



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, November 10, 2016 @ 7:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Bruce and Debra Meachum
2141 Rinden Road
Cottage Grove, WI 53527

Project Location: 30151 Lake 6 Road, Frazee MN

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a dwelling 20 feet from crest of bluff instead of 30 feet due to a steep slope on the other side of the building site.

LEGAL LAND DESCRIPTION: Tax ID number: 030323005 Lake Six

PT GOVT LOT 6: COMM S QTR COR SEC 32 TH W 953.76' AL S LN, TH NW 727.02' TO LK SIX RD, SWLY AL RD 660' TO POB; CONT WLY AL RD 153.54', TH SLY 265.63', TH SW 181.87' TO LAKE SIX, SELY 100.66' & SLY 245' AL LK TO S LN SEC 32, E 350.41', TH NLY 599.23' TO POB AKA TRACT C; Section 32, TWP 138, Range 40, Burlington Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled 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

FAX Number 218-846-7266
EMAIL: zoning@co.becker.mn.us

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.

** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.



BECKER COUNTY PLANNING & ZONING

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

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

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

First name(s) Bruce and Debra Last Name Meachum
 Mailing Address 2141 Rinden Rd. City, State, Zip Cottage Grove, WI 53527
 Phone Number 303-349-7747 Project Address: 30151 Lake 6 Rd, Frazer
 Parcel number(s) of property: 03032305005 Sect - Twp - Range: 32-138-040
 Township Name: Burlington Legal Description: _____

Why is the variance being requested? (Mark all sections that apply)

- Setback Issues Lot size not in compliance with minimum standards
 Alteration to non-conforming structure Topographical Issues (hills, slopes, bluffs, wetlands)
 Other

Please provide a brief description detailing the above variance request:

Requesting 20 ft. setback from top of bluff because of steep slope on other side of building site. Shorter setback will require much less fill and a tall retaining wall. Property has significant slope away from bluff, so variance would have least environmental impact and no impact on integrity of bluff or lake

What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.

- Ordinary High Water Mark (OHWM) Proposed Distance (setback) _____ feet
 Lot Line Proposed Distance (setback) _____ feet
 Road Right of Way (ROW) Proposed Distance (setback) _____ feet
 Type of Road [] Township [] County [] State
 Crest of bluff Proposed Distance (setback) 20 feet
 Impervious Surface Coverage Proposed Impervious Lot Coverage _____ sq ft
 _____ %

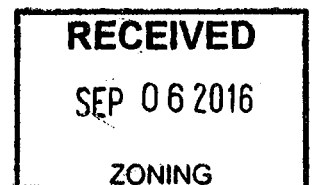
Was the lot recorded prior to 1971? Yes No

Was the lot recorded between 1971 & 1992? Yes No

Was the lot recorded after 1992? Yes No

Will this be a new lot split? Yes No

(CONTINUED ON BACK OF PAGE)



PARCEL	
APP	Variance
YEAR	

What is the current square footage of the structure? _____

What is the proposed addition square footage? 1305 (new)

What is the current height of the structure? _____

What is the proposed height of the structure? _____

Is there a basement to the structure? NO

Will the proposed addition have a basement? _____

Will the roofline of the existing structure be changed? _____

Will the main structural framework of the structure be altered? _____

What is the current percentage of lot coverage? _____

What is the proposed percentage of lot coverage? _____

Explanation of request if not covered in Sections above

New manufactured home appx 61' x 26'10" with 1305
ft. of living space plus 12' porch. Porch is on end
of building and not nearer to bluff.

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;
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? [] Yes [X] No
 If yes, after the fact application fee is an additional \$600.00.

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.

Bruce Meachum

Printed Name of Landowner or Agent

[Signature]

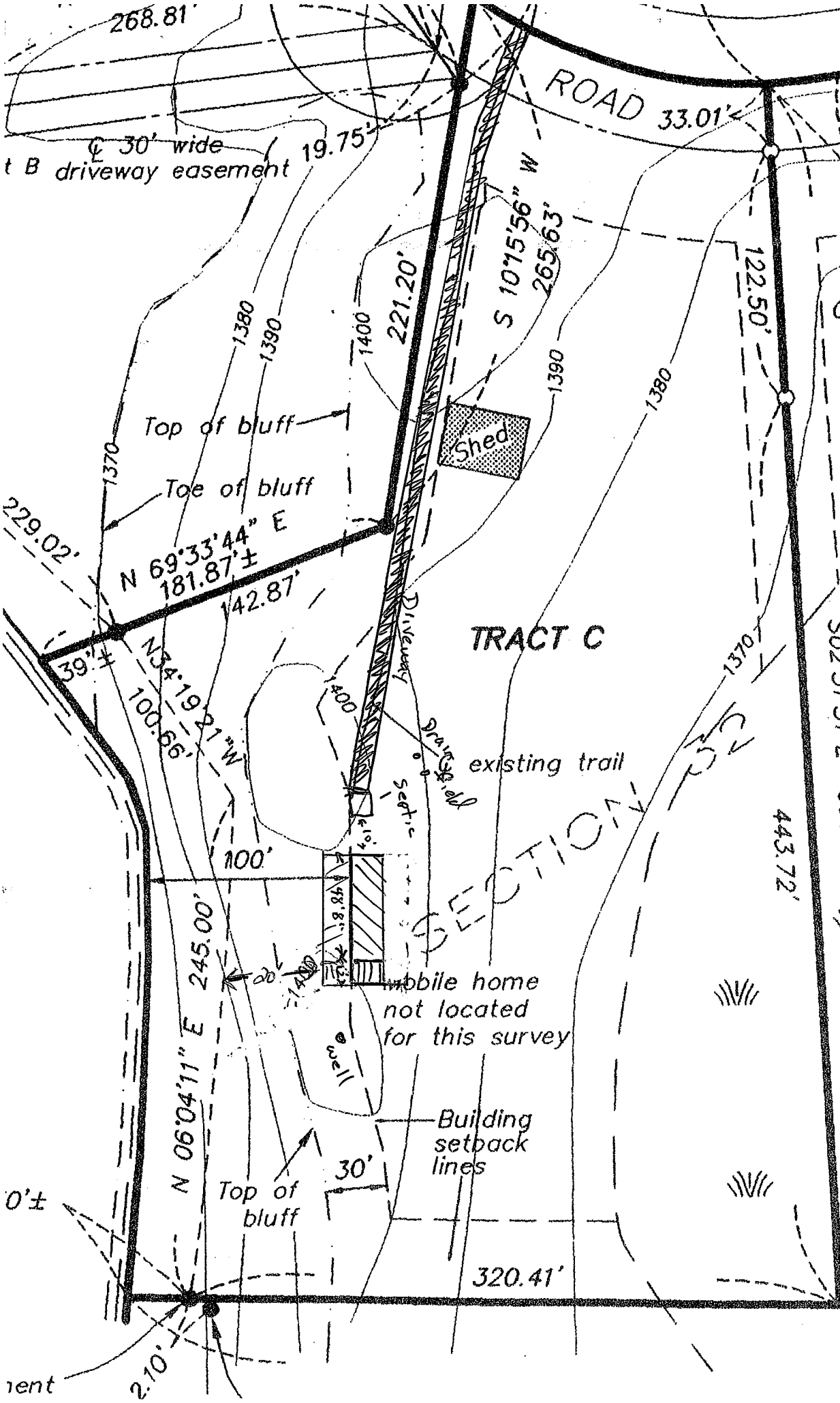
Signature of Landowner or Agent

9/6/16
Date

(Office Use)

