



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****

April 24th, 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: 13617 260th 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. This application was tabled from the March 27th, 2024 hearing.

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 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 .1AC TO 19-304.; 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.

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**



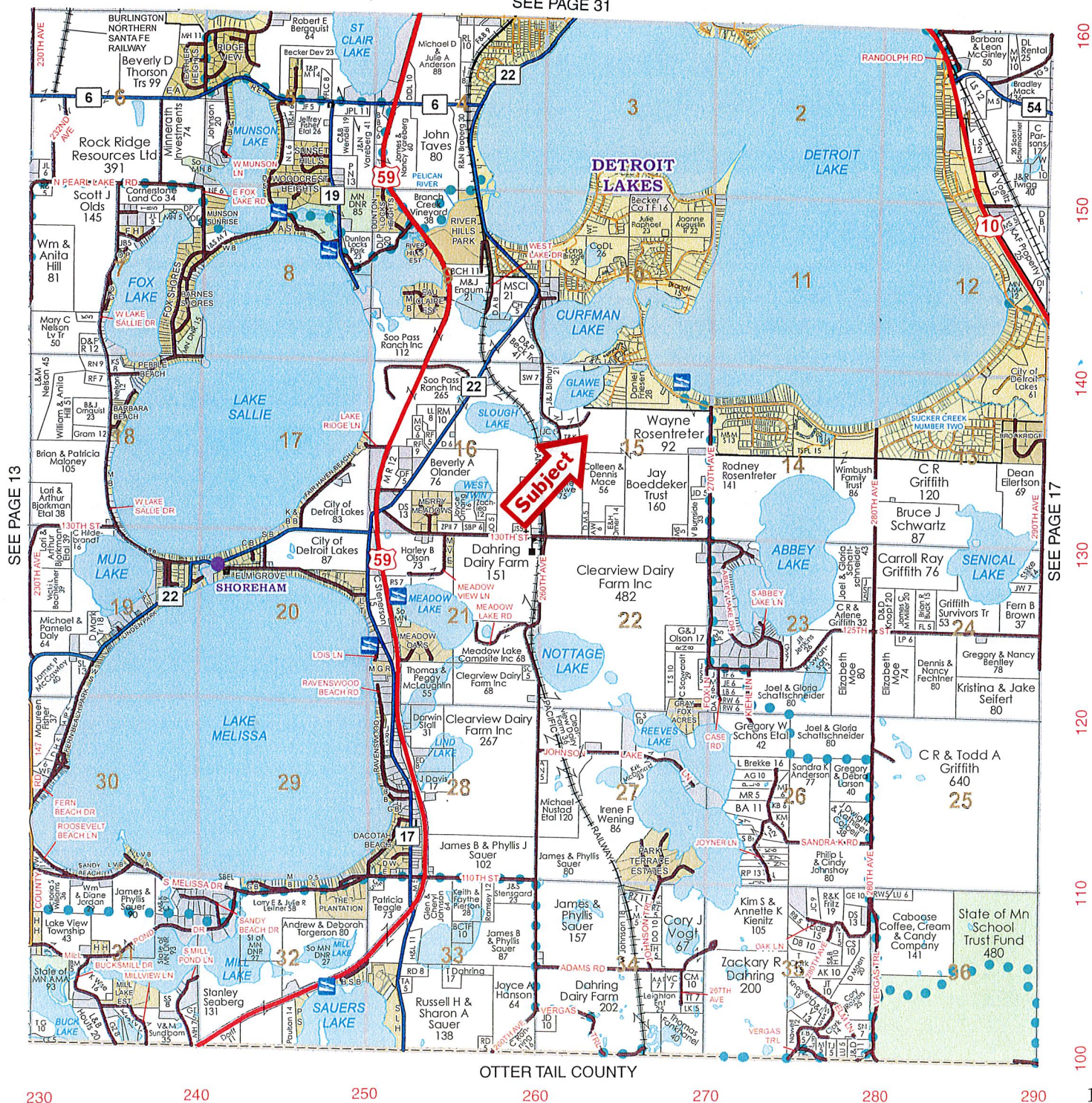
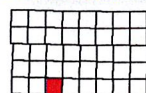


Lake View

Township 138N - Range 41W

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SEE PAGE 31





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****

April 24th, 2024 @ 6:00 P.M.

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

APPLICANT: 4 Suns LLP
PO Box 9949
Fargo, ND 58106

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

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Final Plat for ten (10) lots to be known as ROCK LAKE ESTATES.

LEGAL LAND DESCRIPTIONS: Tax ID Numbers: **16.0139.000 & 16.0145.000** Sections 20 & 21 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 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. & 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.; 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.



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: 4 Suns LLP

Developer's Address: PO Box 9949
Fargo, ND 58106

Telephone(s): _____ Date of Application: 4/1/24

Signature of Applicant: _____

Parcel ID Number: 16.0139.000 Project Address: 16.0145.000

Proposed Plat Name: Rock Lake Estates

.....
To be completed by Office

Date of preliminary approval: October 3rd, 2023

What was approved & stipulations: Approved a Preliminary Plat for
10(ten) lots to be known as ROCK LAKE ESTATES.

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;

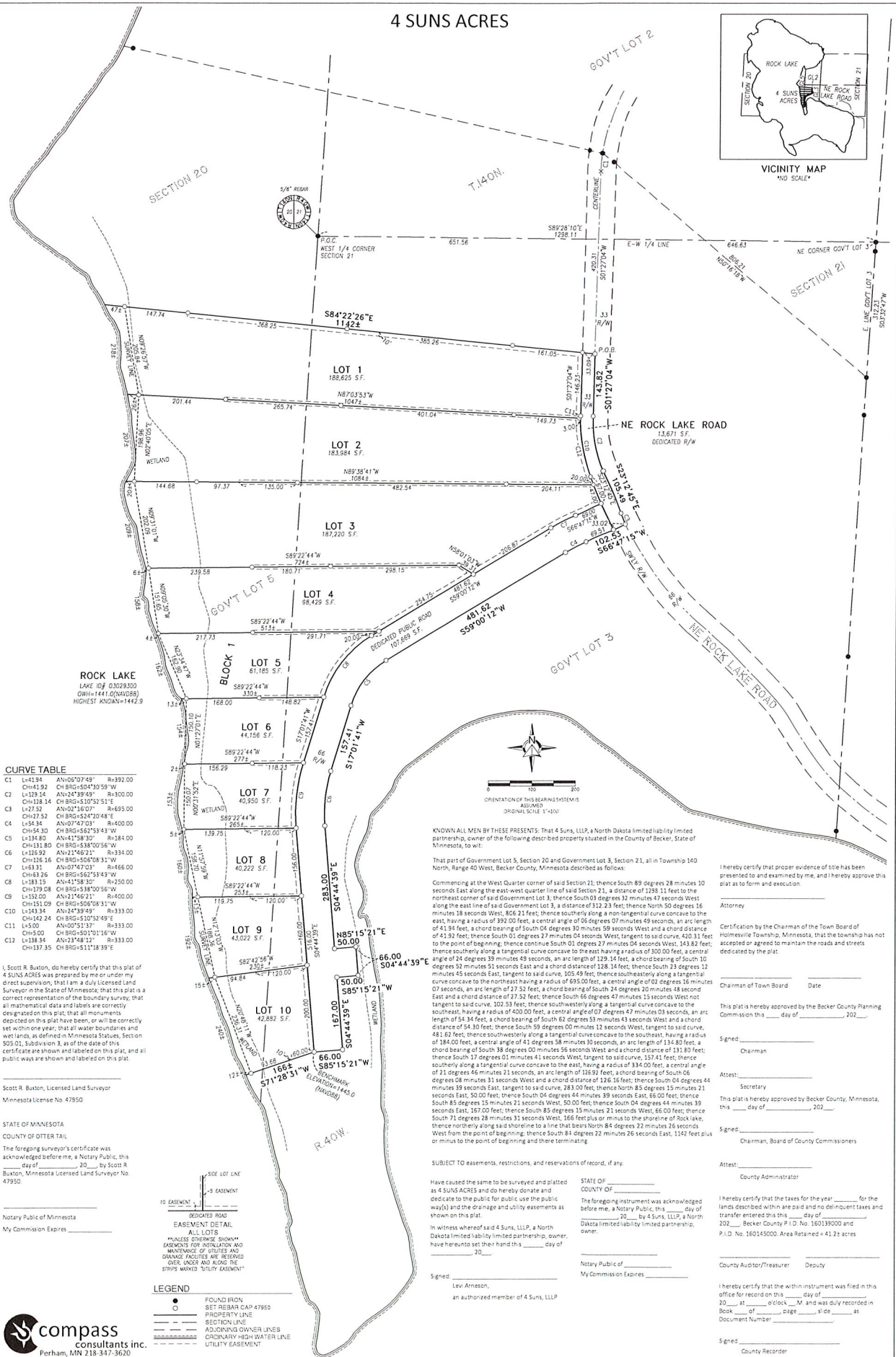
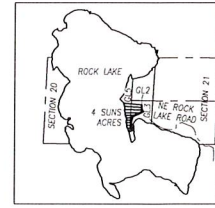
_____ Title Opinion

_____ 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 _____.

4 SUNS ACRES



I, Scott R. Burton, do hereby certify that this plat of 4 SUNS ACRES was prepared by me or under my direct supervision, that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey, that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subdivision 3, as of the date of this certificate are shown and labeled on this plat, and all public ways are shown and labeled on this plat.

Scott R. Burton, Licensed Land Surveyor
 Minnesota License No. 47950

STATE OF MINNESOTA

COUNTY OF OTTER TAIL
 The foregoing surveyor's certificate was acknowledged before me, a Notary Public, this _____ day of _____, 20____, by Scott R. Burton, Minnesota Licensed Land Surveyor No. 47950.

Notary Public of Minnesota
 My Commission Expires _____

compass
 consultants inc.
 Perham, MN 218-347-3620
 TrustCompass.com 155 2ND ST SW
 PERHAM, MN 56573

KNOWN ALL MEN BY THESE PRESENTS: That 4 Suns, LLP, a North Dakota limited liability limited partnership, owner of the following described property situated in the County of Becker, State of Minnesota, to-wit:

That part of Government Lot 5, Section 20 and Government Lot 3, Section 21, all in Township 140 North, Range 60 West, Becker County, Minnesota described as follows:

Commencing at the West Quarter corner of said Section 21; thence South 89 degrees 28 minutes 10 seconds East along the east-west quarter line of said Section 21, a distance of 1298.11 feet to the northeast corner of said Government Lot 3; thence South 03 degrees 32 minutes 47 seconds West along the east line of said Government Lot 3, a distance of 312.23 feet; thence North 50 degrees 16 minutes 18 seconds West, 806.21 feet; thence southerly along a non-tangential curve concave to the east, having a radius of 392.00 feet, a central angle of 06 degrees 07 minutes 49 seconds, an arc length of 41.95 feet; a chord bearing of South 04 degrees 30 minutes 59 seconds West and a chord distance of 41.95 feet; thence South 01 degrees 27 minutes 04 seconds West, tangent to said curve, 420.31 feet to the point of beginning; thence continue South 01 degrees 27 minutes 04 seconds West, 143.82 feet; thence southerly along a tangential curve concave to the east having a radius of 300.00 feet, a central angle of 24 degrees 39 minutes 49 seconds, an arc length of 129.14 feet, a chord bearing of South 10 degrees 52 minutes 51 seconds East and a chord distance of 128.14 feet; thence South 23 degrees 12 minutes 45 seconds East, tangent to said curve, 105.49 feet; thence southeasterly along a tangential curve concave to the northeast having a radius of 695.00 feet, a central angle of 02 degrees 16 minutes 07 seconds, an arc length of 27.52 feet, a chord bearing of South 24 degrees 20 minutes 48 seconds East and a chord distance of 27.52 feet; thence South 66 degrees 47 minutes 15 seconds West not tangent to said curve, 102.53 feet; thence southwesterly along a tangential curve concave to the southeast, having a radius of 420.00 feet, a central angle of 07 degrees 47 minutes 03 seconds, an arc length of 54.34 feet, a chord bearing of South 61 degrees 53 minutes 43 seconds West and a chord distance of 54.30 feet; thence South 59 degrees 00 minutes 12 seconds West, tangent to said curve, 481.62 feet; thence southwesterly along a tangential curve concave to the southeast, having a radius of 384.00 feet, a central angle of 41 degrees 38 minutes 30 seconds, an arc length of 136.80 feet, a chord bearing of South 38 degrees 00 minutes 56 seconds West and a chord distance of 131.80 feet; thence South 17 degrees 01 minutes 41 seconds West, tangent to said curve, 157.41 feet; thence southerly along a tangential curve concave to the east, having a radius of 338.00 feet, a central angle of 21 degrees 46 minutes 21 seconds, an arc length of 126.91 feet, a chord bearing of South 06 degrees 08 minutes 31 seconds West and a chord distance of 126.16 feet; thence South 04 degrees 44 minutes 39 seconds East, 50.00 feet; thence South 85 degrees 13 minutes 21 seconds West, 30.00 feet; thence North 85 degrees 13 minutes 21 seconds East, 167.00 feet; thence South 85 degrees 13 minutes 21 seconds West, 66.00 feet; thence South 71 degrees 28 minutes 31 seconds West, 166 feet plus or minus to the shoreline of Rock Lake, thence northerly along said shoreline to a line that bears North 84 degrees 22 minutes 26 seconds West from the point of beginning; thence South 84 degrees 22 minutes 26 seconds East, 1162 feet plus or minus to the point of beginning and there terminating.

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

Have caused the same to be surveyed and platted as 4 SUNS ACRES and do hereby donate and dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said 4 Suns, LLP, a North Dakota limited liability limited partnership, owner, have hereunto set their hand this _____ day of _____, 20____.

Signed: _____
 Lew Ameson,
 an authorized member of 4 Suns, LLP

I hereby certify that proper evidence of title has been presented to and examined by me, and I hereby approve this plat as to form and execution.

Attorney

Certification by the Chairman of the Town Board of Holmesville Township, Minnesota, that the township has not accepted or agreed to maintain the roads and streets dedicated by the plat:

Chairman of Town Board _____ Date _____

This plat is hereby approved by the Becker County Planning Commission this _____ day of _____, 20____.

Signed: _____

Chairman

Attest: _____

Secretary

This plat is hereby approved by Becker County, Minnesota, this _____ day of _____, 20____.

Signed: _____
 Chairman, Board of County Commissioners

Attest: _____

County Administrator

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____, by _____, a North Dakota limited liability limited partnership, owner.

