COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION
September 30th, 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. This application was tabled from the August 26th, 2026, hearing.

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 and Jeff Hanson**	Parcel Number(s): **240172000**
Mailing Address: **7174 280th St 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.

We chose the property because there are very few homes next to our property. The Whiskey Creek area is beautiful and we wish to keep it that way. 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 only as absolutely necessary during the building process. Once completed, the venue itself will not be visible from Whiskey Creek Drive and will be built within the multitude of trees that are on the property. We do not want the venue to be seen from the main road. The driveway and the sign at the end of the driveway will be visible from Whiskey Creek Drive. We plan to soundproof the building as much as possible. We are willing to work with the neighbors with any issues that may arise. We are willing to help with maintenance of our portion of Whiskey Creek Drive. The building itself will be around 6,000 square feet and will be upscale and tasteful.

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 that will not be seen from Whiskey Creek Drive. 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 6,000 sq foot 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. We are working with Becker Soil & Water Conservation District to make sure the venue will be built on an area of the property to ensure we are not building on any of the wetlands on the property. We will need to get electricity to the land and also drill a well. An adequate septic system will be installed 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 driveway off of Whiskey Creek Drive which will lead up to the parking lot. Driveway placement is yet to be determined as we need to make sure it properly placed away from the wetlands. The parking lot will be properly designed for drainage and to accommodate around 100 vehicles as there will be no parking on Whiskey Creek Drive itself. The parking lot may be grass, paved or gravel and there may be overflow grass parking built if needed on the property. We have about 15 acres of land and about 15 acres of wetlands to work around.

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

neighboring properties will result.
The land has 15 acres of woods. There is a natural low area within the trees where we plan to build. We believe this building location will provide privacy for our venue as well as help reduce sound and noise. The venue itself will be soundproofed during construction and will be oriented on the land to help with noise control. We plan to have 1 sign at the where the drive way meets Whiskey Creek Dr. 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. We are willing to help with dust control and maintenance of our Whiskey Creek Drive. We are willing to work with neighbors if any issues should arise.

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.
We are working with Becker Soil & Water Conservation District to make sure our building/parking lot is placed in an area that will not harm the wetlands. We will work with certified licensed well and septic designers to ensure everything is designed according to zoning ordinances.

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**

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 Drive will lead to the paved or gravel parking lot on our property.**

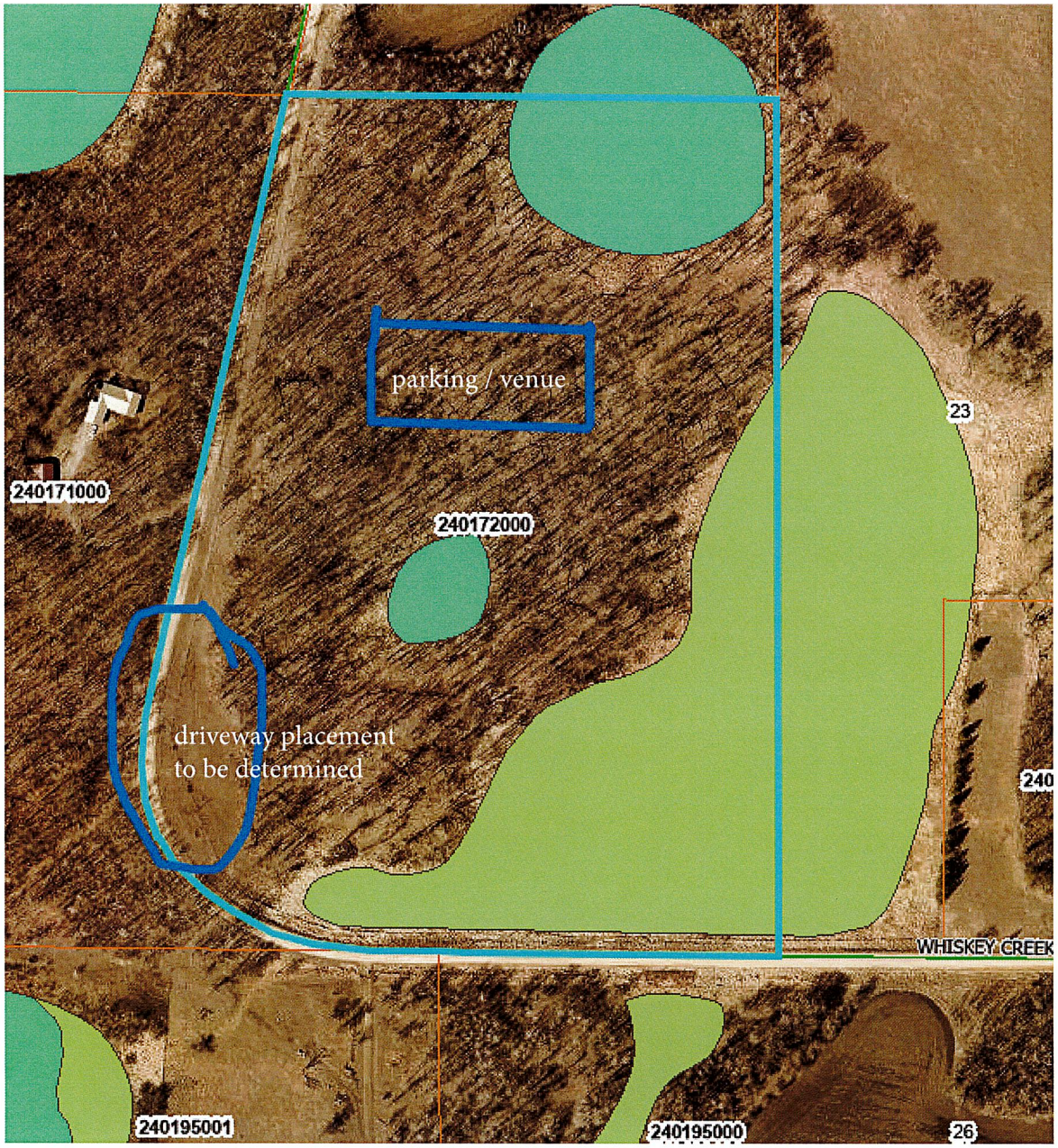
Size of structure to be used for Business: **The building will be around 6000 sq feet, but may change as plans are finalized. Our plan right now is around 6,000 feet. The building/venue will be a steel building containing a large event hall of around 3000 sq feet. There will be a bar area, kitchen area, men's restroom, women's restroom, bride and groom suites which will be under 3000 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 Drive**

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.**


parking / venue
driveway placement
to be determined
240171000
240172000
23
240
WHISKEY CREEK
240195001
240195000
26



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Becker County

1:9,028

Date: 8/4/2026

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



Richwood

Township 140N - Range 41W

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SEE PAGE 45
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SEE PAGE 31

Subject

RICHWOOD
WESTBURY
BUFFALO LAKE
CAMPBELL LAKE
GRIMSGARD LAKE
SANDS LAKE
FISH LAKE
CAMPBELL CREEK
WHISKEY CREEK
PELICAN RIVER