Date Received _____ Accepted [] Rejected [] Date _____

Zoning Administrator



TRACT C

SECTION

mobile home not located for this survey

Building setback lines

Top of bluff

Shed

existing trail

Top of bluff

Toe of bluff

N 69°33'44" E
181.87' ±

N 34°19'21" W
100.66'

320.41'

443.72'

122.50'

S 10°15'56" W
265.63'

221.20'

1370

1380

1390

1400

1390

1380

100'

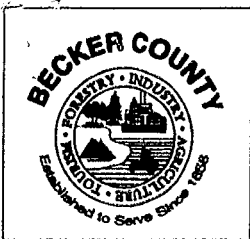
48.85'

30'

0' ±

2.70'

ment



Application for Site Permit
Becker County Planning and Zoning
 915 Lake Ave, Detroit Lakes, MN 56501
 Phone: 218-846-7314 Fax: 218-846-7266
 www.co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by _____
 Date: _____

Please Print or Type All Information

Parcel Number (s) ⁰⁰⁵ ~~03032305~~ Property (E911) Address 30151 Lake 6 RD, Frazee **911 Address Needed _____ Legal Description see attached

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
<u>Six</u>	<u>RD</u>	<u>Burlington</u>	<u>32</u>	<u>138</u>	<u>040</u>

Property Owner Last Name First Name Mailing Address Phone
Meachum, Bruce C. and Debra J. 303-349-7747
 Contractor Name Lic # 2141, Rinden Rd. Cottage Grove, WI 53527

Proposed Project (Check those that apply)

<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input checked="" type="checkbox"/> Mobile/Manfac. Home
<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input type="checkbox"/> Fence	<input type="checkbox"/> Other _____	<input type="checkbox"/> Non Conforming Replacement (identify) _____	

*Existing Dwelling to be removed prior to _____

Onsite Water Supply () Deep Well () Shallow Well Well Depth _____
 MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System
 Type of System _____ Date of Installation _____ Last Date Certified _____
 Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland () Riparian Non Riparian Non Shoreland _____

Lot Area _____ sq ft or 3.8 acres Water Frontage 345.6 ft Bluff Yes () No
 Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

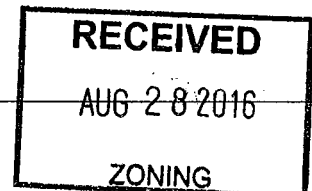
Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface On property	Dimensions	Sq. Footage	Impervious Surface On property	Dimensions	Sq. Footage
Ex: Patio	<u>10 x 12</u>	<u>120</u>			
<u>DRIVEWAY</u>					
Total Impervious Material					

Impervious Lot Coverage $\frac{\text{Total Impervious}}{\text{Lot Area}} \times 100 =$ _____ %
 Impervious Coverage Percentage

Topographical Alteration/Earth moving

() None () 10 cubic yards or less () 11- 50 cubic yards () over 50 cubic yards
 Project over 50 cubic yards a storm water management plan must be included.



Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
() Dwelling <u>49</u> ft by <u>26'10"</u> ft () Attached Garage _____ ft x _____ ft		\$ <u>140 00</u>
Outside Dimension <input checked="" type="checkbox"/> Deck/Patio <u>12</u> ft x <u>26'10"</u> ft () Addition to existing _____ ft x _____ ft		
Setback to Side Lot Line <u>100'</u> ft & Rear Lot Line _____ ft	Setback to Road Right of Way <u>150'</u> ft	
Setback to Bluff _____ <u>20'22' (?)</u>	Type of road _____	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank <u>10'</u>	Setback to drainfield <u>40'</u>	
Total No. Bedrooms <u>2</u>	Maximum height proposed _____ # of Stories <u>1</u>	
Roof Change () Yes () No	Basement () Yes (<input checked="" type="checkbox"/>) No Walkout Basement () Yes (<input checked="" type="checkbox"/>) No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
() Garage _____ ft by _____ ft () Storage Shed _____ ft x _____ ft () Fence _____ ft long x _____ high () other _____ ft x _____ ft		\$ _____
Outside Dimension () Addition to existing structure _____ ft x _____ ft () Fence _____ ft x _____ ft		
Setback to Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Roof Change () Yes () No	Maximum height proposed _____ # of Stories _____	
Bathroom proposed () Yes () No	Sleeping Quarters proposed () Yes () No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*		Cost of Project \$ _____
() Stairway () Deck () Boathouse () Screen Porch () Gazebo () Storage Structure		
Outside Dimension _____ ft by _____ ft	Sq ft _____	
Setback to Lot Line _____ ft & _____ ft	Setback to Bluff _____	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Maximum height proposed _____	*Sleeping facilities or water supplies are not permitted in these structures	

