



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**

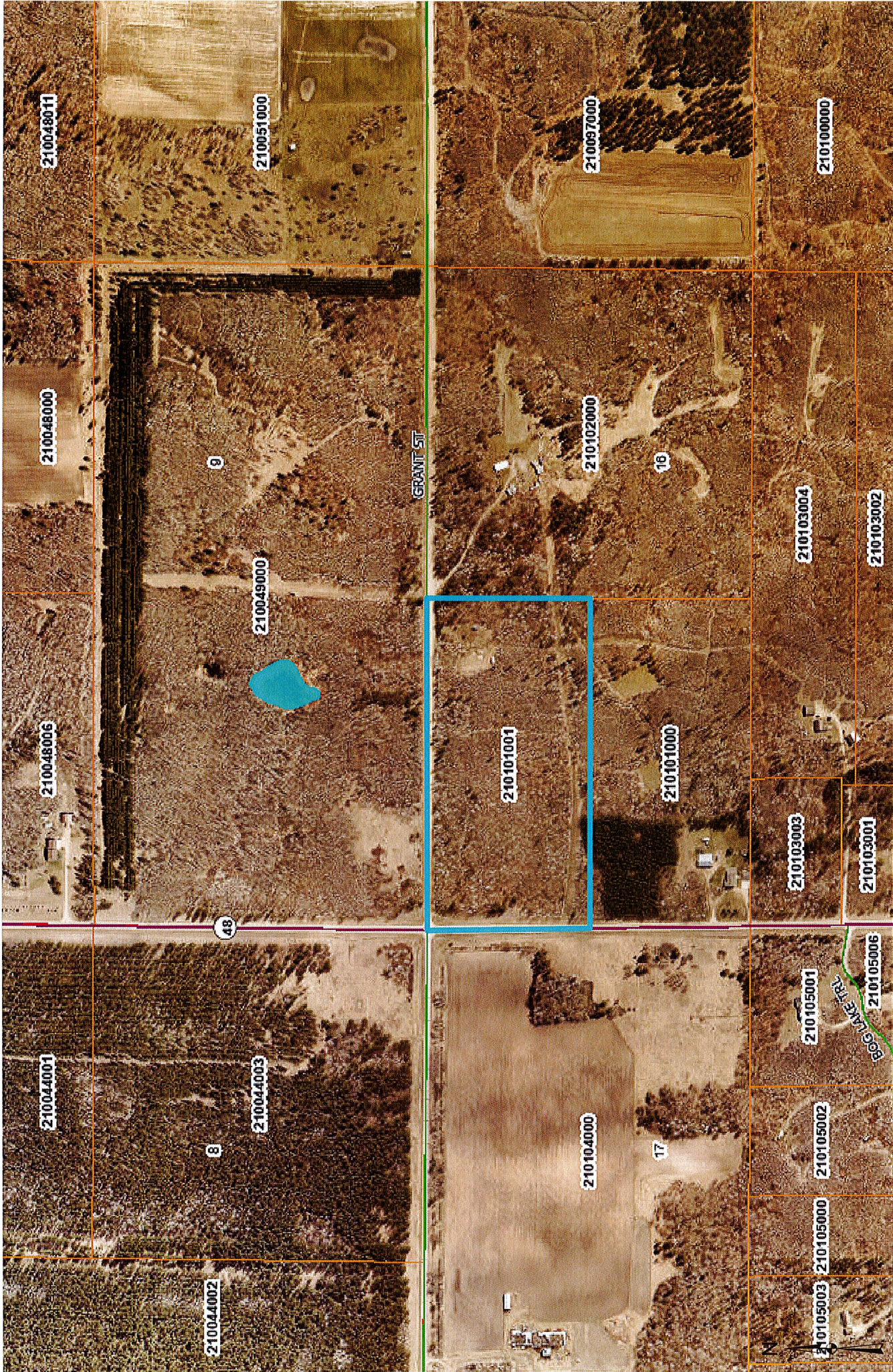
Additional Business Plan Information: **doing business of hauling vehicles in/out,**

210101001





for reference: former business I owned; Dick's Auto Wrecking
Park Rapids.



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Becker County



1:9,028

Date: 10/4/2023

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



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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: 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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Detroit Lakes, MN 56501

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.

