



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****

May 27th, 2026 @ 6:00 P.M.

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

APPLICANT: John Berry & Jenna Berry
53819 Co Hwy 26
Osage, MN 56570

Project Location: 53819 Co Hwy 26
Osage, MN 56570

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a transportation business to include temporary storage of homes and structures. This application was tabled from the April 29th, 2026, Planning Commission hearing.

LEGAL LAND DESCRIPTION: Tax ID Number: **21.0152.001** Section 20 Township 140 Range 036; 20-140-36 PT NW1/4: COMM NE COR NW1/4, W 2637.71', S 1308.7' TO POB; E 1586.38', N 1311.89', W 1554.29', S 1308.7' TO POB.; Osage Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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

Replies may be addressed to:

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

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

To view all application information on this project please visit:

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

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

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

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

Conditional Use Application Review

Permit # CUP2026-157

Property and Owner Review

Owner: John Berry & Jenna Berry	Parcel Number(s): 210152001
Mailing Address: 53819 Co Hwy 26 Osage, MN 56570	Site Address: 53819 Co Hwy 26 Osage, MN 56570
	Township-S/T/R: OSAGE-20/140/036
	Shoreland? Yes Name: Straight (Osage) [RD]

Legal Descr: **20-140-36 PT NW1/4: COMM NE COR NW1/4, W 2637.71', S 1308.7' TO POB; E 1586.38', N 1311.89', W 1554.29', S 1308.7' TO POB.**

Conditional Use Details Review

Description of Conditional Use Request: **To operate a transportation business to include temporary storage of homes and structures.**

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

There are trees surrounding the whole property. Any structures stored on the property are not visible to neighbors or from the road.

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.

Most of the surrounding properties are used for farming. This will not hinder that.

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

Driveway maintained to accommodate heavier loads.

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.

This is a large property with lots of space for parking. The public cannot not come and view any structures without an appointment.

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 necessary for storage.

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.

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 accommodated.

NA

Business Plan Review

Name of Business: **JB Transportation**

Business Owners: **John and Jenna Berry**

Business Type: **Other - Please describe below** If 'Other', explain: **Sales and Service**

Type of Merchandise: Structure transportation and dealership
Type of Service: Structure transportation and dealership
Hours and Days of Operation: Monday through Friday 8-5
Number of Employees: 0
Off-Street Parking Plan:
Size of structure to be used for Business: New or Existing:
Signage Plan: Only what is allowed per ordinance
Exterior Lighting Plan: No additional lighting is necessary.
Known Environmental Hazards: None
Additional Business Plan Information:



Structure Storage Area

210152001

CO HWY-26



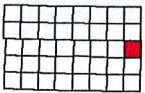
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:4,514

Date: 4/2/2026

Becker County

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

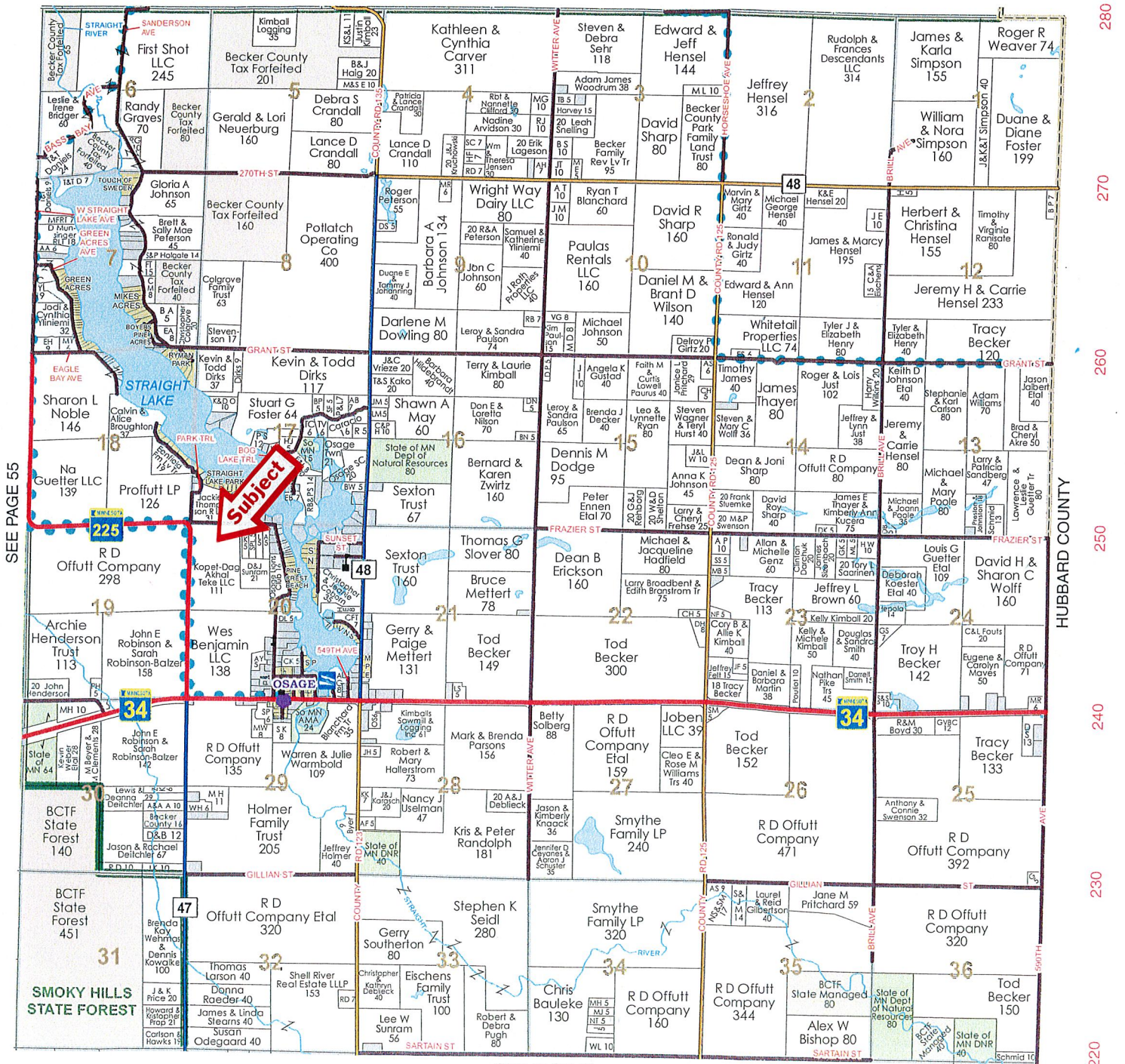


Osage

Township 140N - Range 36W

Copyright © 2019 Mapping Solutions

SEE PAGE 73





COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

May 27th, 2026 @ 6:00 P.M.

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

APPLICANT: Michael D Anderson
734 Shorewood Dr
Detroit Lakes, MN 56501

Project Location: 15835 US Hwy 59
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Preliminary Plat for a Common Interest Community consisting of nine (9) units to be known as 59 DL STORAGE.

