



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****

September 27th, 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. This application was tabled from the August 30th, 2023, hearing.

LEGAL LAND DESCRIPTION: Tax ID Numbers: **10.0279.001 & 10.0279.002** 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.; PT GOVT LOT 1: COMM NE COR SEC 15 TH S 339.92', W 1295.25', S 255.12' TO POB; TH N 255.12', E 1295.25', S 340', SWLY 975.78' TO PICKEREL LK, NWLY AL LK 494.28', TH N 148.71 TO POB AKA TRACT B.; 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.

Conditional Use Application Review

Permit # CUP2023-91

Property and Owner Review

Owner:	Parcel Number(s): 100279001
Mailing Address:	Site Address:
	Township-S/T/R: ERIE-15/139/040
	Shoreland? Yes Name: Pickerel (Erie & Holmesville) [RD]

Legal Descr: **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**

Conditional Use Details Review

Description of Conditional Use Request: **Request a Conditional Use Permit for a retaining wall.**

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.

A retaining wall would have no affect on other 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.

This will have no affect on surrounding properties.

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

NA

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.

NA

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.

NA

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.

Landscaper will ensure that proper erosion control methods are in place.

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

NA

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

NA

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

NA

Business Plan Review

Name of Business:
Business Owners:
Business Type: If 'Other', explain:
Type of Merchandise:
Type of Service:

Hours and Days of Operation:
Number of Employees:
Off-Street Parking Plan:
Size of structure to be used for Business: New or Existing:
Signage Plan:
Exterior Lighting Plan:
Known Environmental Hazards:
Additional Business Plan Information:

Field Review Form

Permit # LALT2023-259

Property and Owner

Parcel Number: **100279002**

Site Address:

Owner: **NICHOLAS LEWIS**

Township-S/T/R: **ERIE-15/139/040**

Project Details

Project Start & End Date: -

Distance from OHW:

Proj 1 Type: **Retaining Wall (Requires an Approved Conditional Use Permit - Must submit CUP application along with land alteration application)**

Proj 1 Purpose: **Other (Please specify next)**

Proj 1 Type Descr:

Proj 1 Purpose Descr: **Request to make a small level area near the shore.**

Inspector Notes (Project 1):

Proj 2 Type:

Proj 2 Purpose:

Proj 2 Type Descr:

Proj 2 Purpose Descr:

Inspector Notes (Project 2):

Additional Details/Erosion Control

Area to be Cut/Excavated: **NA**

Area to be Filled/Leveled: **NA**

Total Cubic Yards of Earthmoving: **20 +/-**

Fill Type/Material: **NA**

Project Summary and/or Additional Projects & Information:

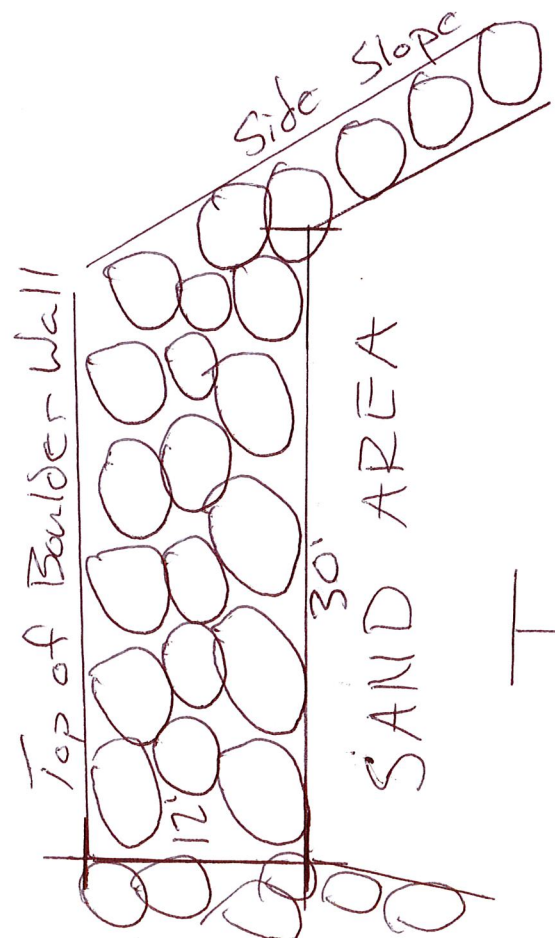
Erosion Control Method (1):

Erosion Control Method (2):

Additional Erosion Control Information:

Inspector Notes (Earthmoving and Erosion Control):

