



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****

March 27th, 2024 @ 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 Location: TBD Co Hwy 6
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Final Plat for a common interest community consisting of twenty-one (21) units to be called LAKER ISLAND STORAGE FIRST ADDITION.

LEGAL LAND DESCRIPTION: Tax ID Number: **19.0047.003** Section 04 Township 138 Range 041; 4-138-41 PT GOVT LOTS 3-4, PT SE1/4 NW1/4; COMM CTR SEC 4, W 132' TO POB; N 165', E 132', N 1906.08', W 66', N 432.69', NW 103.08', N 150.01', W 1100.2', SLY AL TH 59 1095.52', E 300', NLY 786.06', E 227.28', SELY 599.44', SLY 614.87', S 378.12', SW 894.46', W 326.92', W 105.4', S 58.99', E 1264.98' TO POB. TRACT A-2.; 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:

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: Michael D Anderson

Developer's Address: 213 Willow St. E
Detroit Lakes, MN 56501

Telephone(s): 218-841-1278 Date of Application: 3/4/24

Signature of Applicant: _____

Parcel ID Number: 19.0047.003 Project Address: TBD County 6

Proposed Plat Name:
LAKER ISLAND STORAGE FIRST ADDITION

.....
To be completed by Office

Date of preliminary approval: May 8th, 2023

What was approved & stipulations: Approved a Preliminary Plat for a common
interest community consisting of twenty-one (21) units to be
called LAKER ISLAND STORAGE FIRST ADDITION.

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 _____.

LAKER ISLAND STORAGE FIRST ADDITION

SUBJECT TO an easement for right of way purposes for County State Aid Highway No. 6. FURTHER SUBJECT TO any other easements, restrictions and reservations of record, if any.

Total of Unit Areas = 28,524 sq. ft.
Common Element = 279,010 sq. ft. (6.37 Acres, includes road easements for County State Aid Highway No. 6 and the storm water management area,
Total Platted Area = 307,534 sq. ft. (7.06 Acres)

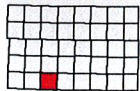
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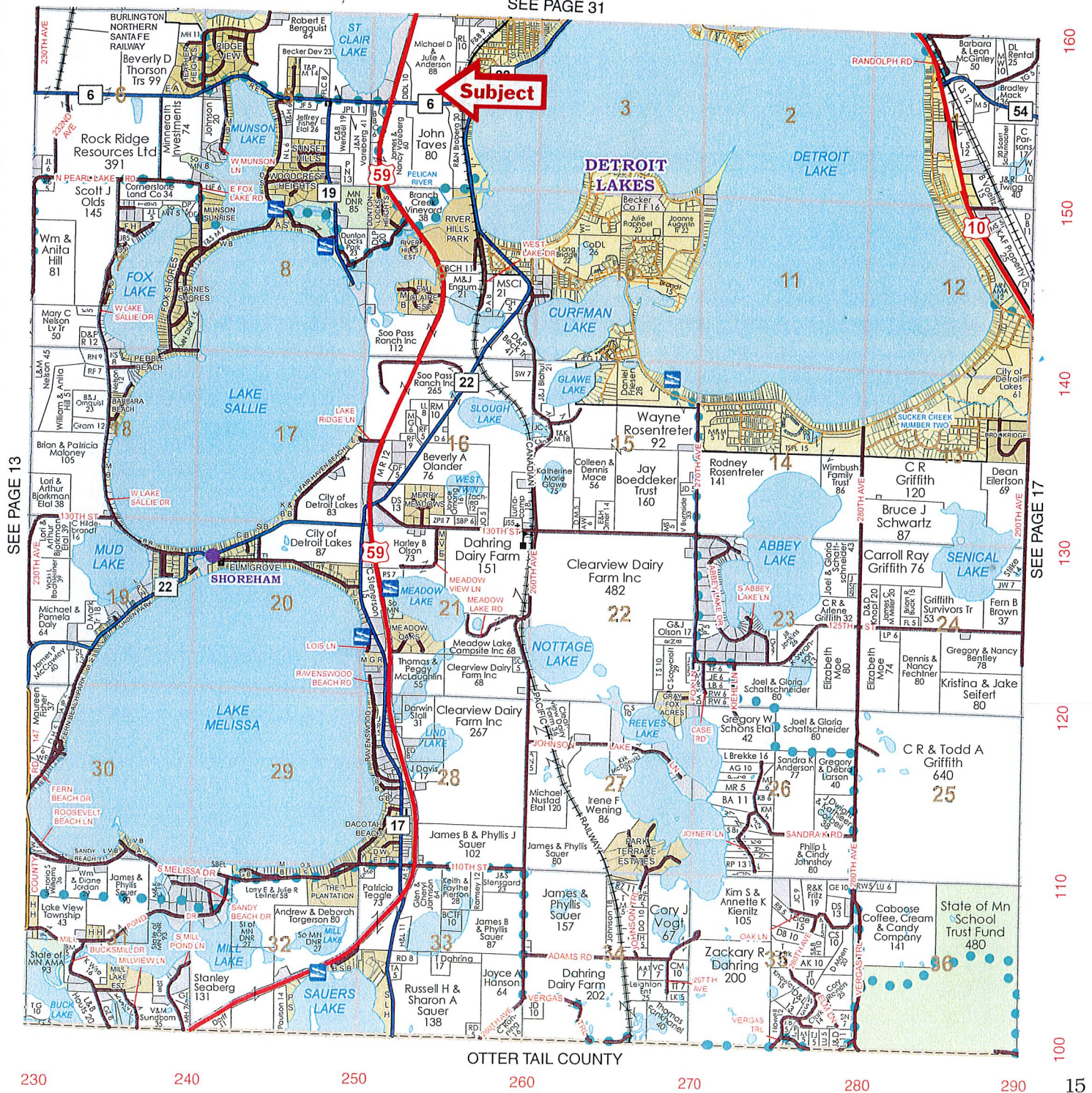
Lake View

