

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
October 25th, 2023 @ 6:00 P.M.

3RD FLOOR JURY ASSEMBLY ROOM - BECKER COUNTY COURTHOUSE

APPLICANT: Brad Snelling & Leah Snelling 27205 Witter Ave Park Rapids, MN 56470

Project Locations: 55011 Grant St Osage, MN 56570

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a salvage yard.

LEGAL LAND DESCRIPTION: Tax ID Number: **21.0101.001** Section 16 Township 140 Range 036; N1/2 NW1/4 NW1/4; Osage Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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

Replies may be addressed to:

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

EMAIL: nicole.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 # CUP2023-92

Property and Owner Review		
Owner:	Parcel Number(s): 210101001	
Mailing Address:	Site Address:	
	Township-S/T/R: OSAGE-16/140/036	
	Shoreland? No Name:	
Legal Descr: N1/2 NW1/4 NW1/4	•	

Conditional Use Details Review

Description of Conditional Use Request: Request a Conditional Use Permit to operate a salvage yard.

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.

The entire area where i am planning on using is bordered by trees and will be unseen once the building is up.

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.

will not have any negative effect on neighboring properties

- 3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. i put in a driveway off of the township road and would like the fence off of the building to keep junk cars out of sight and unseen from any roads
- 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.

open area in front of the building

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.

Lights for security and nothing that will affect any neighbors,

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: Brad's Auto Wrecking

Business Owners: Brad Snelling

Business Type: Other - Please describe below If 'Other', explain: buying of scrap cars, only selling to

wholesale-mill-other scrap companies

Type of Merchandise: automobiles

Type of Service: autosalvage

Hours and Days of Operation: 7:00-7:00

Number of Employees: 0

Off-Street Parking Plan:

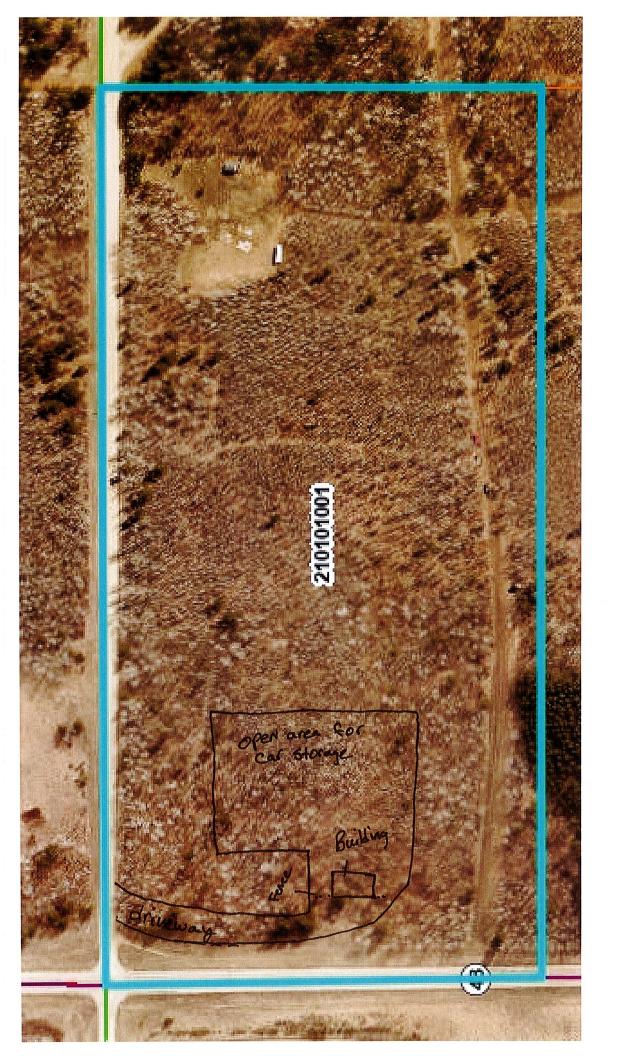
Size of structure to be used for Business: max 50x100
New or Existing: New Structure