Wallace Danielson 152
Wallace Danielson 250
Lowell & Mary Ann Jorgenson 112
Darreus T Wilson 55
Hamlin Family Trs
Scott H Pahlen 50
Scott H Pahlen 22
Joel R Okeson Etal 170
O&V Farms LLP 40
Lowell R & Mary Ann Jorgenson 160
Lowell R & Mary Ann Jorgenson 120
Arlyce Cucich Etal 75
Charles W Anderson 104
Ernest J Anderson Trs 184
Ernest J Anderson Trs 68
Charles & Michelle Okeson 151
Randall & Judith Lefebvre 145
Foltz Farms 198
Alan R Hagen 138
Roger & Jane Foltz Rev Liv Tr 124
Roger & Jane Foltz Rev Lv Trust 157
Timothy P McCaslin Rev Tr 80
Stephanie Jane Bryngelson Etal 80
Stephanie Jane Bryngelson Etal 120
Christina Lee Bryngelson Etal 208
Bernard & Sharon Braun Trusts 160
US Fish & Wildlife 160
US Fish & Wildlife 40
Scott W McCaslin 160
Lowell & Mary Ann Jorgenson 172
Scott W McCaslin 75
Donald & Cleon Starkey 70
Dennis Kiehl 25
Jay Wold Etal 38
Shawn Starkey 70
Adam A Erickson 260
Ashley Erickson 40
Adam Erickson 78
Timothy Anderson 35
Steven R & Timothy Anderson 78
Ernest C Anderson 140
Pamela Gobel Etal 55
Richard L Molacek Trs 40
Kenneth Omdahl 80
Arden Laine 20
Allan & Kristi Foltz 145
Carol E Foltz 148
Richard Steffl 42
Jerome Leegard 78
Charles & Michelle Okeson 99
C & K Land LLLP 95
Kenneth & Pamela Gulseth 55
Todd & Michelle Andresen 40
State of MN DNR 40
Chad J McCaslin & Eric Wear 183
Randy & Nancy Hill 67
Dennis J Kiehl 120
Benjamin J & Nichole S Zurn 120
Mark & Lois Greenig 145
Yvonne R Bakken Etal 308
Rock Ridge Resources Ltd 337
Jeff & Virginia Gremminger 80
Daniel & David Steffl 43
Rhys C Anderson 164
Donald Gandrud 172
Val & Lorraine Seaberg 95
Duane Hanson 80
Donald E Hanson 40
Donald J McCaslin Trust 80
Timothy P McCaslin 77
Donald J McCaslin Tr 178
Donald J McCaslin Tr 80
Chad McCaslin Etal 40
Scott McCaslin 34
James & Jimmie Nelson 40
Lukas M Andringa 40
Glenice Hall & Marcelyn Helland 100
Walter O Erickson 59
Curtis W & Karen J Johnson 120
Steven & Deborah Swanson 46
James & Susan Gjersvig 129
Clayton Schott 60
Arleen A Hanson 41
Renae & Kenneth Miller 66
Bert & Saundra Hanson 97
Donald J McCaslin Trust 45
Donald J McCaslin Trust 123
William C McCaslin 64
Donald J McCaslin Trust 71
Donald J McCaslin Tr 113
Andrew Leo Hamlin 28
Max Schmidt-Olson Tr 43
Steven Anderson 174
Yvonne Bakken Etal 46
Jeramie Jacobson 72
O&V Farms LLLP 166
Jennifer Orth 114
Rhonda Dalve 142
Keith Heinlein 28
Roger N Pearson Tr 32
Roger & Diane Pearson 92
Mark & Wanda Pearson 60
Carolyn Restad 76
Craig Teal 185
Roger Pearson Trust 105
Eloise Leegard 80
R&K Johnston 48
Arnold & Linda Kiehl 171
Charles Okeson 40
Chad Okeson 60
Jennifer Orth 114
Randall & Judith Lefebvre 126
Daniel Steffl 50
Vernon Hanson Etal 86
Vernon A Hanson Etal 96
Brian & Michele Gandrud 81
Brian & Michele Gandrud 55
Paul W & Janet V Pearson Trs 71
Campbell Creek Partners 283
Christopher Foltz 71
Peter & Bonnie Lage 80
Jeramie & Kathy Jacobson 40
Paul Okeson 120
Chad Okeson 40
Timothy P McCaslin 129
Randy Rosentreter 100
Guy D Tietz 37
David Eiesland 75
Kenneth & Rita Pearson 65
James Bradley Skarie 160
Campbell Creek Ptn 90
Milo & Margaret Letourneau 154
Randall & Judith Lefebvre 206
O&V Farms LLLP 158
Brian & Michele Gandrud 80
Brian & Michele Gandrud 118
Gregory Kordosky 44
Walberg Farms LLC 80
Russell & Carol Okeson 232
John & Linda Schons 85
John & Linda Schons 38
John & Linda Schons 80
Rosen-Ireter 15
Rosen-Ireter Bros 33
Randall & Judith Lefebvre 68
Roger D & Russell A Johnson 102
Wilson Fm Rev Lv Tr 40
Rose Bergan Tr 41
Marvin & Darla Vareberg 74
Paul J Leland 40
Jeffrey & Connie Adkins 118
Brian & Michele Gandrud 120
Joel & Bridget Okeson 80
Charles R & Michelle Okeson 80
Morrison Family Rev Lv Trust 133
Douglas P Coen 80
Arlyce Cucich Etal 40
Edgar & Lavonne Nordaulen Tr 118
Walberg Farms LLC 235
Jeffrey & Amy Missling 53
Chad Okeson 80
Durland & Shirley Rislund 80
Yvonne Wile 43
Yvonne & Darnell Utke 84
Susan M Hoffert Schell Etal 187
Gilbertson Farms LLP 88
Dennis & Delores Stoen 80
Charles & Carrie Amundson 80
Keith & Julie Zachariason 80
Russell & Carol Okeson 116
Wayne & Kari Borgen L E 81
Jeffrey G & Connie L Adkins 373
Ardean M Anderson Etal 56
A&T Anderson 27
Randy Olen 35
Harry F Bickel 40
Doyle & Lori Thompson 155
Bonnie Johnson 80

COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION
September 30th, 2026 @ 6:00 P.M.
****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Bruce N & Marsha A Qvammen
16582 S Big Cormorant Rd
Audubon, MN 56511

Project Location: TBD S Big Cormorant Rd
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Preliminary Plat for nine (9) lots to be known as THE OAKS AT SPRING CREEK.

LEGAL LAND DESCRIPTION: Tax ID Number: **06.0364.000** Section 25 Township 138 Range 043; 25-138-043 N1/2 OF SE1/4; & GOVT LOT 4 LESS 2 AC SECLUSION POINT PLAT & LESS .99 AC TO 06.0364.002; & GOVT LOT 5 LESS 14AC FOR PLAT & LESS .87AC (6-364-1) & LESS .43AC (6-1000-964) & LESS .86AC (6-1000-695) & LESS .43AC (6-1000-967). LESS 7.34AC (6-364-6).; Cormorant Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:
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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.

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

SUBDIVISION / ZONE CHANGE
BECKER COUNTY
PLANNING & ZONING

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

Application for: _Zone Change (Complete Section 1) _____Certificate of Survey (Complete Section 2) __X__Preliminary Plat (Complete Section 3)

Applicant's Name: Bruce Quammen

Applicant's Address: 16582 S Big Cormorant Road
Audubon, MN 56511

Telephone(s): 701-730-1310 **Date of Application:** 8/31/26

Signature of Applicant: _____

Parcel ID Number: 060364000 **Project Address:** Across Road from 16582 S Big Cormorant Rd.

Legal Description of Project:
See attached deed.

SECTION 1

*Zone Change For Existing Parcel Number_____
Current Zoning_____Requested Zoning _____
Is the change within 2 miles of any city limits?_____

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

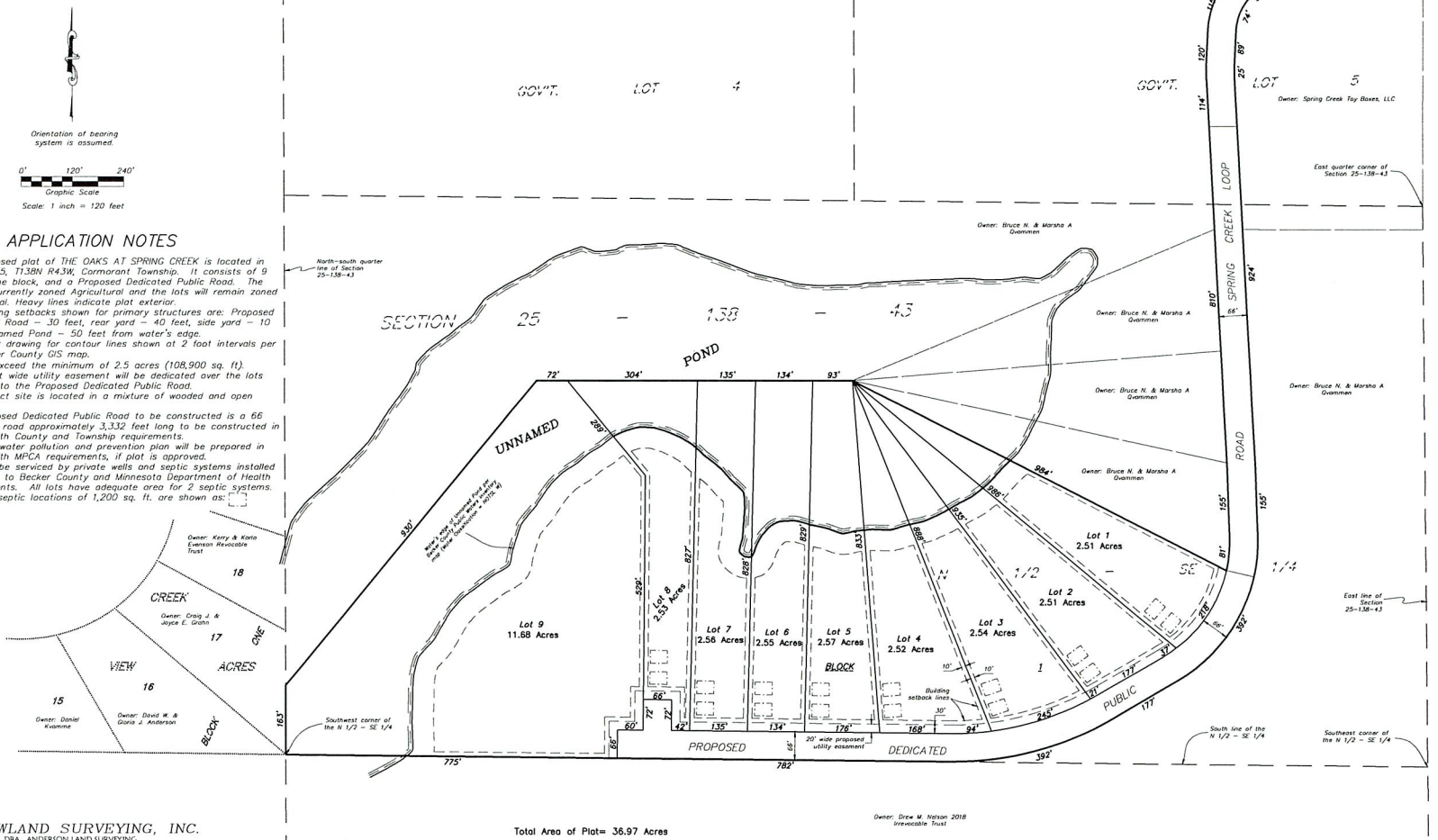
SECTION 3 property.