Township 138N - Range 41W

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SEE PAGE 31





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

March 27th, 2024 @ 6:00 P.M.

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

APPLICANT: Jarko Properties LLC
PO Box 206
West Fargo, ND 58078

Project Location: 15912 Co Hwy 6
Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Preliminary Plat for thirty (30) existing units and forty-one (41) new units to be known as ELITE SHOP CONDOS.

LEGAL LAND DESCRIPTION: Tax ID Numbers: **06.0038.018 & 06.0038.020** Section 02 Township 138 Range 043; PT SW1/4 SE1/4: COMM S QTR COR TH E 749.63' TO CTR LN CSAH #5 TH N AL HWY 430.17' TO POB; N AL HWY 520.18', SELY 307.87', SELY 462.25' TO E LN SW1/4 OF SE1/4, S 231.61', TH W 641.48' TO POB AKA TRACT C & PT SW1/4 SE1/4: BEG SE COR TH W 563.16' AL CSAH #6, TH NWLY 334.89' AL CSAH #5, ELY 641.48' TO E LN SW1/4 SE1/4, TH SLY 433.60' TO POB AKA TRACT D REF: PT 06.0038.000 IN 2008; Cormorant Township

REFER TO BECKER COUNTY ZONING ORDINANCE

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Replies may be addressed to:

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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.

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Receipt Number _____

PRELIMINARY PLAN OF
ELITE SHOP CONDOS
A COMMON INTEREST COMMUNITY

Owner: Corey and Julie Orvig

Owner: Dennis and Carmo Johnson revocable trust

Owner: Brian and Paulette Olson

Owner: Chad and Shiela Sogge

SECTION C1

COUNTY HIGHWAY NO. 5

STATE HIGHWAY NO. 6

Wetland

COMMON ELEMENT

Building setback lines

Unit 101, Unit 102, Unit 103, Unit 104, Unit 105, Unit 106, Unit 107, Unit 108, Unit 109, Unit 110, Unit 111, Unit 112

Unit 201, Unit 202, Unit 203, Unit 204, Unit 205, Unit 206

Unit 207, Unit 208, Unit 209, Unit 210, Unit 211, Unit 212

Unit 301, Unit 302, Unit 303, Unit 304, Unit 305, Unit 306, Unit 307, Unit 308, Unit 309, Unit 310, Unit 311, Unit 312

Unit 401, Unit 402, Unit 403, Unit 404, Unit 405, Unit 406, Unit 407, Unit 408

Unit 501, Unit 502, Unit 503, Unit 504, Unit 505, Unit 506, Unit 507, Unit 508

Unit 509, Unit 510, Unit 511, Unit 512, Unit 513, Unit 514, Unit 515, Unit 516, Unit 517, Unit 518, Unit 519, Unit 520, Unit 521, Unit 522

Existing gravel area to be restored to grass (shaded)

Rock

Existing Gravel

434'

433'

432'

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1. ELITE SHOP CONDUS is a proposed storage condominium consisting of 69 units in a proposed common interest community. There are 30 existing units in 3 multi-unit buildings, and 39 proposed units in 2 multi-unit buildings and 25 stand alone units. It is located in the SW 1/4-SE 1/4, of Section 2, Township 138 North, Range 43 West, Cormorant Township. The unit areas shown will contain a storage building. The area shown as "Common Element", including the gravel driving surfaces and a concrete 20' apron in front of the units will be commonly owned by the unit owners and maintained through an association.
2. All buildings will be at least 10 feet apart.
3. The units will have electricity with no sewer or water services.
4. No units will be allowed to conduct business in the development.
5. Property is zoned Agricultural by Becker County.
6. Only downward facing lighting will be allowed.
7. If subdivision is approved, a grading and storm water management plan will be engineered in accord with Becker County, Cormorant Watershed District and MPCA requirements.
8. Adjoining owner names are per the Becker County GIS map.
9. Elevation contours shown at 5' intervals per field location.

