



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****

August 26th, 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: 20051 Co Rd 131
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Final Plat for thirteen (13) lots to be known as BIG FLOYD ESTATES.

LEGAL LAND DESCRIPTION: Tax ID Number: **08.0253.000** Section 15 Township 139 Range 041; LOTS 3 & 4 LESS PLATTED PARTS AND 9.10 AC; Detroit Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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

Replies may be addressed to:

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

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

To view all application information on this project please visit:

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

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

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

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



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: Michael D Anderson

Developer's Address: 734 Shorewood Dr
Detroit Lakes, MN 56501

Telephone(s): 218-841-1278 Date of Application: 7/27/26

Signature of Applicant: _____

Parcel ID Number: 08.0253.000 Project Address: 20051 Co Rd. 131

Proposed Plat Name: Big Floyd Estates

.....
To be completed by Office

Date of preliminary approval: Jan 11, 2022; Extensions granted

What was approved & stipulations: Approved a Preliminary Plat
consisting of thirteen (13) lots to be called Big
Floyd Estates.

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 _____.

BIG FLOYD ESTATES

And he has caused the said land to be surveyed and platted as BIG FLOYD ESTATES and does hereby donate and dedicate to the public for road and utility purposes the PUBLIC ROAD as shown on the herein plat, and does hereby donate and dedicate to the public for utility purposes the UTILITY

IN WITNESS WHEREOF said Michael D. Anderson has hereunto set his hands this day of

INFR-

Michael D. Anderson)
State of Minnesota)
County of Becker)

The foregoing instrument was acknowledged before me, a Notary Public,
 on the _____ day of _____, 20____, by Michael D.
 _____, a _____ person.

Notary Public of Minnesota
My Commission Expires _____

I, Scott R. Walt, do hereby certify that this plot of BIG FLOYD ESTATES prepared by me or under my direct supervision; that I am a duly licensed surveyor in the State of Minnesota; that this plot is a correct representation of the boundary survey; that all mathematical data and labels correctly designated on this plot; that all monuments depicted on this have been set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subdivision 3, as of the date of this plat, are shown and labeled on this plot, and all public ways are shown labeled on this plot.

Scott R. Walz, Licensed Land Surveyor
Minnesota License Number 50320

The foregoing surveyor's certificate was acknowledged before me, a
 Notary Public, this _____ day of _____, 20____, by Scott
 J. Minnema, Licensed Land Surveyor No. 60120.

Notary Public of Minnesota
My commission expires _____

This plat is hereby approved by the Becker County Planning Commission
this _____ day of _____, 202_____.

Secretary

This plat is hereby approved by the Town Board of the Township of Detroit, Lecker County, Minnesota, this _____ day of _____, 202____, and said Town Board and the developer of said plat have entered into a written agreement which is filed in the office of the County Recorder relating to the acceptance and maintenance of all roads indicated by the plat.