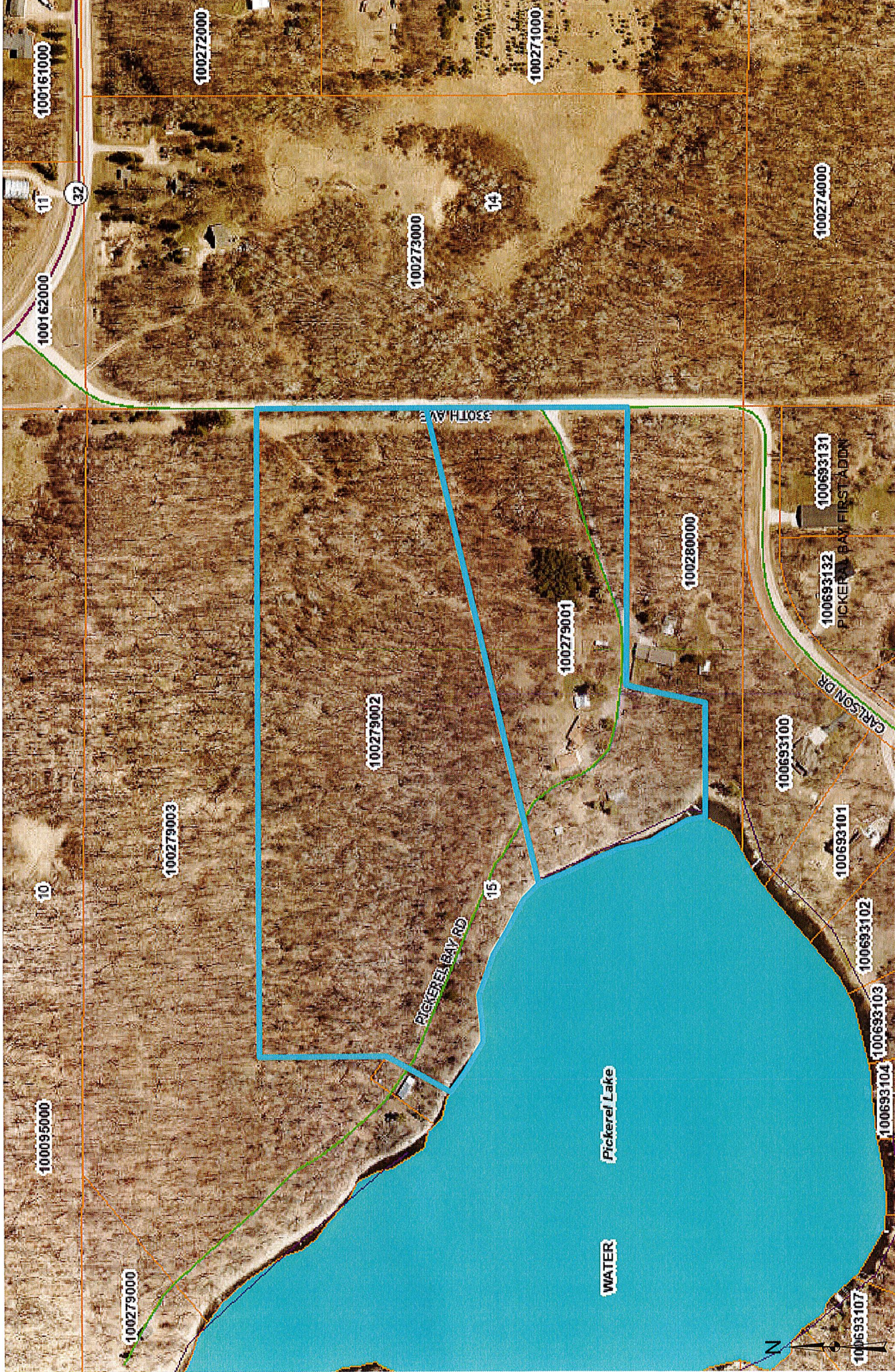
Proposed Retaining wall
Height - 12'
Width - 30' plus side slope



Proposed Silt fence

LAKE

Dock



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.

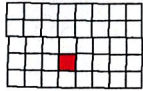
Becker County



Date: 9/14/2023

1:4,514

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

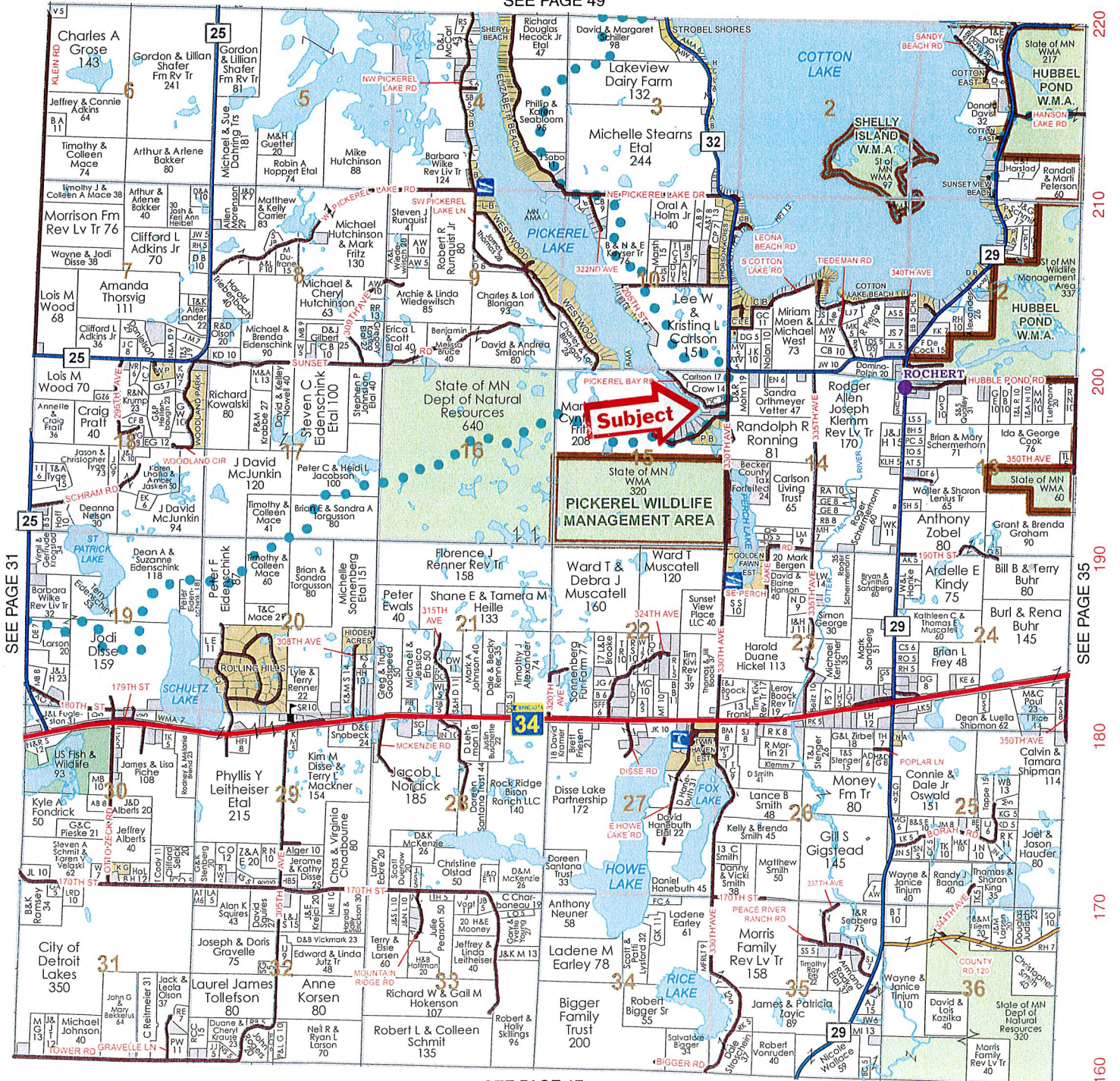


Erie

Township 139N - Range 40W

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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****

September 27th, 2023 @ 6:00 P.M.

