



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****

October 28th, 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
Audubon, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Final 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:

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: Bruce N & Marsha A Qvammen

Developer's Address: 16582 S Big Cormorant Rd
Audubon, MN 56511

Telephone(s): _____ Date of Application: 10/7/26

Signature of Applicant: _____

Parcel ID Number: 06.0364.000 Project Address: TBD S Big Cormorant Rd

Proposed Plat Name: THE OAKS AT SPRING CREEK

.....
To be completed by Office

Date of preliminary approval: 10/6/2026

What was approved & stipulations: Approved a Preliminary Plat for
nine (9) lots to be known as THE OAKS AT SPRING
CREEK.

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 _____.



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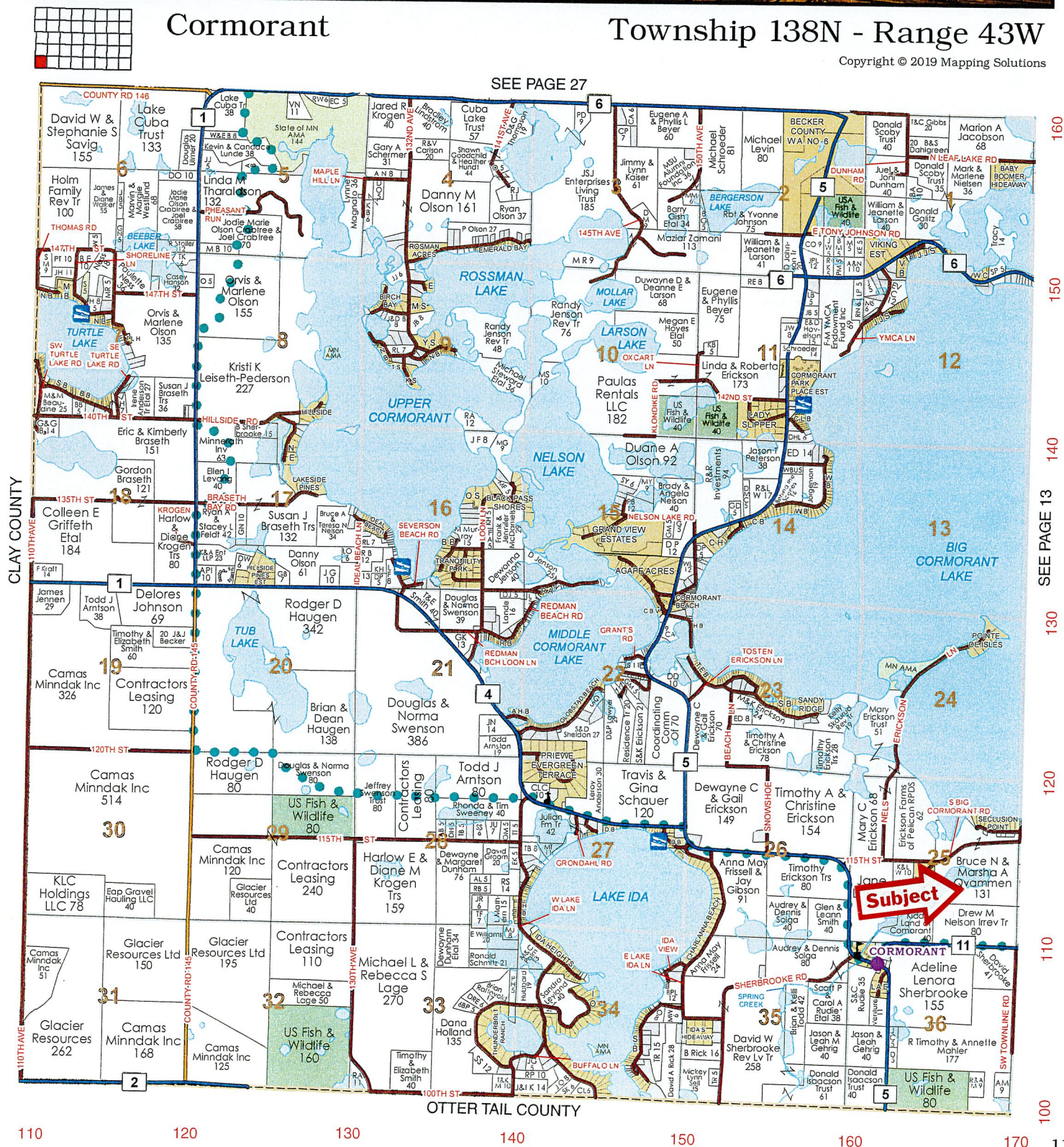
1:9,028		Date: 10/12/2026
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features		

- Visitor Information
- Vacation Planning



Township 138N - Range 43W

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COUNTY OF BECKER

Planning and Zoning

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PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

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

October 28th, 2026 @ 6:00 P.M.

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

APPLICANT: Andy D & Barbara E Mast
14193 Co Hwy 39
Frazee, MN 56544

Project Location: 14193 Co Hwy 39
Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a general store.