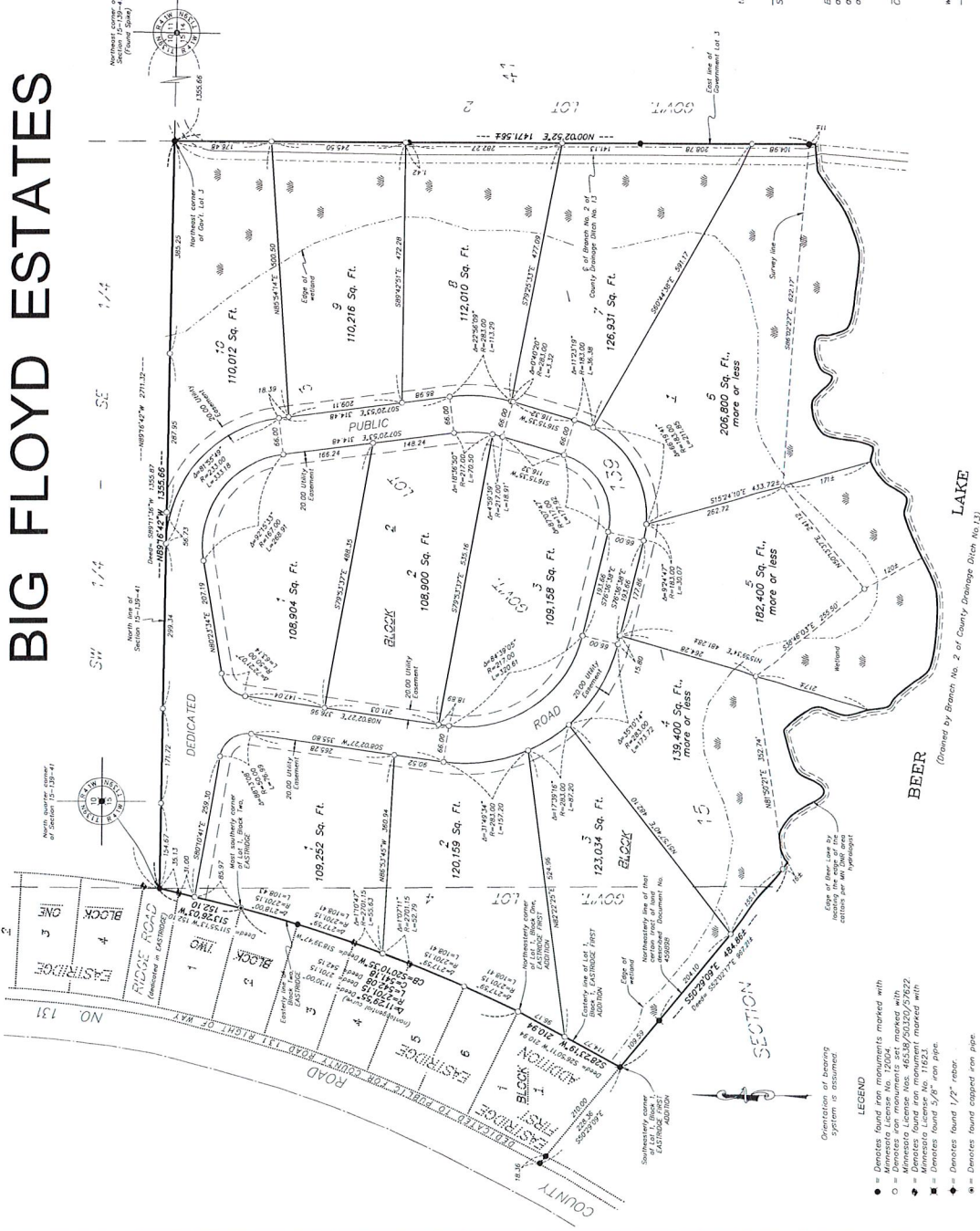
Chairman of Town Board

I hereby certify that the taxes for the year _____ for the lands described
within are paid and no delinquent taxes and transfer entered this _____ day of
202

County Auditor/Treasurer

I hereby certify that the within instrument was filed in this office for record on _____ day of _____, 202____, at _____ o'clock _____ M., and is duly recorded in Book _____ of _____, page _____, slide _____ (Document No. _____).

County Recorder



Dedicated Public Road area = 191 825 sq ft

Total plated area = 42.7 acres, more or less (1,859,100 sq. ft.)

total plated area = 42.7 acres, more or less (1,859,100 sq. ft.)

Attorney

MEADOWLAND SURVEYING, INC.

DBA ANDERSON LAND SURVEYING
18 HWY 59 SOUTH 313 S. MILL STREET
EVANSTON, IL 60120
TEL: 847.486.8800
WWW.ALSURV.COM

18 HWY 59 SOUTH
STROUT LAKES, MN 56501
www.meadowlandsurveying.com
313 S. MILL STREET
STROUT LAKES, MN 56501

B-847-4299

© 2006 Pearson Education, Inc. All rights reserved. Printed in the United States of America. This publication is protected by copyright. Any unauthorized distribution or reproduction of this work is illegal. All other rights reserved.

11028-14



Becker County	
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.	
1:9,028	Date: 8/8/2026
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

MEADOWLAND SURVEYING INC

Surveying the Lakes Area Since 1946

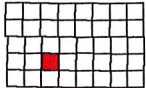
For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

218-847-4289

www.meadowlandsurveying.com

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

EXPERIENCE MATTERS!