Total proposed project area = 503,615 sq. ft. (11.56 acres)

Project area excluding road right of ways = 402,546 sq. ft. (9.24 acres)

Proposed gravel area = 112,626 sq. ft. (excluding gravel in right of ways)

Proposed concrete area = 20,000 sq. ft.

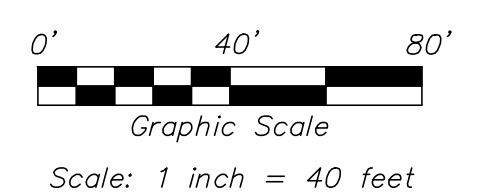
Existing rock area = 6,107 sq. ft.

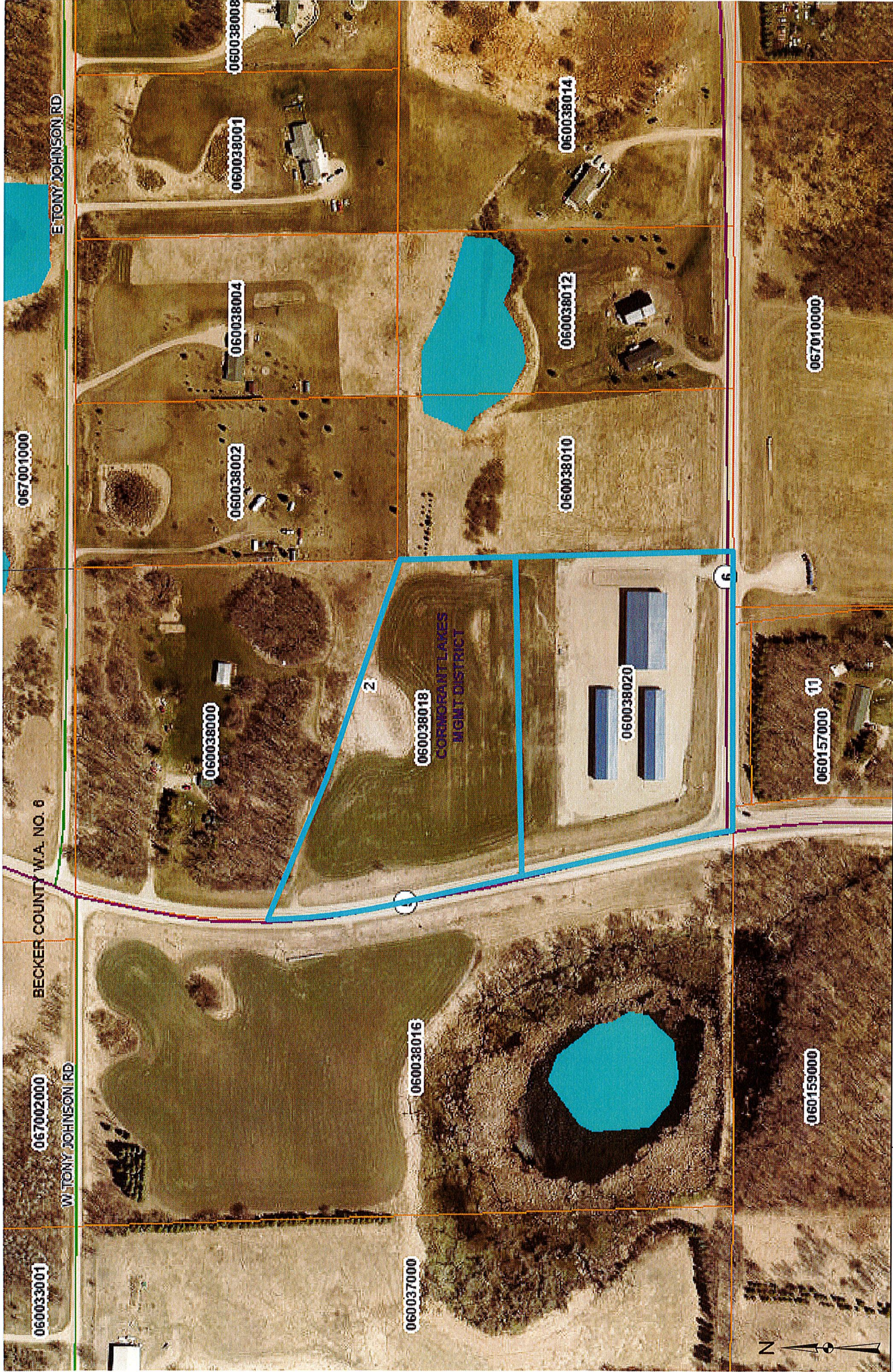
Units area = 117,651 sq. ft.