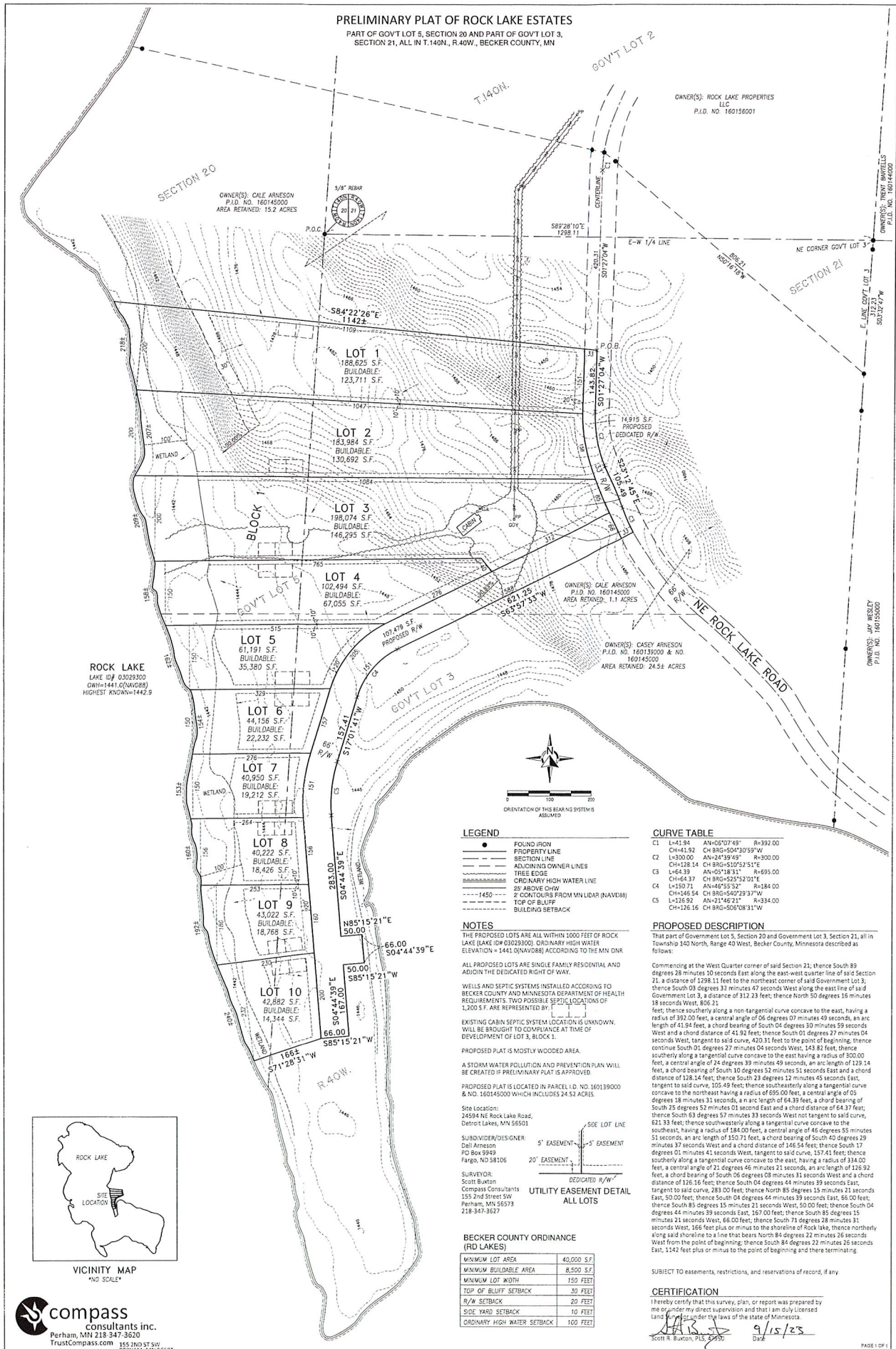
Becker County P.I.D. No. 160139000 and P.I.D. No. 160145000. Area Retained = 41.2x acres

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 _____ slide _____ as Document Number _____

Signed: _____
 County Recorder

PRELIMINARY PLAT OF ROCK LAKE ESTATES PART OF GOVT LOT 5, SECTION 20 AND PART OF GOVT LOT 3, SECTION 21, ALL IN T.140N., R.40W., BECKER COUNTY, MN



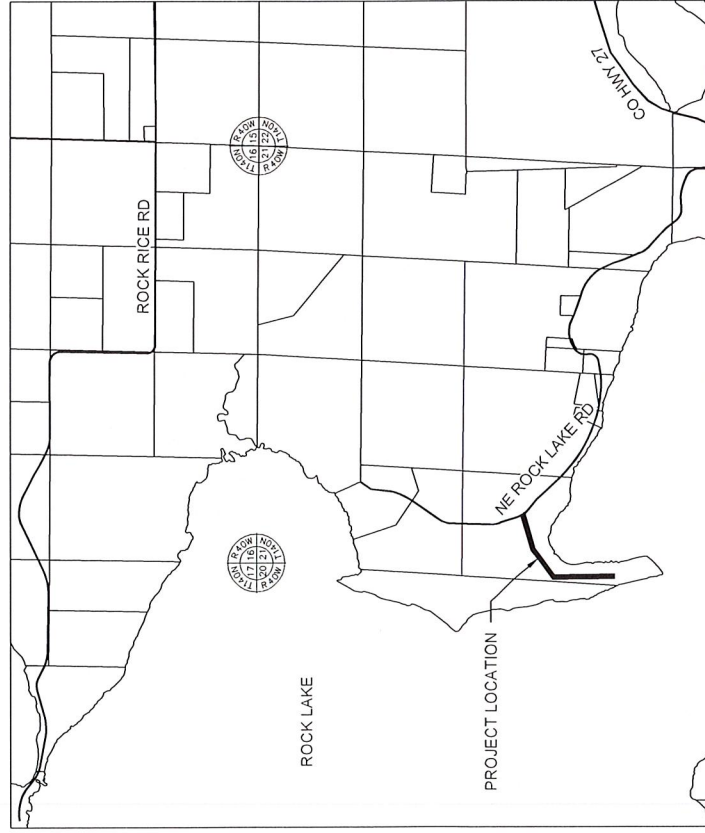
County
Township of

4 SUNS - ROCK LAKE DEVELOPMENT SWPPP
Holmesville Township,
Becker County, MN

COVER SHEET
STORMWATER POLLUTION PREVENTION PLAN
PLAN & PROFILE

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MNUITCD AND LATEST EDITION OF THE TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS (FIELD MANUAL).

COOR & GUTTER - EXISTING	Ⓒ	
COMMUNICATIONS MANHOLE	Ⓒ	
ELECTRICAL MANHOLE	Ⓒ	
SANITARY MANHOLE	Ⓒ	
STORM MANHOLE	Ⓒ	
HYDRANT	Ⓒ	
GATE VALVE	Ⓒ	
INLET	Ⓒ	
STREET SIGN	Ⓒ	
POWER POLE	Ⓒ	
STREET LIGHT	Ⓒ	
TREE	Ⓒ	
UTILITY PEDestal	Ⓒ	
MAILBOX	Ⓒ	



LOCATION MAP

Bismarck - Detroit Lakes
Dickinson - Fargo - St. Cloud
920 McKinley Ave
Detroit Lakes, Minnesota 56501
Office: 218-844-2580
www.apexengrroup.com



Jade A. Berube
Signature • Engineer / Apex Engineering Group, Inc

Jade A. Berube
Name • Engineer / Apex Engineering Group, Inc

JAG	JAB	JAB
DRAWN BY	CHECKED BY	APPROVED BY
24.637.0041		
APEX PROJECT No		

EXISTING AND PROPOSED SURFACE AREAS

1. TOTAL PROPERTY LOT AREA: 2.47 ACRES

TOTAL ACRES TO BE DISTURBED: 2.47 ACRES

PRE-CONSTRUCTION IMPERVIOUS SURFACE: 0.00 ACRES

POST-CONSTRUCTION IMPERVIOUS SURFACE: 0.00 ACRES

TOTAL PROPOSED IMPERVIOUS SURFACE: 0.00 ACRES

TOTAL PROPOSED IMPERVIOUS SURFACE COVERAGE: 31%

2. THE PROJECT DOES NOT INCLUDE ONE ACRE OF NEW IMPERVIOUS SURFACE. THE PROJECT WILL NOT REQUIRE A NEW DRAINAGE BASIN OR STORMWATER PERMIT.

REQUIREMENTS OF THE MPCA APPLIES GENERAL STORMWATER PERMIT.

3. THE PROJECT DOES NOT INCLUDE 10 OR MORE ACRES DRAINING TO A COMMON LOCATION. THE PROJECT WILL NOT REQUIRE A NEW DRAINAGE BASIN OR STORMWATER PERMIT.

UNLESS SITE CONDITIONS OR CONSTRUCTION METHODS REQUIRE.

GENERAL EROSION/SEDIMENT BMP NOTES

1. ANY BMP THAT REQUIRES ADJUSTMENT OR REMOVAL FOR SHORT-TERM WORK ITEM SHALL BE REMOVED, ADJUSTED, AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.

2. CONTRACTOR SHALL UTILIZE EROSION AND SEDIMENT CONTROL BMP'S AT ALL STOCKPILES. THIS INCLUDES PERIMETER SILT FENCE AND TEMPORARY STABILIZATION IF NECESSARY.

3. DO NOT STOCKPILE MATERIALS, PARK EQUIPMENT OR VEHICLES ON NATURAL BUFFERS, IN DRAINAGE WAYS, SURFACE WATERS, OR INFILTRATION AREAS.

4. DO NOT DRAIN TURBID WATER OFFSITE. TURBID WATER MUST BE TREATED BY AN ON SITE TEMPORARY OR PERMANENT SEDIMENTATION BASIN OR OTHER METHOD BEFORE OFF SITE DISCHARGE.

5. DRAINAGE DITCHES, SWALES AND/OR INFILTRATION AREAS SHALL BE KEPT OFFLINE (STORMWATER TEMPORARILY HOUSED AROUND) OR THOROUGHLY PROTECTED WITH SILT FENCE AND/OR SEDIMENT CONTROL LOG UNTIL VEGETATIVE COVER REACHES 70% THE EXPECTED ESTABLISHMENT.

6. IF DOWN GRADIENT SEDIMENT CONTROLS ARE OVERLOADED, CONTRACTOR SHALL CLEAN/REPLACE AND INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROLS OR REDUNDANT BMP'S.

7. INLET AND CULVERT PROTECTION SHALL BE IN PLACE AT ALL TIMES. EACH INLET/CULVERT MUST BE PROTECTED WITH THE APPROPRIATE BMP FOR THE CORRESPONDING PHASE OF CONSTRUCTION. INLET/CULVERTS MAY REQUIRE MULTIPLE TYPES OF PROTECTION THROUGHOUT THE DURATION OF CONSTRUCTION. SEE SWPPP DETAILS AND PLAN SHEETS FOR ADDITIONAL NOTES AND REQUIREMENTS.

PERMIT TERMINATION CONDITIONS

1. VEGETATIVE RESTORATION IS REQUIRED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER, MOW, SPRAY FOR WEEDS, REPAIR WASHOUTS OR BARE SPOTS, RE-SEED, AND REMULCH AS NECESSARY.

2. SEE THE PROJECT PHASING SECTION ON THE PREVIOUS SHEET FOR SEASONAL SUSPENSION REQUIREMENTS.

3. SEEDING AND SOODED AREAS SHALL BE WATERED A MINIMUM OF ONCE PER DAY UNTIL FINAL ESTABLISHMENT IS ACHIEVED.

4. THE ESTIMATED TURF ESTABLISHMENT QUANTITIES ARE BASED ON THE AREAS SHOWN ON THE PERMANENT STABILIZATION PLANS. ANY AREAS DISTURBED BEYOND THE LIMITS SHOWN SHALL ALSO BE RESTORED BY APPROPRIATE MEANS. FINAL STABILIZATION MUST BE ACHIEVED, 70% THE EXPECTED VEGETATIVE COVER IS OBTAINED IN ALL AREAS OF THE PROJECT AND APPROVED BY THE ENGINEER.

5. ONCE FINAL STABILIZATION IS ACHIEVED, SEDIMENT SHALL BE REMOVED FROM ALL CONVEYANCE SYSTEMS, WEI SEDIMENTATION BASINS, AND/OR FILTRATION BASINS, AND ALL TEMPORARY BMP'S SHALL BE REMOVED.

7. ONCE THE ABOVE ITEMS HAVE BEEN COMPLETED, THE CONTRACTOR SHALL COMPLETE AND SUBMIT THE NOTICE OF TERMINATION OR TRANSFER AS APPROPRIATE TO THE MPCA.

BMP ESTIMATED QUANTITIES

SILT FENCE, TYPE MS OR EARTHEN BIRMS854 LF

STABILIZED CONSTRUCTION EXIT1 EACH

TEMPORARY STABILIZATIONDEPEND ON CONTRACTOR MEANS, METHODS, AND SCHEDULING

TURF ESTABLISHMENT ESTIMATED QUANTITIES

DIRTY SWALE (POND SLOPES 6:1 OR GREATER)8448 SY

FERTILIZER TYPE 31

WINDOIT SEED MIX 35292

POLLED EROSION PREVENTION CATEGORY 25

REVISIONS

Issue #DescriptionDate

Apex Engineering Group

Bismarck - Detroit Lakes
Dickinson - Fargo - St. Cloud
920 McKinley Ave
Detroit Lakes, Minnesota 56501
Office: 218-844-2580
www.apexengr.com

Apex Project #24.637.0041
Date: APRIL 03, 2024
Drawn By: JAG
Checked By: JAB
Approved By: JAB

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Print Name: Jade A. Benube
Signed: JAB
Date: 4/03/24 License Number: 47122

4 SUNS
ROCK LAKE

SWPPP
GENERAL NOTES

Sheet:
3
OF 9

L:\Projects\2023\24.637.0041 - 4 Suns - Rock Lake SWPPP\Design\Drawings\24.637.0041 - 03 SWPPP NOTES.dwg

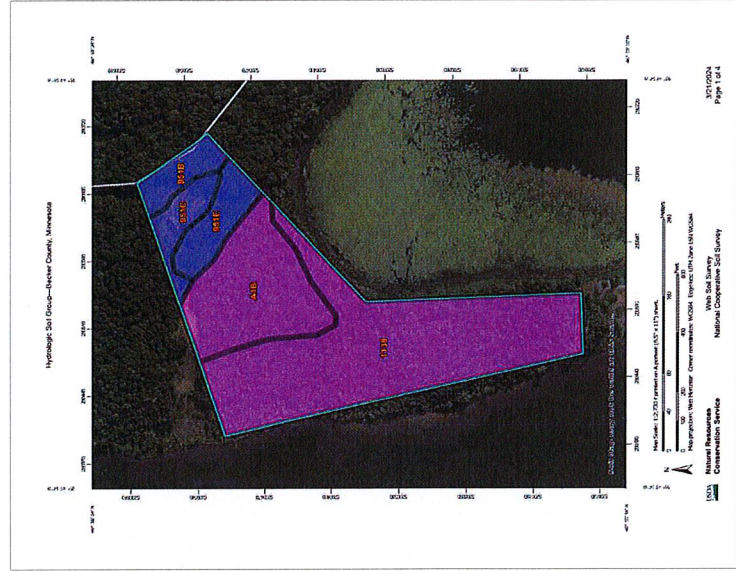
GENERAL SOIL NOTES

- EXISTING TOPSOIL AND VEGETATION SHALL BE PRESERVED TO THE EXTENT POSSIBLE.
- CONTRACTOR SHALL MINIMIZE USE OF HEAVY EQUIPMENT IN PERVIOUS SURFACE AREAS TO THE EXTENT POSSIBLE. WHEN PROPOSED PERVIOUS SURFACE AREAS ARE REQUIRED FOR HEAVY EQUIPMENT USE, THESE AREAS SHALL BE SCARIFIED TO A MINIMUM 12" DEPTH AND PERMANENTLY STABILIZED AS NECESSARY TO RESTORE TO EXISTING CONDITIONS.
- THE DETERMINATION OF THE HYDRAULIC SOIL GROUP (HSG) DESCRIPTIONS THAT CORRESPOND TO THE NRCS WEB SOIL SURVEY MAP:
 - SAND, LOAMY SAND OR SANDY LOAM TYPE SOILS. LOW RUNOFF POTENTIAL AND HIGH INFILTRATION RATES. THEY CONSIST PRIMARILY OF DEEP, WELL TO EXCESSIVELY WELL DRAINED SANDS ON GRAVELS.
 - LOAM OR SILT LOAM. MODERATE INFILTRATION RATE EVEN WHEN THOROUGHLY WETTED. TEXTURE RANGES FROM MODERATELY FINE TO MODERATELY COARSE.
 - SANDY CLAY LOAM. LOW INFILTRATION RATES ESPECIALLY WHEN THOROUGHLY WETTED. SOIL TEXTURE MODERATELY FINE TO FINE.
 - CLAY LOAM, SILTY CLAY LOAM, SANDY CLAY, SILTY CLAY OR CLAY. THIS SOIL GROUP HAS THE HIGHEST RUNOFF POTENTIAL. VERY LOW INFILTRATION RATES ESPECIALLY WHEN THOROUGHLY WETTED. CONSIST PRIMARILY OF CLAY SOILS WITH A HIGH SWELLING POTENTIAL.