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

APPLICANT: Brian L Johnson & Julie A Johnson
28191 Mountain Rd
Detroit Lakes, MN 56501

Project Locations: 17023 Highland Dr
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Final Plat for twelve (12) units in a Common Interest Community to be known as HIGHLAND STORAGE.

LEGAL LAND DESCRIPTION: Tax ID number: **08.0426.000** Section 25 Township 139 Range 041; 25-139-41 PT SW1/4 SW1/4: COMM SW COR SEC 25, N 427.86', E 320.06', S 427.85', W 320.06' 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.



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: Brian L Johnson & Julie A Johnson

Developer's Address: 28191 Mountain Rd
Detroit Lakes, MN 56501

Telephone(s): 218-850-8836 Date of Application: 9/4/23

Signature of Applicant: _____

Parcel ID Number: 08.0426.000 Project Address: 17023 Highland Dr.

Proposed Plat Name: HIGHLAND STORAGE

.....
To be completed by Office

Date of preliminary approval: PC-7/12/22 ; Detroit Twp - 8/16/22

What was approved & stipulations: Approve a Preliminary Plat for a
Common Interest Community consisting of twelve (12) units
to be known as HIGHLAND STORAGE.

Checklist

_____ Final Plat with appropriate landowner, mortgagee, surveyor, notary and township signatures;

_____ Certification that current year's taxes have been paid;

_____ Road Certification from County Highway Engineer on newly constructed roads;

_____ Road agreement from Township for newly constructed roads;

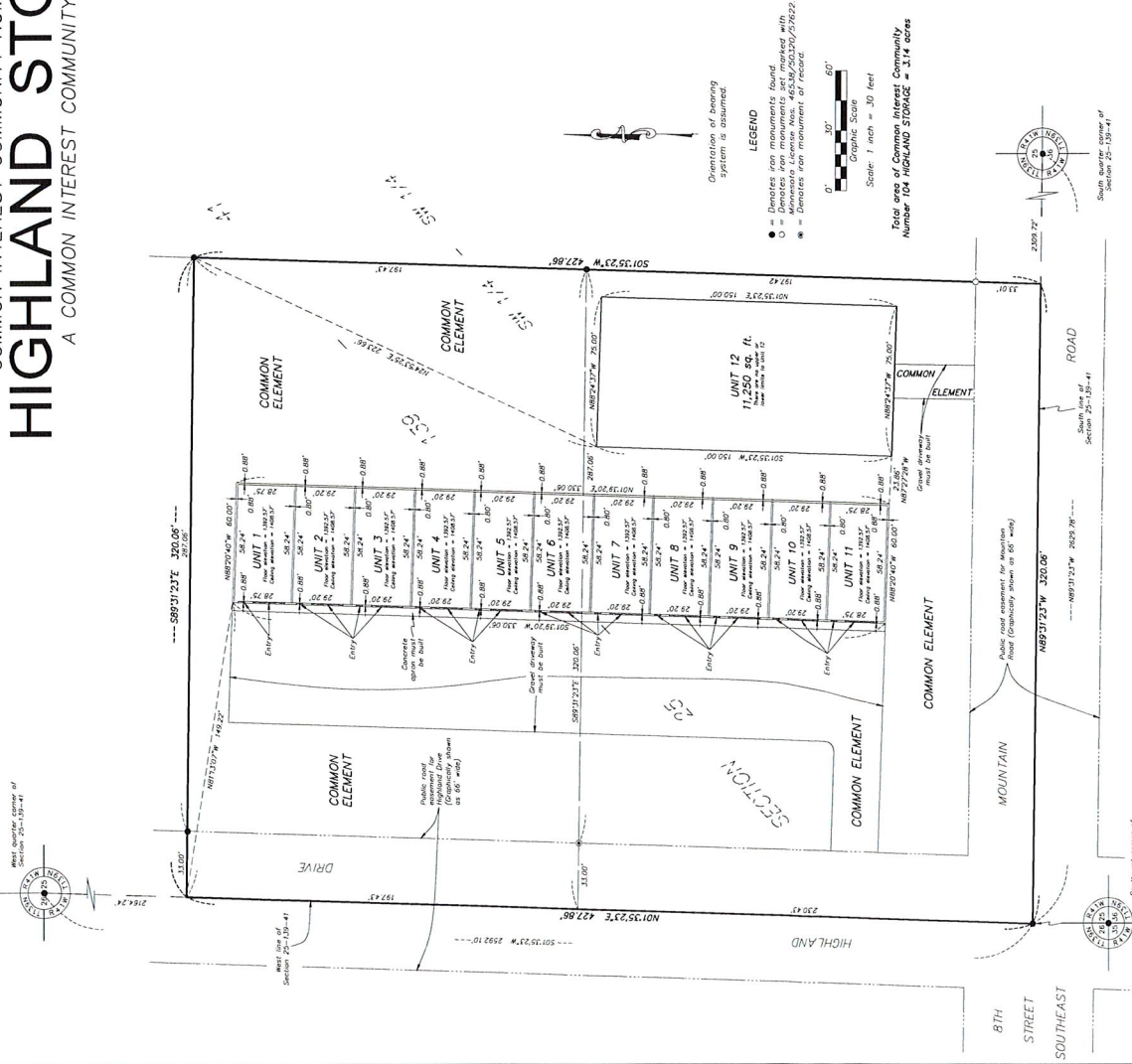
_____ Title Opinion

_____ Stipulations have been met

_____ Final plat fee, check made payable to Becker County Zoning, amount _____;

_____ Recording fee, check made payable to Becker County Recorder, amount _____.

COMMON INTEREST COMMUNITY NUMBER 104
HIGHLAND STORAGE
A COMMON INTEREST COMMUNITY PLAT



I, Scott R. Walz, do hereby certify that the work was undertaken by or reviewed and approved by me for this Common Interest Community Plat of COMMON INTEREST COMMUNITY NUMBER 104 HIGHLAND STORAGE being duly located upon that part of the Southwest Quarter of the Southwest Quarter in Section 25, Township 139 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, as described on the plat.