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

Signature

Date

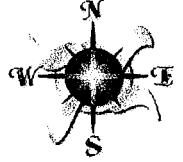
8/25/16

SKETCH OF PROPERTY

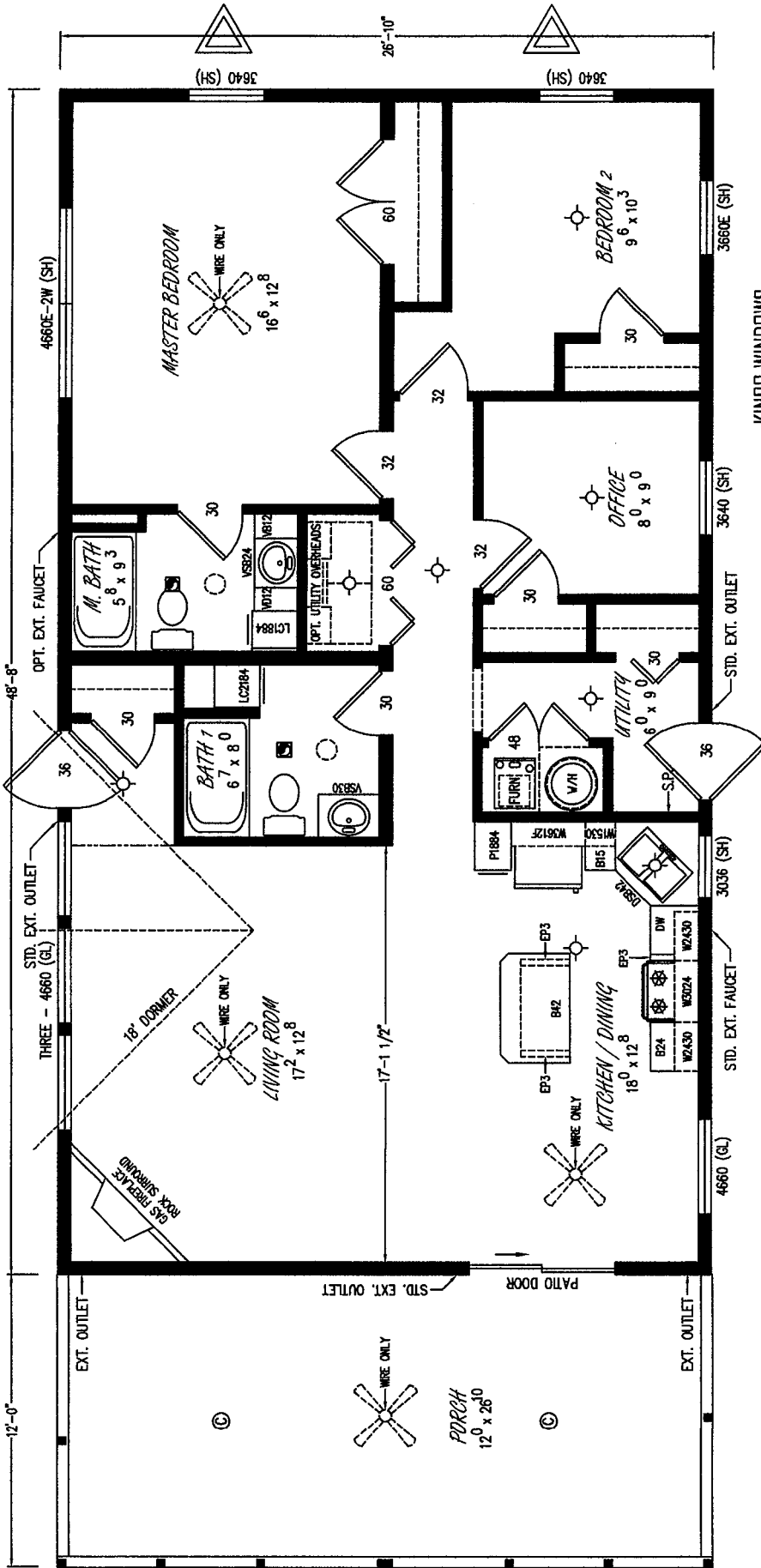
PARCEL	
APP	SITE
YEAR	

1. Please sketch all impervious coverage on your property; include dimensions.
 2. Sketch roadways adjacent to property - **Include driveway location.**
 3. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
 4. If proposed project is a detached garage/storage shed that *will exceed 1 story*, include detailed design.
-

Attached



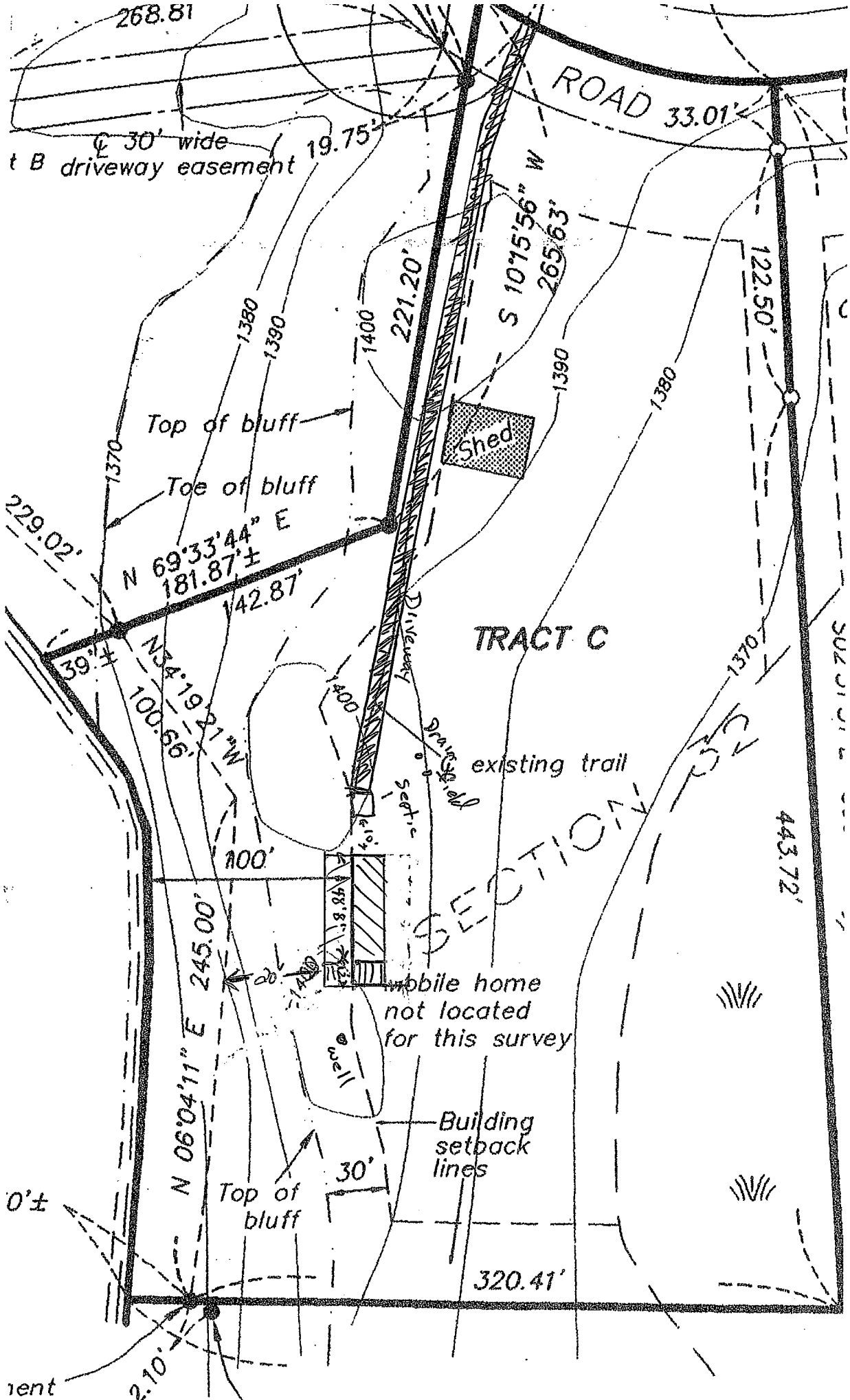
Remember EROSION CONTROL!
Please use best management practices and/or silt fence to control erosion on all projects.



