



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****

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

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

APPLICANT: Wesley Jorgenson & Shantel Jorgenson
39600 160th St
Frazee, MN 56544

Project Location: 30300 St Hwy 34
Detroit Lakes, MN 56501

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.

LEGAL LAND DESCRIPTION: 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.; Erie 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 # CUP2024-104

Property and Owner Review

Owner: Wesley Jorgenson & Shantel Jorgenson

Parcel Number(s): 100459001

Mailing Address: 39600 160th St
Frazee, MN 56544

Site Address:

Township-S/T/R: ERIE-29/139/040

Shoreland? Yes Name: Schultz (Erie) [NE Tier 2]

Legal Descr: 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.

Conditional Use Details Review

Description of Conditional Use Request: **Auto mechanic shop**

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.

Business has normal operating hours work is taking place inside a shop. Can't see it from the road there are also other Business all around me

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.

I built in the back corner of the property next to the sub station there won't be any development issues

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

I have an easement from mn kota power with a engineer that desined the driveway and drainage system

4. Describe how adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

There isn't street 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.

Don't have anything lights or signs shining towards any houses or any roads, just security lights ti light up the parking lot than you can't see from the road

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.

N/A

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

N/A

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

Had a well drilled by elsner well drilling last fall, and a 1500 gallon septic holding tank

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

N/A

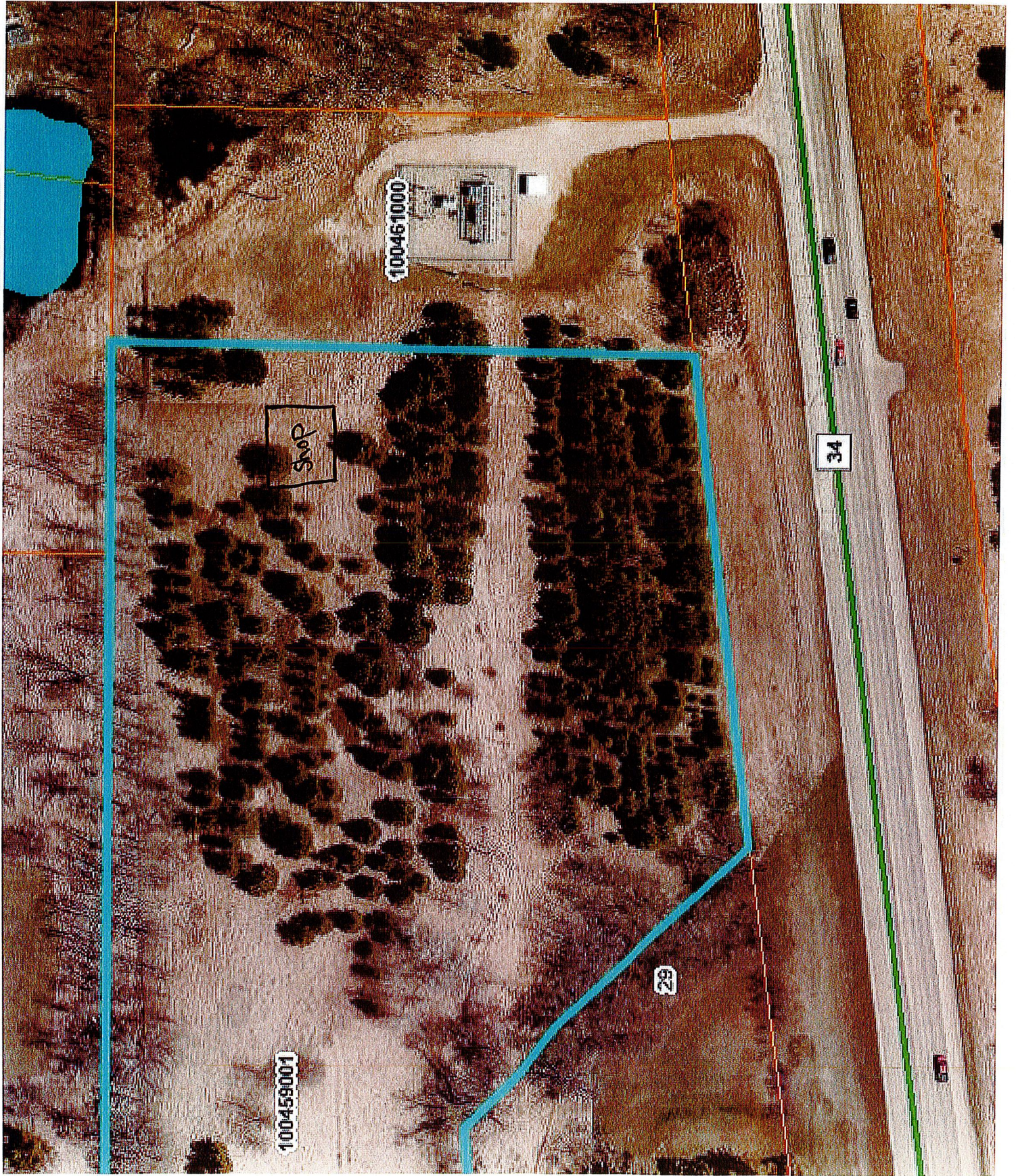
Business Plan Review

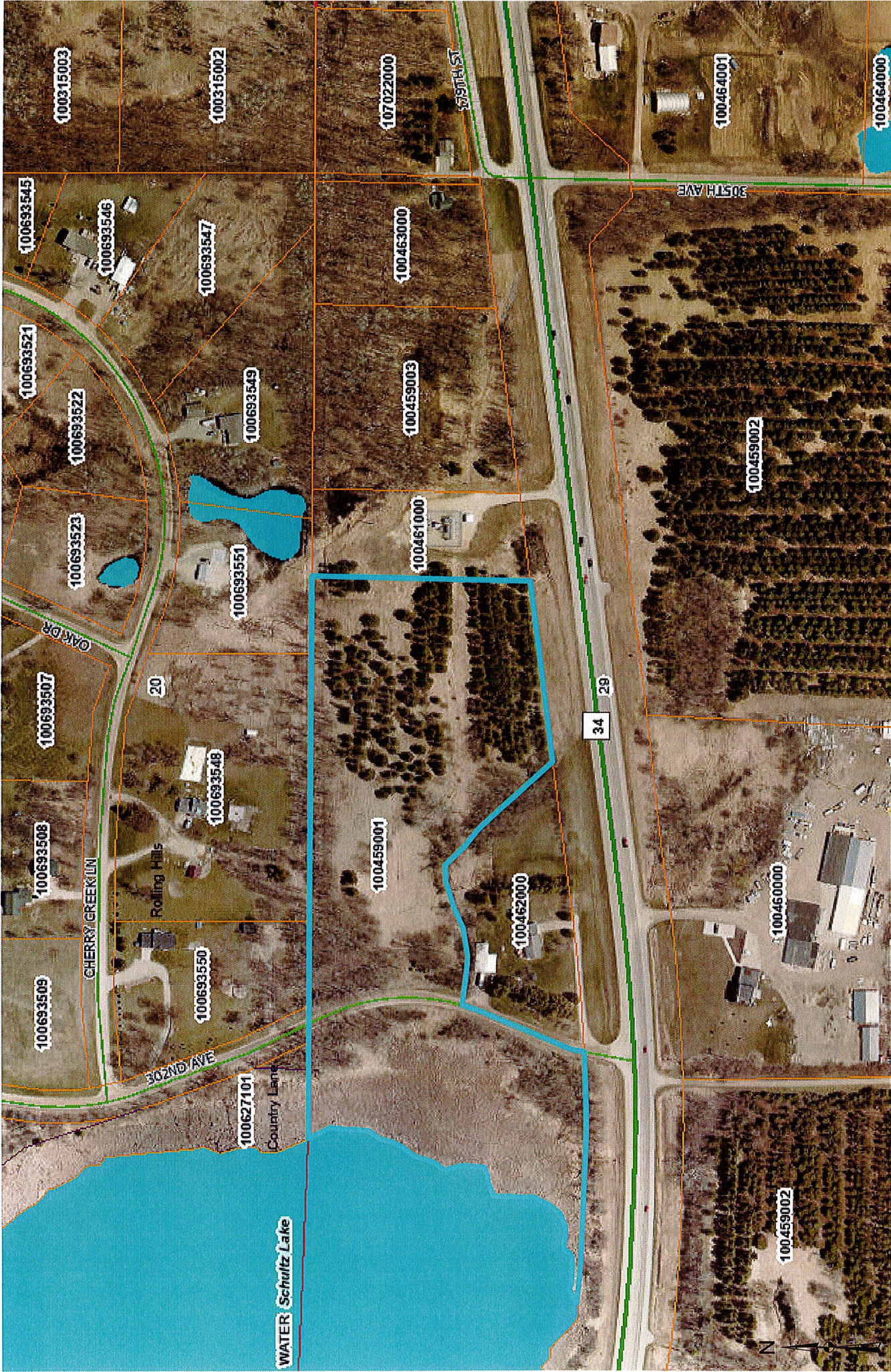
Name of Business: **Jorgenson repair LLC**

Business Owners: **Wesley jorgenson**

Business Type: **Service** If 'Other', explain:

| |
|---|
| Type of Merchandise: |
| Type of Service: Auto repair |
| Hours and Days of Operation: Monday- Friday 8-6 |
| Number of Employees: 2 |
| Off-Street Parking Plan: Have a parking lot |
| Size of structure to be used for Business: 60x60 shop |
| New or Existing: New Structure |
| Signage Plan: One sign off the highway road right of way |
| Exterior Lighting Plan: Security lights on building |
| Known Environmental Hazards: No |
| Additional Business Plan Information: No |





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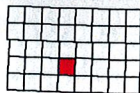
Becker County



1:4,514

Date: 7/17/2024

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

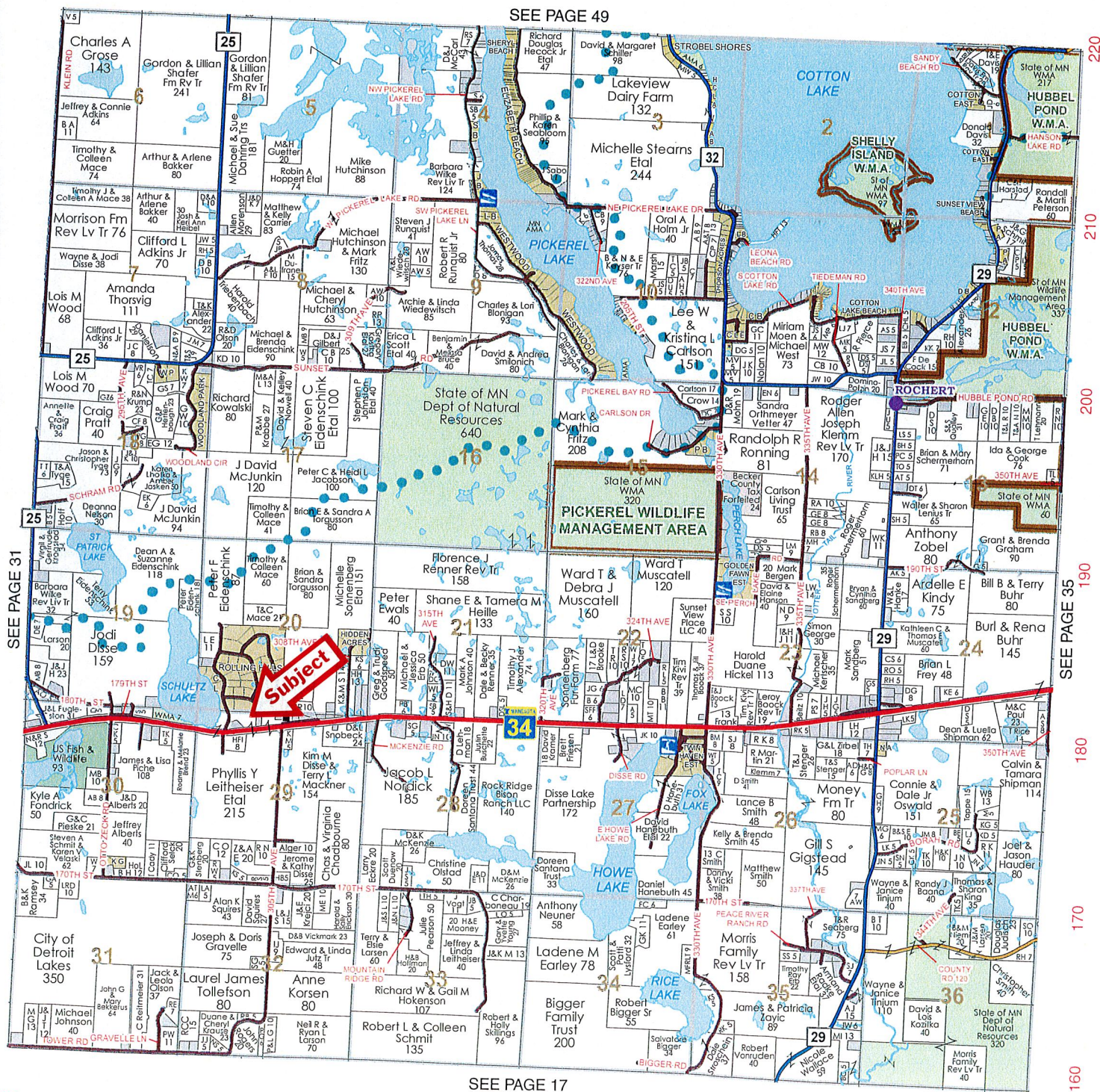


Erie

Township 139N - Range 40W

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SEE PAGE 17



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****

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

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

APPLICANT: William Hoppe & Jessica Hoppe
7511 Ellis Ln
Horace, ND 58047

Project Location: 53531 Grant St
Osage, MN 56570

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.