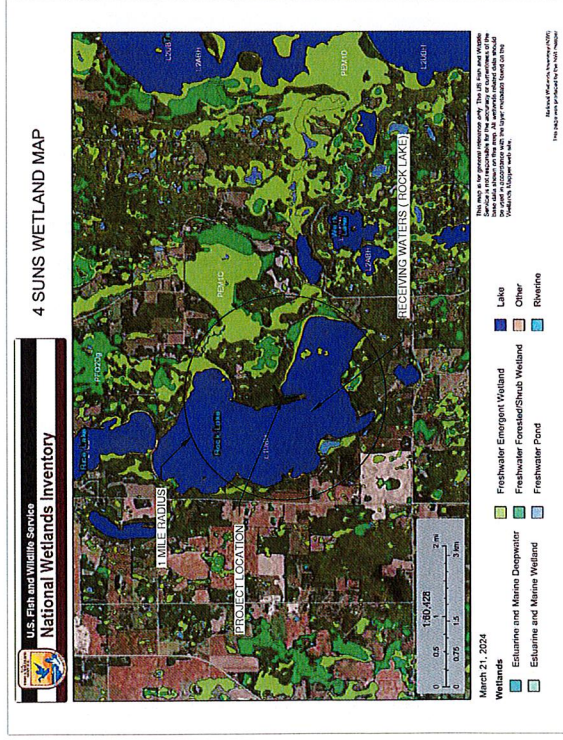
WORK WITHIN 200' OF PUBLIC WATERS

- DURING THE TIME FRAMES LISTED BELOW ALL LAND DISTURBANCES WITHIN 200 FEET OF PUBLIC WATERS, INCLUDING ROCK LAKE, SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 24 HOURS.

NRCS WEB SOIL SURVEY MAP LEGEND		
MAP NO.	SOIL NAME	HSG
9510	NEISH-SUGARCAMP COMPLEX, 4 TO 15 PERCENT SLOPES	B
9511	NEISH-SUGARCAMP COMPLEX, 15 TO 30 PERCENT SLOPES	B
9512	NEISH-SUGARCAMP COMPLEX, 30 TO 35 PERCENT SLOPES	B
9513	NEISH-SUGARCAMP COMPLEX, 35 TO 40 PERCENT SLOPES	B
9514	NEISH-SUGARCAMP COMPLEX, 40 TO 45 PERCENT SLOPES	B
9515	NEISH-SUGARCAMP COMPLEX, 45 TO 50 PERCENT SLOPES	B
9516	NEISH-SUGARCAMP COMPLEX, 50 TO 55 PERCENT SLOPES	B
9517	NEISH-SUGARCAMP COMPLEX, 55 TO 60 PERCENT SLOPES	B
9518	NEISH-SUGARCAMP COMPLEX, 60 TO 65 PERCENT SLOPES	B
9519	NEISH-SUGARCAMP COMPLEX, 65 TO 70 PERCENT SLOPES	B
9520	NEISH-SUGARCAMP COMPLEX, 70 TO 75 PERCENT SLOPES	B
9521	NEISH-SUGARCAMP COMPLEX, 75 TO 80 PERCENT SLOPES	B
9522	NEISH-SUGARCAMP COMPLEX, 80 TO 85 PERCENT SLOPES	B
9523	NEISH-SUGARCAMP COMPLEX, 85 TO 90 PERCENT SLOPES	B
9524	NEISH-SUGARCAMP COMPLEX, 90 TO 95 PERCENT SLOPES	B
9525	NEISH-SUGARCAMP COMPLEX, 95 TO 100 PERCENT SLOPES	B



NRCS WEB SOIL SURVEY MAP



NATIONAL WETLAND INVENTORY MAP

DNR WORK IN PUBLIC WATER EXCLUSION DATES

REVISIONS	
Issue #	Description



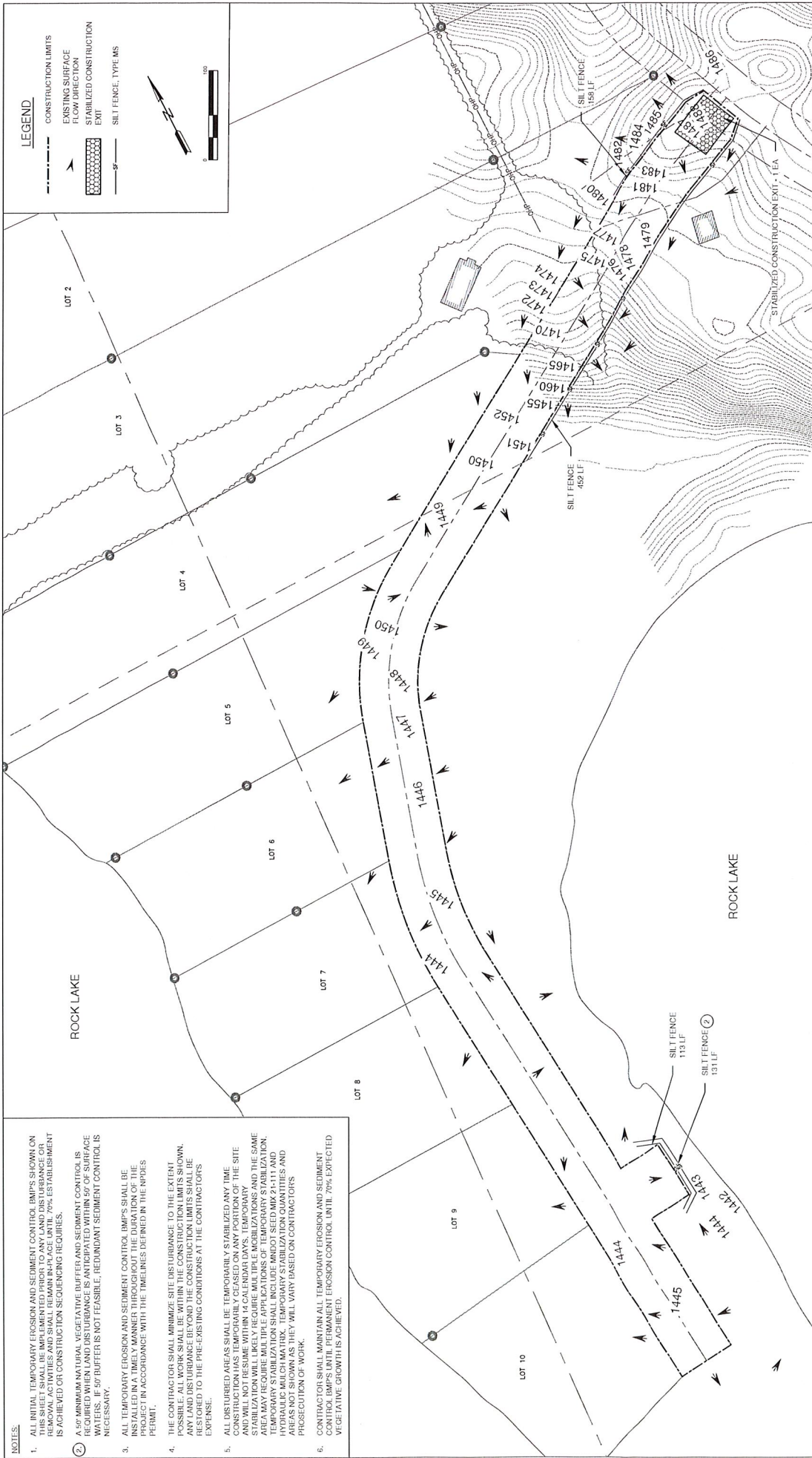
Apex Engineering Group

Bismarck - Detroit Lakes
Dickinson - Fargo - St. Cloud
920 McKinley Ave
Detroit Lakes, Minnesota 56501
Office: 218-844-2580
www.apexengr.com

Apex Project #: 24-637-004
Date: APRIL 03, 2024
Drawn By: JAC
Checked By: JAB
Approved By: JAB
Print Name: Jade A. Berube
Signed: 
Date: 4/03/24 License Number: 47122

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

4 SUNS
ROCK LAKE
SWPPP
MAPS, SOIL INFORMATION, AND
RESTRICTIONS
Sheet: 4 OF 9



- NOTES:**
1. ALL INITIAL TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S SHOWN ON THIS SHEET SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBANCE OR REMOVAL ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL 75% ESTABLISHMENT IS ACHIEVED OR CONSTRUCTION SEQUENCING REQUIRES.
 2. A 50' MINIMUM NATURAL VEGETATIVE BUFFER AND SEDIMENT CONTROL IS REQUIRED WHEN LAND DISTURBANCE IS ANTICIPATED WITHIN 50' OF SURFACE WATERBODIES. IF 50' BUFFER IS NOT FEASIBLE, REDUNDANT SEDIMENT CONTROL IS NECESSARY.
 3. ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED IN A TIMELY MANNER THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH THE TIMELINES DEFINED IN THE NPDES PERMIT.
 4. THE CONTRACTOR SHALL MINIMIZE SITE DISTURBANCE TO THE EXTENT POSSIBLE. ALL WORK SHALL BE WITHIN THE CONSTRUCTION LIMITS SHOWN. ANY LAND DISTURBANCE BEYOND THE CONSTRUCTION LIMITS SHALL BE AT THE CONTRACTOR'S RISK AND AT THE CONTRACTOR'S EXPENSE.
 5. ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED ANY TIME THE SITE IS ABANDONED FOR MORE THAN 14 CALENDAR DAYS. TEMPORARY STABILIZATION WILL REQUIRE MULTIPLE MOBILIZATIONS AND THE SAME AREA MAY REQUIRE MULTIPLE APPLICATIONS OF TEMPORARY STABILIZATION. TEMPORARY STABILIZATION SHALL INCLUDE WEED MANAGEMENT AND EROSION CONTROL. THE CONTRACTOR SHALL MAINTAIN ALL TEMPORARY STABILIZATION AREAS NOT SHOWN AS THEY WILL VARY BASED ON CONTRACTORS PROSECUTION OF WORK.
 6. CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S UNTIL PERMANENT EROSION CONTROL UNTIL 75% EXPECTED VEGETATIVE GROWTH IS ACHIEVED.

LEGEND:

- CONSTRUCTION LIMITS
- EXISTING SURFACE
- FLOW DIRECTION
- STABILIZED CONSTRUCTION
- EXIT
- SILT FENCE, TYPE MS

REVISIONS		4 SUNS ROCK LAKE		Sheet: 6 OF 9
Issue #	Description	Date	SWPPP INITIAL TEMPORARY EROSION AND SEDIMENT CONTROL PLAN	

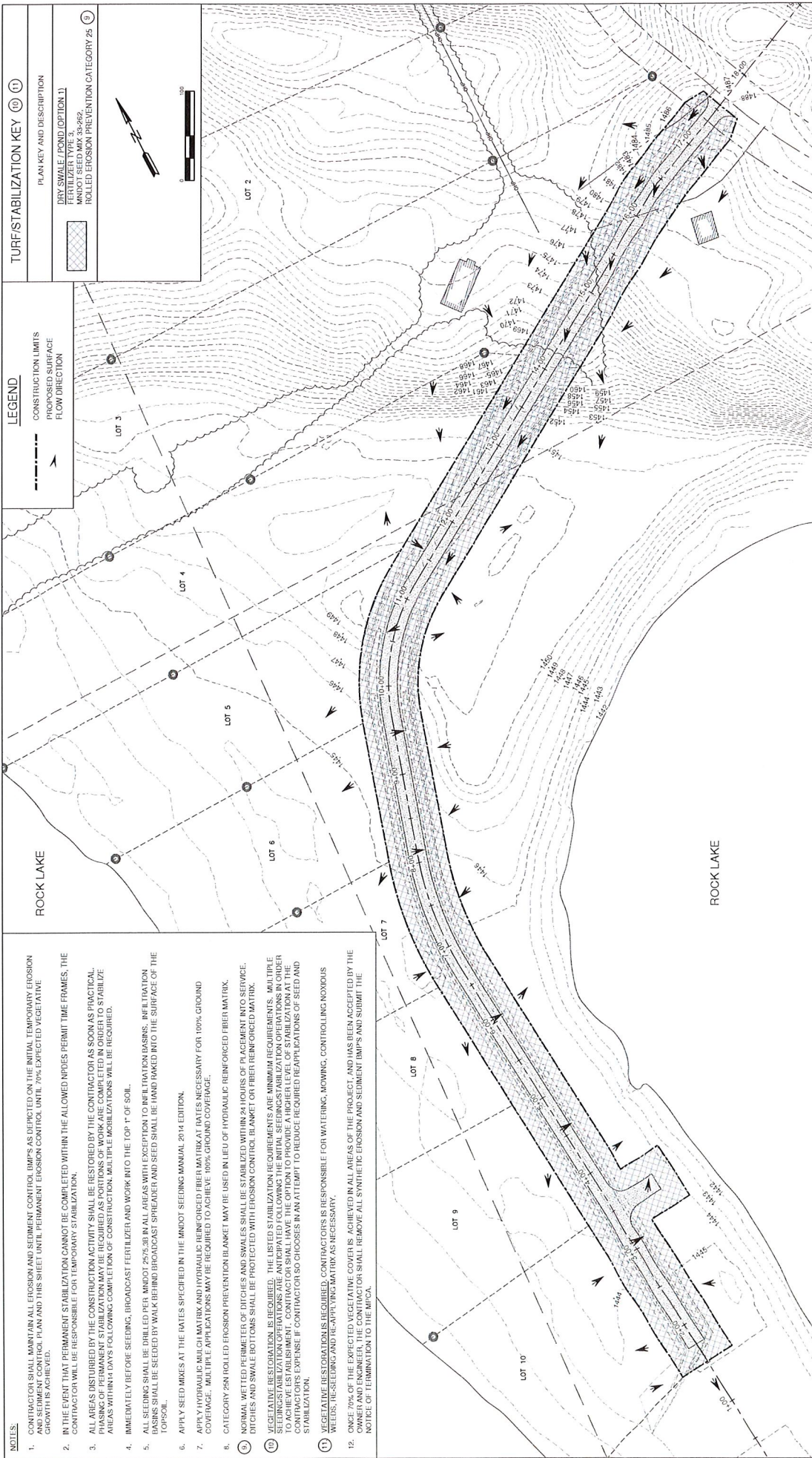
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: Jude A. Berube
Signed: [Signature]
Date: 4/02/24 License Number: 47132