MODEL 746
 BOX SIZE 48'-8" X 26'-10"
 APPROX. 1305 FT. **ROOM SIZES MAY VARY**
 SALES\2016\ENG\HUD\746\746-001A RR 8-9-16

- ⊙ CAN LIGHT
- ⊠ BATH FAN
- SOLATUBE
- △ HITCH END

KINRO WINDOWS
 16" OVERHANG ALL THE WAY AROUND THE HOME
DESIGNED FOR MEACHUM



268.81
 30' wide
 t B driveway easement

ROAD 33.01'

$S 10^{\circ}15'56'' W$
 265.63'

Shed

TRACT C

existing trail

SECTION

mobile home
 not located
 for this survey

Building
 setback
 lines

320.41'

443.72'

$N 06^{\circ}04'11'' E$
 245.00'

$N 69^{\circ}33'44'' E$
 181.87' \pm

$N 34^{\circ}19'21'' W$
 100.66'

1370
 1380
 1390
 1400

Top of bluff
 Toe of bluff

Top of bluff
 30'

229.02'

0' \pm

ment

2.10'

39' \pm

100'

48.8'

41.0'

41.0'

41.0'

41.0'

41.0'

41.0'

41.0'

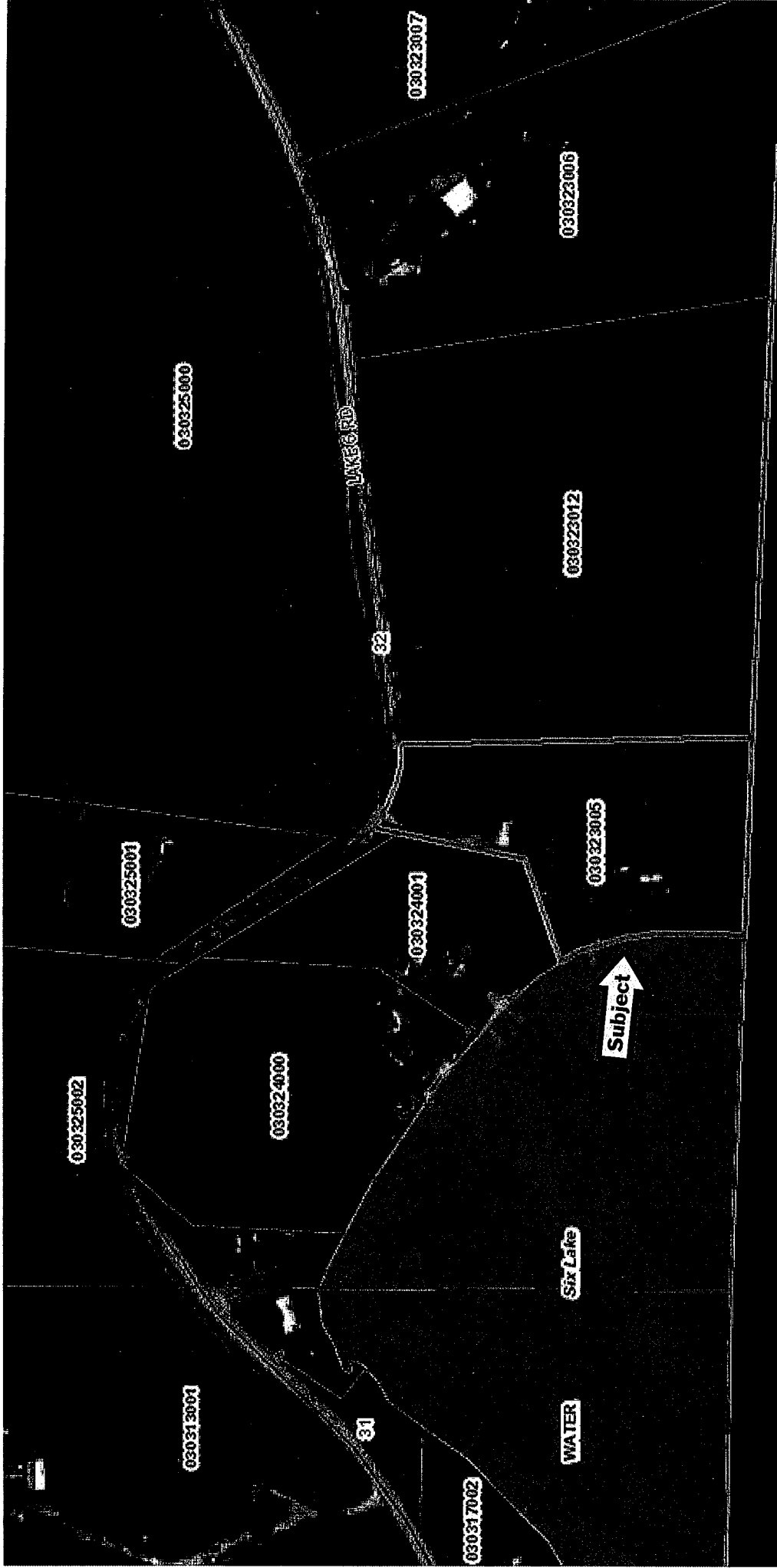
41.0'

41.0'

41.0'

41.0'

41.0'



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.

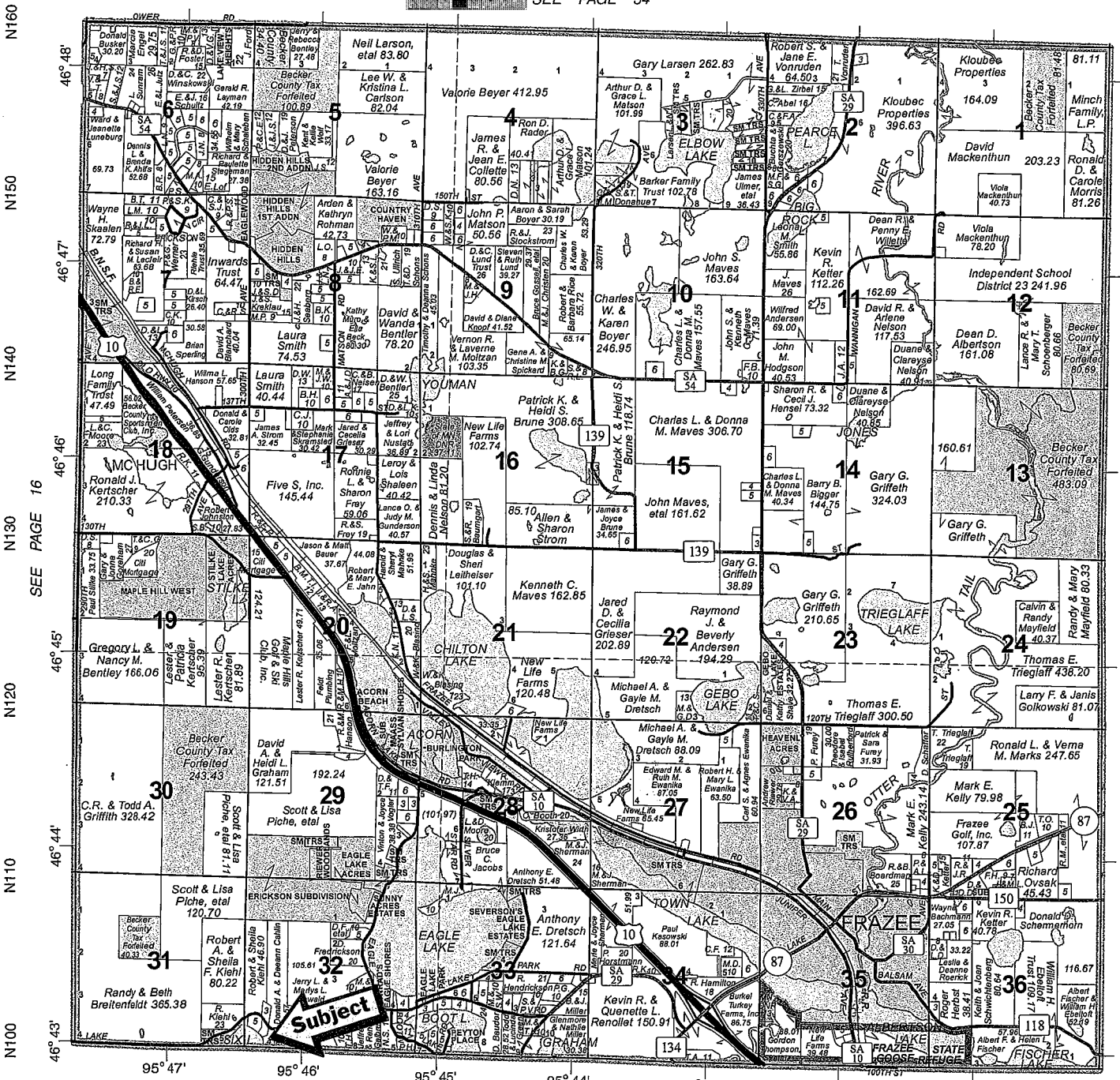
1:2,995

Date: 9/28/2016

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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OTTER TAIL COUNTY