LEGAL LAND DESCRIPTION: 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.; Osage Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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

Replies may be addressed to:

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

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

Conditional Use Application Review

Permit # CUP2024-109

Property and Owner Review

| | |
|--|---|
| Owner: William Hoppe & Jessica Hoppe | Parcel Number(s): 210396001 |
| Mailing Address: 7511 Ellis Ln Horace, ND 58047 | Site Address: 53531 Grant St. Osage, MN 56570 |
| | Township-S/T/R: OSAGE-07/140/036 |
| | Shoreland? Yes Name: Straight (Osage) [RD] |

Legal Descr: Lot Block 001 of MIKE'S ACRES 140 36|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.

Conditional Use Details Review

Description of Conditional Use Request: **Removing existing retaining wall and installing retaining wall (exact same dimensions)**

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.

Updating existing retaining wall will raise value of 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 existing retaining wall will just be replaced by a new retaining wall of exact dimensions.

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

NA

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.

NA

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.

Work will be done respectfully without excess noise and only during regular business hours.

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.

Erosion blanket will be used on any disturbed soil and a vegetation mix will be added.

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

It will look exactly the same as it already does. It will just be updated.

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

NA

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

NA

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: |

Field Review Form

Permit # LALT2024-292

Property and Owner

Parcel Number: **210396001**

Site Address: **53531 GRANT ST**

Owner: **WILLIAM HOPPE**

Township-S/T/R: **OSAGE-07/140/036**

Project Details

Project Start & End Date: **06/27/2024-06/29/2024**

Distance from OHW: **15'**

Proj 1 Type: **Retaining Wall (Requires an Approved Conditional Use Permit - Must submit CUP application along with land alteration application)**

Proj 1 Purpose: **Other (Please specify next)**

Proj 1 Type Descr:
Tearing out existing retaining wall block and putting in new retaining wall block. Additional 12' of length added to retaining wall to retain eroding hillside.

Proj 1 Purpose Descr: **Prevent erosion, replace deteriorating block**

Inspector Notes (Project 1):

Proj 2 Type:

Proj 2 Purpose:

Proj 2 Type Descr:

Proj 2 Purpose Descr:

Inspector Notes (Project 2):

Additional Details/Erosion Control

Area to be Cut/Excavated: **12' long 8" deep 2' tall**

Area to be Filled/Leveled: **12' long**

Total Cubic Yards of Earthmoving: **< 1 cubic yard (.8888)**

Fill Type/Material: **using existing soil that was excavated. no additional fill soil added.**

Project Summary and/or Additional Projects & Information:

Erosion Control Method (1): **Other (Please specify next)**

Erosion Control Method (2):

Additional Erosion Control Information:

Inspector Notes (Earthmoving and Erosion Control):



BECKER COUNTY PLANNING & ZONING
ENVIRONMENTAL REVIEW TECHNICAL PANEL
(ERTP) APPLICATION FOR RETAINING WALLS

915 LAKE AVE, DETROIT LAKES, MN 56502-0787
PHONE (218) 846-7314 - FAX (218) 846-7266

| PARCEL | |
|--------|------|
| APP | ERTP |
| YEAR | |

The Planning & Zoning Department and the Environmental Review Panel will hold a pre-application meeting with Applicants regarding conceptual plans submitted for retaining wall requests. The request should include any proposed projects that will be located within the shore impact zone of any Lake, River or Stream. The process is to review the project plans and conduct a site visit prior to submittal of a formal application to the Planning & Zoning Department. If the ERTTP recommends approval to proceed, the Applicant may proceed with the public hearing process.

Prior to the pre-application meeting, an applicant should provide the following information about the project:

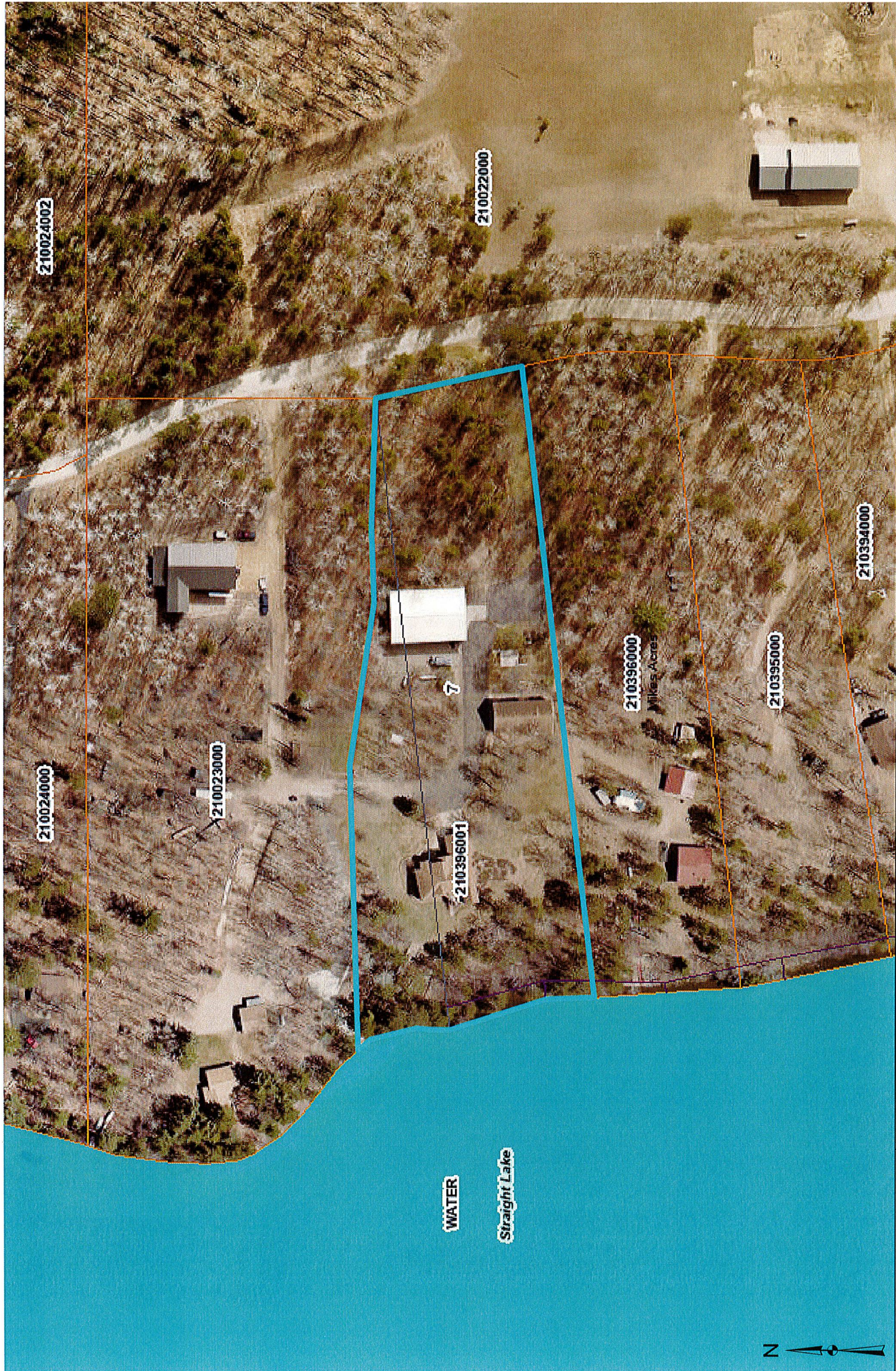
1. Contact Name and Phone Number: CHRIS KIMBALL (CORNERSTONE LANDSCAPING LLC)
2. Property Owners Name: WILLIAM + JESSICA HOPPE
3. Parcel Number: 210396001
4. Legal Description: LOT BLOCK 001 of Mike's Acres 140 36017-140-36 PT GOVT LOT 6, LOT 7
BLK 1 MIKES ACRES. COMM E QTR COR SEC 7, W 135W. 23', S 442.59
5. Section 07 Township 140 Range 036
6. Lake Name: STRAIGHT LAKE Lake Classification RD
7. Length of shoreline in Project: 240'
8. Is the proposal to replace an existing retaining wall? Yes X No
9. Length and Height of existing retaining wall: 22' x 2'
10. To construct a new retaining wall or expand an existing? New Expand X
11. Length and Height of new or expansion requested: 13' x 2'
12. Is there any existing rip rap along the shoreline? Yes No X
13. Distance work will be from the Ordinary High Water Mark 15'
14. Amount of cubic yards of earth movement requested: less than 1cy
15. Are emergent aquatic plants found along shoreline? no
16. Does the site have any wetlands and/or low areas? Yes No X
17. Are any springs or seeps present? no
18. Does the site contain any steep slopes? yes Are there any bluffs present? yes
19. Do any parties involved in this application have any ownership interest in, or options on, other properties in the vicinity of the project? no

Brief description of request:

Removal of existing retaining wall, installing new retaining wall
block along with adding an additional 13' of retaining wall to
help prevent erosion

(more information on back)

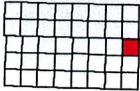




These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Becker County



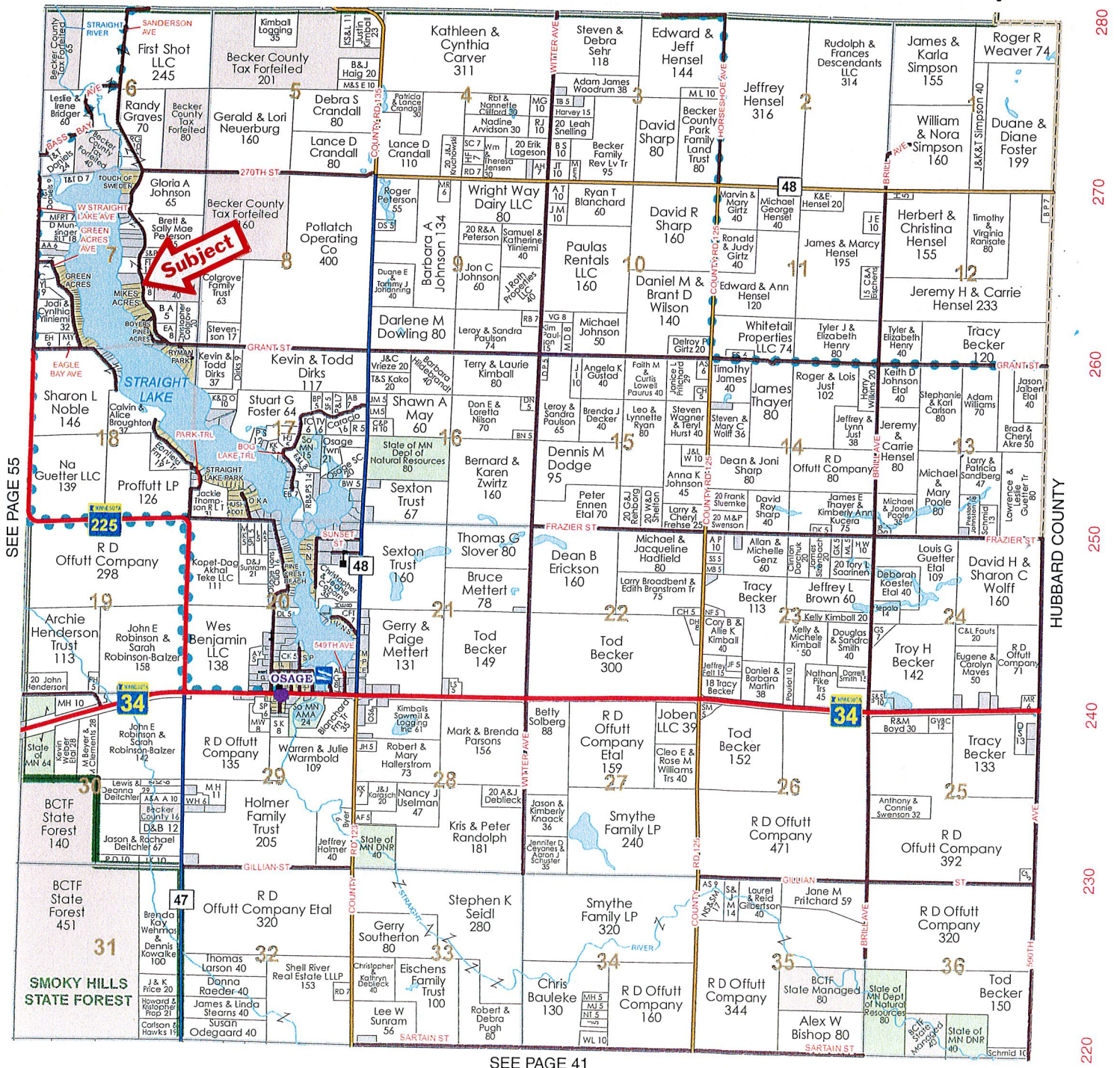


Osage

Township 140N - Range 36W

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SEE PAGE 73





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****

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

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

APPLICANT: JAA Land LLC
1949 51st Ave N
Moorhead, MN 56560

Project Location: 11941 147th St
Lake Park, MN 56554

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.

LEGAL LAND DESCRIPTION: 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.; Cormorant 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.