On this day of _____, 20____, I, the undersigned, a duly Licensed Land Surveyor, State of Minnesota, do hereby certify that the foregoing plat was duly located and approved by me for this Common Interest Community Plat of COMMON INTEREST COMMUNITY NUMBER 104 HIGHLAND STORAGE being duly located upon that part of the Southwest Quarter of the Southwest Quarter in Section 25, Township 139 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, as described on the plat.

SUBJECT TO easements, restrictions and reservations of record, if any.

Said common interest community plat fully and accurately depicts all information required by Minnesota Statutes, Section 5150.2-110(c).

Dated this _____ day of _____, 20____.

Scott R. Walz, Licensed Land Surveyor
Minnesota License No. 548,500

State of Minnesota }

County of Becker }

The foregoing surveyor's certificate was acknowledged before me, a Notary Public, this _____ day of _____, 20____, by Scott R. Walz, Minnesota Licensed Land Surveyor No. 548,500.

Notary Public of Minnesota
My Commission Expires _____

I, _____, pursuant to Minnesota Statutes, Section 5150.2-101(c), do hereby certify that the structural components of the structures containing the units and the mechanical systems serving more than one unit are substantially completed.

Dated this _____ day of _____, 20____.

Township of _____
County of _____
State of _____

The foregoing instrument was acknowledged before me, a Notary Public, this _____ day of _____, 20____, by _____, a Licensed Professional _____.

Notary Public of _____
My Commission Expires _____

This First Supplemental Common Interest Community Plat of COMMON INTEREST COMMUNITY NUMBER 104 HIGHLAND STORAGE is hereby approved by the Becker County Planning Commission this _____ day of _____, 20____.

Secretary _____

Chairman _____

This First Supplemental Common Interest Community Plat of COMMON INTEREST COMMUNITY NUMBER 104 HIGHLAND STORAGE is hereby approved by the Town Board of the Township of _____, Becker County, Minnesota, this _____ day of _____, 20____.

Clerk _____

Chairman _____

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____.

County Auditor/Treasurer _____

Deputy _____

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 _____, side _____.

County Recorder _____

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

MEADOWLAND SURVEYING INC

Surveying the Lakes Area Since 1946

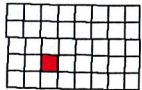
For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

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!

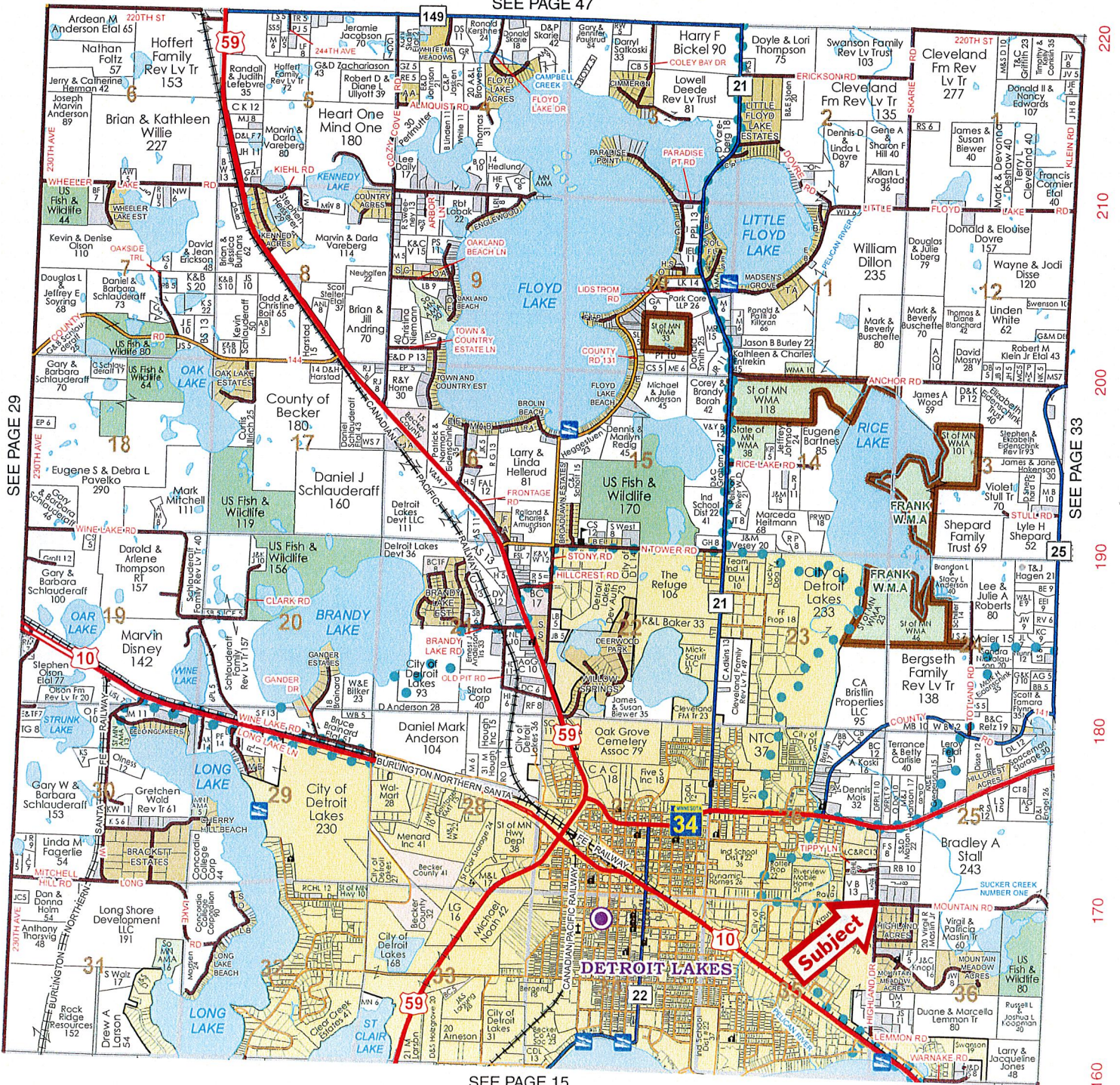


Detroit

Township 139N - Range 41W

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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****

September 27th, 2023 @ 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 Locations: 28603 St Hwy 34
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Final Plat for phase one (1) of a Common Interest Community consisting of twenty-seven (27) units to be known as TOY STORE 34 CONDOS.