Total proposed impervious = 256,384 sq. ft. (63.7%)

CLIENT:
HEYENNE COMMERCIAL CONDOS
O BRUCE QVAMMEN
251 OAKRIDGE LOOP EAST
WEST FARGO, ND 58078

COMP FILE:	02JOHNSONDENNIS(CC)
S/T/R:	2/138/24
DWG FILE:	ELITESHOPCONDOS.DWG
COMP BY:	JSL
DRAWN BY:	JSL





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: 3/7/2024

Becker County



- Visitor Information
- Vacation Planning



www.VisitDetroitLakes.com

218-847-9202

700 Summit Ave.

Detroit Lakes, MN 56501

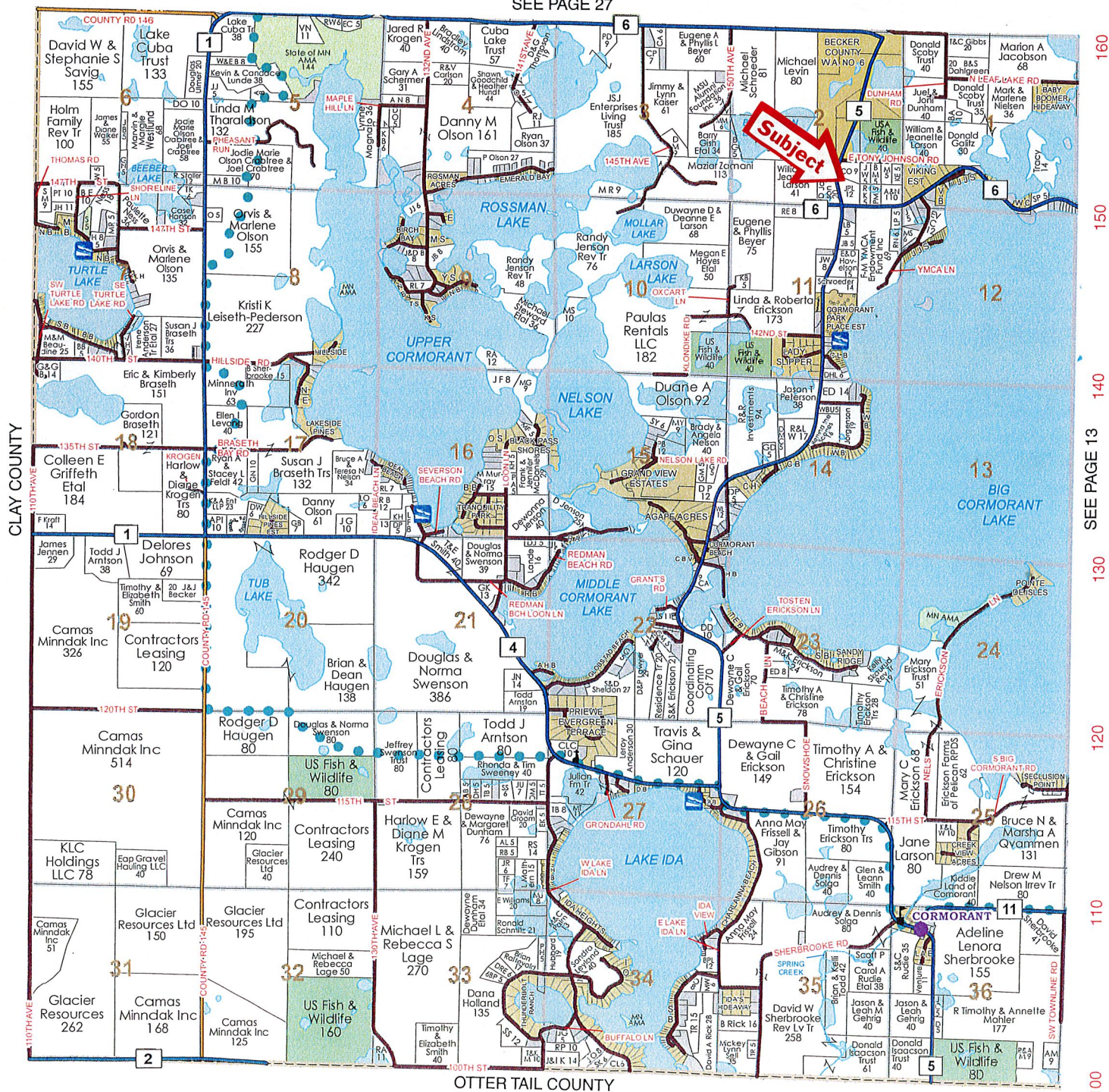


Township 138N - Range 43W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
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PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

March 27th, 2024 @ 6:00 P.M.