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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:

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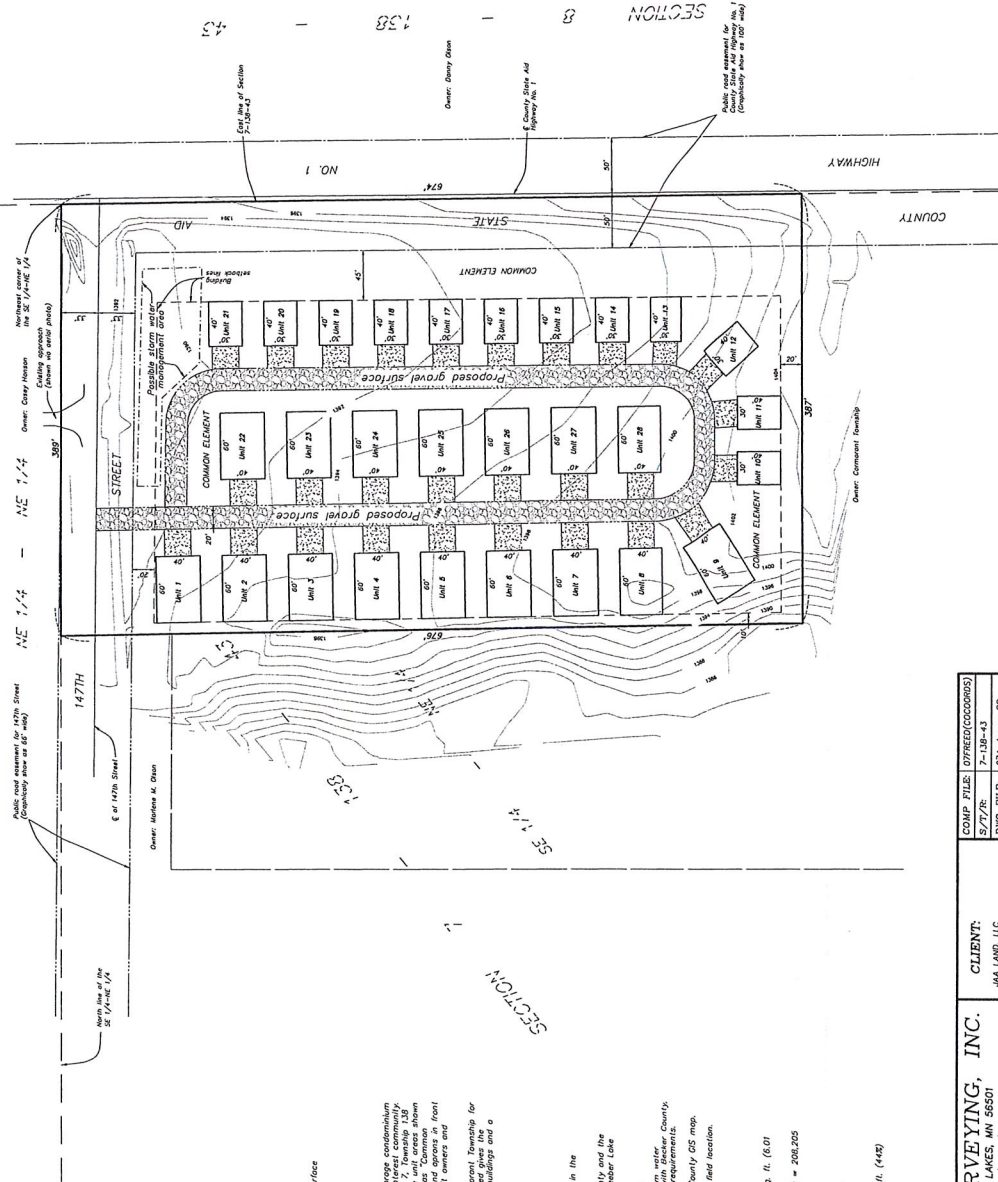
If you have questions about the Project, feel free to call 218-846-7314.

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.

Receipt Number _____

PRELIMINARY PLAN OF TURTLE LAKE TOY LOCKERS A COMMON INTEREST COMMUNITY



LEGEND

- Proposed concrete apron
- Proposed gravel driving surface

APPLICATION NOTES:

- TURTLE LAKE TOY LOCKERS is a proposed storage condominium. It is located in the SE 1/4-NE 1/4 of Section 138, Township 138N, Range 138E, County of Becker, Minnesota. The area shown as "Common Element", including the gravel driving surfaces and aprons in front of the units, is to be owned and maintained by the unit owners and maintained through an association.
- The applicant received a variance from Compton Township for the proposed storage condominium. The variance granted was the proposed gravel driving surfaces. The variance was granted for a total of 655 sq. ft. of gravel driving surfaces and a total of 655 sq. ft. of gravel driving surfaces.
- All buildings will be at least 20 feet apart.
- The units will be owner occupied.
- No outdoor storage will be permitted.
- No units will be allowed to conduct business in the development.
- Property is zoned Agricultural by Becker County and the majority of the property is within 1000' from Becker Lake and is within 1000' from Becker Lake.
- Only downward facing lighting will be allowed.
- The applicant has provided a site plan showing the proposed storage condominium. The site plan shows the proposed storage condominium, including the gravel driving surfaces and aprons in front of the units, and the proposed gravel driving surfaces and aprons in front of the units.
- Asking owner names are per the Becker County OS map.
- Elevation contours shown at 2' intervals per field location.

AREA CALCULATIONS:
Total proposed project area = 261,796 sq. ft. (6.01 acres)
Project area excluding road right of way = 208,205 sq. ft. (4.78 acres)
Proposed gravel area = 23,623 sq. ft.
Proposed concrete area = 15,088 sq. ft.
Units area = 52,800 sq. ft.
Total proposed impervious = 91,561 sq. ft. (4.44)

MEADOWLAND SURVEYING, INC.

1119 1/2 Main Street
Mankato, MN 56001
EMAIL: frank@meadowlandsurveying.com
218-847-4289

| | |
|------------------|--------------------|
| CLIENT: | COMP FILE: |
| JMA LAND, LLC | 07FREED(COCC00003) |
| 1849 51ST AVE. N | 7-138-43 |
| MADRID, MN 55560 | DWG FILE: |
| | 07Anderson_PP |
| | COMP BY: |
| | ADG |
| | DRAWN BY: |
| | ADG |

Graphic Scale
Scale: 1 inch = 50 feet
Prepared on July 8, 2004



CORMORANT TOWNSHIP

10929 County Highway 5
Pelican Rapids, MN 56572-9324
Phone: 218-532-7042 **Fax:** 218-532-3997
E-Mail: cormorantcc@loretel.net
Web: www.cormoranttownship.org

June 12, 2024

Becker County Planning and Zoning
915 Lake Avenue
Detroit Lakes, MN 56501

RE: JAA Land LLC Variance Hearing, June 11, 2024, 14240 Co Hwy 1, Sect. #7

Dear Zoning:

The Cormorant Township Board unanimously agreed to **grant with addition** the following variance for JAA Land LLC as stated:

*Request a variance to be allowed the same impervious surface coverage of fifty/sixty-five (50/65) percent as allowed for general agricultural property outside of the shoreland district for a proposed six point zero one (6.01) acre tract deviating from the allowable twenty-five (25) percent impervious coverage within the shoreland district. **Additionally, the use of motion lighting or indirect lighting should be used, to reduce light pollution.***

If you have any questions regarding this variance, please feel free to contact Steve Sorenson, chairperson, or myself, at the phone numbers listed below.

Sincerely,

Claudia Hanson, Clerk

CC: JAA Land LLC
S. Sorenson
file

Supervisor
Tony Hubbard
13875 Thunderbolt Ranch Rd
Lake Park, MN 56554
Phone: 218-234-1057

Supervisor
John Buhaug
11335 147th St.
Lake Park, MN 56554
Phone: 218-532-3181

Supervisor
Steve Sorenson
10194 Sherbrooke Bch. Ln.
Pelican Rapids, MN 56572
Phone: 218-532-7717

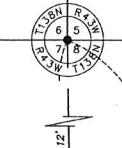
Clerk
Claudia Hanson
14321 Oak Ridge Rd
Lake Park, MN 56554
Phone: 218-234-9218

Treasurer
Susie Braseth
12787 Braseth Bay
Lake Park, MN 56554
Phone: 218-532-2404

CERTIFICATE OF SURVEY

IN THE SE 1/4-NE 1/4
SECTION 7-138-43
BECKER COUNTY, MINNESOTA

Northeast corner of
Section 7-138-43



NE 1/4 - NE 1/4

Public road easement for 147th Street
(Graphically show as 66' wide)

Northeast corner of
the SE 1/4-NE 1/4

N89°45'46"E
388.84'

147TH STREET

North line of the
SE 1/4-NE 1/4

Iron monument set 50'
from E easterly and 33'
from E northerly

East line of
Section 7-138-43

6.01 Acres

Iron monument
set 50' from E

Public road easement for County
State Aid Highway No. 1
(Graphically shown as 50' from E)

NO. 1

STATE

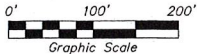
HIGHWAY

COUNTY

Orientation of bearing
system is assumed.

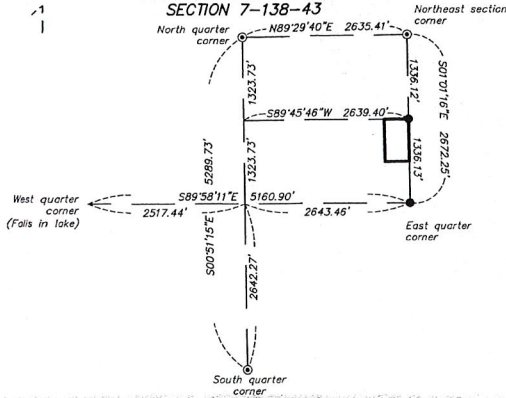
LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments set marked with
Minnesota License Nos. 46538/50320/57622.
- ⊙ = Denotes iron monument of record.



Scale: 1 inch = 100 feet

PARTIAL SUBDIVISION OF SECTION 7-138-43



BUILDING SETBACKS

Per current Becker County Zoning Ordinances, primary
structure setbacks for land zoned agricultural are as
follows:

Side yard - 10'

Rear yard - 40'

County State Aid Highway No. 1 - 45' from right of way

147th Street - 20' from right of way

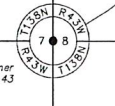
NOTE: The subject tract contains at
least 8,500 sq. ft. of buildable area.

APPROVED 5-23-2024
Marty E. Hendrickson, Attorney

I hereby certify that I have reviewed this surveyor's sketch and
find it to be in compliance with the Becker County Zoning
Ordinance.

Dated this 23rd day of May 2024
Marty E. Hendrickson
County Zoning Administrator

East quarter corner
of Section 7-138-43



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

Scott R. Walz

Print Name:

Signature:

May 21, 2024

Date:

50320

License #

DRAWING NUMBER: 10554-15

SURVEY DISCLAIMER:

This survey was prepared without the benefit of either a title commitment, or an opinion of title, or an abstraction of the parcel for easements of record and/or
rights of way. Meadowland Surveying, Inc., and the undersigned professional surveyor make no guarantee or representations regarding information shown herein
pertaining to easements, reservations, rights of way, setback lines, agreements, variances, or other similar matters other than those shown upon this survey or noted
upon it. The undersigned surveyor has not made a search of the public records for any titles, deeds, easements, reservations, rights of way, setback lines,
agreements, variances, or other similar matters other than what is readily identifiable through the County website. The use of the County website is by no means to
be construed as a proper or thorough investigation of the public records as would be accomplished by an abstract of title and/or an opinion of title by an attorney
at law. Meadowland Surveying, Inc., and the undersigned surveyor make no representation as to the status of title or easements on the property described herein.

MEADOWLAND SURVEYING, INC.

1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501

EMAIL: frontdesk@meadowlandsurveying.com

www.meadowlandsurveying.com

218-847-4289

CLIENT:

GREG ANDERSON
1949 51ST AVE. N.
MOOREHEAD, MN 56560

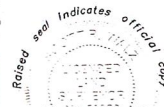
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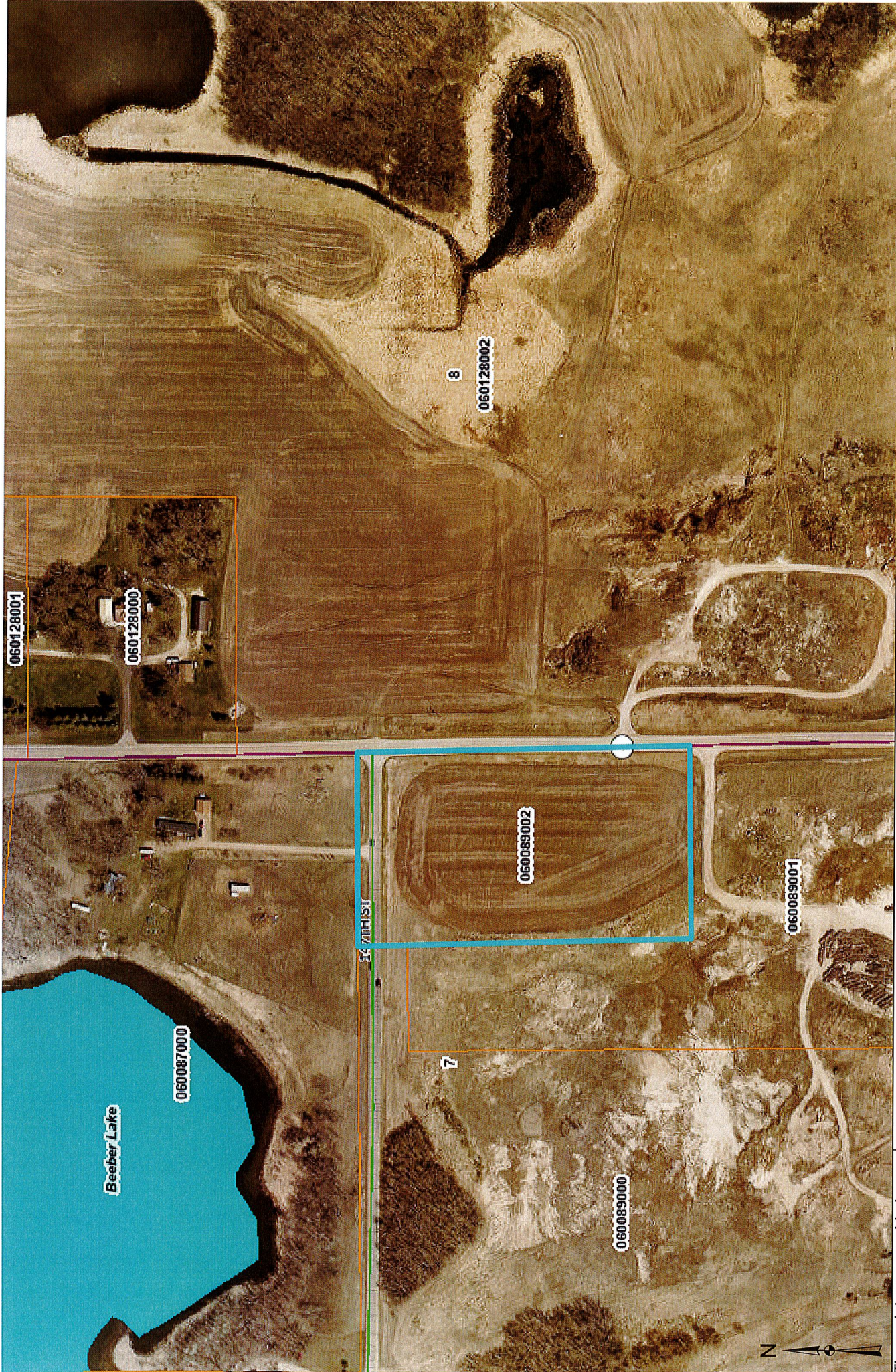
S/T/R: 7/138/43

DWG FILE: 07ANDERSON_COS

COMP BY: ADG

DRAWN BY: ADG





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.