Apex Project #: 24.637.004
Date: APRIL 03, 2024
Drawn By: JAG
Checked By: JAB
Approved By: JAB

Apex Engineering Group
Bismarck - Detroit Lakes
Dickinson - Fargo - St. Cloud
920 McKinley Ave
Detroit Lakes, Minnesota 56501
Office: 218-844-2580
www.apexenggroup.com

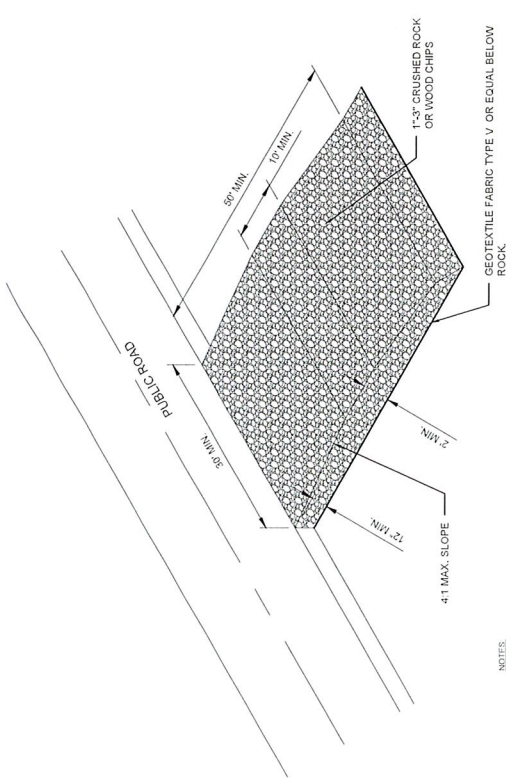
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- NOTES:**
- CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs AS DEPICTED ON THE INITIAL TEMPORARY EROSION AND SEDIMENT CONTROL PLAN AND THIS SHEET UNTIL PERMANENT EROSION CONTROL UNTIL 70% EXPECTED VEGETATIVE GROWTH IS ACHIEVED.
 - IN THE EVENT THAT PERMANENT STABILIZATION CANNOT BE COMPLETED WITHIN THE ALLOWED NPDES PERMIT TIME FRAME, THE CONTRACTOR WILL BE RESPONSIBLE FOR TEMPORARY STABILIZATION.
 - ALL AREAS DISTURBED BY THE CONSTRUCTION ACTIVITY SHALL BE RESTORED BY THE CONTRACTOR AS SOON AS PRACTICAL. PHASING OF PERMANENT STABILIZATION MAY BE REQUIRED AS PORTIONS OF WORK ARE COMPLETED IN ORDER TO STABILIZE AREAS WITHIN 14 DAYS FOLLOWING COMPLETION OF CONSTRUCTION. MULTIPLE MOBILIZATIONS WILL BE REQUIRED.
 - IMMEDIATELY BEFORE SEEDING, BROADCAST FERTILIZER AND WORK INTO THE TOP 1" OF SOIL.
 - ALL SEEDING SHALL BE DRILLED PER MINDOT 25/5.38 IN ALL AREAS WITH EXCEPTION TO INFILTRATION BASINS. INFILTRATION BASINS SHALL BE SEEDING BY WALK BEHIND BROADCAST SPREADER AND SEED SHALL BE HAND RAKED INTO THE SURFACE OF THE TOP SOIL.
 - APPLY SEED MIXES AT THE RATES SPECIFIED IN THE MINDOT SEEDING MANUAL 2014 EDITION.
 - APPLY HYDRAULIC MULCH MATRIX AND HYDRAULIC REINFORCED FIBER MATRIX AT RATES NECESSARY FOR 100% GROUND COVERAGE. MULTIPLE APPLICATIONS MAY BE REQUIRED TO ACHIEVE 100% GROUND COVERAGE.
 - CATEGORY 290 ROLLED EROSION PREVENTION BLANKET MAY BE USED IN LIEU OF HYDRAULIC REINFORCED FIBER MATRIX.
 - NORMAL WITTED PERIMETER OF DITCHES AND SWALES SHALL BE STABILIZED WITHIN 24 HOURS OF PLACEMENT INTO SERVICE. DITCHES AND SWALE BOTTOMS SHALL BE PROTECTED WITH EROSION CONTROL BLANKET OR FIBER REINFORCED MATRIX.
 - VEGETATIVE RESTORATION IS REQUIRED. THE LISTED STABILIZATION REQUIREMENTS ARE MINIMUM REQUIREMENTS. MULTIPLE SEEDINGS/STABILIZATION OPERATIONS ARE ANTICIPATED FOLLOWING THE INITIAL SEEDING/STABILIZATION OPERATIONS IN ORDER TO ACHIEVE ESTABLISHMENT. CONTRACTOR SHALL HAVE THE OPTION TO PROVIDE A HIGHER LEVEL OF STABILIZATION AT THE CONTRACTOR'S EXPENSE IF CONTRACTOR SO CHOOSES IN AN ATTEMPT TO REDUCE REQUIRED REAPPLICATIONS OF SEED AND STABILIZATION.
 - VEGETATIVE RESTORATION IS REQUIRED. CONTRACTORS IS RESPONSIBLE FOR WATERING, MOWING, CONTROLLING NOXIOUS WEEDS, RESEEDING AND RE-APPLYING MATRIX AS NECESSARY.
 - ONCE 70% OF THE EXPECTED VEGETATIVE COVER IS ACHIEVED IN ALL AREAS OF THE PROJECT, AND HAS BEEN ACCEPTED BY THE OWNER AND ENGINEER, THE CONTRACTOR SHALL REMOVE ALL SYNTHETIC EROSION AND SEDIMENT BMPs AND SUBMIT THE NOTICE OF TERMINATION TO THE MPCA.

REVISIONS		4 SUNS ROCK LAKE		Sheet: 7 OF 9	
Issue #	Description	Date	SWPPP FINAL EROSION AND SEDIMENT CONTROL PLAN		
			I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.		
			Print Name: <u>Jade A. Benabe</u>		
			Signed: <u>[Signature]</u>		
			Date: <u>4/03/24</u> License Number: <u>47122</u>		
Apex Project # <u>24.637.0041</u>		Apex Project # <u>24.637.0041</u>			
Date: <u>APRIL 03, 2024</u>		Date: <u>APRIL 03, 2024</u>			
Drawn By: <u>JAG</u>		Drawn By: <u>JAG</u>			
Checked By: <u>JAB</u>		Checked By: <u>JAB</u>			
Approved By: <u>JAB</u>		Approved By: <u>JAB</u>			
Bismarck - Detroit Lakes Dickinson - Fargo - St. Cloud 920 McKinley Ave Detroit Lakes, Minnesota 56501 Office: 218-844-2580 www.apexengr.com					
Apex Engineering Group					

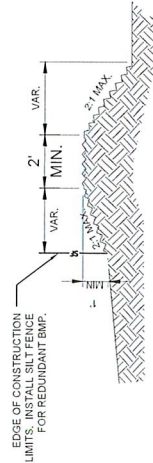
L:\Projects\2024\04\03\24.637.0041 1-25-24 - 1633 - 1633 - SWPPP\1633 SWPPP\Drawings\4.637.0041 - 03 - SWPPP_Proposed.dwg



- NOTES**
- CRUSHED ROCK OR WOOD CHIPS SHALL BE REMOVED AND REPLACED AS NECESSARY THROUGHOUT PROJECT.
 - TRACING ONTO PUBLIC STREET OR PAVEMENT BEYOND THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE SWEEPED A MINIMUM OF ONCE PER DAY OR AS DIRECTED BY THE OWNER OF THE STREET. MULTIPLE SWEEPINGS MAY BE REQUIRED DAILY.

1 STABILIZED CONSTRUCTION EXIT

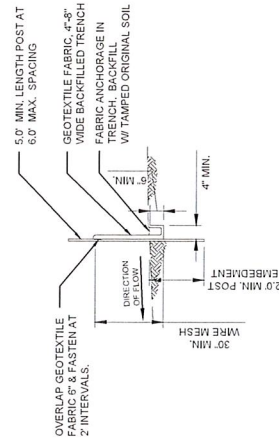
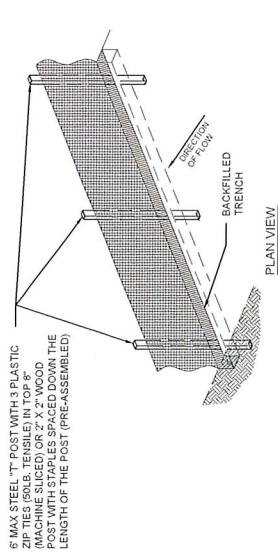
NO SCALE



- NOTES**
- BERMS SHALL BE STABILIZED WITHIN 24 HOURS OF CONSTRUCTION IN ACCORDANCE WITH THE PERMANENT STABILIZATION PLAN.

2 TEMPORARY EARTHEN BERM DETAIL

NO SCALE



SECTION VIEW

- NOTES**
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - SEDIMENT SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE FENCING EFFICIENCY.

3 SILT FENCE DETAILS

NO SCALE

REVISIONS

Issue #	Description	Date

Apex
Engineering Group

Bismarck - Detroit Lakes
Dickinson - Fargo - St. Cloud
920 McKinley Ave
Detroit Lakes, Minnesota 56501
Office: 218-844-2580
www.apexenggroup.com

Apex Project #: 24.637.0041
Date: APRIL 03, 2024
Drawn By: JAB
Checked By: JAB
Approved By: JAB

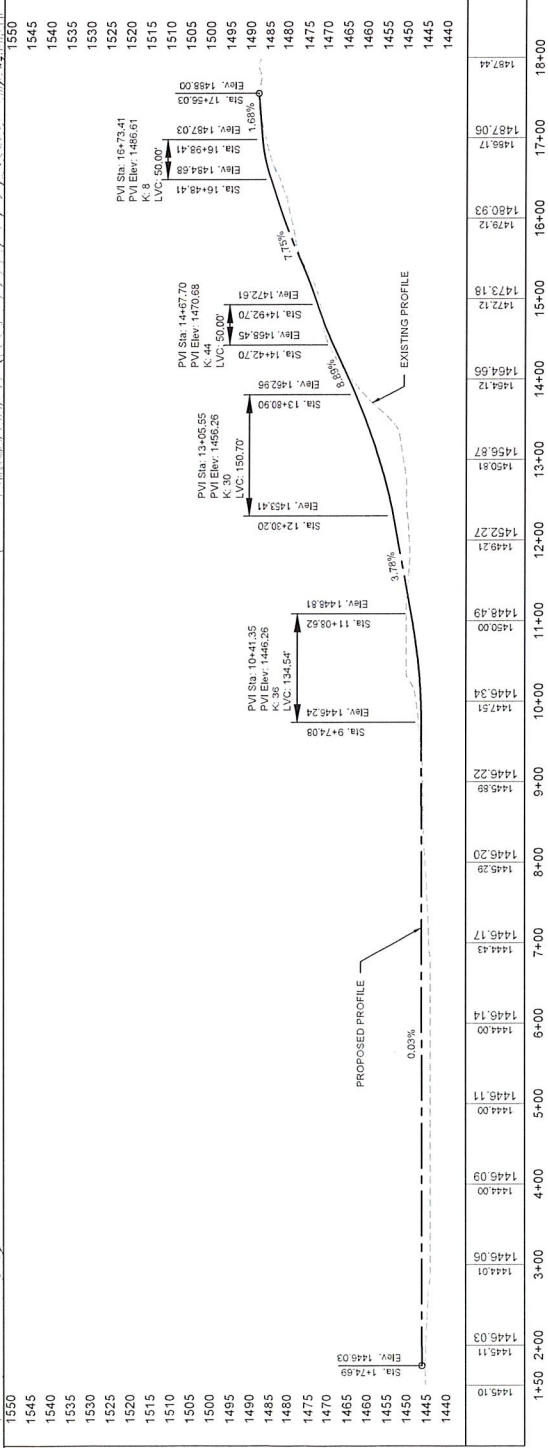
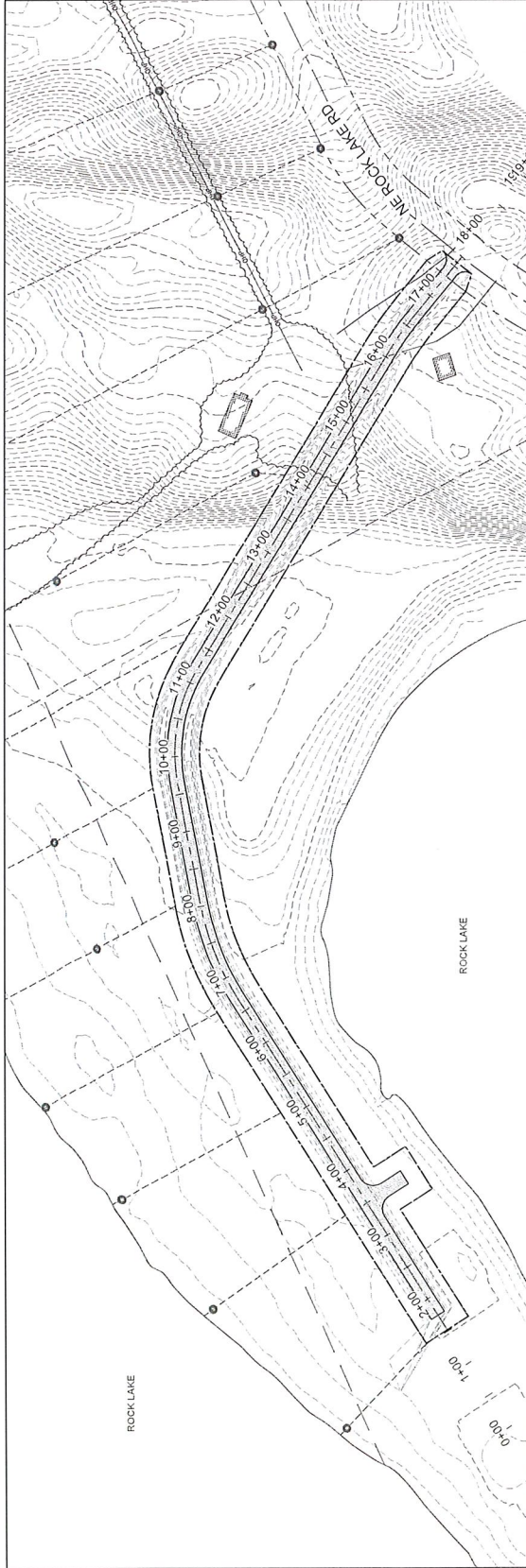
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a Professional Engineer under the laws of the State of Minnesota.