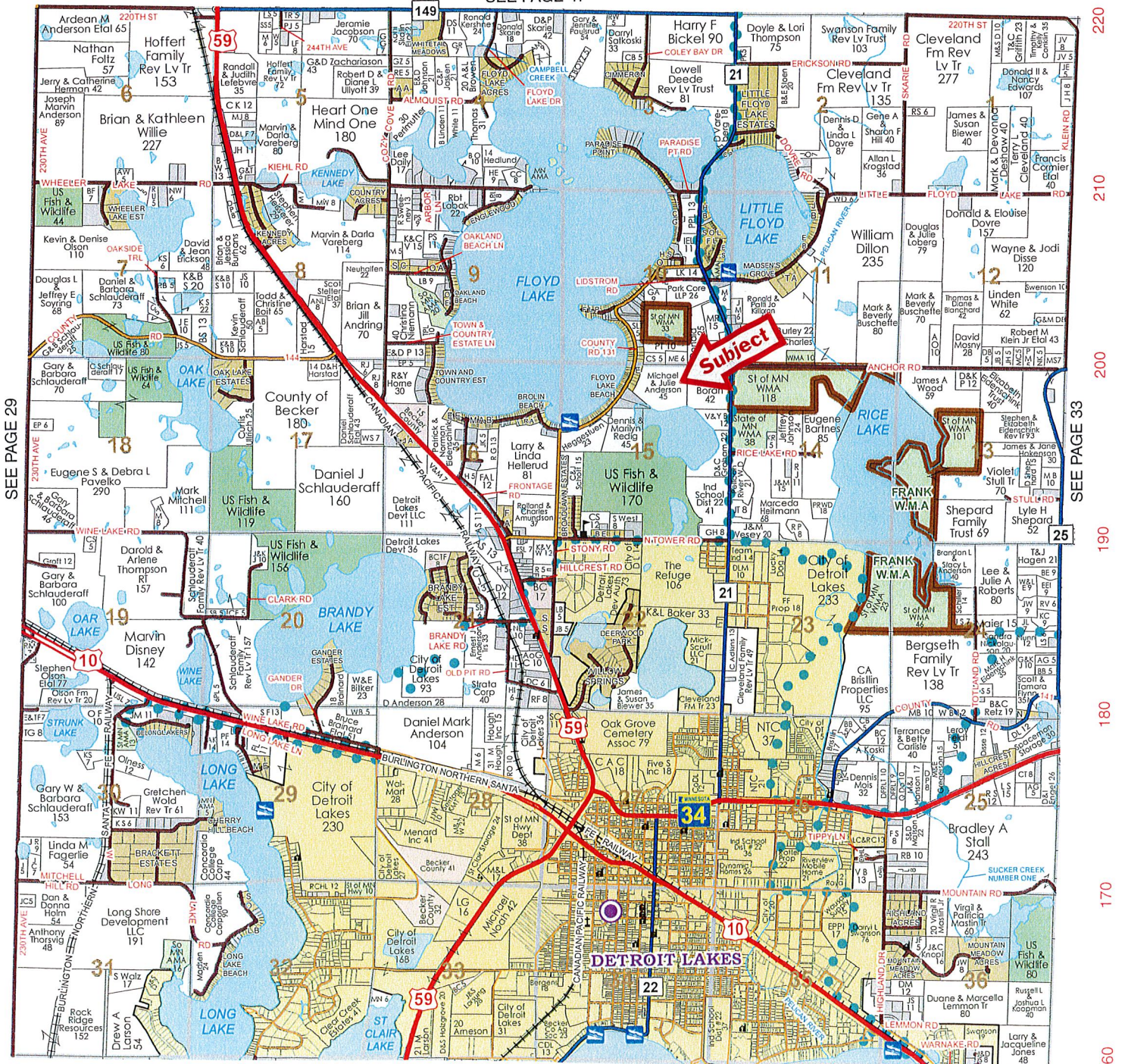


Detroit

Township 139N - Range 41W

Copyright © 2019 Mapping Solutions

SEE PAGE 47



SEE PAGE 15



COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

August 26th, 2026 @ 6:00 P.M.

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

APPLICANT: Darlene & Jeffrey Hanson
7174 280th St S
Hawley, MN 56549

Project Location: TBD Whiskey Creek Dr
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a wedding venue and event center.

LEGAL LAND DESCRIPTION: Tax ID Number: **24.0172.000** Section 23 Township 140 Range 041; 23-140-41 PT GOVT LOT 7 LYING E OF HWY.; Richwood 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 # CUP2026-167

Property and Owner Review

Owner: Darlene & Jeffrey Hanson	Parcel Number(s): 240172000
Mailing Address: 7174 280th S Hawley, MN 56549	Site Address: TBD Whiskey Creek Dr
	Township-S/T/R: RICHWOOD-23/140/041
	Shoreland? Yes Name: Campbell (Richwood) [NE Tier 2]
Legal Descr: 23-140-41 PT GOVT LOT 7 LYING E OF HWY.	

Conditional Use Details Review

Description of Conditional Use Request: **We would like to build a wedding venue/event center on the property.**

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 venue will hold up to approximately 150-200 people depending on the event and setup and fire code. We chose the property because there are very few homes within the immediate area, the property has plenty of trees which will help with privacy and noise issues. Part of our plan is to keep the land as natural as possible as that is the entire reason we chose it. We will disturb the natural beauty of the land as little as possible. We are aiming to put the building and parking lot as far off the road as possible. We plan on placing the event center as far off the road as structurally possible and only the gravel road leading to the parking lot will be visible, as the land allows. The land is located very close to Highway 21 and there is only 1 home on this road. The land is also very close to Detroit Lakes which is another reason we chose this particular property.

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

We are looking to build an upscale event center. We are not building a barn style venue, our vision is to build a more upscale building. The building will be contemporary but also blend in nicely with the surrounding land. We will try and put the building in an area that will not be highly visible from the road or from the surrounding properties. Event venues are mostly seasonal and operate mainly weekends, and there will not be a constant coming and going everyday. Traffic will be more towards the late afternoon and early evening, and then again later at night as people begin to leave the event. Jeff Hanson and Darlene Hanson, the soon to be property owners/and or management will be onsite for every function to maintain the upscale atmosphere we are trying to create.

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

The building will be built using a licensed contractor and will be inspected and follow any guidelines/rules that are necessary by the county and state. The building will be built on an area of the property to ensure proper drainage. We will need to get electricity to the land which will be trenched in as to keep the vision of the property. We will be drilling a well and adding an adequate septic system which will be done by licensed companies. Inspections will be followed as requested.

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 will be a gravel road off of Whiskey Creek Road which will lead up to the parking lot. The location of the gravel road leading up to the parking lot is yet to be determined. Parking lot will be properly designed and sized as there will be no parking on Whiskey Creek Road itself, even though the property lines due actually include portions of Whiskey Creek Road. The parking lot may be paved or gravel and there may be overflow grass parking built if needed on the property. We have 28+ acres to work with so we will have plenty of space.

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 land has 16 acres of woods, so that will serve as a natural sound barrier as we plan to put the building and parking lot within those trees. This will provide privacy for our venue as well as reduce sound and provide privacy for the few neighbors that live in the area. We plan to have 1 sign at the where the drive way meets Whiskey Creek road. The sign will be at eye level and will not shine on any homes in the area. We will use warm lighting and will be tasteful. The land is very close to Highway 21 and there is very little gravel to get to the property. There is 1 home on the adjacent property but there is a tree line between that property and the gravel so dust should not be a major issue.

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.

Will work with certified well and septic designers to ensure everything is designed according to plan.

