



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 30th, 2025 @ 6:00 P.M.

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

APPLICANT: Nicholas G Lewis & Betsy J Lewis
19898 330th Ave
Rochert, MN 56578

Project Location: 19898 330th Ave
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a retaining wall. This application was tabled from the September 27th, 2023, hearing.

LEGAL LAND DESCRIPTION: Tax ID Number: **10.0279.002** Section 15 Township 139 Range 040; PT GOVT LOT 1: COMM NE COR SEC 15 TH S 339.92', W 1295.25', S 255.12' TO POB; TH N 255.12', E 1295.25', S 340', SWLY 975.78' TO PICKEREL LK, NWLY AL LK 494.28', TH N 148.71 TO POB AKA TRACT B; 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: susan.rockwell@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 # CUP2025-134

Property and Owner Review

Owner: Nicholas G & Betsy J Lewis

Parcel Number(s): **100279002**

Mailing Address: 19898 330th Ave
Rochert, MN 56578

Site Address: 19898 330th Ave

Township-S/T/R: **ERIE-15/139/040**

Shoreland? **Yes** Name: **Pickerel (Erie & Holmesville)**
[RD]

Legal Descr: **PT GOVT LOT 1: COMM NE COR SEC 15 TH S 339.92', W 1295.25', S 255.12' TO POB; TH N 255.12', E 1295.25', S 340', SWLY 975.78' TO PICKEREL LK, NWLY AL LK 494.28', TH N 148.71 TO POB AKA TRACT B**

Conditional Use Details Review

Description of Conditional Use Request: **We want to bring sand in for a beach area that will be protected from runoff with a rock wall.**

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.

Small beach area within our 800+ of shoreline won't have any negative effect on any other 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.

It's a small area that would only require sand to be hauled in and a rock wall to prevent runoff.

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

We will have a rock wall to prevent runoff and erosion of the sand by re routing water around the rocks to the lake instead of straight through the beach.

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.

Won't need any.

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 use approved washed sand and won't need any heavy machinery to complete the beach.

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 have the rock wall in place prior to hauling in the sand.

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

Won't have any effect on views.

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

Won't need any utilities.

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

Won't have any watercrafts.

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 # LALT2023-259****Property and Owner**Parcel Number: **100279002**

Site Address:

Owner: **NICHOLAS LEWIS**Township-S/T/R: **ERIE-15/139/040****Project Details**

Project Start & End Date: -

Distance from OHW:

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:

Proj 1 Purpose Descr: **Request to make a small level area near the shore.**

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 ControlArea to be Cut/Excavated: **NA**Area to be Filled/Leveled: **NA**Total Cubic Yards of Earthmoving: **20 +/-**Fill Type/Material: **NA**

Project Summary and/or Additional Projects & Information:

Erosion Control Method (1):

Erosion Control Method (2):

Additional Erosion Control Information:

Inspector Notes (Earthmoving and Erosion Control):

PARCEL	
APP	ERTP
YEAR	

The applicant shall include with the completed form:

- ✓ A site sketch showing the approximate locations of the key elements of the project indicated above. This diagram should include roads and other relevant features.
- ✓ Sketch of the wall design, including foundation, reinforcements and anchors.)
- ✓ Aerial photo (Becker County Website)

If an engineered plan is recommended by the ERP the engineered plan must be completed prior to submittal of a formal application to the Planning Commission.

The Environmental Review Panel will meet per individual request. The Panel will include representation from the SWCD, DNR, PRWD, CLWD, WRWD, BRWD, COLA, Township, Planning Commission, MPCA and other technical agents as needed.

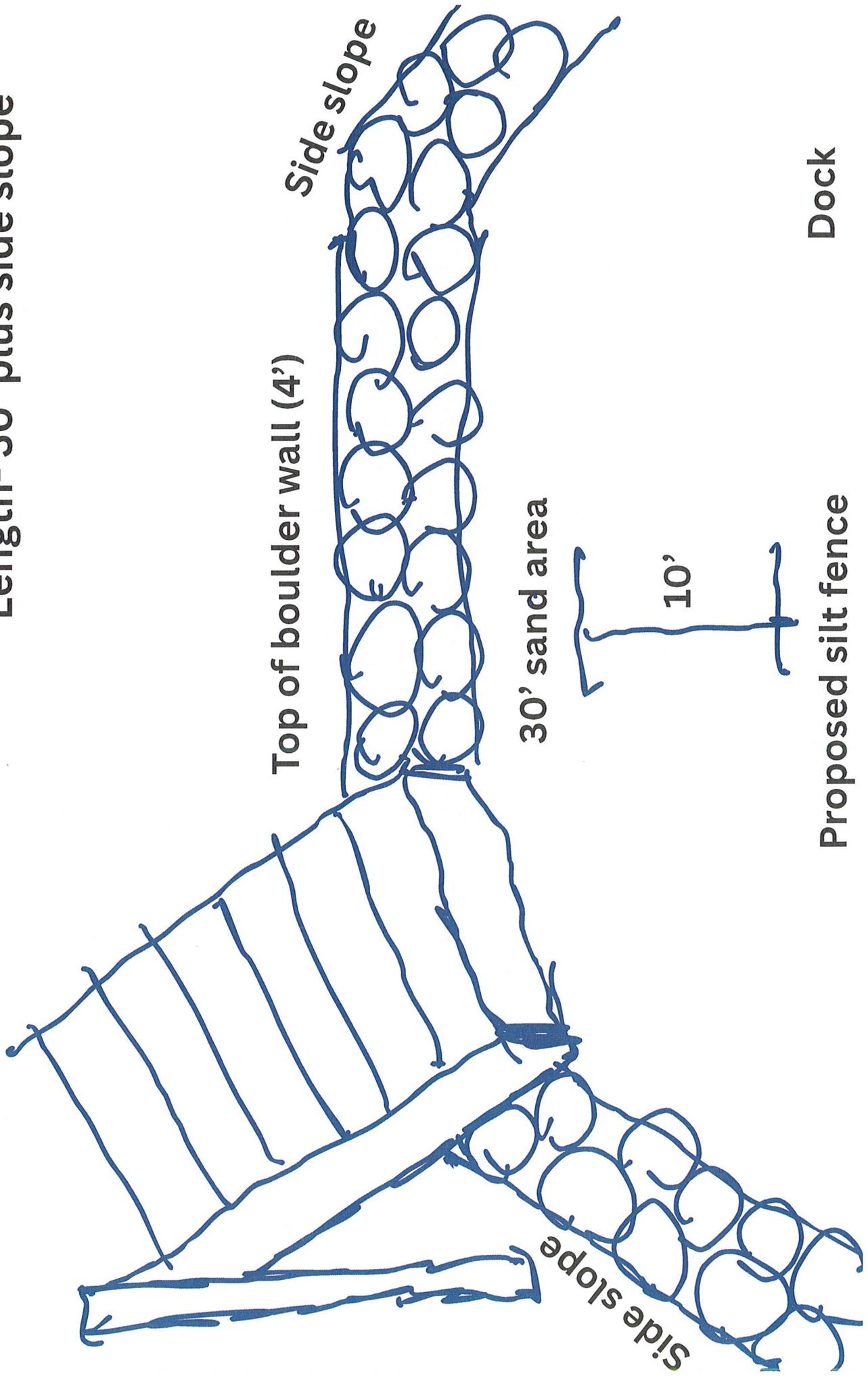
For Office Use Only		Pull Parcel File When Processing Application	
Zoning of Parcel:		Zoning of Surrounding Area:	
Notes:			
Findings:			
Recommended for	Approval	Denial	More Information Required
Public Hearing Required:	Yes	No Exempted from Hearing	Date Owner Notified:

Staircase

Proposed retaining wall

Height- 4'

Length- 30' plus side slope





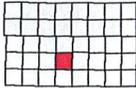
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1:4,225

Date: 4/15/2025

Becker County

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

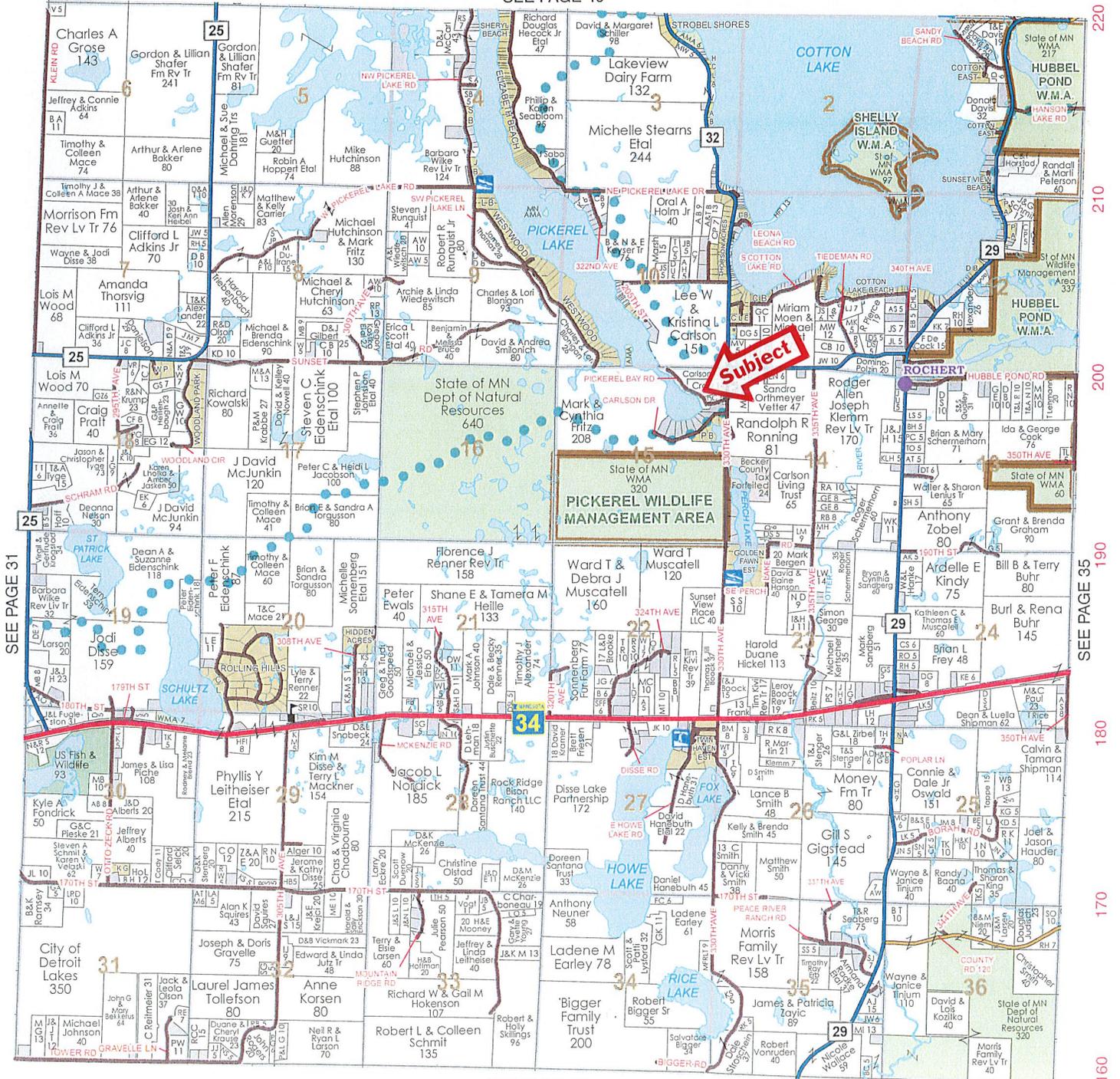


Erie

Township 139N - Range 40W

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COUNTY OF BECKER

Planning and Zoning

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PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

April 30th, 2025 @ 6:00 P.M.

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

APPLICANT: Rory Wolff & Erin Wolff
40226 160th St
Frazee, MN 56544

Project Location: 25115 Broadway Ave
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Preliminary Plat for six (6) lots to be known as REGISTERED LAND SURVEY NO. 2.

LEGAL LAND DESCRIPTIONS: Tax ID Numbers: **16.0121.000 & 16.0122.001** Section 17 Township 140 Range 040; 17-140-40 PT GOVT LOT 8: COMM W QTR COR SEC 17, S 1322.29', S 660.01', NELY 237.18' TO POB; SWLY 237.18', S 662.27', E 257.81' TO ROCK LK, NLY 730.03', WLY 298.59' TO POB. TRACT K, H. & 17-140-40 PT GOVT LOT 8: COMM W QTR COR SEC 17, S 1322.29', E 113.64', S 11.47', E 178.32' TO POB; W 178.32', N 11.47', W 113.64', S 494.65', E 602.26' TO ROCK LK, N 572.57' AL LK, W 11' TO POB. TRACT J.; Holmesville Township

REFER TO BECKER COUNTY ZONING ORDINANCE

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

EMAIL: susan.rockwell@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.

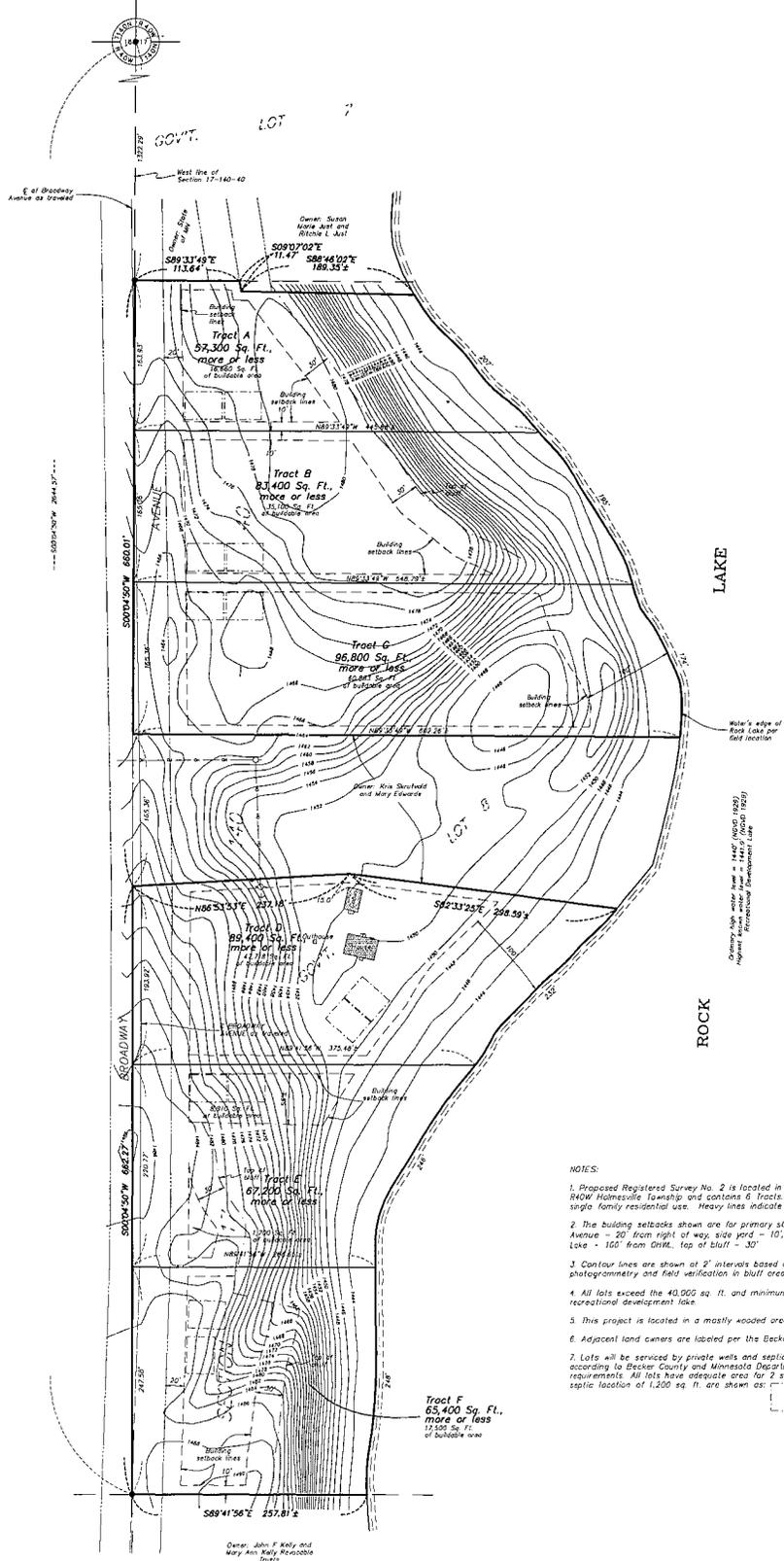
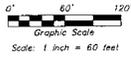
PRELIMINARY PLAN FOR REGISTERED LAND SURVEY NO.2

IN GOVERNMENT LOT 8
SECTION 17-140-40
BECKER COUNTY, MINNESOTA



LEGEND

- = Denotes iron monuments found.
- ⊙ = Denotes wooden Monument found.
- ⊖ = Denotes well.
- = Denotes overhead power line.
- = Denotes power pole.
- ⋯ = Denotes guy wire.