LEGAL LAND DESCRIPTION: Tax ID Number: **19.0047.003** Section 04 Township 138 Range 041; 4-138-41 PT GOVT LOTS 3-4, PT SE1/4 NW1/4: COMM CTR SEC 4, W 132' TO POB; N 165', E 132', N 1906.08', W 66', N 432.69', NW 103.08', N 150.01', W 1100.2', SLY AL TH 59 1095.52', E 300', NLY 786.06', E 227.28', SELY 599.44', SLY 614.87', S 378.12', SW 894.46', W 326.92', W 105.4', S 58.99', E 1264.98' TO POB. TRACT A-2. LESS 7.06AC (PLAT). Lake View Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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

Replies may be addressed to:

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

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

To view all application information on this project please visit:

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

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

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

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

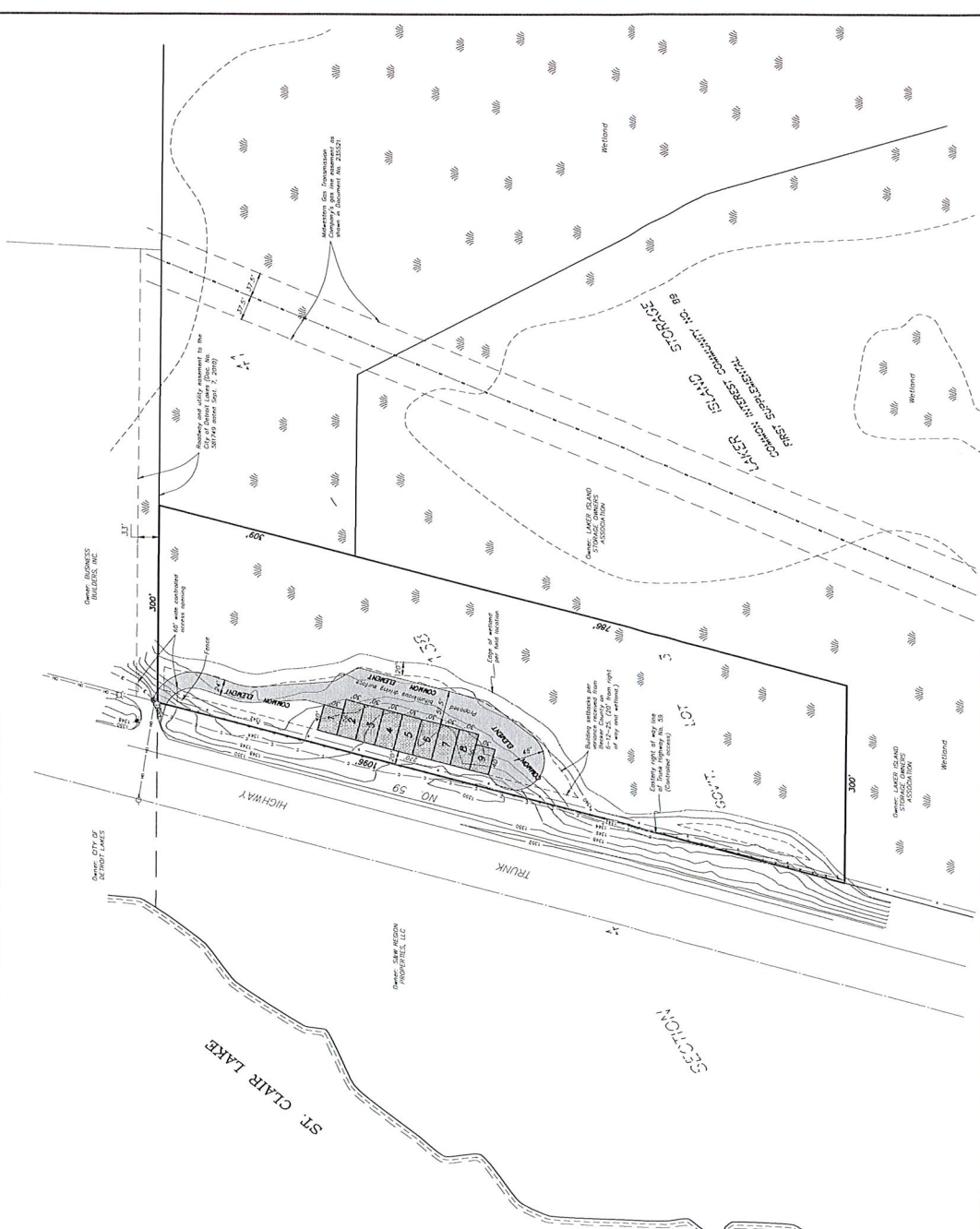
PRELIMINARY PLAN OF 59 DL STORAGE A COMMON INTEREST COMMUNITY

APPLICATION NOTES:

1. 59 DL STORAGE is a proposed storage condominium consisting of 9 units in 1 building. It is located in Government Lot 3 of Section 4, Range 14 North, Township 36 North, Range 14 West, in the area known as "COMMON ELEMENT". The area is currently owned by the common owners and maintained through an association.
2. The project is sited on a portion of the 59 DL STORAGE common interest community, which is a portion of the 59 DL STORAGE common interest community. The variance was granted for building setbacks to be 20 feet from the right of way 70 feet from the right of way. If approved, the 59 DL STORAGE will be split from the 38.83 acre parent tract. If the remaining tract is not sold or able to be a stand alone tract, it will be added to this common interest community.
3. The units will have electricity.
4. The project area is in an open area. Elevations were field located and driveway construction. Contours are shown at two foot intervals.
5. The units will be owner occupied.
6. No living quarters will be allowed.
7. The project is zoned Agricultural and Commercial per Becker County GIS records and is in the share land district of St. Clair Lake.
8. The project is zoned Agricultural and Commercial per Becker County GIS records and is in the share land district of St. Clair Lake.
9. The project is zoned Agricultural and Commercial per Becker County GIS records and is in the share land district of St. Clair Lake.
10. The project is zoned Agricultural and Commercial per Becker County GIS records and is in the share land district of St. Clair Lake.
11. Adjoining owner names are per the Becker County GIS map.

AREA CALCULATIONS:

Total project area = 318,613 sq. ft. (7.31 Acres)
 Proposed bituminous surface = 27,262 sq. ft.
 Proposed Units area = 14,160 sq. ft.
 Total proposed impervious area = 41,422 sq. ft. (1.3%)



MEADOWLAND SURVEYING, INC.
 118 HWY 58 SOUTH, DETROIT LAKES, MN 55021
 www.meadowlandsurveying.com

Prepared on April 27, 2026



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****

May 27th, 2026 @ 6:00 P.M.

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

APPLICANT: Steven L Skadsem & Sara B Skadsem
24942 Co Hwy 6
Detroit Lakes, MN 56501

Project Location: 24942 Co Hwy 6
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a therapy and wellness center.

LEGAL LAND DESCRIPTION: Tax ID Numbers: **19.0051.000 & 19.0076.002** Section 04 & 05 Township 138 Range 041; 04-138-041 PT GOVT LOT 4 AKA PT SW1/4 NW1/4: BEG W QTR COR SEC 4 TH E 200' ON S LN, N TO ST CLAIR LK, WLY AL LK TO W LN SEC 4, S AL W LN TO POB & 05-138-041 PT GOVT LOT 6: COMM E QTR COR SEC 5 TH W 947.32', N 446.13', NW 125.85' TO ST CLAIR LK, SLY & ELY AL LK TO E LN GOVT LOT 6, S 188.17' 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

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 # CUP2026-161

Property and Owner Review

Owner: Steven L Skadsem & Sara B Skadsem

Parcel Number(s): 190051000 190076002

Mailing Address: 24942 Co Hwy 6
Detroit Lakes, MN 56501

Site Address: 24942 Co Hwy 6

Township-S/T/R: LAKE VIEW-04/138/041

Shoreland? **Yes** Name: **St. Clair (Lake View & Detroit)**
[NE Tier 2]

Legal Descr: **04-138-041 PT GOVT LOT 4 AKA PT SW1/4 NW1/4: BEG W QTR COR SEC 4 TH E 200' ON S LN, N TO ST CLAIR LK, WLY AL LK TO W LN SEC 4, S AL W LN TO POB**

Conditional Use Details Review

Description of Conditional Use Request: **Request a Conditional Use Permit to operate a therapy and wellness center.**

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.

Surrounding properties are used commercially, so this will be consistent with the uses of the neighborhood.

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.

Operating a business out of this location will be in character with the locality.

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

Everything will remain the same. The business will be located inside the existing home. Any expansions or additional structures will abide by the regulations of the Becker County Zoning ordinance.

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.

As of right now there is adequate parking. As business grows, we will expand parking as needed.

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.

Only sign will be minimal lighting. Less light than neighboring 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.

Currently using existing structures. Any new structures would abide by the regulations of the Becker County Zoning Ordinance.

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

Brand new septic system installed in 2024.