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: **The Reserve at Whiskey Creek Road**

Business Owners: **Darlene and Jeff Hanson**

Business Type: **Other - Please describe below** If 'Other', explain: **Wedding Venue/ Event Center**

Type of Merchandise:

Type of Service: **Rental facility**

Hours and Days of Operation: **Mainly Thursday through Sunday depending on the rental and the type or rental. There may be some daytime rental during the week for corporate trainings and such. Mainly a seasonal business, but we will operate year round.**

Number of Employees: **Jeff and Darlene Hanson, we will work with local businesses and contract out with them. Bar Services, Catering Companies, Cleaning company and event rental stores are the main busines**

Off-Street Parking Plan: **Gravel road off of Whiskey Creek Road will lead to the paved or gravel parking lot on our property.**

Size of structure to be used for Business: **The building will be around 5000 sq feet, but may change as plans are finalized. Our plan right now is around 5,000 feet. The building/venue will be a steel building containing a large event hall of around 3000 sq feet. There will be a bar area, kitchen area, men's restroom, women's restroom, bride and groom suites which will be under 2000 sq feet as of now.**

There will also be outdoor ceremony areas to be determined at a later date. The outdoor ceremony areas will be close to the building. The parking lot will also be close to the building, will be either gravel or pavement.

New or Existing: **New Structure**

Signage Plan: **One sign at eye level height where the property driveway meets Whiskey Creek Road**

Exterior Lighting Plan: **there will be exterior lighting on the building and parking lot area and pathway lights down the driveway. The will be multiple pathway lights surrounding the building.**

Known Environmental Hazards: **no**

Additional Business Plan Information: **We are still in the planning and design stage.**

proposed building sight



240172000

proposed parking lot

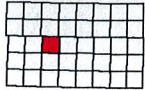


proposed drive-way site



WHISKEY CREEK D

0171000



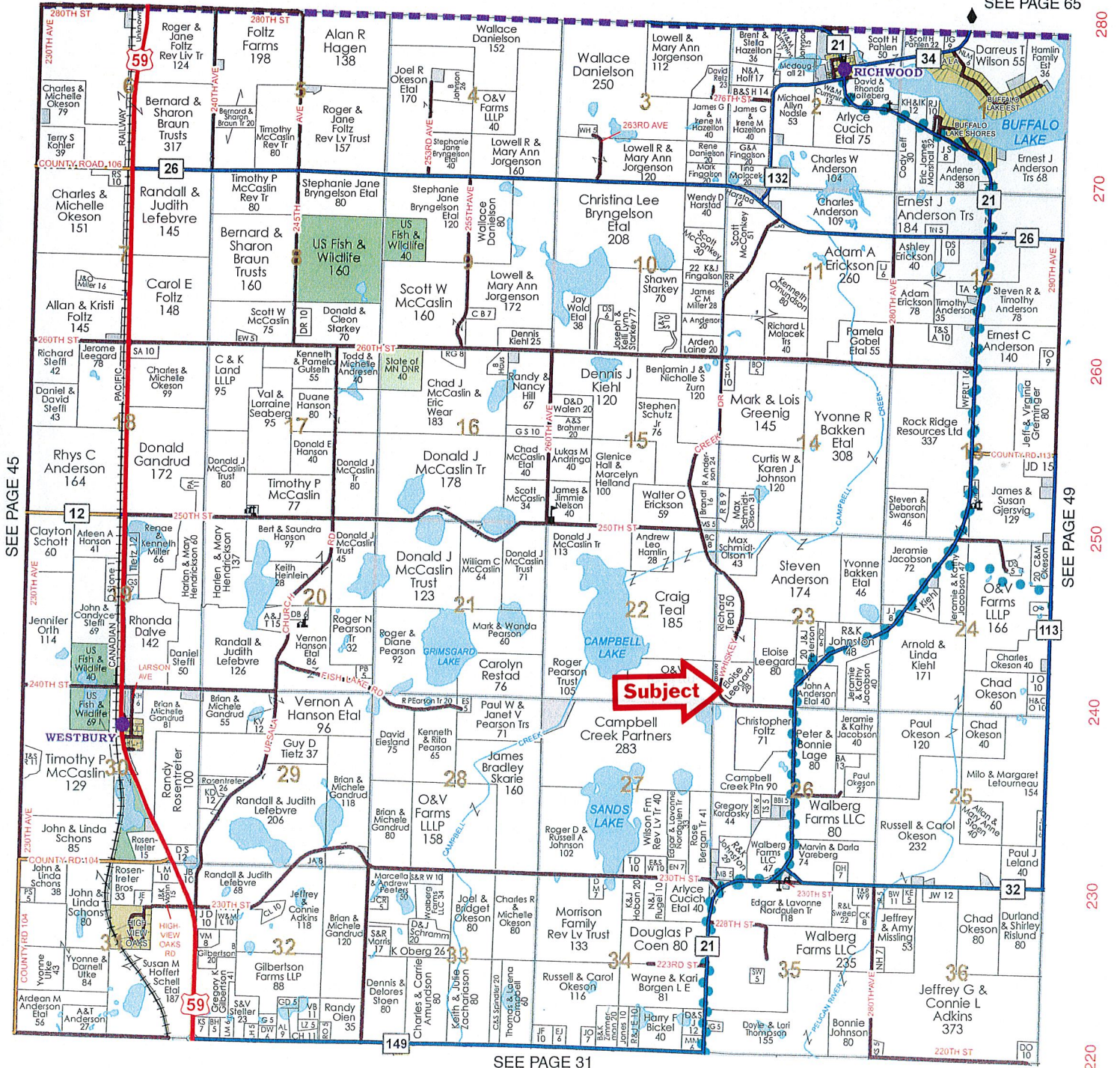
Richwood

Township 140N - Range 41W

Copyright © 2019 Mapping Solutions

SEE PAGE 63

SEE PAGE 65





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****

August 26th, 2026 @ 6:00 P.M.