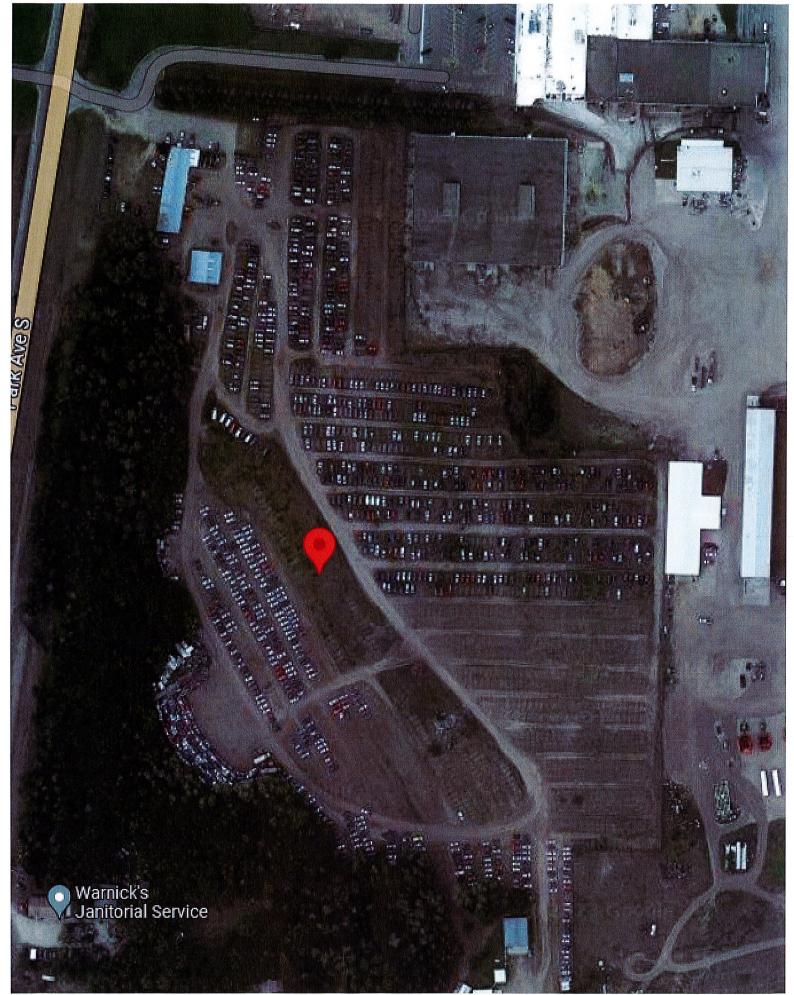
Signage Plan: would like a sign on whats allowed, either on the building or road frontage