*For Preliminary Plat:
Number of Lots 9
Name of Subdivision THE OAKS AT SPRING CREEK
Name of Proposed Roads _____
Shoreland (within 1000 ft of lake)_____Non-shoreland X
Current Zoning of property AG
Is a change of zone required?_____yes X no
If yes, change from_____Zone to_____Zone.
Total acreage of parcel to be subdivided 36.97 total acres in Subdivision
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 8/31 Date Accepted _____ Authorized Signature _____
Application Fee_____Notice Fee_Recording Fee __ Date Paid_____
_____Receipt Number _____

PRELIMINARY PLAT OF

THE OAKS AT SPRING CREEK



APPLICATION NOTES

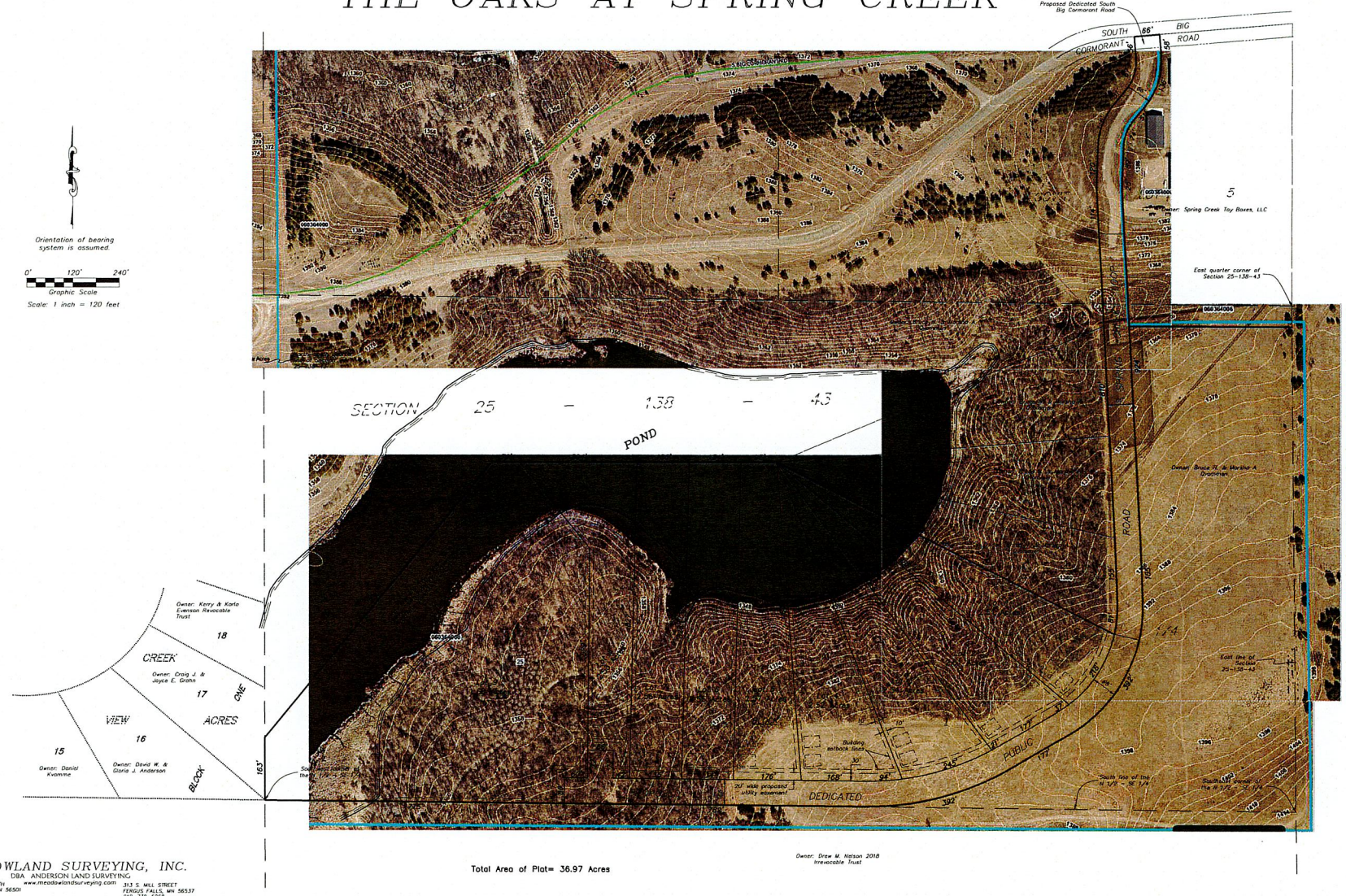
1. The proposed plat of THE OAKS AT SPRING CREEK is located in Section 25, T138N R43W, Cormorant Township. It consists of 9 lots in one block, and a Proposed Dedicated Public Road. The land is currently zoned Agricultural and the lots will remain zoned Agricultural. Heavy lines indicate plat exterior.
2. The building setbacks shown for primary structures are: Proposed Dedicated Road – 30 feet, rear yard – 40 feet, side yard – 10 feet, Unnamed Pond – 50 feet from water's edge.
3. See other drawing for contour lines shown at 2 foot intervals per the Becker County GIS map.
4. All lots exceed the minimum of 2.5 acres (108,900 sq. ft).
5. A 20 foot wide utility easement will be dedicated over the lots adjacent to the Proposed Dedicated Public Road.
6. This project site is located in a mixture of wooded and open areas.
7. The Proposed Dedicated Public Road to be constructed is a 66 foot wide road approximately 3,332 feet long to be constructed in accord with County and Township requirements.
8. A storm water pollution and prevention plan will be prepared in accord with MPCA requirements, if plat is approved.
9. Lots will be serviced by private wells and septic systems installed according to Becker County and Minnesota Department of Health requirements. All lots have adequate area for 2 septic systems. Possible septic locations of 1,200 sq. ft. are shown as: ☐

Total Area of Plat= 36.97 Acres

MEADOWLAND SURVEYING, INC.
DBA ANDERSON LAND SURVEYING
www.meadowlandsurveying.com
1118 HWY 59 SOUTH
DETROIT LAKES, MN 56501
218-847-4289
313 S. MILL STREET
FERGUS FALLS, MN 56537
218-739-5268
EMAIL: reception@meadowlandsurveying.com

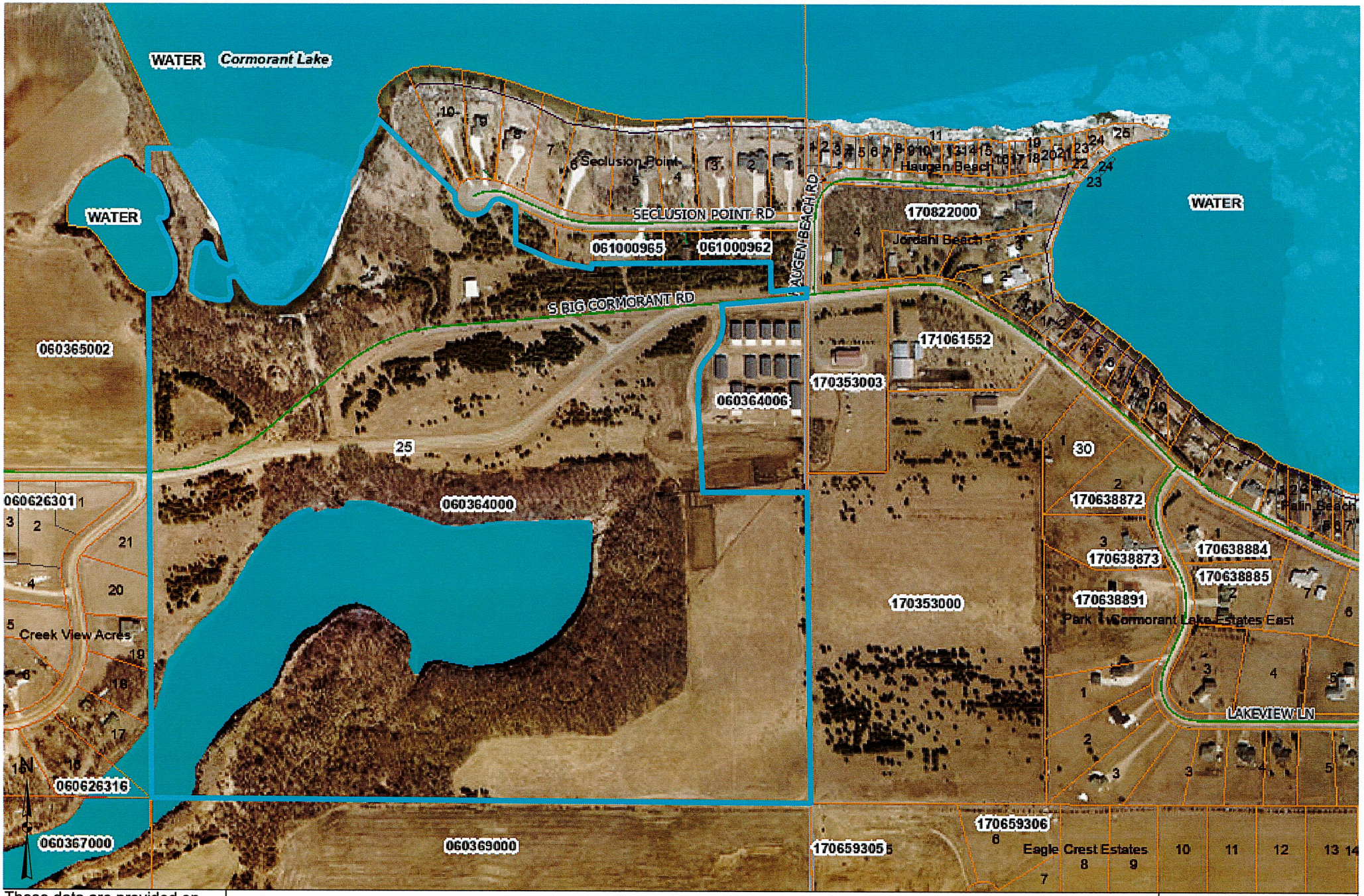
PRELIMINARY PLAT OF

THE OAKS AT SPRING CREEK



Total Area of Plat= 36.97 Acres

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www.meadowlandsurveying.com
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218-847-4289
313 S. MILL STREET
FERGUS FALLS, MN 56537
218-739-5268
EMAIL: reception@meadowlandsurveying.com