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 accommodated.

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:

100TH AVE

350115003





Clay County



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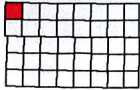
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Date: 10/6/2023

Becker County



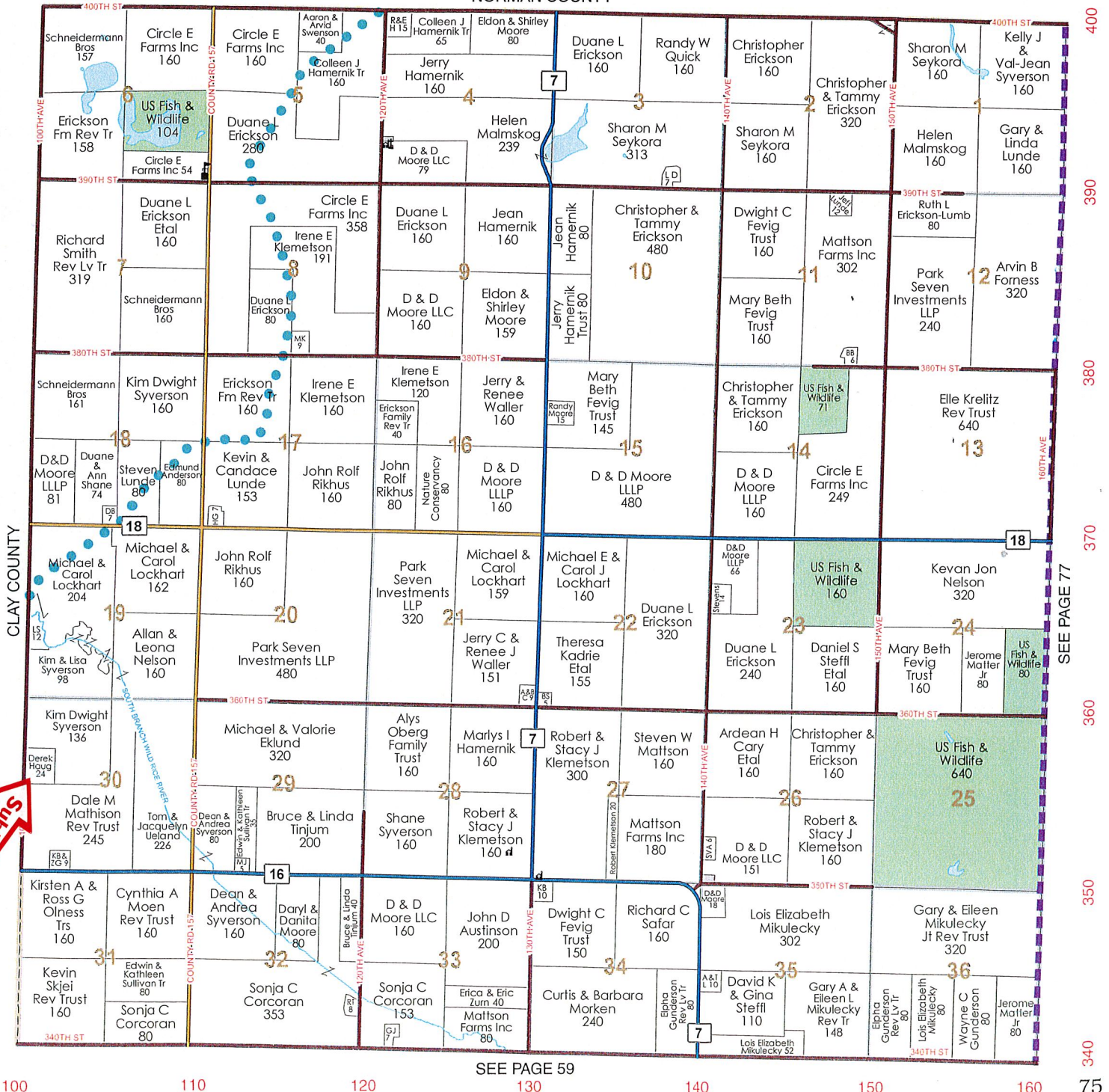


Walworth

Township 142N - Range 43W

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NORMAN COUNTY



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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****

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

Replies/Comments:

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Replies may be addressed to:

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Detroit Lakes, MN 56501

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.

