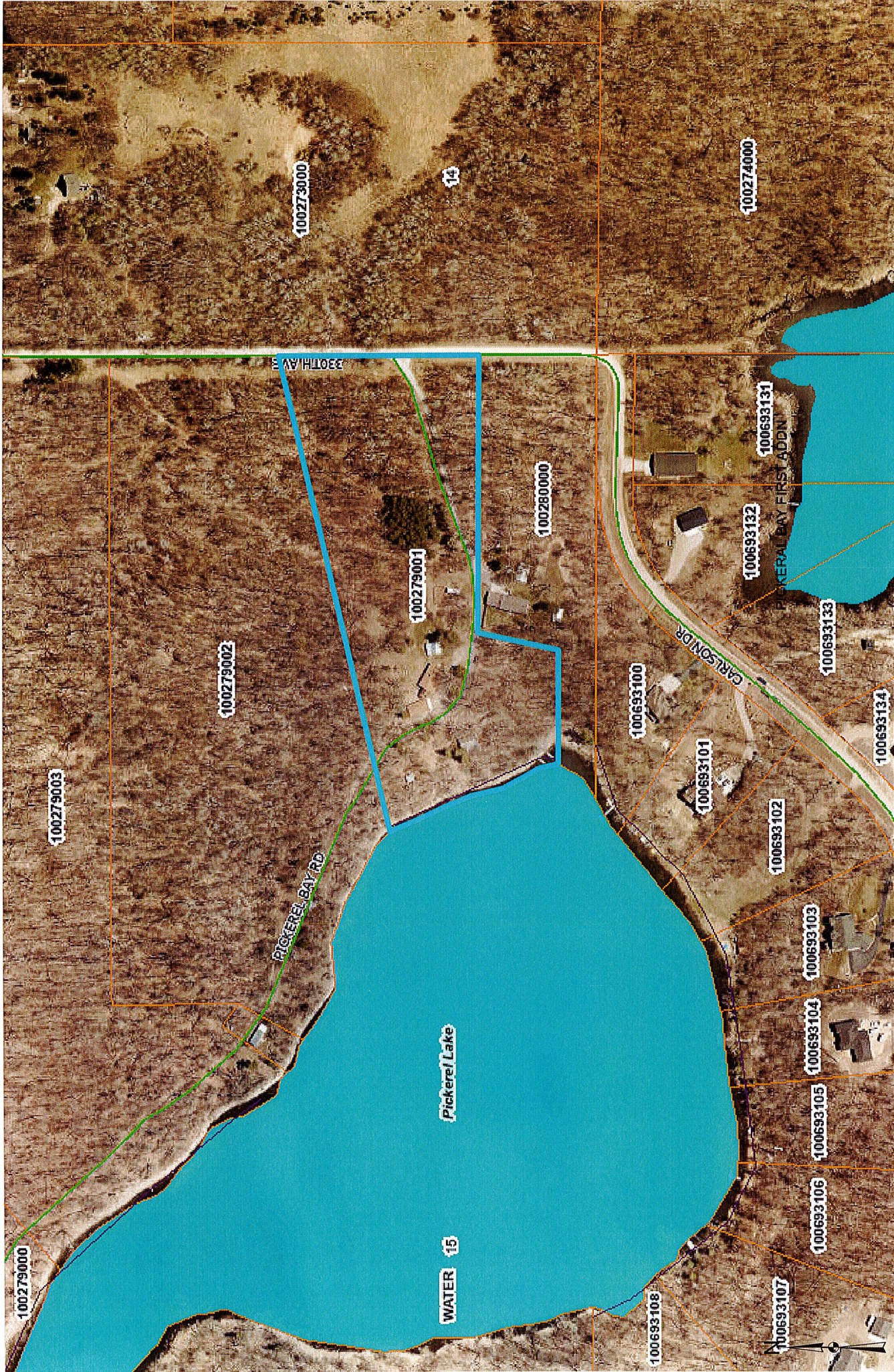
Phone: 218-846-7314 ~ Fax: 218-846-7266

Nicholas G Lewis and Betsy J Lewis
19898 330th Ave
Rochert, MN 56578

Parcel# 10.0279.001

Request a Conditional Use Permit for a retaining wall.