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

APPLICANT: Thomas Truedson on behalf of
Gary Kaiser
23222 Gosslee Ln
Detroit Lakes, MN 56501

Project Location: 26206 130th St
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a health and fitness consulting business with retail sales.

LEGAL LAND DESCRIPTION: Tax ID Number: **19.0310.001** Section 15 Township 138 Range 041; 15-138-41 PT NW1/4 SW1/4, PT SW1/4 SW1/4: COMM S QTR COR SEC 15, W 1382.59', N 322' TO POB; N 66', W 289.17', NWLY 532.59', NLY 1767.02', W 357.8' TO CTR RD, SLY 1859.79', ELY 366.03', W 555.79', E 714.56' TO POB. TRACT A.; 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 # CUP2026-168

Property and Owner Review

Owner: Thomas Truedson on behalf of Gary E Kaiser II RLT	Parcel Number(s): 190310001
Mailing Address: 23222 Gosslee Ln Detroit Lakes, MN 56501	Site Address: 26206 130th St Detroit Lakes, MN 56501
	Township-S/T/R: LAKE VIEW-15/138/041
	Shoreland? No Name:

Legal Descr: **15-138-41 PT NW1/4 SW1/4, PT SW1/4 SW1/4: COMM S QTR COR SEC 15, W 1382.59', N 322' TO POB; N 66', W 289.17', NWLY 532.59', NLY 1767.02', W 357.8' TO CTR RD, SLY 1859.79', ELY 366.03', W 555.79', E 714.56' TO POB. TRACT A.**

Conditional Use Details Review

Description of Conditional Use Request: **My name is Thomas Truedson, and I'm the owner of Artisan Properties, LLC. We have a purchase agreement for this property contingent upon the approval of a conditional use permit for commercial business use. I'm interested in renting out the shop space to a small business. Right now, considering a local, small business that does health & fitness consulting.**

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.

I believe there would be a partially shared driveway easement off of 130th Street. However, there would be minimal additional traffic, and this would not affect the neighboring storage units.

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.

Neighboring properties are zoned as agricultural, and the surrounding storage units are consistent in design and color. We intend to use the existing building as it sits on the property. No drastic changes.

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

Utilities are already established and in use. Gravel driveway already exists.

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.

Private parking on site is more than sufficient.

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.

Foot traffic will be minimal. No plan for excessive odor, fumes, dust, noise, or vibration. Lighting and signs will be minimal and consistent with existing rules & regulations. There is substantial space 50-100 yards between the existing building on this property and any other neighboring property's building. This should not be an issue.

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: **Artisan Properties, LLC**

Business Owners: **Thomas Truedson**

Business Type: Service If 'Other', explain:
Type of Merchandise: Very minimal. Health & fitness brand apparel, nutritional supplements, training aids.
Type of Service: Health & fitness consulting.
Hours and Days of Operation: 5:45 AM - 9:00 PM. Monday - Friday.
Number of Employees: 1. Other family members to assist with maintenance of property.
Off-Street Parking Plan: There is ample space for parking on the South side of the existing building. Cement pad in front of building, or on adjacent gravel pad.
Size of structure to be used for Business: 36 ft x 76 ft shop building.
New or Existing: Existing Structure
Signage Plan: 4 x 8 ft business sign located on front of the building. Another smaller sign (maybe 3 x 3 ft) located at the beginning of the driveway.
Exterior Lighting Plan: Motion lights close to entrances for security purposes. Potential soffit lighting. Flag pole to be installed that will also need lighting.
Known Environmental Hazards: No.
Additional Business Plan Information: No.