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1:9,028

Date: 9/11/2026

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Becker County

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Cormorant

Township 138N - Range 43W

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SEE PAGE 13

CLAY COUNTY

OTTER TAIL COUNTY

Subject

ROSSMAN LAKE
MOLLAR LAKE
LARSON LAKE
TURTLE LAKE
UPPER CORMORANT
NELSON LAKE
MIDDLE CORMORANT LAKE
BIG CORMORANT LAKE
TUB LAKE
LAKE IDA
GRAND VIEW ESTATES
TRANQUILITY PARK
AGAPE ACRES
PRIEWE EVERGREEN TERRACE
SPRING CREEK
CORMORANT PARK PLACE EAST
CORMORANT BEACH
SEVERSON BEACH RD
REDMAN BEACH RD
REDMAN BCH LOON LN
GRANT'S RD
GRONDAHL RD
W LAKE IDA LN
E LAKE IDA LN
IDA VIEW
IDA HEIGHTS
IDA'S HIDEAWAY
CHARCANNA BEACH
SHERBROOKE RD
SNOWSHOE
TOSTEN ERICKSON LN
SANDY RIDGE
POINTE DE ISLES
SECLUSION POINT
S BIG CORMORANT RD
E TONY JOHNSON RD
YMCA LN
OX CART LN
KLONDIKE RD
LADY SLIPPER
BUFFALO LN
HILLSIDE RD
LAKESIDE PINES
BRASETH BAY RD
MAPLE HILL LN
PHEASANT RUN
THOMAS RD
BEEBER LAKE SHORELINE
TURTLE LAKE RD
EMERALD BAY
ROSSMAN ACRES
BIRCH BAY
DUNHAM RD
BERGERSON LAKE
VIKING EST
LAKE CUBA TR
COUNTY RD 146
COUNTY RD 145
132ND AVE
141ST AVE
145TH AVE
150TH AVE
147TH ST
140TH ST
135TH ST
120TH ST
115TH ST
110TH AVE
130TH AVE
100TH ST
N LEAF LAKE RD
BABY BOOMER HIDEAWAY
MN AMA
SW TOWNLINE RD

David W & Stephanie S Savig 155
Lake Cuba Trust 133
Holm Family Rev Tr 100
Linda M Tharaldson 132
Danny M Olson 161
Jared R Krogen 40
Cuba Lake Trust 57
Gary A Schermer 31
Shawn Goodchild & Heather Hundt 44
Ryan Olson 37
JSJ Enterprises Living Trust 185
Eugene A & Phyllis L Beyer 60
Jimmy & Lynn Kaiser 61
Michael Schroeder 81
Michael Levin 80
Barry Gisti Etal 34
Robt & Yvonne Johnson 75
Maziar Zamani 113
William & Jeanette Larson 41
Donald Scoby Trust 40
T&C Gibbs 20
Marion A Jacobson 68
Juel & Joni Dunham 40
Donald Scoby Trust 35
Mark & Marlene Nielsen 36
William & Jeanette Larson 40
Donald Galitz 30
Tracy 14
Orvis & Marlene Olson 155
Orvis & Marlene Olson 135
Kristi K Leiseth-Pederson 227
Eric & Kimberly Braseth 151
Gordon Braseth 121
Colleen E Griffeth Etal 184
Susan J Braseth Trs 132
Danny Olson 61
Randy Jenson Rev Tr 76
Randy Jenson Rev Tr 48
Megan E Hoyes Etal 50
Eugene & Phyllis Beyer 75
Duwayne D & Deanne E Larson 68
Paulas Rentals LLC 182
Linda & Roberta Erickson 173
Duane A Olson 92
Jason T Peterson 38
R&R Investments 94
Brady & Angela Nelson 40
Douglas & Norma Swenson 39
Devonna Jenson 40
Rodger D Haugen 342
Brian & Dean Haugen 138
Douglas & Norma Swenson 386
Rodger D Haugen 80
Douglas & Norma Swenson 80
Todd J Arntson 80
Rhonda & Tim Sweeney 40
Jeffrey Swenson Trust 80
Contractors Leasing 80
US Fish & Wildlife 80
Camas Minndak Inc 326
Contractors Leasing 120
Camas Minndak Inc 514
Camas Minndak Inc 120
Contractors Leasing 240
Harlow E & Diane M Krogen Trs 159
Dewayne & Margaret Dunham 76
Travis & Gina Schauer 120
Dewayne C & Gail Erickson 149
Timothy A & Christine Erickson 154
Timothy A & Christine Erickson 78
Coordinating Comm Of 70
Mary C Erickson 68
Mary Erickson Trust 51
Erickson Farms of Pelican Rpds 62
Bruce N & Marsha A Qvammen 131
Jane 40
Drew M Nelson Irrev Tr 80
Audrey & Dennis Salga 40
Glen & Leann Smith 40
Audrey & Dennis Salga 80
Adeline Lenora Sherbrooke 155
Timothy Erickson Trs 80
Anna May Frissell & Jay Gibson 91
Brian & Kelli Boyd 42
Scott P & Carol A Rudie Etal 38
Jason & Leah M Gehrig 40
Jason & Leah Gehrig 40
David W Sherbrooke Rev Lv Tr 258
R Timothy & Annette Mahler 177
Donald Isaacson Trust 61
Donald Isaacson Trust 40
US Fish & Wildlife 80
KLC Holdings LLC 78
Eap Gravel Hauling LLC 40
Glacier Resources Ltd 40
Glacier Resources Ltd 150
Glacier Resources Ltd 195
Contractors Leasing 110
Michael L & Rebecca S Lage 270
Michael & Rebecca Lage 50
Camas Minndak Inc 51
Glacier Resources 262
Camas Minndak Inc 168
Camas Minndak Inc 125
US Fish & Wildlife 160
Dana Holland 135
Timothy & Elizabeth Smith 40
Timothy & Elizabeth Smith 60
Todd J Arntson 38
James Jennen 29
Delores Johnson 69
Camas Minndak Inc 514
Todd J Arntson 80
Douglas & Norma Swenson 80
Jeffrey Swenson Trust 80
Julian Fm Tr 42
Leroy Anderson 30
Residence Tr 20
S&K Erickson 21
S&D Sheldon 27
D&P Jensen
Todd Arntson 19
Jon 14
Dewayne & Margaret Dunham Etal 34
Ronald Schmitz 21
Michael & Rebecca Lage 50
Dana Holland 135
Timothy & Elizabeth Smith 40
Dewayne C & Gail Erickson 149
Timothy A & Christine Erickson 78
Timothy Erickson Trs 28
Mary Erickson Trust 51
Anna May Frissell & Jay Gibson 24
Audrey & Dennis Salga 80
Brian & Kelli Boyd 42
Scott P & Carol A Rudie Etal 38
Jason & Leah M Gehrig 40
Jason & Leah Gehrig 40
David W Sherbrooke Rev Lv Tr 258
Donald Isaacson Trust 61
Donald Isaacson Trust 40
US Fish & Wildlife 80
Adeline Lenora Sherbrooke 155
R Timothy & Annette Mahler 177
Drew M Nelson Irrev Tr 80
Bruce N & Marsha A Qvammen 131
Mary C Erickson 68
Erickson Farms of Pelican Rpds 62
Timothy Erickson Trs 80
Dewayne C & Gail Erickson 149
Travis & Gina Schauer 120
Coordinating Comm Of 70
Timothy A & Christine Erickson 154
Timothy A & Christine Erickson 78
Timothy Erickson Trs 28
Mary Erickson Trust 51
Erickson Farms of Pelican Rpds 62
Bruce N & Marsha A Qvammen 131
Jane 40
Drew M Nelson Irrev Tr 80
Audrey & Dennis Salga 40
Glen & Leann Smith 40
Audrey & Dennis Salga 80
Adeline Lenora Sherbrooke 155
Timothy Erickson Trs 80
Anna May Frissell & Jay Gibson 91
Brian & Kelli Boyd 42
Scott P & Carol A Rudie Etal 38
Jason & Leah M Gehrig 40
Jason & Leah Gehrig 40
David W Sherbrooke Rev Lv Tr 258
R Timothy & Annette Mahler 177
Donald Isaacson Trust 61
Donald Isaacson Trust 40
US Fish & Wildlife 80

110 120 130 140 150 160 170

100 110 120 130 140 150 160

COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION
September 30th, 2026 @ 6:00 P.M.
****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Michael S Aas & Tiffany A Aas
17115 Lakeview Ln
Audubon, MN 56511

Project Location: 17115 Lakeview Ln
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a gunsmith business to include retail sales and transfers of firearms.