More information to come. Please check back for updates.



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.

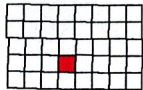
Becker County



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Date: 8/16/2023

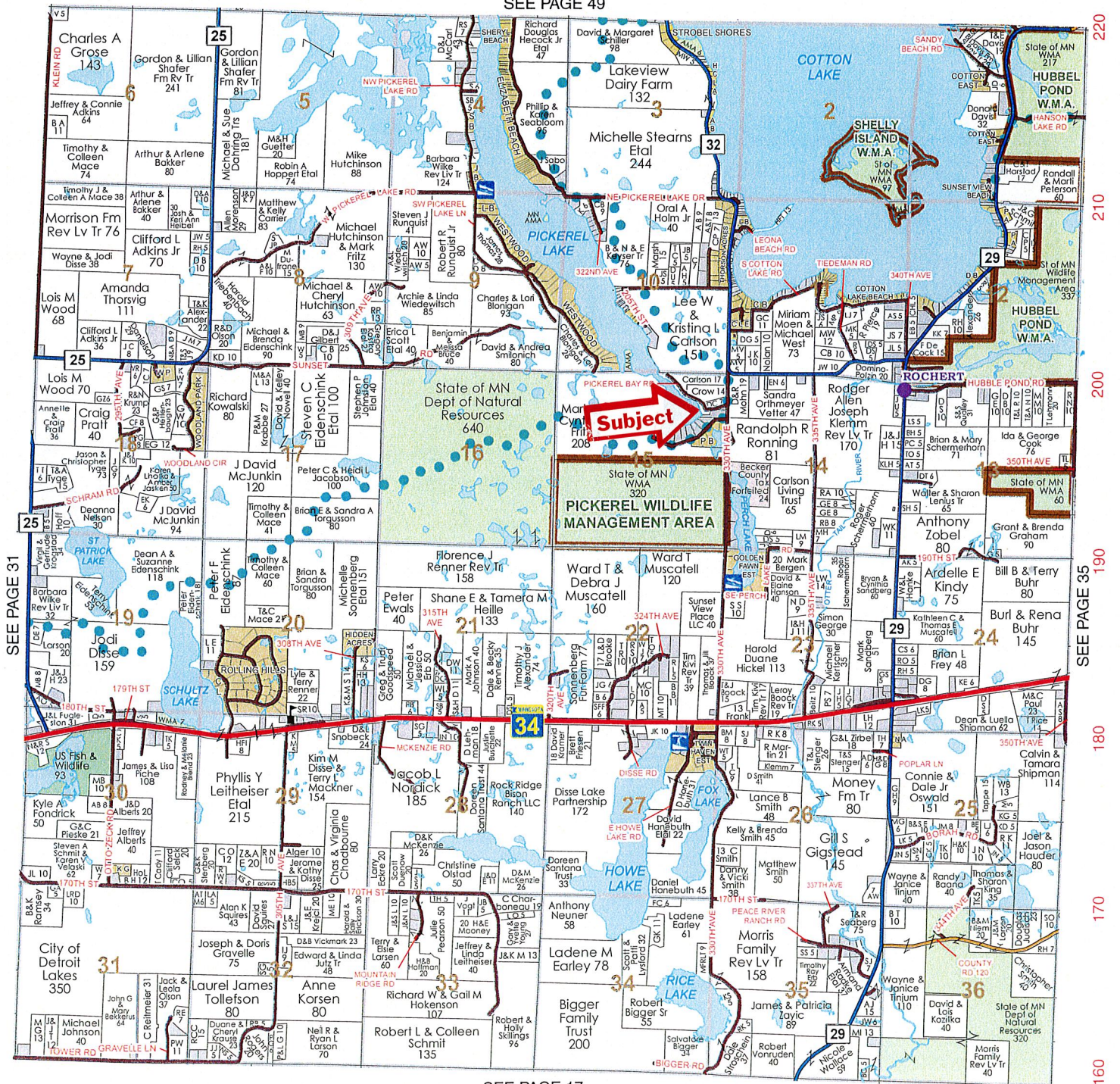


Erie

Township 139N - Range 40W

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