Print Name: Jade A. Berube
Signed: *JAB*
Date: 4/03/24 License Number: 47172

4 SUNS
ROCK LAKE

SWPPP DETAILS

Sheet:
8
OF 9



REVISIONS	
Issue #	Description

Apex Engineering Group
 Bismarck - Detroit Lakes
 Dickinson - Fargo - St. Cloud
 920 McKinley Ave
 Detroit Lakes, Minnesota 56501
 Office: 218-844-2580
 www.apexengr.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: Jude A. Berube
 Signed: [Signature]
 Date: 4/03/24 License Number: 47122

Apex Project #: 24-637-0041
 Date: APRIL 03, 2024
 Drawn By: JAB
 Checked By: JAB
 Approved By: JAB



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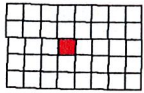
Becker County



1:18,056

Date: 9/12/2023

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



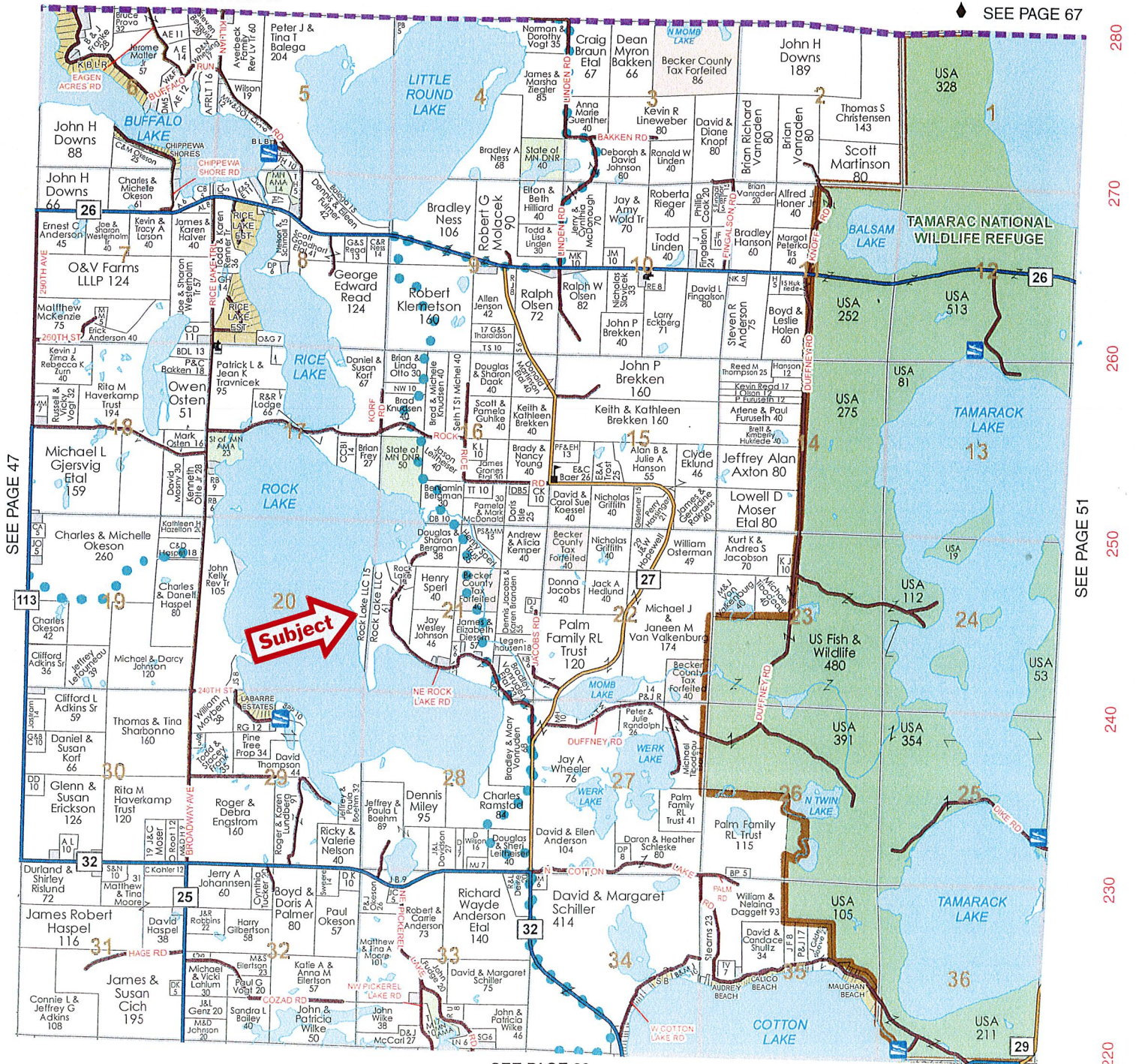
Holmesville

Township 140N - Range 40W

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SEE PAGE 65

SEE PAGE 67



SEE PAGE 33



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****

April 24th, 2024 @ 6:00 P.M.

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

APPLICANT: Soo Pass Ranch Inc
900 Wayzata Blvd E Suite #130
Wayzata, MN 55391

Project Location: 25526 Co Hwy 22
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Change of Zone from Agricultural to Commercial.

LEGAL LAND DESCRIPTIONS: Tax ID Numbers: **19.0315.000 & 19.0316.000** Section 16 Township 138 Range 041; 16-138-41 NE 1/4 SW 1/4. GOVT LOT 1, 2, 3 LESS: RR. LESS 20.7AC (19-152), LESS N 660' OF E 660', LESS 3.78AC (19-316-1) & N 32 RDS OF LOT 2 SW OF RWY; 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.



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: Soo Pass Ranch, Inc

Applicant's Address: 900 Wayzata Blvd E #130
Wayzata, mn 55391

Telephone(s): 952-473-6422 Date of Application: 3/29/24

Signature of Applicant: R. Matt Mithun

Parcel ID Number: 190315000 + 109316000 Project Address: 25526 Candy Hwy 22
DETROIT LAKES, MN 56501

Legal Description of Project:

Convert land use to Commercial from Ag. Already Taxed at that Rate.
Want to Expand CUP, Expand Building regulations, Get what we have been
paying for

SECTION 1

*Zone Change For Existing Parcel Number 19.0315.000 & 19.0316.000

Current Zoning Agricultural Requested Zoning Commercial

Is the change within 2 miles of any city limits? Yes - Detroit Lakes

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

*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 _____

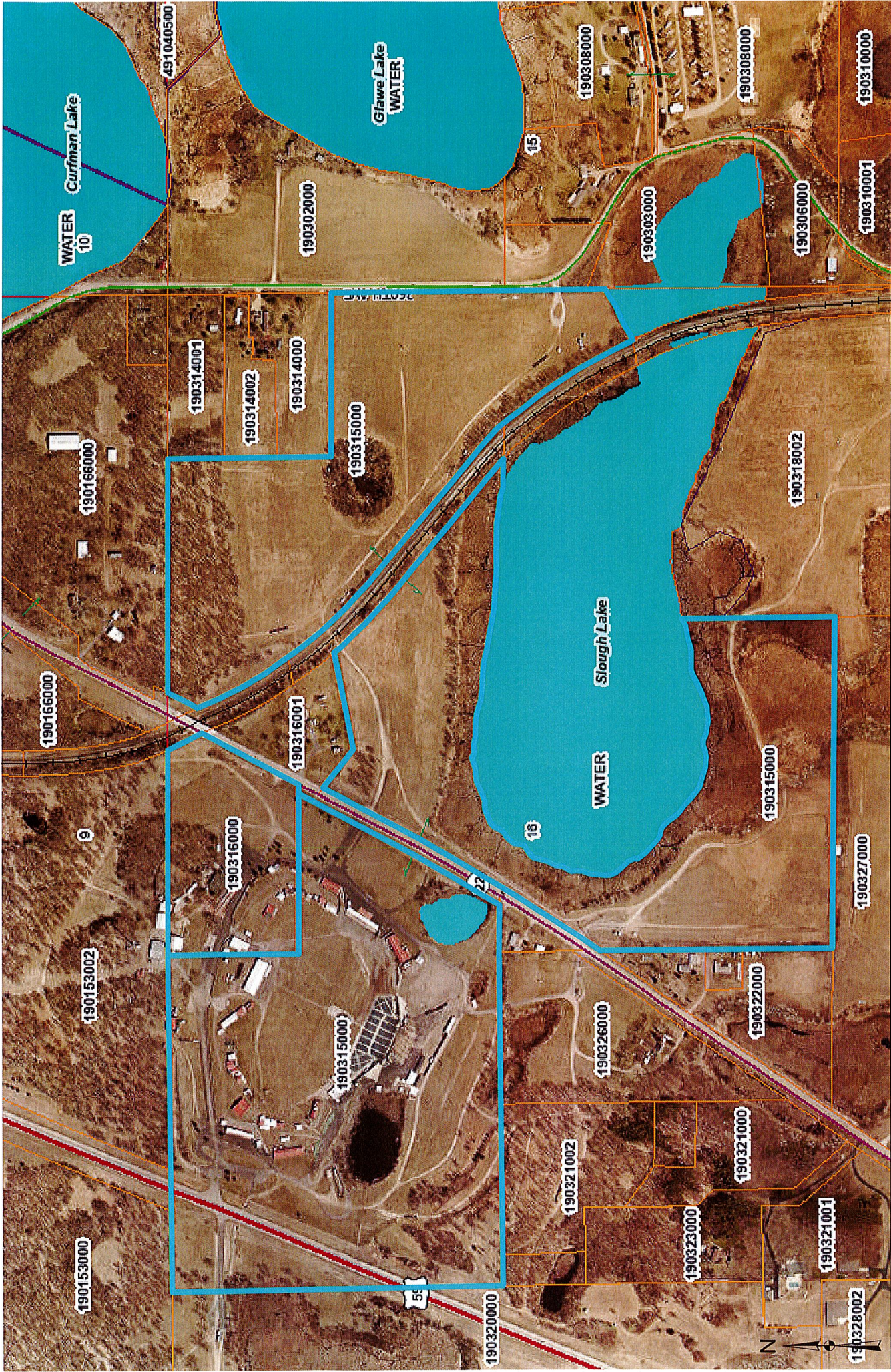
Is the change within 2 miles of any city limits? _____

**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received 3/29 Date Accepted _____ Authorized Signature _____

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

Receipt Number _____



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

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

Date: 3/29/2024

Becker County

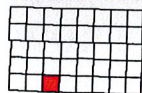




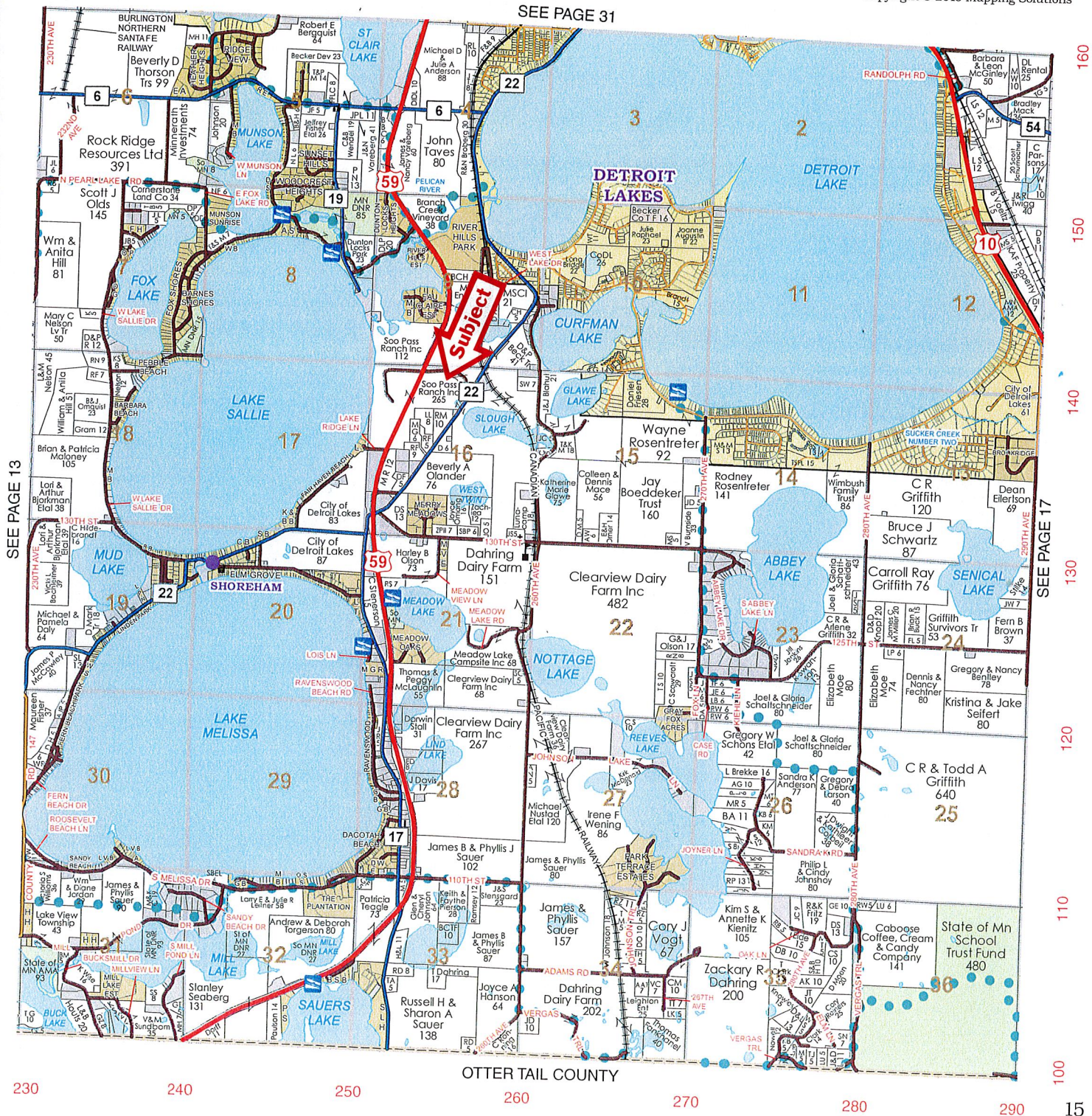
Lake View

Township 138N - Range 41W

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SEE PAGE 31





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****

April 24th, 2024 @ 6:00 P.M.

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

APPLICANT: Robert J Olek & Bradley Olek
4260 Scenic Ln
Woodbury, MN 55129

Project Location: 17354 190th Ave
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a Commercial Planned Unit Development for forty-nine (49) units.

LEGAL LAND DESCRIPTION: Tax ID Number: **02.0241.000** Section 33 Township 139 Range 042; NW1/4 OF NE1/4 & LOT 2 LESS 6 RDS ON S SIDE; Audubon 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 # CUP2024-103

Property and Owner Review

Owner: Robert J Olek & Bradley Olek	Parcel Number(s): 020241000
Mailing Address: 4260 Scenic Ln Woodbury, MN 55129	Site Address: 17354 190th Ave Audubon, MN 56511
	Township-S/T/R: AUDUBON-33/139/042
	Shoreland? Yes Name: Little Cormorant (Lake Eunice & Audubon) [RD]

Legal Descr: **NW1/4 OF NE1/4 & LOT 2 LESS 6 RDS ON S SIDE**

Conditional Use Details Review

Description of Conditional Use Request: **Family friendly 49 unit RV camp site with roads running within the RV park with appropriate county code electrical, water and sewer hook-ups for each RV. There will be large parking spaces to the East of the RV camp site along with two vehicles parking per RV camp space.**

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.

There are no properties directly impacted by the RV camp site due to the significant distance between the closest existing properties and the new RV camp site. Each camp site resident will sign an annual lease contract which will include all local and state ordinances they must follow (including but not limited to, trash, building limitations, pet management, noise limitations and other nuisance complaint procedures).

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 primary vacant property next to the RV camp site is the connected parcel to the East which is also owned by us.