NOTES:

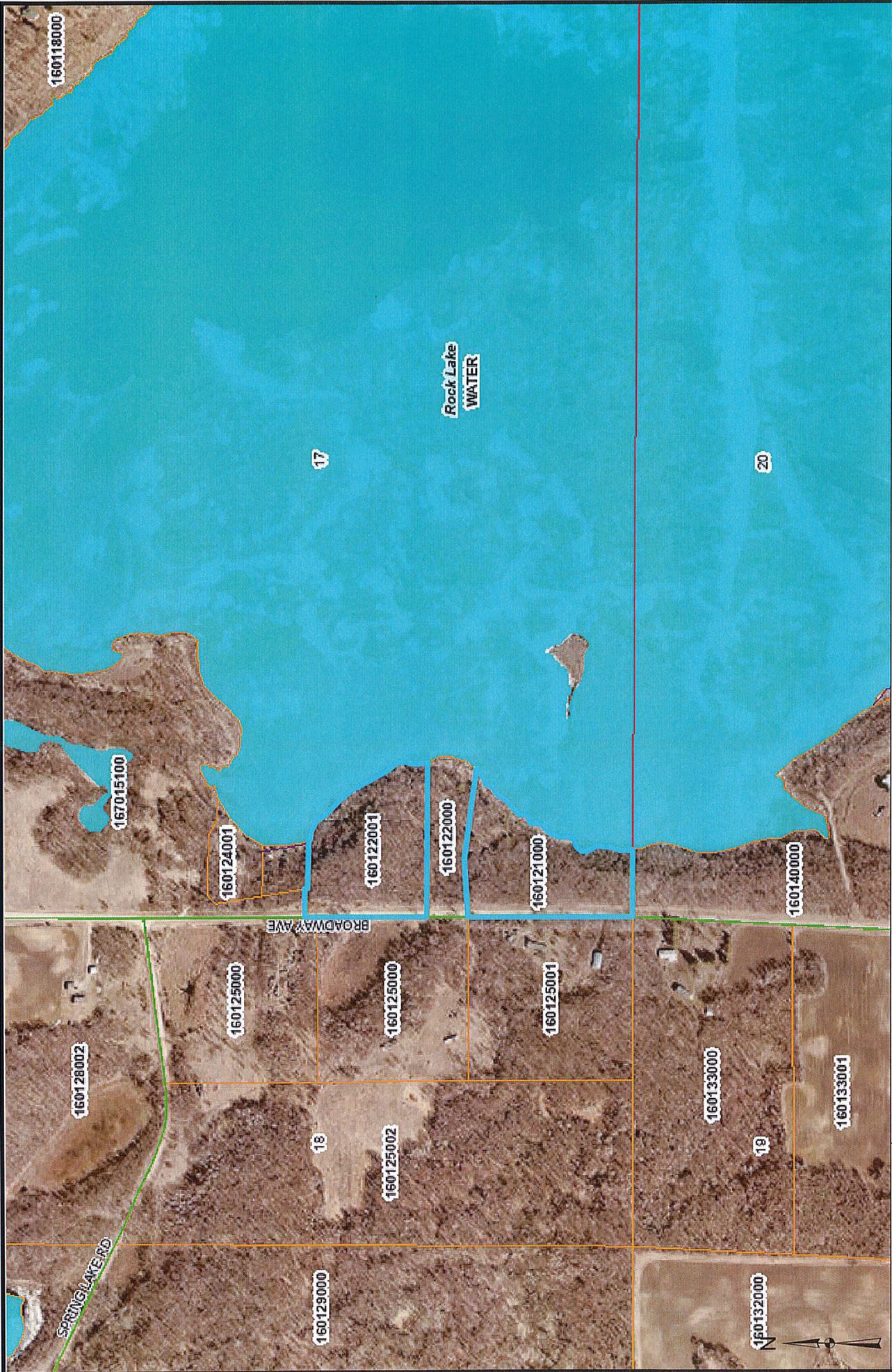
1. Proposed Registered Survey No. 2 is located in Section 17, T140N R40W Holmesville Township and contains 6 tracts. Tracts are intended for single family residential use. Heavy lines indicate plat exterior.
2. The building setbacks shown are for primary structures. Broadway Avenue = 20' from right of way, side yard = 10', rear yard = 40', Rock Lake = 100' from OHW, top of bluff = 30'.
3. Contour lines are shown at 2' intervals based on aerial photogrammetry and field verification in bluff areas.
4. All lots exceed the 40,000 sq. ft. and minimum lot with of 150' for a recreational development lake.
5. This project is located in a mostly wooded area near the lake.
6. Adjacent land owners are labeled per the Becker County GIS site.
7. Lots will be serviced by private wells and septic systems installed according to Becker County and Minnesota Department of Health requirements. All lots have adequate area for 2 septic systems. Possible septic location of 1-200 sq. ft. are shown on the plan.

MEADOWLAND SURVEYING, INC.

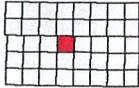
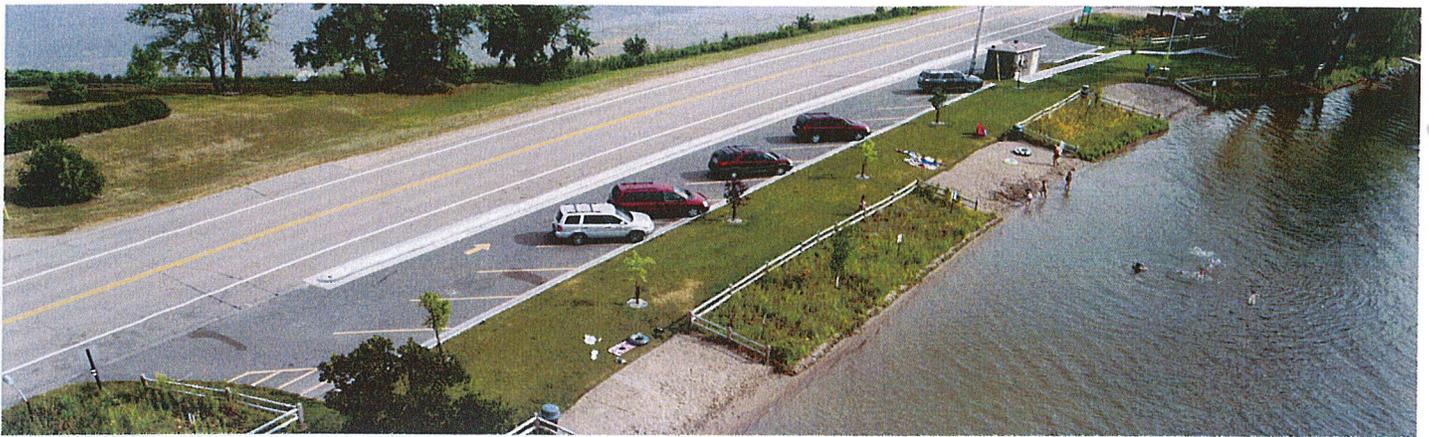
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
EMAIL: frontdesk@meadowlandsurveying.com
www.meadowlandsurveying.com
218-847-4289

CLIENT:

ROBY WOLF
40226 160TH STREET
FRAZEE, MN 56544
218-252-5123



<p>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.</p>	<p>Becker County</p>
<p>1:9,028</p>	
<p>This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.</p>	<p>Date: 4/15/2025</p>



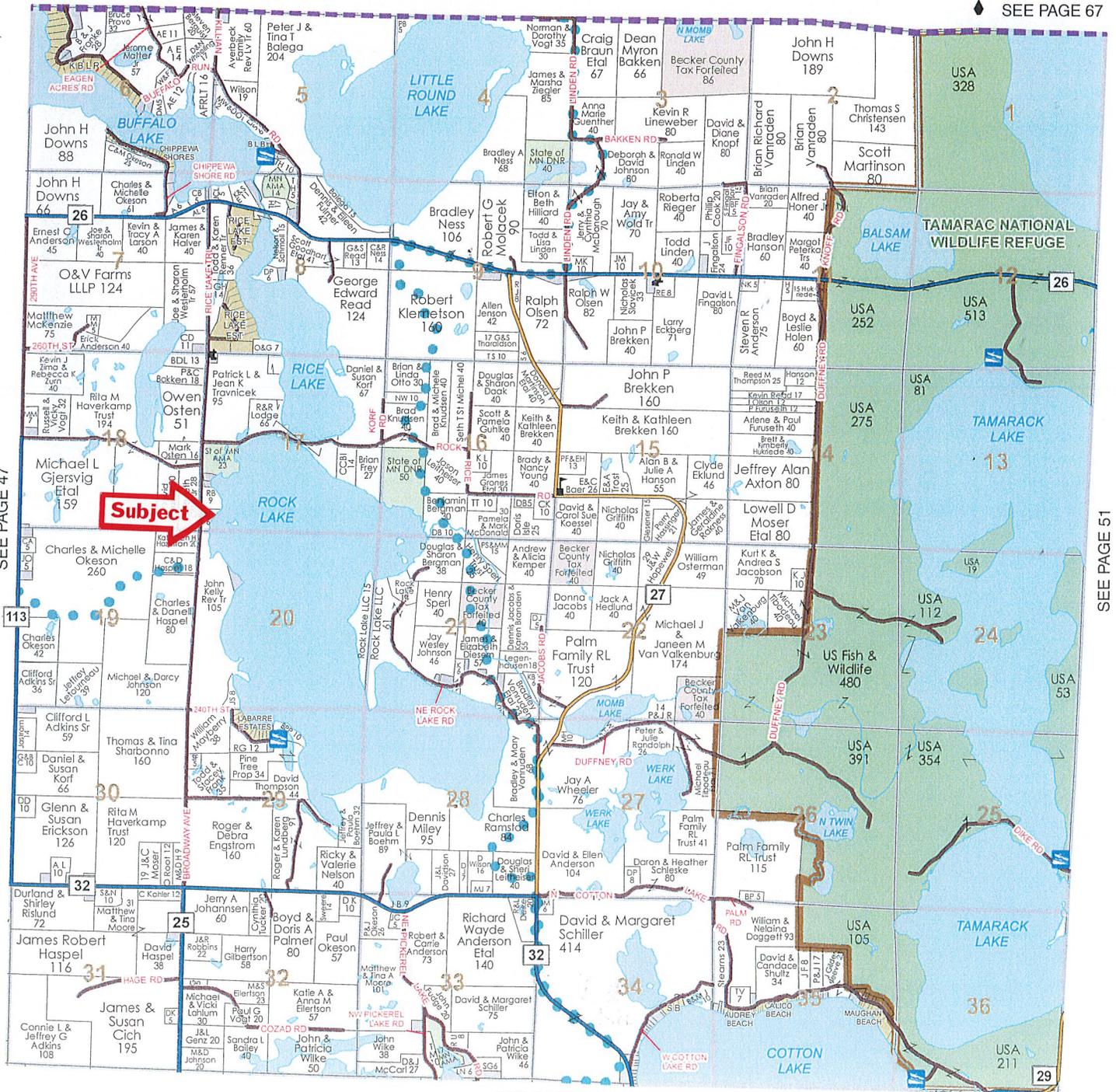
Holmesville

Township 140N - Range 40W

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Planning and Zoning

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

April 30th, 2025 @ 6:00 P.M.

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

APPLICANT: FUM Trust
7388 S Ireland Cir
Aurora, CO 80016

Project Location: 13946 260th Ave
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a non-profit makerspace and woodturning school with an onsite hostel.

LEGAL LAND DESCRIPTION: Tax ID Number: **19.0314.001** Section 16 Township 138 Range 041; PT LOT 1 BEG AT NE COR TH W 660' S 227.87' E 660' & N 227.87' TO BEG; Lake View Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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

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Conditional Use Application Review

Permit # CUP2025-133

Property and Owner Review

Owner: FUM Trust	Parcel Number(s): 190314001
Mailing Address: 7388 S Ireland Cir Aurora, CO 80016	Site Address: 13946 260th Ave
	Township-S/T/R: LAKE VIEW-16/138/041
	Shoreland? No Name:
Legal Descr: PT LOT 1 BEG AT NE COR TH W 660' S 227.87' E 660' & N 227.87' TO BEG	

Conditional Use Details Review

Description of Conditional Use Request: **The property will be used for a Nonprofit Makerspace and Woodturning School. Members of the makerspace will come to the property shop to work on their own projects, community projects or learn how to use power tools. The house will serve as a hostel for those coming to town to be a part of the school and events held at the makerspace**

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.

parking areas will be specific to the driveway and area near the house and off the street.

Hours of operation will not be into the late evenings as to not disturb neighbors

waste will be handled appropriately and in a timely manner and will not be stored without proper receptacles in place

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.

To my knowledge, there are no vacant properties in the surrounding area

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

access roads, drainage and other facilities are already on the property. There will be no changes to this

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.

Adequate parking will be achieved on the property and not allowed on the street. There will be plenty of room for multiple vehicles to park as well as room to unload into the shop and turn around.

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 building will be insulated to help eliminate sound that will be coming from inside the building and larger pieces of equipment will only be turned on when needed to keep sound at a minimum. Items like air compressors and vacuums, will be in a separate sound proof room inside the building and upon purchase of this equipment decibel ratings will be considered to keep sound at a minimum. The vacuums will also help keep the wood dust at a minimum. All projects will be completed inside of the building, and rarely will there be any work performed outside, this will reduce noise and dust from the neighboring properties. If any additional spot lights need to be installed on the building, they will not be pointed in the neighboring residences.