Exterior Lighting Plan: around the building

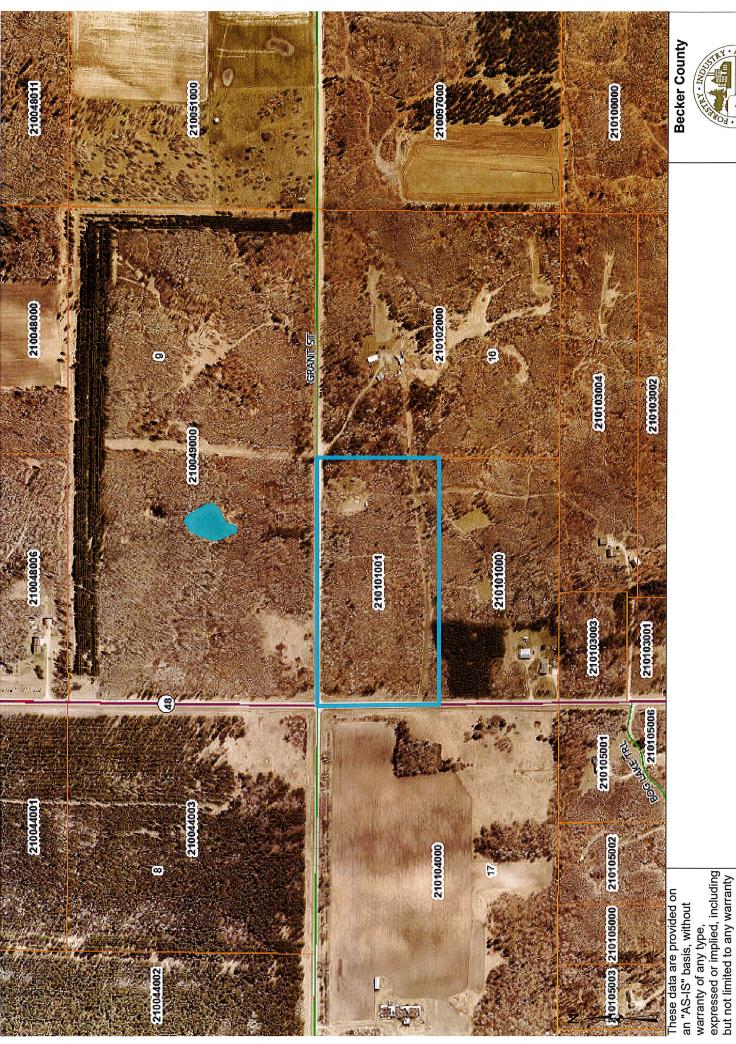
Known Environmental Hazards: n/a

Additional Business Plan Information: doing business of hauling vehicles in/out,





For reference: Former business & owned; Dick's Auto Wicking, Park Rapids.



Date: 10/4/2023

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as to their performance, merchantability, or fitness for any particular purpose.

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





Township 140N - Range 36W

Copyright © 2019 Mapping Solutions SEE PAGE 73 Kimball Logging 35 KS&L 11 Justin Kimball 23 Steven & Debra Sehr 118 Kathleen & Edward & Roger R Weaver 74 Rudolph & Frances Descendants LLC 314 James & Karla Cynthia Carver 311 Jeff First Shot Becker County Tax Forfeited 201 Hensel Simpson 155 144 245 Jeffrey M L 10 Hensel Debra S Becker County Park Family Land Trust 80 Nonnette Clifford 30 Crandall 80 316 Gerald & Lori Neuerburg 160 William Duane & Nadine Arvidson 30 RJ 10 David Diane Foster 199 & Nora Sharp 80 Lance D SC 7 Wm 20 Erik Lageson Theresa AH Lance D Crandall 110 Becker Family Rev Lv Tr 95 Simpson 160 B S 10 Crandall 80 Michael George Hensel 40 Gloria A Johnson 65 Wright Way Dairy LLC Ryan T Blanchard 60 Roger eterso 55 K&E ensel 20 Maryin Mary Girtz 40 Becker County Tax Forfeited 160 David R Herbert & Christina 80 Sharp 160 DS 5 20 R&A Peterson Kathering Yliniemi 40 Potlatch Operating Co 400 Virginia Ranisate 80 Ronald & Judy Girtz 40 Barbara , Johnson 1 James & Marcy Hensel 195 Hensel 155 **Paulas** Rentals LLC 160 Duane E Tommy J Johanning 40 Profiles Daniel M & Brant D ohnso 60 Edward & Ann Hensel 120 Jeremy H & Carrie Hensel 233 Wilson 140 RB : Darlene M Michael Johnson 50 Whitetail Properties LLC 74 Tyler J & Elizabeth Henry 80 Tracy Becker Steven-son 17 Leroy & Sandra Paulson 74 Dowling 80 Delroy P Girtz 20 260 Kevin & Todd Terry & Laurie Kimball 80 Pritchard 29 Roger & Lois Just 102 Dirks &S Kako 20 Etal 40 Jaso Jaibe Etal 40 Calvin & Alice James Adam William: 70 Sharon L K&D C M5 Shawn A Stuart G Foster 64 Thayer 80 Steven Wagner & Teryl Hurst 40 Noble 146 Brenda . Decker 40 May 60 Jeffrey Lynn Just 38 Steven 8 Mary C Wolff 36 Jeremy & Carrie C&P H 10 Brad & Cheryl Akre 50 RD Hensel Offult Company 80 80 Dennis M J&L W 10 Dean & Joni Sharp 80 Larry & Patricia andber Bernard & Dodge 95 Na Guetter LLC 139 Karen Zwirtz 160 Mary Poole Proffutt LP Sexton COUNTY Peter Ennen Etal 70 20 G&J Rehborg 20 W&D Shelton Trust 67 126 Cheryl rehse 20 M&P Thomas G Slover 80 Michael & 20 Tory 1 R D Offutt Company Louis G Guetter Etal 109 HUBBARD Jacqueline Hadfield Sexton Dean B David H & Trust Erickson 160 80 Sharon C Wolff 298 Deborah Koester Etal 40 Bruce Tracy Becker 113 Jeffrey I Mettert @ Brown 60 160 Kelly Kimball 20 Archie John E Robinson & Sarah Robinson-Balzer 158 Gerry & Wes Henderson Paige Mettert 131 Tod Tod enjamin LLC Troy H Becker 142 Trus Becker 149 Becker 300 Nathar Pike Trs 45 Daniel & Barbara Martin 38 Darre Smith 1 SP 6 MW S K 34 Kimballs Sawmill & Logging 34 RD John E Robinson & Sarah Robinson-Balzer 142 LLC 39 Offutt Mark & Brenda Parsons 156 Tod Company Tracy R D Offutt Becker 152 Robert & Mary Hallerstrom 73 Cleo E & Rose M Williams Trs 40 Becker 133 Etal 159 27 Company 135 20 A&J Debliec eanna 29 leitchler A&A A 10 Anthony & Connie Swenson 32 Holmer Jason 8 Kimberly Knaack 36 BCTF Backer County I D&B 1 Smythe Family Trust AF 5 R D Offutt State Kris & Peter R D Offutt Company 392 Family LP 240 Forest 140 Company 471 Randolph 181 State of MN DNR Jason & Rachael Deitchler 67 205 Jeffrey Holmer 40 BCTF Jane M Pritchard 59 R D Stephen K Seidl 280 Smythe Family LP 320 State 47 Offutt Company Etal 320 R D Offutt Brendo Kay Wehmo & Dennis (owalke Forest Company 320 Gerry Z Southerton 451 31 80 Thomas 36 Larson 40 Fischens Slate Managed Tod Donna Raeder 40 Chris R D Offutt Kathryn Debleck 40 X SMOKY HILLS R D Offutt Becker Company 344 Bauleke STATE FOREST 150 Company 160 James & Linda Stearns 40 Susan Odegaard 40 rislophe Prop 21 Lee W Sunram Robert & Debra Pugh 80 130 Alex W State of MN DNR Carlson Hawks 1 Bishop 80