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: **Integrative Therapies and Wellness**

Business Owners: **Erin Lindberg**

Business Type: Service If 'Other', explain:
Type of Merchandise:
Type of Service: Therapy and Wellness
Hours and Days of Operation: TBD
Number of Employees: Currently 3 with future plans for more staff
Off-Street Parking Plan: Will start with existing parking, and expand as necessary.
Size of structure to be used for Business: Existing Home for now. May add structures in the future.
New or Existing: Existing Structure
Signage Plan: Signage TBD per Becker County Ordinance.
Exterior Lighting Plan: Existing Lighting
Known Environmental Hazards: None
Additional Business Plan Information:



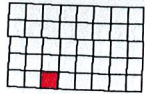
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,128

Date: 5/12/2026

Becker County

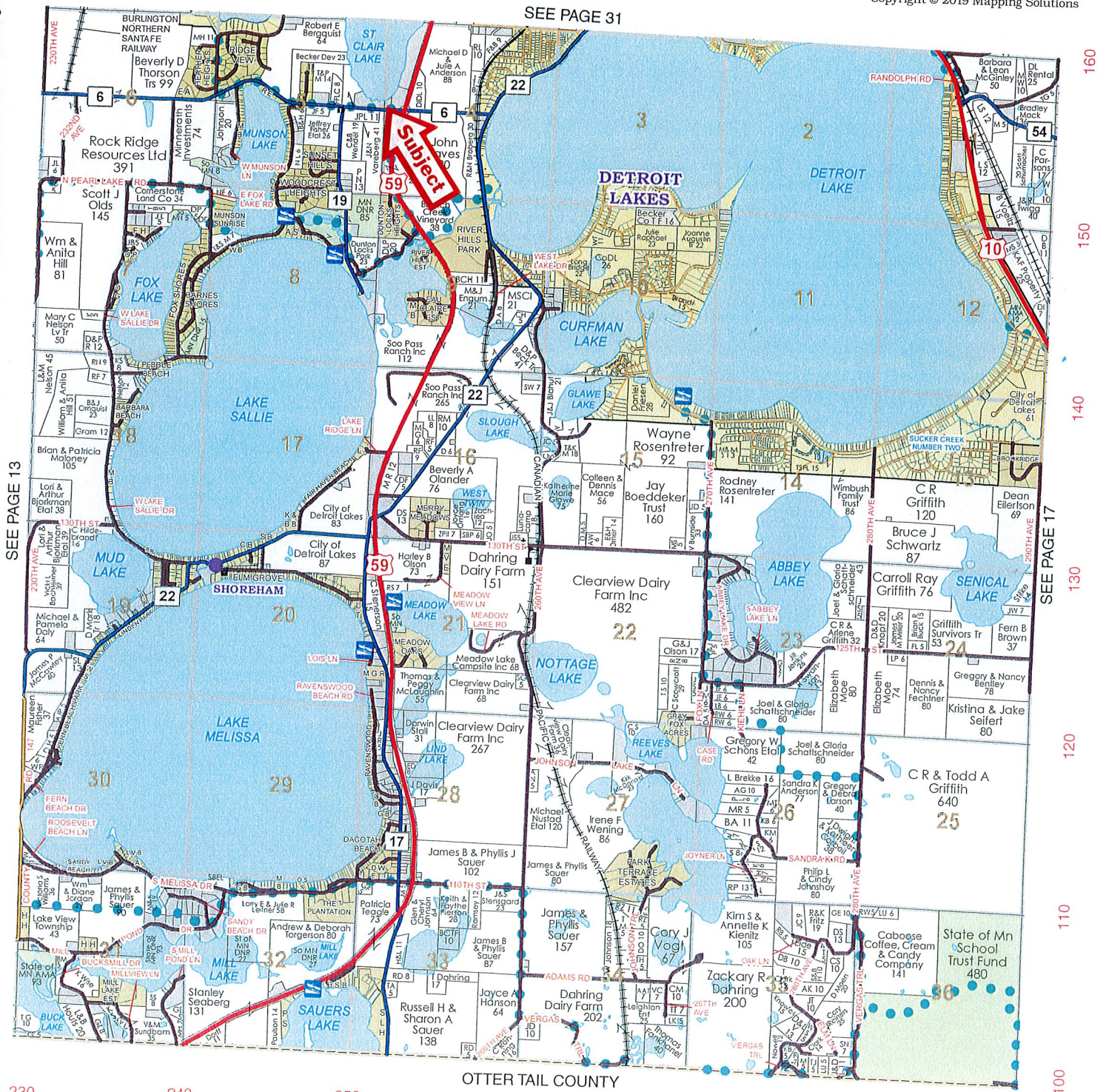
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



Lake View

Township 138N - Range 41W

Copyright © 2019 Mapping Solutions





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****

May 27th, 2026 @ 6:00 P.M.

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

APPLICANT: Prairie Lake Investments LLC
2604 Long Lake Rd
Detroit Lakes, MN 56501

Project Location: TBD Heimark Ave
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

Request an amendment to recorded document number 715209 for a reduction from three hundred and fifty thousand (350,000) to fifty thousand (50,000) total cubic yards of material extracted in the described twenty (20) acre area. The amendment will include no crushing of material. The amendment also includes the sale of existing excess topsoil from the plat of Prairie Lake Estates. Other amendments to the conditions listed in recorded document number 715209 are subject to change or removal.

LEGAL LAND DESCRIPTION: Tax ID Number: **17.0368.043** Section 31 Township 138 Range 042; 31-138-42 SE1/4 NE1/4 LESS N 330'. N1/2 SE1/4 LESS 20AC (17-368-0, -2). LESS PLAT (72.33AC). Lake Eunice Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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

Replies may be addressed to:

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

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

To view all application information on this project please visit:

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

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

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

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

Conditional Use Application Review

Permit # CUP2026-162

Property and Owner Review

Owner: Prairie Lake Investments LLC	Parcel Number(s): 170368043
Mailing Address: 2604 Long Lake Rd Detroit Lakes, MN 56501	Site Address: TBD Heimark Ave
	Township-S/T/R: LAKE EUNICE-31/138/042
	Shoreland? No Name:

Legal Descr: **31-138-42 SE1/4 NE1/4 LESS N 330'. N1/2 SE1/4 LESS 20AC (17-368-0, -2). LESS PLAT (72.33AC).**

Conditional Use Details Review

Description of Conditional Use Request: **Request an amendment to document number 715209 for a reduction in total cubic yards of material to be extracted from 350,000 to 50,000 cubic yards located in the described 20 acre area. The amendment will include no crushing of material. The amendment also includes the sale of existing excess top soil from the plat of Prairie Lake Estates. Other amendments to the conditions listed in document number 715209 are subject to change or removal.**

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 request will be a temporary operation. The limited timeline of operation will ensure no negative effect on surrounding 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 project will have a short life span with no known effect on surrounding vacant property for use or development. The 20 acre portion of the property is being excavated to provide fill material to parcels in the the plat of Prairie Lake Estates and a limited amount of other projects in the area. A portion of the 70 acre parcel was stripped of top soil for plat development and excess topsoil will be sold.

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

Facilities for project operation are not applicable nor are utilities. Access will be provided by Heimark Avenue and all drainage will be or has been in accordance with the Minnesota Pollution Control Agency.

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

Parking is not applicable to the project operations outside of the few employees operating equipment.

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 amendments to the project provide a reduction in project operations and will not produce any above nuisances at offensive level. Top soil has already been stripped and the sand to be extracted has been reduced from 350,000 cubic yards to 50,000 cubic yards with no crushing of materials. There is no planned lighting onsite.

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: Prairie Lake Investments LLC
Business Owners: Nick Bowers & Matt Hedstrom
Business Type: Other - Please describe below If 'Other', explain: Land development with sale of top soil and sand.
Type of Merchandise: Top soil and sand.
Type of Service: N/A
Hours and Days of Operation: Monday through Friday - 7:00 AM to 5:00 PM.
Number of Employees: 3
Off-Street Parking Plan: Parking will be minimal outside of the few employees onsite operating equipment.
Size of structure to be used for Business: N/A New or Existing:
Signage Plan: Existing Real Estate Sign(s)
Exterior Lighting Plan: None.
Known Environmental Hazards: No.
Additional Business Plan Information: No.