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: **DL Makerspace**

Business Owners: **Jessica Edwards**

Business Type: **Other - Please describe below** If 'Other', explain: **The DL Makerspace is a nonprofit, community-driven shared space dedicated to empowering makers, creators, and individuals seeking opportunities in the trades and craftsmanship industries**

Type of Merchandise:

Type of Service:

Hours and Days of Operation: **Everyday 8AM-7:00PM**

Number of Employees: **1**

Off-Street Parking Plan: **Yes, parking will be available within the property in front of the building as well as on the side of the building**

Size of structure to be used for Business: **40'x60' workshop matching and coordinating with the house on the property. the building will have a garage door on the front and back**

New or Existing: **New Structure**

Signage Plan: **signage will be on the building itself so it does not impede with the neighborhood and will not be larger than 48" diameter**

Exterior Lighting Plan: **Exterior lighting will be located above the doors and signage and not too bright to cause glare in windows**

Known Environmental Hazards: **no**

Additional Business Plan Information: **Business plan is attached. A new structure needs to be built on the site so the current detached garage will be demolished and new building will be added**

DL Makerspace

Business Plan

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Executive Summary

Our Mission

The DL Makerspace is a nonprofit, community-driven shared space dedicated to empowering makers, creators, and individuals seeking opportunities in the trades and craftsmanship industries. Our mission is to foster creativity, collaboration, and economic mobility by providing accessible tools, resources, and education for all ages and skill levels. Through hands-on learning, workforce development, and entrepreneurial support, we strive to break down barriers and create opportunities for those who may not have the means to pursue traditional training programs.

Our Vision

We envision a vibrant, inclusive hub where the Detroit Lakes community can gather to build, innovate, and share knowledge while developing trade skills and creating career pathways. Through hands-on training, mentorship, and access to essential tools and resources, we aim to inspire personal growth, strengthen community bonds, and equip individuals with the skills necessary for sustainable employment and small business creation within the trades and craftsmanship industries.

Our Offerings

The makerspace will provide:

- State-of-the-art equipment for woodworking, woodturning, 3D printing, and CNC machining.
- Educational classes and hands-on training led by skilled tradespeople and industry experts.
- Collaborative events and community projects aimed at skill-building and workforce preparation.
- Affordable membership plans and pay-as-you-go options to ensure accessibility for those with financial limitations.

Community Impact

By nurturing a culture of making and sharing, the DL Makerspace will:

- Provide hands-on training to individuals who lack access to formal trade education.
- Support entrepreneurs and small business owners in the trades with affordable prototyping and workspace options.
- Foster mentorship opportunities between seasoned tradespeople and aspiring artisans.
- Strengthen workforce development and job readiness in skilled labor industries.

Our Goals

In our first year, we aim to:

- Establish partnerships with local schools, workforce development organizations, and businesses.

- Launch a membership program with at least 50 founding members, prioritizing accessibility for underprivileged individuals.
- Host monthly workshops and quarterly community events focused on workforce development and entrepreneurship in the trades

DL Makerspace is more than just a workshop — it's a place to create, connect, and inspire. Together, we build more than projects — we build community.

Business Description

The DL Makerspace is a nonprofit organization dedicated to fostering creativity, trade skills, and entrepreneurship in an inclusive and affordable environment. Located in Detroit Lakes, MN, it serves as a community hub and training center, providing access to woodworking, 3D printing, woodturning, and CNC machining. Through hands-on learning and mentorship, we empower makers, artisans, and aspiring tradespeople to innovate, connect, and grow.

Our Purpose

The makerspace aims to break down barriers to innovation by providing affordable access to high-end equipment and fostering a spirit of shared learning. We believe that creativity thrives when people have the resources and support to bring their ideas to life. Our space will be a welcoming environment where hobbyists, artists, entrepreneurs, and students alike can collaborate and grow.

Target Audience

We strive to serve a diverse range of community members, including:

- Aspiring tradespeople and craftsmen who need affordable training.
- Local artists and craftspeople looking for workspace and tools
- Students and educators seeking hands-on learning opportunities
- Entrepreneurs and small business owners developing prototypes and product ideas
- Retirees and veterans interested in learning new skills and engaging in the community.
- Families and youth eager to participate in workforce readiness programs.

Our Unique Value

What sets the Detroit Lakes Makerspace apart is our commitment to accessibility, community, and workforce development. As a nonprofit, we prioritize inclusivity, ensuring financial barriers do not prevent individuals from gaining valuable trade skills. Through partnerships with local schools, libraries, businesses, and workforce development programs, we create a thriving ecosystem of makers, learners, and career opportunities—strengthening community bonds and fostering economic growth.

We are proud to collaborate with the Holmes Artist Collective to support local artists and showcase their work, and with the Detroit Lakes High School Pathways Academy to provide students with practical, hands-on learning experiences that spark creativity and career exploration. Additionally, we look forward to working with Project 412 to foster innovation and creative problem-solving within the community and to engage surrounding businesses in collaborative projects and events.

Through creativity, innovation, and shared purpose, the Detroit Lakes Makerspace will be a cornerstone of community development, empowering individuals and strengthening connections.

Market Analysis

Industry Overview

Makerspaces have emerged as vital community resources across the country, fostering innovation, education, and collaboration. These spaces provide access to expensive tools and industry-grade equipment, allowing individuals to gain hands-on experience and technical skills. According to recent studies, makerspaces not only support small businesses and startups but also enhance STEM education and creative expression.

Target Market

Our primary audience includes:

- Local artists and craftspeople seeking a supportive space and specialized tools to create and exhibit their work.
- Students and educators from Detroit Lakes High School Pathways Academy, who will benefit from skill-building workshops and project-based learning.
- Entrepreneurs and inventors looking for prototyping equipment like CNC machines and 3D printers.
- Hobbyists and retirees exploring new crafts or trades.
- Families and youth who wish to engage in workforce-readiness training.

Competitive Analysis

While Detroit Lakes currently has limited makerspace options, our focus on workforce development and accessibility makes us uniquely positioned to fill a critical gap. Rather than competing with other local initiatives, we prioritize collaboration.

- **Holmes Artist Collective:** A partner in supporting artisans and creative workshops, helping individuals turn craftsmanship into income.
- **Detroit Lakes High School Pathways Academy:** A key collaborator in integrating hands-on learning into education, bridging classroom theory with real-world applications.
- **Project 412:** A vital partner in fostering innovation and connecting makers with local businesses to create pathways into employment.

We differentiate ourselves by offering a wide range of equipment, flexible membership options, and a nonprofit model that fosters a thriving and self-sufficient community in Detroit Lakes and beyond.

SWOT Analysis

- **Strengths:** Strong community support, partnerships with local organizations, and diverse equipment offerings.
- **Weaknesses:** Initial funding and startup costs, building community awareness.

- **Opportunities:** Collaborations with schools, artist collectives, and local businesses; securing grants and sponsorships.
- **Threats:** Limited public knowledge about makerspaces, competition from online learning platforms.

The Detroit Lakes Makerspace stands as a collaborative and inclusive environment, ready to serve as a creative catalyst for the entire community.

Operations Plan

Daily Operations

The DL Makerspace will be open daily from 8:00 AM to 7:00 PM, providing members with flexible access to develop workforce skills, participate in training, and collaborate on entrepreneurial projects. Our focus is on making trade skills and craftsmanship accessible to underserved communities, ensuring that financial limitations do not prevent entry into high-demand industries.

Membership Structure & Fees

To ensure accessibility while sustaining operational costs, we offer the following membership options:

- **Student Membership:** \$30/month – For students seeking hands-on learning in trades and entrepreneurship.
- **Basic Membership:** \$60/month – Full access to the makerspace, ideal for aspiring tradespeople and small business owners.
- **Two-Member Bundle:** \$90/month – Affordable access for families or partners pursuing workforce development together.
- **Yearly Membership:** \$600/year – Discounted annual rate for committed members.
- **Sponsored Membership:** Available for individuals from low-income backgrounds, funded through grants and community sponsorships.
- **Lifetime Membership:** \$5,000 (includes board privileges) – For long-term supporters dedicated to expanding access to trade education.

Membership dues help cover essential expenses such as electricity, heating, and facility maintenance.

Tool Certifications

Certain high-risk or specialized equipment (such as CNC machines, advanced woodworking tools, or laser cutters) will require certification before use. These certification courses will have associated fees, which will be directly allocated to the maintenance and upkeep of the respective tools.

Shop Fees for Consumables

To maintain a steady supply of consumables (e.g., sandpaper, glues, screws), we will implement a donation-based shop fee system with suggested contributions pertaining to the amount of time spent within the makerspace. Suggested contributions are as following:

- \$2/hour
- \$5/week
- \$30/month

Classes & Workshops

Workshops and skill-building classes will be available for both members and non-members. Offerings will depend on instructor availability and demand. Members will receive discounted rates on all classes. These workshops will range from introductory sessions on power tools to advanced project-based learning experiences.

Partnership Involvement

- **Detroit Lakes High School Pathways Academy:** Providing students with hands-on learning experiences.
- **Holmes Artist Collective:** Hosting specialized artistic and craft-based workshops while involving members of the collective to act as instructors and educators.
- **Project 412:** Collaborate to amplify each other's missions and drive community development by incubating startups and entrepreneurs, hosting community events and workshops, and facilitating skill development

Management & Organization

As a nonprofit, the DL Makerspace is led by a Board of Directors composed of trades professionals, educators, and business leaders who ensure strategic direction, financial oversight, and long-term sustainability.

- **Executive Director:** Oversees daily operations, partnerships, and funding initiatives.
- **Operations Manager (Future Position):** Manages facility maintenance and member engagement.
- **Instructors & Volunteers:** Provide hands-on training, mentorship, and safety oversight.

Programs & Offerings

The DL Makerspace provides a range of programs and services for workforce development programs and is designed to support makers, artists, entrepreneurs, and community members of all skill levels. Through accessible tools, hands-on training, and collaborative events, the makerspace fosters creativity, skill development, and economic opportunity.

Open Shop Access

Members have access to the makerspace during operating hours (8:00 AM - 7:00 PM) to work on personal projects, collaborate with others, and utilize the facility's tools and equipment. Tool safety guidelines and certifications ensure responsible use of specialized machines.

Classes & Workshops

We offer regularly scheduled workshops covering topics such as:

- Intro to Power Tools & Safety – Essential for woodworking and shop safety.
- 3D Printing & CNC Basics – Training on digital fabrication equipment.
- Skill Certifications – Training required for specific tools like CNC machines, laser cutters, woodturning lathes and saws.
- Project-Based Classes – DIY furniture making, sculpture, electronics, and more.
- Art & Craft Workshops – Partnering with the Holmes Artist Collective to offer creative courses.

Tool & Equipment Access

Members can use a variety of specialized tools, including:

- Woodworking Tools – Saws, sanders, routers, and woodturning lathes.
- 3D Printing & CNC Machines – Digital fabrication equipment for rapid prototyping.
- General Crafting & Assembly Areas – Workstations for, crafting, and assembly of projects.

Some tools require certification courses before use, with associated fees supporting tool maintenance.

Community Events & Partnerships

We host community-driven events and initiatives, including:

- Collaborations with Detroit Lakes High School Pathways Academy to provide hands-on learning experiences for students.
- Public Art & Design Projects in partnership with Holmes Artist Collective and Project 412.
- Makers Markets & Showcases where members can sell and display their work.

- Business & Innovation Events connecting makers with entrepreneurs and local businesses.

Entrepreneurial Support & Small Business Development

The makerspace serves as a launchpad for local entrepreneurs and small businesses by providing:

- Prototyping Resources – Access to 3D printing and CNC machines for product development.
- Mentorship & Networking – Connections with local businesses through Project 412.
- Startup Support – Workshops on product design, branding, and business strategy.

By offering affordable access to high-quality tools, education, and networking opportunities, the Detroit Lakes Makerspace empowers individuals to develop new skills, start businesses, and contribute to the local creative economy.

Financial Plan & Sustainability

To ensure long-term viability, the DL Makerspace will implement a diverse funding strategy that balances membership dues, class fees, grants, sponsorships, and community support. Our goal is to maintain financial stability while keeping access affordable for all members.

Revenue Streams

Membership Dues & Benefits

The Detroit Lakes Makerspace offers multiple membership tiers designed to meet the diverse needs of our community while maintaining financial accessibility. Membership dues primarily cover facility costs, utilities, and general maintenance.

1. Student Membership – \$30/month
 - Available to students (high school and college) with valid ID.
 - Access to the makerspace during open hours.
 - Discounted rates on workshops and tool certifications.
 - A great opportunity for students to gain hands-on experience in trades and creative fields.
2. Basic Membership – \$60/month
 - Full access to the makerspace and general-use tools during open hours.
 - Eligibility to take tool certification courses for specialized equipment.
 - Discounts on workshops and community events.
 - Ideal for hobbyists, makers, and those looking to learn new skills.
3. Two-Member Bundle – \$90/month
 - Designed for families, partners, or friends who want to share access.
 - Includes all benefits of the basic membership for two individuals.
 - Encourages collaborative projects and learning.
4. Yearly Membership – \$600/year
 - Provides a discounted rate for those who prefer to pay annually.
 - Includes all benefits of the basic membership.
 - Ensures committed engagement in the makerspace community.
5. Lifetime Membership – \$5,000 (Board Privileges)
 - Lifetime access to the makerspace, including all tools and equipment.
 - Priority registration for workshops and events.
 - Eligibility to serve on the board of directors, providing input on the makerspace's direction.

- Best suited for long-term supporters and community leaders who believe in the mission of the makerspace.
6. Sponsored Membership
- Available to low-income individuals who may not have the financial means to join.
 - Funded through grants, business sponsorships, and community donations.
 - Helps ensure accessibility for all, regardless of financial status.

Classes & Workshops

Workshops and classes will be available to both members and non-members, offering hands-on learning in a wide variety of skills. While class fees will vary depending on the instructor and materials required, members will receive discounted rates.

Examples of Classes Offered:

1. Intro to Woodworking – Covers fundamental skills such as measuring, cutting, and assembling wooden projects.
2. CNC Machine Basics – Teaches how to program and operate CNC machines for precision cutting and carving.
3. 3D Printing 101 – Introduction to 3D modeling, slicing software, and operating a 3D printer.
4. Woodturning Fundamentals – Teaches how to safely use wood lathes to create bowls, spindles, and other turned objects.
5. Laser Cutting & Engraving – Covers design software and how to operate a laser cutter for engraving and precision cutting.
6. Furniture Making – Teaches joinery techniques and how to build functional furniture pieces.
7. Entrepreneurship for Makers – Focuses on how to turn creative skills into a business, covering branding, pricing, and marketing.

Tool Certification Fees

Certain high-risk or specialized tools require certification to ensure safety and proper use. Certification fees contribute directly to tool maintenance and replacement. Members must complete a certification course before using the following equipment:

- CNC Machines
- 3D Printers
- Woodturning Lathes
- Laser Cutters & Engravers

Fees for certification courses will vary based on equipment complexity, typically ranging from \$20 to \$75 per certification.

Shop Fees & Consumable Donations

Since many projects require consumable materials such as sandpaper, glue, screws, and 3D printer filament, members are encouraged to contribute through a shop fee donation system.

Suggested donation amounts are based on time spent using the space and resources:

- \$2/hour – Ideal for quick use of tools or minor projects.
- \$5/week – Suitable for those working on a medium-sized project over several days.
- \$30/month – Best for frequent users who rely on consumables for multiple projects.

This system ensures that members contribute fairly based on their usage, allowing us to keep material costs manageable while ensuring continued access to necessary supplies.

Grants & Sponsorships

To support the makerspace's sustainability and growth, we will actively pursue grant opportunities and sponsorships. Specifically, we will explore grants for women in business and entrepreneurship, including:

- **Amber Grant for Women** – Monthly grants for women entrepreneurs to support creative businesses.
- **National Association of Women Business Owners (NAWBO) Grants** – Funding opportunities for women-led initiatives.
- **Eileen Fisher Women-Owned Business Grant** – Grants for women-focused community development projects.
- **Small Business Administration (SBA) Women's Business Grants** – Government-backed funding for skill development and entrepreneurship.
- **Local & State Economic Development Grants** – Minnesota-based funding programs that support workforce development and trades education.

Additionally, corporate sponsorships and in-kind donations will be sought from local businesses and larger companies that support workforce development, technology, and community-driven education.