LEGAL LAND DESCRIPTION: Tax ID Number: **17.0638.876** Section 30 Township 138 Range 042; CORMORANT LAKE ESTATES EAST Lot 04A Block 002 REF: 17.0638.877; 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 # CUP2026-171

Property and Owner Review

Owner: **Michael S Aas & Tiffany A Aas**	Parcel Number(s): **170638876 NA**
Mailing Address: **17115 Lakeview Ln Audubon, MN 56511**	Site Address: **17115 Lakeview Ln Audubon, MN 56511**
	Township-S/T/R: **LAKE EUNICE-30/138/042**
	Shoreland? **No** Name:

Legal Descr: **Lot 04A Block 002 of CORMORANT LAKE ESTATES EAST|REF: 17.0638.877**

Conditional Use Details Review

Description of Conditional Use Request: **request a conditional use permit to operate a gunsmith business to include retail sales and transfers of firearms.**

1. Describe how the conditional use permit, if granted, will not harm the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.
This will not affect neighboring properties. there will be no shooting on 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.
Business will be run out of my basement. This will not affect neighboring properties

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
Everything exists on property and there is no need for additional parking

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 will be limited to 2 customers at a time

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

Additional shoreland questions below (if applicable)

6a. Describe how adequate measures have been or will be taken to assure that soil erosion or other possible pollution of public waters will be prevented, both during and after construction.

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: **Lakes Country Tactical**

Business Owners: **Michael Aas**

Business Type: **Service** If 'Other', explain: **retail sales and service**

Type of Merchandise: **firearms**

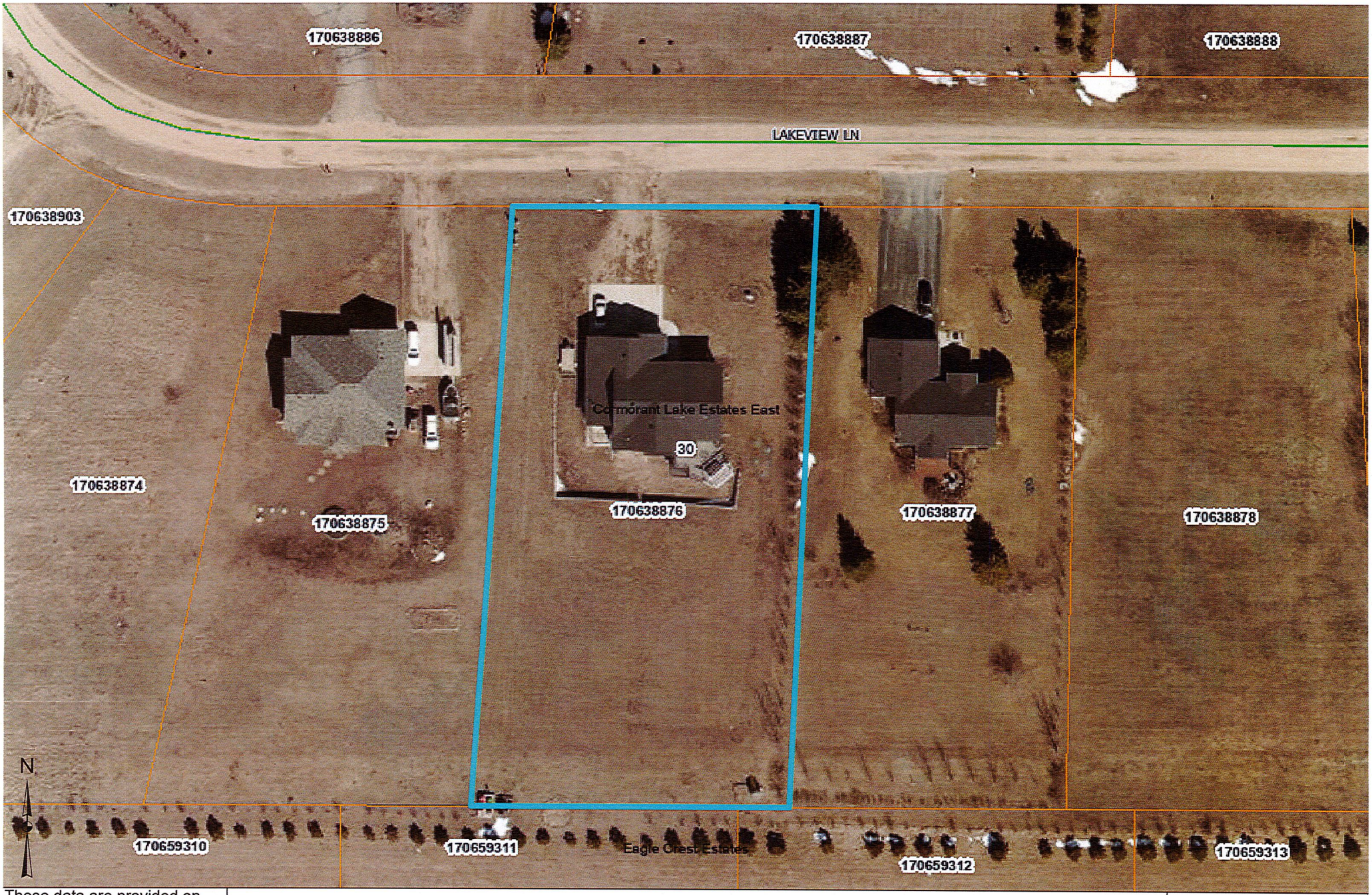
Type of Service: **light gunsmithing as well as retail sales and transfer of firearms**

Hours and Days of Operation: **m-f 3:00 pm to 6:00 pm**
sat, sun by appt only

Number of Employees: **0**

Off-Street Parking Plan: **na**

Size of structure to be used for Business: **12 x12 room in my basement** New or Existing: **Existing Structure**
Signage Plan: **none**
Exterior Lighting Plan: **have existing lighting on house**
Known Environmental Hazards: **no**
Additional Business Plan Information: **no**



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.

Business will be inside home and use existing parking.

Becker County

1:1,128

Date: 9/1/2026

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



Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29

SEE PAGE 11

SEE PAGE 15

Subject

OTTER TAIL COUNTY

COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION
September 30th, 2026 @ 6:00 P.M.
****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Tyler Peterson & Elizabeth Peterson
30936 St Hwy 34
Detroit Lakes, MN 56501

Project Location: 30936 St Hwy 34
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a repair and maintenance business.

LEGAL LAND DESCRIPTION: Tax ID Number: **10.0318.000** Section 20 Township 139 Range 040; PT OF SE1/4 SE1/4 BEG AT SE COR SEC 20, TH W 391',N 9.03', NE 194.21',N 915.70',W 198.69' & S 950' TO POB; Erie Township

REFER TO BECKER COUNTY ZONING ORDINANCE

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

Replies may be addressed to:
PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN 56501

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

To view all application information on this project please visit:
http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/

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

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

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

Conditional Use Application Review — Permit # CUP2026-172

Property and Owner Review

Owner: Tyler Peterson & Elizabeth Peterson	Parcel Number(s): **100318000**
Mailing Address: 30936 St Hwy 34 Detroit Lakes, MN 56501	Site Address: 30936 St Hwy 34
	Township-S/T/R: **ERIE-20/139/040**
	Shoreland? **No** Name:

Legal Descr: **PT OF SE1/4 SE1/4 BEG AT SE COR SEC 20, TH W 391',N 9.03', NE 194.21',N 915.70',W 198.69' & S 950' TO POB**

Conditional Use Details Review

Description of Conditional Use Request: **formation of a business to repair, winterize and maintain marine engines. Repair and maintenance of ATV and Side by Side vehicles as well.**

1. Describe how the conditional use permit, if granted, will not harm the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.
No effect on property, all business performed inside shed, and next to an operating diesel shop. Repair and processes are normal to the surrounding area.

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 shop will be next to a current, operating diesel repair shop. Normal operating hours, no early morning or late-night operations.

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
Access to the shop will be through the current driveway for the property.

4. Describe how adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
There is parking in front of the Shop for customer vehicle and a pad at the rear (North) of the shop for customer units. Pad at the rear of the shop will be used as pick up and drop off area with access around the building and back to the main roadway.

5. Describe how adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.
All work will be performed in normal operating hours. All work to units is performed indoors, unless special circumstances arise, (Unit wont fit in shop, unit cant be rolled, or driven and needs to be worked on in place.