Becker County, MN

W290

W300

W310

W320

W330

W340

W350



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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, November 10, 2016 @ 7:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: James Lanier
19643 Tenada Avenue
Chugiak, AK 99564

Project Location: 11666 Fern Beach Blvd., Detroit Lakes MN

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a new (slightly larger) dwelling in the same location as the existing dwelling which was located 15 feet from the road right of way due to setback issues and a substandard lot of record. The request varies from a 45' setback from the road right of way for a non-riparian dwelling.

LEGAL LAND DESCRIPTION: Tax ID number: 191329000 Across rd from Lake Melissa
FERN BEACH PARK LOT 4; Section 30, TWP 138, Range 41, Lake View Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled 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:

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Detroit Lakes, MN. 56501

FAX Number 218-846-7266
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BECKER COUNTY PLANNING & ZONING

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

VARIANCE APPLICATION

PARCEL	191329000
APP	Variance
YEAR	2012
SCANNED	

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

First name(s) JAMES Last Name LANIER
 Mailing Address 19643 TENASA AVE City, State, Zip CHUGIAK, AK 99564
 Phone Number (907) 440-6585 Project Address: 11666 FERN BEACH BLVD
 Parcel number(s) of property: 191329000 Sect - Twp - Range: 30-138-041
 Township Name: LAKEVIEW Legal Description: SEASONAL RESIDENCE
NOW-HOMESTEAD

Why is the variance being requested? What is the practical difficulty? (Mark all sections that apply)

- Setback Issues Lot size not in compliance with minimum standards
 Alteration to non-conforming structure Topographical Issues (hills, slopes, bluffs, wetlands)
 Other (explain) _____

Which setbacks will you be deviating from (minimum distance required for the variance)?

Setback must include decks and patios, current and proposed.

- Ordinary High Water Mark (OHWM) Proposed Distance (setback) _____ feet
 Lot Line Proposed Distance (setback) _____ feet
 Road Right of Way (ROW) Proposed Distance (setback) 15 feet
 Type of Road Township [] County [] State
 Crest of bluff Proposed Distance (setback) _____ feet
 Impervious Surface Coverage Proposed Impervious Lot Coverage _____ sq ft
 _____ %

Please provide a brief description detailing the above variance request:

We would like to build a new cabin in the exact location as the existing. The front setback is 15 ft., as we propose to maintain. The new cabin will be 2 ft. deeper, 1 ft. wider and 5 ft. taller to accommodate an adequate floor plan and attic space.

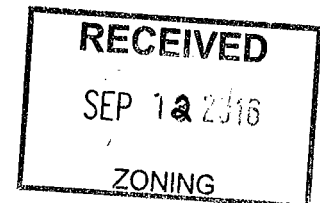
Was the lot recorded prior to 1971? Yes No

Was the lot recorded between 1971 & 1992? Yes No

Was the lot recorded after 1992? Yes No

Will this be a new lot split? Yes No

(CONTINUED ON BACK OF PAGE)



PARCEL	191329000
APP	Variance
YEAR	2012

What is the current square footage of the structure? 640

What is the proposed addition square footage? 714

What is the current height of the structure? 13

What is the proposed height of the structure? 18

Is there a basement to the structure? NO

Will the proposed addition have a basement? NO

Will the roofline of the existing structure be changed? YES

Will the main structural framework of the structure be altered? YES

What is the current percentage of lot coverage? 13.5

What is the proposed percentage of lot coverage? 15

Explanation of request if not covered in Sections above

Please see Attachment 1, attached hereto and incorporated herein by this reference.

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;
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? [] Yes [X] No
If yes, after the fact application fee is an additional \$600.00.

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.

CHRISTIAN KIEDROWSKI

Printed Name of Landowner or Agent

Christian Kiedrowski

Signature of Landowner or Agent

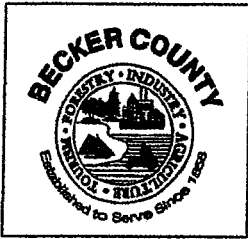
29 Aug 16

Date

(Office Use)

Date Received _____ Accepted [] Rejected [] Date _____

Zoning Administrator



Application for Site Permit
Becker County Planning and Zoning
 915 Lake Ave, Detroit Lakes, MN 56501
 Phone: 218-846-7314 Fax: 218-846-7266
www.co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	
Property will be staked by	
Date:	

Please Print or Type All Information

Parcel Number (s) 191329000 Property (E911) Address 11666 FERN BEACH BLVD **911 Address Needed DETROIT LAKES, MN, 56501 Legal Description SEASONAL RESIDENCE, NON-HOMESTEAD

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
<u>MELISSA</u>		<u>LAKEVIEW</u>	<u>30</u>	<u>138</u>	<u>041</u>

Property Owner Last Name	First Name	Mailing Address	Phone
<u>LANIER, JAMES</u>	<u>19643</u>	<u>TENASA AVE CHUGIAK, AK</u>	<u>99564</u>
Contractor Name Lic #	<u>KEDROWSKI CONSTRUCTION, LLC</u>		<u>(907) 440-6585</u>
	<u>44662 ND</u>		

Proposed Project (Check those that apply)

New Dwelling Addition to Dwelling Replacement Dwelling* Mobile/Manfac. Home
 Attached Garage Detached Garage Storage Structure Addition to Non-dwelling
 Stairway Deck Recreational Unit Water Oriented Structure
 Fence Other _____ Non Conforming Replacement (identify) _____

*Existing Dwelling to be removed prior to 8/24/16

Onsite Water Supply () Deep Well (X) Shallow Well Well Depth 25'
 MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System
 Type of System SEPTIC TANK E MOVING Date of Installation _____ Last Date Certified _____
 Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland () Riparian () Non Riparian Non Shoreland

Lot Area 4,750 sq ft or .11 acres Water Frontage _____ ft Bluff () Yes (X) No

Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface On property	Dimensions	Sq. Footage	Impervious Surface On property	Dimensions	Sq. Footage
Ex: Patio	10 x 12	120			
DRIVEWAY	12 x 20	240			
CABIN	71 x 34	2414			
		Total Impervious Material			

Impervious Lot Coverage $\frac{954}{4,750} \times 100 = 20\%$

Topographical Alteration/Earth moving

(X) None () 10 cubic yards or less () 11- 50 cubic yards () over 50 cubic yards
 Project over 50 cubic yards a storm water management plan must be included.

