



# COUNTY OF BECKER

## Planning and Zoning

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

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### PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

September 25<sup>th</sup>, 2024 @ 6:00 P.M.

**\*\*3<sup>RD</sup> FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE\*\***

APPLICANT: Wright Investments LLC  
8 Briarwood Place  
Briarwood, ND 58104

Project Location: 25201 Roquette Ln  
Detroit Lakes, MN 56501

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Final Plat for three (3) lots to be known as DAKOTA WOODS CONDOMINIUM ASSOCIATION, INC.

LEGAL LAND DESCRIPTION: Tax ID Number: **19.1131.507** Section 28 Township 138 Range 041; DACOTA WOODS ESTATES Lot 007 Block 001; Lake View Township

REFER TO BECKER COUNTY ZONING ORDINANCE

#### Replies/Comments:

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

Replies may be addressed to:

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

**EMAIL: [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@co.becker.mn.us)**

To view all application information on this project please visit:

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/planning\\_commission/](http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/)

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

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

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



# FINAL PLAT APPLICATION

## BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501  
PHONE (218) 846-7314 - FAX (218) 846-7266

· PARCEL	
APP	Plat
YEAR	
SCANNED	

Developer's Name: Wright Investments, LLC

Developer's Address: 8 Briarwood Place  
Briarwood, ND 58104

Telephone(s): 701-306-7200 Date of Application: 8/30/24

Signature of Applicant: \_\_\_\_\_

Parcel ID Number: 19.1131.507 Project Address: 25201 Roquette Ln

Proposed Plat Name:  
Dakotah Woods Condominium Association, Inc.

.....

To be completed by Office

Date of preliminary approval: Planning Commission 5/29/24; Lake View Twp 6/10/24

What was approved & stipulations: Approved a Preliminary Plat for  
three (3) lots to be known as DAKOTAH WOODS CONDOMINIUM  
ASSOCIATION.

### Checklist

- \_\_\_\_\_ Final Plat with appropriate landowner, mortgagee, surveyor, notary and township signatures;
- \_\_\_\_\_ Certification that current year's taxes have been paid;
- \_\_\_\_\_ Road Certification from County Highway Engineer on newly constructed roads;
- \_\_\_\_\_ Road agreement from Township for newly constructed roads;
- \_\_\_\_\_ Title Opinion
- \_\_\_\_\_ Stipulations have been met
- \_\_\_\_\_ Final plat fee, check made payable to Becker County Zoning, amount \_\_\_\_\_;
- \_\_\_\_\_ Recording fee, check made payable to Becker County Recorder, amount \_\_\_\_\_.

# COMMON INTEREST COMMUNITY NUMBER 93 (A CONDOMINIUM) DAKOTAH WOODS CONDOMINIUM ASSOCIATION, INC.

**SURVEYOR'S CERTIFICATE**  
I, Timothy L. Somerville, Licensed Land Surveyor, do hereby certify that the work was undertaken by, reviewed and approved by me, for the purpose of recording the same as a Common Interest Community Number 93, A Condominium, DAKOTAH WOODS CONDOMINIUM ASSOCIATION, INC., being recorded as a plat in the Office of the County Recorder, Becker County, Minnesota, according to the Official Plat thereof, and is subject to assessments of record.

Containing 65,883 square feet or 1.512 acres of land more or less and is subject to assessments of record.

And that this C/C Plat fully and accurately depicts all information required by Minnesota Statutes, Section 513A.2, 513D(6)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024

Timothy L. Somerville, Licensed Land Surveyor  
No. 10000000000000000000  
State of North Dakota  
County of Cass

On this \_\_\_\_\_ day of \_\_\_\_\_ in the year 2024 before me personally appeared Timothy L. Somerville, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same.

Notary Public \_\_\_\_\_

**LAKE VIEW TOWNSHIP BOARD CERTIFICATE**

This common interest community plat of Common Interest Community Number 93, DAKOTAH WOODS CONDOMINIUM ASSOCIATION, INC. is hereby acknowledged by the Town Board of the Township of Lake View, Becker County, Minnesota this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Chairman \_\_\_\_\_ Clerk \_\_\_\_\_

**BECKER COUNTY PLANNING COMMISSION CERTIFICATE**

This common interest community plat of Common Interest Community Number 93, DAKOTAH WOODS CONDOMINIUM ASSOCIATION, INC. is hereby approved by the Board of County Planning Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Chairman \_\_\_\_\_ Secretary \_\_\_\_\_

**BECKER COUNTY BOARD OF COMMISSIONER'S CERTIFICATE**

This common interest community plat of Common Interest Community Number 93, DAKOTAH WOODS CONDOMINIUM ASSOCIATION, INC. is hereby approved by the Board of County Commissioners of Becker County, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Chairman of County Board \_\_\_\_\_ Administrator \_\_\_\_\_ County Auditor/Treasurer \_\_\_\_\_

**BECKER COUNTY AUDITOR'S-TREASURER'S CERTIFICATE**

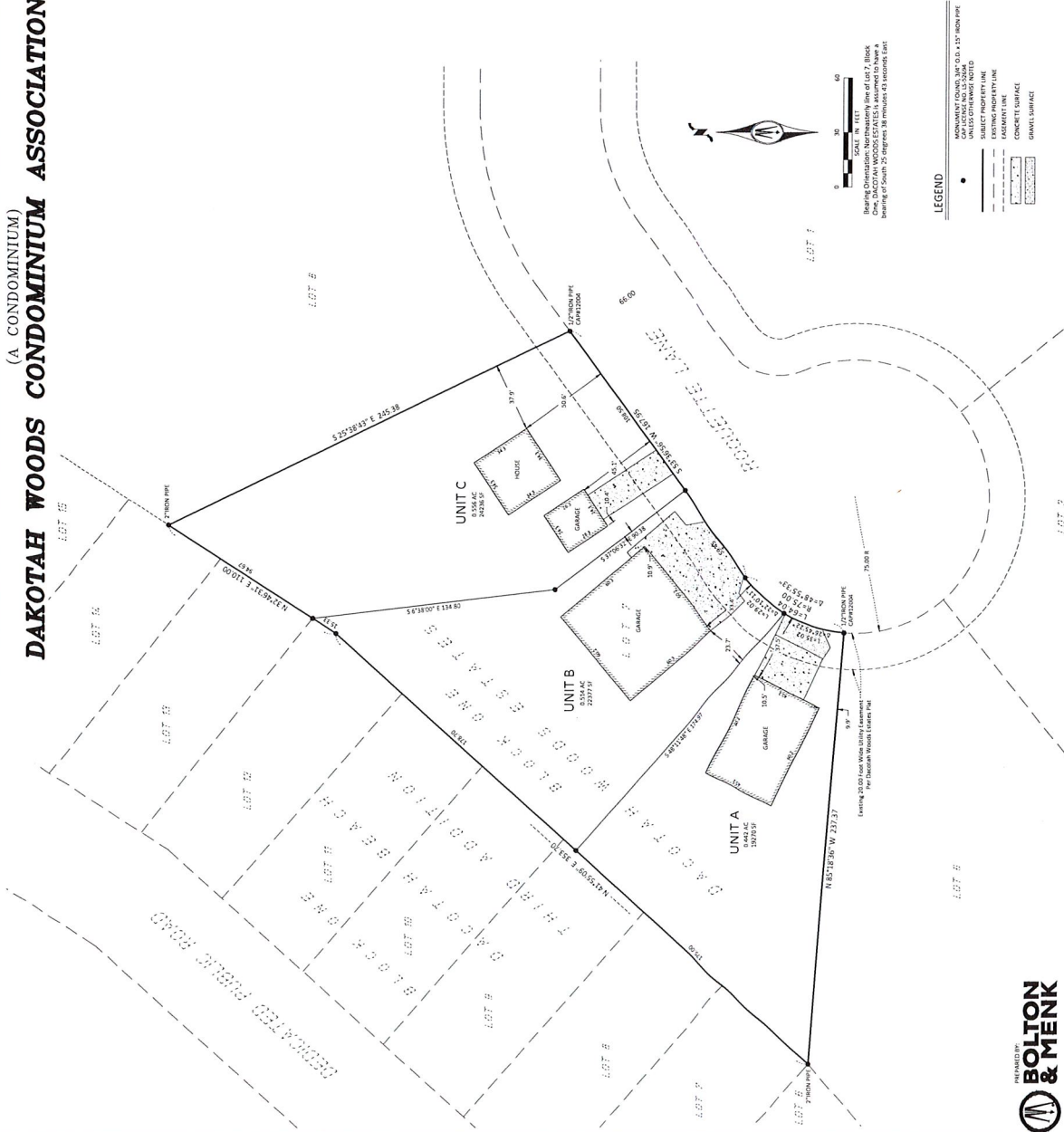
Hereby certify that the fees for the year 2024 for the assets described within are paid and no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

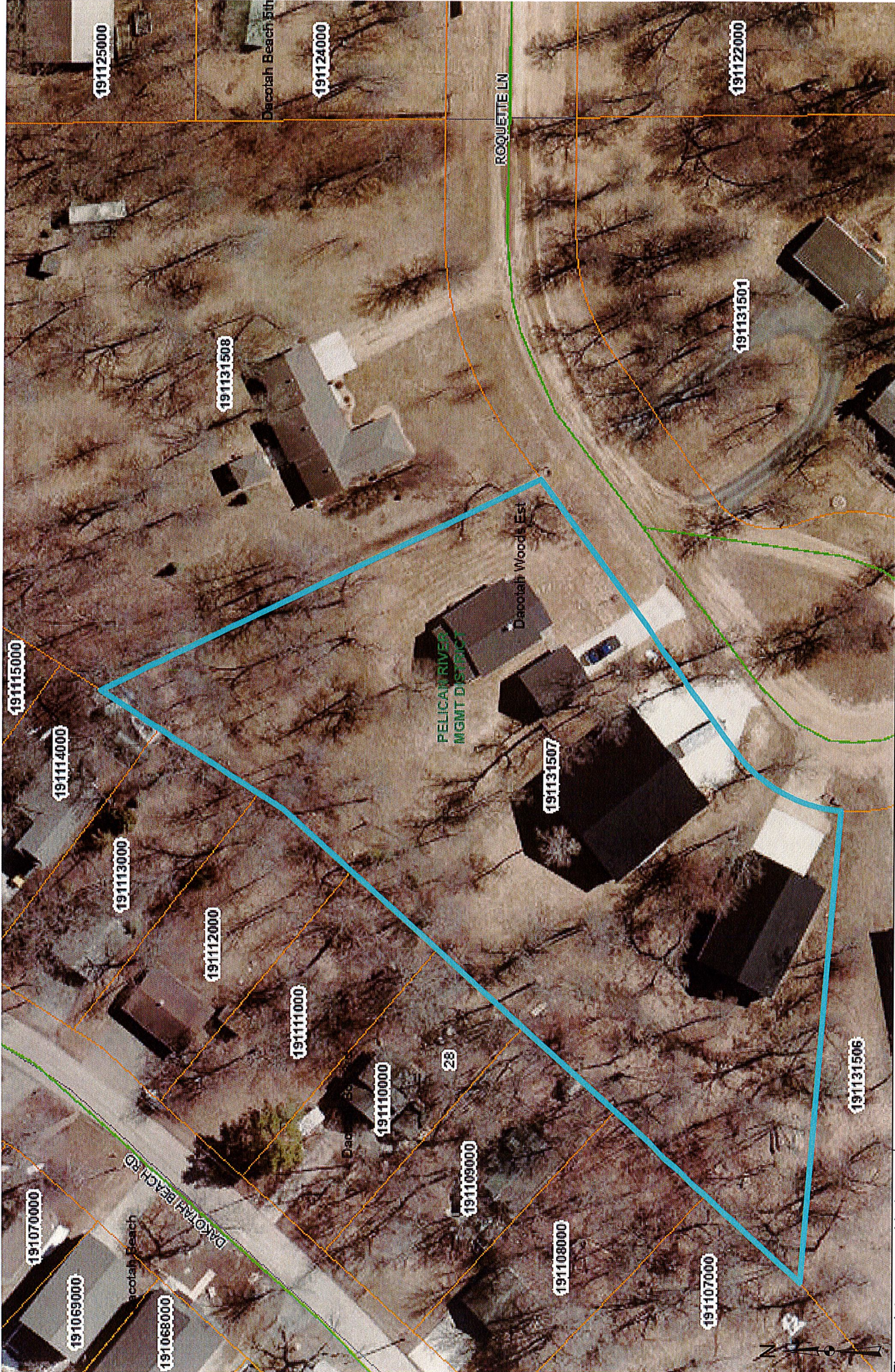
Mark J. Hesterman, County Auditor/Treasurer  
Becker County, Minnesota

**BECKER COUNTY RECORDER'S CERTIFICATE**

State of Minnesota  
County of Becker  
This C/C Plat is part of the C/C Declaration recorded as Document No. \_\_\_\_\_ on \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock \_\_\_\_\_ p.m.

County Recorder, County Recorder  
Becker County, Minnesota





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.