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: **34 Sport and Marine**

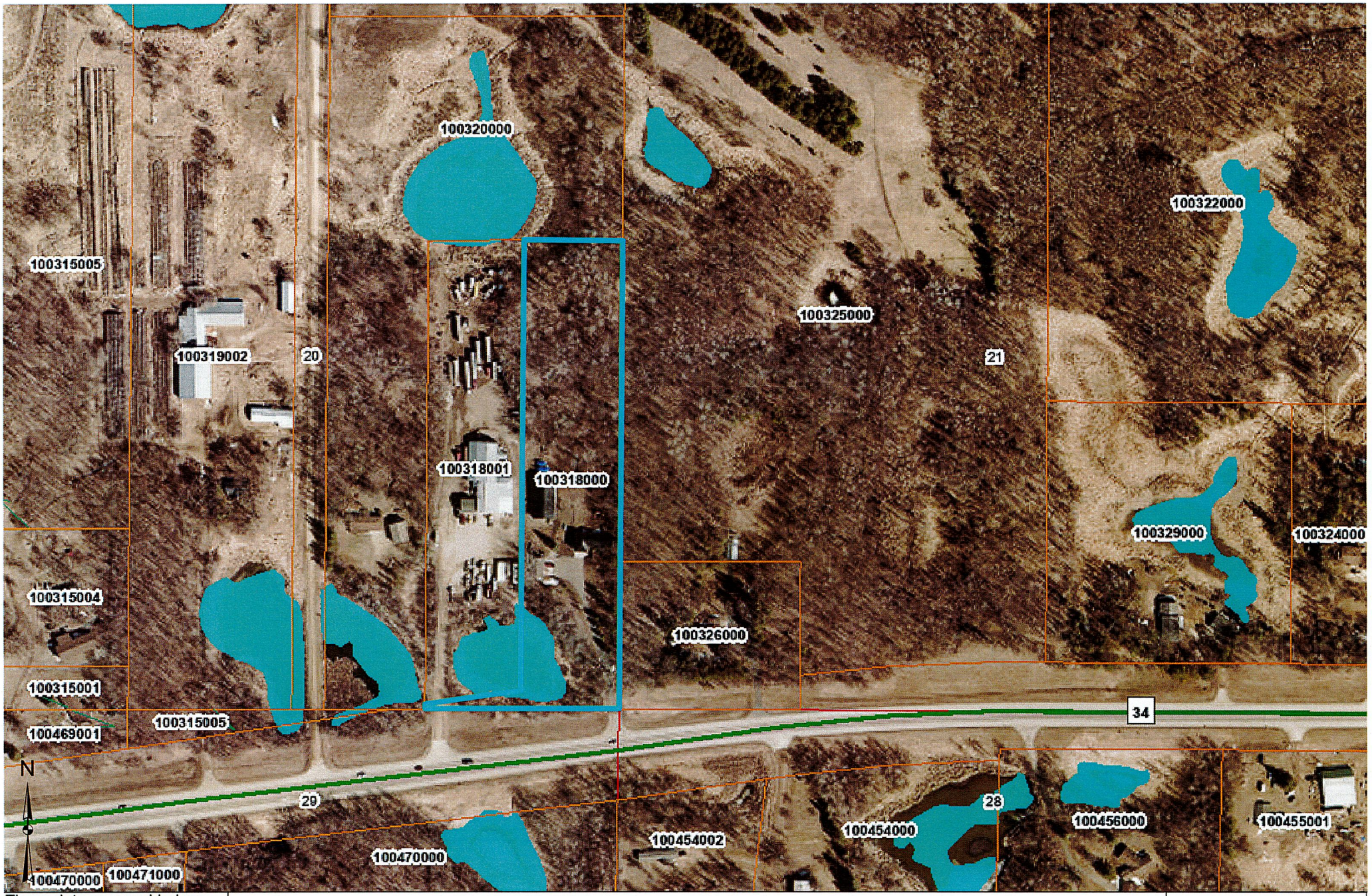
Business Owners: **Tyler James Peterson**

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

Type of Merchandise: **n/a**

Type of Service: **Marine engine, atv, and side by side repair maintenance, and winterization.**
Hours and Days of Operation: **8am-5pm**
Number of Employees: **1**
Off-Street Parking Plan: **Parking pads at the North and South ends of the Building**
Size of structure to be used for Business: **40x80 Shed** New or Existing: **Existing Structure**
Signage Plan:
Exterior Lighting Plan: **1 light on the gable end of building over door**
Known Environmental Hazards: **no**
Additional Business Plan Information: **no**


Parking and
Pickup location
Access Road
Shop
Parking and drop off
30936
Customer access
from 34



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: 9/8/2026

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

Becker County



Erie

Township 139N - Range 40W

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SEE PAGE 49

SEE PAGE 31

SEE PAGE 35

SEE PAGE 17

Subject

PICKEREL WILDLIFE MANAGEMENT AREA

PICKEREL LAKE

COTTON LAKE

SHELLY ISLAND W.M.A.

HUBBEL POND W.M.A.

ROCHERT

SCHULTZ LAKE

ST PATRICK LAKE

ROLLING HILLS

HOWE LAKE

FOX LAKE

RICE LAKE

290 300 310 320 330 340 350

160 170 180 190 200 210 220

COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION
September 30th, 2026 @ 6:00 P.M.
****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Tyler White on behalf of Michael M & Marie C Wells
54321 St Hwy 34
Osage, MN 56570

Project Location: TBD St Hwy 34
Osage, MN 56570

APPLICATION AND DESCRIPTION OF PROJECT:

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

LEGAL LAND DESCRIPTION: Tax ID Number: **21.0297.000** Section 29 Township 140 Range 036; PT NE1/4 OF NW1/4: COMM NE COR TH S 120.12' AL E LN, TH W 386.1' TO PT SLY ROW LN MN #34 CONT W 101' AL ROW LN, S 200' TO POB; TH W 160', S 863.38', TH E 261',TH E 386.1' TO E LN NE1/4 NW1/4, TH N 415.89' AL E LN, TH W 250', TH N 160', TH W 247.09', TH NW 70.63', TH N 156.94', TH NE 99.75' TO POB AKA TRACT A; Osage Township

REFER TO BECKER COUNTY ZONING ORDINANCE

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

Replies may be addressed to:
PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN 56501

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

To view all application information on this project please visit:
http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/

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

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

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

Conditional Use Application Review — Permit # CUP2026-173

Property and Owner Review

Owner: Tyler White obo Michael M & Marie C Wells	Parcel Number(s): **210297000**
Mailing Address: 54321 St Hwy 34 Osage, MN 56570	Site Address: TBD St Hwy 34
	Township-S/T/R: **OSAGE-29/140/036**
	Shoreland? **No** Name:

Legal Descr: **PT NE1/4 OF NW1/4: COMM NE COR TH S 120.12' AL E LN, TH W 386.1' TO PT SLY ROW LN MN #34 CONT W 101' AL ROW LN, S 200' TO POB; TH W 160', S 863.38', TH E 261',TH E 386.1' TO E LN NE1/4 NW1/4, TH N 415.89' AL E LN, TH W 250', TH N 160', TH W 247.09', TH NW 70.63', TH N 156.94', TH NE 99.75' TO POB AKA TRACT A**

Conditional Use Details Review

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

GM1LLC dba gras proposes to use the existing detached building identified in parcel number 210297000 on the attached aerial photograph, and building layout for indoor cannabis cultivation under Minnesota OCM Microbusiness Application MICRO-A25-000798, which includes cultivation endorsement. The facility will contain up to approximately 3,500 sq feet of flowering plant canopy, subject to confirmation on the final cultivation diagram, and will remain below the 5,000 square foot microbusiness limit. No outdoor cultivation, retail sales, or public access is proposed at this location.

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 cultivation operation will occur entirely indoors within the existing detached building. the building is approximately 165 feet from the west and north property lines, 150 feet from the east property line, and 420 feet from the south property line. The property will comply with all applicable Becker County cannabis separation and setback requirements, as documented by the submitted parcel map and site plan. Continuous security cameras will cover required areas. Motion sensors may supplement the security system, but camera recording will not be limited to times when motion is detected. Exterior security lighting will be motion-activated where appropriate, shielded and directed downward to prevent light trespass. Odor will be controlled through sealed cultivation rooms, commercial HVAC and dehumidification equipment, controlled airflow and carbon filtration or comparable odor-controlled equipment so that odor does not create an off-premise nuisance.

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 is a low-intensity indoor cultivation operation. No more than five employees are expected to be onsite at one time, including during planting and harvesting activities. No retail sales or public access will occur at this location. Noise will remain well below local ordinance levels. The existing building and driveway will be used; no new structures or significant site changes are proposed that would affect surrounding development.

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

Electricity is already available at the building. The existing electrical service will be evaluated, and any upgrades required for cultivation, lighting, HVAC, security or other equipment will be completed by licensed contractors in accordance with applicable codes. Water will be supplied by the existing well on the property. Automated drip irrigation and controlled nutrient delivery will be used to reduce water consumption and runoff. The existing driveway will provide access for employees, deliveries, and emergency vehicles. The indoor operation will not materially alter the property's existing exterior drainage. Cultivation wastewater and irrigation runoff will be collected and managed in accordance with applicable environmental and OCM

requirements and will not be discharged in neighboring property, into road ditches, or into public waters. Compliant toilet, potable-water and handwashing facilities will be provided before the facility begins operation. All cannabis and non-cannabis waste will be stored and disposed of in accordance with OCM, County, and applicable environmental requirements.

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

The existing driveway and off-street parking area provide sufficient space for owners, employees, approved visitors and occasional deliveries. No roadside parking will be required. The internal/common area identified on the building layout will serve as the designated secure loading and unloading area. Cannabis and cannabis materials will not be left unattended outdoors, and loading activity will not interfere with neighboring properties or public roads.

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.

Odor:Cultivation will occur in sealed indoor rooms served by commercial HVAC, dehumidification, and carbon filtration or comparable odor-control equipment. The system will be operated and maintained so cannabis odor does not create an off-premise nuisance. Dust and fumes: The cultivation site will not use volatile solvents or processes that generate routine outdoor fumes. Soil, nutrients, and other materials will be handled and stored indoors to control dust. Noise and vibration: HVAC and other mechanical equipment will be installed and maintained to prevent excessive noise or vibration from being detectable off the property. Lighting and signs: Exterior security lighting will be shielded, directed downward, and motion-activated where appropriate. No illuminated advertising signs are proposed. Signs will be limited to property identification, restricted-access notices, surveillance warnings, and legally required signage.