STATE OF MINNESOTA
ZONING

BECKER COUNTY

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: TBD Heimark Ave Audubon, MN 56511

CURRENT ZONE: Agricultural

LEGAL DESCRIPTION: PID Number: 17.0368.043

Complete Legal Description on Attachment A.

OWNER: Prairie Lake Investments, Limited Liability Company

OWNER'S ADDRESS: 2604 Long Lake Rd Detroit Lakes, MN 56501

EXACT DESCRIPTION OF USE PERMITTED AND CONDITIONS:

Approve a Conditional Use Permit for mining operations subject to the following conditions:

1. Prairie Lake and any successor in interest must comply with the Mining and Reclamation Plan submitted on July 29, 2025, except as specifically modified by these conditions.
2. Normal mining operations are restricted to 7:00 AM to 5:00 PM, Monday through Friday. Crushing hours are restricted to 7:00 AM to 6:00 PM – Monday through Friday.
3. Crushing may only occur before Memorial Day or after Labor Day.
4. Berms no less than seven feet in height from the existing average grade of the property must be placed along the entire north and west perimeter of the project site, consistent with the site plan, before any mining or crushing activities may occur. Removal of soil from the project site specifically for purposes of constructing the berms shall not constitute mining activities for purposes of this condition. Berms must be maintained so as to avoid erosion and to comply with state and local law on noxious weeds.
5. No mining may take place with 500 feet of the residence located on parcel 17.0368.006 between the holidays of Memorial Day and Labor Day.
6. Prairie Lake and any successor in interest must enter into a road agreement with Lake Eunice Township addressing increased wear and tear on Heimark Avenue, dust control, and placement of truck traffic warning signs for the area.

chg
✓ paid
well

7. Dust control measures must be utilized on the project site designed to reasonably prevent dust from reaching neighboring residences.
8. Low frequency back up alarms must be placed and used on any of the equipment required to have alarms in accordance with MSHA and any other applicable agency.
9. Prairie Lake must provide signs indicating truck traffic for the area.
10. Prairie Lake and any successor in interest must comply with all federal, state, and local laws, including all permitting requirements and conditions imposed on such permits, related to operations on the project site.
11. All mining operations must cease no more than three (3) years after commencement. Prairie Lake or any successor in interest must provide written notice to the County in advance of commencing mining operations on the project site and upon termination of mining activities.
12. All reclamation must be completed in accordance with the reclamation plan and within no more than one year after mining operations on the project site have ceased.
13. No outside material will be brought onto the site for crushing.
14. Mining operations to be restricted to three hundred and fifty thousand (350,000) cubic yards of earth.

NOTICE: This Use CANNOT BE CHANGED to any other Use without a new Permit from the Zoning Administrator. The Conditional Use Permit shall become null and void on August 5, 2027, if the use granted has not been implemented by this date.

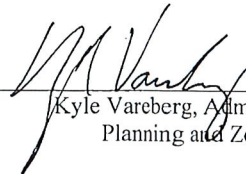
APPROVED by the Becker County Planning Commission: 05/28, 20 25
 APPROVED by the Becker County Board of Commissioners: 08/05, 20 25

STATE OF MINNESOTA)) SS BECKER COUNTY PLANNING, ZONING
 COUNTY OF BECKER)) AND LAND USE OFFICE

I, Kyle Vareberg, Becker County Zoning Administrator, certify that I have compared the foregoing copy of PERMIT FOR USE with the original Record preserved in the Zoning Office, and have found the same to be true and correct.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Detroit Lakes, Minnesota, in the County of Becker on the 26th day of Sept. 20 25.

Drafted By the Becker County
 Planning & Zoning Office


 Kyle Vareberg, Administrator
 Planning and Zoning

Attachment A

Complete Legal Description for PID Numbers: 17.0368.043

Mining Operation Plan

Applicant: Nick Bowers, Matt Hedstrom, owners of Prairie Lake Investments, LLC.

Owner Address: 2604 Long Lake Detroit Lakes, MN 56501

Authorized Agent: Torrey Sonnenberg, Sonnenberg Excavating, LLC.

Parcel Identification Number: 17.0386.043 and the plat of Prairie Lake Estates

Legal Description: Section 31 Township 138 Range 042
31-138-42 SE1/4 NE1/4 LESS N 330'. N1/2 SE1/4 LESS 20AC (17-368-0, -2). LESS PLAT (72.33AC).

Zoning District: Agricultural.

Current Land Use: Vacant pastureland and new development.

Materials to be extracted: Pit run sand and excess topsoil.

Groundwater: Estimated groundwater depth is 24' +/- based off neighboring surface water elevation.

Method of Mining Extraction: Materials will be surfaced mined using excavators, dozers, loaders and conveyors.

Mining Timetable and Hours of Operation: Mining will commence following spring thaw and cease after fall freeze up. Hours of operation will be Monday thru Friday from 7:00 AM to 5:00 PM.

Topsoil management: Topsoil will be stripped and piled onsite to be used for later reclamation. Excess topsoil will be exported.

Estimated total cubic yards of material to be extracted. 10,000 cubic yards of excess topsoil and 50,000 cubic yards of sand.

Erosion Control: A stormwater plan, if required, will be established in accordance with the Minnesota Pollution Control Agency (MPCA).

Screening Plan: Existing topography and any vegetation on site not within the mine area.

Noise Control: Setbacks, topography, and hours of operation will be used to prevent offensive noise on the site.

Dust Control: Given the major reduction in material to be extracted, truck traffic is not assumed to create any offensive dust.

Pollution Control: Measures to avoid and prevent any pollution will be established in any required plans with the MPCA.

Haul Route: Heimark Ave, Co Rd 138, Co Rd 11, Co Rd 22 and Co Rd 15 will be used for primary haul routes for the project.

A general map of the area defining: (1) Property boundaries;

See Attachment A.

(2) Location and names of all streams and roads on or within three hundred feet (300') of the project site;

See Attachment A. There are no streams within 300' of the project site and the only road within 300' is Heimark Avenue (a township road) on the east property boundary, Meadows Lane is 300+ to the west boundary.

(3) Location of structures on or adjacent to the site, identifying the purpose of each structure;

See Attachment C.

(4) Boundaries of previous excavations on the property;

There is one small area with exposed soils shown on attachment B.

(5) Location and description of proposed mining site boundary stakes with the permanent reference point described.

See attachment D.