1:1,128

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

Date: 9/5/2024

Becker County

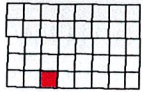




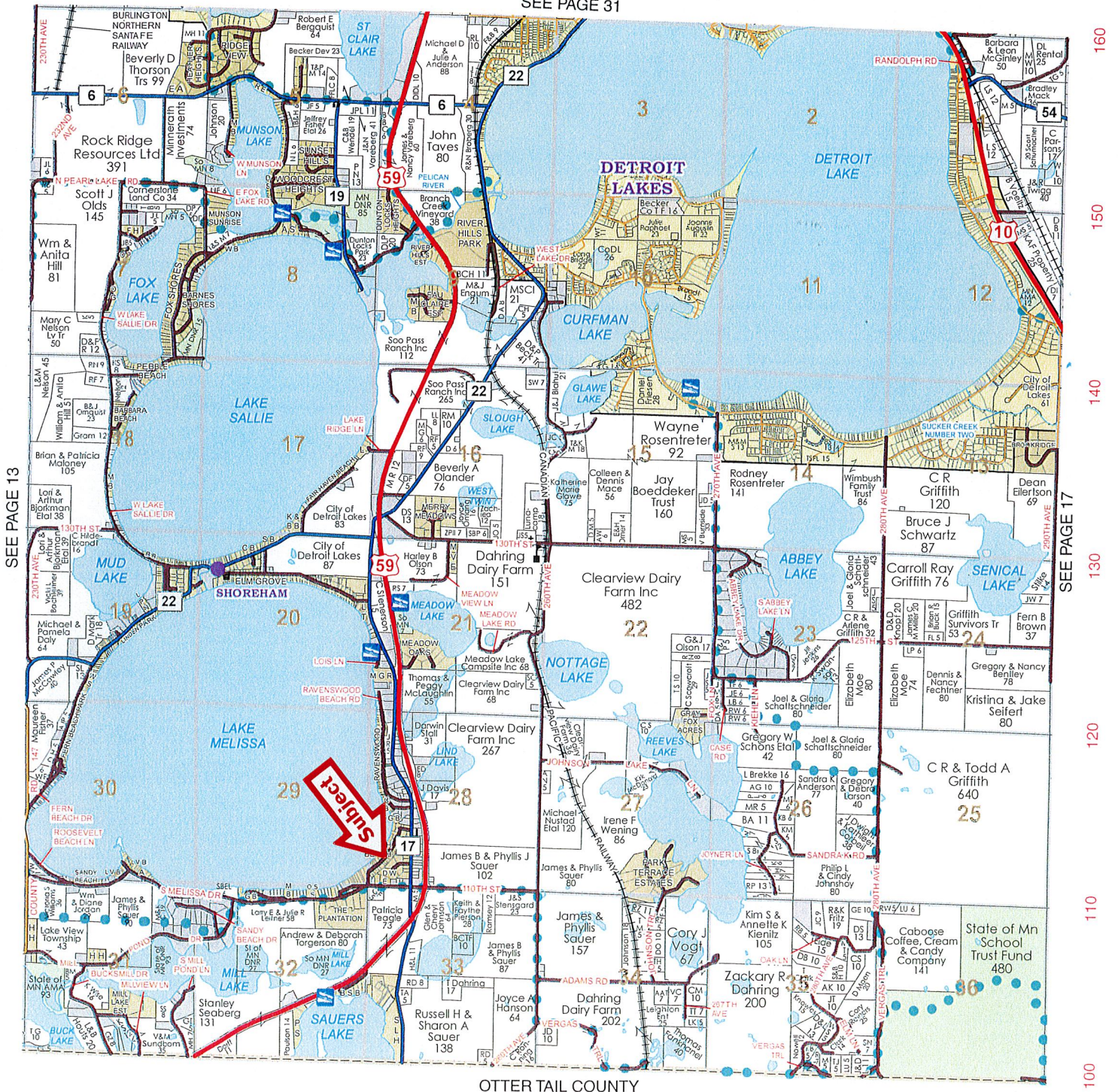
Lake View

Township 138N - Range 41W

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SEE PAGE 31



SEE PAGE 13

SEE PAGE 17

OTTER TAIL COUNTY



# COUNTY OF BECKER

## Planning and Zoning

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

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APPLICANT: Gerald Wettels  
29288 Co Hwy 37  
Ponsford, MN 56575

Project Location: TBD Co Hwy 37  
Ponsford, MN 56575

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for mining operations.

LEGAL LAND DESCRIPTION: Tax ID Number: **25.0106.000** Section 34 Township 141 Range 038; S1/2 OF NE1/4; Round Lake Township

REFER TO BECKER COUNTY ZONING ORDINANCE

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# Conditional Use Application Review

Permit # CUP2024-110

## Property and Owner Review

Owner: Gerald Wettels	Parcel Number(s): 250106000
Mailing Address: 29288 Co Hwy 37 Ponsford, MN 56575	Site Address: TBD Co Hwy 35 Ponsford, MN 56575
	Township-S/T/R: ROUND LAKE-34/141/038
	Shoreland? No Name:

Legal Descr: S1/2 OF NE1/4

## Conditional Use Details Review

Description of Conditional Use Request: **Sand and Gravel Pit**

1. Describe how the conditional use permit, if granted, will not harm the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

**There is an existing pit on the property we are requesting to open another one near the existing in the woods. This area is heavily wooded and would not effect any adjacent property owners.**

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 intend to provide a product road gravel for the local community, which in turn will lower the overall cost for construction aggregates.**

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

**A existing driveway is in place and we plan to utilize it. All drainage will be directed back into the 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.

**Off street parking will be enforced no vehicles will be on the existing roadway.**

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 be back in the woods and control dust with water, if night work is allowed we will direct the light away from any existing homes.**

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 accomodated.

## Business Plan Review

Name of Business: **Wm. D. Scepaniak, Inc.**

Business Owners: **Joe, John, Jake, Tony Scepaniak**

Business Type: **Other - Please describe below** If 'Other', explain: **Gravel pit for commercial sales**

Type of Merchandise: **Rock products, Road Gravel**

Type of Service: **Crushing and washing of earth made products.**

Hours and Days of Operation: **Monday thru Saturday. 24 hours a day. This would only be an average of 8 weeks a year.**

Number of Employees: **5-7 on site at one time.**

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 # LALT2022-178

## Property and Owner

Parcel Number: <b>250106000</b>	Site Address:
Owner: <b>GERALD WETTELS</b>	Township-S/T/R: <b>ROUND LAKE-34/141/038</b>

## Project Details

Project Start & End Date: <b>05/01/2025 - 12/30/2032</b>	Distance from OHW: <b>N/A</b>
Proj 1 Type: <b>Other (Please explain next)</b>	Proj 1 Purpose: <b>Clear Land</b>
Proj 1 Type Descr: <b>Gravel Pit</b>	Proj 1 Purpose Descr: <b>Land has been clear cut by owner already, we will need to remove stumps.</b>

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: <b>950 x 950 x 30</b>	Area to be Filled/Leveled: <b>20 acres</b>
Total Cubic Yards of Earthmoving: <b>1,002,778</b>	Fill Type/Material: <b>n/a</b>

Project Summary and/or Additional Projects & Information:

Erosion Control Method (1): <b>Seed &amp; Mulch</b>	Erosion Control Method (2): <b>Other (Please specify next)</b>
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Additional Erosion Control Information:

Inspector Notes (Earthmoving and Erosion Control):

**Operation Plan for Aggregate Mining  
Tax Parcel – 25.0106.000**

1. **Name of Applicant:** Wm. D. Scepaniak, Inc.
2. **Street Address:** P.O. Box 299 Holdingford, MN 56340  
**Phone Number:** 320-250-2133
  
3. **Landowner:** Gerald Wettels
  
4. **Legal Description:** S ½ of NE ¼ Section 34, Township 34, Range 038

**Mining plan. A mining plan containing the following information:**

- (1) Map.** A general map of the area defining: See Attached.
- (2) Property boundaries;** See attachment for map defining property boundaries.
- (3) Location and names of all streams and roads on or within three hundred feet (300') of the project site;** The site is accessed county road 35. There are no identified wetlands, or lakes.
- (4) Location of structures on or adjacent to the site, identifying the purpose of each structure;** Structures on the property and adjacent to the property are used either for residential purposes or agricultural purposes.
- (5) Boundaries of previous excavations on the property;** There are no known previous excavation boundaries on the site.
- (6) Location and description of proposed mining site boundary stakes with the permanent reference point described.** See attached boundary point map.

1. **Attachments:** See attachment for map defining property boundaries, phase locations, mine boundaries and estimated volume of materials.
  
2. **Current land use:** Agricultural
  
3. **Current Zone:** Agricultural
  
4. **Material to be Excavated:**  
Sand, gravel and rocks.
  
5. **Estimated Groundwater Depth:** Observed 35'.

6. **Timetable for commencement and cessation of mining operations:** June 2025.

**Months of Operation:** Thaw-freeze.

**Days:** Mon- Sat.

**Hours:** 24 hours a day for crushing, and 6am-8pm for sales.

7. **Topsoil Management:** Top soil will be stripped and stockpiled for future reclamation and used for erosion control.

8. **Primary Method of Mining:** Wheel loaders, excavator and dozer. There will also be a screen plant, wash plant, crusher and stacker.

9. **Screening necessary:** The site should not need additional screening due to the distance off the public roadway and adjacent residences.

10. **Noise Control:** The noise generated by the operation will be screened by keeping the equipment in the mining cut and the distance to the roadway, our crusher and screen plant are mobile units designed to operate in urban areas and produce relatively low noise

11. **Dust Control:** Dust will be controlled by applying water when needed.

12. **Pollution control:** There will be no storage of tanks or chemicals on the site. All equipment will be monitored frequently to ensure it is operating properly.

13. **Erosion Control:** Erosion will be confined to the area of the proposed pit. Topsoil from the area will be used a flat top berm.

14. **Site plan and staging plan.**

1. Site plan drawing and description of the sequential stages of the mining activity. See attached map.

2. No mining refuse dumps, will be on site. Equipment utilized for crushing and screening will be located in the best placement of each phase to minimize noise.

3. Estimated total volume of materials to be extracted by phase. 540,000 ton.

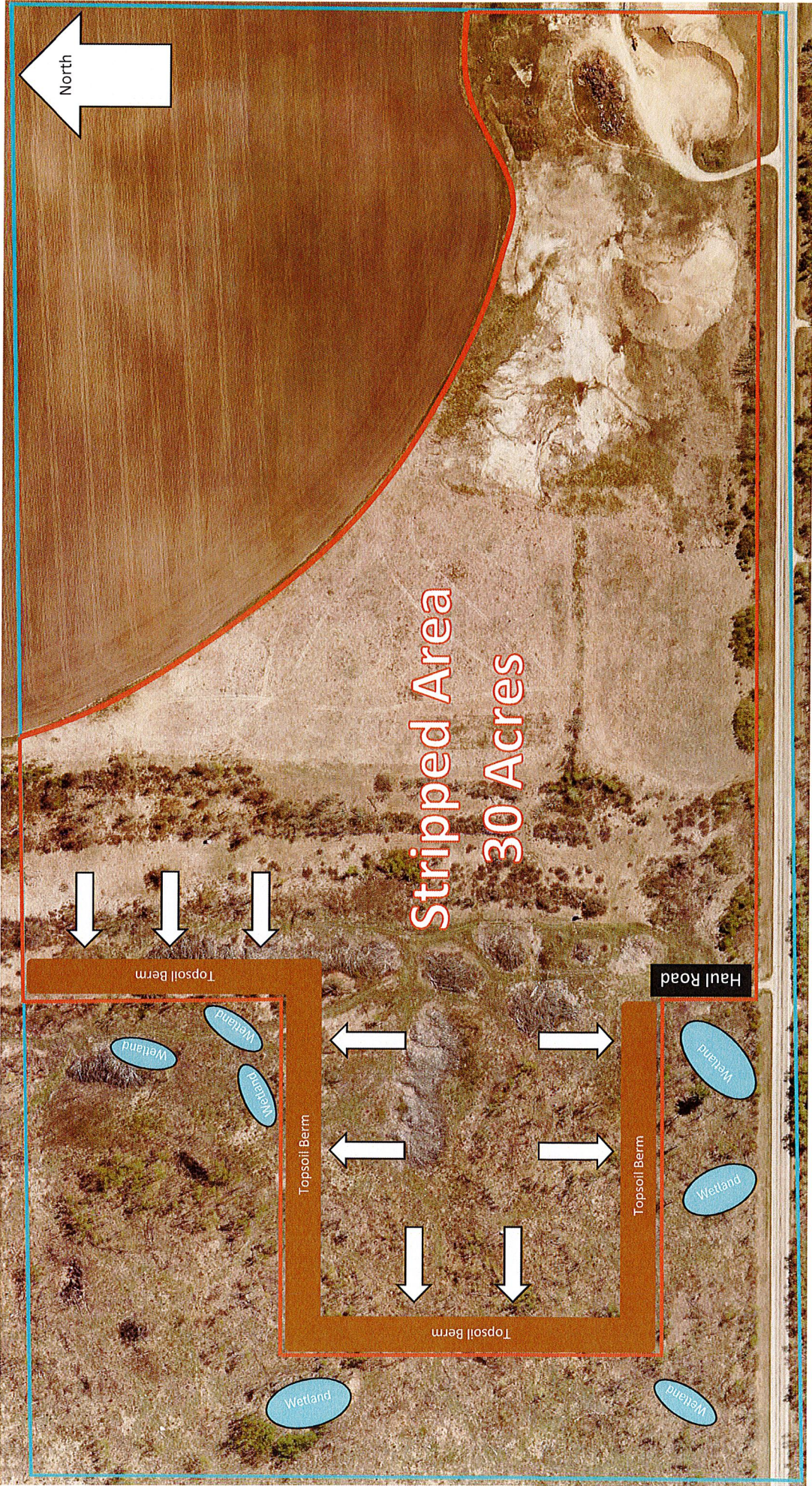
15. **Post Mining Reclamation Plan:** When mining is complete pit banks will be sloped and topsoil will be placed back and reseeded as phases are completed.