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: **GM1 LLC dbs Gras**

Business Owners: **Brian Lopez-33.333% ; Joseph Thomas Mangione Jr. -33.333% ; Tyler Fleming White-16.667% ; Nick Stoltman- 16.667%**

Business Type: **Other - Please describe below** If 'Other', explain: **Indoor commercial cannabis cultivation**

Type of Merchandise: **Cannabis plants, harvested cannabis flower and other cultivated cannabis material. No retail merchandise will be sold to the public at this location.**

Type of Service: **Indoor cannabis cultivation, harvesting, drying, curing, and secure storage under Minnesota OCM Microbusiness Application MICRO-A25-000798**

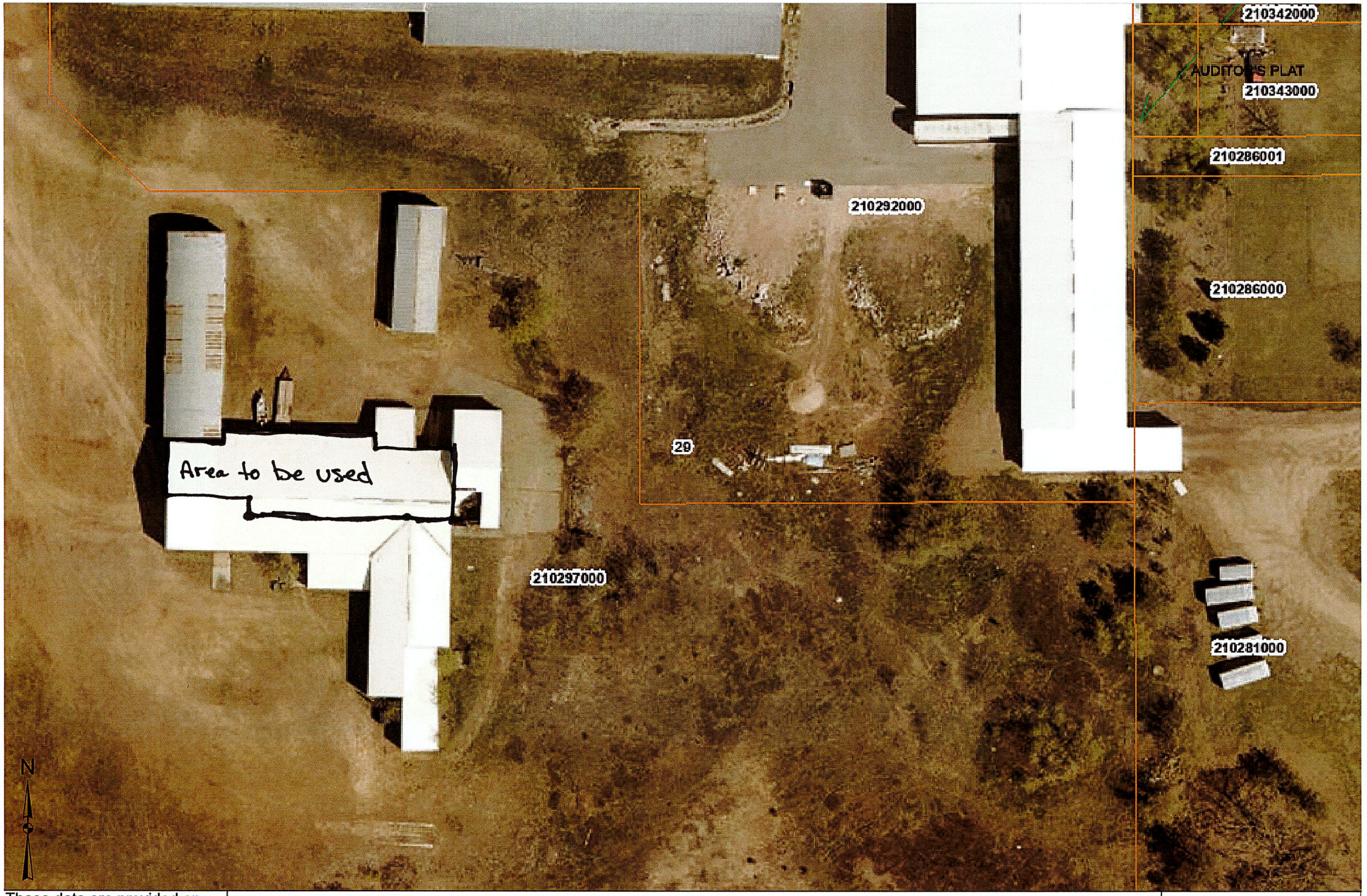
Hours and Days of Operation: **Normal business hours are 9:00am to 5:00 pm. The facility is not open to the public. Staff will also be available 24/7 for maintenance and security reasons. Environmental, irrigation, and security systems may operate continuously. Limited extended hours may be necessary during planting, harvesting, or emergencies.**

Number of Employees: **No more than five employees are expected to be onsite at one time, including seasonal cultivation and harvesting personnel.**

Off-Street Parking Plan: **The existing driveway and off-street parking area will accommodate owners, employees, approved visitors and occasional deliveries. No roadside parking will be required. The site plan will identify the paking and secure loading areas.**

Size of structure to be used for Business: **Existing detached building with electrical, HVAC, security, sanitation, and fire-safety improvements completed as required.**

New or Existing: **Existing Structure**
Signage Plan: **Signs will be limited to property identification, restricted-access notices, surveillance warnings and other legally required signage. No illuminated advertising signs are proposed.**
Exterior Lighting Plan: **Exterior security lighting will be shielded, directed downward, and motion-activated where appropriate. Lighting will be positioned to prevent glare or light trespass onto neighboring properties.**
Known Environmental Hazards: **No known environmental hazards have been identified. Nutrients, permitted crop inputs, and cleaning materials will be maintained in labeled containers and stored in secure areas with appropriate spill containment. Safety Data Sheets will be maintained where required.**
Additional Business Plan Information: **This location will operate exclusively as a secure indoor cannabis cultivation facility. No retail sales, customer access, manufacturing with volatile solvents or outdoor cultivation will occur at the property. The facility will use energy-efficient LED lighting, automated environmental controls, water-efficient irrigation, commercial odor-control equipment, continuous security surveillance and Minnesota's required track -and-trace system. Cannabis waste will be documented, stored securely, rendered unusable and disposed of in accordance with OCM and applicable local requirements.**



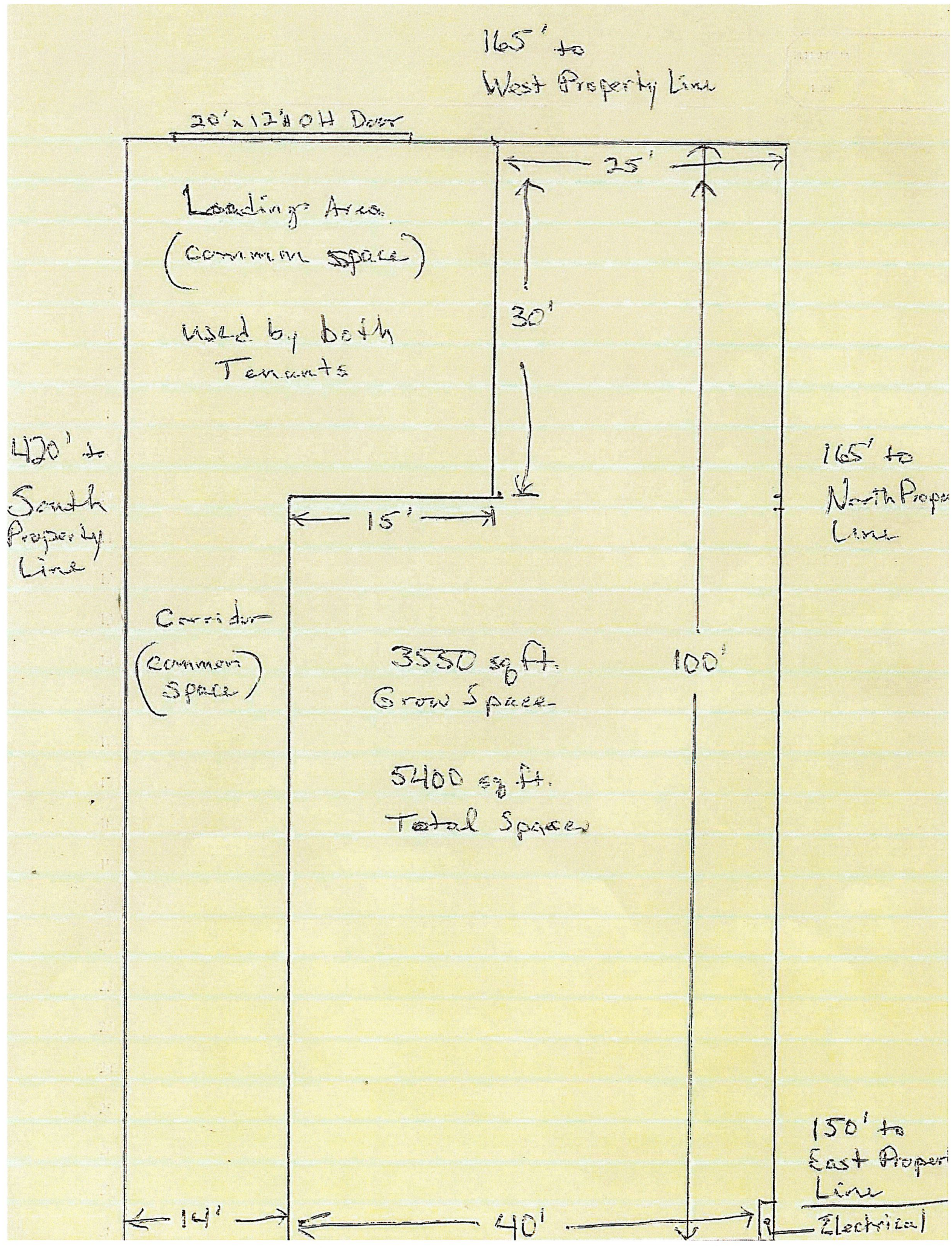
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