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 # CUP2023-94

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 accommodated.

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:



ON  HUNT



500 ft

1381 ft elevation



TED
MCDANIEL
& PATRICIA
MCDANIEL

FAITH
FREE
LUTHERAN
CHURCH

RMG
LLC

STEVEN L
SKADSEM
& SARA B
SKADSEM

County Hwy 6

19

JJW
PROPERTIES
LLC

Sat
2D



Hunt Map
Layers

(x) Offline Maps



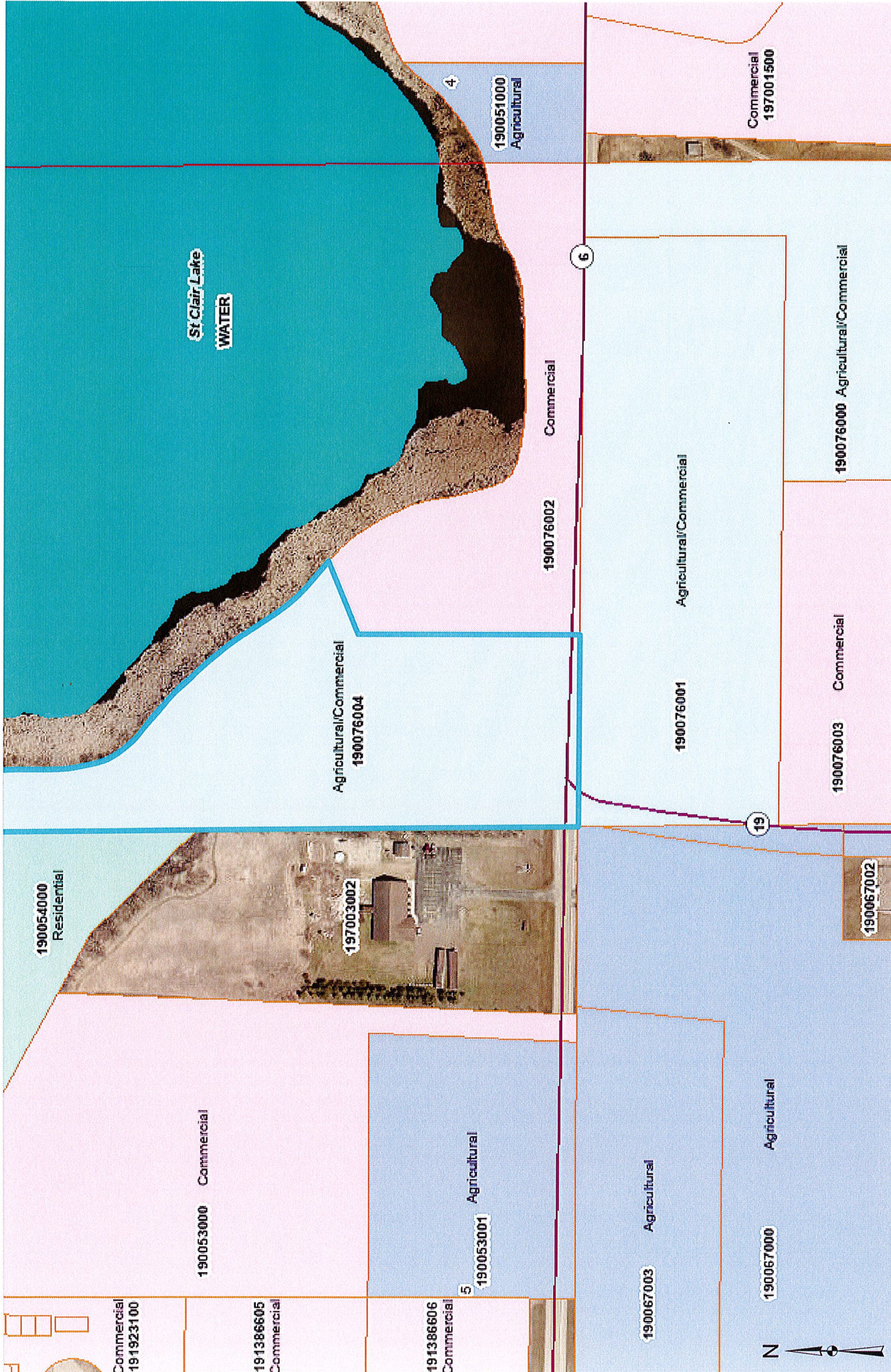
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Tools