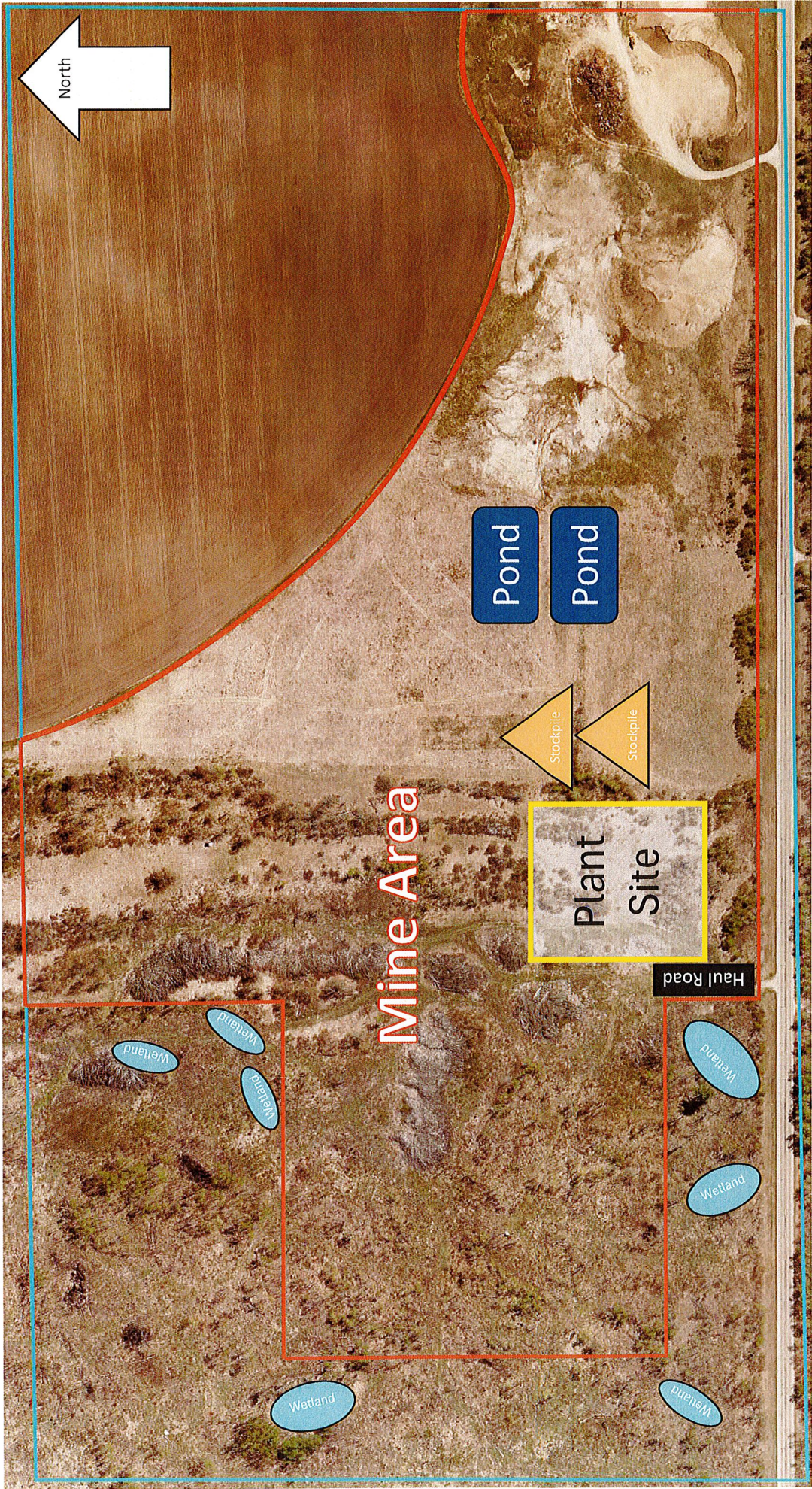
16. **Access to Pit Area/Haul Route:** We will access the county road 35 from the existing field entrance.

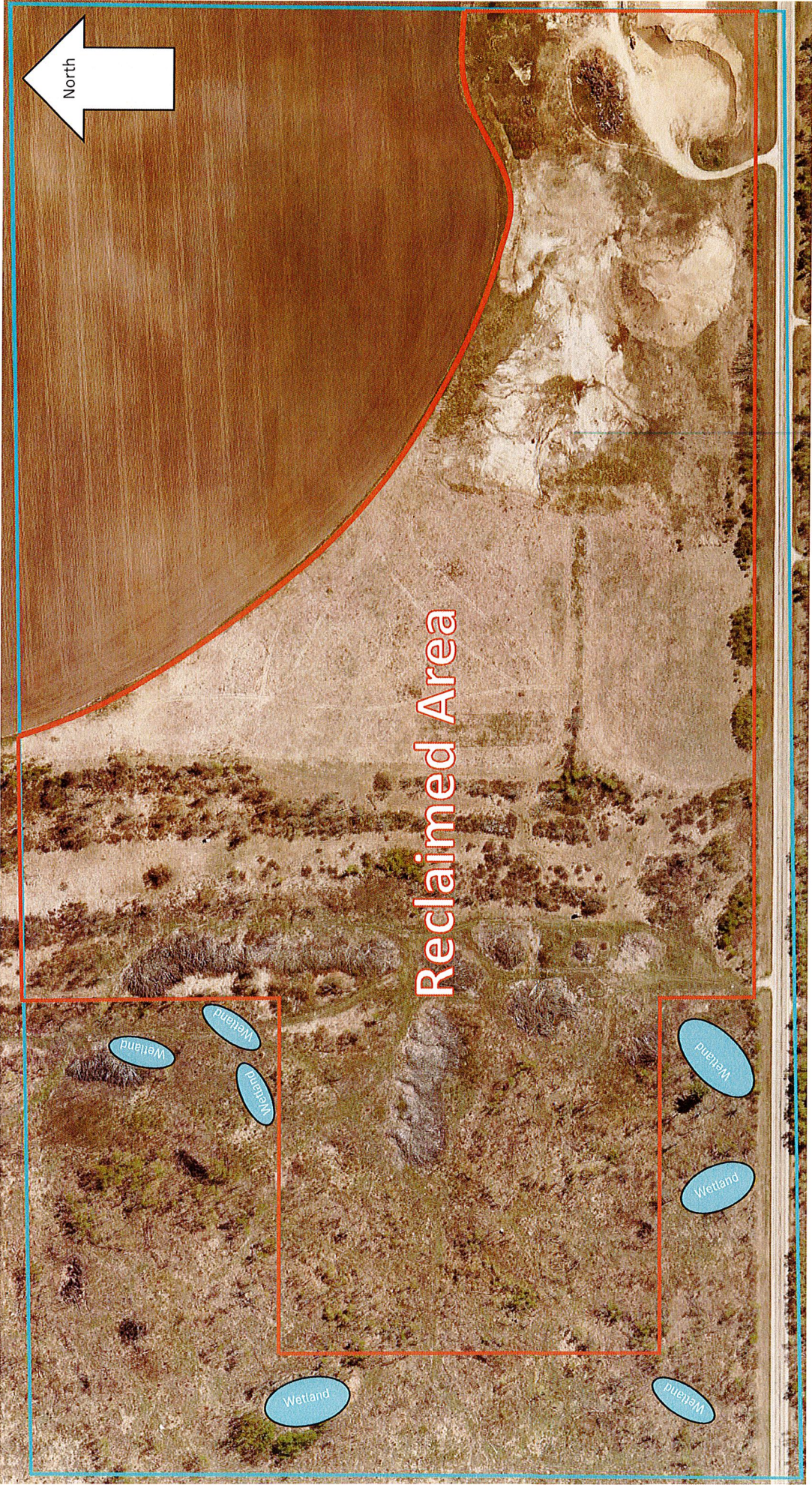
20. **Extractive use standards.**

1. **Shoreland areas.** Processing machinery in shoreland shall be located consistent with all setback standards for structures from ordinary high water levels of public waters and from bluffs. Setbacks should not be needed on this property.

2. **Metals and peat.** Mining of metallic minerals and peat shall meet the provisions of Minnesota Statutes, Sections 93.44 to 93.51. N/A







North

Reclaimed Area

Wetland

Wetland

Wetland

Wetland

Wetland

Wetland

Wetland

## Nicole Bradbury

---

**From:** Kyle P. Vareberg  
**Sent:** Monday, August 19, 2024 1:53 PM  
**To:** Nicole Bradbury  
**Subject:** Fwd: Wettles Gravel Pit CUP  
**Attachments:** SKM\_C450i24081913460.pdf

When the Wettles app comes back please email this to the group

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

**From:** Ed J. Clem <ejclem@co.becker.mn.us>  
**Sent:** Monday, August 19, 2024 1:49:46 PM  
**To:** Kyle P. Vareberg <kyle.vareberg@co.becker.mn.us>  
**Subject:** Wettles Gravel Pit CUP

Hi Kyle,

You will be getting a copy of this map from Chuck Andrews also I would guess. Rather than requiring a full wetland delineation, I went to the property and met with Meadowland Surveying. We spotted the approximate wetland areas and surveyed them in for planning purposes. On the copy I attached to this email, I sketched in some areas of concern with a pink highlighter. If they don't mine in those areas the gravel pit would not be impacted by the MN Wetland Conservation Act regulations.

I would recommend to the Planning Commission that they include this in the conditions of the CUP so that they aren't approving something that could conflict with State and possibly federal wetland regulations.

It might help to have Meadowlands overlay their approximate wetland areas on a air photo background also.

Ed Clem, Soil & Water Resource Technician  
Becker Soil & Water Conservation District  
809 8<sup>th</sup> Street SE, Detroit Lakes, MN 56501  
Email: [ejclem@co.becker.mn.us](mailto:ejclem@co.becker.mn.us)  
Office: 218.846.7360 Cell: 218-234-8709



**From:** Chuck Andrews <candrews@wdscepaniak.com>  
**Sent:** Monday, August 19, 2024 11:27 AM  
**To:** Ed J. Clem <ejclem@co.becker.mn.us>  
**Subject:** [EXTERNAL]Fwd: [EXTERNAL]RE: Wetland areas in question

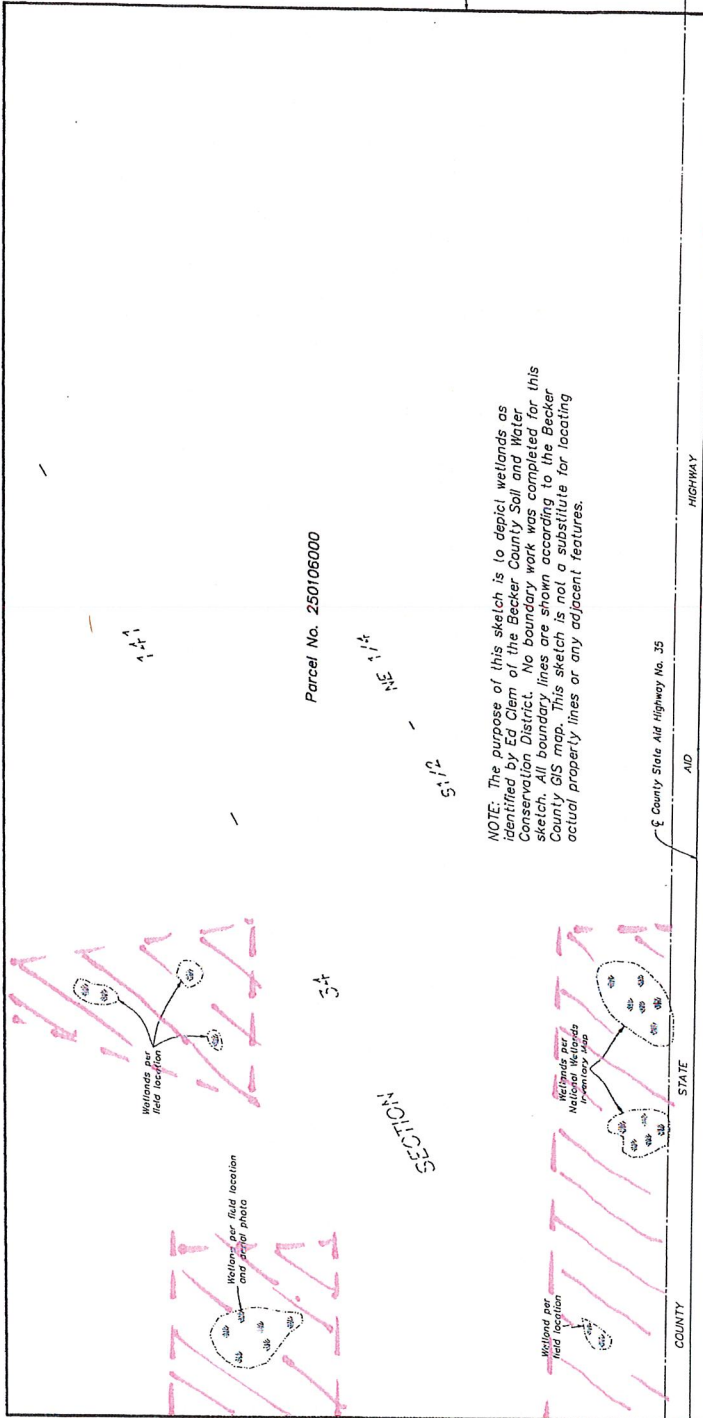
**BECKER COUNTY SECURITY NOTICE :**

This email originated from an external sender. Exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please contact support.