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

APPLICANT: Jay Boeddeker Trust
13816 N Sunflower Dr
Fountain Hills, AZ 85268

Project Location: 13417 26th Ave
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a Shoreland Multi-Unit Development consisting of ten (10) units.

LEGAL LAND DESCRIPTION: Tax ID Number: **19.0309.000** Section 15 Township 138 Range 041; 15-138-041 PT GOVT LOTS 3, 5, 6: COMM NE COR GOVT LOT 6 W 1026.16' TO POB; E 1026.16' S 1373.46', W 1378.01', NW 823.17', SWLY 408.16', WLY 258.75' TO CTR LN 260TH AVE, NLY 22.12', ELY 260.25', NELY 408.78', NWLY 470.87' TO GLAWE LK, SELY & NELY AL LK TO ROUND LN DOC 29514, SLY 81.88' TO POB. LESS .1AC TO 19-304.; Lake View 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 # CUP2024-100

Property and Owner Review

Owner:	Parcel Number(s): 190309000
Mailing Address:	Site Address:
	Township-S/T/R: LAKE VIEW-15/138/041
	Shoreland? Yes Name: Glawe (Lake View) [NE Tier 2] NA

Legal Descr: 15-138-041 PT GOVT LOTS 3, 5, 6: COMM NE COR GOVT LOT 6 W 1026.16' TO POB; E 1026.16', S 1363.46', W 1378.01', NW 823.17', SWLY 408.16', WLY 258.75' TO CTR LN 260TH AVE, NLY 22.12', ELY 260.35', NELY 408.78', NWLY 470.87' TO GLAWE LK, SELY & NELY AL LK TO BOUND LN DOC 295144, SE 181.86' TO POB. LESS 0.1AC TO 19-304.

Conditional Use Details Review

Description of Conditional Use Request: **Would like to palce 10 tiny homes on this property and run then as a short term rentals year round.**

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.

Would like to place 10 tiny homes on property and rent as short term rentals. Will need to add proper septic system

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.

Currently used as a single-family dwelling. Home will be torn down and place tiny homes one the property

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

Well and electric are in place. Would need to address septic.

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.

Yes, there is enough room for parking

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.

We will address any nuisance.

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.

We will follow all county procedures, erosion fence in areas where needed.

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

This will not obstruct views from the neighbors

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

We will obtian bids to install proper water and septic

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

We will only have access to boat as the lake allows per property owner to have.

Business Plan Review

Name of Business: **Sota Lake properties**

Business Owners: **Darin Trites**

Business Type: Service If 'Other', explain: Sota is a property management company and currently manages short term rental in the lakes area.
Type of Merchandise: NA
Type of Service: Short term rental compnay
Hours and Days of Operation: 7 days a week
Number of Employees: 7
Off-Street Parking Plan: We will have plenty of parking
Size of structure to be used for Business: Structures will vary 10x20, 10x40
New or Existing: New Structure
Signage Plan:
Exterior Lighting Plan: Have path lights installed and landscaping lighting.
Known Environmental Hazards: na
Additional Business Plan Information: Na





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March 27th, 2024 @ 6:00 P.M.

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

APPLICANT: Ethan & Cassandra Thompson
15515 Co Hwy 39
Frazee, MN 56544

Project Location: 15515 Co Hwy 39
Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a U-Pick Flower business.

LEGAL LAND DESCRIPTION: Tax ID Number: **11.0019.002** Section 05 Township 138 Range 038; 5-138-38 PT NW1/4 SE1/4: BEG NW COR NW1/4, E 660', S 907', W 264', N 676', W 396', N 231' TO POB.; Evergreen Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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Conditional Use Application Review

Permit # CUP2024-101

Property and Owner Review

Owner: <i>Ethan & Cassandra Thompson</i>	Parcel Number(s): 110019002
Mailing Address: <i>15515 Co Hwy 39 Frazee, MN 56544</i>	Site Address: <i>15515 Co Hwy 39</i>
	Township-S/T/R: EVERGREEN-05/138/038
	Shoreland? No Name:

Legal Descr: **5-138-38 PT NW1/4 SE1/4: BEG NW COR NW1/4, E 660', S 907', W 264', N 676', W 396', N 231' TO POB.**

Conditional Use Details Review

Description of Conditional Use Request: **Wanting to start U-pick flower field and roadside stand**

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.
Adjacent property is an open field used for hay production. Other surrounding properties are fields for crop production or fenced fields for livestock

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.
Surrounding areas used primarily for farm operations

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
Utilize existing driveway. Potential for port a potty option for restroom. Other facilities not applicable

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.
Parking in flat area of yard, edge of driveway. Potential to make an area of the field more suitable for additional parking. No loading space 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.
Most of the nuisances listed above are not applicable. Potentially very small lighting on roadside stand. Dwellings on inhabited neighboring properties are not close enough to be impacted

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.

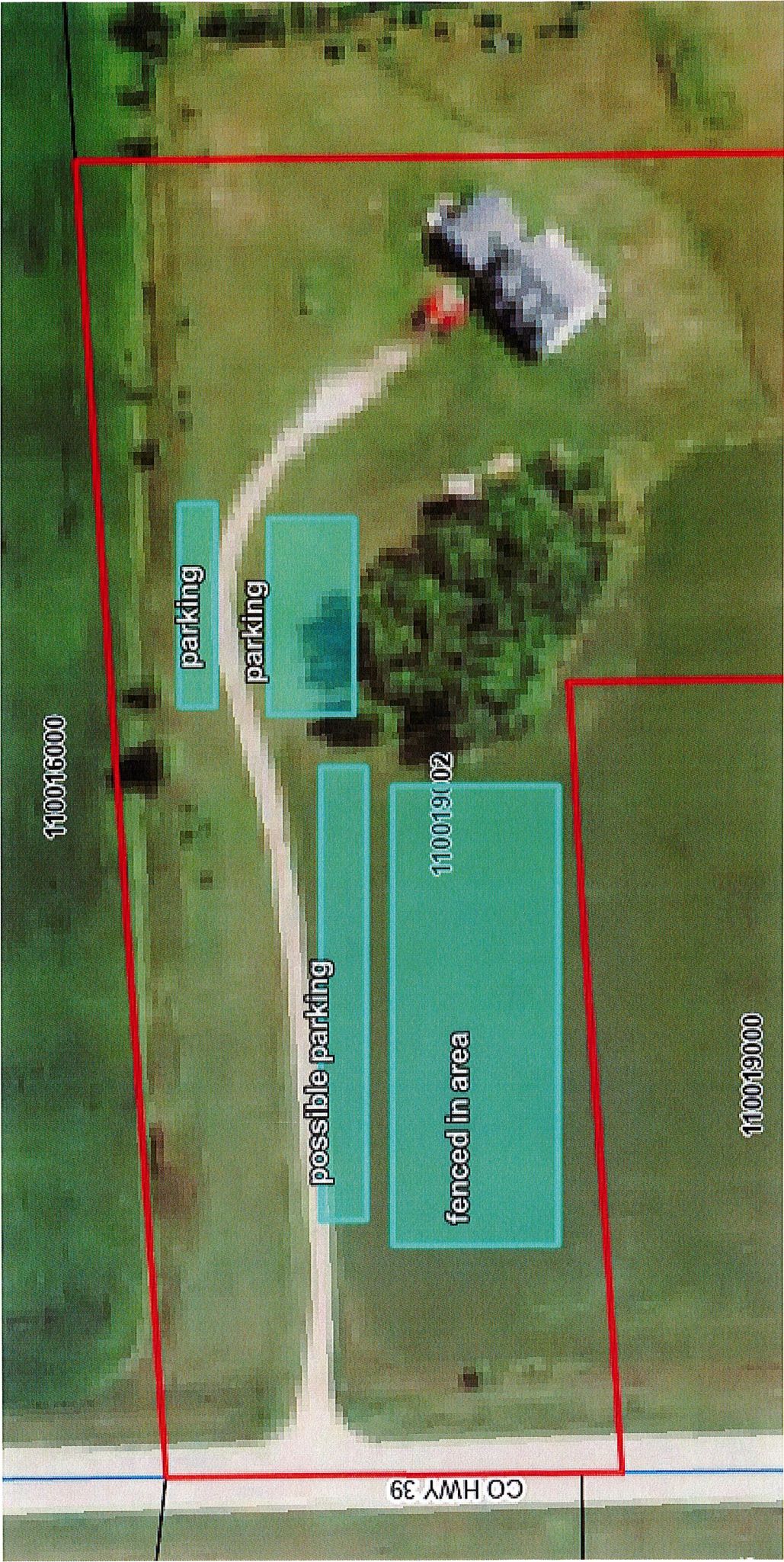
6c. What measures have been taken to assure that the site is adequate for water supply and on-site sewage treatment.