LEGAL LAND DESCRIPTION: Tax ID Number: **11.0033.000** Section 08 Township 138 Range 038; S 33' OF N1/2 OF SE1/4, SE1/4 OF SE1/4, N 470' OF SW1/4 OF SE1/4 & E 320' OF S 850' OF SW1/4 SE1/4; Evergreen 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 # CUP2026-174

Property and Owner Review

Owner: Andy D & Barbara E Mast	Parcel Number(s): 110033000
Mailing Address: 14193 Co Hwy 39 Frazee, MN 56544	Site Address: 14193 Co Hwy 39
	Township-S/T/R: EVERGREEN-08/138/038
	Shoreland? No Name:

Legal Descr: **S 33' OF N1/2 OF SE1/4, SE1/4 OF SE1/4, N 470' OF SW1/4 OF SE1/4 & E 320' OF S 850' OF SW1/4 SE1/4**

Conditional Use Details Review

Description of Conditional Use Request: **Request a Conditional Use Permit to operate a retail store.**

sell farm produce, baked goods ,canned goods, bulk foods

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 will be little to no effect on surrounding properties. this is a rural setting, plenty of parking, no lighted signs.

these store are very common in this rural location

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 area is used for agricultural purposes. This general store will not change how the surrounding properties are used.

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

yes, natural drainage

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.

store is located 250 yards from roadway with adequate parking

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

no lighted signs, no others nuisance issues.

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: **EVERGREEN BAKERY STORE**

Business Owners: **ANDY, BARBARA MAST**

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

Type of Merchandise: **Food/Farm Produce/Baked goods/other bulk foods**

Type of Service: **Retail and wholesale**

Hours and Days of Operation: **8:00am to 5:00pm**

No Sunday Sales

Number of Employees:

Off-Street Parking Plan:

Size of structure to be used for Business: **Moving a 33x80 retail store that used to be located off Hwy 87 to this property.**

New or Existing: **New Structure**

Signage Plan: **4x6**

Exterior Lighting Plan: **none**

Known Environmental Hazards: **no**

Additional Business Plan Information:



~ CONDITIONAL USE APPLICATION ~
BECKER COUNTY PLANNING & ZONING

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

PARCEL	
APP	CUP
YEAR	
SCANNED	

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s): Andrew and Barbara Last name: Mast
Mailing Address: 14193 County Hwy 39 City, State, Zip Frazee MN 56544
Phone Number(s): _____ Project Address: same
Parcel number(s) of property: 11.0033.000 Sect - Twp - Range: 8-138-038

Township Name: Emergreen Legal Description: Acres: 37.4 section 08
Township 138 Range 038 S33' of N 1/2 of SE 1/4, SE 1/4 of SE 1/4, N 470' of SW 1/4
of SE 1/4 and E 320' of S 850' of SW 1/4 SE 1/4

REASON FOR CONDITIONAL USE REQUEST: Store for selling owner's and
neighborhood farm/produce, Baked goods, canned goods and
bulk Foods-

The information provided for this document is truthful and accurate to the best of my knowledge. I understand that this statement is null and void if any of the above information is not supplied or is inaccurate.

Andrew Mast
SIGNATURE OF APPLICANT

Oct 1 2026
DATE

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings; parking area and all other materials deemed necessary.
3. Non-refundable filing fee of \$326.00. If in Cormorant Township add \$25.00 surcharge to the filing fee (\$351.00). **Make check payable to Becker County Zoning.**

4. Is the conditional use permit request after the fact? [] Yes ☒ No

If yes, after the fact application fee is an additional \$600.00.

Office Use Only

This application is hereby (accepted) or (rejected) as presented.

SIGNATURE - ZONING ADMINISTRATOR

DATE

Please answer the following questions as they relate to your specific CUP request:

1. **Effect on surrounding property.** That the conditional use will not harm the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

no

2. **Effect on orderly, consistent development.** That establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

no

3. **Adequate facilities.** That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

yes

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

yes

5. **Not a nuisance.** That 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 lighted signs - lighting will be like a normal dwelling.

6. **Additional criteria for shoreland areas.** In Shoreland areas, it shall be found that adequate measures have been or will be taken to assure that:

- a. **Pollution.** Soil erosion or other possible pollution of public waters will be prevented, both during and after construction;

NA

- b. **View from public waters.** That the visibility of structures and other facilities as viewed from public waters will be limited;

NA

- c. **Adequate utilities.** That the site is adequate for water supply and on-site sewage treatment; and

- d. **Watercraft.** That the types, uses, and number of watercrafts that the project will generate can be safely accommodated.

NA

37 + acres.

Farm land

produce growing area
1 acre

pond

shed

Barn

House

sandpoint well
with casing -
18' deep

wetland

grass/pasture land

wetland

New structure

3 acres produce growing area

well planned

Parking

Neighbors property
#1

Neighbors property
#2

— County Hwy 39 —



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Becker County

1:9,028

Date: 10/12/2026

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Guardian

CROP INSURANCE

109 Coney St. W • Perham, MN 56573

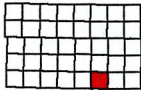
Denise Kane

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Email: dkane@arvig.net

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Evergreen

Township 138N - Range 38W

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Subject

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OTTER TAIL COUNTY

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