# SURVEYOR'S SKETCH

IN THE S 1/2-NE 1/4  
SECTION 34-141-38  
BECKER COUNTY, MINNESOTA

38



Boundary lines according to Becker County GIS map

NOTE: The purpose of this sketch is to depict wetlands as identified by Ed Clem of the Becker County Soil and Water Conservation District. No boundary work was completed for this sketch, boundary lines are shown according to the Becker County GIS map. This sketch is not a substitute for locating actual property lines or any adjacent features.

Parcel No. 250106000

SECTION 34-141-38

County State Aid Highway No. 35

HIGHWAY

NO. 35

Areas of concern for impact to wetlands i.e. compliance w/ MN WCA



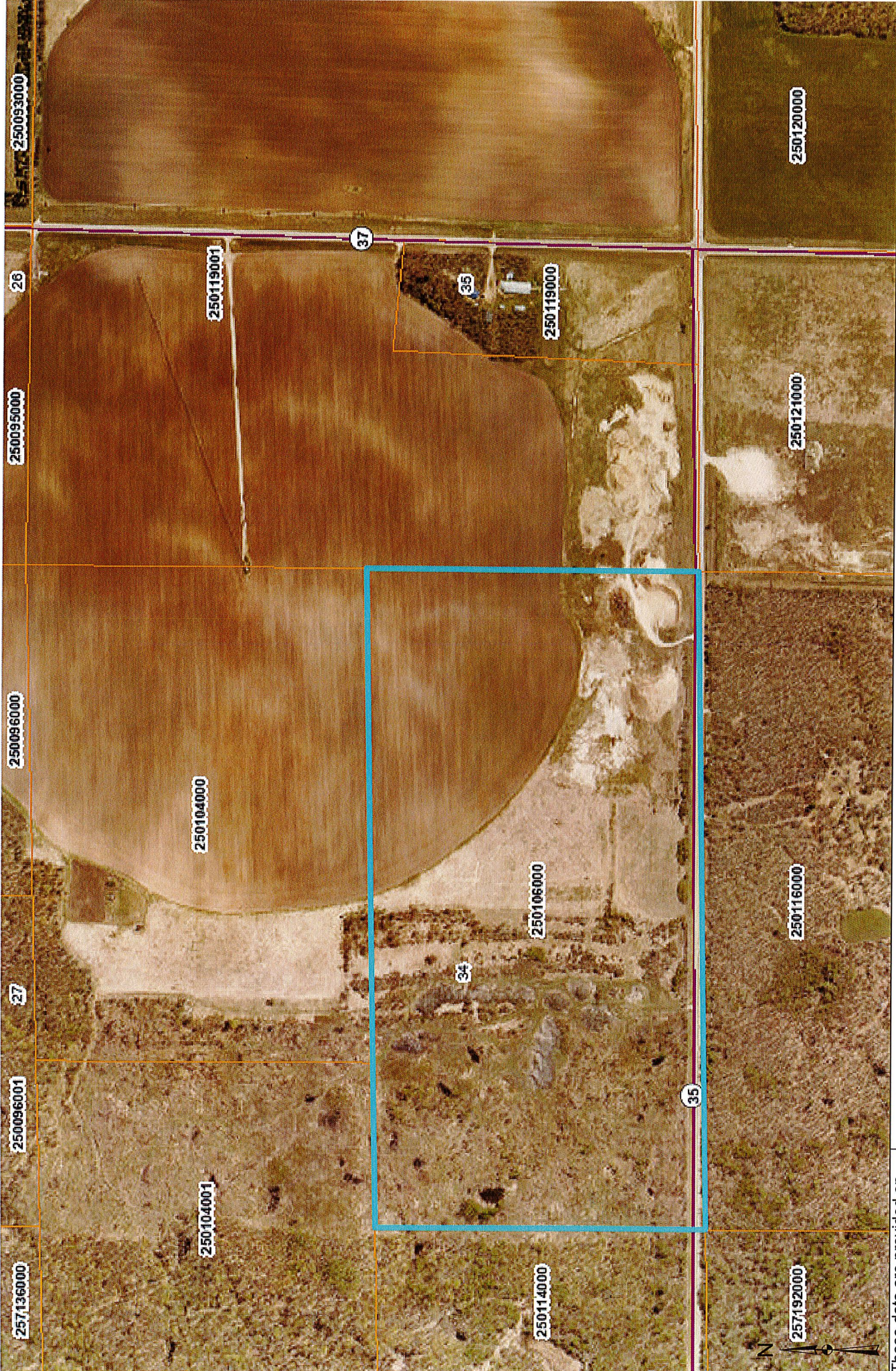
Red seal indicates official copy

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

Paul L.P. Witz  
Print Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: August 13, 2024  
License #: 50320

DRAWING NUMBER: 10608-12

CLIENT: CHUCK ANDREWS P.O. BOX 259 HOLMSPROUD, MN 55340	COMP. FILE:	ASSOCIATION (GOOD)
	S/T/R:	34-141-38
MEADOWLAND SURVEYING, INC. 1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501 EMAIL: <a href="mailto:Frontdesk@meadowlandsurveying.com">Frontdesk@meadowlandsurveying.com</a> <a href="http://www.mnmeadowlandsurveying.com">www.mnmeadowlandsurveying.com</a> 218-847-4289	DWG. FILE:	34ANDREWS_SKETCH
	COMP. BY:	MDU
	DRAWN BY:	MDU



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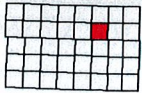
1:9,028

Date: 9/10/2024

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Becker County



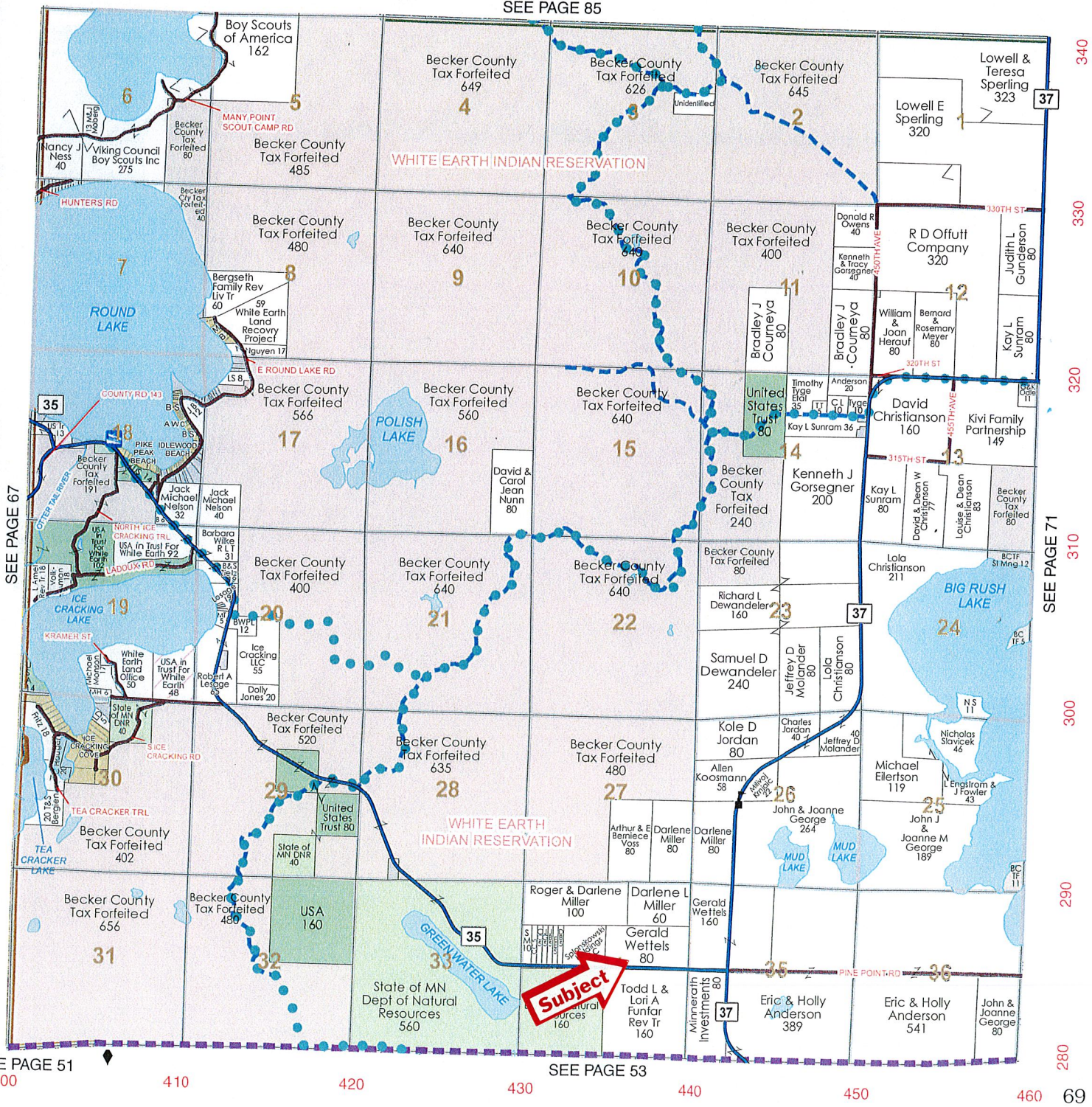


# Round Lake (S)

# Township 141N - Range 38W

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SEE PAGE 85



**Subject**

SEE PAGE 51

SEE PAGE 53

SEE PAGE 71



# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501  
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APPLICANT: Travis Howard  
56121 145<sup>th</sup> St  
Menahga, MN 56464

Project Location: 56191 145<sup>th</sup> St  
Menahga, MN 56464

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for storage units.

LEGAL LAND DESCRIPTION: Tax ID Number: **26.0065.002** Section 10 Township 138 Range 036; PT SW1/4: COMM NW COR SW1/4, E 846' TO POB; E 423', S 122.91', W 423', N 1218.79' TO POB. TRACT A.; Runeberg Township

REFER TO BECKER COUNTY ZONING ORDINANCE

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# Conditional Use Application Review

Permit # CUP2024-119

## Property and Owner Review

Owner: <b>Travis Howard</b>	Parcel Number(s): <b>260065002</b>
Mailing Address: <b>56121 145th St Menahga, MN 56464</b>	Site Address: <b>56191 145th St Menahga, MN 56464</b>
	Township-S/T/R: <b>RUNEBERG-10/138/036</b>
	Shoreland? <b>No</b> Name:

Legal Descr: **PT SW1/4: COMM NW COR SW1/4, E 846' TO POB; E 423', S 122.91', W 423', N 1218.79' TO POB. TRACT A.**

## Conditional Use Details Review

Description of Conditional Use Request: **Request a Conditional Use Permit to operate a storage facility.**

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 closest house is my home. This will not have an effect on neighboring properties.**

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

**This will have no negative effect on development.**

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

**At this time there are no facilities. Would like to bring in electricity in the next year for lighting.**

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.

**Plenty of space around the units for parking.**

5. Describe how adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

**Traffic will be minimal with only seven units. Once lighting is provided, the plan is motion lighting for exterior lighting.**

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: **TBD**

Business Owners: **Travis Howard**

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

Type of Merchandise:

Type of Service:

Hours and Days of Operation: **24/7 access**

Number of Employees: **0**

Off-Street Parking Plan:

Size of structure to be used for Business: **28x52**

New or Existing: **New Structure**

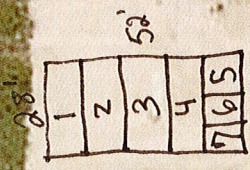
Signage Plan: **NA**

Exterior Lighting Plan: **Planning motion lighting in the next year.**

Known Environmental Hazards: **NA**

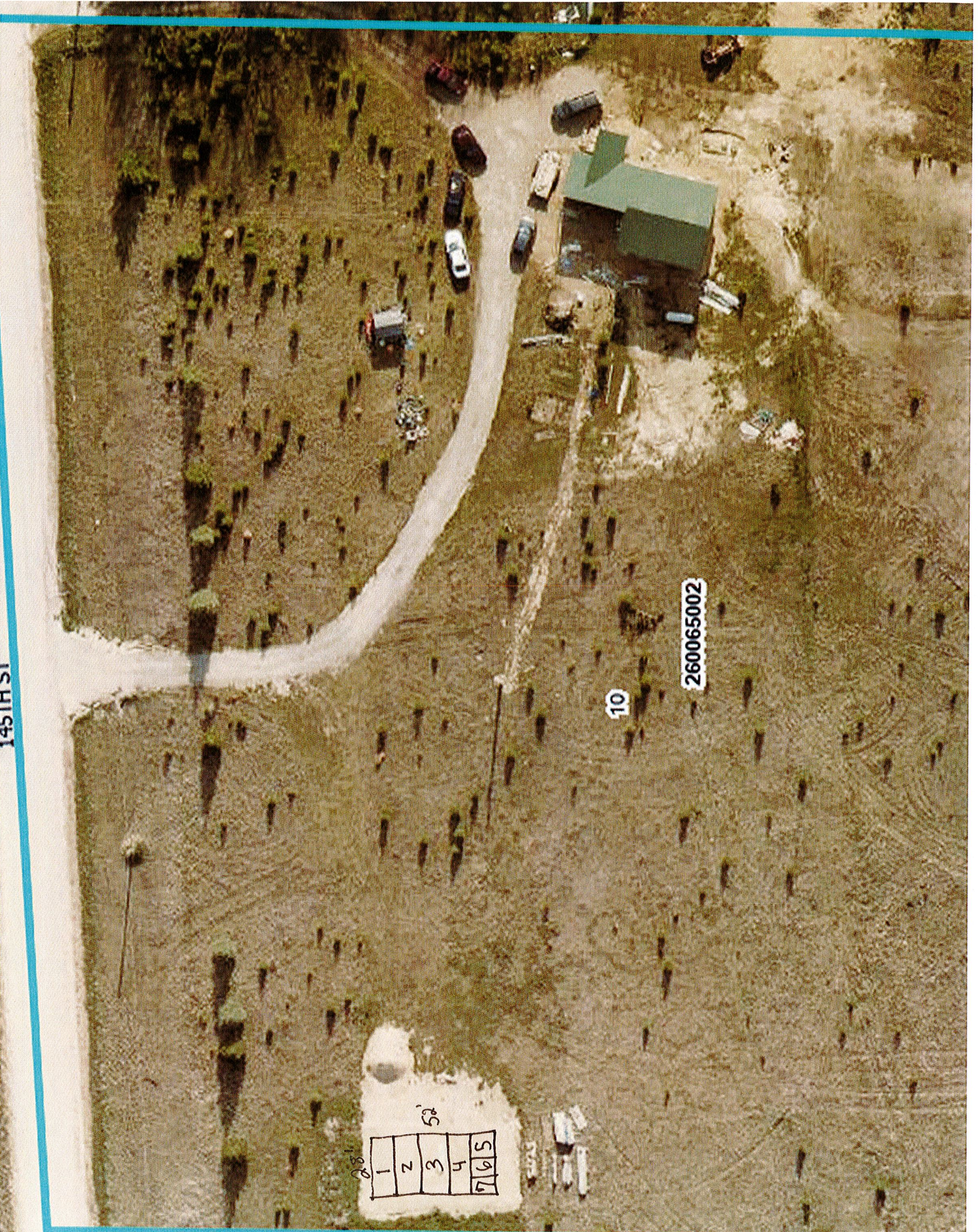
Additional Business Plan Information:

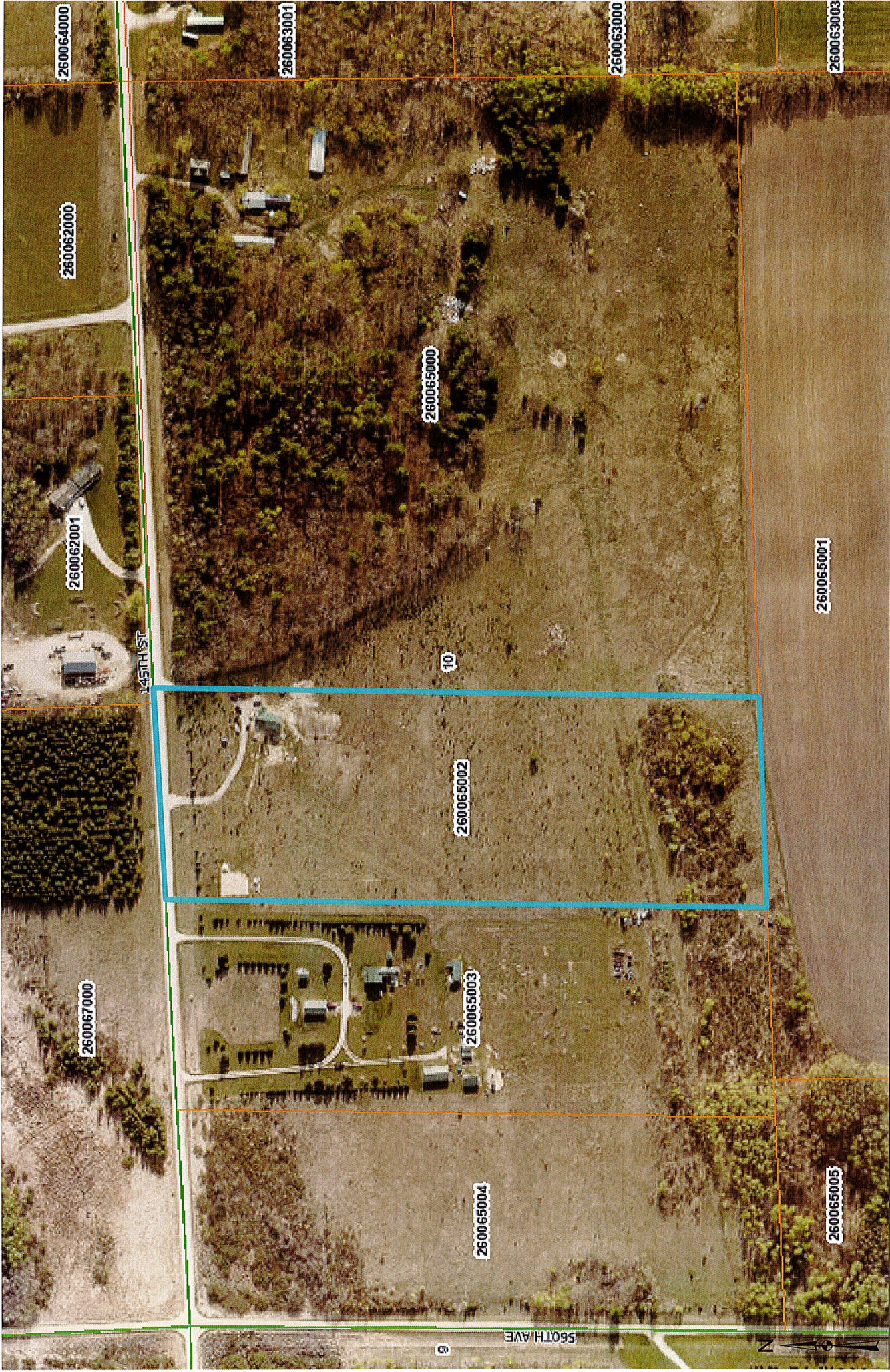
145TH ST



10

260065002





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

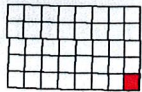
Becker County



1:4,514

Date: 9/12/2024

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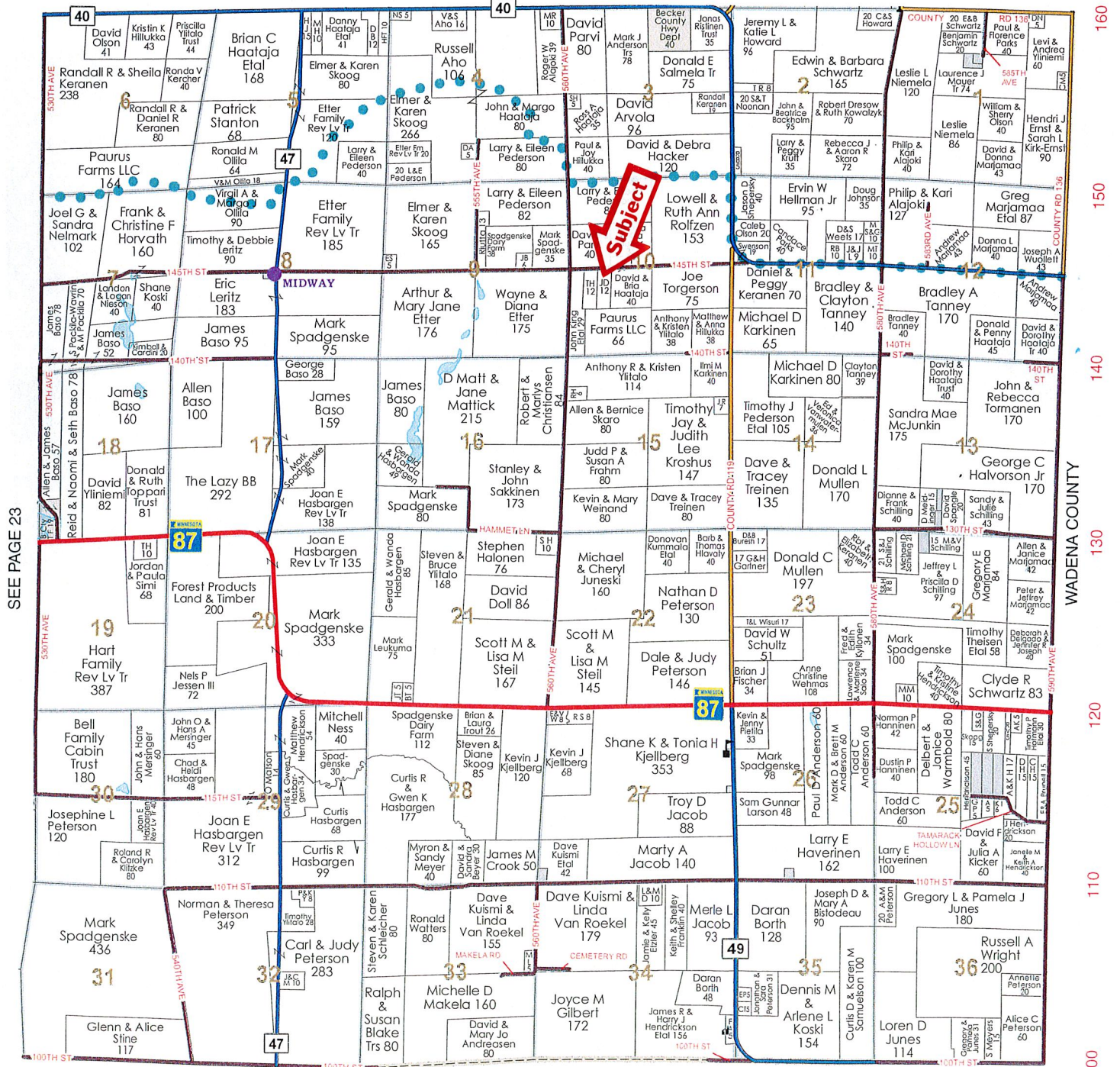


# Runeberg

# Township 138N - Range 36W

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OTTER TAIL COUNTY



# COUNTY OF BECKER

## Planning and Zoning

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

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### PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

September 25<sup>th</sup>, 2024 @ 6:00 P.M.

**\*\*3<sup>RD</sup> FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE\*\***

APPLICANT: Daniel Kleist & Kari Kleist  
1425 Summerwood Tr  
Dilworth, MN 56529

Project Location: 11840 N Lake Eunice Rd  
Detroit Lakes, MN 56501

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to construct a retaining wall.

LEGAL LAND DESCRIPTION: Tax ID Number: **17.0662.857** Section 26 Township 138 Range 042; Lot 007 EUNICE WINDSONG 26-138-42 LOT 7. PT GOVT LOT 1 PT NE1/4 NW1/4: COMM SE COR LOT 1, E 66.03' TO POB; N 66', E 66', N 66' TO POB; W 66', N 130', E 214.53', S 140', W 153.68' TO POB. (TRACT F).; Lake Eunice Township

REFER TO BECKER COUNTY ZONING ORDINANCE

#### Replies/Comments:

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

Replies may be addressed to:

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

**EMAIL: [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@co.becker.mn.us)**

**To view all application information on this project please visit:**

**[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/planning\\_commission/](http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/)**

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

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

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

# Conditional Use Application Review

Permit # CUP2024-118

## Property and Owner Review

Owner: Daniel Kleist & Kari Kleist	Parcel Number(s): 170662857
Mailing Address: 1425 Summerwood Tr Dilworth, MN 56529	Site Address:
	Township-S/T/R: LAKE EUNICE-26/138/042
	Shoreland? Yes Name: Eunice (Lake Eunice) [GD]

Legal Descr: Lot 007 of EUNICE WINDSONG|26-138-42 LOT 7. PT GOVT LOT 1 PT NE1/4 NW1/4: COMM SE COR LOT 1, E 66.03' TO POB; N 66', E 66', N 66' TO POB; W 66', N 130', E 214.53', S 140', W 153.68' TO POB. (TRACT F).

## Conditional Use Details Review

Description of Conditional Use Request: **After the fact retaining 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.

**Over 40' from the neighboring property lines and trees separating views. Will not cause any water run off to neighbors.**

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

**Will not affect development in the area. Improves the existing lot.**

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

**NA**

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

**NA**

5. Describe how adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

**NA**

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.