NW Corner Boundary is 1323' +/- from Heimark Ave

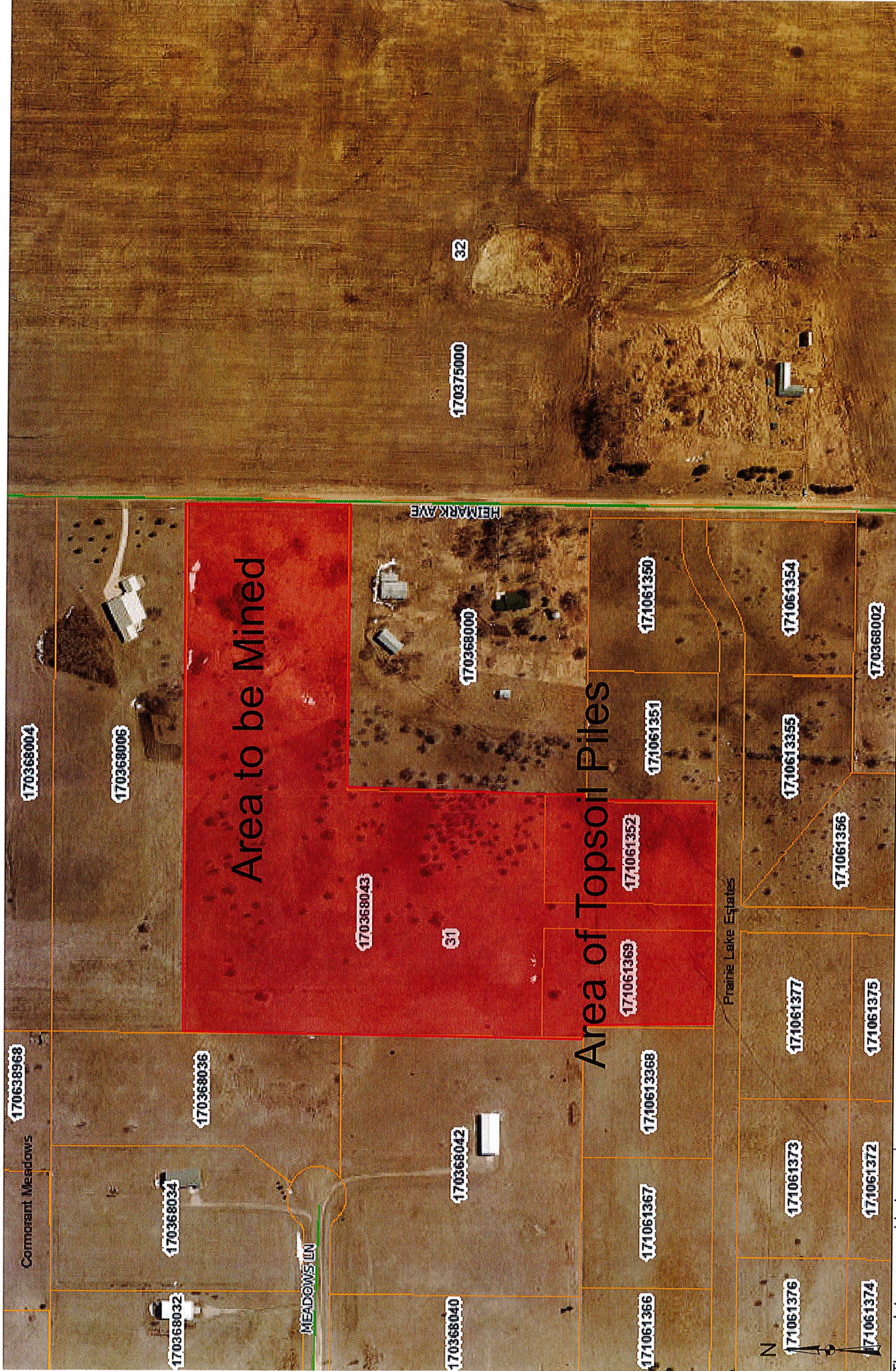
NE Corner Boundary is R/W of Heimark Ave

SW Corner Boundary is 1270' +/- from Heimark Ave

SE Corner Boundary is 710' +/- from Heimark Ave

Center East Boundary is Heimark Ave

Other two boundaries NW2 and SW2 are the NW corner and SW corner of Parcel 17.0368.000



Area to be Mined

Area of Topsoil Piles

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.

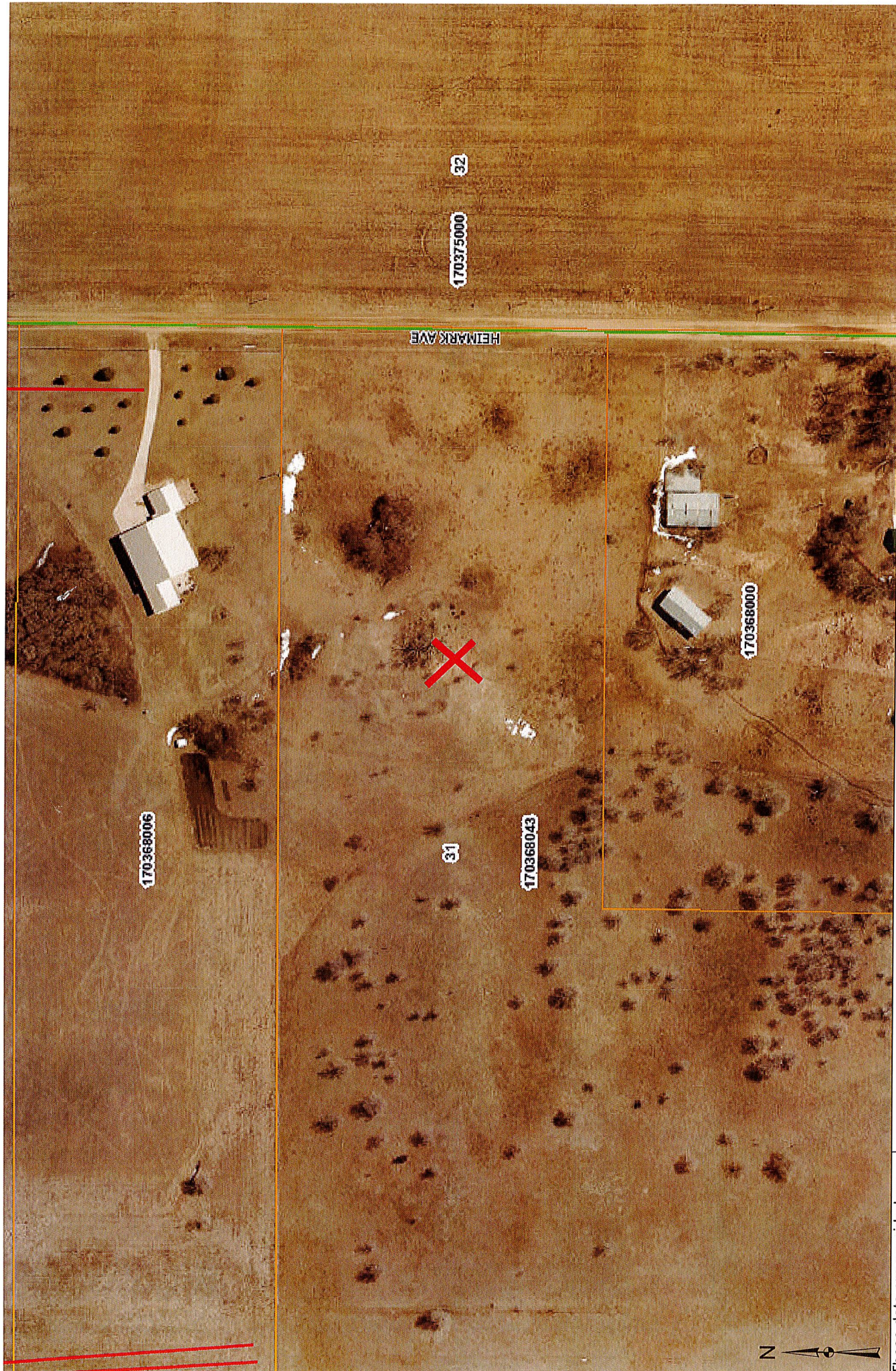
Attachment A

Becker County

1:5,634

Date: 5/13/2026

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



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.

Attachment B

Becker County

1:2,817

Date: 5/28/2025

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



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

1:5,634

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

Date: 5/13/2026

Attachment D

Becker County

Notice of Public Hearing
And
Notice of Intent to Enact an Amendment to the Zoning Ordinance

Pursuant to Minnesota Statutes, Chapter 375.51, notice is hereby given that the Becker County Planning Commission shall conduct a public hearing on **May 27th, 2026, at 6:00 P.M.** in the Jury Assembly Room, Third Floor, Becker County Courthouse, 913 Lake Avenue, Detroit Lakes, Minnesota to consider revisions to the Becker County Zoning Ordinance. Public testimony regarding this application will only be received by email, in writing, or by participating in the public hearing.