Becker County



1:4,514

Date: 7/9/2024

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

Your Chamber is Naturally
Your Resource for . . .

• Business Development
• Community Development

• Economic Development
• Business Resources

• Visitor Information
• Vacation Planning



www.VisitDetroitLakes.com

FOR MORE INFORMATION
218-847-9202
700 Summit Ave.
Detroit Lakes, MN 56501

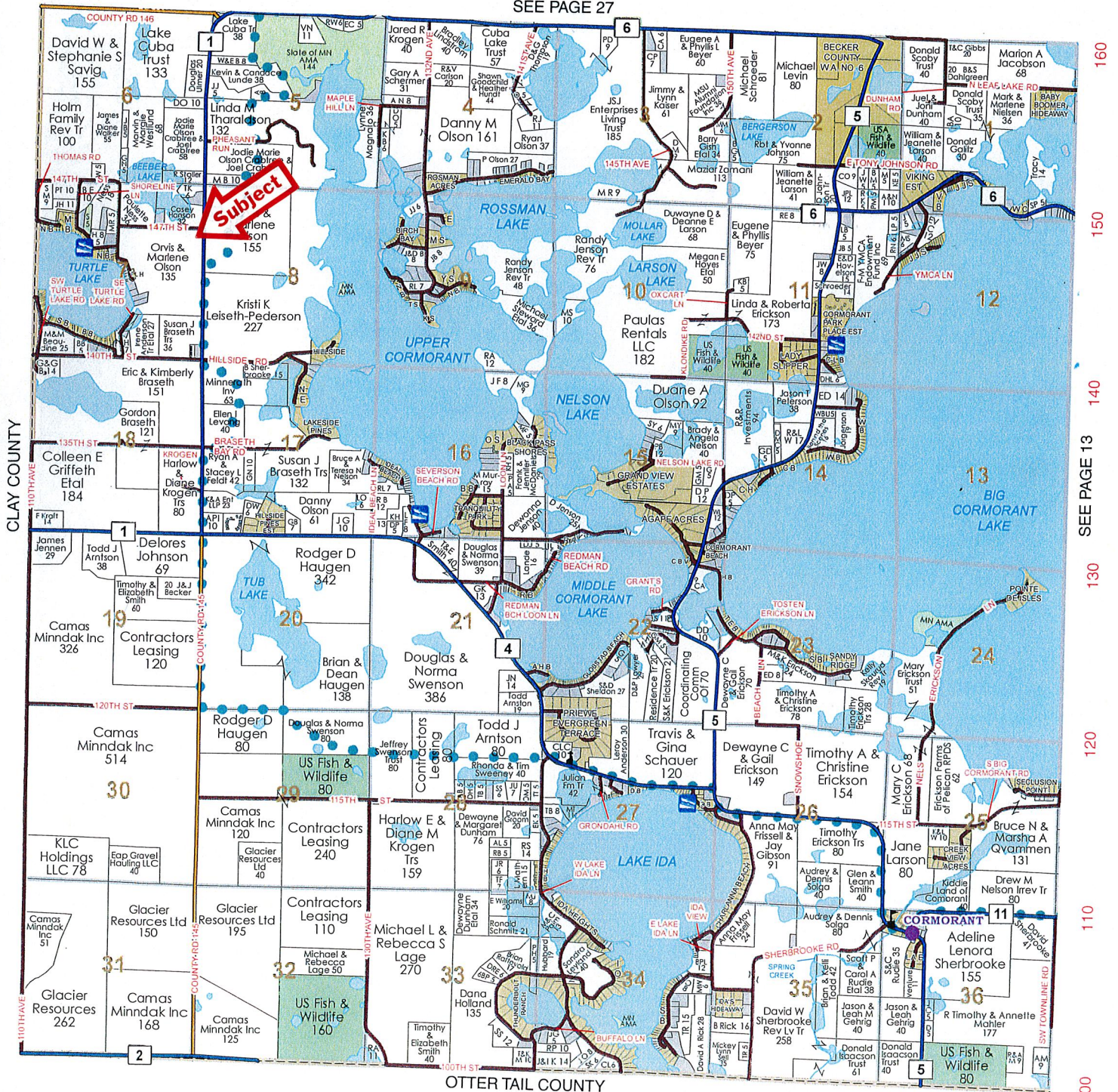


Cormorant

Township 138N - Range 43W

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SEE PAGE 27



160
150
140
130
120
110
100

CLAY COUNTY

OTTER TAIL COUNTY



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****

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

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

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

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.

LEGAL LAND DESCRIPTION: Tax ID Number: **19.1726.000** Section 05 Township 138 Range 041; RAYMAR EST 1ST ADD Block 001 LOT 4 ; 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 # CUP2024-111

Property and Owner Review

Owner: James W Shoemaker & Marnie E Ammons

Parcel Number(s): 191726000

Mailing Address: 24331 Co Hwy 6
Detroit Lakes, MN 56501

Site Address:

Township-S/T/R: LAKE VIEW-05/138/041

Shoreland? Yes Name: Munson (Lake View) [RD]

Legal Descr: Block 001 of RAYMAR EST 1ST ADD|LOT 4

Conditional Use Details Review

Description of Conditional Use Request: **We are requesting to build a 6-foot vertical, slat, natural wood board fence that will not be painted. A professional fence company will build and install the fence.**

The fence will be built on the west property line from the SW corner to the surveyed corner post marking the easement. Then a right angle across a portion of the front property parallel to County Highway 6 to the west driveway edge.

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 fence will be professionally built and installed using materials and a style that is similar to the existing fence located on the east neighbor's property. The fence will not harm the use and enjoyment of other properties nor diminish or impair property values.

Due to the increased truck traffic on County Highway 6 and the proximity to the neighbor's newly, partially built garage and driveway located very close to the property line, we are wanting to build this fence as a sight and sound buffer. In addition, it will provide for a safer area for children and grandchildren to play.

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.

There is not vacant property that would be affected.

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

On the northwest corner near our property is an electrical box located in the easement area. The fence will be south of this box and will not impede access. There will be no issues to access roads and drainage will not be impacted.

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.

The easement will provide access to the electrical boxes.

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

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.

N/A

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

The fence will not obstruct any lake views.

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

N/A

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

N/A

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:

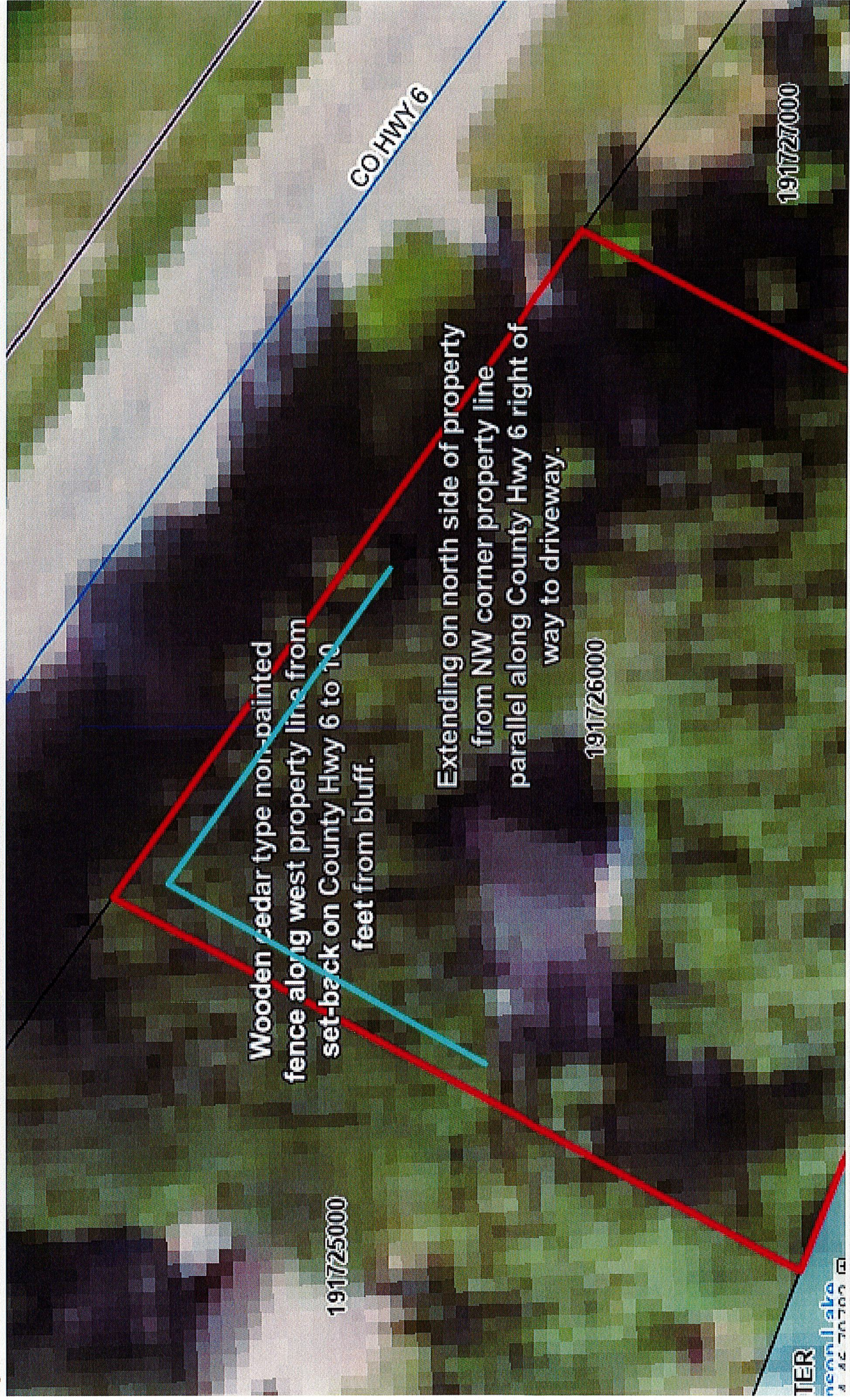
Exterior Lighting Plan:

Known Environmental Hazards:

Additional Business Plan Information:

to: zoningapplications@co.becker.mn.us. Please include owner name and parcel number in the email.

Map is available via the button directly below the map.