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

The surveying has been completed by Apex Engineering Group, Inc. Aftershock Electric will complete the electrical installation for the RV's. Elsnor Well Drilling will install the well and Deweys Septic will complete the septic system. DNR will be consulted regarding the appropriate and approved docking.

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.

Each RV camp site will be allowed to park up to two vehicles next to their RV. Other visitors will park in the main parking lot to the east of the RV camp site, along with boats and trailers. The entrance to the RV camp site will come off 190 Avenue. No parking will be allowed on 190th Avenue, nor will this be necessary with the amount of on-site parking available.

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 provide a large commercial trash container with appropriate signage to residents related to use and recycling options. Each RV camp site will have a covered trash container and all trash will be removed/picked-up weekly. The resident RV contract will contain all local, county and state ordinances related to garbage, pets, noise, fire and expected behavior within the RV park and within neighbors. All residents will follow local fire ordinances.

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.

The survey company Apex Engineering Group, Inc. has developed the appropriate plans that we will follow to prevent soil erosion and any possible pollution of the public water systems. We will be contacting the DNR to obtain their suggestions and guidelines to install the dock system while preventing any negative impacts to

the lakeshore.

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

We plan to maintain as much of the existing vegetation on the lake side.

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

We are working with Elsner Well Drill and Dewey's Septic to make sure we are compliant with everything needed for water and septic.

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

This will be determined after slip approval from the DNR.

Business Plan Review

Name of Business: **TBD**

Business Owners: **Robert Olek and Bradley Olek**

Business Type: **Other - Please describe below** If 'Other', explain: **Campground**

Type of Merchandise: **49 seasonal RV sites with dock slips and location to be determined by DNR.**

Type of Service: **Seasonal Campground**

Hours and Days of Operation: **Spring through Fall**

Number of Employees: **The Owners and possibly one Employee.**

Off-Street Parking Plan: **Each RV camp site will be allowed to park up to two vehicles next to their RV. Other visitors will park in the main parking lot to the east of the RV camp site, along with boats and trailers. The entrance to the RV camp site will come off 190 Avenue. No parking will be allowed on 190th Avenue, nor will this be necessary with the amount of on-site parking available.**

Size of structure to be used for Business: **Each lessee will provide their own RV, so sizes will vary.**

New or Existing: **New Structure**

Signage Plan: **To be determined based on what is allowed per ordiance.**

Exterior Lighting Plan: **Appropriate lighting for safety purposes will be determined.**

Known Environmental Hazards: **NA**

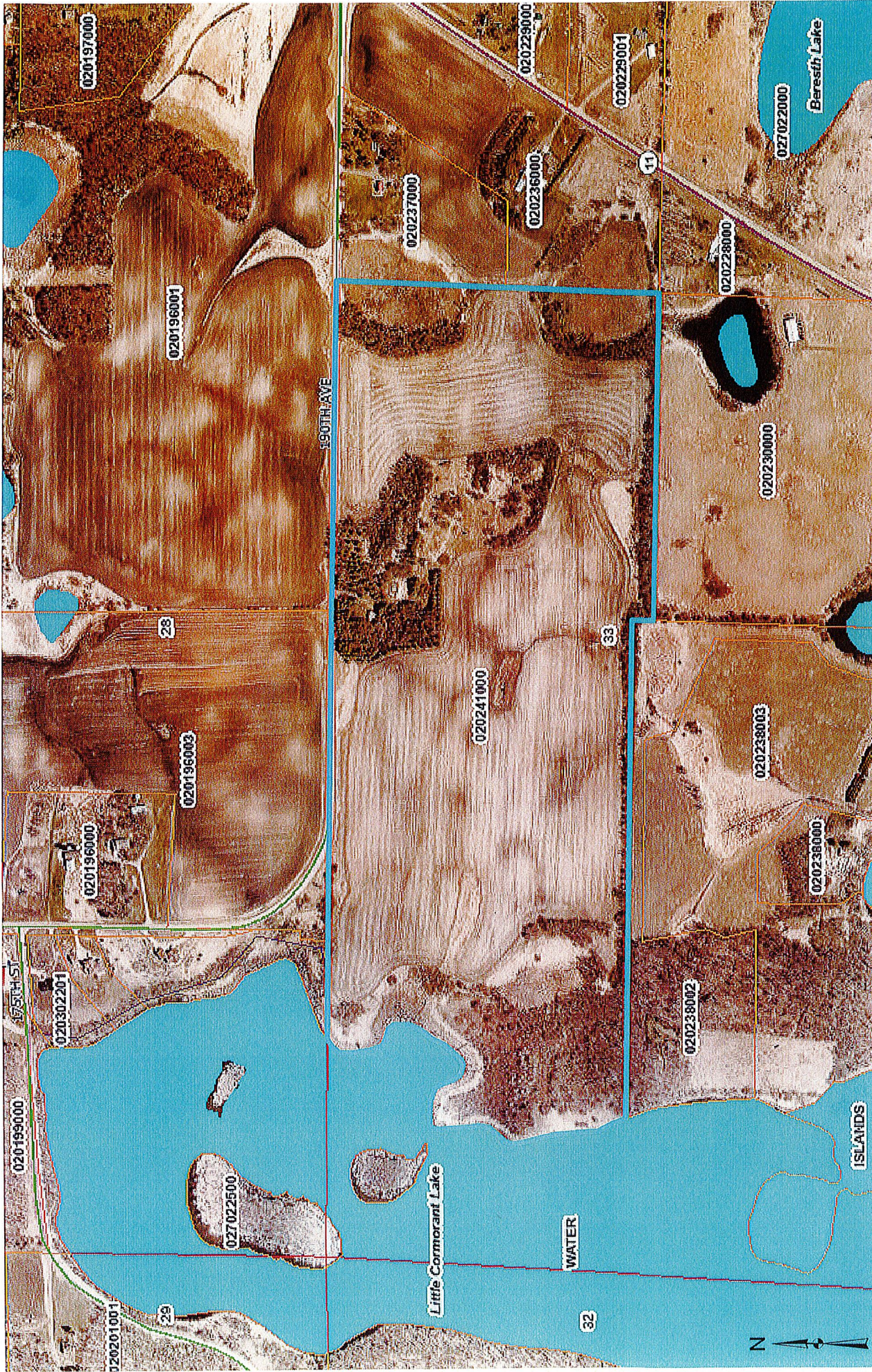
Additional Business Plan Information:



REVISIONS		
Issue #	Description	Date

Apex Project # 24,638,0002 Date February 12, 2024 Drawn By JSD Checked By JSD Approved By JSD License Number XXXXX		I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota. Print Name: JASON D. JOHNSON Date: 02/12/2024 License Number: XXXXX	
Bismarck - Detroit Lakes Dickinson - Fargo - St. Cloud 920 McKinley Ave Detroit Lakes, Minnesota 56501 Office 218-844-2580 www.apexengrpgroup.com		OLEK RV PARK PROPOSED SITE PLAN OPTION 3	
Apex Engineering Group		Sheet: 3 OF XXX	

L:\Project\2024\246380002 - OLEK - RV PARK\Design\Drawings\246380002 - 11 SITE PLAN Option 3.dwg



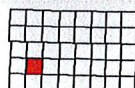
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:9,028	Date: 4/4/2024
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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Becker County



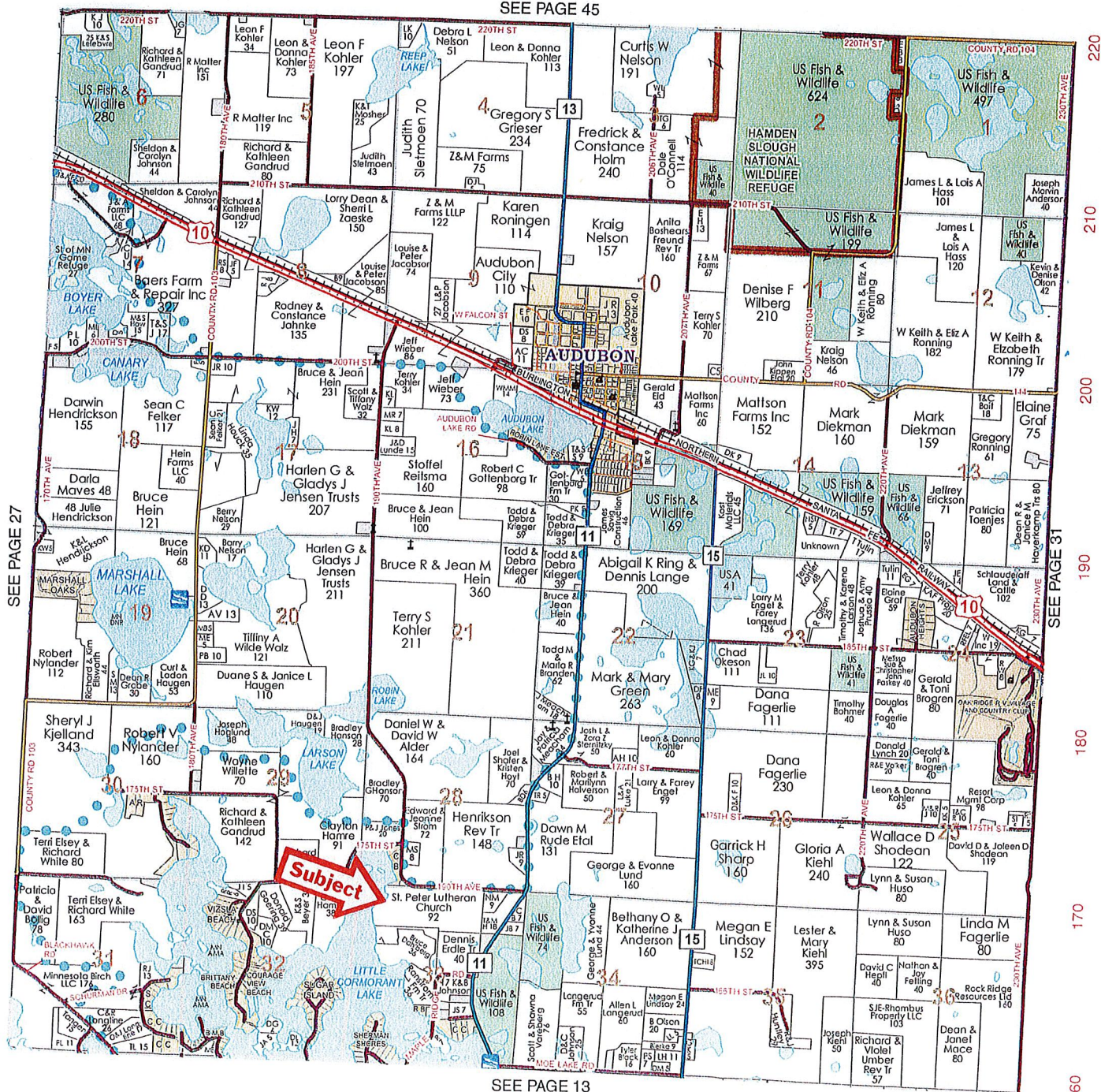


Audubon

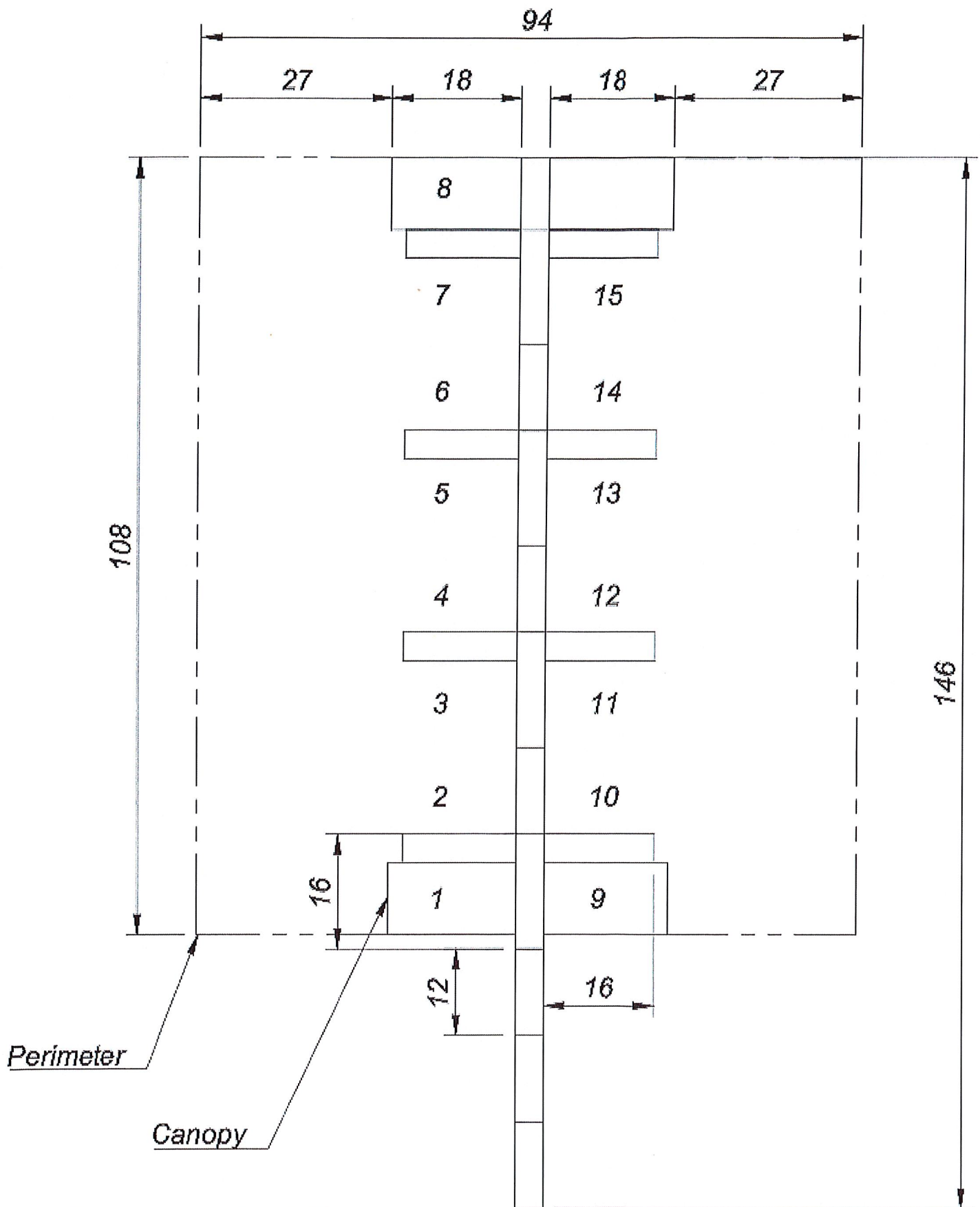
Township 139N - Range 42W

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SEE PAGE 45



**Updated
Information
Below**



Perimeter = 10,152 ft²

Dept.

Technical reference

Created by

Waterfront Recreational

Approved by



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.