The general purpose of the Amendments is as follows:

To consider revisions to the Becker County Zoning Ordinance for:

1. Requirements regulating wind energy, solar energy, and data centers. Requirements will include but are not limited to the location and type of permit for such land use.
2. Requirements regulating vegetation alterations within the shoreland area. Requirements will include but are not limited to permissible vegetation removal, non-permissible vegetation removal, and vegetation replacement.
3. Requirements regulating land alterations within and outside the shoreland area. Requirements will include but are not limited to permit requirements for land alterations, riprap, and stormwater management.
4. Requirements regulating Planning Commission member appointments. Revisions are related to membership and creation for members appointed each year.
5. Requirements for structure definition. Revisions include the removal of sidewalks, fences, driveways, and retaining walls. These objects do not typically meet land use setbacks.
6. Requirements for building height. Revisions include an increase for allowable building height outside of the shoreland with the addition of increased setbacks when exceeding certain heights.

Written comments will be accepted until 12:00 P.M. on May 27th, 2026. All comments shall be addressed to Planning and Zoning Department, Attention: Zoning Administrator, Becker County Courthouse, 915 Lake Ave, Detroit Lakes, MN 56501.

Spring 2026 Zoning Ordinance Advisory Committee Proposed Amendments to the Becker County Zoning Ordinance.

Green = Existing language added to a section or language written by the committee.

Black = Existing language in the Department of Natural Resources model shoreland ordinance or Becker County Zoning Ordinance.

Red = Language to be removed.

Blue = Optional language in the model shoreland ordinance.

Purple = New Title and or amended title.

Data centers and Wind/Solar Energy add to table 5-1 under essential services.

Data Centers and Wind Energy are permissible outside of the shoreland district by a conditional use permit only.

Solar energy is permissible in non-shoreland or shoreland by a conditional use permit.

8.0 VEGETATION REQUIREMENTS WITHIN THE SHORELAND DISTRICT FOR SHORE AND BLUFF IMPACT ZONES.

8.1 **Purpose.** Alterations of vegetation and topography are regulated to prevent erosion into public waters, fix nutrients, preserve shoreland aesthetics, preserve historic values, prevent bank slumping, sustain water quality, and protect fish and wildlife habitat.

8.2 **Vegetation Management.**

8.21 A land alteration permit is required prior to vegetative clearing in the shore impact zone and bluff impact zone ~~and on steep slopes.~~ No clearing is allowed until a plan is submitted and approved consistent with these vegetation management provisions.

8.22 Removal or alteration of vegetation must comply with the provisions of this subsection except for:

A. Vegetation alteration necessary for the construction of structures and sewage treatment systems under validly issued permits for these facilities or approved permit under the requirements of 8.32;

B. Removal of vegetation less than 2" in diameter at 4' in height is exempt from a permit.

C. The construction of public roads and parking areas if consistent with Section 7.1 of this ordinance;

7.1 Placement and Design of Roads, Driveways, and Parking Areas. These facilities must be designed to take advantage of natural vegetation and topography to achieve maximum screening as viewed from public waters. They must be constructed to minimize and control erosion to public waters consistent with the field office technical guides of the local SWCD and comply with the following standards:

a. 7.11 Roads, driveways, and parking areas must meet public water setbacks and must not be placed within bluff and shore impact zones, when other reasonable and feasible placement alternatives

exist. If no alternatives exist, they may be placed within these areas, and must be designed to minimize adverse impacts

- D. Forest management uses consistent with Section 5.3 of this ordinance;
 - a. 5.31 The harvesting of timber and associated reforestation must be conducted consistent with the applicable provisions of the Sustaining Minnesota Forest Resources: Voluntary Site-Level Forest Management Guidelines for Landowners, Loggers and Resource Managers.
 - b. 5.32 Intensive vegetation clearing for forest land conversion to another use in the shore or bluff impact zone is a conditional use subject to an erosion control and sedimentation plan developed and approved by the soil and water conservation district.

~~Section 13 Forest Management Standards The harvesting of timber and associated reforestation within shoreland areas, but outside shore impact zones, shall be conducted consistent with the provisions of the Minnesota Nonpoint Source Pollution Assessment Forestry and the provisions of Water Quality in Forest Management "Best Management Practices in Minnesota." Within shore impact zones, these activities require a conditional use permit.~~

- E. Agricultural uses consistent with 5.21 of section 5.2 in this ordinance.

5.21 Buffers.

- A. The shore impact zone for parcels with permitted agricultural land uses is equal to a line parallel to and 50 feet from the ordinary high water level.
- A. General cultivation farming, grazing, nurseries, horticulture, truck farming, sod farming, and wild crop harvesting are permitted uses if ~~steep slopes~~ and shore and bluff impact zones are maintained in perennial vegetation or operated under an approved conservation plan ~~that includes alternative riparian water quality practices~~ consistent with the field office technical guides of the local soil and water conservation district or the Natural Resource Conservation Service, and as approved by the local soil and water conservation district.

~~Section 12 Agricultural Use Standards Agricultural uses in shoreland areas shall conform to the following standards. A. Steep slopes, shore, and bluff impact zones. Where general cultivation farming, grazing, nurseries, horticulture, truck farming, sod farming, and wild crop harvesting are allowed steep slopes and shore and bluff impact zones shall be maintained in permanent vegetation or operated under an approved conservation plan (Resource Management Systems) consistent with the field office technical guides of the Becker County Soil and Water Conservation District or the United States Soil Conservation Service, as provided by a qualified individual or agency.~~

- 8.23 Intensive vegetation clearing in the shore and bluff impact zones ~~and on steep slopes~~ is prohibited. Intensive clearing outside of these areas is allowed if consistent with the forest management standards in Section 5.3 of this ordinance.
- 8.24 Limited clearing and trimming of trees and shrubs in the shore and bluff impact zones ~~and on steep slopes~~, may be allowed to provide a view to the water from the principal dwelling and to accommodate the placement of stairways and landings, picnic areas, access paths, livestock watering areas, beach and watercraft access areas, and permitted water-oriented accessory structures or facilities, provided that:
 - A. ~~Vegetation be maintained to The screening of structures, vehicles, or other facilities by at least 50% as viewed from the water, assuming summer, leaf on conditions, is not substantially reduced. If an existing view corridor does not exist, one may be created. The maximum view corridor shall be less than 50 feet or one-third of the parcel width, whichever is less, ;~~
 - B. Removal of vegetation outside of the view corridor is allowed for vegetation under 2" diameter at 4' in height.
 - B. Existing shading of water surfaces along rivers is preserved;
 - C. Cutting debris or slash shall be scattered and not mounded on the ground; and
 - D. Perennial ground cover is retained after construction or disturbance.

~~E. Picnic areas, access paths, livestock watering areas, beaches and watercraft access areas are prohibited in bluff impact zones. Access paths without a variance are prohibited.~~

F. All root systems for vegetation in shore and bluff impact zones shall remain. Stumps may be ground up to 6" below current grade or more, or removed if otherwise permitted.

8.25 Removal of trees, limbs, or branches that are dead, diseased, dying, or pose safety hazards is allowed without a permit. Any other removal must comply with 8.24.

8.26 Fertilizer and pesticide runoff into surface waters must be minimized through use of vegetation, topography or both.

~~8.27 Violations of the vegetation standards shall be subject to a Restoration Order including vegetation restoration plan and a three-year maintenance plan prepared by the land owner and approved by the zoning administrator. Near shore or highly erodible locations are to be restored with a mix of deep-rooted woody and herbaceous vegetation with high stem density, suitable for the location.~~

Violations. Violations of this section may be remedied with restoration orders, in addition to other available legal remedies. Restoration varies based on the percentage of vegetation coverage (evaluated through aerial coverage of trees and/or shrubs and on-site visual observation) in the shore and bluff impact zones. Restoration mitigation may include an erosion control and stormwater plan, a specified mix of trees, shrubs, and low ground cover of native species and understory consistent with the natural cover of shorelines in the area. Replacement ratios may be up to 2:1 as part of a restoration order, based upon applicable density and spacing recommendations. Any restoration orders, may require a 3 year maintenance plan.

8.3 Grading and Filling. (MAKE NEW SECTION FOR SHORELAND AND NONSHORELAND)

8.31 Whether a permit is required or not, all grading and filling activities must comply with the provisions of this subsection and 8.4 except for the construction of public roads, public ditches and parking areas if consistent with Section 7.1 of this ordinance.