Existing 36x76 building

190318004

190310001

190310000

18000

260TH AVE

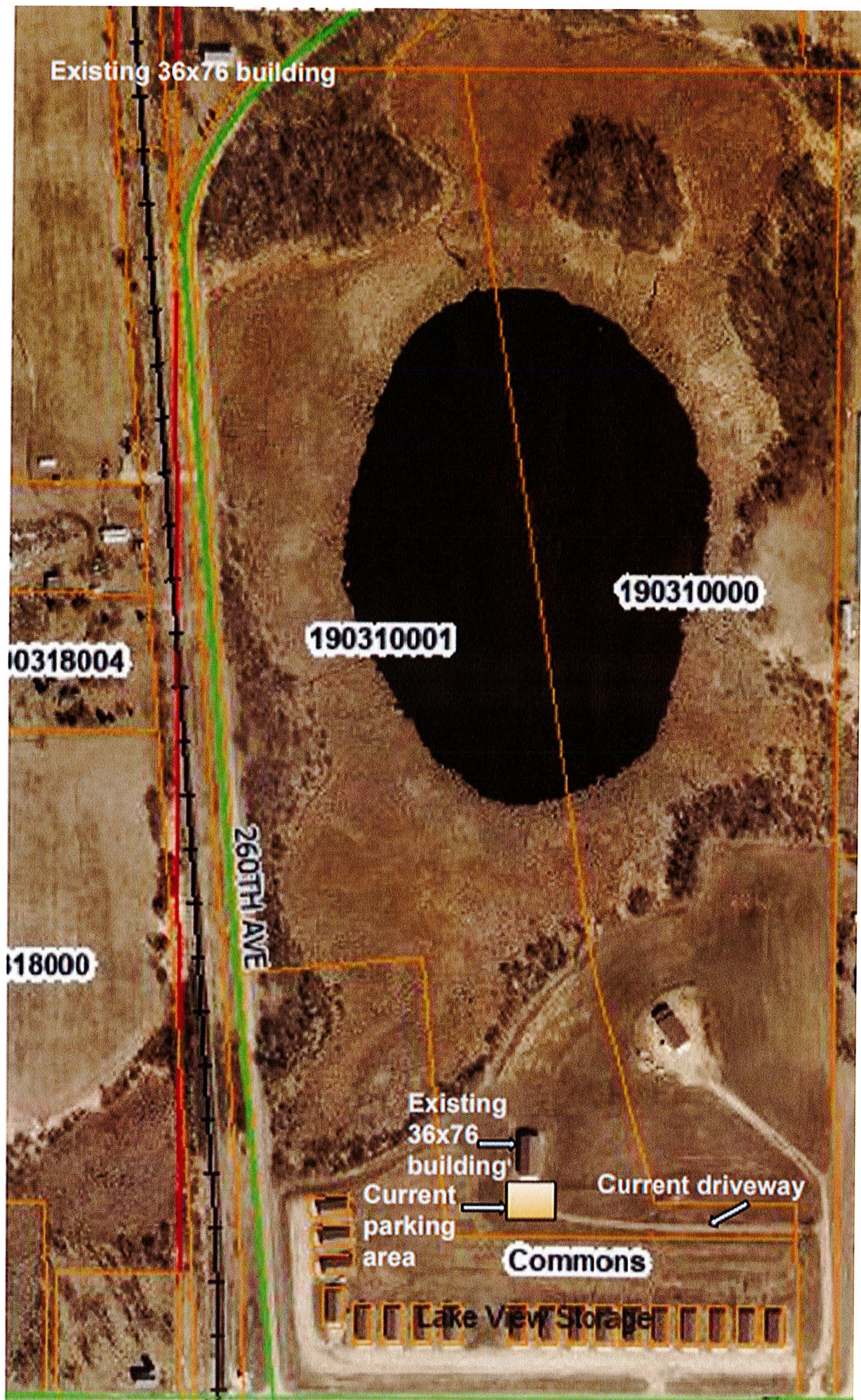
Existing
36x76
building

Current
parking
area

Current driveway

Commons

Lake View Storage





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

1:18,056

Date: 8/11/2026

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



SEE PAGE 31





COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

August 26th, 2026 @ 6:00 P.M.

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

APPLICANT: Lakes Community Coop on behalf of
Russell E Post & CherryAnn M Post
40708 Lyman Lakes Rd
Detroit Lakes, MN 56501

Project Location: TBD St Hwy 34/410th Ave
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Change of Zone from Agricultural to Commercial for the Easterly portion highlighted in red.

LEGAL LAND DESCRIPTION: Tax ID Number: **15.0006.002** Section 01 Township 139 Range 039; 1-139-39 NE1/4 SE1/4 N OF ST HWY 34. LESS 9.32AC (15-6).; Height of Land Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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

Replies may be addressed to:

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

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

To view all application information on this project please visit:

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

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

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

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



SUBDIVISION / ZONE CHANGE
**BECKER COUNTY
PLANNING & ZONING**

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

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

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

Applicant's Name: Russell Post (Dave Blonseth - Lakes Community Cooperative)

Applicant's Address: 40708 Lyman Lakes Rd

Telephone(s): 218-849-0278 (Dave) Date of Application: 8/4/2026

Signature of Applicant: _____

Parcel ID Number: 15.0006.002 Project Address: _____

Legal Description of Project:

SECTION 1

*Zone Change For Existing Parcel Number Portion of 15.0006.002
Current Zoning Agricultural Requested Zoning Commercial
Is the change within 2 miles of any city limits? No