**Bio-Rolls were used to prevent runoff. After completion vegetation, seeding and mulch will be used.**

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

**NA**

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

**NA**

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

**NA**

## Business Plan Review

Name of Business:

Business Owners:

Business Type: If 'Other', explain:

Type of Merchandise:

Type of Service:
Hours and Days of Operation:
Number of Employees:
Off-Street Parking Plan:
Size of structure to be used for Business: New or Existing:
Signage Plan:
Exterior Lighting Plan:
Known Environmental Hazards:
Additional Business Plan Information:

# Field Review Form

Permit # LALT2024-310

## Property and Owner

Parcel Number: 170662857

Site Address: 11840 N LAKE EUNICE RD

Owner: DANIEL KLEIST

Township-S/T/R: LAKE EUNICE-26/138/042

## Project Details

Project Start & End Date: 08/06/2024-09/01/2024

Distance from OHW: 22'

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: **After the fact retaining wall constructed to improve the area for recreation.**

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: 30x4.5

Area to be Filled/Leveled: NA

Total Cubic Yards of Earthmoving: 10-12 Cu yrds

Fill Type/Material: Boulder

Project Summary and/or Additional Projects & Information:

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

Erosion Control Method (2): Bio-Rolls

Additional Erosion Control Information:

Inspector Notes (Earthmoving and Erosion Control):



# BECKER COUNTY PLANNING & ZONING APPLICATION FOR RETAINING WALLS

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

PARCEL	
APP	Retaining Wall
YEAR	

The request should include any proposed projects that will be located within the shore impact zone of any Lake, River or Stream. The process is to review the project plans and conduct a site visit prior to the Planning Commission Hearing.

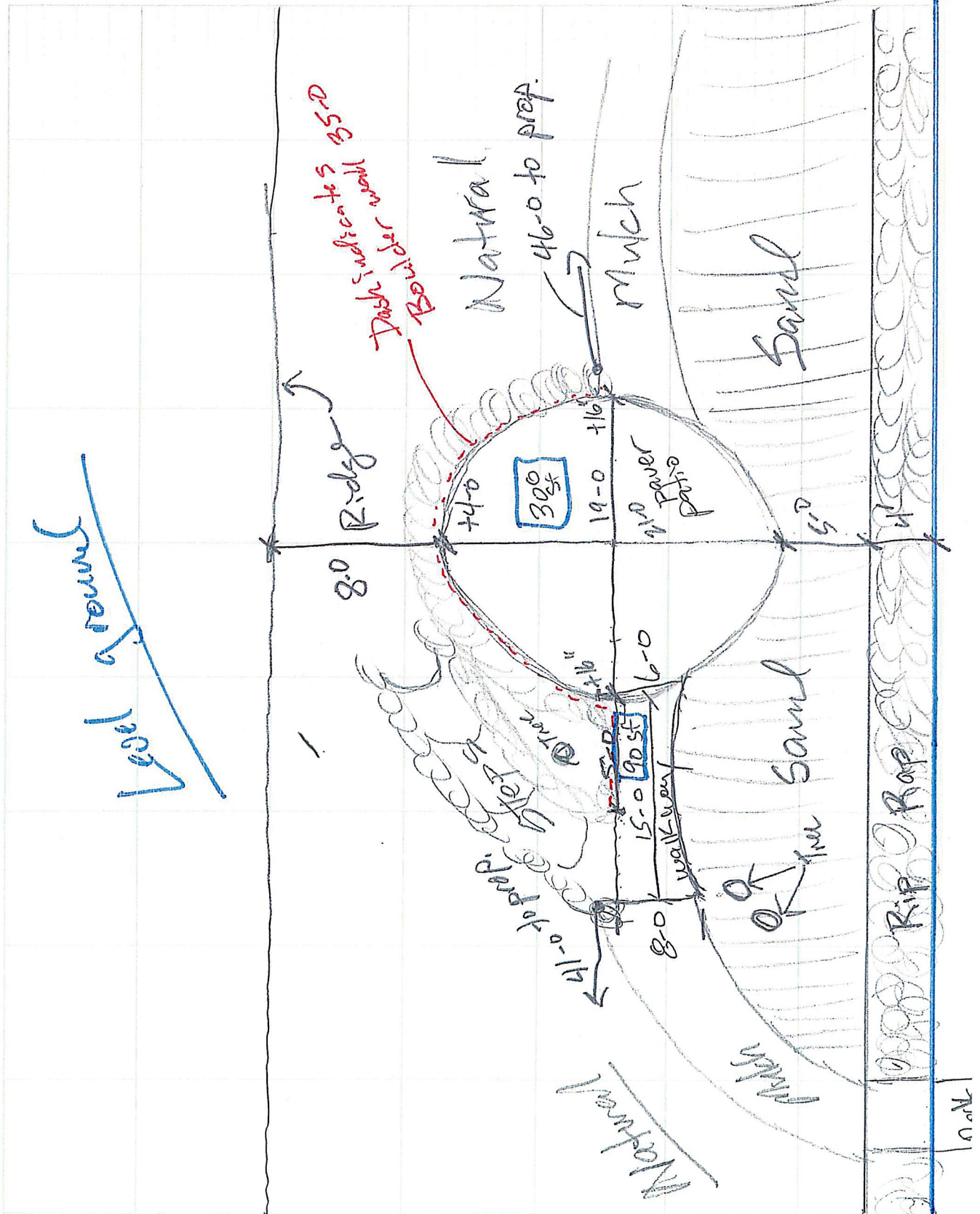
*Prior to the pre-application meeting, an applicant should provide the following information about the project:*

- Contact Name and Phone Number: Daniel Klerot 701-238-6750
- Property Owners Name: Daniel Klerot
- Parcel Number: 170662057
- Legal Description: Lot 007 Eunice Windsony
- Section 26 Township 138 Range 042
- Lake Name: Lake Eunice Lake Classification GD
- Length of shoreline in Project: 121.53
- Is the proposal to replace an existing retaining wall? Yes \_\_\_\_\_ No X
- Length and Height of existing retaining wall: N/A
- To construct a new retaining wall or expand an existing? New X Expand \_\_\_\_\_
- Length and Height of new or expansion requested: 3-0 x 4.5' @ high point
- Is there any existing rip rap along the shoreline? Yes X No \_\_\_\_\_
- Distance work will be from the Ordinary High Water Mark 30m 22 to 30'
- Amount of cubic yards of earth movement requested: 10-15cy
- Are emergent aquatic plants found along shoreline? No
- Does the site have any wetlands and/or low areas? Yes \_\_\_\_\_ No X
- Are any springs or seeps present? ~~Yes~~ No
- Does the site contain any steep slopes? No Are there any bluffs present? No
- Do any parties involved in this application have any ownership interest in, or options on, other properties in the vicinity of the project? No

**Brief description of request:**

Small retaining wall in the shore impact zone area. 22-30 away round shape

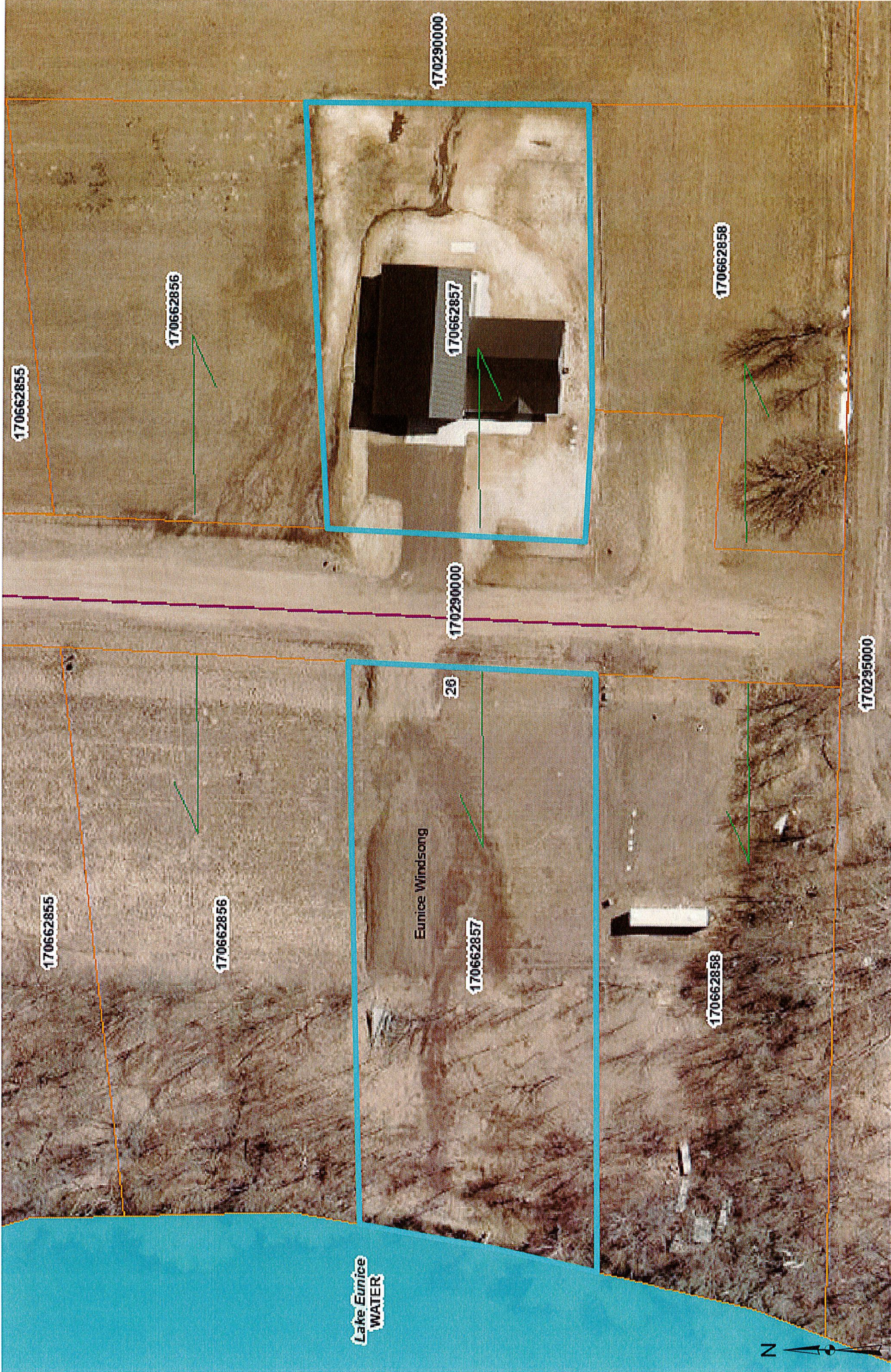
(more information on back)





Before  
Pic





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.

1:1,128

Date: 9/11/2024

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

170662855

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170662857

170662858

170290000

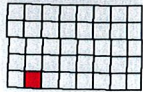
170295000

Eunice Windsong

26

Lake Eunice WATER

N

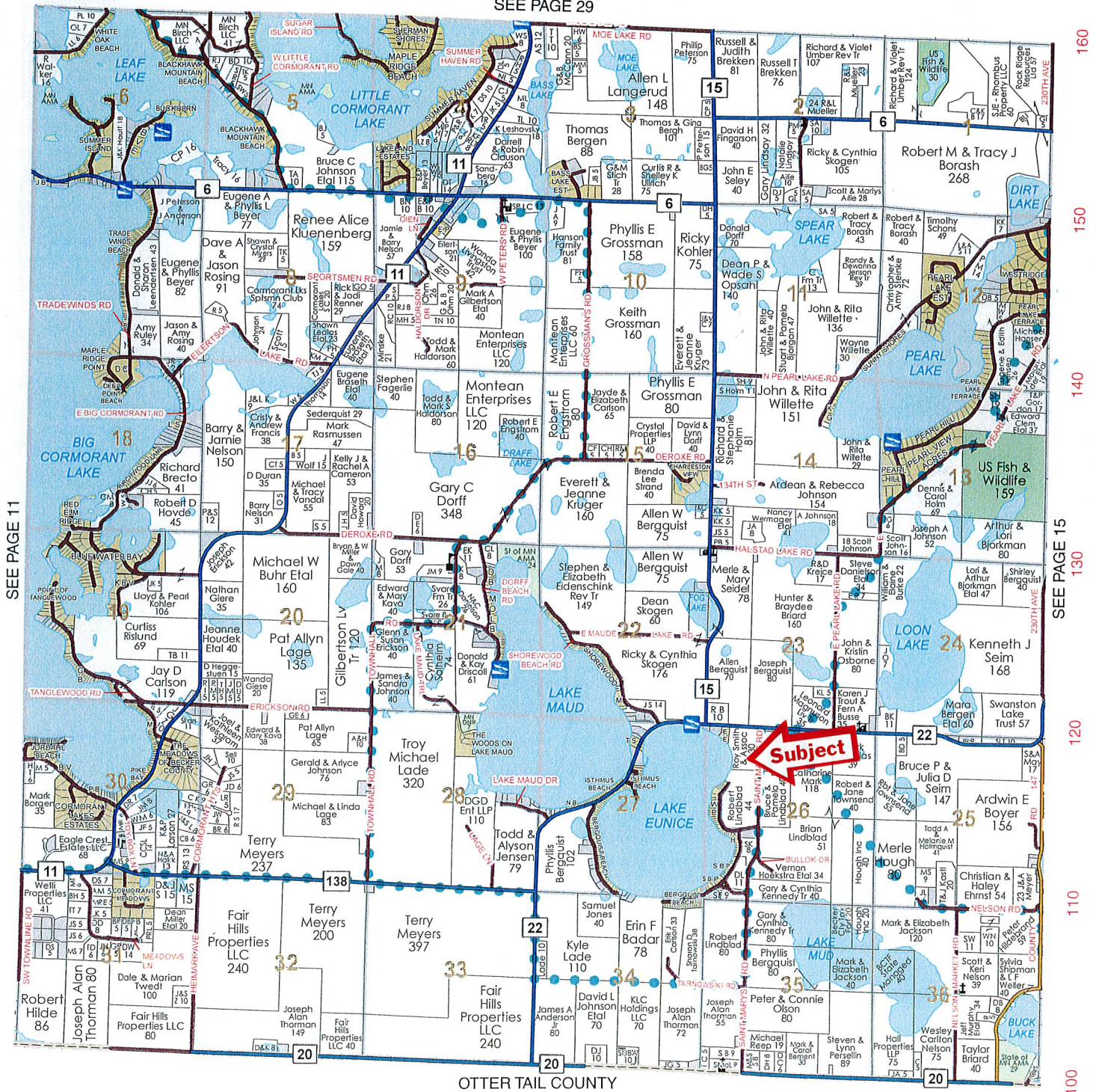


# Lake Eunice

# Township 138N - Range 42W

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OTTER TAIL COUNTY



# COUNTY OF BECKER

## Planning and Zoning

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

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### PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

September 25<sup>th</sup>, 2024 @ 6:00 P.M.