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks **Cost of Project**
\$ 62,000

() Dwelling 21 ft by 34 ft () Attached Garage _____ ft x _____ ft

Outside Dimension () Deck/Patio _____ ft x _____ ft () Addition to existing _____ ft x _____ ft

Setback to Side Lot Line 8 ft & Rear Lot Line 46 ft Setback to Road Right of Way 15 ft

Setback to Bluff _____ Type of road 30' TOWNSHIP

Setback to Wetland _____ Is wetland protected () Yes () No

Setback to OHW (straight horizontal distance) _____ Elevation above OHW (Straight vertical distance) _____

Setback to septic tank 39' Setback to drainfield 43'

Total No. Bedrooms 2 Maximum height proposed 18' # of Stories 1

Roof Change Yes () No Basement () Yes No Walkout Basement () Yes No

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds

() Garage _____ ft by _____ ft () Storage Shed _____ ft x _____ ft () Fence _____ ft long x _____ high () other _____ ft x _____ ft

Outside Dimension () Addition to existing structure _____ ft x _____ ft () Fence _____ ft x _____ ft

Setback to Lot Line _____ ft & Rear Lot Line _____ ft Setback to Road Right of Way _____ ft **Cost of Project**
\$ _____

Setback to Bluff _____ Type of road _____

Setback to Wetland _____ Is wetland protected () Yes () No

Setback to OHW (straight horizontal distance) _____ Elevation above OHW (Straight vertical distance) _____

Setback to septic tank _____ Setback to drainfield _____

Roof Change () Yes () No Maximum height proposed _____ # of Stories _____

Bathroom proposed () Yes () No Sleeping Quarters proposed () Yes () No

***Garages and storage sheds cannot contain amenities for independent human habitation**

Characteristics of Proposed Water Oriented Structure* **Cost of Project** \$ _____

() Stairway () Deck () Boathouse () Screen Porch () Gazebo () Storage Structure

Outside Dimension _____ ft by _____ ft Sq ft _____

Setback to Lot Line _____ ft & _____ ft Setback to Bluff _____

Setback to OHW (straight horizontal distance) _____ Elevation above OHW (Straight vertical distance) _____

Setback to septic tank _____ Setback to drainfield _____

Maximum height proposed _____ ***Sleeping facilities or water supplies are not permitted in these structures**

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT
AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