7.1 Placement and Design of Roads, Driveways, and Parking Areas. These facilities must be designed to take advantage of natural vegetation and topography to achieve maximum screening as viewed from public waters. They must be constructed to minimize and control erosion to public waters consistent with the field office technical guides of the local SWCD and comply with the following standards:

8.32 Permit Requirements.

A. Grading, filling and excavations necessary for the construction of structures, sewage treatment systems, ~~and driveways,~~ that are part of an approved permit or subdivision process, does not require a separate grading and filling permit. However, the standards in Section 8.33 of this ordinance must be incorporated into the permit.

B. For all other work, ~~including driveways not part of another permit,~~ a grading and filling land alteration permit is required for:

- (1) the movement of more than 10 cubic yards of material ~~on steep slopes or~~ within shore or bluff impact zones; and
- (2) the movement of more than 50 cubic yards of material outside of ~~steep slopes and~~ shore and bluff impact zones.

C. Agricultural use exemption. A land alteration permit is not required for a land alteration that is part of an agricultural use provided that the land alteration follows the Best Management Practices for farming as recommended by the University of Minnesota Extension Service, the Becker County Soil and Water District, Minnesota Pollution Control Agency, or a Federal Farm Program where such stipulations are placed as a result of enrollment in a farm program.

~~D. placement of retaining walls, including boulder walls within the SIZ and BIZ provided that:~~

- ~~a. if the project includes work at or below the OHWL, the commissioner has already approved or permitted the project.~~
- ~~a. the structures are used only to correct a documented existing erosion problem and not for aesthetic reasons.~~
- ~~b. the height and length are the minimum necessary to control the erosion problem and are not higher than 4 feet or longer than 10 feet, unless the zoning administrator determines that a larger wall is necessary to correct the erosion problem; and~~
- ~~c. walls are screened by vegetation to not be visible from the waterbody.~~

A Retaining Wall Under Two Feet in Height. Retaining walls under two feet in height shall require a land alteration permit from the Becker County Zoning Office.

A Retaining Wall Between Two Feet and Four Feet in Height. Retaining walls between two feet and four feet in height shall be reviewed and approved by the Becker County Planning & Zoning Engineer. 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. A land alteration permit is required from the Becker County Zoning Office.

A Retaining Wall Above Four Feet in Height. Retaining walls exceeding four feet in height shall require a plan created by licensed engineer or landscape architect. The plan shall be reviewed and approved by the Becker County Planning and Zoning Engineer. 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. A land alteration permit is required from the Becker County Zoning Office.

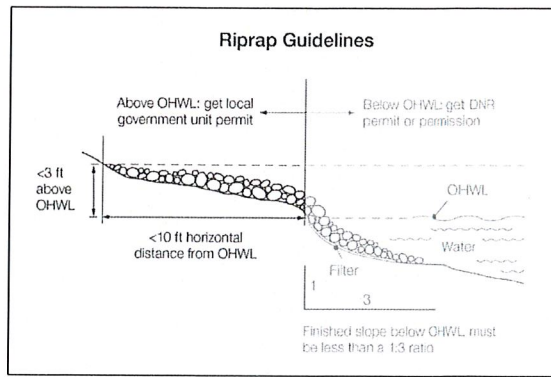
Retaining Wall Setbacks. Retaining walls shall be exempt from the setbacks of the Becker County Zoning Ordinance but shall not be placed within a road right-of-way without approval by the road authority of said right-of-way.

Retaining walls cannot increase storm water run-off to adjoining properties.

Retaining walls beyond 300' from a lake or river and retaining walls incidental to a dwelling are exempt from engineering requirements.

E. Placement of natural rock rip rap, including associated grading of the shoreline and placement of a filter blanket is permitted if:

- ~~d. if the project includes work at or below the OHWL, the DNR commissioner has already approved or permitted the project;~~
- e. the finished slope does not exceed three feet horizontal to one-foot vertical;
- f. the landward extent of the riprap is within ten feet of the ordinary high water level; and
- g. the height of the riprap above the ordinary high water level does not exceed three feet (see Figure 10).
- ~~h. A vegetative buffer, consisting of deep rooted and woody vegetation, is to be established at a distance no less than ten feet from the landward extent of the riprap.~~
- i. Figure 10. Riprap Guidelines



8.33 Grading, filling and excavation activities must meet the following standards:

- A. Grading or filling of any wetland must meet or exceed the wetland protection standards under [Minnesota Rules, Chapter 8420](#) and any other permits, reviews, or approvals by other local state, or federal agencies such as watershed districts, the DNR or US Army Corps of Engineers;
- B. Land alterations must be designed and implemented to minimize the amount of erosion and sediment from entering surface waters during and after construction consistently by:
 - (1) Limiting the amount and time of bare ground exposure;
 - (2) Using temporary ground covers such as mulches or similar materials;
 - (3) Establishing permanent, ~~deep-rooted and dense~~ vegetation cover as soon as possible;
 - (4) Using sediment traps, vegetated buffer strips or other appropriate techniques;
 - (5) Stabilizing altered areas to acceptable erosion control standards consistent with the field office technical guides of the soil and water conservation district;
 - (6) Not placing fill or excavated material in a manner that creates unstable slopes. Plans to place fill or excavated material ~~on steep slopes must be reviewed by qualified professionals for continued slope stability and~~ must not create finished slopes of 30 percent or greater within the shoreland district;
 - (7) Fill or excavated material must not be placed in bluff impact zones;
 - (8) Any alterations below the ordinary high water level of public waters must first be authorized by the commissioner under [Minnesota Statutes, Section 103G](#); and
 - (9) Alterations of topography beyond the cubic yard exemptions of 8.32 B, are only allowed if they are accessory to permitted or conditional uses and do not adversely affect adjacent or nearby properties

8.34 Connections to public waters. Excavations to connect boat slips, canals, lagoons, and harbors to public waters require a public waters permit and must comply with [Minnesota Rules, Chapter 6115](#).

8.4 Stormwater Management.

8.41 General Standards:

- C. When possible, existing natural drainageways, and vegetated soil surfaces must be used to convey, store, filter, and retain stormwater runoff before discharge to public waters.
- D. Development must be planned and conducted in a manner that will minimize the extent of disturbed areas, runoff velocities, erosion potential, and reduce and delay runoff volumes. Disturbed areas must be stabilized as soon as possible and appropriate facilities or methods used to retain sediment on the site.
- E. When development density, topography, soils, and vegetation are not sufficient to adequately handle stormwater runoff, constructed facilities such as settling basins, skimming devices, dikes, waterways, ponds and infiltration may be used. Preference must be given to surface drainage, vegetation, and infiltration rather than buried pipes and man-made materials and facilities.

8.42 Specific Standards:

~~F. Impervious surfaces of lots must not exceed 25 percent of the lot area.~~

G. When constructed facilities are used for stormwater management, documentation must be provided by a qualified individual that they are designed and installed consistent with the field office technical guide of the local soil and water conservation district or the Minnesota Stormwater Manual, as applicable.

H. New constructed stormwater outfalls to public waters must be consistent with [Minnesota Rules, part 6115.0231](#).

Current Language to be removed or amended below as shown. Language in red will be removed and language in black will remain.

Planning Commission

A. **Creation and membership.** A Planning Commission is established. The Commission is vested with the authority as provided by this Ordinance and by Minnesota Statutes, Chapter 394 as amended. The Commission shall be composed of not more than eleven (11) members. Each Commissioner shall appoint two Becker County residents and the Board of Adjustments shall appoint one member. The Becker County Board may appoint one or more Commissioners to the Planning Commission as a liaison. A term shall be for a period of not more than four (4) years ~~with one third of the members appointed each year.~~ Each member shall be entitled to one (1) vote. No voting member of the Commission shall have received, during the two (2) years prior to appointment, any substantial portion of income from business operations involving the development of land within the county. An appointment to fill a vacancy shall be only for the unexpired portion of the term.