**\*\*3<sup>RD</sup> FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE\*\***

APPLICANT: Jerry J Blahut Jr  
13885 260<sup>th</sup> Ave  
Detroit Lakes, MN 56501

Project Location: 13885 260<sup>th</sup> Ave  
Detroit Lakes, MN 56501

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request an amendment to recorded document numbers 400273 and 449434 to allow camping, overnight use, and vendors.

LEGAL LAND DESCRIPTION: Tax ID Number: **19.0302.000** Section 15 Township 138 Range 041; GOVT LOT 4 EX NE 3 AC; & PT GOVT LOT 5; BEG AT NW COR LOT 5 TH E 264', S 429' W 282.6' & N 330' TO POB; Lake View Township

#### REFER TO BECKER COUNTY ZONING ORDINANCE

#### Replies/Comments:

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

Replies may be addressed to:

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

**EMAIL: [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@co.becker.mn.us)**

To view all application information on this project please visit:

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/planning\\_commission/](http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/)

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

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

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

# Conditional Use Application Review

Permit # CUP2024-117

## Property and Owner Review

Owner: Jerry J Blahut Jr	Parcel Number(s): 190302000
Mailing Address: 13885 260th Ave Detroit Lakes, MN 56501	Site Address:
	Township-S/T/R: LAKE VIEW-15/138/041
	Shoreland? Yes Name: Glawe (Lake View) [NE Tier 2]

Legal Descr: GOVT LOT 4 EX NE 3 AC; & PT GOVT LOT 5;BEG AT NW COR LOT 5 TH E 264', S 429', W 282.6' & N 330' TO POB

## Conditional Use Details Review

Description of Conditional Use Request: **I would like to amend a previous permit #'s 400273 and 449434 to be able to camp and have a vendorship on the property starting a week before We Fest until completion**

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.

**This property has historically been leased the We Fest for camping and/or parking. This would align with historical use.**

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.

**This conditional use would only be for the time of the festival events.**

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

**Have had no issues in the past. Bathrooms would be installed for the festival.**

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

**Parking and camping will all be on the private property.**

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.

**These activities have never been an issue for neighbors and is adjacent to other camping grounds.**

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.

**Post event garabge collection will be done by owner**

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

**No permanent structures will be made.**

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

**Temporary toilets will be rented if camping option is used.**

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

**No watercraft will be used.**

## 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:

COUNTY OF BECKER

PERMIT FOR USE

THIS IS TO CERTIFY THAT UNDER THE ZONING ORDINANCE OF BECKER COUNTY, PROPERTY DESCRIBED AS FOLLOWS MAY BE USED AS INDICATED:

ADDRESS OF PROPERTY: R.R. 4 DETROIT LAKES, MN. LAKE VIEW TOWNSHIP

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

ZONE:

Microfilm No: 400273  
Date: OCT 05 1993

AGRICULTURE

I hereby certify that the within instrument was recorded in the office of Becker County Recorder

LEGAL DESCRIPTION:

All of Lot Four (4) and that portion of Lot Five (5) described as follows: Beginning at the northwest corner of said Lot Five (5), thence south 20 rods, thence in a southeasterly direction along the north line of the public highway, as now located, a distance of 16 1/2 rods, thence due north a distance of 26 rods, to the north line of said Lot Five (5), thence west along the north line of said Lot Five (5) a distance of 16 rods to the place of beginning; all being in Section Fifteen (15) in Township One Hundred Thirty-eight (138) North, of Range Forty-one (41) West of the Fifth Principal Meridian, in Becker County, Minn.

Duty: M.M. Mattinson  
Co. Recorder

OWNER: Jerry Blahut OWNERS ADDRESS: R.R. 4 Box 345  
Detroit Lakes, Mn 56501

EXACT DESCRIPTION OF USE PERMITTED AND CONDITIONS:

THE REQUEST FOR A CONDITIONAL USE PERMIT TO ESTABLISH A PARKING LOT FOR THE "WE FEST CONCRETS" THREE (3) DAYS ANNUALLY ON THE ABOVE DESCRIBED PROPERTY HAS BEEN GRANTED SUBJECT TO THE FOLLOWING STIPULATIONS: 1) THERE WILL BE NO CAMPING, OVERNIGHT USE AT ANY TIME; 2) THE PARKING LOT WILL BE FOR DAYTIME PARKING ONLY.

NOTICE: THIS USE MUST NOT BE CHANGED TO ANY OTHER USE WITHOUT A NEW PERMIT FROM THE ZONING ADMINISTRATOR.

APPROVED BY THE BECKER COUNTY PLANNING COMMISSION. DATE 07/20, 19 93

APPROVED BY THE BECKER COUNTY BOARD OF COMMISSIONERS DATE 07/27, 19 93

STATE OF MINNESOTA

BECKER COUNTY ZONING OFFICE

COUNTY OF BECKER

I, FLOYD SVENBY, ZONING ADMINISTRATOR FOR THE COUNTY OF BECKER, WITH AND IN FOR SAID COUNTY, DO HEREBY CERTIFY THAT I HAVE COMPARED THE FOREGOING COPY OF PERMIT FOR USE WITH THE ORIGINAL RECORD THEREOF PRESERVED IN MY OFFICE, AND HAVE FOUND THE SAME TO BE A CORRECT AND TRUE TRANSCRIPT OF THE WHOLE THEREOF.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED BY HAND AT DETROIT LAKES, MINNESOTA, IN THE COUNTY OF BECKER ON THE 27 DAY OF July 19 93.

Charge  
Paid  
Numerical  
Traced  
Grantor  
Grantee  
Compared

BECKER COUNTY ZONING ADMINISTRATOR  
DRAFTED BY THE BECKER COUNTY ZONING OFFICE

449434

BECKER COUNTY RECORDER-STATE OF MN  
Document No. 449434  
Date APR 29 1999 11 O'clk. M.  
I hereby certify that the within instrument  
was recorded in the office of Becker  
County Recorder.  
M.M. Martinson  
County Recorder to file  
19-0302-000

STATE OF MINNESOTA

BECKER COUNTY ZONING

COUNTY OF BECKER

PERMIT FOR USE

This is to Certify that under the Zoning Ordinance of Becker County, Property described as follows may be used as indicated:

ADDRESS OF PROPERTY: 13885 - 260<sup>th</sup> Ave Detroit Lakes, MN Lake View Township

ZONE: AGRICULTURAL

LEGAL DESCRIPTION :

Govt Lot 4 Ex NE 3 Ac & E Pt of Govt Lot 5; Beg at NW Cor Th S 20 Rds, SE 16.5 Rds Al Hwy, N 26 Rds & W 16 Rds to Beg; Section 15, TWP 138, Range 41; Lake View Township. Complete Legal on Reverse Side.

OWNER: Jerry Blahut

OWNERS ADDRESS: 13885 - 260 Ave  
Detroit Lakes, MN 56501

EXACT DESCRIPTION OF USE PERMITTED AND CONDITIONS:

A Conditional Use Permit to amend the original Conditional Use Permit #400273, dated July 27, 1993, to allow for overnight parking to people who have proof of purchase of a WE Fest camping permit and to continue day parking on the above described property.

NOTICE: This Use CAN NOT BE CHANGED to any other Use without a new Permit from the Zoning Administrator.

APPROVED by the Becker County Planning Commission: 4/20, 19 99  
APPROVED by the Becker County Board of Commissioners: 4/27, 19 99

STATE OF MINNESOTA)

) SS

BECKER COUNTY PLANNING, ZONING  
AND LAND USE OFFICE

COUNTY OF BECKER )

I, Dan A. Holm, Zoning Administrator for the County of Becker, with and in for said County, do hereby Certify that I have compared the foregoing copy of PERMIT FOR USE with the original Record thereof preserved in my Office, and have found the same to be a correct and true transcript of the whole thereof.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Detroit Lakes, Minnesota, in the County of Becker on the 27th day of April, 19 99.

Dan A. Holm  
Dan A. Holm, Administrator  
Environmental Services

To Drafted By The Becker County  
Environmental Services Department

Charge \_\_\_\_\_  
Paid  \_\_\_\_\_  
Numerical \_\_\_\_\_  
Tract  \_\_\_\_\_  
Grantor \_\_\_\_\_  
Grantee \_\_\_\_\_  
Compared \_\_\_\_\_





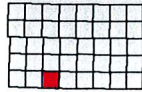
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

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

1:9,028

Date: 9/9/2024

Becker County

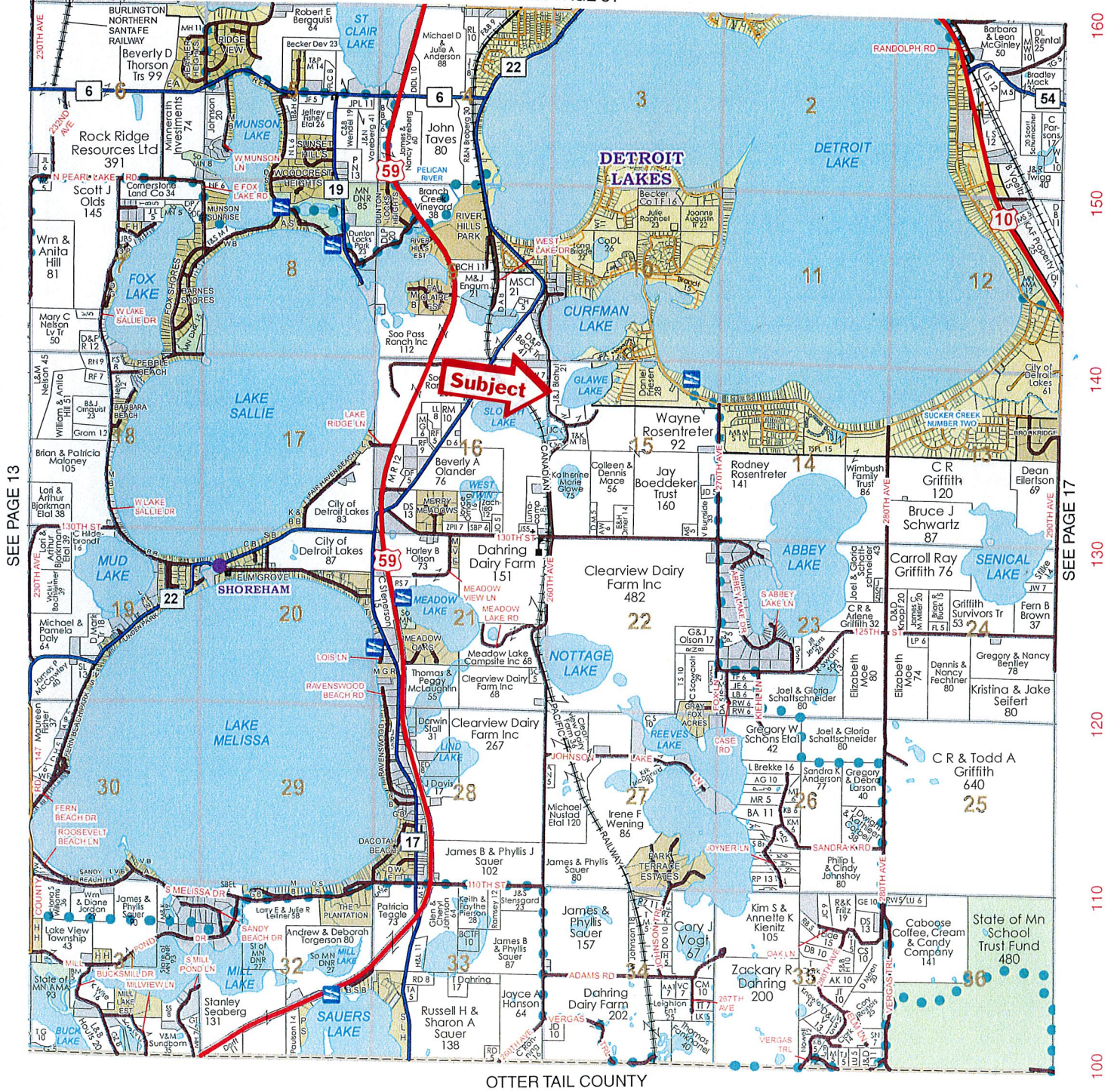


Lake View

Township 138N - Range 41W

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SEE PAGE 31



SEE PAGE 13

SEE PAGE 17

OTTER TAIL COUNTY



# COUNTY OF BECKER

## Planning and Zoning

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

---

### PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

September 25<sup>th</sup>, 2024 @ 6:00 P.M.