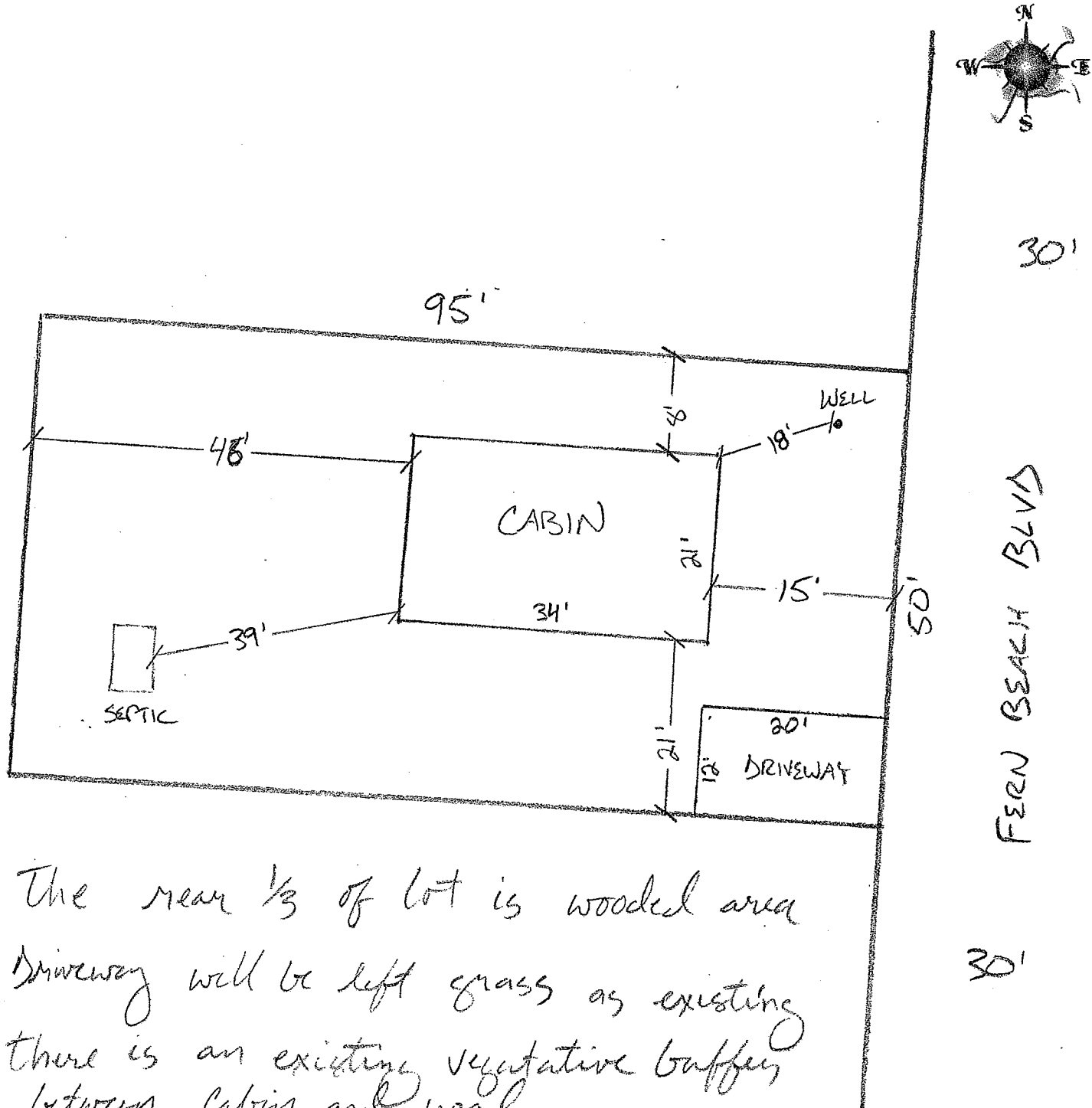

Signature

8/7/2016
Date

SKETCH OF PROPERTY

PARCEL	191329000
APP	SITE
YEAR	2016

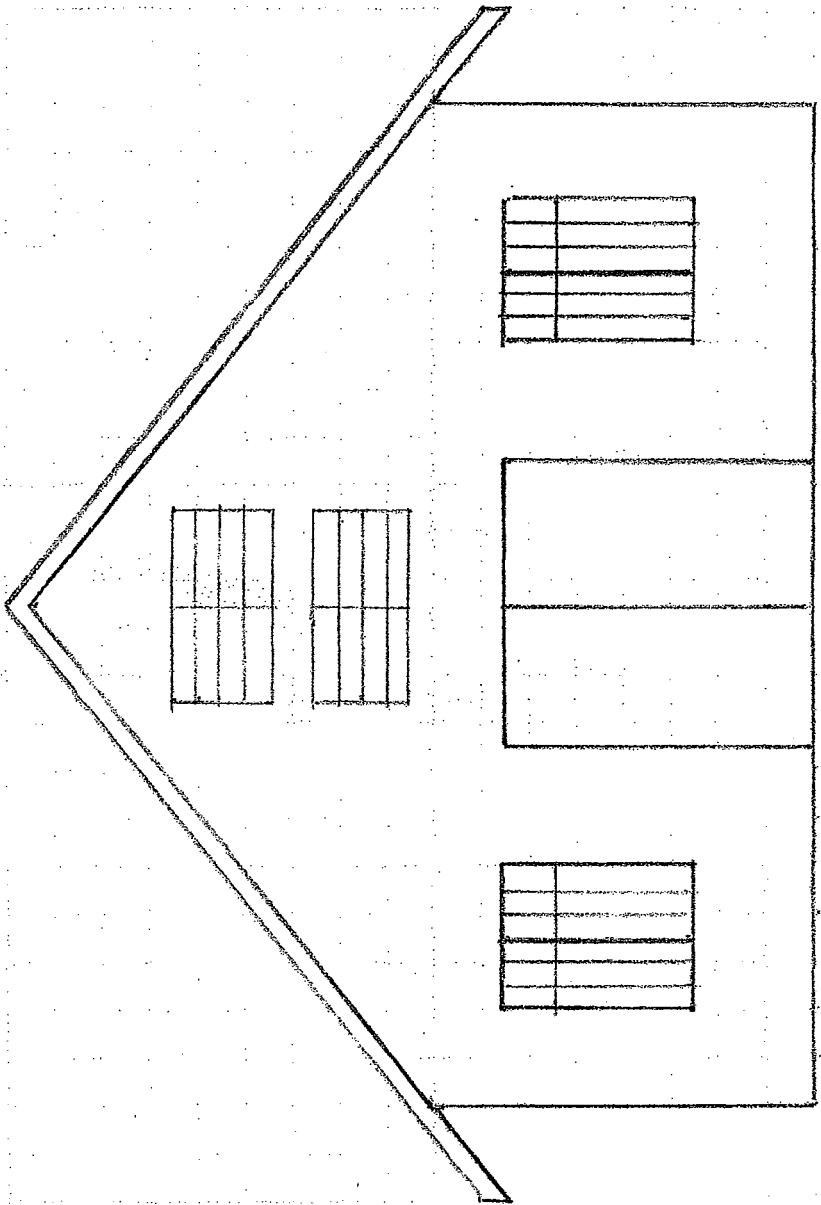
1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - Include driveway location.
3. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
4. If proposed project is a detached garage/storage shed that will exceed 1 story, include detailed design.



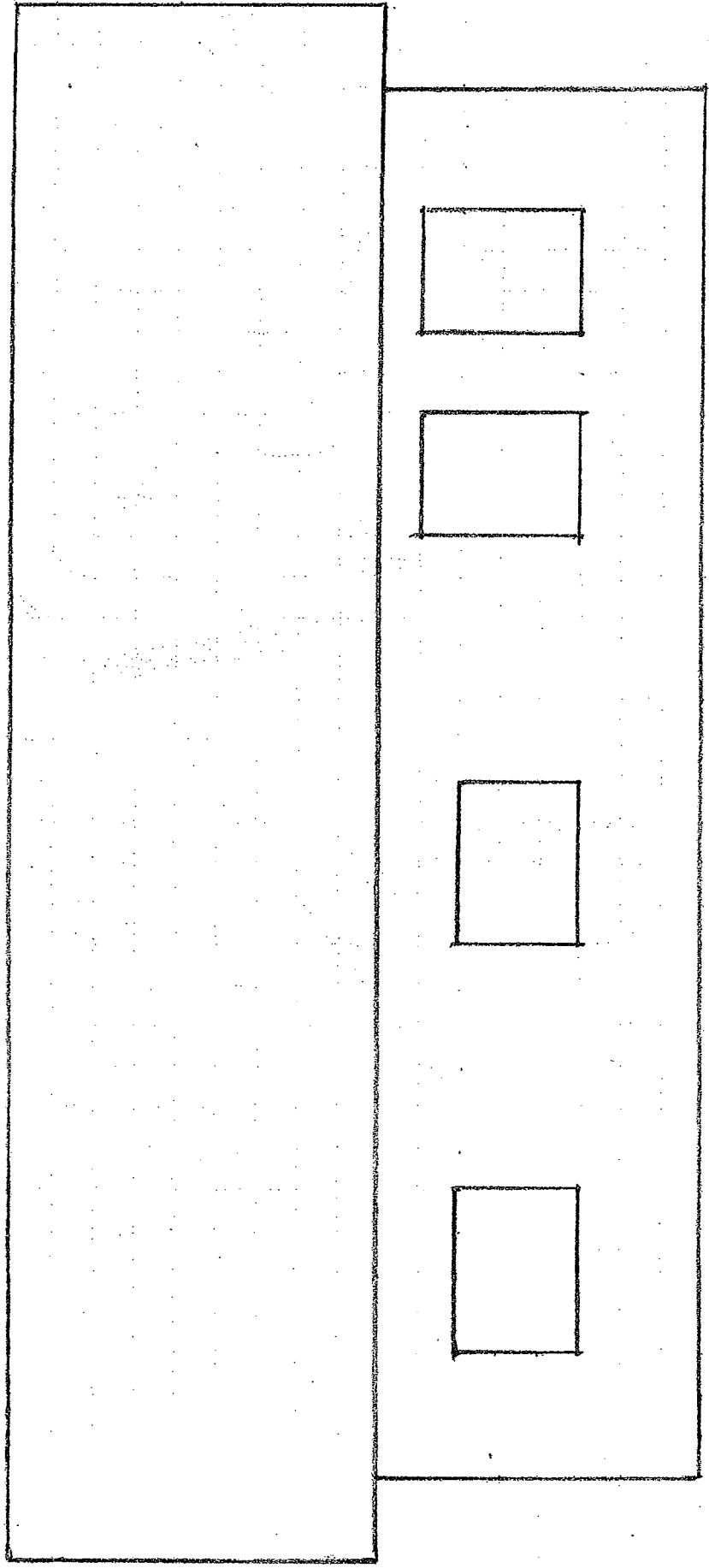
- The rear 1/3 of lot is wooded area
- Driveway will be left grass as existing
- there is an existing vegetative buffer between cabin and road.

Remember EROSION CONTROL!

Please use best management practices and/or silt fence to control erosion on all projects.