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Becker County



1:2.257

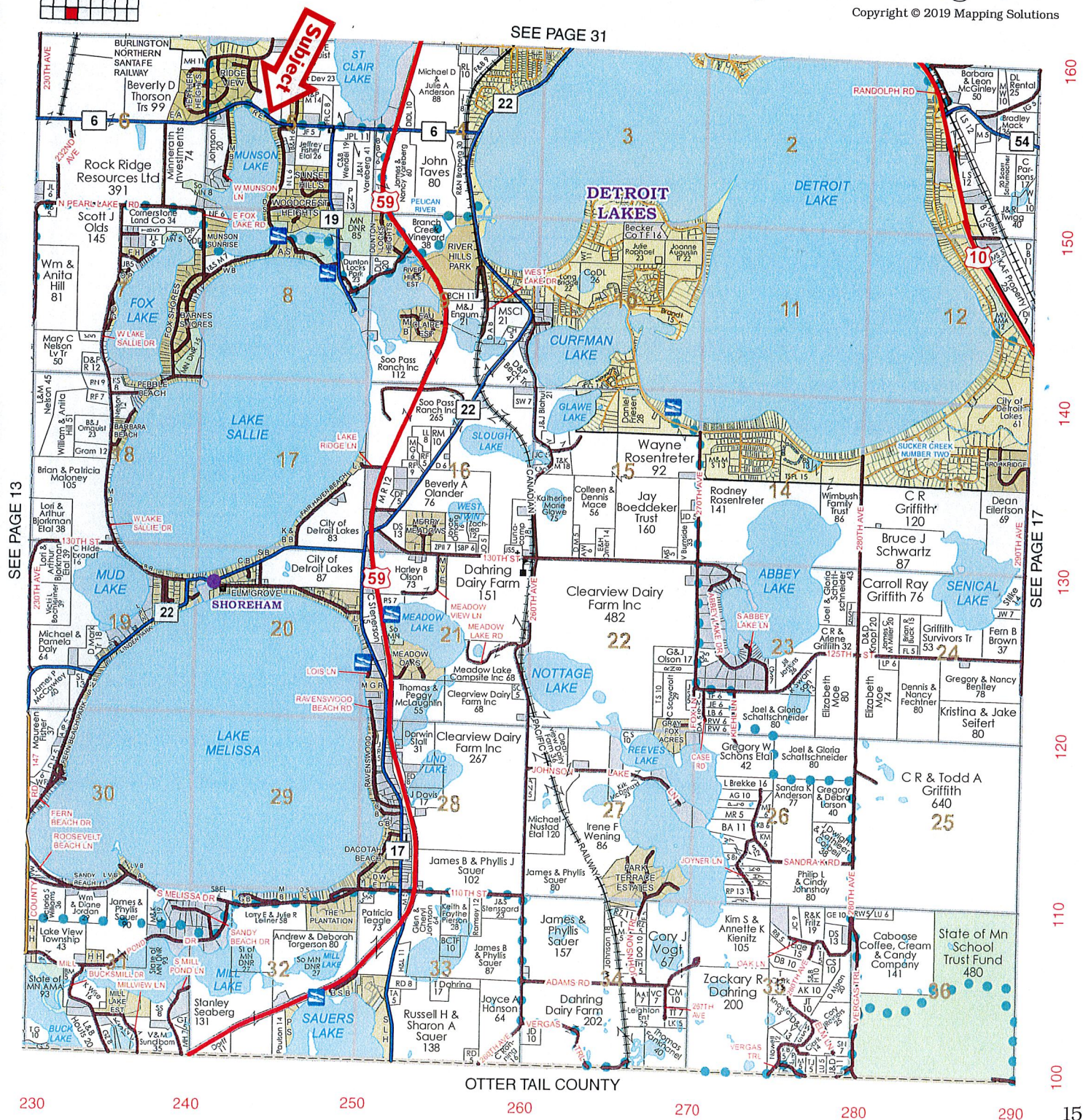
Date: 7/10/2024



Lake View

Township 138N - Range 41W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 ~ Fax: 218-846-7266

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

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

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

APPLICANT: Bryan E Olson & Paulette J Olson
31051 Valley View Rd
Frazee, MN 56544

Project Location: 14963 Co Hwy 5
Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Change of Zone from Agricultural to Residential.

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; Cormorant 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: Bryan & Paulette Olson

Applicant's Address: 14963 County Hwy 5
Lake Park MN 56554

Telephone(s): 507-459-7844 Date of Application: _____

Signature of Applicant: Paulette Olson Bryan S. Olson

Parcel ID Number: 060157000 Project Address: SAME

Legal Description of Project:

See next page

SECTION 1

*Zone Change For Existing Parcel Number 060157000
Current Zoning Agriculture Requested Zoning residential
Is the change within 2 miles of any city limits? NO

SECTION 2

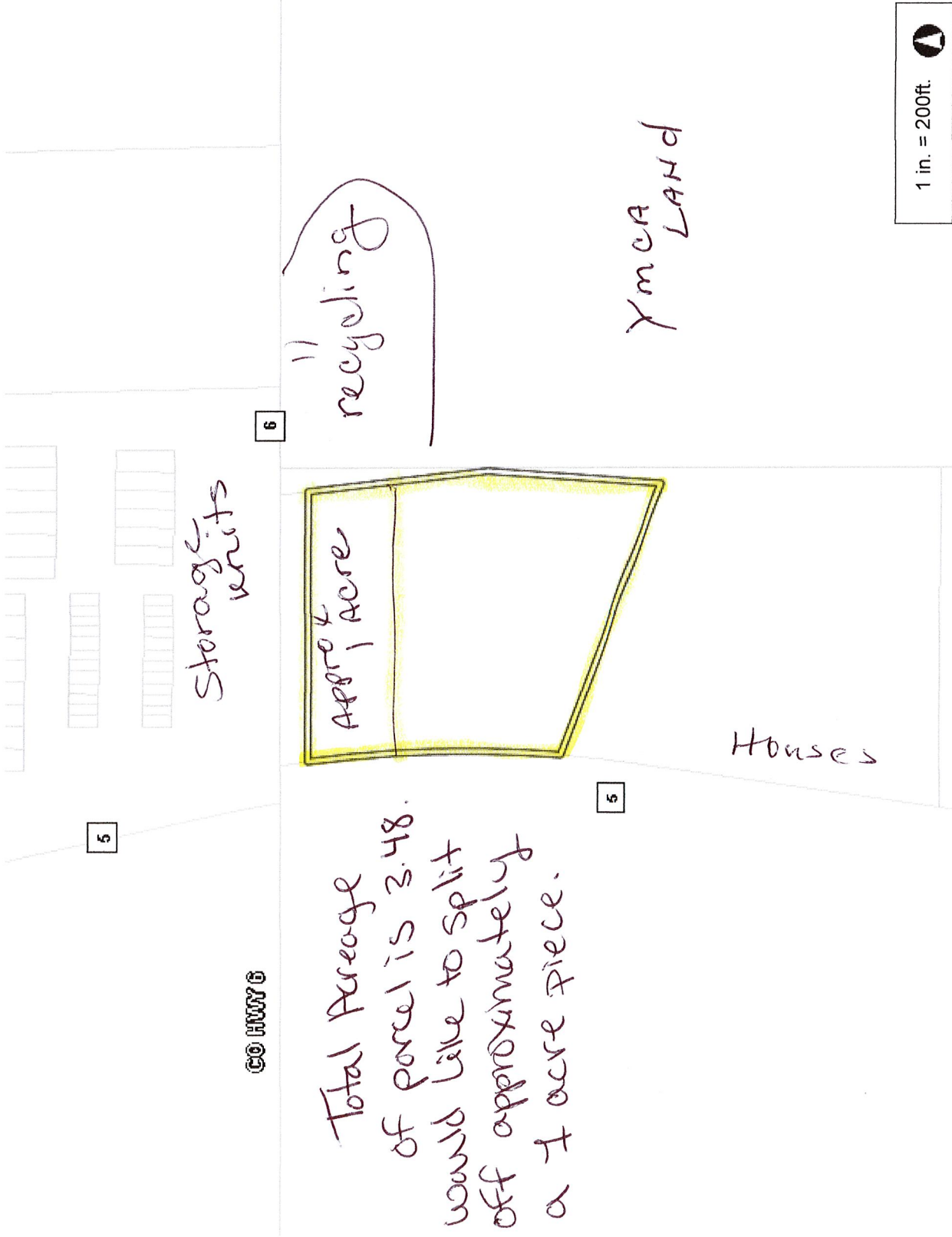
*Certificate Of Survey: Number of Lots _____
Shoreland (within 1000 ft of lake) _____ Nonshoreland _____
Current Zoning of property _____
Is a change of zone required? _____ yes _____ no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided _____
Is the change within 2 miles of any city limits? _____
**Include a copy of the purchase agreement if applicant is not the owner of the

SECTION 3 property.

*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 _____ Date Accepted _____ Authorized Signature _____
Application Fee _____ Notice Fee/Recording Fee _____ Date Paid _____
Receipt Number _____

Detroit Lakes, MN



Legend

- Roads (City)
 - Highway ROW
 - Highway Centerline
 - Other Road ROW
- Drive Points
- Parcels
- Corporate Limit Line
- Electric Service Boundary
- Flood Data
 - 100 Year No BFE (A)
 - 100 Year with BFE (AE)
 - 500 Year Flood

Notes

Bryan and Paulette Olson
14963 County Hwy 5
Lake Park MN 56554

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

400.0 0 200.00 400.0 Feet



United States Department of Agriculture Farm Service Agency



Minnesota
Becker County
Cormorant

Section Maps
T138 R43 S11

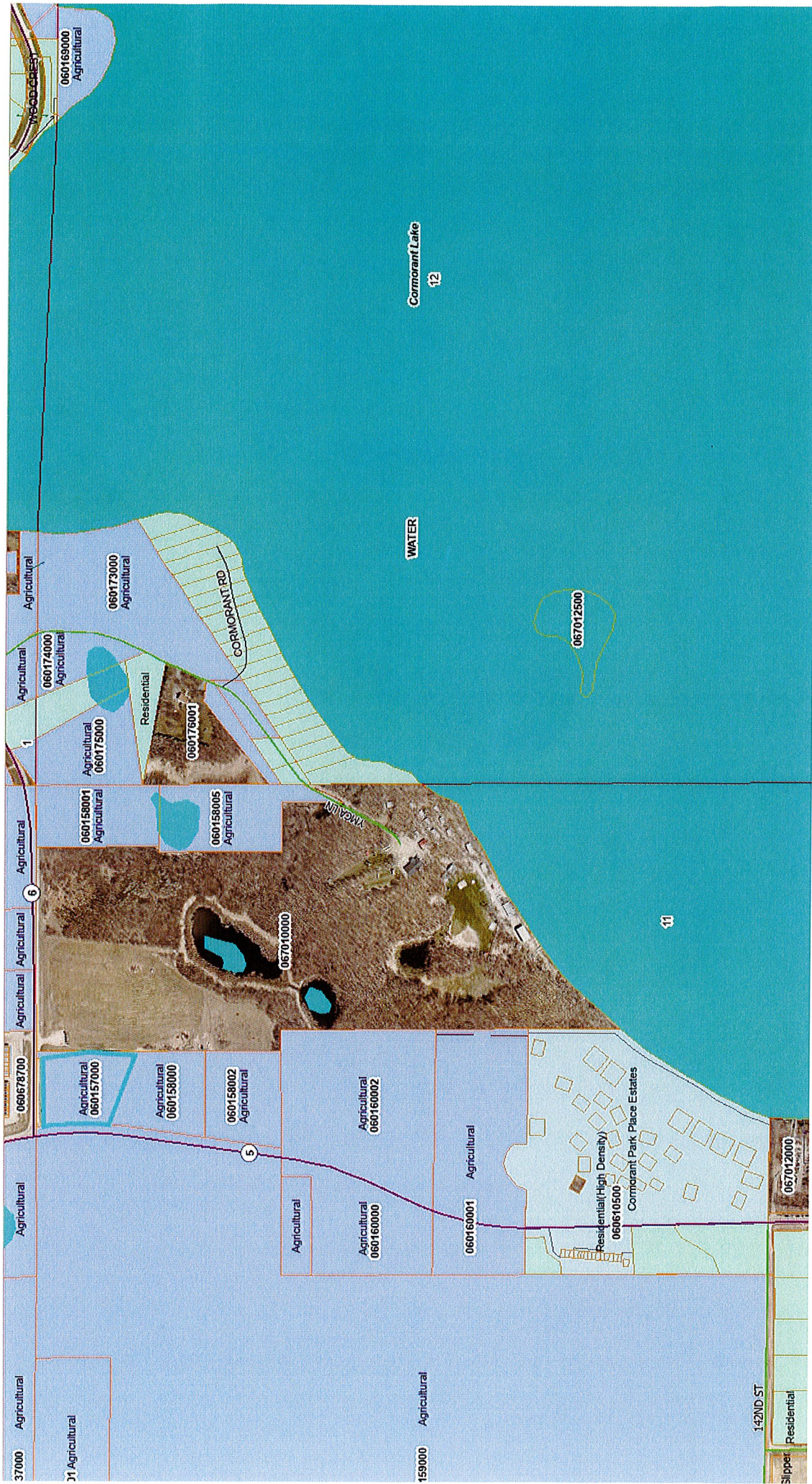
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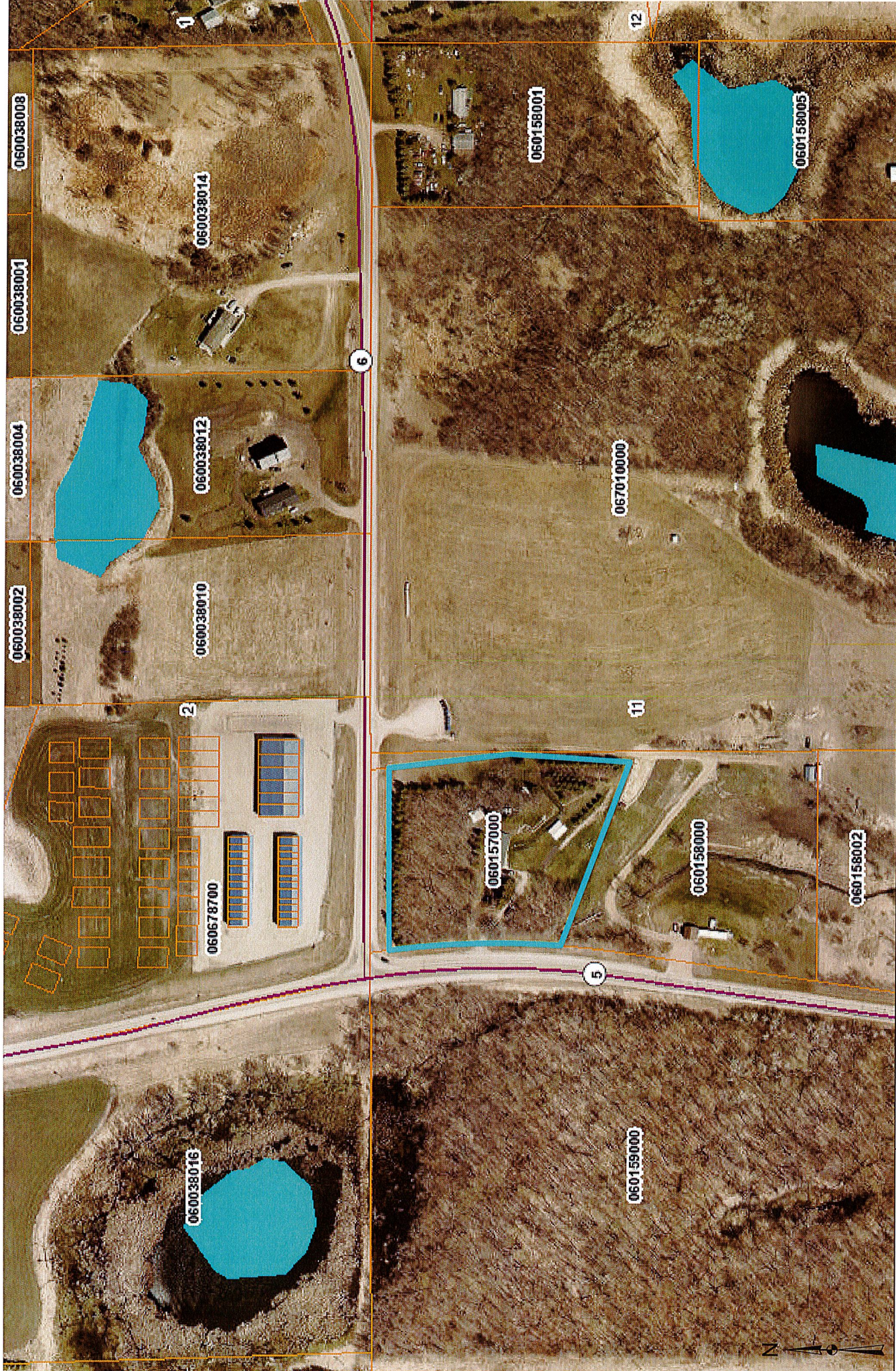
 PLSS_A_MN

2021 NAIP Imagery

Map Created December 16, 2022

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the public land survey information used for locational reference in Minnesota. Background imagery reflects the 2021 NAIP imagery. USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as result of any user's reliance on this data outside of FSA Programs.