LEGAL LAND DESCRIPTION: Tax ID number: **08.0443.000** Section 25 Township 139 Range 041; 25-139-41 PT SW1/4 NE1/4: COMM QTR COR SEC 25, S 1916.51', SLY 179.72' TO POB; NE 714.7', SELY 860.6', W 909.14', NLY 530.4' TO POB.; 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

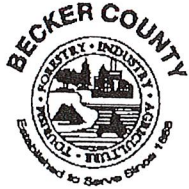
To view all application information on this project please visit:

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: Lake Neighbor's Properties LLC

Developer's Address: 290 Shorewood Dr
Detroit Lakes, MN 56501

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

Signature of Applicant: _____

Parcel ID Number: 08.0443.000 Project Address: 28603 St. Hwy 34

Proposed Plat Name: _____

.....
To be completed by Office

Date of preliminary approval: Planning Commission: 12/14/22 Detroit Twp: 9/12/23

What was approved & stipulations: Approve a Preliminary Plat for a common
interest community consisting of fifty-one (51) units
to be known as TOY STORE 34 CONDOS.

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 NO. 103



Total platted area = 5.26 acres (229,205 sq. ft.)

SITE PLAN
EXHIBIT B

orientation of bearing system is assumed.

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

OFFICIAL PLAT

EXHIBIT A

10399-14

www.meadowlandsurveying.com

Surveying the Lakes Area Since 1946

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.

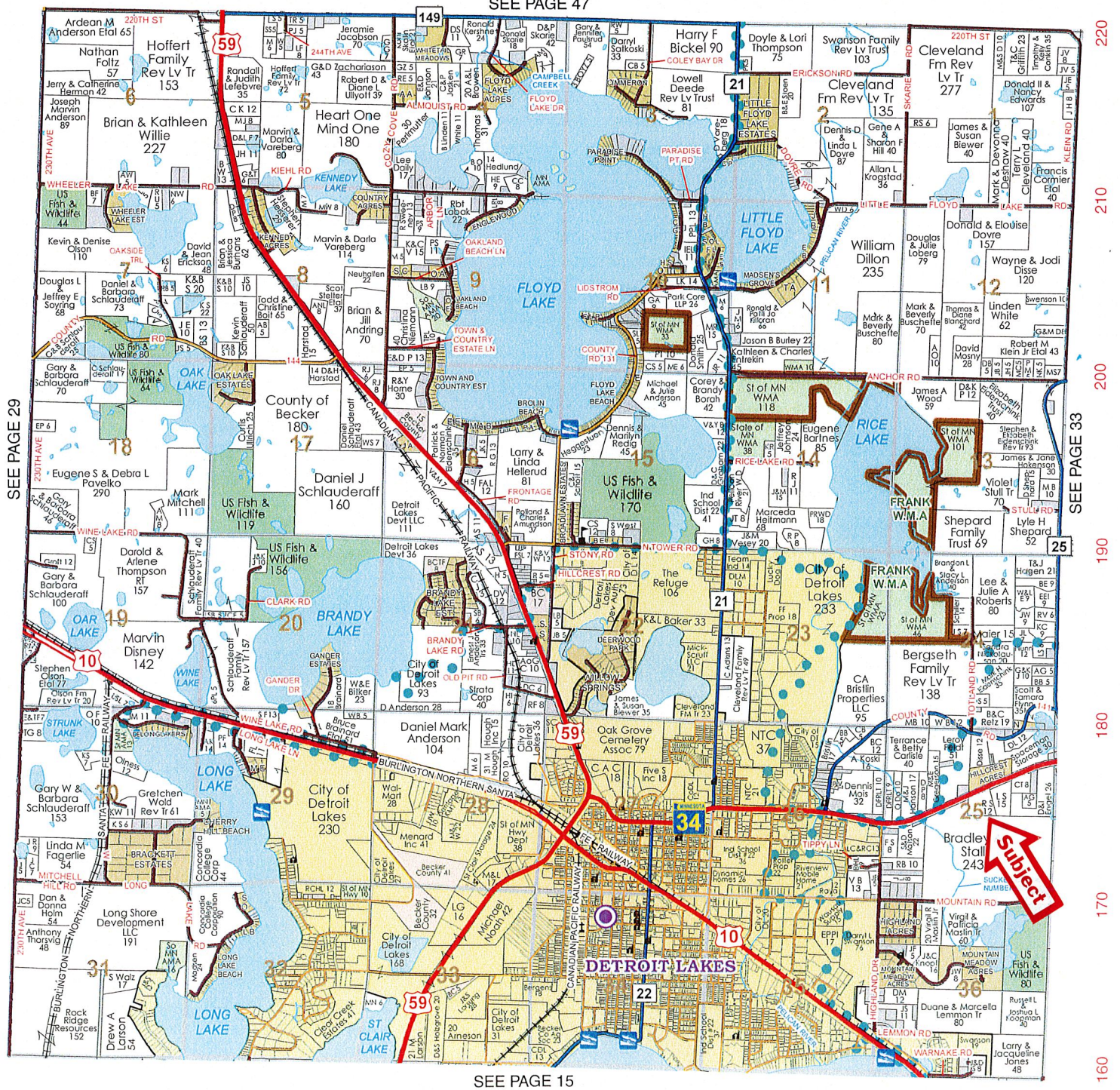
EXPERIENCE MATTERS!