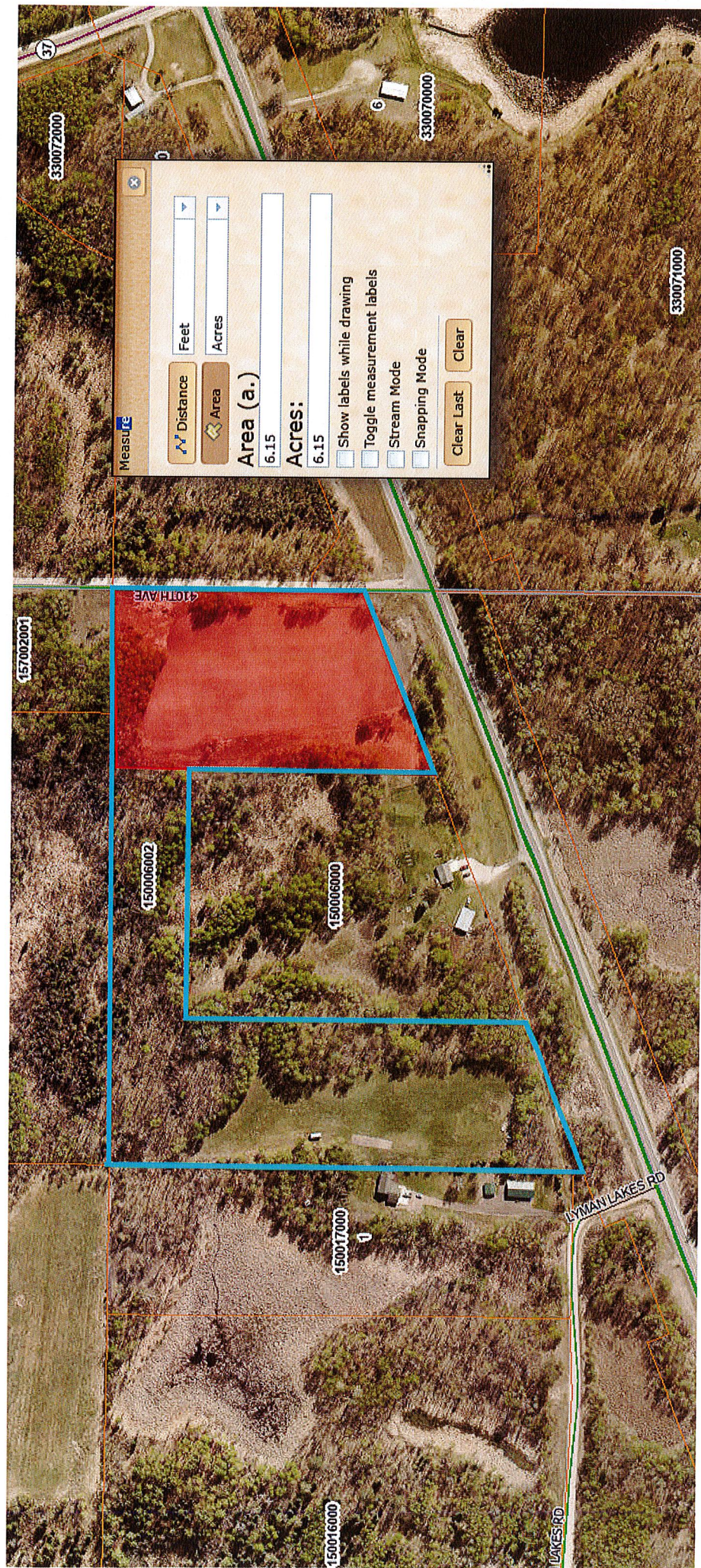
SECTION 2

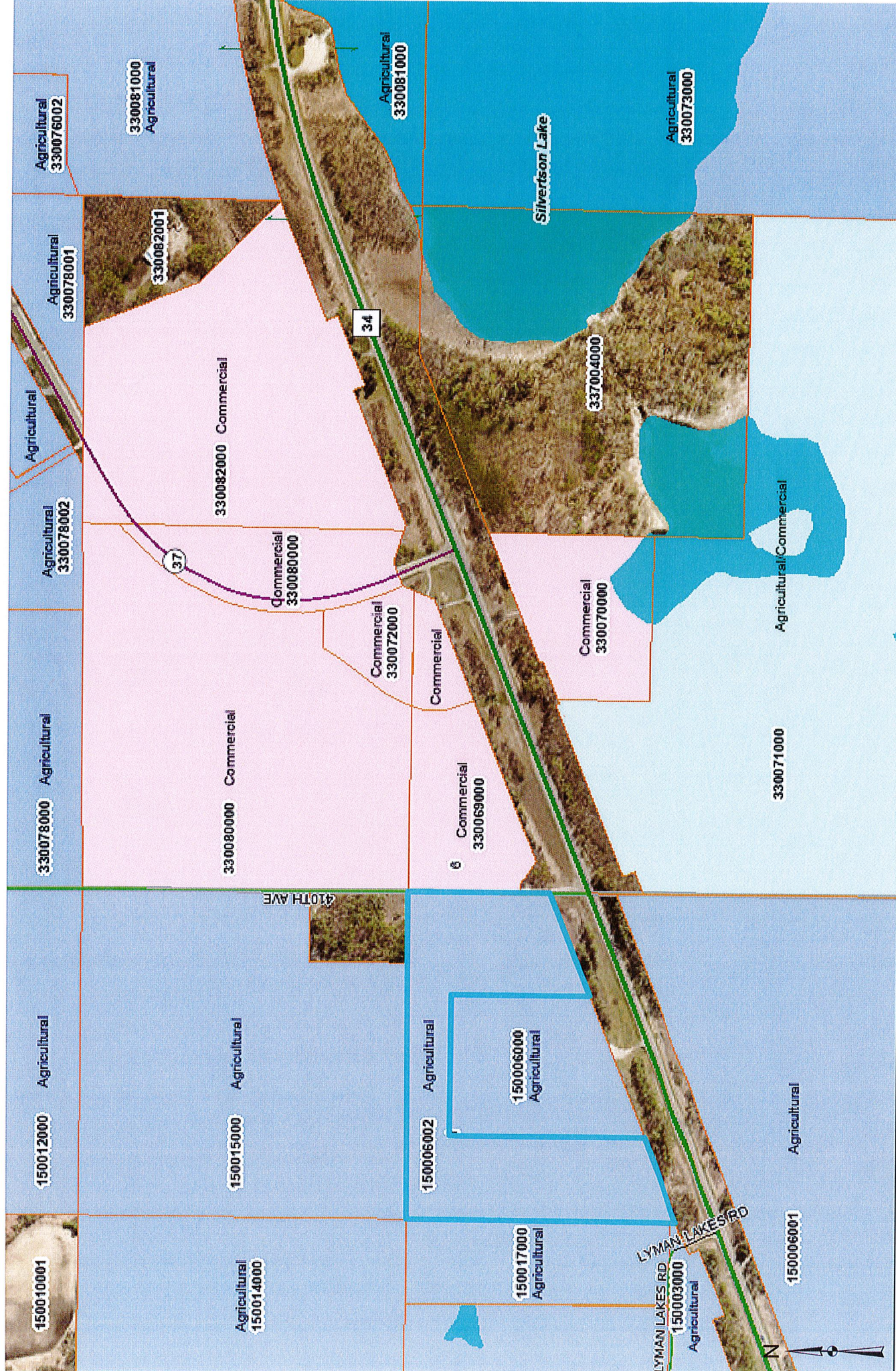
*Certificate Of Survey: Number of Lots _____
Shoreland (within 1000 ft of lake) _____ Nonshoreland _____
Current Zoning of property _____
Is a change of zone required? _____ yes _____ no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided _____
Is the change within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