By implementing a strong financial strategy, prioritizing accessibility, and fostering partnerships, the DL Makerspace will remain a sustainable and inclusive resource, providing underserved individuals with the tools, training, and opportunities to enter the workforce and build thriving careers in skilled trades.

Marketing Strategy

To reach potential members and supporters, we will implement a multi-channel marketing approach, including:

1. Social Media & Digital Marketing

- **Platforms:** Facebook, Instagram, LinkedIn, and YouTube will serve as primary channels for outreach.
- **Content Strategy:**
 - Member success stories, project showcases, and behind-the-scenes content.
 - Live demonstrations of tools and equipment.
 - Promotion of upcoming classes, events, and partnerships.
 - Engaging DIY and maker-related content to inspire participation.
- **Paid Advertising:** Targeted ads to reach local residents, students, and businesses interested in making and trades.

2. Website & Email Marketing

- A professional website featuring membership options, class schedules, event listings, and a blog with maker-related content.
- Email newsletters sent to subscribers with updates on classes, promotions, and community projects.

3. Local Media & Press

- Press releases and media outreach to local newspapers, radio stations, and TV to highlight major milestones, grand openings, and community initiatives.
- Partnerships with Detroit Lakes-focused blogs and influencers to feature the makerspace.

4. Word-of-Mouth & Referral Program

- Encouraging current members to refer new members through incentives such as free class vouchers or membership discounts.
- Highlighting community impact stories to inspire organic sharing.

Community Outreach & Partnerships

Strong partnerships are critical to the makerspace's success. We will actively engage with schools, businesses, and organizations to drive participation and collaboration.

1. Holmes Artist Collective

- Hosting joint art and maker workshops, bridging the gap between fine arts and trades.

- Providing a venue for artists to prototype work using tools such as CNC machines and laser cutters.
- Collaborative exhibitions where makerspace members can showcase their work.

2. Detroit Lakes High School Pathways Academy

- Offering hands-on skill development workshops for students exploring trades, engineering, or entrepreneurship.
- Working with teachers to incorporate makerspace resources into their curriculum.
- Providing internship and mentorship opportunities for students to gain real-world experience.

3. Project 412

- Supporting business and economic development through prototyping, product development, and innovation.
- Offering workforce development programs to help businesses train employees in specialized maker skills.
- Hosting entrepreneurial workshops that focus on bringing new products to market.

4. Local Businesses & Tradespeople

- Establishing sponsorships and tool donation programs.
- Partnering with construction, carpentry, and manufacturing companies to provide industry training sessions.
- Creating apprenticeship opportunities for makerspace members interested in skilled trades careers.

Events & Public Engagement

Hosting regular events will be key to drawing in new members and strengthening community involvement. Planned events include:

- **Grand Opening Celebration:** A public event featuring live demonstrations, tool showcases, and community networking.
- **Maker Fairs:** Quarterly events where members can display and sell their projects, attracting local shoppers and businesses.
- **Open House Nights:** Monthly nights where non-members can tour the space and try out equipment.
- **Community Build Days:** Collaborative projects such as public art installations, furniture-making for nonprofits, or school repair projects.
- **Guest Speaker Series:** Featuring local makers, entrepreneurs, and tradespeople who can share insights and inspire innovation.

Branding & Online Presence

A strong brand identity will help Detroit Lakes Makerspace stand out and build trust within the community. Our branding strategy includes:

- **Consistent Visual Identity:** A recognizable logo, professional signage, and branded merchandise such as T-shirts, stickers, smocks and toolbags.
- **Active Online Community:** Creating Facebook groups or Discord channels where members can ask questions, share projects, and connect outside of in-person meetings.
- **Member Features:** Showcasing makerspace members and their projects on social media and the website to build engagement and inspiration.

Measuring Success

To ensure our marketing efforts are effective, we will track key performance indicators, including:

- Growth in membership numbers and class enrollments.
- Engagement on social media (followers, shares, and comments).
- Attendance at community events.
- Retention rates of existing members.

By continuously refining our strategies and listening to community feedback, we will keep the DL Makerspace thriving and ensure it remains a central hub for creativity, skill-building, and community collaboration.

Risk Management & Contingency Plan

The DL Makerspace is committed to providing a safe, sustainable, and well-managed environment for all members and visitors. To ensure the long-term success of the makerspace, we have identified potential risks and developed strategies to mitigate them.

1. Potential Risks & Mitigation Strategies

A. Financial Risks

Risks:

- Insufficient membership enrollment or class participation affecting revenue.
- Unexpected expenses such as equipment repairs.
- Dependence on grants and donations, which can fluctuate annually.

Mitigation Strategies:

- **Diverse Revenue Streams:** We will maintain a balance of membership dues, class fees, sponsorships, and grants to avoid over-reliance on any single income source.
- **Membership Growth Strategy:** Regular marketing efforts, community engagement, and partnerships will drive steady membership growth.
- **Emergency Fund:** A portion of revenue will be set aside for unforeseen expenses.
- **Annual Budget Review:** The board will assess financial sustainability and adjust fees, fundraising efforts, and expenses as needed.

B. Safety & Liability Risks

Risks:

- Potential injuries from power tools, machinery, and hazardous materials.
- Fire or other accidents due to improper use of equipment.
- Liability issues related to member or visitor accidents.

Mitigation Strategies:

- **Mandatory Tool Certifications:** Members must complete safety courses before using high-risk equipment like woodworking machines, CNC machines, and woodturning lathes.
- **Strict Safety Protocols:** Clear guidelines for personal protective equipment (PPE), machine use, and emergency procedures will be posted and enforced.
- **Liability Waivers:** All members and guests must sign liability waivers before using the space.
- **Insurance Coverage:** The makerspace will carry general liability insurance and additional coverage for equipment-related injuries.

- Emergency Preparedness: First-aid kits, fire extinguishers, and emergency exits will be clearly marked, and staff will be trained in emergency response procedures.

C. Equipment & Maintenance Risks

Risks:

- Equipment failure leading to downtime or expensive repairs.
- Wear and tear from frequent use of tools and machines.
- Lack of proper training leading to misuse and damage of equipment.

Mitigation Strategies:

- Routine Maintenance Schedule: Regular inspections and servicing of machines to prevent breakdowns.
- Tool Certification Fees: Funds from certification fees will go toward equipment upkeep.
- Clear Usage Guidelines: Members will be required to follow proper usage protocols, and misuse may result in loss of access privileges.
- Equipment Fund: A portion of revenue will be allocated toward upgrading or replacing tools as needed.

D. Operational Risks

Risks:

- Staff or volunteer shortages impacting daily operations.
- Member conflicts or rule violations affecting community culture.

Mitigation Strategies:

- **Volunteer & Internship Programs:** Partnerships with Detroit Lakes High School Pathways Academy and local colleges can provide a pipeline for interns and volunteers.
- **Clear Member Code of Conduct:** A set of community guidelines will ensure respect, collaboration, and adherence to rules.

2. Operational Continuity Plan

To ensure the makerspace can adapt to unexpected challenges and continue serving the community, we have developed a continuity plan:

A. Economic Downturn or Decline in Membership

- Increase outreach and marketing efforts to attract new members.
- Offer discounted promotional rates or referral incentives.
- Apply for emergency grants and funding opportunities.
- Introduce corporate partnerships to sponsor memberships for individuals in need.

B. Equipment Failure or Damage

- Establish a tool replacement fund.
- Implement a temporary equipment rental program or collaborate with other makerspaces.
- Host fundraising events to cover replacement costs if needed.

D. Staff or Leadership Changes

- Train a core group of volunteers or part-time staff to step in if leadership or management changes occur.
- Maintain thorough documentation of operational procedures to ensure smooth transitions.
- Establish a board-driven approach to governance, ensuring stability through leadership changes.

Conclusion

By proactively identifying risks and implementing strong mitigation strategies, the DL Makerspace is well-positioned to remain a safe, financially sustainable, and community-driven organization. Our risk management plan ensures that members have access to a well-maintained, secure, and supportive environment for creativity and skill-building.

Marketing & Community Outreach

The success of the DL Makerspace relies heavily on raising awareness and attracting a diverse group of members. This section outlines our strategies for effectively marketing the makerspace, engaging the community, and establishing a strong brand identity.

1. Branding & Identity

To stand out as a community-driven and accessible resource, the DL Makerspace will develop a strong, recognizable brand that resonates with both local residents and potential members.

Key Branding Elements:

- **Inclusive & Welcoming Atmosphere:** The makerspace will emphasize that it is open to everyone, from artists and entrepreneurs to hobbyists and students.
- **Innovation & Hands-on Learning:** We will highlight our commitment to providing access to state-of-the-art equipment and fostering hands-on experiences.
- **Community Impact:** Our branding will reflect our mission to strengthen the local economy and empower individuals by providing access to trade skills, tools, and entrepreneurship opportunities.

Logo & Visual Identity:

The makerspace logo will embody the values of innovation, creativity, and collaboration. The color scheme will be bold and energizing, reflecting the vibrant spirit of the community, with modern typography to represent forward-thinking and progress.

2. Marketing Strategies

To reach a broad audience, we will implement a mix of online and offline marketing strategies.

A. Online Marketing

- **Website & Blog:** A user-friendly website will serve as the central hub for information about membership options, workshops, and events. It will feature a blog with project ideas, member success stories, and tips for makers.
- **Social Media:** Social platforms like Facebook, Instagram, and YouTube will be used to showcase member projects, post updates, and promote workshops. Engaging content such as behind-the-scenes looks at tool certifications or project tutorials will attract followers.

- **Email Newsletters:** Regular email updates will keep potential and existing members informed about upcoming classes, events, and promotions.
- **Local SEO:** We will optimize our website for search engines, making sure that "DL makerspace" and related terms are easy to find for those searching online.

B. Offline Marketing

- **Flyers & Posters:** Local flyers and posters placed in high-traffic areas (libraries, coffee shops, schools, etc.) will spread the word about the makerspace.
- **Community Events:** Hosting "open house" days or free classes will attract people who are curious about the makerspace but might not be ready to commit to a membership.
- **Local Media:** Press releases and local news features will keep the community updated on the latest happenings at the makerspace. We will also explore interviews and features in local magazines and radio stations.

3. Community Engagement

We will deepen our community ties through collaboration and partnerships with local organizations, businesses, and schools.

- **Partnerships with Local Businesses:** Collaborating with local businesses such as Project 412 will help foster creative problem-solving and provide mutual benefits. By offering workshops and events that bring businesses and makers together, we can promote local entrepreneurship and innovation.
- **Collaborations with Schools:** The Detroit Lakes High School Pathways Academy will be an essential partner for creating educational programs for students. Workshops can be co-hosted with the school, focusing on skills such as carpentry, digital design, and entrepreneurship.
- **Support for Local Artists:** Through our partnership with the Holmes Artist Collective, we can feature local artists' work, host art shows, and organize creative events that will draw people into the makerspace.

4. Member Retention & Growth

To ensure that the makerspace thrives and remains relevant, we will focus on both retaining existing members and growing our membership base.

A. Member Retention

- **Engagement:** Regular member check-ins, feedback surveys, and member spotlights on social media will help us keep members engaged and connected to the makerspace community.
- **Exclusive Events:** Offering members-only workshops, events, and early access to new equipment will keep members motivated to remain involved.
- **Member Discounts:** Members will receive discounts on classes, tool certifications, and access to exclusive workshops or project-based learning events.

B. Membership Growth

- **Referral Program:** We will offer incentives, such as discounted fees or additional hours of shop access, for members who refer others to join.
- **Corporate & Group Memberships:** Offering special rates for groups or local businesses will expand our reach beyond individual memberships.
- **Student & Low-Income Memberships:** Our commitment to inclusivity will attract diverse members from various backgrounds, with discounted rates for students and low-income individuals.

Conclusion

The marketing and community outreach strategies outlined above will position the DL Makerspace as a vital, community-driven hub for innovation, learning, and collaboration. By using a combination of digital outreach, local partnerships, and member engagement strategies, we will grow the makerspace's membership and create a sustainable community space that empowers individuals and strengthens the local economy.

Financial Plan

The Financial Plan for the DL Makerspace outlines the projected costs, revenue, and funding required to successfully launch and sustain the operation. This section will provide a comprehensive overview of the financial outlook for the makerspace and outline key revenue streams and expenses.

1. Startup Costs

The initial setup of the makerspace will involve a variety of costs to secure the necessary tools, equipment, and space. Below is a breakdown of the projected startup costs:

Startup Costs

Expense Item	Estimated Costs
Building Construction	\$200,000
Tools and Equipment	\$70,000
Furniture and Fixtures	\$2,500
Office Equipment (computers, phones, etc)	\$2,500
Initial Marketing & Branding	\$3,000
Website & Digital Setup	\$2,000
Legal & Licensing Fees	\$1,000
Insurance	\$2,000
Miscellaneous (Cleaning, Supplies)	\$1,500
Contingency Fund	\$3,000
Startup Costs	\$287,500
Funding Requirements	
Donations/Grants/Sponsorships	\$200,000
Total Startup Costs	\$87,500

Projected Annual

Revenue **\$97,840** \$102,732 \$107,869

3. Expense Projections

Ongoing operational expenses for the makerspace will include rent, utilities, staffing, tool maintenance, and marketing. Below is an estimate of monthly and annual expenses:

Total Projected Annual Revenue \$137,840

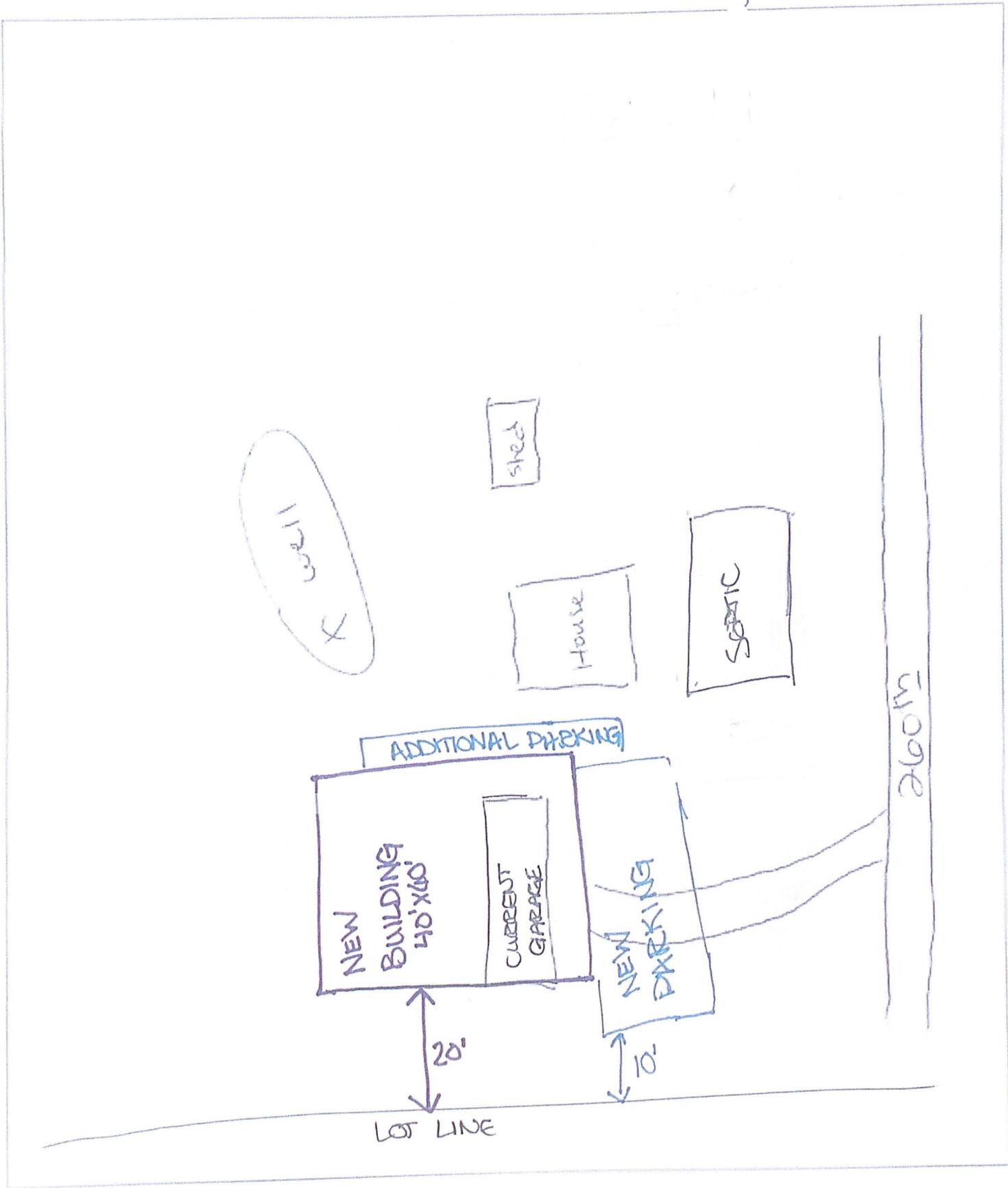
Expense Projections

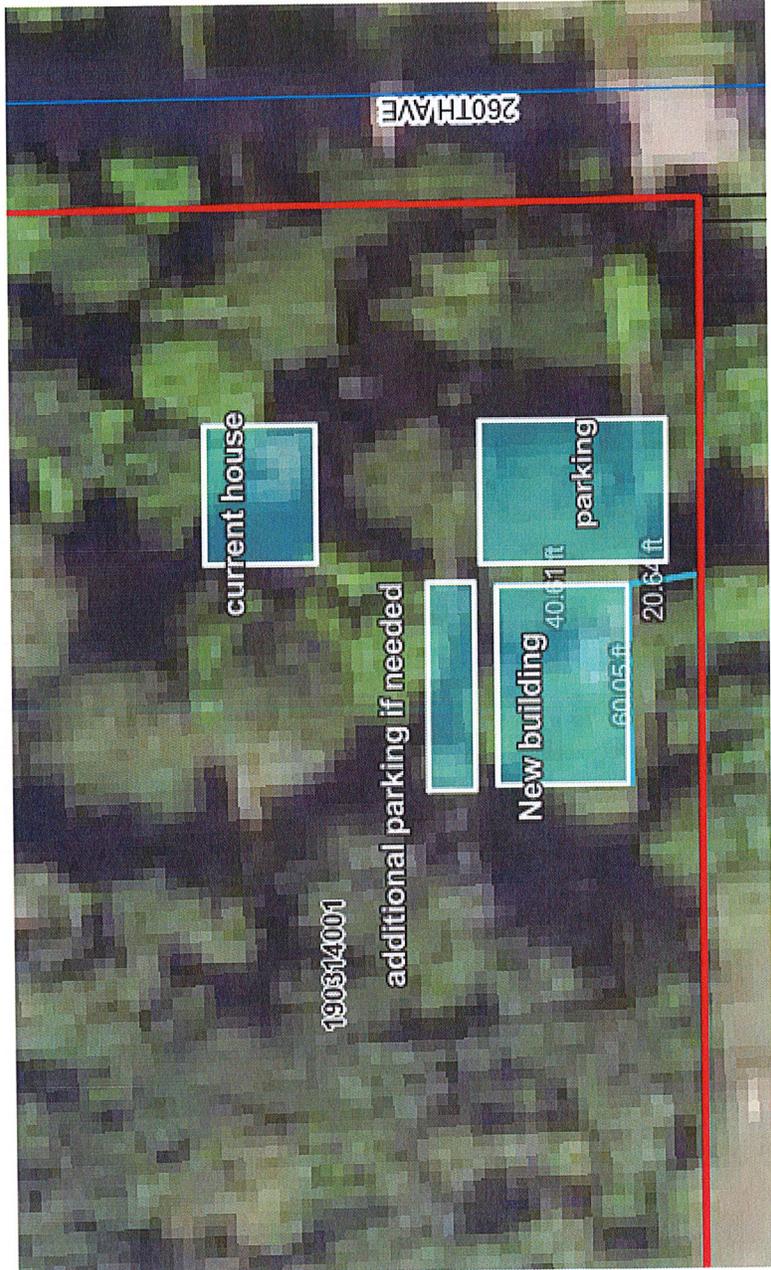
Expense Item	Monthly Cost	Annual
Utilities (Electricity, Heat, Water)	\$800	\$9,600
Staff Salaries (Executive Director)	\$5,000	\$60,000
Marketing & Advertising	\$500	\$6,000
Tool Maintenance & Consumables	\$1,500	\$18,000
Insurance	\$200	\$2,400

4. Profit and Loss Statement

During the first year, the DL Makerspace expects a slight loss due to the startup costs as well as the time for building the membership. As membership grows, class offerings increase, and the makerspace becomes more established, we anticipate turning a profit.

Profit and Loss Y1	
Startup Costs	\$87,500
Total Projected Revenue	\$137,840
Total Projected Expenses	\$99,600
Net Profit (Loss)	-\$49,260





260TH AVE

current house

parking

additional parking if needed

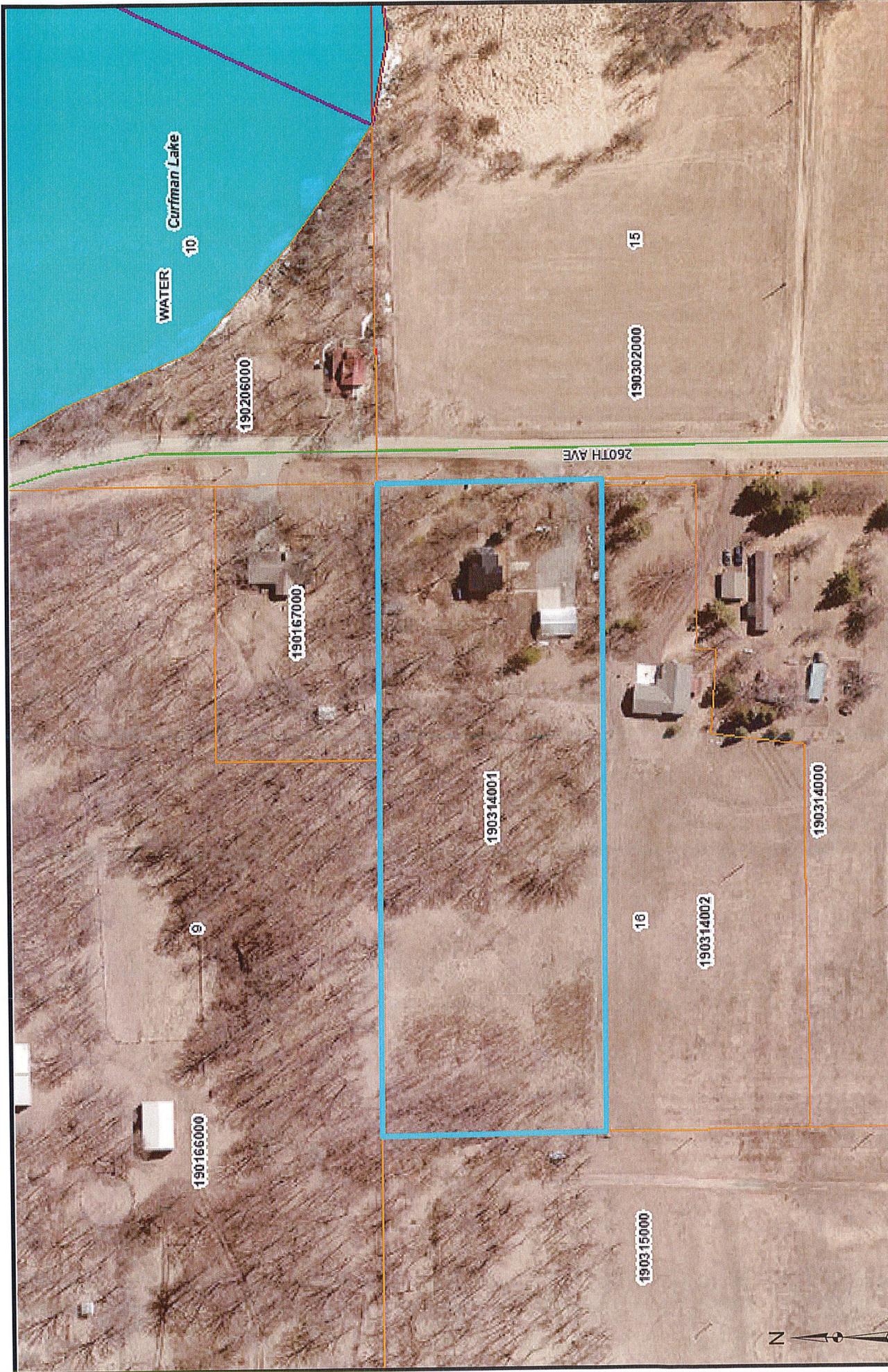
New building

40.41 ft

60.05 ft

20.64 ft

190314001



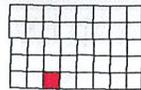
Becker County

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: 4/7/2025

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

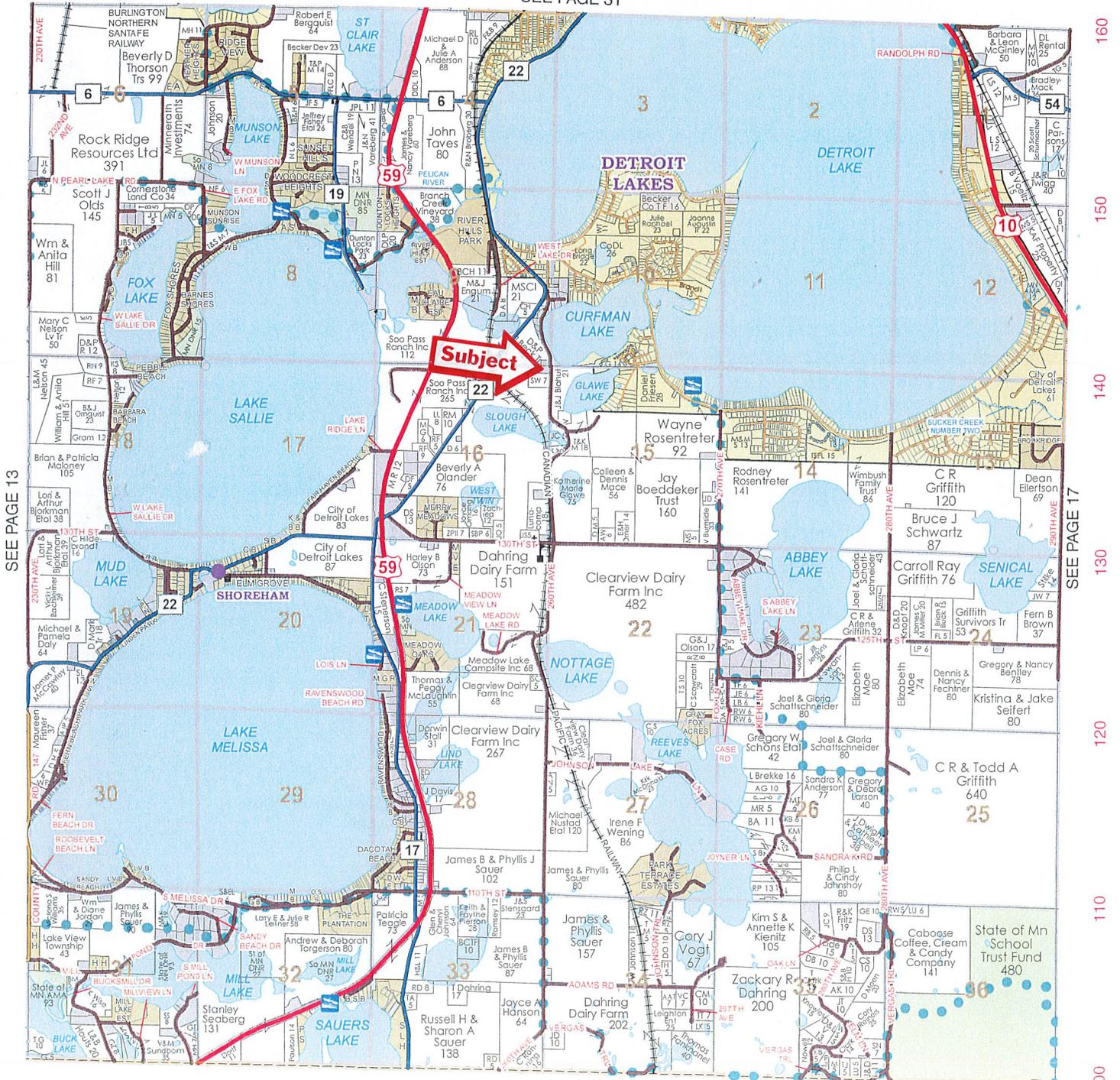


Lake View

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 30th, 2025 @ 6:00 P.M.

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

APPLICANT: Adam J Williams
58501 Grant St
Park Rapids, MN 56470

Project Location: 58501 Grant St
Park Rapids, MN 56470

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for mining operations.

LEGAL LAND DESCRIPTION: Tax ID Number: **21.0071.001** Section 13 Township 140 Range 036; WEST 1155' OF NE1/4; Osage Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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

Replies may be addressed to:

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

EMAIL: susan.rockwell@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 # CUP2025-132

Property and Owner Review

Owner: Adam J Williams	Parcel Number(s): 210071001
Mailing Address: 58501 Grant St Park Rapids, MN 56470	Site Address: 58501 Grant St
	Township-S/T/R: OSAGE-13/140/036
	Shoreland? No Name:

Legal Descr: **WEST 1155' OF NE1/4**

Conditional Use Details Review

Description of Conditional Use Request: **DE grubbing 10 acres of land to turn into a gravel pit for use of rock and sand for ready mix operation**

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.

We will leave a buffer zone and plenty of distance between the neighbors 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.

We are taking the rock and sand which will not affect the surrounding areas.

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

We are building an access road to the property of the township road. To gain access to the gravel pit.

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.

We will be taking out a 10-acre parcel off the property. This will give us plenty of room to operate.

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.

There will be no lights, with the buffer zone they won't be able to see, or the dust won't affect them.

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: **Thelen's Precast Inc**

Business Owners: **Jason Thelen**

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

Type of Merchandise: **Ready Mix sand and gravel**

Type of Service: **Manufacturing**

Hours and Days of Operation: **Monday-Friday 8-5**

Number of Employees: **12**

Off-Street Parking Plan: **26341 Us 71**

Size of structure to be used for Business: **N/A**

New or Existing:

Signage Plan: **N/A**

Exterior Lighting Plan: **N/A**

Known Environmental Hazards: **N/A**

Additional Business Plan Information: **N/A**

Field Review Form

Permit # LALT2025-327

Property and Owner

Parcel Number: **210071001**

Site Address: **58501 GRANT ST**

Owner: **ADAM J WILLIAMS**

Township-S/T/R: **OSAGE-13/140/036**

Project Details

Project Start & End Date: **05/01/2025-12/31/2027**

Distance from OHW:

Proj 1 Type: **Other (Please explain next)**

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

Proj 1 Type Descr:
Mining of gravel and rock.