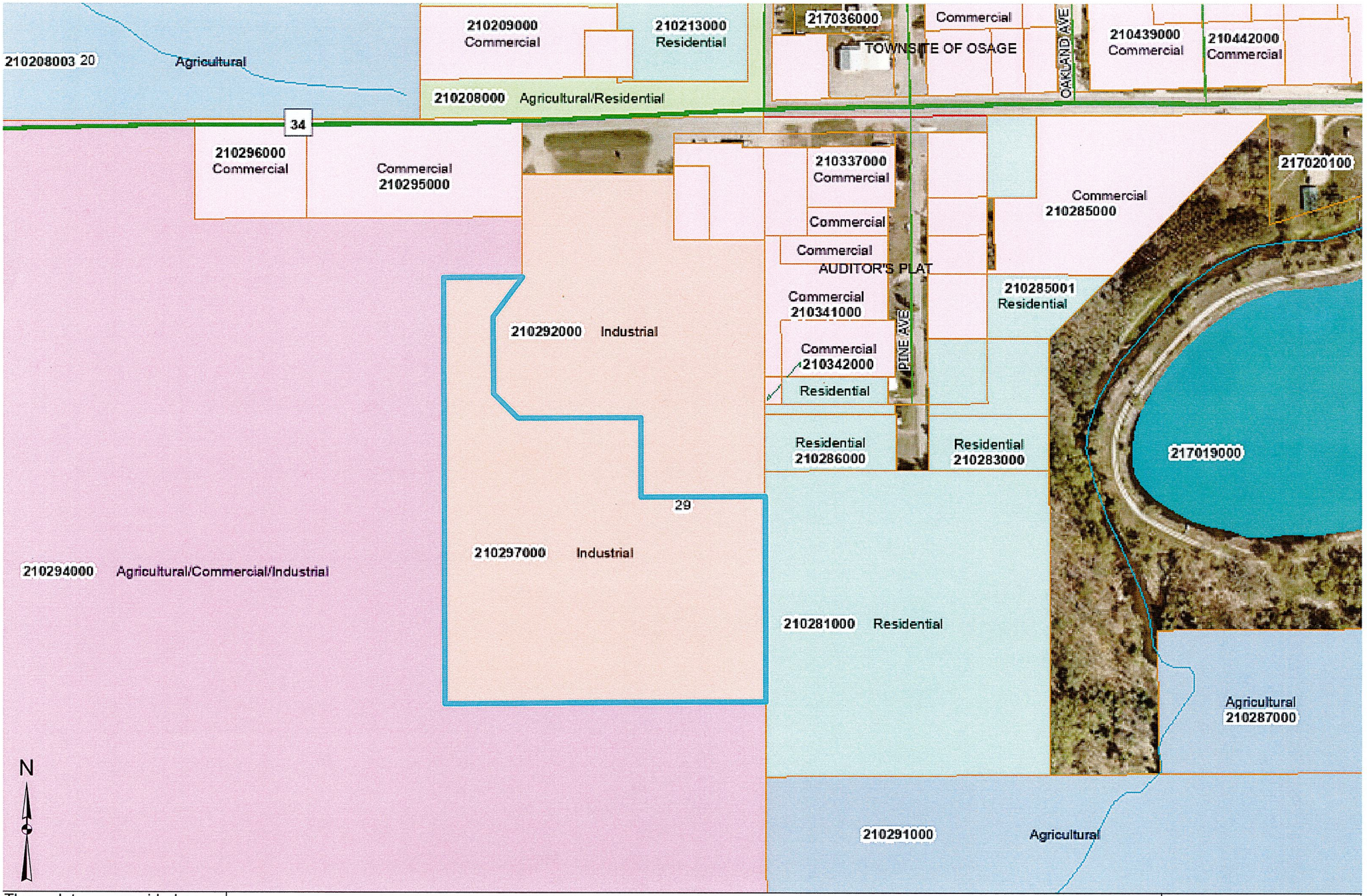
1:1,128

Date: 9/15/2026

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

Becker County


165' to
West Property Line
20'x12' OH Door
25'
Loading Area
(common space)
used by both
Tenants
30'
420' to
South
Property
Line
165' to
North Prope
Line
15'
Corridor
(common
Space)
3550 sq ft.
Grow Space
100'
5400 sq ft.
Total Space
150' to
East Proper
Line
14'
40'
Electrical



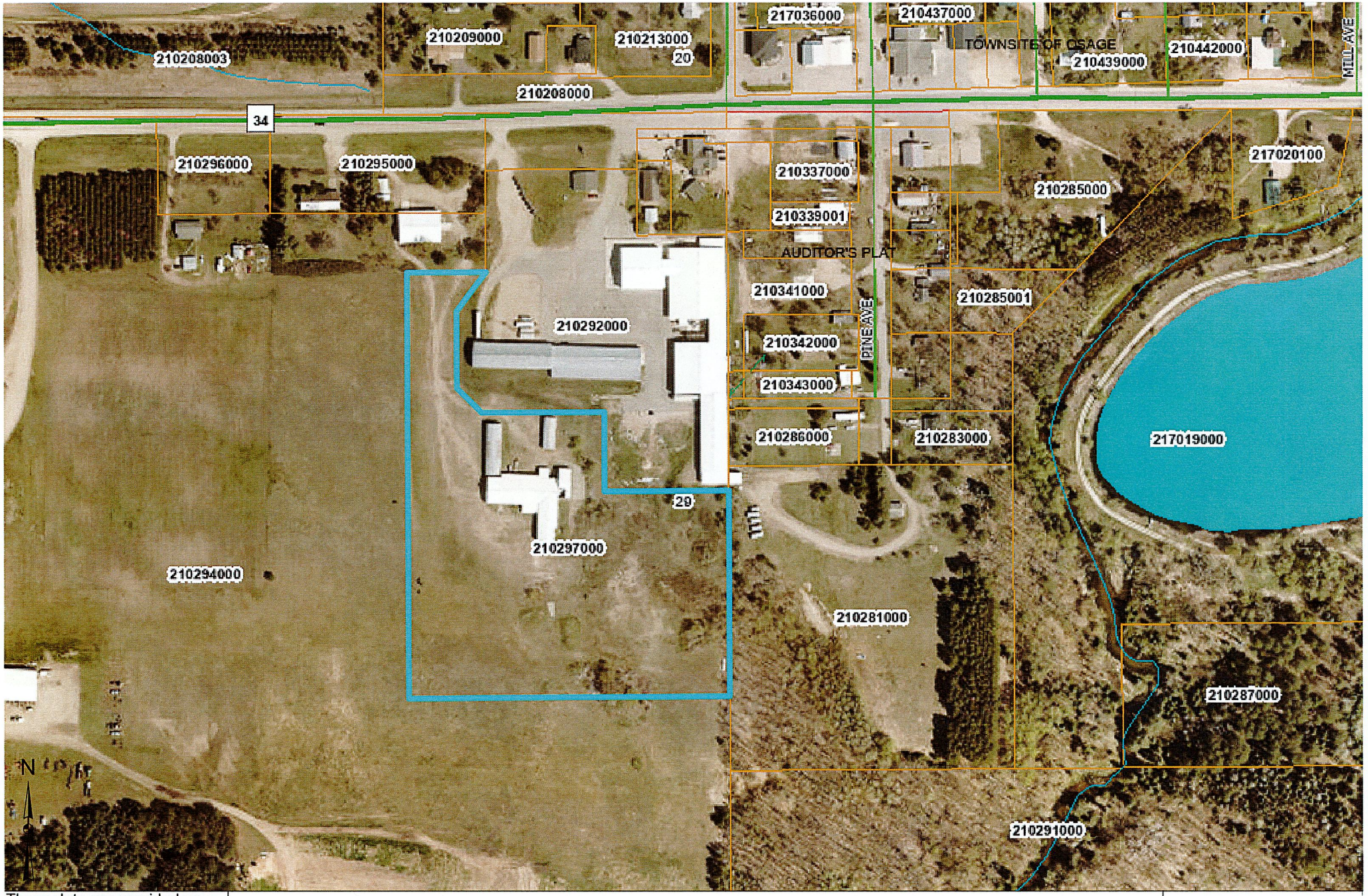
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1:4,514

Date: 9/14/2026

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

Becker County



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Osage

Township 140N - Range 36W

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HUBBARD COUNTY

Subject

STRAIGHT LAKE

SMOKY HILLS STATE FOREST

530 540 550 560 570 580 590

280 270 260 250 240 230 220