~~Vegetation Alterations~~

~~The removal and alteration of vegetation on lots or parcels in shoreland areas is allowed subject to the standards in this Section.~~

~~A. **Exemptions.** Vegetation alteration necessary for the construction of structures and sewage treatment systems and the construction of roads, driveways and parking areas regulated by Chapter 6, Section 9; agricultural uses as regulated by Chapter 6, Section 12; and forest management as regulated by Chapter 6, Section 13; are exempt from the vegetation alteration standards in this Section.~~

~~B. **Shore impact zone.** Removal of trees more than two inches (2") in diameter at the height of four feet (4') from the ground is not allowed within a shore impact zone except during construction pursuant to a building permit for a Water Oriented Structure. Removal of other natural vegetation within a shore impact zone is allowed only if it is done in a manner that will prevent increased erosion.~~

~~C. **Bluff impact zone and steep slopes.** Removal of natural vegetation within bluff impact zones and on steep slopes that drain toward a lake or river is not allowed.~~

~~D. **Forest land conversion.** Removal of natural vegetation for forest land conversion to another use outside the shore or bluff impact zones or steep slopes is allowable as a conditional use if forestry best management practices are followed~~

~~as established by the Minnesota Department of Natural Resources and an erosion control and sedimentation plan is developed and approved by the Becker County Soil and Water Conservation District.~~

~~E. **Creation of view area.** In shore and bluff impact zones and on steep slopes, pruning, and trimming of trees is allowed to provide a view to the water from the principal dwelling site and for access paths, provided that:~~

- ~~1. **Best management practices used.** Pruning and trimming procedures follow best management practices recommended by the Minnesota Extension Service;~~
- ~~2. **Screening.** The screening of structures, vehicles, or other facilities as viewed from the water, assuming summer, leaf-on conditions, is not substantially reduced; and~~
- ~~3. **Shading of water.** Existing shading of water surfaces is preserved.~~

~~F. **Safety hazards.** The above provisions are not applicable to the removal of trees, limbs, or branches that are dead, diseased, or pose safety hazards.~~

~~G. **Access path.** One access path is allowed from the residence to the shore provided that it is no wider than ten feet (10') and does not promote erosion or drainage to the water body. One access path may be allowed up to 10' wide with a land alteration permit. It may not promote erosion to the water body.~~

Definitions:

Structure. Anything constructed, erected or placed; which includes but is not limited to houses, garages, accessory buildings, decks, ~~driveways, sidewalks,~~ patios, ~~fences, retaining walls,~~ mobile homes, dog kennels and signs.

Land Alteration Permit

~~A. **Land alteration permit required.** Except for public roads, public ditches, or public parking areas no land alterations shall be made until a land alteration permit meeting the requirements of Chapter 8, Section 3, subsection C of this Ordinance has been obtained from the Becker County Zoning Administrator unless the changes will result in:~~

- ~~1. The movement of less than ten (10) cubic yards of material on steep slopes or within shore or bluff impact zones;~~
- ~~2. The movement of less than fifty (50) cubic yards of material in other areas.~~

~~B. **Agricultural use exemption.** A land alteration permit is not required for a land alteration that is part of an agricultural use provided that the land alteration follows the Best Management Practices for farming as recommended by the University of Minnesota Extension Service, the Becker County Soil and Water District, Minnesota Pollution Control Agency, or a Federal Farm Program where such stipulations are placed as a result of enrollment in a farm program.~~

~~C. **May be part of another permit.** A separate land alteration permit is not required if a permit has been granted for construction of a structure or sewer system unless the information required for the land alteration permit was not included in the application for the permit.~~

~~D. **Statement regarding other permits.** An application for a permit for a project that includes land alterations shall contain a statement that all required permits, reviews, or approvals by other local, state, or federal agencies such as a watershed district, the Minnesota Department of Natural Resources, or the United States Army Corps of Engineers have been obtained or applied for.~~

~~E. **Certification by professional.** The Zoning Administrator may require, and for a land alteration within the shore impact zone or a bluff impact zone shall require, an applicant to provide certification from a landscape architect or professional engineer that the requirements of this subsection and the requirements of Chapter 8, Section 3, subsection C of this Ordinance have been followed.~~

Required plan. The Zoning Administrator may require an applicant to provide any necessary plans or restoration from a landscape architect, professional engineer, or other appropriate resources.

~~A. **Land alteration standards.** Land alterations pursuant to a permit or subdivision approval issued under this Ordinance shall be subject to the following regulations:~~

~~1. **General land alteration standards.**~~

~~a. **Incidental to permitted or conditional use.** Land alterations shall not be allowed unless the use is incidental to a permitted or conditional use and does not adversely affect adjacent or nearby properties.~~

~~b. **Ground exposure and revegetation.** Any land alteration shall be accomplished in a manner that assures that the least possible amount of bare ground is exposed for the shortest time possible. Bare ground shall be covered temporarily with mulches or similar materials. A permanent vegetation cover shall be established as soon as possible after any excavation.~~

~~c. **Erosion control.** Soil erosion shall be minimized and efforts shall be taken to trap sediments before they reach any surface water feature. Altered areas shall be stabilized to acceptable erosion control standards consistent with the field office technical guides of the Becker Soil and Water Conservation District and the Natural Resource Conservation Service (NCRS);~~

~~2. **Shoreland areas.** Land alteration in shoreland areas shall meet the following standards in addition to the other provisions of this subsection:~~

~~a. **Prohibited activities.** No land alteration permit will be granted for any land alteration that will result in:~~

~~(1) The destruction of natural vegetation except as allowed in Chapter 6, Section 7 of this Ordinance;~~

~~(2) Increased shoreline erosion;~~

~~(3) Increased runoff to a lake; or~~

~~(4) Increased runoff to adjacent properties.~~

~~b. **DNR approval required.** Any topographical changes below the ordinary high water level of public waters shall first be authorized by the Commissioner of the Department of Natural Resources.~~

~~c. **Placement of material.** Fill or excavated material shall not be placed in a manner that creates an unstable slope and shall not be placed in a bluff impact zone.~~

~~d. **Riprap.** Natural rock riprap, including associated grading of the shoreline and placement of a filter blanket, may be placed in a shore impact zone.~~

~~e. **Certification by professional.** The Zoning Administrator may require, and for a land alteration within the shore impact zone or a bluff impact zone shall require, an applicant to provide certification from a landscape architect or professional engineer that the land alteration standards of Chapter 8, Section 3, subsection C. of this Ordinance have been followed.~~

~~3. **Wetlands.** An application for a permit or subdivision approval for a project that includes any grading or filling in any type 2, 3, 4, 5, 6, 7, or 8 wetland shall contain a description of the extent the proposed activity would affect the following functional qualities of the wetland:~~

~~a. Sediment and pollutant trapping and retention;~~

- ~~b.— Storage of surface runoff to prevent or reduce flood damage;~~
 - ~~e.— Fish and wildlife habitat;~~
 - ~~d.— Recreational use;~~
 - ~~e.— Shoreline or bank stabilization; and~~
 - ~~f.— Noteworthiness, including special qualities such as historic significance, critical habitat for endangered plants and animals, or others.~~
- 4.— ~~Steep slopes.~~ If a project requires fill or excavated material to be placed on steep slopes the plans accompanying the application shall demonstrate that the slope will have continued slope stability and will not create finished slopes of thirty percent (30%) or greater.

Building Height

The current Becker County Zoning Ordinance limits building height to 30' average peak height or 2.5 stories. Proposal outside of the shoreland would be to increase the height to 50' for general agricultural and residential zoned districts. The amendment would include additional setback increases for buildings proposed between 30' and 50' high for all setbacks. The setback for buildings over 30' high would be the total height proposed. Example. Standard side yard setback is 10'. New building height proposed is 35'. New side yard setback is 35'. Proposal would also eliminate the story limitation and use building height only for all districts in the shoreland and non-shoreland.

***Numbers and letters used for reference are subject to change during the formatting process.**

****Titles and subsections names may change.**

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