1:5,634

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

Date: 4/24/2024

Becker County



Nicole Bradbury

From: Kyle P. Vareberg
Sent: Tuesday, April 23, 2024 3:14 PM
To: rodger.hemphill@state.mn.us; Richard Vareberg; Ed J. Clem; King, Matthew (MPCA); David Blomseth; dave@heyer-eng.com; steve.lindow@yahoo.com; jay schurman
Subject: RE: Tech Panel Meeting - Little Cormorant PUD

Good afternoon,

Below are the notes from our Tech Panel Meeting on April 18th, 2024, at 1:00 PM. Those in attendance were Rodger Hemphill, Nathan Olson, Ed Clem, Matthew King, Jay Schurman, Dylan Ramstad Skoyles, Steve Lindow, Bob Olek, Richard Vareberg, and Kyle Vareberg.

DNR Comments:

Requested suitable area density calculation. This was completed by Meadowland Surveying and provided during the meeting.

Requested dock plan, suggested it be as compact as possible and centralized. Example would be a straight-line dock or T dock.

Beach/rec area should be shown on the dock plan. Present water lilies, cattails and muck will limit beach area to upland. Suggested talking with MN Dept of Health for requirements, such as a storm shelter.

Identify the required 50% open space.

Consider a planting plan for screening.

Identify road width for access in campground.

Identify camping space dimensions.

Consider prohibiting addition on to campers.

MPCA Comments:

Little Cormorant is on the impaired waters list which requires more restrictive SWPPP requirements. SWPPP including over 50 acres require MPCA review. Erosion control plan is made for one size fits all.

Delineating wetlands will help keep excavation out of these areas.

Staff has been in contact with Jon Olson, Apex engineering about the the SWPPP.

Little Cormorant Lake Association:

Concerns of future expansion of the campground and increased parking at the Little Cormorant public lake access.

SWCD:

Recommend wetland delineation to include docking area.

Option three has a roadway in a wetland.

Put up silt fence along wetlands.

Check status of ravine in the middle of the field running east and west.

Environmental concerns get less as the you go east on the property.

Soil and slope concerns, send SWPP to group for review. Road concerns on slopes.

Group discussion was had on an EAW, the project does not meet the mandatory threshold which is 50 units. The group wanted it known an EAW discussion occurred but was not recommended.

Group comments at the end of discussion.

One docking structure with 15 slips would be better than a residential subdivision with individual docks on each lot.

Wetlands are better protected as a campground vs subdivision.

Current Agricultural use is worse environmentally than the proposed campground, lots of sediment loss with farming.

Applicant stated there are no current plans for future expansion and private well and septic will be utilized for sites.

The dock plan with beach area and SWPPP will be distributed tomorrow, and I will follow up with the group by the end of the day for your comments. The SWPPP is being developed for option two.

Thank you,

Kyle

-----Original Appointment-----

From: Kyle P. Vareberg

Sent: Monday, April 15, 2024 1:20 PM

To: rodger.hemphill@state.mn.us; Richard Vareberg; Ed J. Clem; King, Matthew (MPCA); David Blomseth; dave@heyeng.com

Subject: Tech Panel Meeting - Little Cormorant PUD

When: Thursday, April 18, 2024 1:30 PM-3:00 PM (UTC-06:00) Central Time (US & Canada).

Where: 3rd Floor Meeting Room Courthouse

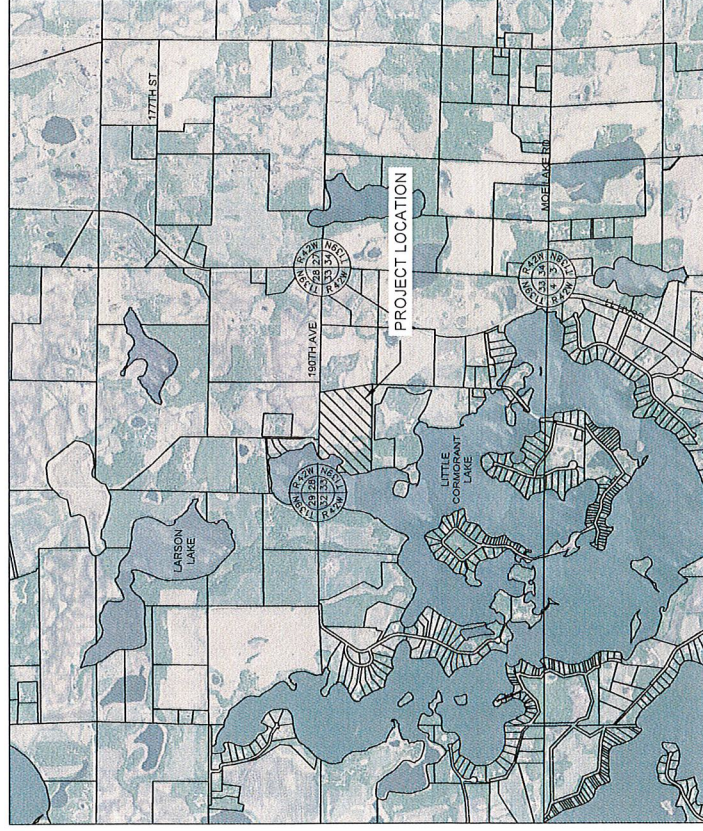
This meeting will be held regarding the Little Cormorant proposed Commercial Plan Unit Development. The purpose of the meeting is to discuss the site layout and concerns each agency may have with the request. Documents will follow prior to the meeting for your review. Thank you.

for
OLEK RV PARK
AUDOBON, MINNESOTA



SECTION LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
OVERHEAD POWER CHIP
POWER POLE
TREE

LOCATION MAP



Apex
Engineering Group

L:\Projects\2024\24.638.0042 - Olek - RV Park\Design\Drawings\24.638.0042 - A_COVER SHEET.dwg

01	COVER SHEET
02-04	STORMWATER POLLUTION PREVENTION PLAN
05	TEMPORARY EROSION CONTROL PLAN
06	PERMANENT EROSION & SEDIMENT CONTROL DETAILS
07	EROSION & SEDIMENT CONTROL DETAILS

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signalure • Apex Engineering Group, Inc.

Jonathan S. Olson
Norton • Arroyo Engineering Group Inc

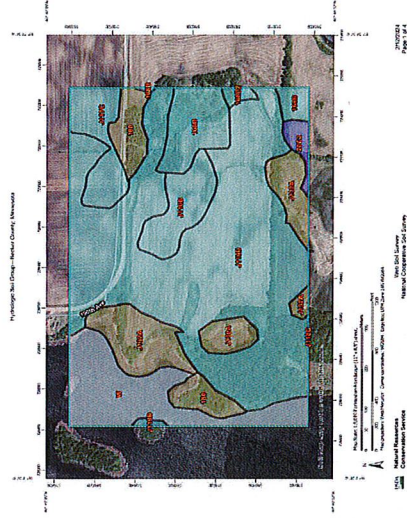
18.0042

PROJECT No. .

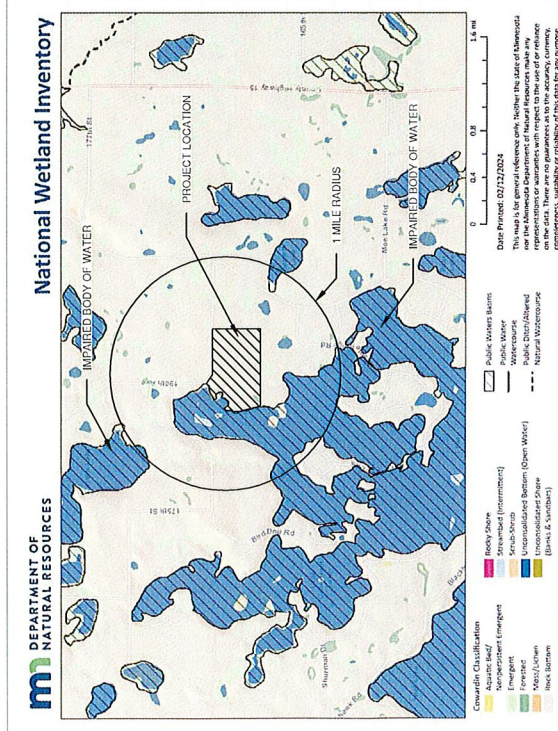
1. THE BELOW ARE THE HYDRAULIC SOIL GROUP (HSG) DESCRIPTIONS THAT CORRESPOND TO THE NRCS WEB SOIL SURVEY MAP:

- A. SAND, LOAMY SAND OR SANDY LOAM TYPE SOILS. A LOW RUNOFF POTENTIAL AND HIGH INFILTRATION RATES. THEY CONSIST PRIMARILY OF DEEP, WELL TO EXCESSIVELY WELL DRAINED SANDS OR GRAVELS.
 - B. LOAM OR SILT LOAM. MODERATE INFILTRATION RATE EVEN WHEN THOROUGHLY WETTED. THEY CONSIST OF MODERATELY WELL TO MODERATELY DRAINED SOILS. THEIR TEXTURE RANGES FROM MODERATELY FINE TO MODERATELY COARSE.
 - C. SANDY CLAY LOAM. LOW INFILTRATION RATES ESPECIALLY WHEN THOROUGHLY WETTED. SOIL TEXTURE MODERATELY FINE TO FINE.
 - D. CLAY LOAM, SILTY CLAY LOAM, SANDY CLAY, SILTY CLAY OR CLAY. THIS SOIL GROUP HAS THE HIGHEST RUNOFF POTENTIAL. VERY LOW INFILTRATION RATES ESPECIALLY WHEN THOROUGHLY WETTED. CONSIST PRIMARILY OF CLAY SOILS WITH A HIGH SWELLING POTENTIAL.
- OWNER CONDUCTED SEVERAL TEST PITS ON THE SITE AS PART OF THE DEVELOPMENT OF THIS SWPPP. SOIL SAMPLES WERE COLLECTED AND VISUALLY INSPECTED BY THE ENGINEER. THE SOIL CONDITIONS WERE CONFIRMED TO BE YELLOW CLAY THROUGHOUT THE ENTIRE SITE.

MAP NO.	SIL NAME	REG
9022	DAWETT FINE SANDY LOAM, 1% TO 1% SLOPES, FLOODED	II
1468	FORAN LAKE COMPLEX, 1% TO 1% SLOPES	C
18602	FORAN LAKE COMPLEX, 1% TO 1% SLOPES, MODERATELY FLOODED	C
18	GRANDVIEW LOAM, 1% TO 1% SLOPES	C/D
21188	HAZARD FORD-SOUTH OAK CLAY COMPLEX, 1% TO 1% SLOPES	C
1162	HAZARD FORD-SOUTH OAK CLAY COMPLEX, 1% TO 1% SLOPES	C
1162	HOGAN-SAVANNAH COMPLEX, 1% TO 1% SLOPES	C
1162	HOGAN-SAVANNAH COMPLEX, 1% TO 1% SLOPES	C
1354	QUAY AND CATHEDRAL SLO, 1% TO 1% SLOPES, FREQUENTLY FLOODED	C/D
2354	QUAY AND CATHEDRAL SLO, 1% TO 1% SLOPES, FREQUENTLY FLOODED	C/D
2354	QUAY AND CATHEDRAL SLO, 1% TO 1% SLOPES, FREQUENTLY FLOODED	C/D



NRCS WEB SOIL SURVEY MAP (5.9)



NATIONAL WETLAND INVENTORY MAP (5.10)

REVISIONS		
Issue #	Description	Date

Apex
Engineering Group

Bismarck - Detroit Lakes
Dickinson - Fargo - St. Cloud
920 McKinley Ave
Detroit Lakes, Minnesota 56501
Office: 218-844-2580
www.apexvengroup.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of _____.

Print Name: _____
Signature: _____
Date: _____ License Number: 475551

Apex Project #: 24-638-0042
Date: April 22, 2024
Drawn By: AJK
Checked By: JSD
Approved By: JSC

OLEK RV PARK	SWPPP	MAPS, SOIL INFORMATION, AND RESTRICTIONS	Sheet: 4 OF 7
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REVISIONS		Apex Engineering Group		Bismarck - Detroit Lakes		Apex Engineering Group		Sheet:	
Issue #	Description	Date							

Apex Project # 24.638.0042		Date April 22, 2024		Print Name JASON M. JACOBI		Preliminary	
Drawn By: A.J.K.		Checked By: J.S.D.		Approved By: J.S.D.		Date 4/19/24 License Number 47561	

OLEK RV PARK		SWPPP		Sheet: 5	
INITIAL TEMPORARY EROSION AND SEDIMENT CONTROL PLAN				OF 7	

Projects 2024.638.0042 - OLEK RV PARK Design Drawings 24.638.0042 - C:\EMP SWPPP 24g



- NOTES:**
1. EROSION/ DISSECTION SHALL BE INSTALLED WITHIN 24 HOURS OF DEVICE OR FEATURE PLACEMENT INTO SERVICE.
 2. NORMAL WETTED PERIMETER OF DITCHES AND SWALES SHALL BE PROTECTED WITH EROSION CONTROL (BLANKET) OR (FIBER REINFORCED MATING).
 3. RESTORE TOPSOIL & TURF FOLLOWING GRADING WORK. GRADE BORROW AREA TO MAXIMUM SLOPE OF 10% PRIOR TO RESTORATION.

LEGEND

CONSTRUCTION LIMITS
SILT FENCE, TYPE MS

TURF/STABILIZATION KEY

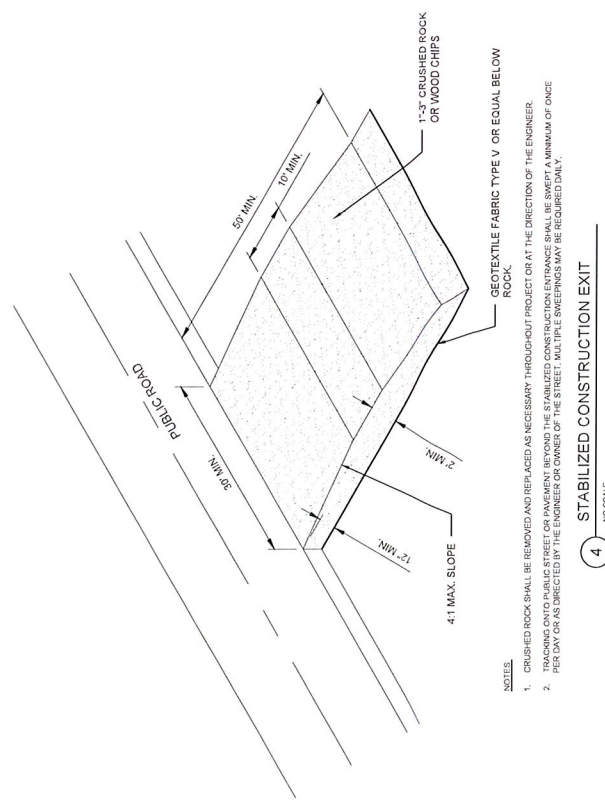
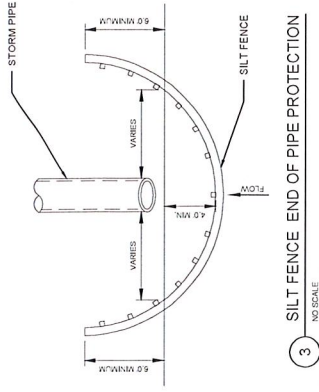
PLAN KEY AND DESCRIPTION

GENERAL ROAD SIDE (SLOPE GREATER THAN 4:1)
FERTILIZER TYPE 3,
MWDOT SEED MIX 25-5-21,
HYDRAULIC REINFORCED FIBER MATRIX (RFM)