**\*\*3<sup>RD</sup> FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE\*\***

APPLICANT: Ryan D Berg RT & Andrea L Berg RT  
25651 Co Hwy 22  
Detroit Lakes, MN 56501

Project Location: 25651 Co Hwy 22  
Detroit Lakes, MN 56501

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Change of Zone from Residential to Agricultural and a Conditional Use Permit to operate a business for horse boarding, riding, and lessons.

LEGAL LAND DESCRIPTION: Tax ID Number: **19.0166.000** Section 09 Township 138 Range 041; SW1/4 OF SE1/4 E OF RD EX R/W 1/2 AC IN LOT 4 & LOT 5 EX HWY & EX 3.84 AC.; Lake View Township

REFER TO BECKER COUNTY ZONING ORDINANCE

#### Replies/Comments:

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

Replies may be addressed to:

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

**EMAIL: [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@co.becker.mn.us)**

To view all application information on this project please visit:

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/planning\\_commission/](http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/)

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

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

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



SUBDIVISION / ZONE CHANGE  
BECKER COUNTY  
PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501  
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

Application for:  Zone Change (Complete Section 1)     Certificate of Survey (Complete Section 2)     Preliminary Plat (Complete Section 3)

Applicant's Name: Bethany & Jacob Langlie / Ryan D Berg RT & Andrea L Berg RT

Applicant's Address: 45020 Spur Rd  
Frazee, MN 56544

Telephone(s): 970-217-9284    Date of Application: 9/11/24

Signature of Applicant: \_\_\_\_\_

Parcel ID Number: 19.0166.000    Project Address: 25651 Co Hwy 22

Legal Description of Project:  
\_\_\_\_\_  
\_\_\_\_\_

**SECTION 1**

\*Zone Change For Existing Parcel Number 19.0166.000  
Current Zoning Residential    Requested Zoning Agricultural  
Is the change within 2 miles of any city limits? yes-DL

**SECTION 2**

\*Certificate Of Survey: Number of Lots \_\_\_\_\_  
Shoreland (within 1000 ft of lake) \_\_\_\_\_    Nonshoreland \_\_\_\_\_  
Current Zoning of property \_\_\_\_\_  
Is a change of zone required? \_\_\_\_\_ yes    \_\_\_\_\_ no  
If yes, change from \_\_\_\_\_ Zone to \_\_\_\_\_ Zone.  
Total acreage of parcel to be subdivided \_\_\_\_\_  
Is the change within 2 miles of any city limits? \_\_\_\_\_

**SECTION 3**

property.  
\*\*Include a copy of the purchase agreement if applicant is not the owner of the  
\*For Preliminary Plat:  
Number of Lots \_\_\_\_\_  
Name of Subdivision \_\_\_\_\_  
Name of Proposed Roads \_\_\_\_\_  
Shoreland (within 1000 ft of lake) \_\_\_\_\_    Non-shoreland \_\_\_\_\_  
Current Zoning of property \_\_\_\_\_  
Is a change of zone required? \_\_\_\_\_ yes    \_\_\_\_\_ no  
If yes, change from \_\_\_\_\_ Zone to \_\_\_\_\_ Zone.  
Total acreage of parcel to be subdivided \_\_\_\_\_  
Is the change within 2 miles of any city limits? \_\_\_\_\_  
\*\*Include a copy of the purchase agreement if applicant is not the property owner.

Date Received 9/11    Date Accepted \_\_\_\_\_    Authorized Signature \_\_\_\_\_  
Application Fee \_\_\_\_\_    Notice Fee \_\_\_\_\_    Recording Fee \_\_\_\_\_    Date Paid \_\_\_\_\_  
Receipt Number \_\_\_\_\_

# Conditional Use Application Review

Permit # CUP2024-120

## Property and Owner Review

Owner: Ryan D Berg RT & Andrea L Berg RT	Parcel Number(s): 190166000
Mailing Address: 25651 Co Hwy 22 Detroit Lakes, MN 56501	Site Address: 25651 Co Hwy 22 Detroit Lakes, MN 56501
	Township-S/T/R: LAKE VIEW-09/138/041
	Shoreland? Yes Name: Curfman (Lake View) [RD]
Legal Descr: SW1/4 OF SE1/4 E OF RD EX R/W 1/2 AC IN LOT 4 & LOT 5 EX HWY & EX 3.84 AC	

## Conditional Use Details Review

Description of Conditional Use Request: **Request a Conditional Use Permit for horse boarding, riding, and lessons.**

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.

**This prevents over-development in this area. It shouldn't have any negative effect on neighboring properties.**

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

**This property has been utilized for similar use over the years, so wouldn't change much in the area. There are already horse barns and an arena on the property.**

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

**Everything is already existing.**

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

**There is over 20 acres on this side of the road. There is plenty room for parking on the property.**

5. Describe how adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

**No additional lighting will be required near residential properties.**

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.

**NA**

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

**Structures are hundreds of feet from the lake.**

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

**There is an agreement in place with the sellers to bring the existing septic systems into compliance.**

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

**NA**

## Business Plan Review

Name of Business: TBD

Business Owners: **Jacob & Bethany Langlie**

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

Type of Merchandise:

Type of Service: **Equine Lessons, boarding and riding.**

Hours and Days of Operation:

Number of Employees: **0**

Off-Street Parking Plan: **TBD. There won't be any street parking, it will all be on site.**

Size of structure to be used for Business: **Indoor riding arena 7200 sq ft; Horse barn: 2304 sq ft; Other various structures on property.**

New or Existing: **Existing Structure**

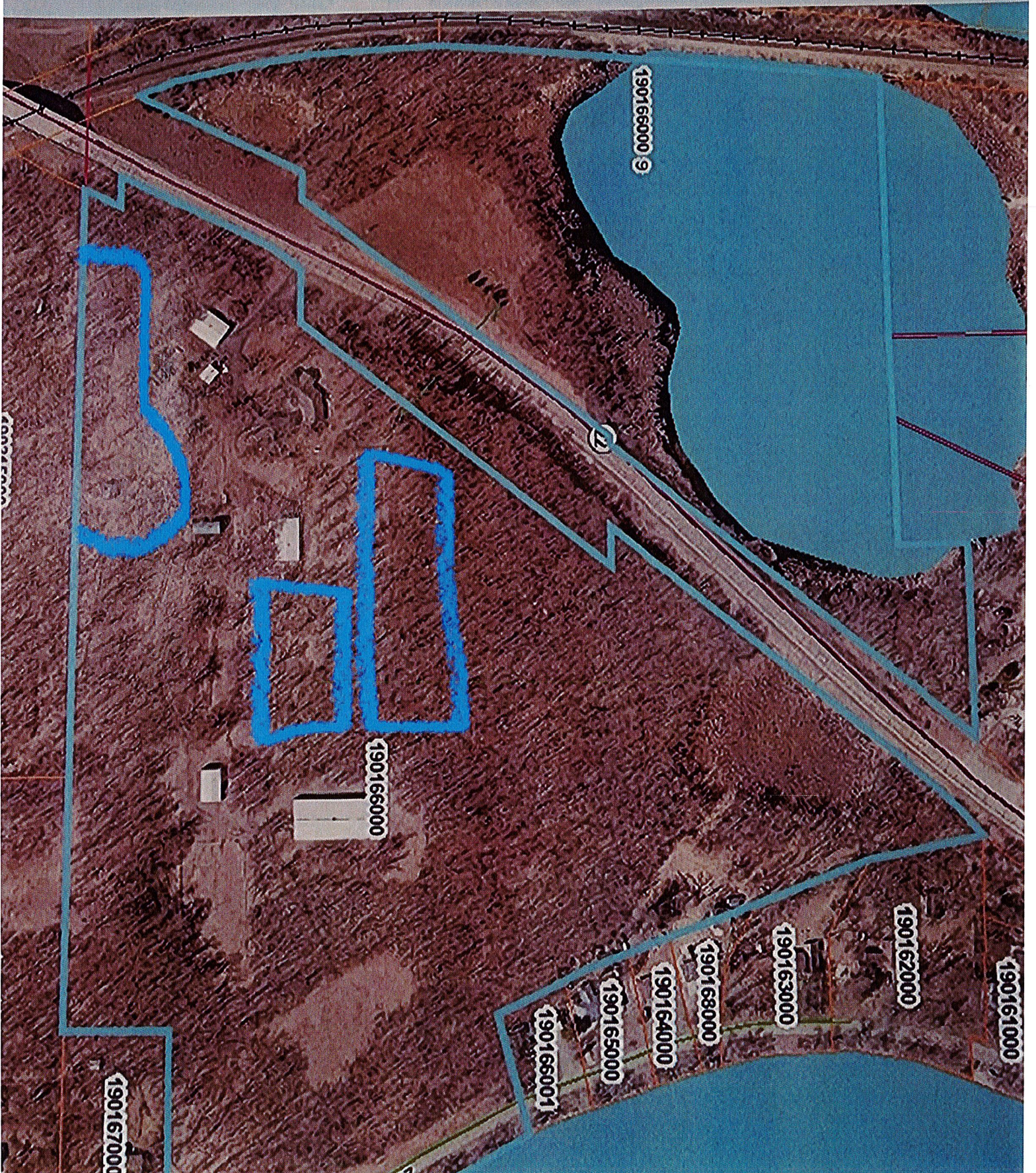
Signage Plan: **Whatever is allowable per ordinance.**

Exterior Lighting Plan: **Existing lighting.**

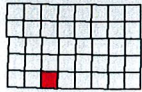
Known Environmental Hazards: **No**

Additional Business Plan Information:

All Shaded Blue Areas Are for fencing





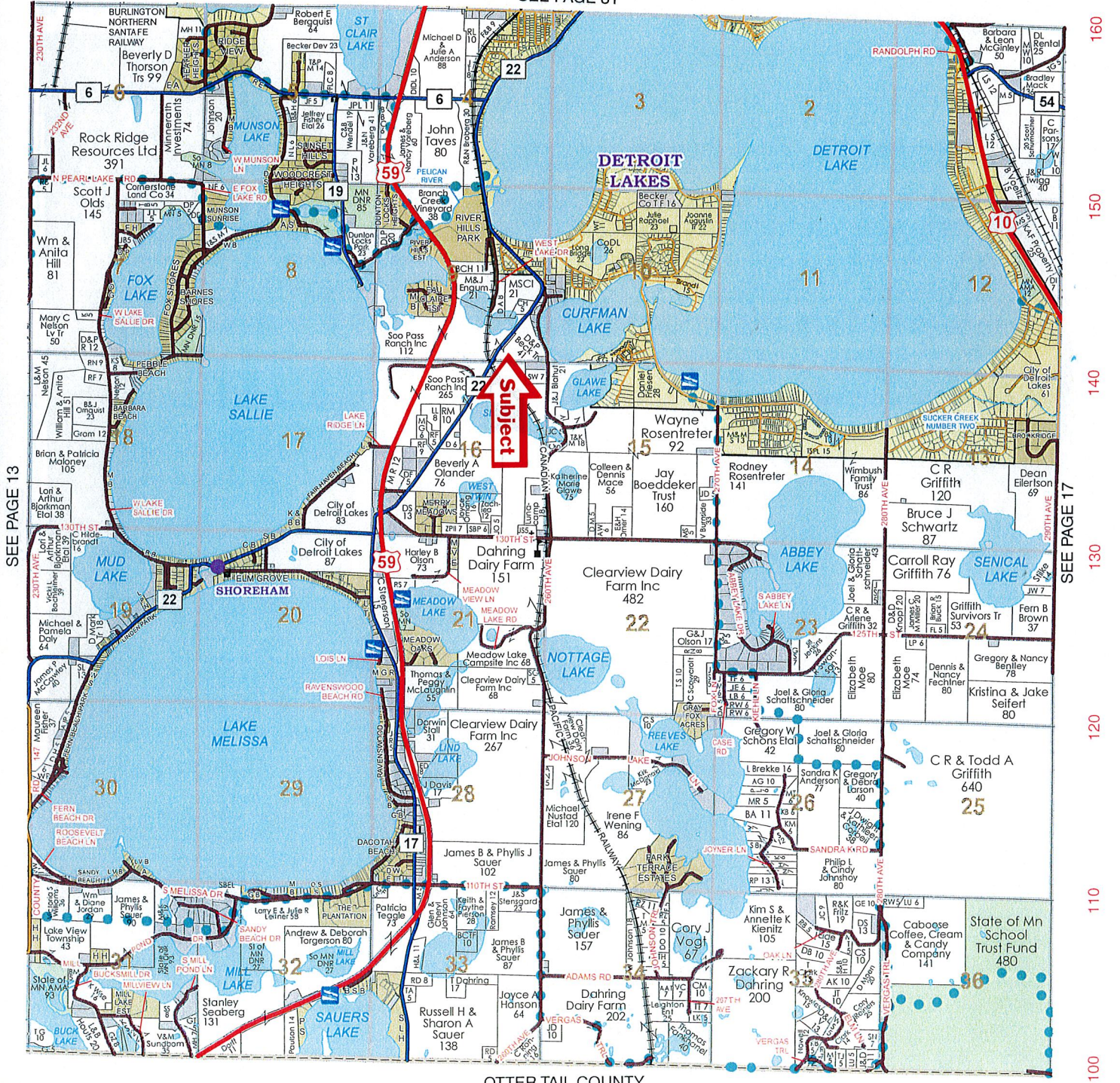


# Lake View

# Township 138N - Range 41W

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SEE PAGE 31



SEE PAGE 13

SEE PAGE 17

OTTER TAIL COUNTY