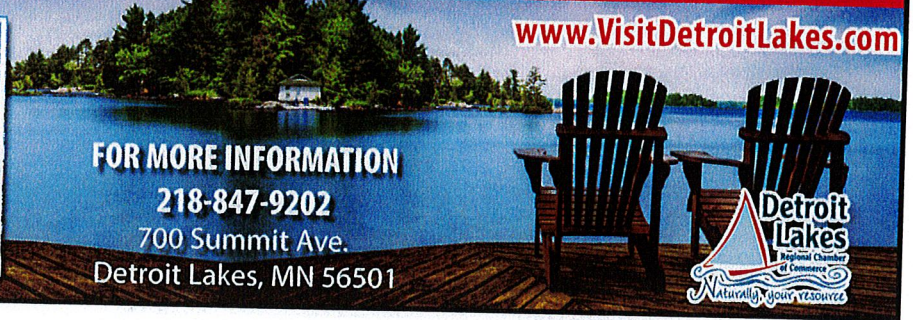


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Becker County



- Visitor Information
- Vacation Planning



Township 138N - Range 43W

A 10x10 grid with 1 square shaded red.

OTTER TAIL COUNTY



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****

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

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

APPLICANT: Daniel S Hansen & Tracy M Hansen
3519 Pierce St S
Fargo, ND 58104

Project Location: 15112 Southshores Cir
Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a mental health office.

LEGAL LAND DESCRIPTION: Tax ID Number: **07.0409.000** Section 35 Township 140 Range 043; SOUTHSHOES Lot 009 Block 001; Cuba 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 # CUP2024-113

Property and Owner Review

| | |
|--|--|
| Owner: Daniel S Hansen & Tracy M Hansen | Parcel Number(s): 070409000 |
| Mailing Address: 3519 Pierce St S Fargo, ND 58104 | Site Address: |
| | Township-S/T/R: CUBA-35/140/043 |
| | Shoreland? Yes Name: West LaBelle (Lake Park & Cuba) [NE Tier 2] |
| Legal Descr: Lot 009 Block 001 of SOUTHSHORES | |

Conditional Use Details Review

Description of Conditional Use Request: **We are looking to build a home in the next couple of years. My wife, Tracy Hansen, who is a co-owner is a mental health outpatient therapist. Our plan is that she will build an office onto our home and will see some clients in this office. She expects that the majority of her business will be virtual and that the amount of clients coming in person in a week could vary from 0-7, which is a best guess. We want to make sure there are no issues with this before we complete the designs for our home and begin the building process.**

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.
no harm

2. Describe how establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.
will not impede anything in the area

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
it will be a room within the residence

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.
no additional parking is needed. There would not be more than 1 car at a time and we will have space in our driveway. It would look no different than a guest visiting the home.

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.
Not a 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.
N/A

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

6c. What measures have been taken to assure that the site is adequate for water supply and on-site sewage treatment.
Will be part of the home design and should not require any additional measures for anything extra.

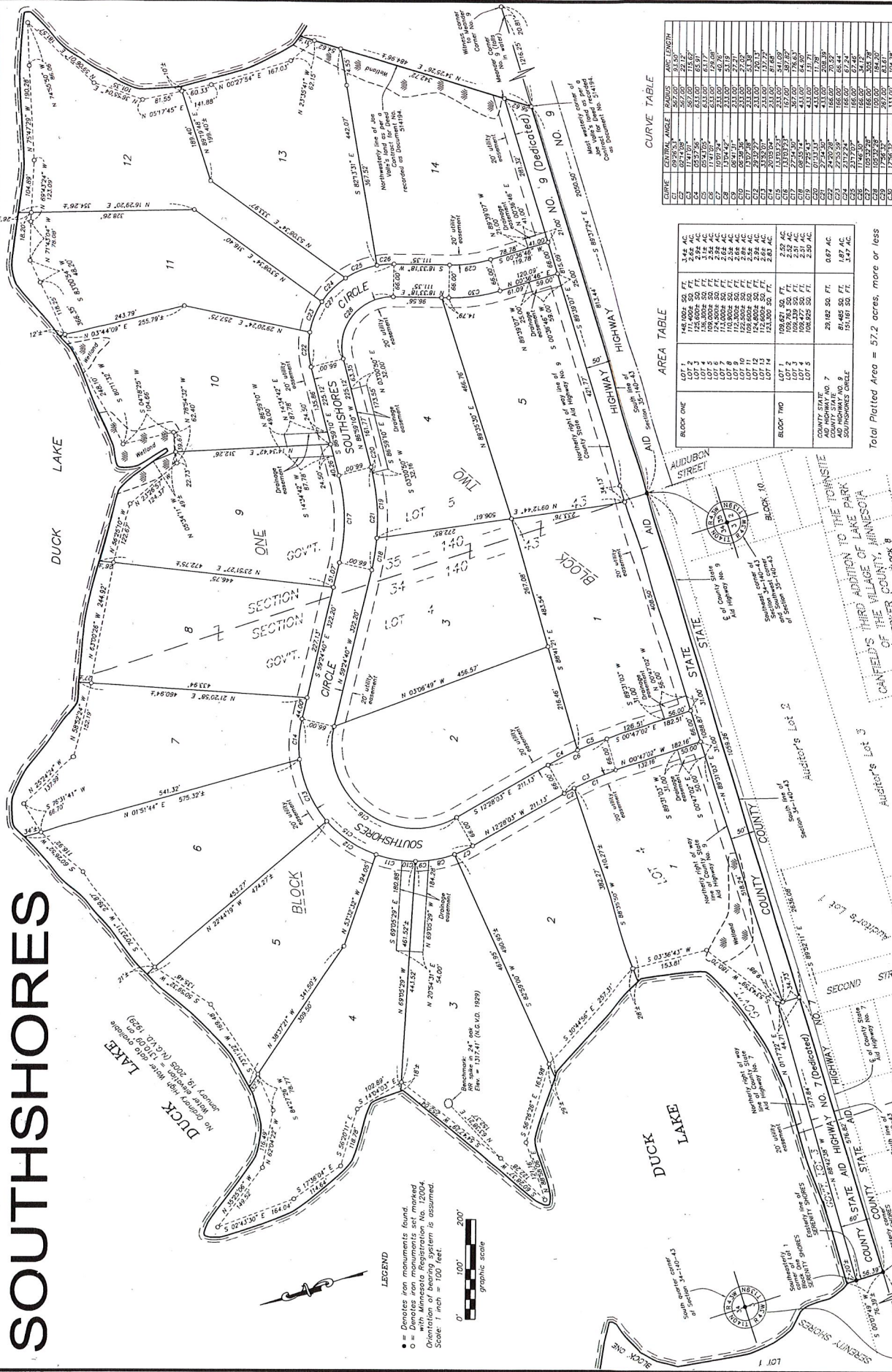
6d. Describe how the types, uses and number of watercrafts that the project will generate can be safely accommodated.
N/A

Business Plan Review

Name of Business: Hansen Hearts Counseling PLLC

| |
|--|
| Business Owners: Tracy Hansen |
| Business Type: Service If 'Other', explain: |
| Type of Merchandise: |
| Type of Service: Outpatient Counseling |
| Hours and Days of Operation: Mondays through Thursdays, daytime hours |
| Number of Employees: 1 |
| Off-Street Parking Plan: N/A |
| Size of structure to be used for Business: will be part of the home and not noticeable from outside the home New or Existing: New Structure |
| Signage Plan: none |
| Exterior Lighting Plan: regular home lighting |
| Known Environmental Hazards: No |
| Additional Business Plan Information: no |

SOUTHSHORES



| CURVE TABLE | | | |
|-------------|---------------|--------|------------|
| CURVE | CENTRAL ANGLE | RADIUS | ARC LENGTH |
| C1 | 90° 11' 58" | 30.762 | 19.121 |
| C2 | 90° 11' 58" | 30.762 | 19.121 |
| C3 | 90° 11' 58" | 30.762 | 19.121 |
| C4 | 90° 11' 58" | 30.762 | 19.121 |
| C5 | 90° 11' 58" | 30.762 | 19.121 |
| C6 | 90° 11' 58" | 30.762 | 19.121 |
| C7 | 90° 11' 58" | 30.762 | 19.121 |
| C8 | 90° 11' 58" | 30.762 | 19.121 |
| C9 | 90° 11' 58" | 30.762 | 19.121 |
| C10 | 90° 11' 58" | 30.762 | 19.121 |
| C11 | 90° 11' 58" | 30.762 | 19.121 |
| C12 | 90° 11' 58" | 30.762 | 19.121 |
| C13 | 90° 11' 58" | 30.762 | 19.121 |
| C14 | 90° 11' 58" | 30.762 | 19.121 |
| C15 | 90° 11' 58" | 30.762 | 19.121 |
| C16 | 90° 11' 58" | 30.762 | 19.121 |
| C17 | 90° 11' 58" | 30.762 | 19.121 |
| C18 | 90° 11' 58" | 30.762 | 19.121 |
| C19 | 90° 11' 58" | 30.762 | 19.121 |
| C20 | 90° 11' 58" | 30.762 | 19.121 |
| C21 | 90° 11' 58" | 30.762 | 19.121 |
| C22 | 90° 11' 58" | 30.762 | 19.121 |
| C23 | 90° 11' 58" | 30.762 | 19.121 |
| C24 | 90° 11' 58" | 30.762 | 19.121 |
| C25 | 90° 11' 58" | 30.762 | 19.121 |
| C26 | 90° 11' 58" | 30.762 | 19.121 |
| C27 | 90° 11' 58" | 30.762 | 19.121 |
| C28 | 90° 11' 58" | 30.762 | 19.121 |
| C29 | 90° 11' 58" | 30.762 | 19.121 |
| C30 | 90° 11' 58" | 30.762 | 19.121 |
| C31 | 90° 11' 58" | 30.762 | 19.121 |
| C32 | 90° 11' 58" | 30.762 | 19.121 |
| C33 | 90° 11' 58" | 30.762 | 19.121 |
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| C35 | 90° 11' 58" | 30.762 | 19.121 |
| C36 | 90° 11' 58" | 30.762 | 19.121 |
| C37 | 90° 11' 58" | 30.762 | 19.121 |
| C38 | 90° 11' 58" | 30.762 | 19.121 |
| C39 | 90° 11' 58" | 30.762 | 19.121 |
| C40 | 90° 11' 58" | 30.762 | 19.121 |
| C41 | 90° 11' 58" | 30.762 | 19.121 |
| C42 | 90° 11' 58" | 30.762 | 19.121 |
| C43 | 90° 11' 58" | 30.762 | 19.121 |
| C44 | 90° 11' 58" | 30.762 | 19.121 |
| C45 | 90° 11' 58" | 30.762 | 19.121 |
| C46 | 90° 11' 58" | 30.762 | 19.121 |
| C47 | 90° 11' 58" | 30.762 | 19.121 |
| C48 | 90° 11' 58" | 30.762 | 19.121 |
| C49 | 90° 11' 58" | 30.762 | 19.121 |
| C50 | 90° 11' 58" | 30.762 | 19.121 |
| C51 | 90° 11' 58" | 30.762 | 19.121 |
| C52 | 90° 11' 58" | 30.762 | 19.121 |
| C53 | 90° 11' 58" | 30.762 | 19.121 |
| C54 | 90° 11' 58" | 30.762 | 19.121 |
| C55 | 90° 11' 58" | 30.762 | 19.121 |
| C56 | 90° 11' 58" | 30.762 | 19.121 |
| C57 | 90° 11' 58" | 30.762 | 19.121 |
| C58 | 90° 11' 58" | 30.762 | 19.121 |
| C59 | 90° 11' 58" | 30.762 | 19.121 |
| C60 | 90° 11' 58" | 30.762 | 19.121 |
| C61 | 90° 11' 58" | 30.762 | 19.121 |
| C62 | 90° 11' 58" | 30.762 | 19.121 |
| C63 | 90° 11' 58" | 30.762 | 19.121 |
| C64 | 90° 11' 58" | 30.762 | 19.121 |
| C65 | 90° 11' 58" | 30.762 | 19.121 |
| C66 | 90° 11' 58" | 30.762 | 19.121 |
| C67 | 90° 11' 58" | 30.762 | 19.121 |
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| C70 | 90° 11' 58" | 30.762 | 19.121 |
| C71 | 90° 11' 58" | 30.762 | 19.121 |
| C72 | 90° 11' 58" | 30.762 | 19.121 |
| C73 | 90° 11' 58" | 30.762 | 19.121 |
| C74 | 90° 11' 58" | 30.762 | 19.121 |
| C75 | 90° 11' 58" | 30.762 | 19.121 |
| C76 | 90° 11' 58" | 30.762 | 19.121 |
| C77 | 90° 11' 58" | 30.762 | 19.121 |
| C78 | 90° 11' 58" | 30.762 | 19.121 |
| C79 | 90° 11' 58" | 30.762 | 19.121 |
| C80 | 90° 11' 58" | 30.762 | 19.1 |

| <div> <div> ID Section 35-1 </div> </div> | AREA TABLE | | | |
|---|------------|-----------------|----------|--|
| | BLOCK ONE | | | |
| | LOT 1 | 148,000 SQ. FT. | 3.44 AC. | |
| | LOT 2 | 125,000 SQ. FT. | 2.86 AC. | |
| | LOT 3 | 125,000 SQ. FT. | 2.86 AC. | |
| | LOT 4 | 125,000 SQ. FT. | 2.86 AC. | |
| | LOT 5 | 125,000 SQ. FT. | 2.86 AC. | |
| | LOT 6 | 125,000 SQ. FT. | 2.86 AC. | |
| | LOT 7 | 125,000 SQ. FT. | 2.86 AC. | |
| | LOT 8 | 125,000 SQ. FT. | 2.86 AC. | |
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Total Platted Area = 57.2 acres, more or less