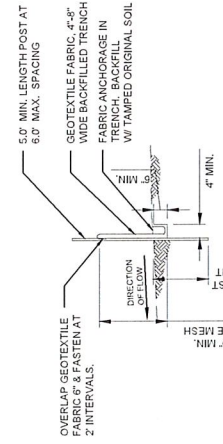
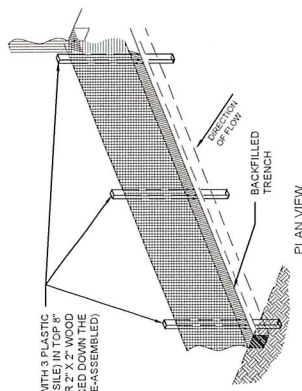
DRY SWALE (POND)
FERTILIZER TYPE 3,
MWDOT SEED MIX 25-5-21,
HYDRAULIC REINFORCED FIBER MATRIX (RFM)
OR ROLLED EROSION PREVENTION CATEGORY 25

RANDOM RIPRAP CLASS III
GEOTEXTILE FILTER TYPE IV

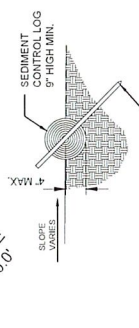
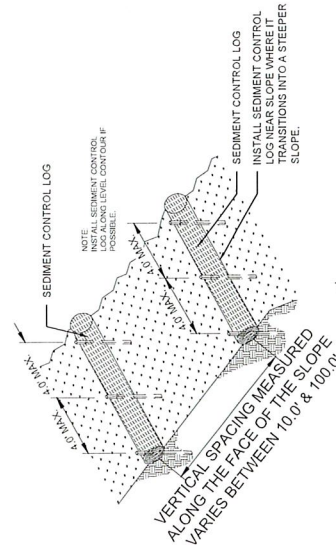
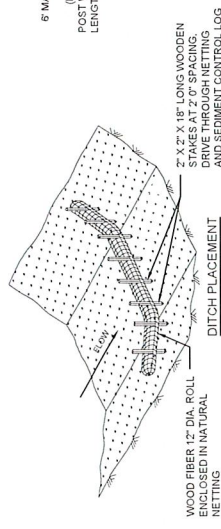
REVISIONS		Bismarck - Detroit Lakes Dickinson - Fargo - St. Cloud 920 McKinley Ave Detroit Lakes, Minnesota 56501 Office: 218-844-2580 www.apexengr.com		I hereby certify that this plan, specification or standard was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota. PRELIMINARY Print Name: Jonathan J. Schmitt Signature: _____ Date: 4/18/24 License Number: 47561		Sheet: 6 OF 7
Issue #	Description	Date	Apex Project #: 24.638.0042 Date: April 22, 2024 Drawn By: AJK Checked By: JSD Approved By: JSD			
			OLEK RV PARK			
			SWPPP			
			FINAL EROSION AND SEDIMENT CONTROL PLAN			



- NOTES
- CRUSHED ROCK SHALL BE REMOVED AND REPLACED AS NECESSARY THROUGHOUT PROJECT OR AT THE DIRECTION OF THE ENGINEER.
 - TRACKING ONTO PUBLIC STREET OR PAVEMENT BEYOND THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE SWEEPED A MINIMUM OF ONCE PER DAY AS DIRECTED BY THE ENGINEER OR OWNER OF THE STREET. MULTIPLE SWEEPINGS MAY BE REQUIRED DAILY.



- NOTES
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE FLOODING EFFICIENCY.



- 20\"/>

REVISIONS		Apex Engineering Group		Bismarck - Detroit Lakes Dickinson - Fargo - St. Cloud 920 McKinley Ave Detroit Lakes, Minnesota 56501 Office: 218-844-2580 www.apexengr.com		OLEK RV PARK		SWPPP DETAILS		Sheet: 7 OF 7	
Issue #	Description	Date									

I hereby certify that this plan, specification or contract was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.		Anex Project #: 24.639.0042		Date: April 22, 2024		Print Name: Jarrett M. Jalko		Signature: [Signature]		Date: 4/19/24		License Number: 47551	
		Drawn By: AJLK		Checked By: JSC		Approved By: JSC							

Deposited with the State of Minnesota, Department of Commerce, Division of Professional Regulation, Engineering Board, on 4/19/24. Subject: SWPPP for Olek RV Park.

I hereby certify that this plan, specification or contract was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: Joseph J. JSD
Date: April 22, 2024
Drawn By: A.J.K.
Checked By: JSD
Approved By: JSD
License Number: 47551



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****

April 24th, 2024 @ 6:00 P.M.

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

APPLICANT: Lake Life Hospitality Consulting LLC
1462 East Shore Dr
Detroit Lakes, MN 56501

Project Location: 11284 Co Hwy 17
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to construct a ten (10) foot fence.

LEGAL LAND DESCRIPTION: Tax ID Number: **19.1080.000** Section 28 Township 138 Range 041; DACOTAH BEACH 138 41 Block 002 LOTS 8 & 24 LESS HWY, LOTS 9 & 23 & E 20' OF LOT 22 & VAC RD; 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.

Conditional Use Application Review

Permit # CUP2024-102

Property and Owner Review

Owner:	Parcel Number(s): 191080000 N/A
Mailing Address:	Site Address:
	Township-S/T/R: LAKE VIEW-28/138/041
	Shoreland? Yes Name: Melissa (Lake View) [GD]

Legal Descr: Block 002 of DACOTAH BEACH 138 41|LOTS 8 & 24 LESS HWY, LOTS 9 & 23 & E 20' OF LOT 22 & VAC RD

Conditional Use Details Review

Description of Conditional Use Request: **TO CONSTRUCT A 10' HIGH CHAIN-LINK FENCE FOR SECURING ITEMS TO BE STORED ON THIS PROPERTY.**

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 CHAIN-LINK FENCE WILL HAVE NO ADVERSE EFFECTS ON THE SURROUNDING PROPERTY.

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 CHAIN-LINK FENCE IS SECURITY OF ITEMS TO BE STORED ON THE PROPERTY. THIS IS NOT A LONG-TERM VISION FOR THE PROPERTY. THE OWNER HAS NOT DECIDED WHAT THE PROPERTY WILL EVENTUALLY BE USED FOR.

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

ALL UTILITIES HAVE BEEN CAPPED ON THIS PROPERTY. THE DRAINAGE HAS NOT, NOR WILL BE CHANGED.

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 AND LOADING ARE NOT AN ISSUE WITH THIS PROPERTY. THE PROPERTY WILL ONLY BE USED FOR STORAGE PURPOSES

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.

N/A THERE IS NOT A BUSINESS OPERATION ON THIS PROPERTY. NO LIGHTING OR SIGNS WILL BE CONSTRUCTED. THE PROPERTY WILL REMAIN AS IS AND ONLY BE USED TO STORE ITEMS SUCH AS A BOAT DOCK AND LIFT AND OTHER MISCELLANEOUS ITEMS.

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.

THERE WILL BE NO CONSTRUCTION ON THIS PROPERTY OTHER THAN THE INSTALLATION OF A CHAIN-LINK FENCE

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

ALL THE STRUCTURES HAVE BEEN DEMOLISHED AND HAULED AWAY FROM THIS PROPERTY. NO NEW STRUCTURES ARE BEING BUILT. THE PROPERTY NOW LOOKS MORE AESTHETICALLY PLEASING AFTER REMOVAL OF THE BUILDINGS.

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

AS MENTIONED, ALL UTILITIES HAVE BEEN CAPPED. NO UTILITIES WILL BE USED ON THIS PROPERTY

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

N/A THIS IS A NON-RIPARIAN LOT.

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:

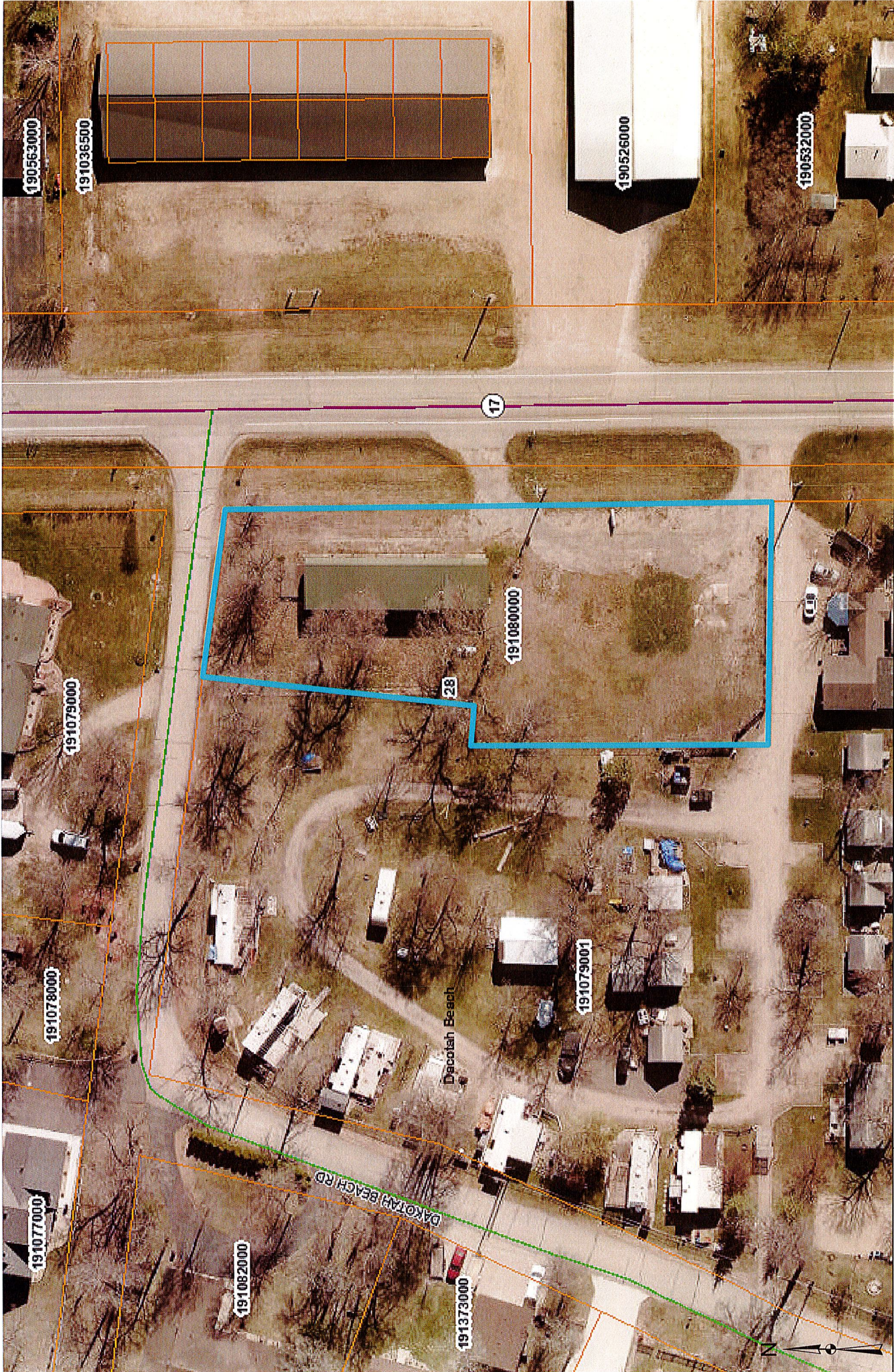
Exterior Lighting Plan:

Known Environmental Hazards:

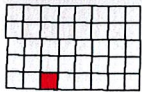
Additional Business Plan Information:



Fence to be installed around entire perimeter.



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.

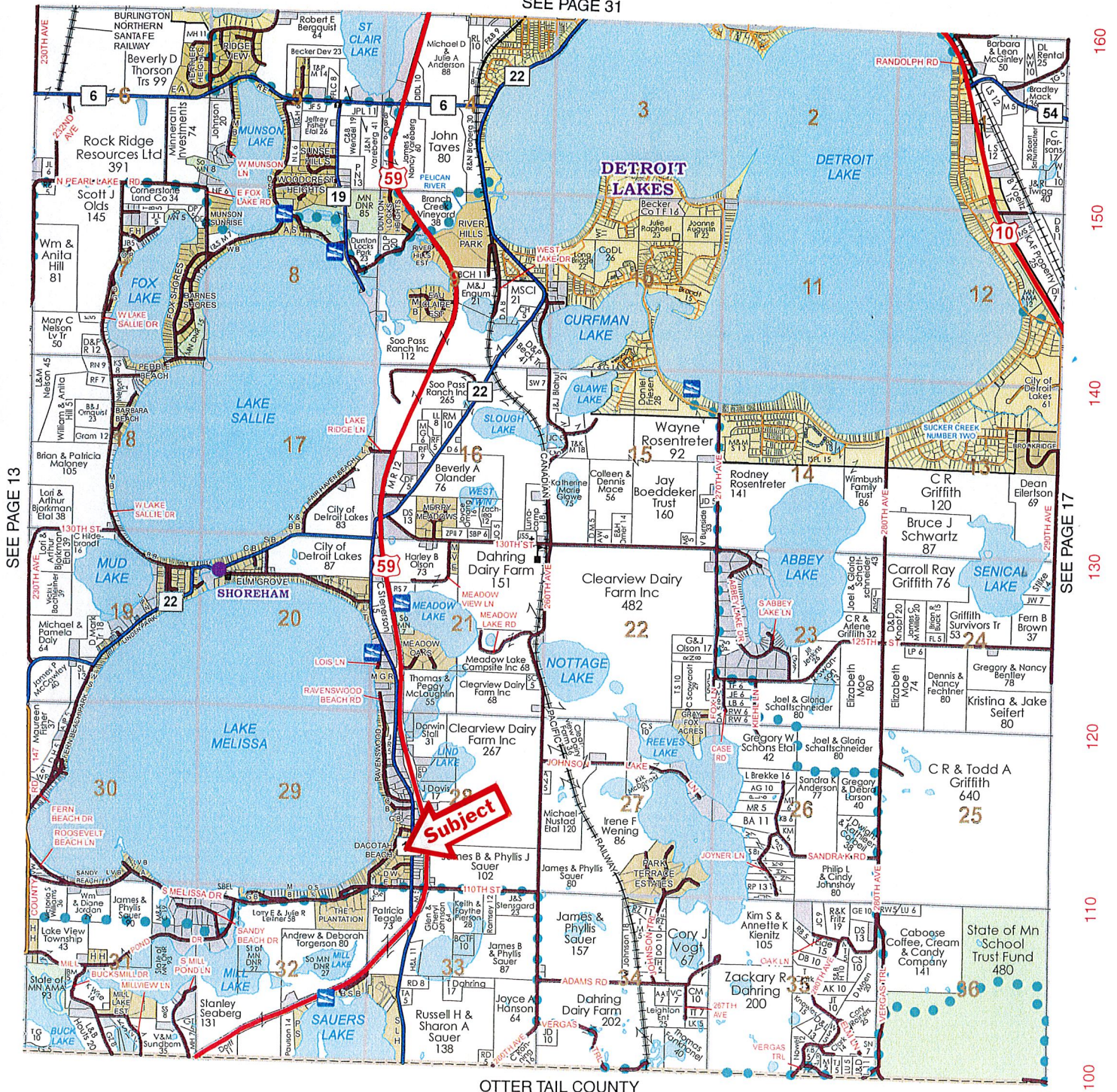


Lake View

Township 138N - Range 41W

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SEE PAGE 31



OTTER TAIL COUNTY