



COUNTY OF BECKER

Planning and Zoning

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Becker County Planning Commission Meeting

July 31st, 2024, ~ 6:00 P.M.

3rd Floor Jury Assembly Room – Becker County Courthouse

~ Tentative Agenda ~

I) Roll Call of Members

1. Minutes Approval for the June 26th, 2024, Meeting.

II) Old Business

1. **APPLICANT: Wesley Jorgenson & Shantel Jorgenson** 39600 160th St Frazee, MN 56544 **Project Location:** 30300 St Hwy 34 Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTIONS:** Tax ID Number: **10.0459.001** Section 29 Township 139 Range 040; 29-139-40 PT GOVT LOT 1, PT NE1/4 NW1/4: BEG SW COR LOT 20 BLK 3 ROLLING HILLS, E 860.19', S 436.72' TO TH 34, W AL HWY 362.61', NWLY 299.62', WLY 288.46' TO CTR RD, SLY AL RD 264.04', W 188.67' TO SCHULTZ LK, NLY AL LK 693.67', E 128.38' TO POB. TRACT A. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate a repair shop. This application was tabled from the May 29th, 2024, hearing.
2. **APPLICANT: William Hoppe & Jessica Hoppe** 7511 Ellis Ln Horace, ND 58047 **Project Location:** 53531 Grant St Osage, MN 56570 **LEGAL LAND DESCRIPTIONS:** Tax ID Number: **21.0396.001** Section 07 Township 140 Range 036; MIKE'S ACRES 140 36 Block 001 7-140-36 PT GOVT LOT 6, LOT 7 BLK 1 MIKES ACRES. COMM E QTR COR SEC 7, W 1356.23', S 442.59', W 513.12' TO CTR RD, S AL CTR RD 285.39'. W 33.15' TO POB; WLY 204.68', NWLY 163.48', W 330.07' TO STRAIGHT LK, S AL LK 260.76' TO SL LN LOT 7, ELY 635.79', NLY 150' TO POB. TRACT A. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to replace an existing retaining wall. This application was tabled from the June 26th, 2024, hearing.

III) New Business

1. **APPLICANT: JAA Land LLC** 1949 51st Ave N Moorhead, MN 56560 **Project Location:** 11941 147th St Lake Park, MN 56554 **LEGAL LAND DESCRIPTIONS:** Tax ID Number: **06.0089.002** Section 07 Township 138 Range 043; 7-138-43 PT SE1/4 NE1/4: COMM NE COR SEC 7, S 2010.2' TO POB; W 387.29', N 675.95', E 388.84', S 674.08' TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Preliminary Plat for a common interest community consisting of twenty-eight (28) units to be known as TURTLE LAKE TOY LOCKERS.
2. **APPLICANT: James W Shoemaker & Marnie E Ammons** 24331 Co Hwy 6 Detroit Lakes, MN 56501 **Project Location:** 24331 Co Hwy 6 Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTIONS:** Tax ID Number: **19.1726.000** Section 05 Township 138 Range 041; RAYMAR EST 1ST ADD Block 001 LOT 4 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to construct a fence to be six (6) feet high within the structure setback of the road right-of-way (ROW) of a County Highway.

3. **APPLICANT: Bryan E Olson & Paulette J Olson** 31051 Valley View Rd Frazee, MN 56544 **Project Locations:** 14963 Co Hwy 5 Lake Park, MN 56554 **LEGAL LAND DESCRIPTION:** Tax ID Number: **06.0157.000** Section 11 Township 138 Range 043; PT NW1/4 NE1/4 BEG 1166.76'E & 37.92'S OF NW COR NE1/4 TH S486.48' NE389.69' TO CSAH #5 N351.7' TO CSAH#6 & E 360.23' TO BEG **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Change of Zone from Agricultural to Residential.
4. **APPLICANT: Daniel S Hansen & Tracy M Hansen** 3519 Pierce St S Fargo, ND 58104 **Project Location:** 15112 Southshores Cir Lake Park, MN 56554 **LEGAL LAND DESCRIPTION:** Tax ID Number: **07.0409.000** Section 35 Township 140 Range 043; SOUTHSHOES Lot 009 Block 001 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate a mental health office.
5. **APPLICANT: Humane Society of the Lakes** 19665 US Hwy 59 Detroit Lakes, MN 56501 **Project Location:** 19665 US Hwy 59 Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number: **08.7015.002** Section 16 Township 139 Range 041; THE W 9 AC OF SW1/4 OF NW1/4 LYING NE OF HWY #59 EX 1.15 AC FOR HWY. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to construct an eight (8) foot high fence within the structure setback of a state highway.
6. **APPLICANT: Cormorant Landing LLC** 325 25th St S Fargo, ND 58103 **Project Location:** 17574 & 17531 Co Hwy 6 Lake Park, MN 56554 **LEGAL LAND DESCRIPTION:** Tax ID Numbers: **17.0071.000 & 17.0074.000** Sections 06 & 07 Township 138 Range 042; 6-138-42 PT GOVT LOT 7, 8 IN FOLL DESC: COMM MC 46, W 167.27' TO PT A, W 217.23', S 81.91' TO SLY ROW HWY & POB; W 143.26 AL HWY, N 100.66' TO NLY ROW HWY, N 181.95' AL E LN RD, NLY AL RD 147', NE 15' TO LIEF (LEAF) LK, SLY & ELY AL LK TO PB NE PT A, SW 303.27' TO BIG CORM LK, NW AL LK TO PT SE POB, NW 29' TO POB. & 7-138-42 PT GOVT LOT 3 IN FOLL DESC: COMM MC 46, W 167.27' TO PT A, W 217.23', S 81.91' TO SLY ROW HWY & POB; W 143.26 AL HWY, N 100.66' TO NLY ROW HWY, N 181.95' AL E LN RD, NLY AL RD 147', NE 15' TO LIEF (LEAF) LK, SLY & ELY AL LK TO PB NE PT A, SW 303.27' TO BIG CORM LK, NW AL LK TO PT SE POB, NW 29' TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate a marine dealership with dockside gas pumps.

IV) Other Business

1. Tentative Date for Next Informational Meeting:

August 21st, 2024; 8:00 am; 3rd Floor Meeting Room in the Becker County Courthouse, Detroit Lakes, MN

V) Adjournment