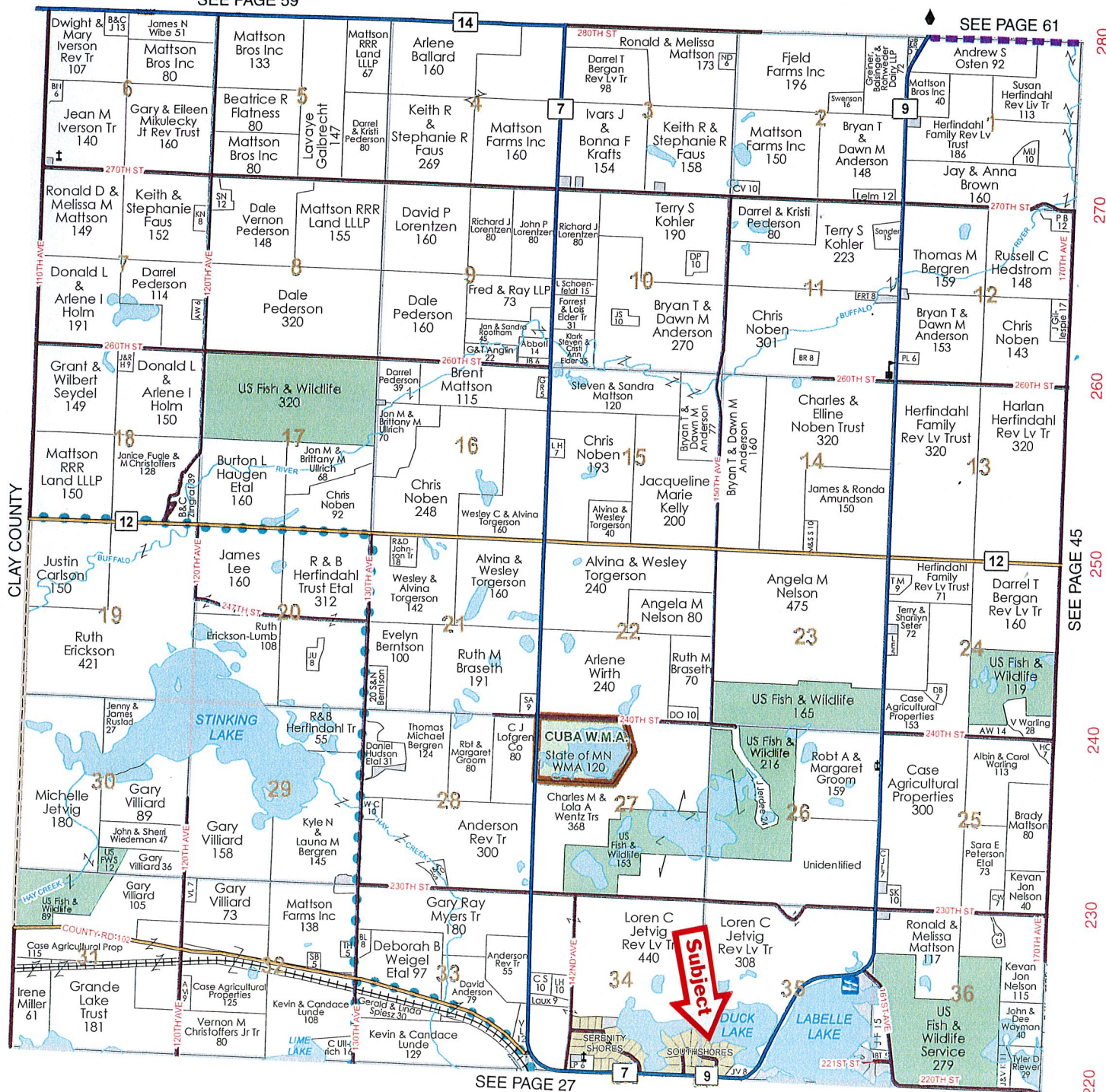
Cuba

Township 140N - Range 43W

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SEE PAGE 59

SEE PAGE 61





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****

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

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

APPLICANT: Humane Society of the Lakes
19665 US Hwy 59
Detroit Lakes, MN 56501

Project Location: 19665 US Hwy 59
Detroit Lakes, MN 56501

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.

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; Detroit 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 # CUP2024-114

Property and Owner Review

| | |
|---|------------------------------------|
| Owner: Becker County (Humane Society of the Lakes) | Parcel Number(s): 087015002 |
| Mailing Address: 19665 US Hwy 59 Detroit Lakes, MN 56501 | Site Address: |
| | Township-S/T/R: DETROIT-16/139/041 |
| | Shoreland? No Name: |

Legal Descr: THE W 9 AC OF SW1/4 OF NW1/4 LYING NE OF HWY #59 EX 1.15 AC FOR HWY

Conditional Use Details Review

Description of Conditional Use Request: **The Humane Society of the Lakes would like to put up a dog fence for additional play area for our dogs. We are asking for a conditional variance to put the fence 15ft. from the Hwy 59 right of way vs. the required 50ft. The fenced area plan is for a 100ft. long, 30ft. wide and 8ft high fence. We need the 8ft height to ensure our dogs cannot jump the fence. The fence is chain link so would not block vision.**

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 fence is very much needed to help create a play area for our dogs as they await their forever homes. We currently house between 20-25 dogs and only have three dog runs so this play area is very important to the well-being of our dogs. The 8ft height is needed to ensure the safety of the dogs. The fence is chain link so would not impede any vision to or from the highway.

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 fence is chain link so would not impede any vision to or from the highway.

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

This fence would not impact any of the above.

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.

No impact to current 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.

No impact

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

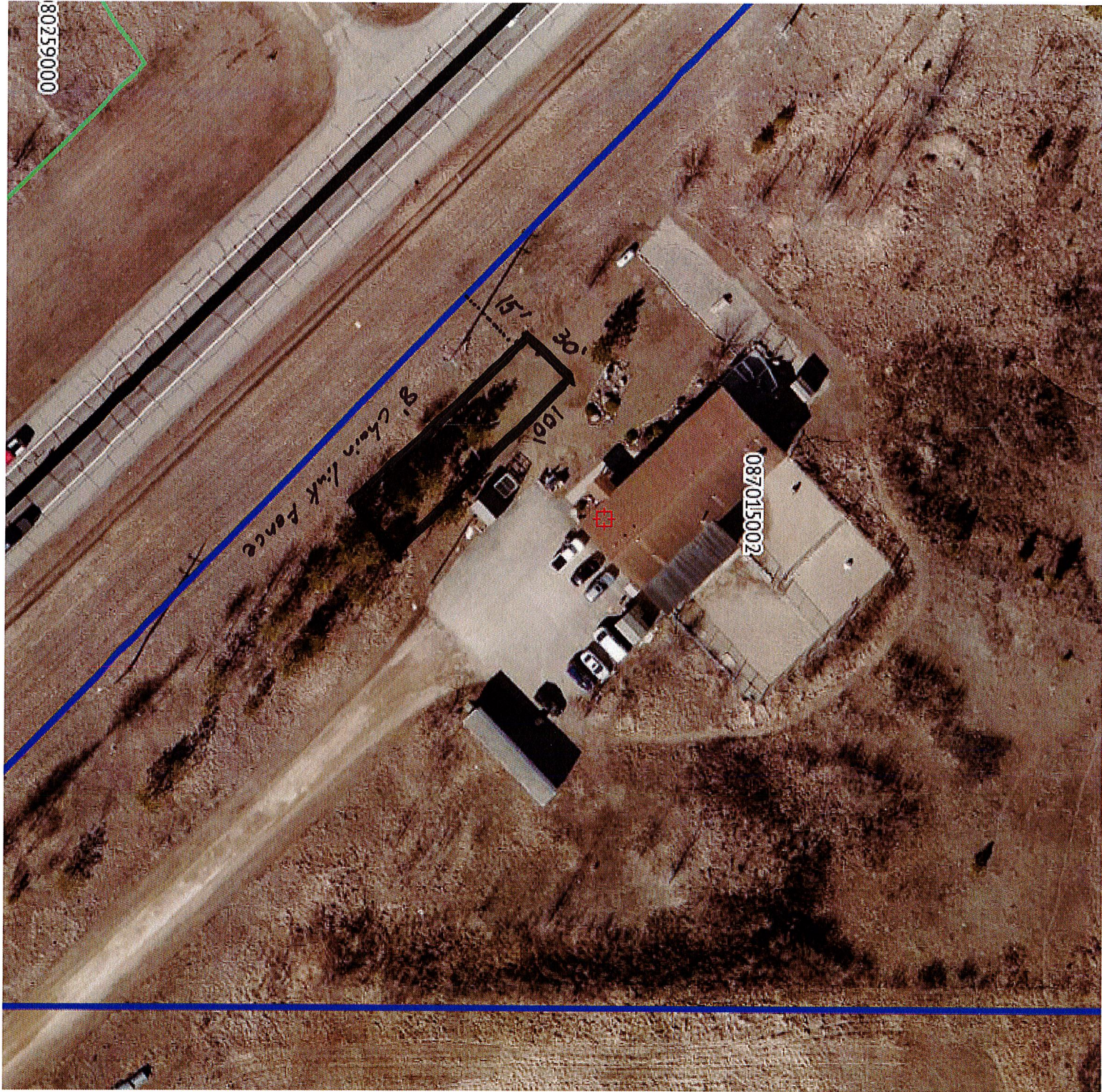
Name of Business: **Humane Society of the Lakes**

Business Owners: **Non-profit**

Business Type: **Service** If 'Other', explain:

Type of Merchandise:

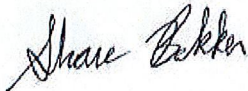
| |
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| Type of Service: Animal Shelter |
| Hours and Days of Operation: Tuesday-Friday noon-6pm, Saturday 11-4pm |
| Number of Employees: 10 |
| Off-Street Parking Plan: |
| Size of structure to be used for Business: |
| New or Existing: |
| Signage Plan: |
| Exterior Lighting Plan: |
| Known Environmental Hazards: |
| Additional Business Plan Information: |