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COUNTY OF BECKER

Planning and Zoning

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PLANNING COMMISSION NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION
October 25th, 2023 @ 6:00 P.M.

3RD FLOOR JURY ASSEMBLY ROOM - BECKER COUNTY COURTHOUSE

APPLICANT: Derek A Haug 35601 100th Ave Ulen, MN 56585

Project Locations: 35601 100th Ave Ulen, MN 56585

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a firearms business.

LEGAL LAND DESCRIPTION: Tax ID Number: **35.0115.003** Section 30 Township 142 Range 043; PT NW1/4: COMM SW COR NW1/4, E 950', N 1100', W 950', S 1100' TO POB; Walworth 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.

Conditional Use Application Review

Permit # CUP2023-93

Property and Owner Review		
Owner:	Parcel Number(s): 350115003	
Mailing Address:	Site Address:	
	Township-S/T/R: WALWORTH-30/142/043	

Shoreland? **No** Name:

Legal Descr: PT NW1/4: COMM SW COR NW1/4, E 950', N 1100', W 950', S 1100' TO POB

Conditional Use Details Review

Description of Conditional Use Request: Online business

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.

None

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

- 3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. **Business will online all facilities are good.**
- 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.

Business will be online limited to no parking will be needed.

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.

Closest neighbor is a quarter of a mile away there will be no signs or additional lighting.

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: 223 and Me LLC

Business Owners: Derek Haug

Business Type: Other - Please describe below If 'Other', explain: Online sales

Type of Merchandise: Firearms and ammunition

Type of Service:

Hours and Days of Operation: Monday to Saturday by appointment online only

Number of Employees: 1

Off-Street Parking Plan: Any parking can be provided by driveway.