SECTION 3 property.

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

Date Received 8/4 Date Accepted _____ Authorized Signature _____
Application Fee _____ Notice Fee _____ Recording Fee _____ Date Paid _____
Receipt Number _____





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

Becker County

1:9,028

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

Date: 8/6/2026



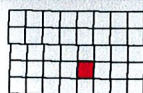
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Becker County

1:4,514

Date: 8/4/2026

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

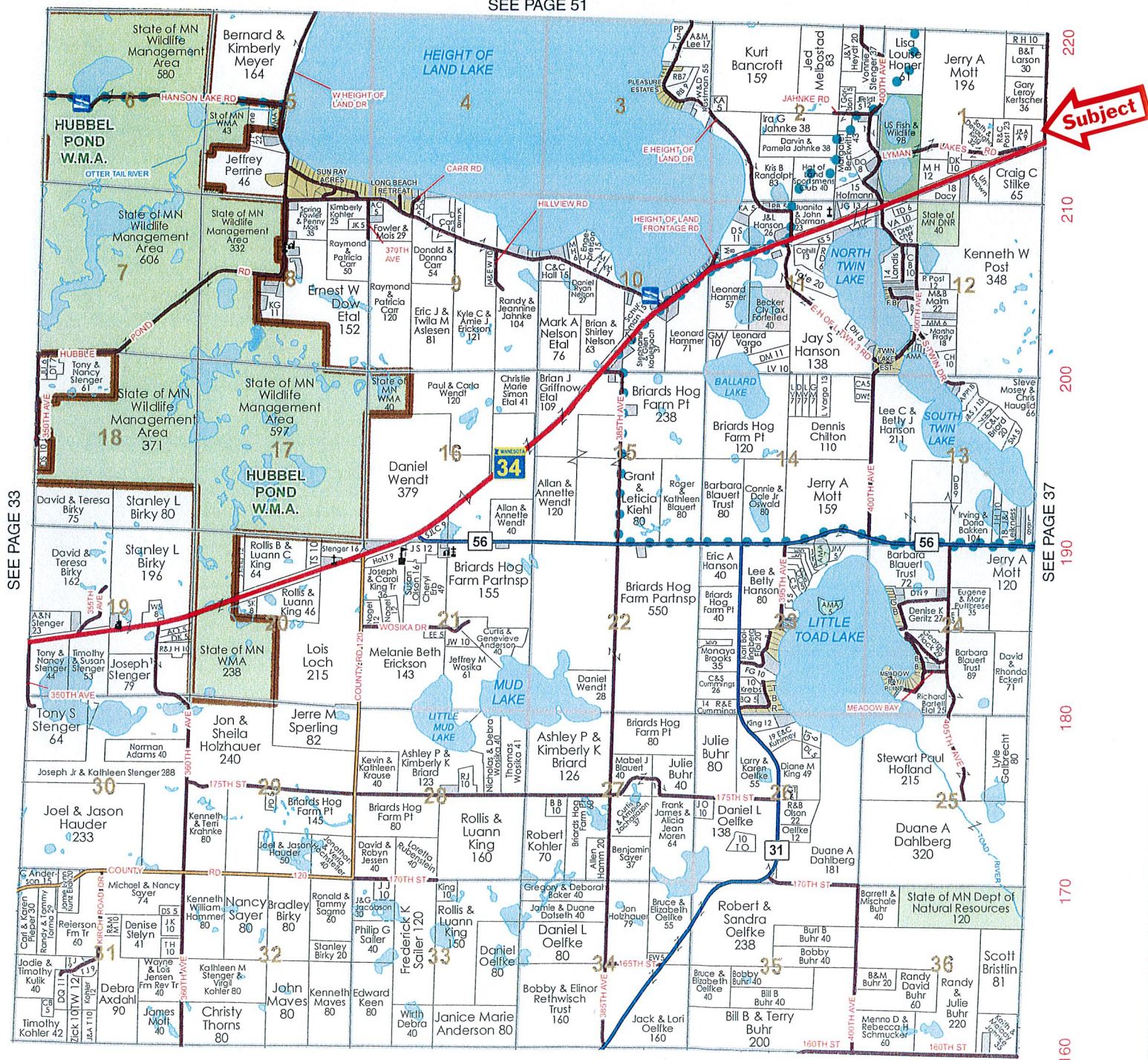


Height of Land (S)

Township 139N - Range 39W

Copyright © 2019 Mapping Solutions

SEE PAGE 51



SEE PAGE 19