Proj 1 Purpose Descr: **To supply ready mix company with rock**

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: **10 acre square**

Area to be Filled/Leveled: **N/A**

Total Cubic Yards of Earthmoving: **25,000 Yards**

Fill Type/Material: **N/A**

Project Summary and/or Additional Projects & Information:

Erosion Control Method (1):

Erosion Control Method (2):

Additional Erosion Control Information:

Inspector Notes (Earthmoving and Erosion Control):

**Operation Plan for Aggregate Mining
Tax Parcel – 210071001**

1. Name of Applicant: Thelen's Precast Inc.
Street Address: 26341 US 71
City, State, Zip Code: Park Rapids MN 56470
Phone Number: 218-252-6892

2. Landowner: Adam Williams

3. Legal Description: Section 13 Township 140 Range 036 WEST 1155'
OF NE ¼

4. Attachments: Map

5. Current Zone: Agricultural

6. Material to be Excavated: Fill sand, various rock sizes, and gravel.

7. Estimated Groundwater Depth: Greater than 30ft.

8. Timetable for commencement and cessation of mining operations:

Months of Operation: Thaw – Freeze
Days: Monday – Friday
Hours: 7:00 am – 5:30 pm

9. Topsoil Management: The topsoil will be stripped and stockpiled for future reclamation. Topsoil will be pushed back when project is complete. Seeding will be done where necessary to reduce storm water erosion.

10. Primary Method of Mining: The primary method of mining to be used on 15 acres of land will be with loaders, and a dozer excavator. The additional machinery involved will include a conveyor and trucks.

11. Screening necessary: The operation should not need additional screening from the view of the surrounding land uses since the area cannot be seen from the road.

12. Noise Control: The noise generated from the operation will be controlled by tree buffering and working in a lower area.

13. Dust Control: The dust generated from the operation will be controlled by applying water when dust is flying.
14. Erosion Control: Any erosion from the exposed earth will be confined to the area of the proposed pit and will be controlled in the best way possible.
15. Post Mining Reclamation Plan: Upon completion of the removal of aggregate materials the pit edges will be sloped, and topsoil will be spread of the unused portions of the pit area and planted with grass. The pit restoration will be ongoing with the depletion of the material.
16. Access to Pit Area: We will be building a new road into the area to be mined of the rock and gravel.



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.

1:8,415

Date: 3/24/2025

Becker County



Adam Williams



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



1:9,028

Date: 3/25/2025

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

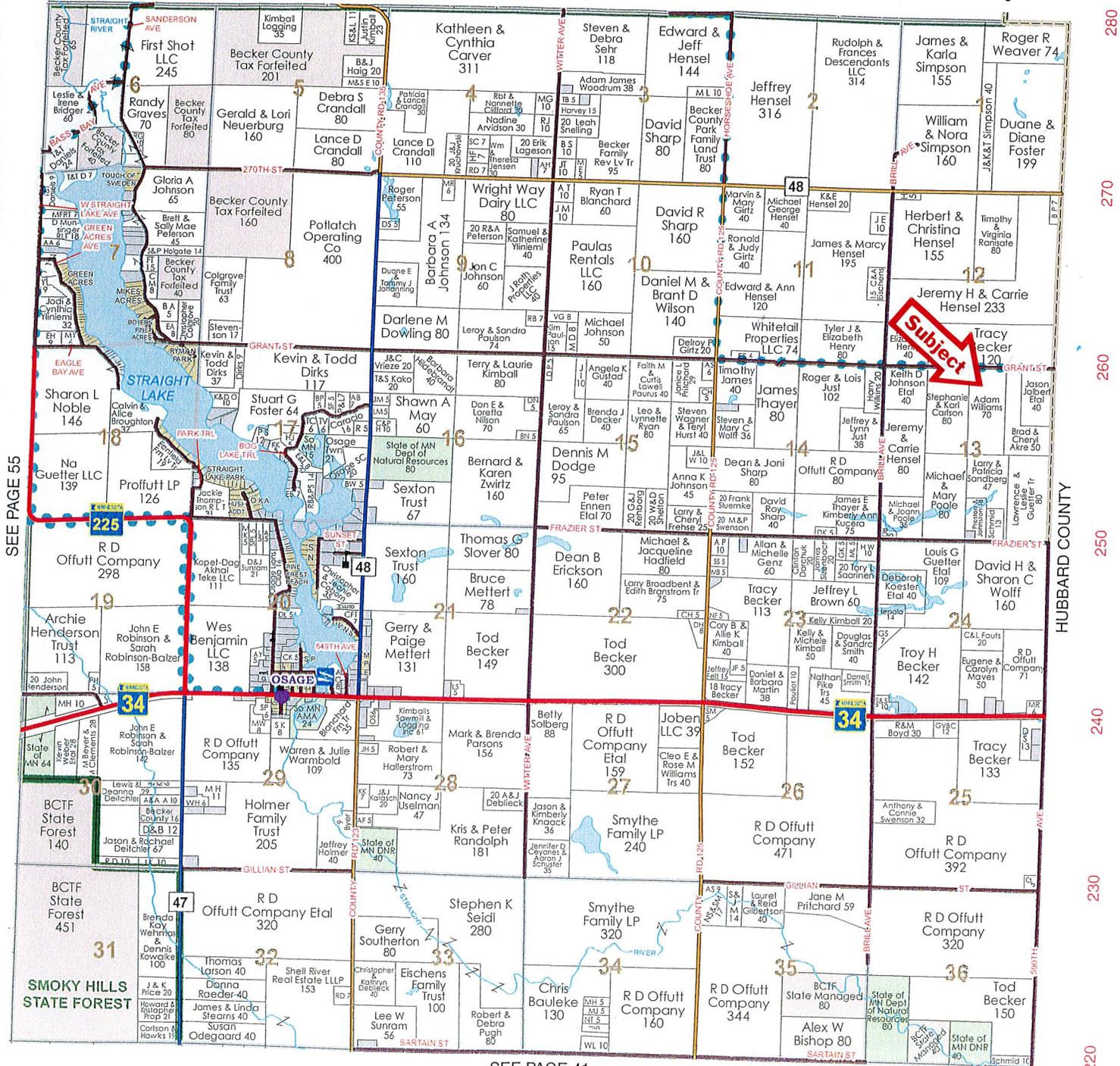


Osage

Township 140N - Range 36W

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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****

April 30th, 2025 @ 6:00 P.M.

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

APPLICANT: Bryan S Willms & Marie L Willms
25352 Co Hwy 13
Audubon, MN 56511

Project Location: 25352 Co Hwy 13
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for the cultivation, manufacture, and wholesale of cannabis.

LEGAL LAND DESCRIPTION: Tax ID Number: **14.0076.001** Section 16 Township 140 Range 042; NLY 250' OF ELY 875' OF NE1/4 OF SE1/4; Hamden 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: susan.rockwell@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 # CUP2025-131

Property and Owner Review

Owner: Bryan S Willms & Marie L Willms	Parcel Number(s): 140076001
Mailing Address: 25352 Co Hwy 13 Audubon, MN 56511	Site Address: 25352 Co Hwy 13
	Township-S/T/R: HAMDEN-16/140/042
	Shoreland? No Name:

Legal Descr: NLY 250' OF ELY 875' OF NE1/4 OF SE1/4

Conditional Use Details Review

Description of Conditional Use Request: **Hoop-house & container based outdoor cannabis cultivation under a Microbusiness license.**

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 proposed facility is situated on a rural agricultural homestead 5 miles (straight-line) from the town of Audubon and 4 miles (straight line) from the town of Callaway. It is surrounded by:

- Bay Lake Waterfowl Production Area (federally managed conservation land)
- Privately owned agricultural land (Cropland)
- County Highway 13 and additional farmland (Cropland)
- Nearby residences (which do not share any boundary lines) are over 500 feet (straight-line) from the proposed facility.

The facility will be fully enclosed within a 6-foot commercial security fence with privacy slats for visibility reduction and is located roughly 500 feet back into the property, behind the residence and within the property's mature windbreak.

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 area in which the facility will be located is agriculturally zoned. The cultivation area of the proposed facility is permitted to expand to no more than half an acre (43,560 sqft) per state law - with the business only intending to use the property for up to 5000sqft of cultivation before moving to a dedicated agricultural lot in the future.

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

Electrical will be ran as determined by an electrical contractor from the existing service or as a new service from the existing hook-up on the parcel. A Sandpoint well will be drilled to provide water for the facility. No additional roads will be needed to service the facility. The facility will not have staff beyond the owner and does not anticipate the need for a septic system. If an outdoor privy is required by law for the facility, a portable outhouse will be purchased. Waste water that is not appropriate for ground disposal will be drained into an above ground tank and allowed to evaporate or be disposed of by a wastewater treatment contractor.

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 facility will not have staff outside the owner. We do not anticipate any additional traffic or the need for additional parking. The existing driveway can be used to load and unload any commercial traffic for the facility.

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.

Due to the remote location, low-density planting, and cultivation methods, odor impact is expected to be minimal. Nearby residences not located on the parcel are roughly 1000 feet from the proposed facility

boundaries. The land between the facility and those residences is largely open farmland. Outdoor cultivation does not concentrate odor, preventing buildup.

There will be no outdoor signage and outdoor lighting will be limited to what is required by the state for security purposes. Security lighting is not expected to exceed the light pollution produced by a rural "yard light".

The proposed facility will use organic cultivation principles and does not utilize restricted use chemicals, chemical pesticides and/or chemical fungicides as part of its cultivation practices.

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: **Bogside Growers LLC DBA Bogside Growers**

Business Owners: **Marie Willms**

Business Type: **Other - Please describe below** If 'Other', explain: **Cannabis Microbusiness Cultivation; non-retail**

Type of Merchandise: **Wholesale cannabis flower & trim**

Type of Service: **N/A**

Hours and Days of Operation: **The facility is not open to the public and does not have set hours or days of operation.**

Number of Employees: **1 (Owner/operator)**

Off-Street Parking Plan: **We do not anticipate the need for additional parking at the facility due to the lack of employees. Commercial transportation for deliveries and pickup by wholesale customers will utilize the existing driveway & parking area.**

Size of structure to be used for Business: **60'x70' Fenced area**
30'x40' Hoop House (Main cultivation area)
08'x32' Storage Trailer (Converted worksite trailer)
20'x30' Pole building (Work areas & Storage)
06'x12' Polycarbonate Greenhouse
New or Existing: **New Structure**

Signage Plan: **The only additional signage on site will be small signs on fencing indicating the presence of security system & alarm.**

Exterior Lighting Plan: **Security lighting is required at all entrances to the facility. This lighting must illuminate the area 20' around the entrance.**

Known Environmental Hazards: **The proposed facility will follow organic cultivation principles and does not utilize chemical pesticides, fungicides or herbicides as part of its pest management or cultivation strategies.**

Additional Business Plan Information: **Information regarding our planned security systems has been withheld to maintain control over security procedures. Site security will meet or exceed that which is required by the OCM and other regulatory agencies.**

COMMUNITY IMPACT PLAN

Bogside Growers LLC

02/17/2025

This plan has been prepared for submission with the Conditional Use Permit. It is a comprehensive overview of the SOPs developed for operations at the Bogside Growers' facility that the application has indicated are of interest to the oversight board.

INTRODUCTION & FACILITY LOCATION

Bogside Growers LLC is a Qualified Applicant for a microbusiness cannabis cultivation facility located at 25352 County Highway 13, Audubon, MN. The facility is situated on a rural agricultural homestead 5 miles (straight-line) from the town of Audubon and 4 miles (straight line) from the town of Callaway. It is surrounded by:

- North – Bay Lake Waterfowl Production Area (federally managed conservation land)
- South & West – Privately owned agricultural land (Cropland)
- East – County Highway 13 and additional farmland (Cropland)
- Nearby residences (which do not share any boundary lines) are just over 1,000 feet (straight-line) from the proposed facility.

Bogside Growers is an outdoor cannabis cultivation facility that utilizes light deprivation hoop houses and a container-based growth system. As a microbusiness, the cultivation area allowed under license for outdoor cultivation is one half acre. While we do intend to apply for a packaging (production) endorsement, this facility is not and will not be a retail sales facility. Our main focus is on cultivation and eventual brand sales to other cannabis businesses.

Our proposed facility will be located roughly 500' back from County Highway 13, behind the residence and within the property's mature windbreak. The entire facility, including the cultivation area (hoop house), and all other buildings, will be fully enclosed within a 6-foot commercial security fence equipped with privacy slats for visibility reduction on all four sides.

The proposed facility follows all setback requirements adopted for Becker County as of the date of drafting, which are:

- 1000' from schools
- 500' from churches, daycares, libraries, residences on adjacent properties, residential treatment facilities, parks, playgrounds, and athletic fields.

ODOR CONTROL & MITIGATION

Due to the remote location, low-density planting, and outdoor cultivation methods, odor impact is expected to be minimal.

- Both nearby residences are roughly 1,100 feet (straight-line) from the proposed facility boundaries.
- Prevailing winds should disperse odor over open farmland
- Outdoor/hoop house cultivation does not concentrate odor, preventing buildup
- Existing windbreaks and tree lines help disperse odor before reaching neighboring properties
- Industry standard guidelines to reduce odor encourage 1,000' setbacks to allow adequate open-air dispersal

TRAFFIC IMPACT

Bogside Growers will have a minimal impact on local traffic, as the facility is not open to the public, does not currently have any employees (and is not expected to exceed 3 employees while utilizing the current facility in the future), and expects to sell less than 200lbs a year of product during our first year of operation, with an anticipated increase to 600lbs a year in 3-5 years.

- Daily Traffic Impact – Occasional deliveries
- Wholesale Pickup – Periodic visits from licensed wholesale companies and/or licensed commercial transportation companies (1-2 pickups per harvest x2 yearly at this time)
- Existing Heavy Vehicle Traffic – County Highway 13 is routinely used by farm equipment, grain haulers and livestock trailers, making the addition of a small-scale cultivation facility insignificant

We do not foresee any noticeable changes made to local road usage or congestion due to our facility now or in the future.

SECURITY & VISIBILITY

The facility will be low-profile and secured, ensuring minimal visibility & risk of criminal activity.

- 6 foot commercial security fence (chain link) with privacy slats
- No on-site signage indicating cannabis cultivation
- Locked entry points and monitored access

- 24-hour monitored security system including motion detection, surveillance, security lighting and perimeter intrusion detection

COMMUNITY IMPACT

The facility is situated in a rural, agricultural area. The adjacent properties are primarily used for commercial crop production and federally managed wildlife conservation. Beyond the immediate vicinity, the area includes additional agricultural homesteads and some animal husbandry.

Agricultural cultivation makes up the majority of land use applications for privately owned parcels in Hamden Township. As the facility is non-retail and not open to the public, the impact to the local community is expected to be low.

CONCLUSION

We do not believe Bogside Growers will have any significant impact on the surrounding community.