Township 139N - Range 41W

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SEE PAGE 47



Subject

SEE PAGE 15



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****

September 27th, 2023 @ 6:00 P.M.

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

APPLICANT: Linda J Harris
18850 Archers Dr
Monument, CO 80132

Project Locations: TBD Pearl Lake Dr
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Change of Zone from Residential to Agricultural.

LEGAL LAND DESCRIPTION: Tax ID number: **17.1049.332** Section 12 Township 138 Range 042; PEARL LAKE TERRACE THIRD ADDN Lot 002 Block 001 LOTS 2, 3. BLK 1.; Lake Eunice Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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EMAIL: nicole.bradbury@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.

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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 _____ Preliminary Plat _____
(Complete Section 1) (Complete Section 2) (Complete Section 3)

Applicant's Name: Linda Harris

Applicant's Address: 18850 Archers Dr. Monument, CO 80132

Telephone(s): 719-373-9934 Date of Application: 8/31/2023

Signature of Applicant: Linda J. Harris

Parcel ID Number: 171049332 Project Address: TBD Pearl Lake Dr

Legal Description of Project:

PEARL LAKE TERRACE THIRD ADDN Lot 002 Block 001 LOTS 2,3. BLK 1

SECTION 1

*Zone Change For Existing Parcel Number 171049332
Current Zoning Residential Requested Zoning Agriculture
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 _____
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 8/31 Date Accepted _____ Authorized Signature _____
Application Fee _____ Notice Fee/Recording Fee _____ Date Paid _____
Receipt Number _____

Letter of Intent – Zoning Request

August 31, 2023

Dear Becker County Zoning Board:

This letter is to request that the property Parcel Number 171049332 be zoned as Agriculture. This property had been zoned as Agriculture prior to being platted as Residential in the past. Additionally, it is our goal to combine the adjacent 13.4 acres which is already zoned as Agriculture.

The reason for this request is that zoning as Agriculture would enable us to better manage the property fencing with the benefits using goats.

Goats are superior land managers. Goats eat unwanted vegetation, overbearing brush, and invasive plants. We are environmentally conscience and prefer to manage land by natural measures rather than using machinery, herbicides, or other livestock. Residue from herbicides used to clear land can be toxic to humans, animals and pollinators. Unlike mowers that cut weeds and allow seeds to lie, goats consume most the seeds along the weeds, thereby preventing unwanted reseeding. Stopping this reseeding is a benefit to all neighbor's property as well because the wind transfers and blows these seeds at will.

Thank you,

Linda Harris

719-373-9934

REQUEST TO COMBINE PARCELS

Requirements to combine property:

1. Parcels must be in the same school district, township and the same section.
2. Parcels must be owned by the same party.
3. All taxes must be paid in full, current and prior.

I/We request that the County Auditor-Treasurer combine the following parcels for the next tax year.

Parcel # 171049332

Parcel # 171049333

Parcel # _____

RECEIVED

APR 25 2023

BECKER COUNTY
AUDITOR-TREASURER

Signature of Owner(s)

Quide J. Harri

Phone contact

719-373-9934

Email

theater12@comcast.net

Date of Request

4/25/2023

Comptroller Seal 4/25

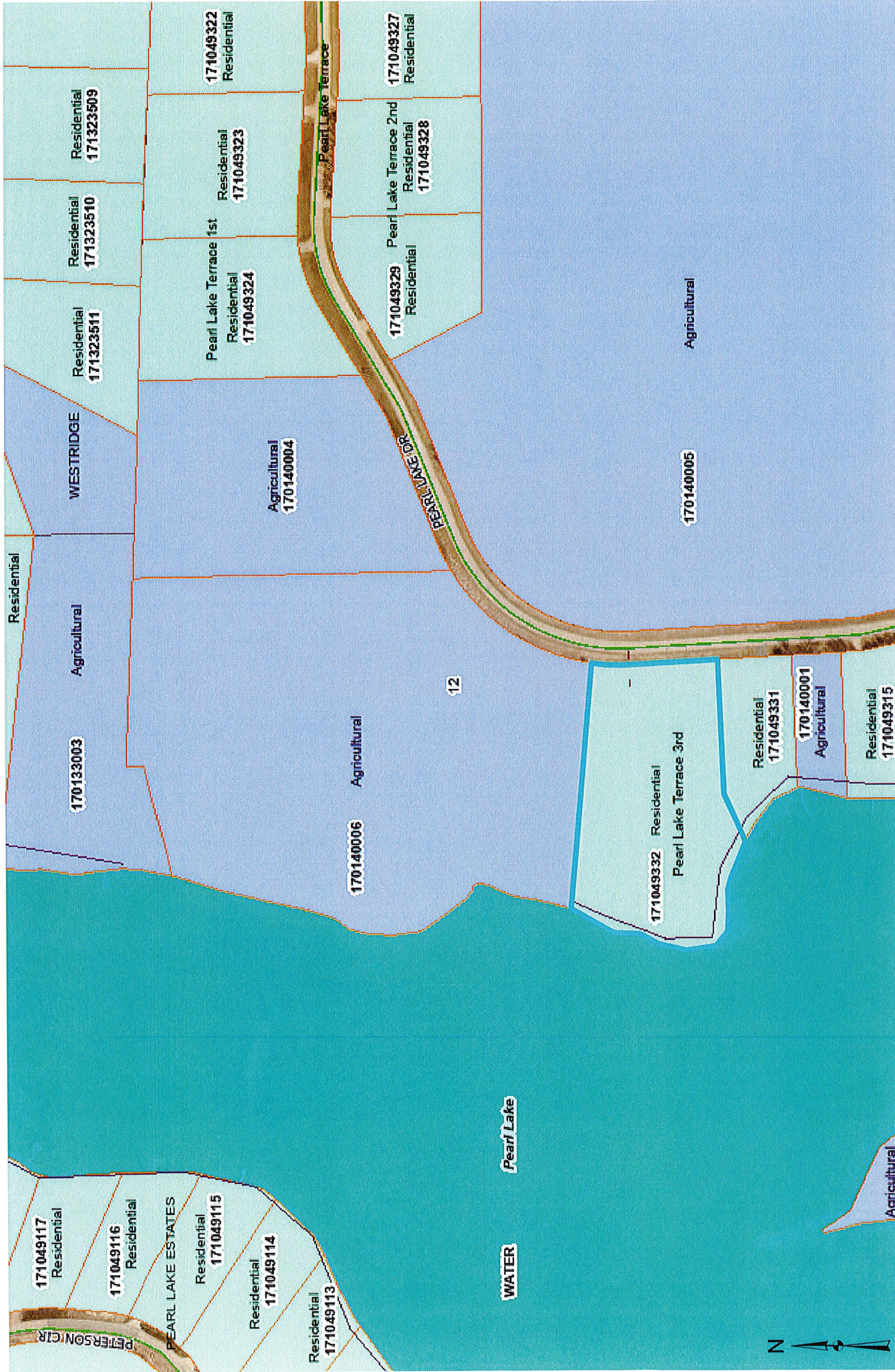
Combination (2023)