Tracker

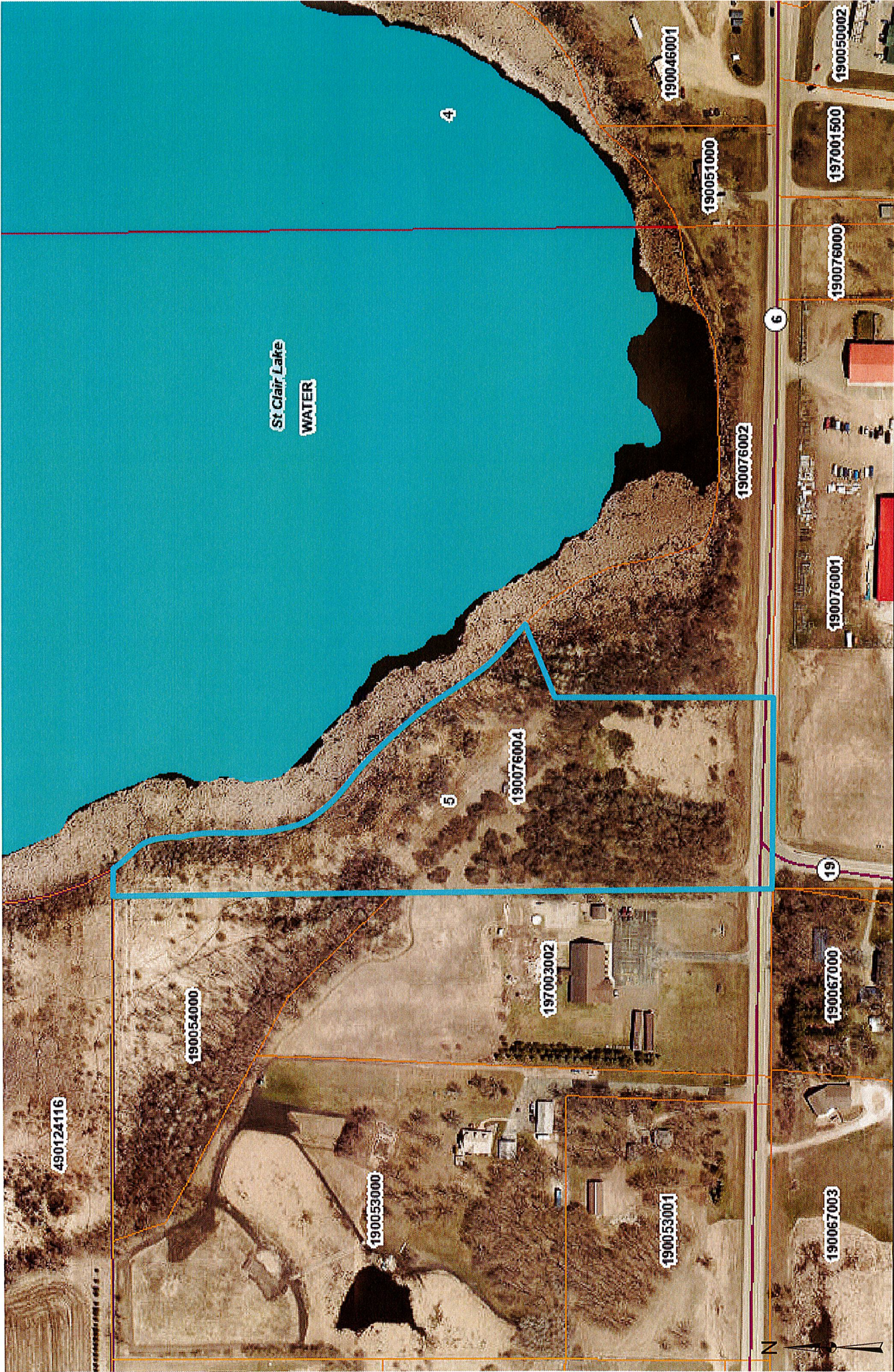


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Becker County



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Becker County



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Date: 10/9/2023