- Rural location
- Exceeds Becker County setback requirements
- Minimal odor risks
- No public access
- Minimal traffic impact
- High-security measures for theft prevention
- Environmental responsibility & compliance with OCM policies

ENVIRONMENTAL & WASTE MANAGEMENT PLAN

Bogside Growers LLC

03/16/2025

WASTEWATER MANAGEMENT PLAN

Water Use & Conservation

- Water is sourced from an on-site Sandpoint well
- Water is temporarily stored in holding tanks to adjust for pH then applied through manual watering (with intentions to move to a drip system) to prevent excess runoff
- The facility produces minimal wastewater and does not utilize water-based nutrient delivery systems
- Cultivation occurs in 3-5 gallon containers, inside a hoop house with ground covering consisting of a weed barrier and wood chips to reduce runoff

Wastewater Handling & Disposal

- Water used for irrigation is fully absorbed inside the hoop-house and wastewater is minimal
- Water from cultivation activities not related to irrigation is disposed of based on use
 - Non-contaminated water (water that has not had soaps, chemicals or other biologically hazardous substances introduced) will be pH-balanced if needed and disposed of on grounds away from the cultivation area
 - Cleaning & Sanitation water from the sink is drained into an above ground “tank” then allowed to evaporate
- There are no plumbed sinks, drains, sewage or industrial wastewater systems in use at this facility
- During extreme weather, if needed, temporary measures (straw bales or shallow trenches) may be used to control runoff

WASTE DISPOSAL PLAN

Cannabis Waste Disposal

- All cannabis waste is recorded in the state compliance software and disposed of per state regulations
- Non-regulated cannabis waste, such as root balls, soil and stalks will be composted, reused or disposed of as standard agricultural waste
- Processed cannabis waste, such as flower, trim or kief, will be disposed of at a waste-to-energy facility (Perham Resource Recovery Facility is the current provider to our best knowledge at this time)
- All cannabis waste will be ground and mixed with non-consumable materials prior to transport or disposal

- There is an on-site composting area planned utilizing Continuous Flow Through (CFT) bins and vermiculture
- Composting done on site will include only cannabis, cardboard, and yard waste

Non-cannabis Waste & Recycling

- General waste is collected in bins and handled by the local waste management services
- The facility follows Minnesota Administrative Rule 7045.0213 for pesticide disposal and uses Becker County VSQG Hazardous waste program for other hazardous materials
- No restricted use pesticides are used in this facility
- Recycling efforts are made through the use of recycling plant waste & packaging when possible and keeping plastic use to a minimum.

WILDLIFE & HABITAT PROTECTION PLAN

Habitat Considerations

- Pest control methods used inside the facility utilize low drift application methods including shielded sprayers, wind-speed limitations, hand applications and coarse droplet nozzles to prevent spray drift
- Only biological pesticides and fungicides are in use in the facility.

Wildlife & Facility Interactions

- Security fencing is expected to limit most wildlife access, with remaining concerns being limited to rodent and bird populations
- Cultivation waste is securely contained inside bins to reduce attraction to wildlife
- Animals that become trapped inside the facility will be encouraged to exit. The owner/operator will contact DNR for directions regarding injured animals and animals that do not respond to enthusiastic encouragement

COMPLIANCE & RECORD KEEPING

- All cannabis waste is logged in Minnesota's compliance system
- Self-audits are conducted annually for wastewater, waste disposal and habitat protection compliance
- All waste disposal and environmental records are retained for at least 5 years or as required by OCM regulation and will be made available for regulatory audits
- Environmental hazard or compliance issues will be reported per MPCA guidelines
- Any modifications to environmental & waste and wastewater disposal plans will be documented and submitted to regulatory authorities as required.

OPERATIONS PLAN

Bogside Growers LLC

03/17/2025

PURPOSE & FACILITY OVERVIEW

This plan has been prepared for submission with the Conditional Use Permit. It is a comprehensive overview of the SOPs developed for operations at the Bogside Growers' facility that the application has indicated are of interest to the oversight board.

Business Overview

Bogside Growers LLC is a qualified applicant for a microbusiness cannabis cultivation facility operating on a rural agricultural homestead property in Hamden Township, Becker County, MN. The business intends to cultivate cannabis in a container-based hoop house system. All curing, drying and storage will be done onsite. Endorsement for packaging is expected to be sought in the near future, which will also be done on-site if approved. The facility is fully enclosed by a 6' commercial security fence with privacy slats and follows strict waste management, security and compliance protocols to ensure legal and environmental compliance.

This facility would be generally regarded as a very small facility as far as industry standards go, it has no employees and our expected plant capacity for the 2025 growing season is two harvests of an estimated 300 plants each.

SITE PLAN & FACILITY LAYOUT

Bogside Growers operates on an agricultural homestead parcel owned jointly by the owner/operator and her husband. No part of the business is located inside the residence and all activities related to the business are done within the business facility. The facility includes:

- **Germination Greenhouse:** A small greenhouse used for germination
- **Hoop house cultivation area:** The main cultivation area where plants are grown in soil filled containers
- **Storage/office trailer:** A climate controlled modified jobsite trailer used for the secure storage of cannabis and as a dedicated office area
- **Administrative segregation area:** Locked container used as storage for administrative purposes
- **Storage areas:** Outdoor storage areas for tools, equipment and soil amendments that do not require climate-controlled storage
- **Compost area:** Contains CFT vermicomposting bins
- **Outside Corridors:** Walkways between areas
- **Well:** A Sandpoint well

- **Security Perimeter:** The security fence and entrance points to the facility

POSSIBLE CHANGES TO SITE PLAN

At this time, we have not approached contractors regarding placement of proposed utilities. Final site layout may require small alterations to provide access to utilities or to maintain any required separation of utilities in regards to nearby septic system, well and electrical for the residential area of the parcel. We expect to expand the area to include 1-2 more green houses and additional curing, drying and storage space over the next 5 years. All future expansions will also be enclosed within security fencing.

CULTIVATION & PROCESSING OPERATIONS

PLANTING & PROPAGATION

Plants will be grown from seed inside the Germination Greenhouse or from clones produced using a temporary tent inside the greenhouse area.

PRODUCTION PLAN

The facility hopes to get two grows in during the 2025 growing season. This number relies heavily on the speed of license approval.

Bogside Growers LLC operates using a hoop house and container-based cultivation system, focusing on organic inputs and sustainable growing practices. The facility is designed for efficiency in a single-operator environment, ensuring that daily operations remain manageable while maintaining compliance with Minnesota's cannabis regulations.

Key Cultivation Practices:

- **Planting & Transplanting:** Plants are started in a controlled germination area and transplanted into containers inside the hoop house
- **Watering & Irrigation:** Currently hand-watered, with a potential transition to drip irrigation depending on financial feasibility
- **Nutrient & Soil Management:** Soil is front-loaded with amendments to minimize post-transplant fertilization. Inputs include:
 - Worm castings
 - Compost
 - Feather & alfalfa meal
 - Other soil amendments
- **Pruning & Canopy Management:** Plants are selectively pruned to improve airflow and reduce disease risk
- **Pest & Disease Prevention:** Integrated Pest Management (IPM) strategies focus on biological and mechanical controls, avoiding synthetic pesticides

- **Harvesting & Processing:**
 - Plants are harvested twice per year, utilizing light deprivation to assist in harvest timing.
 - All trimming, drying, and curing are done on-site to comply with Minnesota law.
 - Testing compliance is required before sale, with samples sent to a state-approved laboratory.

SECURITY MEASURES:

- **Cameras & Surveillance:** 24-hour monitoring provided by an outside security company
- **Fencing & Access Control:** The cultivation area is fully enclosed within a security gate equipped with a Perimeter Intrusion Detection System (PIDS) and locked access points
- **Visitor Policy:** Only pre-approved individuals may enter the facility, and access logs are maintained
- **Harvest & Storage Security:** Cannabis is stored in a restricted-access building with locked entry, and product movement is tracked for compliance

COMPLIANCE & RECORD KEEPING

Bogside Growers maintains detailed logs for regulatory compliance. All records are securely stored and available for state review.

Key Compliance Records:

- **Integrated Pest Management (IPM) Logs** – Tracks pest activity, thresholds, and mitigation actions.
- **Wastewater & Leachate Logs** – Documents water use and runoff management per MPCA regulations.
- **Security Logs** – Tracks facility access, security incidents, and visitor logs.
- **Testing & Inventory Logs** – Ensures all cannabis is tested and recorded before sale.
- **Cultivation Logs** – Tracks cultivation activities inside the facility
- **Sales Logs** – Tracks sales to wholesalers and other cannabis businesses

Business Description – Bogside Growers LLC

Company Overview

Business Name: Bogside Growers LLC (DBA Bogside Growers)

Business Structure: Single Member LLC

Location: 25352 County Hwy 13, Audubon, MN 56511

Licensing Status: Provisionally approved as a microbusiness through the Minnesota OCM social lottery, awaiting final confirmation.

Bogside Growers LLC is a small-scale cannabis cultivation business located in rural Minnesota. The company is dedicated to high-quality cannabis production using climate-adapted strains and sustainable cultivation practices. The operation is a single-operator facility, with plans for gradual expansion within the microbusiness license limits over the next three to five years.

Facility & Cultivation Setup

Bogside Growers operates using a hoop house and container-based cultivation system, allowing for a controlled outdoor environment. Cultivation methods emphasize organic inputs and ecologically responsible cultivation methods

Key Facility Features:

- **Growing Method:** Container-based cultivation inside a hoop house.
- **Security Compliance:** The facility will be monitored by an outside security company for 24-hour surveillance, as required by state regulations. Security fencing, cameras, and logging will be implemented per OCM guidelines.
- **Harvest Schedule:** The company plans to harvest twice per year using strains that have been chosen for their adaptability to the local climate.
- **Processing:** All trimming, drying, and curing will be done on-site.

Future expansion may include additional hoop houses in Year 2, with the goal of reaching the canopy limit on the microbusiness license within a few years.

Market & Sales Strategy

Bogside Growers is actively monitoring Minnesota's emerging cannabis industry to establish wholesale buyer relationships as the market develops. The company expects to sell to licensed wholesalers until it is ready to begin its own packaging & manufacturing.

Market Considerations:

- **Wholesale Model:** The company expects to sell to licensed wholesalers, until it is ready to begin its own packaging & manufacturing.
- **Product Focus:** Initially, Bogside Growers will produce only flower and trim, with the possibility of expanding into pre-rolls if financially viable.
- **Pricing Strategy:**
 - **Short-Term:** The primary goal for Year 1 is to generate enough revenue to fund expansion.
 - **Long-Term:** The company aims to position itself in the mid-to-high-end market, emphasizing ethical growing practices and high-quality product.

At this time, the company is actively monitoring Minnesota's emerging cannabis industry to better understand wholesale pricing, supply chain logistics, and buyer expectations.

Compliance & Operations

Security Compliance:

- Security will be handled by an outside company to meet 24-hour monitoring requirements.
- The facility will have cameras, fencing, restricted access logging, and security procedures in line with state requirements.

Regulatory Compliance:

- **Testing:** Compliance testing is required before sale, and the company expects to work with a licensed testing lab to meet state-mandated quality and safety standards.
- **Integrated Pest Management (IPM):** The company follows a biological and mechanical pest control strategy to align with environmental and regulatory guidelines.
- **Wastewater & Waste Management:** The operation follows MPCA-approved wastewater handling and composting protocols to ensure sustainable disposal practices.

Future Growth & Long-Term Vision

Bogside Growers' growth strategy focuses on sustainable expansion while remaining within the microbusiness licensing structure.

3-5 Year Growth Plan:

1. **Year 1:** Establish operations in the current facility and complete the first harvest cycles.
2. **Year 2:** Expand cultivation capacity by adding additional hoop houses when financially feasible.

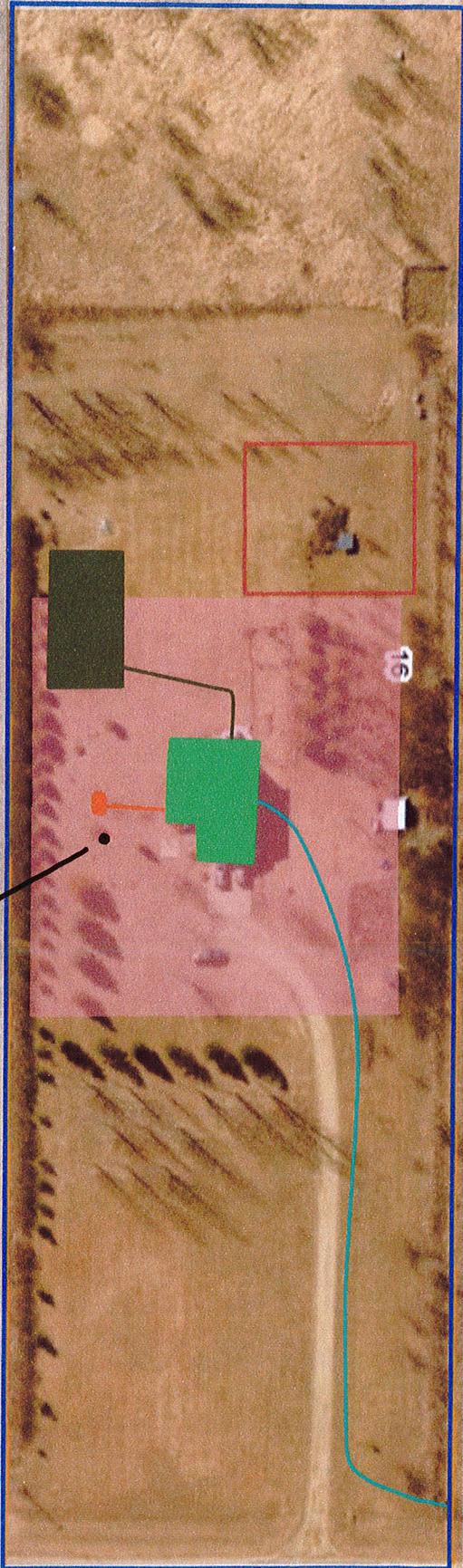
3. **Year 3+:** Move the business to a dedicated property, allowing for a more optimized growing environment.
4. **Long-Term Goal:** Reach the canopy limit allowed under the microbusiness license. However, the company has no interest in scaling to a full commercial cultivation license.

The long-term goal is to eventually transition to a larger greenhouse-based facility with better environmental controls with employees.

Conclusion

Bogside Growers LLC is a cannabis cultivation business aiming to establish itself in Minnesota's developing cannabis industry. With a compliance-first approach, a focus on practical expansion and ethical, environmentally sustainable cultivation the company seeks to build a self-sustaining business that prioritizes efficiency, quality, and regulatory alignment over marketing-driven expansion.