08/25/2023

Doc	Survey	PIN	S-T-R	Orig Descr	Orig Acres	Orig Owner	Change Type	New Descr	New Acres	New Owner
690198		17.1049.332	12-138-042	PEARL LAKE TERRACE THIRD ADDN Lot 002 Block 001	2	HARRIS LINDA J	Combined	LOTS 2, 3, BLK 1.	3.71	HARRIS
690199		17.1049.333	12-138-042	PEARL LAKE TERRACE THIRD ADDN Lot 003 Block 001	1.71	HARRIS LINDA J	Delete			

Supplemental documents:

[HarrisComb.pdf](#)



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.

1-4,514		
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.		Date: 9/8/2023



WATER Pearl Lake



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.

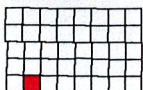
Becker County



1:2,257

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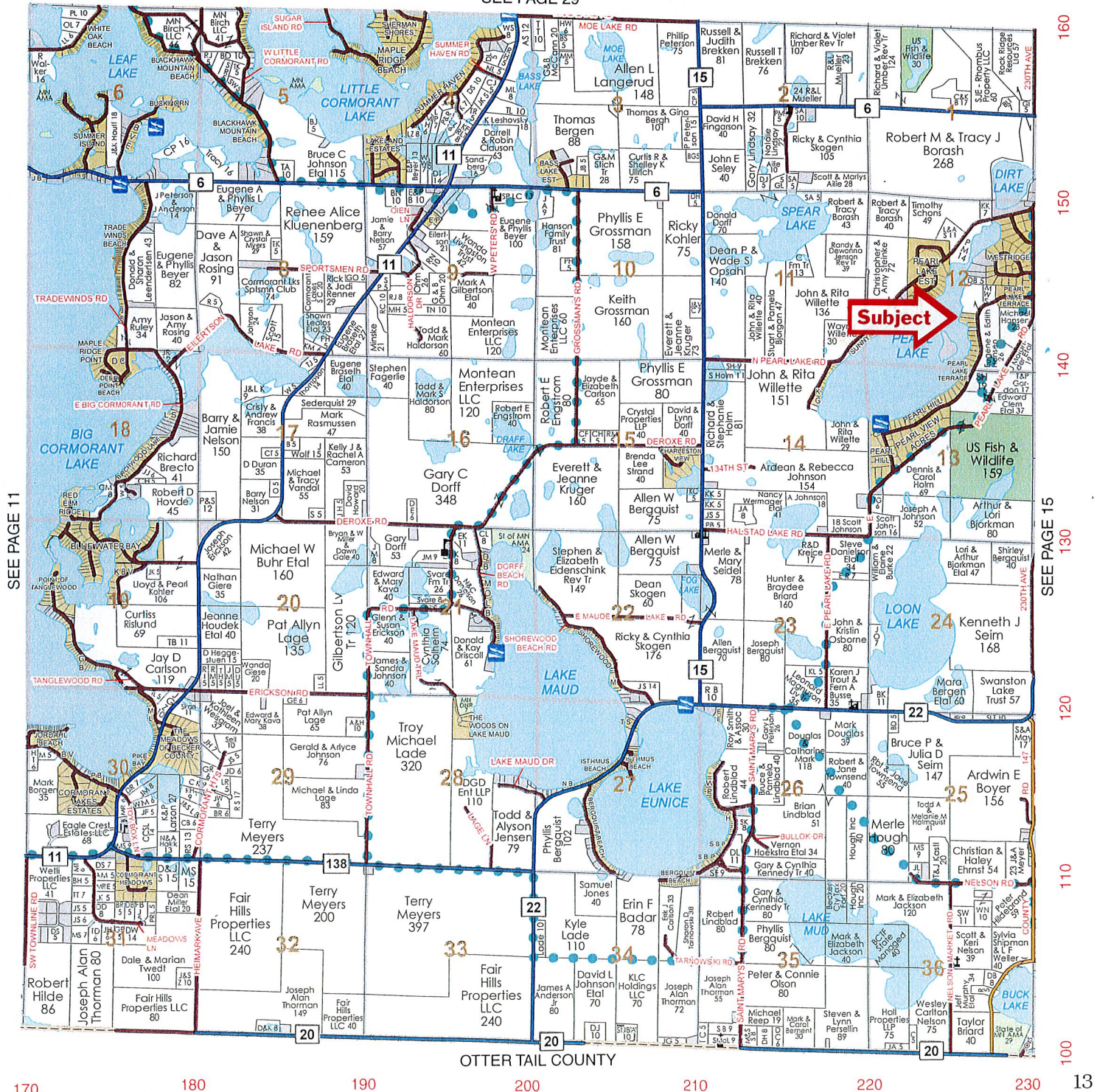
Date: 9/8/2023



Township 138N - Range 42W

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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****

September 27th, 2023 @ 6:00 P.M.

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

APPLICANT: Cale Arneson & Casey Arneson
PO Box 9949
Fargo, ND 58106

Project Locations: 24594 NE Rock Lake Rd
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Preliminary Plat for ten (10) lots.