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: White Fence Flowers
Business Owners: Cassandra Thompson
Business Type: Other - Please describe below If 'Other', explain: U-pick flowers, bouquets
Type of Merchandise: Flowers
Type of Service:
Hours and Days of Operation: Still under consideration. Ideally U-pick open 8a-12p two days a week and 5-8p one evening per week. Roadside stand open 8a-8p daily

Number of Employees: Self
Off-Street Parking Plan: Multiple options for parking. Flat area to NE of field, driveway parallel parking along with an option to improve an area of the field for additional parking when needed
Size of structure to be used for Business: Have yet to have a designated building plan. Field size to be approximately 100x200 fenced in area (subject to change pending surveyor results). Building for roadside stand may start out as just a small booth but with hopes to have a small structure 6x10 to 8x12 in size New or Existing: New Structure
Signage Plan: Sign to be up against fence. Will not exceed 8 feet in height. Will be lit with small solar lighting if lit at all
Exterior Lighting Plan: Open only during daylight hours. Small accent solar lights for aesthetic on roadside stand
Known Environmental Hazards: None
Additional Business Plan Information:



110016000

parking

parking

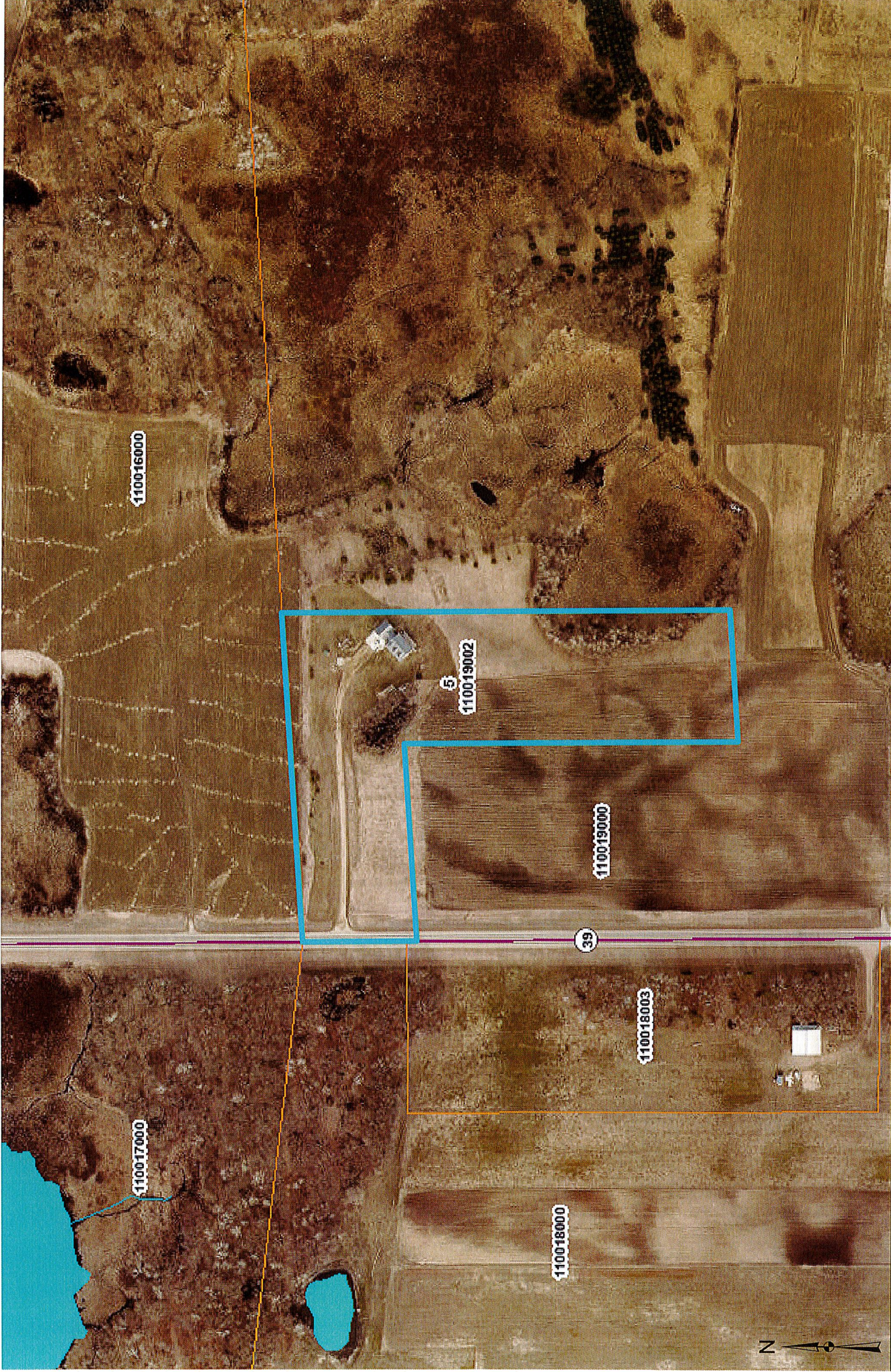
possible parking

110019102

fenced in area

110019000

CO HWY 39



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Becker County



1:4,514

Date: 3/7/2024

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

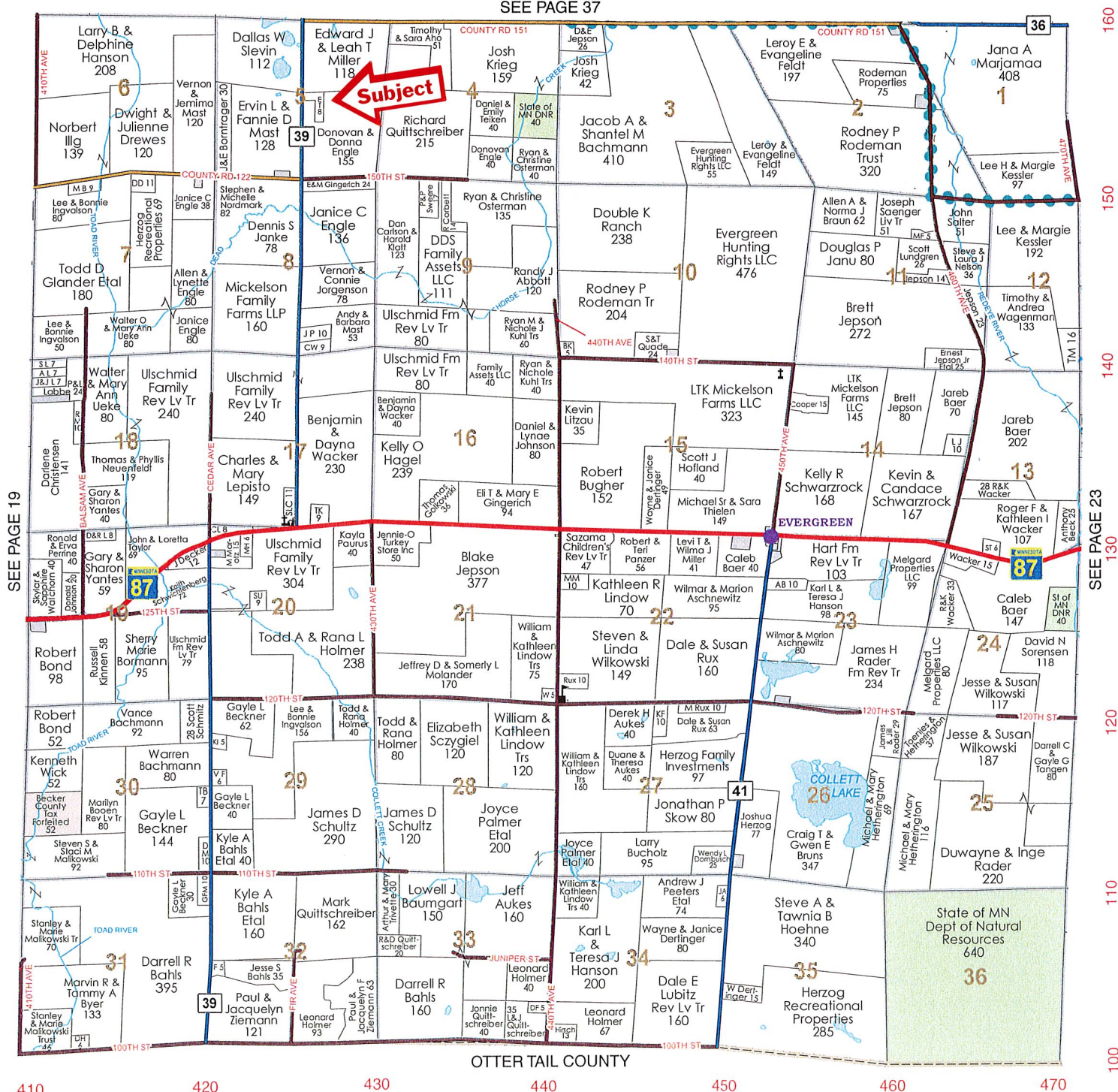
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OTTER TAIL COUNTY