Size of structure to be used for Business: Attached garage 30x30

New or Existing: Existing Structure

Signage Plan: None	
Exterior Lighting Plan: Existing lighting	
Known Environmental Hazards: None	
Additional Business Plan Information:	



Date: 10/6/2023

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

BVA HT001

350115001

350115002

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Date: 10/6/2023 as to their performance, merchantability, or fitness for any particular purpose.

218-299-5003

http://claycountymn.gov



Walworth

Township 142N - Range 43W

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COUNTY OF BECKER

Planning and Zoning

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HEARING DATE AND LOCATION
October 25th, 2023 @ 6:00 P.M.

3RD FLOOR JURY ASSEMBLY ROOM - BECKER COUNTY COURTHOUSE

APPLICANT: NMG LLC 18550 Hwy 59 Detroit Lakes, MN 56501 Project Locations: 24724 Co Hwy 6

Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a plumbing, and heating, ventilation, and air conditioning (HVAC) business.

LEGAL LAND DESCRIPTION: Tax ID Number: **19.0076.004** Section 05 Township 138 Range 041; 5-138-41 PT GOVT LOT 6: COMM E QTR COR SEC 5, W 947.32' TO POB; N 446.13', NE 125.43 TO ST CLAIR LK, NLY AL LK 1129.08', W 11', S 1336.83', E 384.08' TO POB.; Lake View Township

REFER TO BECKER COUNTY ZONING ORDINANCE

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Conditional Use Application Review

Permit # CUP2023-94

Property and Owner Review

Owner:	Parcel Number(s): 190076004
Mailing Address:	Site Address:
	Township-S/T/R: LAKE VIEW-05/138/041
	Shoreland? Yes Name: St. Clair (Lake View & Detroit)
,	[NE Tier 2]

Legal Descr: 5-138-41 PT GOVT LOT 6: COMM E QTR COR SEC 5, W 947.32' TO POB; N 446.13', NE 125.43 TO ST CLAIR LK, NLY AL LK 1129.08', W 11', S 1336.83', E 384.08' TO POB.

Conditional Use Details Review

Description of Conditional Use Request: Base a plumbing and HVAC shop at the location

- 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's already zoned commercial/ agricultural and is in an area of like buildings.
- 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 building is consistent with surrounding buildings.

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

There is natural gas, existing access / approach, and no interference with surrounding properties.

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 space on the 7 acres to park and operate business.

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.

Only sign will be on the building itself. Only building lights on timers will be installed, focused on the parking lot in their vicinity. There is no noise, odor, dust, or vibration to be an issue since we work out of our vehicles at the customer's job site.

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 per MPCA and watershed permits. It is physically impossible for any runoff to get to a body of water.

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

The building height is per permit, and a substantial distance from the lake.

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

Drilled a well and installing septic per design.

6d. Describe how the types, uses and number of watercrafts that the project will generate can be safely accomodated. We don't use watercraft there.

Business Plan Review

Name of Business: Green's Plumbing & Modern Heating

Business Owners: Nicholas Green

Business Type: Service If 'Other', explain:

Type of Merchandise: Plumbing & HVAC goods

Type of Service: Plumbing & HVAC services

Hours and Days of Operation: Monday through Friday, 8am to 5pm

Number of Employees: 22

Off-Street Parking Plan: On the acreage next to building

Size of structure to be used for Business: 48'x200' shop building

New or Existing: New Structure

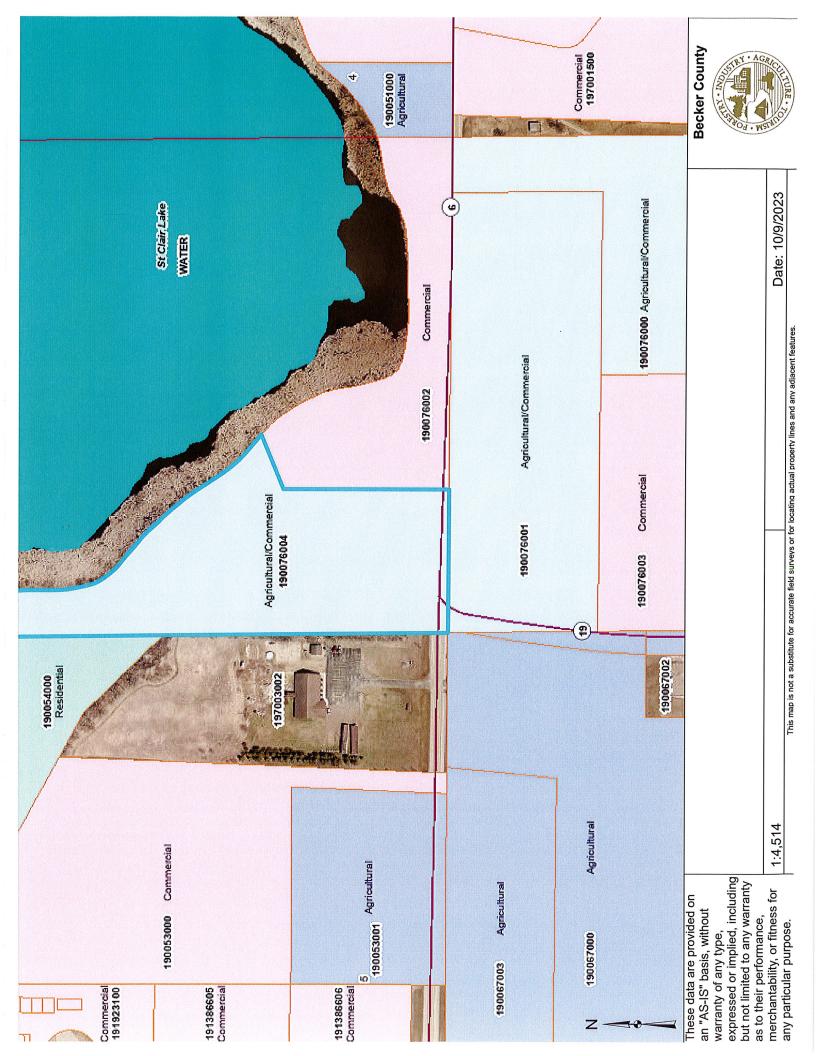
Signage Plan: On building

Exterior Lighting Plan: Over entrances / doors

Known Environmental Hazards: No

Additional Business Plan Information:







Date: 10/9/2023

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

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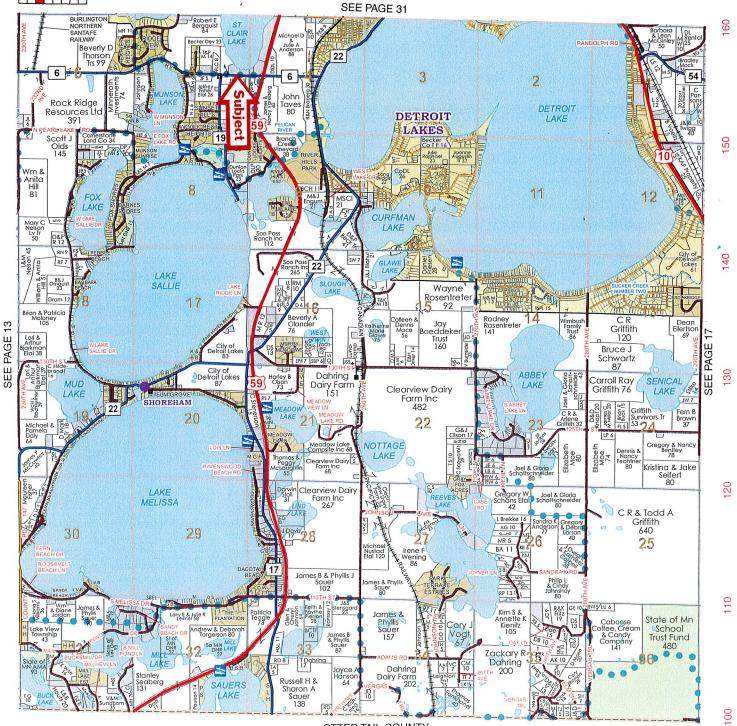
as to their performance, merchantability, or fitness for any particular purpose.





Township 138N - Range 41W

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OTTER TAIL COUNTY