LEGAL LAND DESCRIPTION: Tax ID number: **16.0145.000 & 16.0139.000** Section 21 Township 140 Range 040 & Section 20 Township 140 Range 040; 21-140-40 PT SEC 20. PT GOVT LOT 5 SEC 20. PT GOVT LOT 2, 3 SEC 21: COMM W QTR COR E 1298.11', S 312.23' TO CTR RD AND POB; SLY AL RD 1150.57', W 1264.31' TO ROCK LK, NLY AL LK 1453.42', ELY 1146.79' TO POB. TRACT B.; 21-140-40 PT SEC 20. PT GOVT LOT 5 SEC 20. PT GOVT LOT 2, 3 SEC 21: COMM W QTR COR SEC 21, E 1298.11', S 312.23' TO POB; NW 806.21' TO CTR RD, SLY AL RD 1150.57', W 1264.31' TO ROCK LK, SLY, NLY AND ELY AL LK 3813.25', N 1060.22 TO POB. TRACT C.; Holmesville 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.



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: Cale Ameson

Applicant's Address: Po Box 9949
Fargo, ND 58106

Telephone(s): _____ Date of Application: 9/4/23

Signature of Applicant: _____

Parcel ID Number: 16.0145.000
16.0139.000 Project Address: 24594 NE Rock Lake Rd

Legal Description of Project:

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 10
Name of Subdivision _____
Name of Proposed Roads _____
Shoreland (within 1000 ft of lake) X Non-shoreland _____
Current Zoning of property Agricultural
Is a change of zone required? _____ yes X 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? no
**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received 9/4 Date Accepted _____ Authorized Signature _____
Application Fee _____ Notice Fee _____ Recording Fee _____ Date Paid _____
Receipt Number _____



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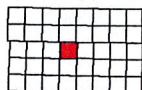
Becker County



1:18,056

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Date: 9/12/2023



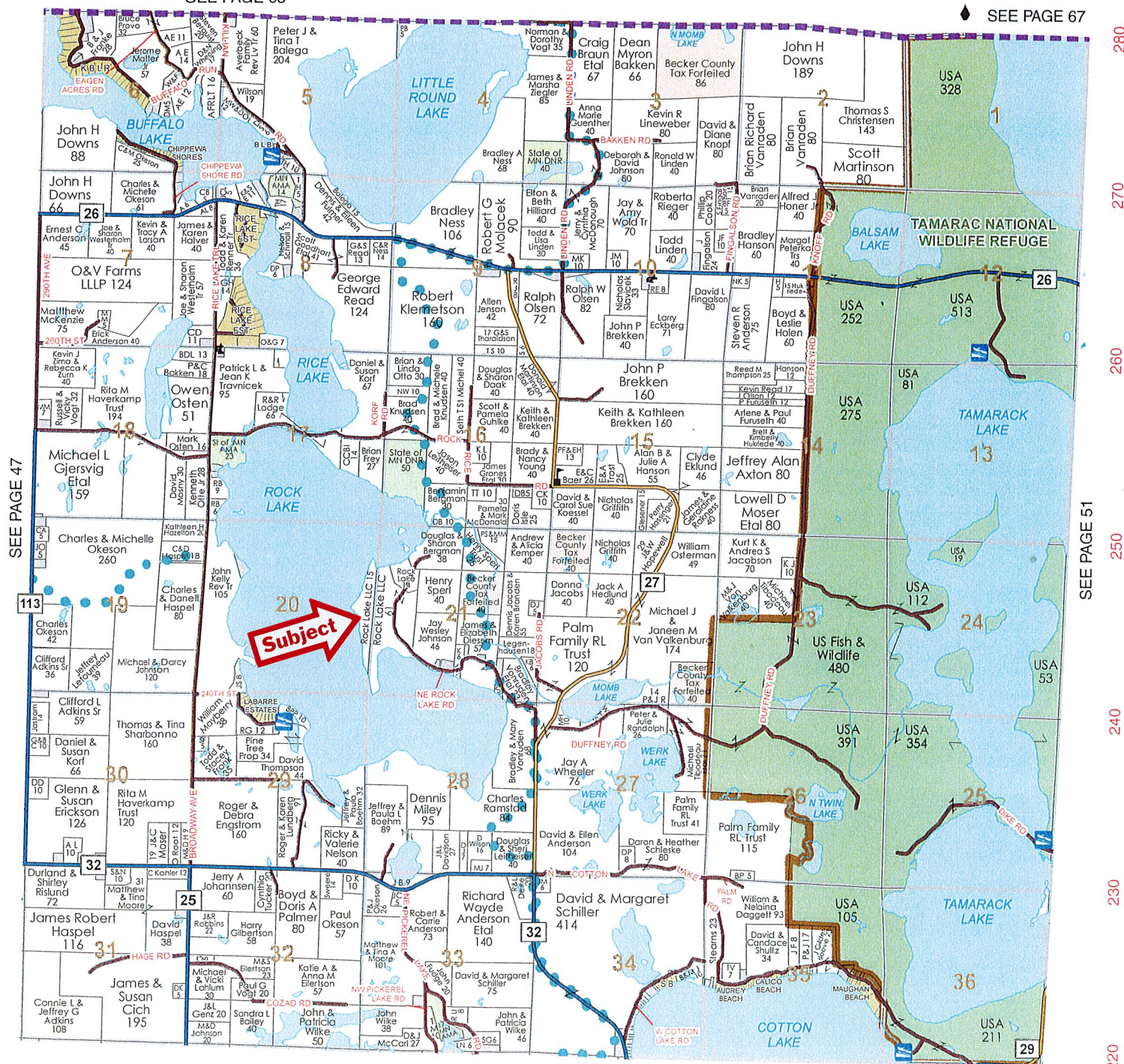
Holmesville

Township 140N - Range 40W

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PART OF GOV'T LOT 5, SECTION 20 AND PART OF GOV'T LOT 3,
SECTION 21, ALL IN T.140N., R.40W., BECKER COUNTY, MN