Begside Growers LLC
Parcel Map
25352 CO Hwy 13
Audubon
3/19/24



 Residence

 Proposed Facility

 Septic

 Acre setback

 Property Lines

 Propane

 Fiber

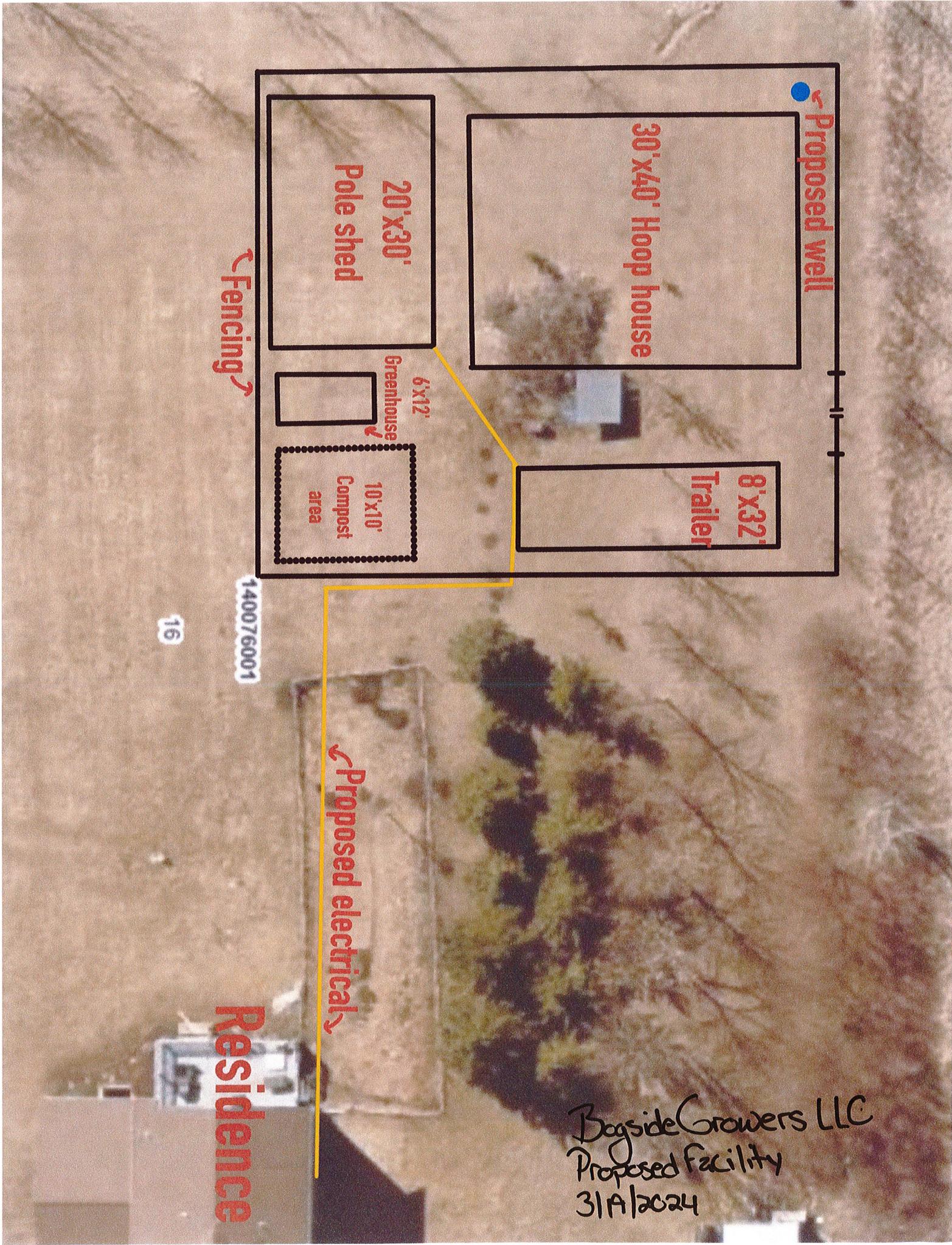
140076002

140074000

15

19

13



Proposed well

30'x40' Hoop house

20'x30' Pole shed

8'x32' Trailer

6'x12' Greenhouse

10'x10' Compost area

Fencing

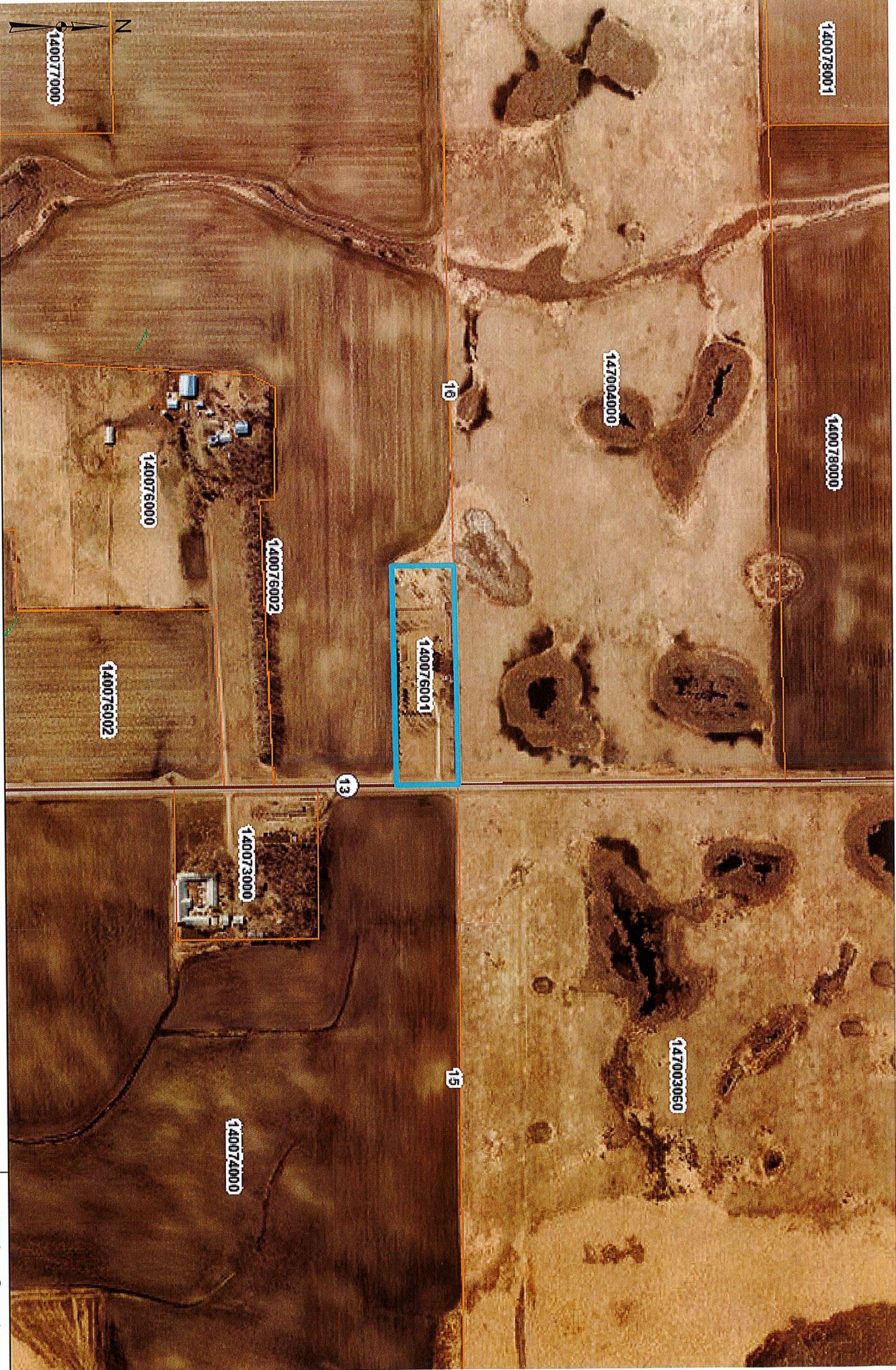
Proposed electrical

Residence

140076001

16

Bogside Growers LLC
Proposed Facility
31A/2024



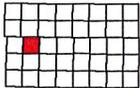
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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 3/16/2025





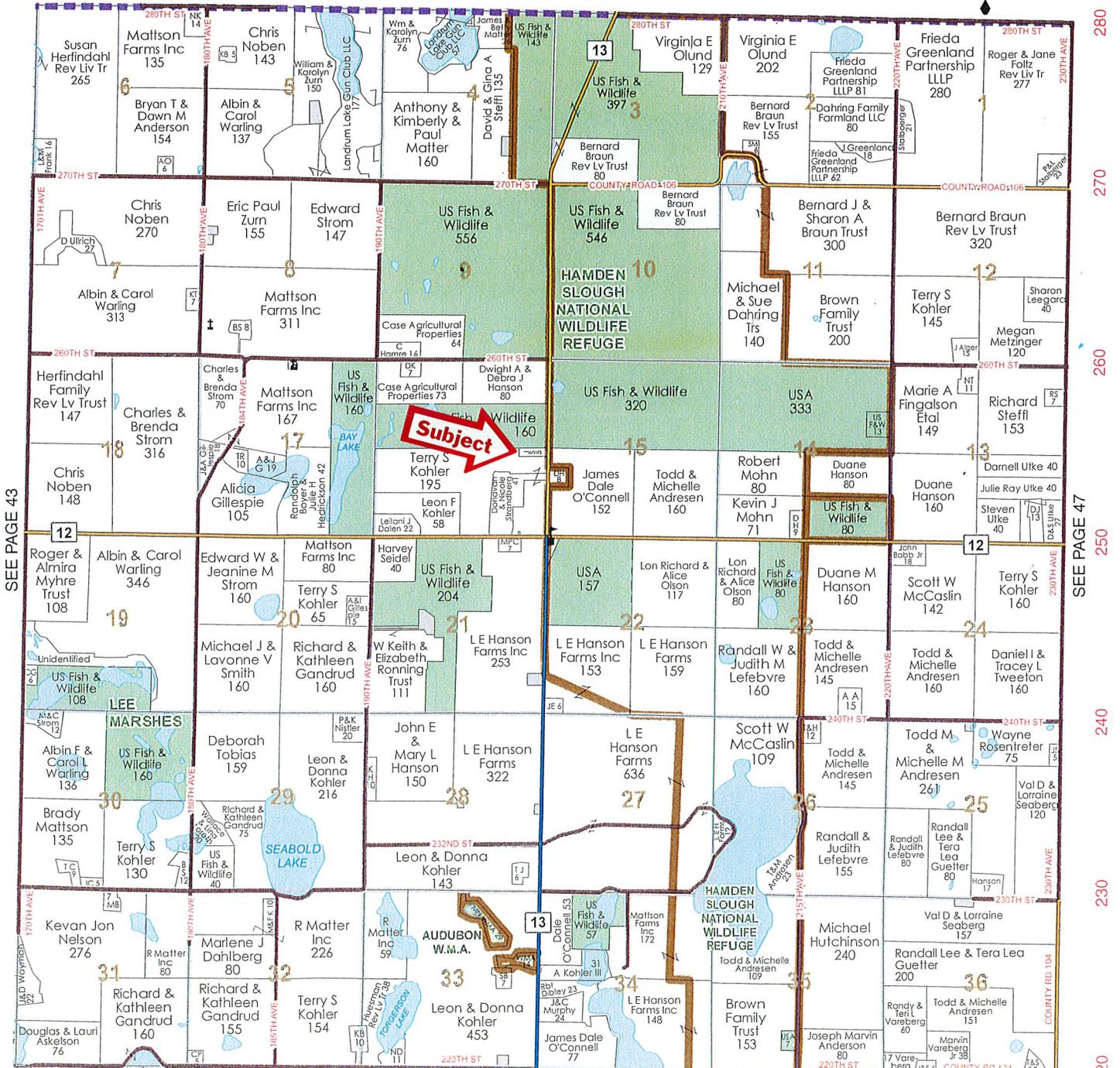
Hamden

Township 140N - Range 42W

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SEE PAGE 61

SEE PAGE 63



SEE PAGE 29

Recommended Amendments to the Becker County Zoning Ordinance

Proposed language is indicated by underline. Language to be removed has been "strike-throughed".

Proposal # 1.) Chapter 8, Section 17 – Cannabis: To amend requirements for the production and retail sales of cannabis.

B. Performance Standards.

a. Setbacks. Cannabis businesses, **except retail**, are subject to the following setbacks:

~~i. 1,000 feet from a school.~~

~~ii. 500 feet from a church, daycare, library or a residence on an adjacent property.~~

~~iii. 500 feet from a residential treatment facility.~~

~~iv. 500 feet from a park, playground, or athletic field.~~

1. 100 feet from any property line or road right-of-way. This requirement applies to any part of the cannabis business except parking.

~~Setbacks shall be measured from property lines.~~

b. Cannabis Cultivation.

i. Cultivation is subject to the following performance standards:

ii. Cultivation and Operations Plan. A business licensed or authorized to cultivate cannabis must prepare, maintain, and execute an operating plan and a cultivation plan, which must include but is not limited to:

1. Site Plan. Detailing size and layout of facility, including size and layout of the cultivation facility.

2. Security. Provisions for fencing and lighting.

3. Solid Waste. A plan to destroy all cannabis plant material and cannabis byproduct to render it unusable. Waste material must be stored in a secure location. **Cannabis waste material shall not be incinerated.**

c. Manufacture and Wholesale.

i. Manufacture and Wholesale are subject to the following performance standards:

ii. Facility and Operations Plan. A business licensed or authorized to manufacture and wholesale cannabis and cannabis related products must prepare, maintain, and execute a facility and operations plan, which must include but is not limited to:

1. Site Plan. Detailing size and layout of facility, including size and layout of the manufacturing facility.
2. Security. Provisions for fencing and lighting.
6. Solid Waste. A plan to destroy all cannabis plant material and cannabis byproduct to render it unusable. Waste material must be stored in a secure location.
Cannabis waste material shall not be incinerated.

d. Retail.

- i. The retail sale of cannabis and related cannabis products is subject to the following performance standards:
- ii. Business and Operations Plan. A retail business licensed or authorized to sell cannabis and cannabis related products must prepare, maintain, and execute a business plan, which must include but is not limited to:
 1. Hours of Operation. 8:00AM to 9:00PM Monday through Saturday and 10:00 AM to 9:00PM Sunday.
 2. Site Plan. Detailing size and layout of facility, including size and layout of the retail facility.
 9. Solid Waste. A plan to destroy all cannabis plant material and cannabis byproduct to render it unusable. Waste material must be stored in a secure location. **Cannabis waste material shall not be incinerated.**

Proposal # 2.) Chapter 6, Section 8, and Chapter 11, Section 2 - Definitions. Retaining Walls.

Section 8 Retaining Walls A. Pre-application Meeting. In order to avoid costly revisions of retaining wall plans, the property owner and/or contractor may have a preliminary on-site meeting with the Environmental Review Technical Panel. The preliminary meeting is to insure that the applicant is informed of the procedural requirements or limitations imposed by the ordinances. The property owner and/or contractor may present a conceptual plan to the Zoning Office to have a meeting scheduled with the Environmental Review Technical Panel.

B. Conditional Use Permit. A conditional use permit is required to place a retaining wall structure in a shore impact zone or a bluff impact zone or replace an existing failing retaining wall and will not be issued unless; 1. The retaining wall is designed to correct an established shoreland erosion problem; 2. The retaining wall is suitable given the demonstrated shoreland usage needs; 3. The retaining wall may be required to be designed by a registered professional engineer or landscape architect, depending on the scope of the project; and 4. The dimensions of the retaining wall are the minimum necessary to control the shoreland erosion problem. Retaining walls located in the Pelican River Watershed District or Cormorant Lakes Watershed District do not require a permit from Becker County and will be reviewed and considered by the Cormorant Lakes Watershed District in which it is located.

Section 8 Retaining Walls.

- A. A Retaining Wall Under Two Feet in Height.** Retaining walls under two feet in height shall not require a permit from the Becker County Zoning Office unless the project will include more than ten cubic yards of land alteration in the shore or bluff impact zone or more than fifty cubic yards outside of the shore or bluff impact zone.
- B. A Retaining Wall Between Two Feet and Four Feet in Height.** Retaining walls between two feet and four feet in height shall follow the recommendations of Becker County Soil and Water and the Minnesota Department of Natural Resources Area Hydrologist. A land alteration permit is required from the Becker County Zoning Office. Retaining walls outside of the shore or bluff impact zone shall not require a permit if the total land alteration disturbed is under fifty cubic yards.
- C. A Retaining Wall Above Four Feet in Height.** Retaining walls exceeding four feet in height shall require a conditional use permit and engineered plan. Tiered walls shall be considered one wall for height measuring purposes unless they are each separated by horizontal distance of three times the distance of the height of the lower wall. Retaining walls outside of the shore or bluff impact zone are exempt from a conditional use permit. However, a land alteration permit shall be required for those projects exceeding over fifty cubic yards of land alteration.
- D. Retaining Wall Setbacks.** Retaining walls shall be exempt from the setbacks of the Becker County Zoning Ordinance but shall not be placed within a road right-of-way.

Definition: Retaining Wall. A wall or similar structure designed and constructed to hold back and prevent lateral movement of earth or other landscaping materials. Landscape edging, less than 6 inches tall, is not considered a retaining wall.

Proposal # 3.) Chapter 8, Section 14 – Land Alteration Permit.

F. Conditional Use Permit. Any alteration to a Public Water Course shall require a conditional use permit.

***The entirety of the Zoning Ordinance is subject to change as the amendments may affect more than one chapter or section.**