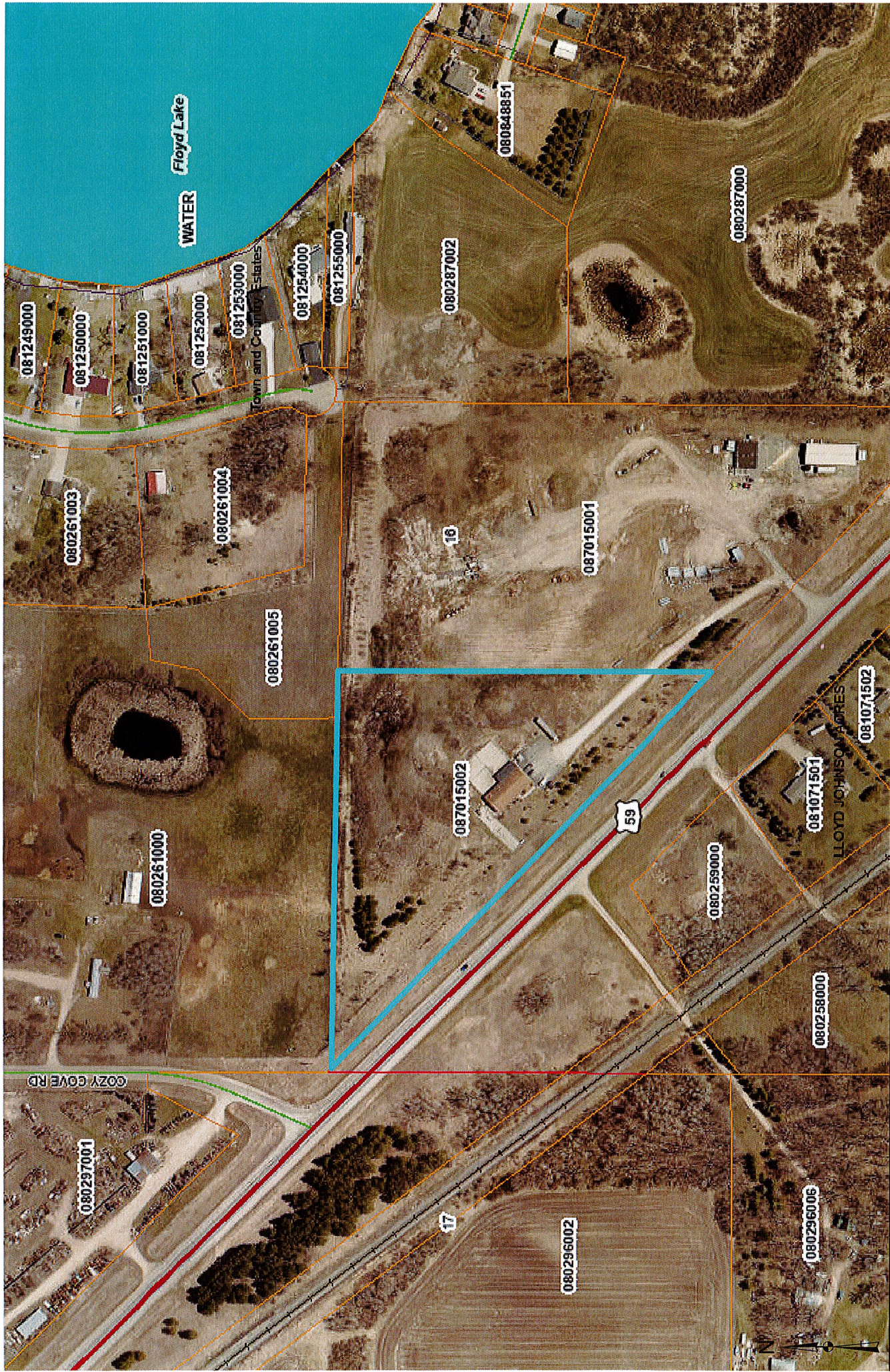
7-12-2024**Humane Society of the Lakes
19665 US Hwy 59
Detroit Lakes, MN 56501**Dear **Chris**:

MnDOT has marked the right-of-way at the Humane Society of the Lakes. State Trunk Highway 59 Right-of-Way at this location is 100' from the centerline. MnDOT does not have set back requirements from the Right-of-Way. If the fence is not placed on State Trunk Highway 59 Right-of-Way, MnDOT would not have a concern. Although you already have completed this, MnDOT recommends reaching out to the local governing body for setback requirements, if that be the County, City, or Township.

Thank you,

**Shane Bakken**Phone # **218-850-9006**

District 4 Property Management/Permits Office



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.

Becker County



1:4,514

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

Date: 7/15/2024

MEADOWLAND
SURVEYING INC.

Surveying the Lakes Area Since 1946

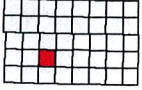
For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

218-847-4289

www.meadowlandsurveying.com

Meadowland Surveying, Inc. is a local family owned company and has performed over 10,000 surveys in the lakes area. Our office routinely works with attorneys, architects, engineers and governmental agencies to ensure successful project completion for our clients.

EXPERIENCE/MATTERS!

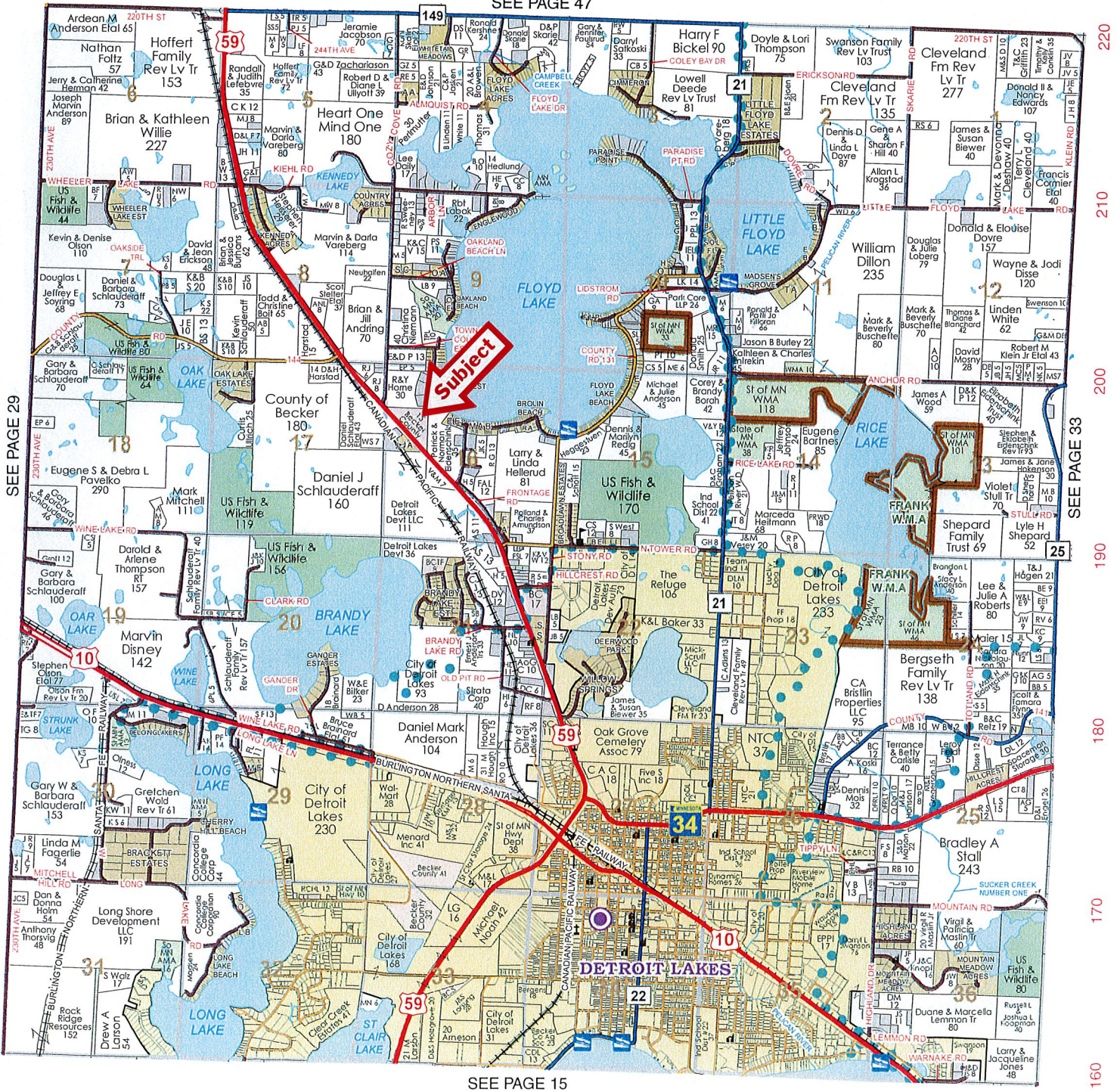


Detroit

Township 139N - Range 41W

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SEE PAGE 47



SEE PAGE 15



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**

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

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

APPLICANT: Cormorant Landing LLC
325 25th St S
Fargo, ND 58103

Project Location: 17574 & 17531 Co Hwy 6
Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a marine dealership with dockside gas pumps.

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.; Lake Eunice 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 # CUP2024-115

Property and Owner Review

| | |
|---|--|
| Owner: Cormorant Landing LLC | Parcel Number(s): 170071000 170074000 |
| Mailing Address: 325 25th St S Fargo, ND 58103 | Site Address: |
| | Township-S/T/R: LAKE EUNICE-06/138/042 |
| | Shoreland? Yes Name: Leif (Lake Eunice, Cormorant, & Audubon) [RD] |

Legal Descr: 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.

Conditional Use Details Review

Description of Conditional Use Request: **Marine dealership with dockside gas pumps**

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 property has been used in commercial manner for decades. The change in use will decrease hours of operation and number of customers. Dealership hours will be limited to normal business hours to prevent any harm of use and enjoyment to neighboring properties.

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 use of the property will remain in a commercial state and all of the adjacent parcels are developed.

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

All facilities such as structures, roads, and docks are in place. Gas pumps will be installed in accordance with the Minnesota Pollution Control Agency (MPCA)

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 is pre-existing on the property and is adequate for the commercial use.

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.

The use of the property consists of customers viewing and test driving watercraft. No offensive odor, fumes, dust, noise or vibration will be created by the use. Gas pumps will be installed and regulated by the MPCA to prevent any fumes or pollution.

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.

New construction will be limited to fuel tanks and pumps only. Best management practices for stormwater pollution prevention will be used during 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.

The Structure and docking is pre existing to the site and the view will not change.

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

Onsite well and septic are existing.

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

Watercraft use will be limited to customers who show a vested interest in purchasing. Docking/watercraft is limited given the number of shoreline feet the property encompasses.

Business Plan Review

Name of Business: **Cormorant Landing LLC**

Business Owners: **Jess McLaughlin**

Business Type: **Retail Sales** If 'Other', explain:

Type of Merchandise: **Watercraft, fuel and other marine associated products such as surf boards and life jackets.**

Type of Service: **Marine Dealership**

Hours and Days of Operation: **Days of operation will be limited however**

Number of Employees: **4**

Off-Street Parking Plan: **Existing parking lot.**

Size of structure to be used for Business: **Existing docking on Leaf Lake and Big Cormorant Lake. The former bar will be used for office space and is 2656 sq ft in size.**

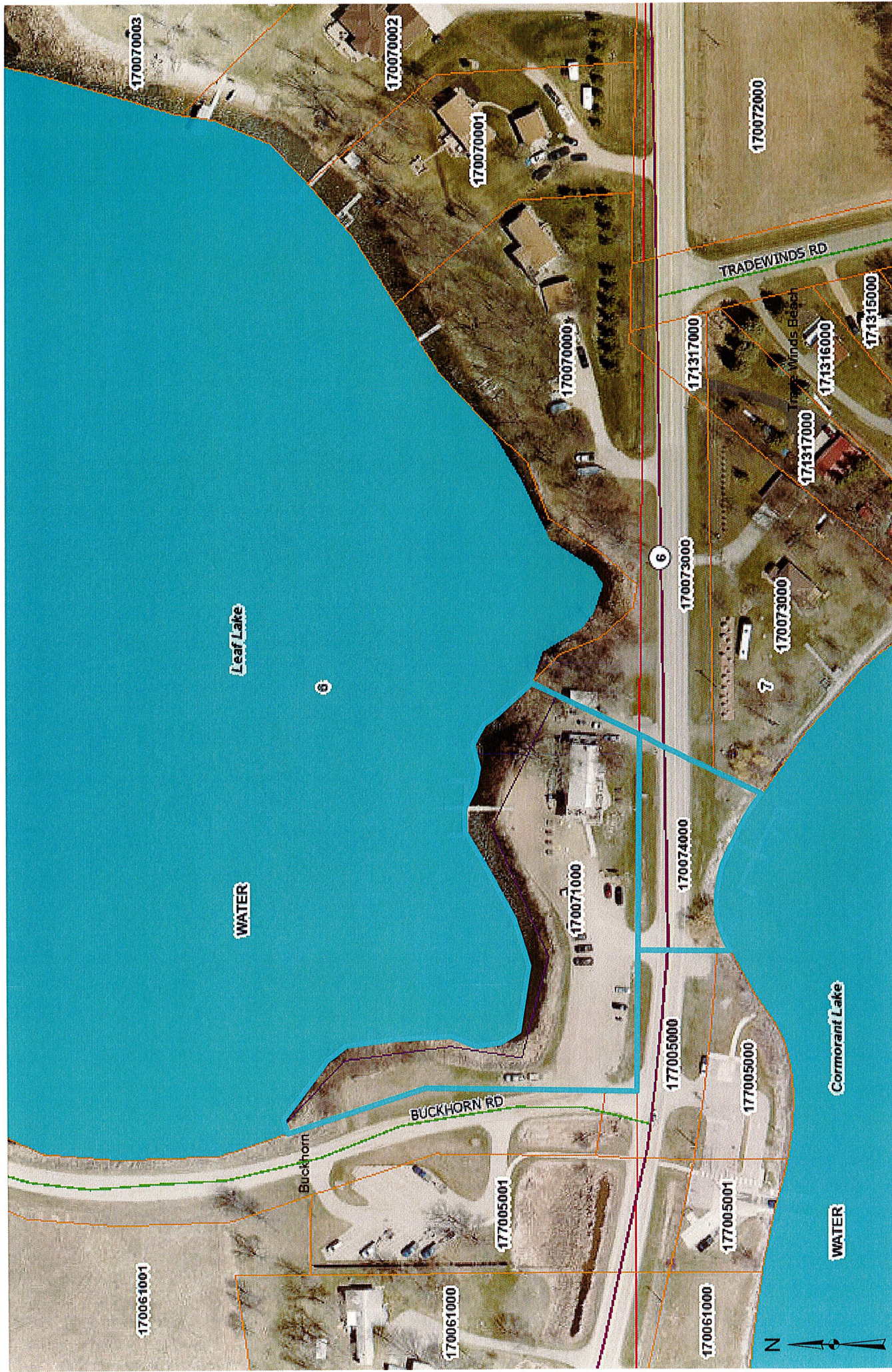
New or Existing: **Existing Structure**

Signage Plan: **Existing 4x8**

Exterior Lighting Plan: **Limited outside lighting on the structure and docking area**

Known Environmental Hazards: **No**

Additional Business Plan Information:



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.

1:2,257

Date: 7/17/2024

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

Becker County



Lake Eunice

Township 138N - Range 42W

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