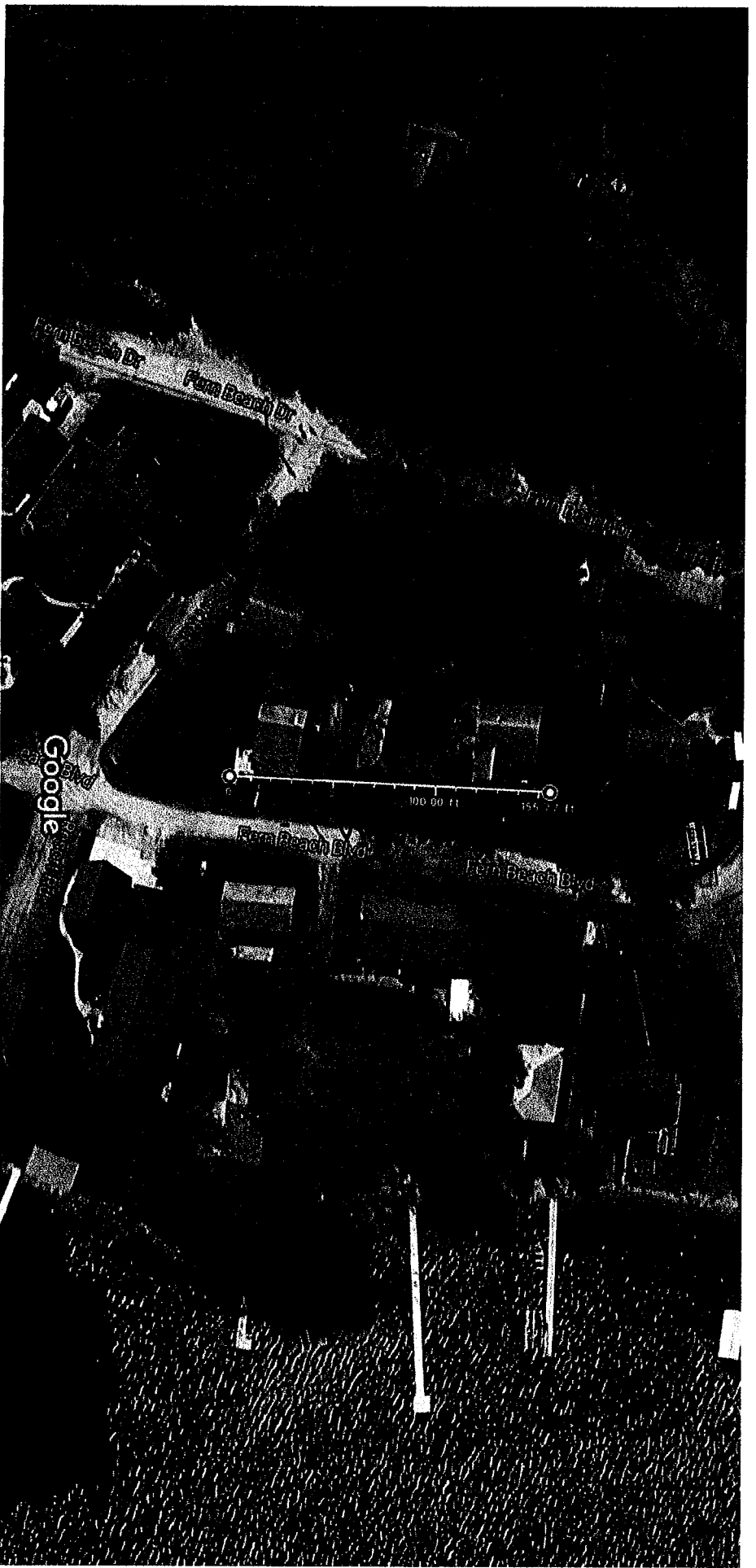


EAST ELEVATION



SOUTH ELEVATION

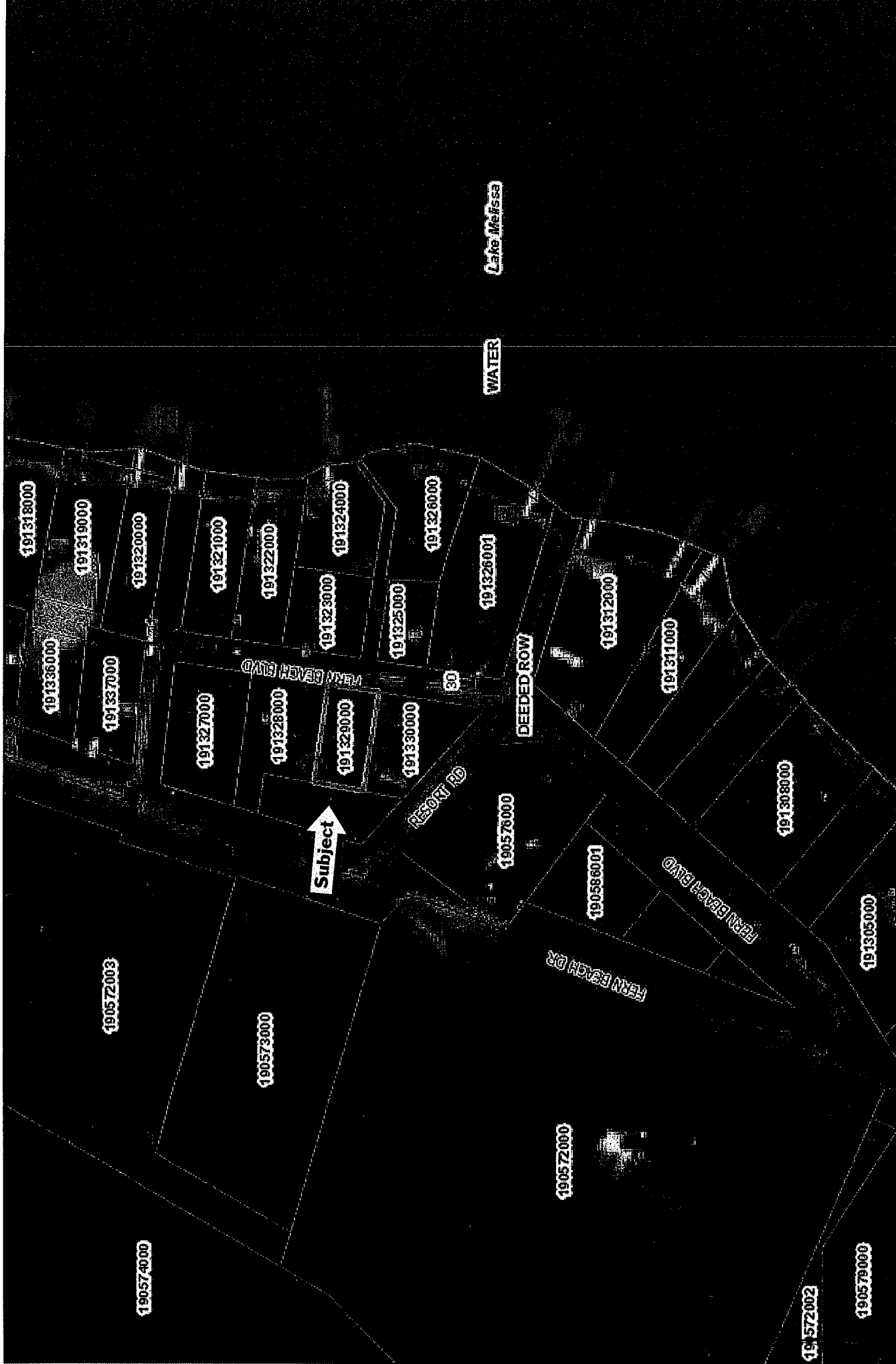
Google Maps



Imagery ©2016 Google, Map data ©2016 Google 50 ft

Measure distance

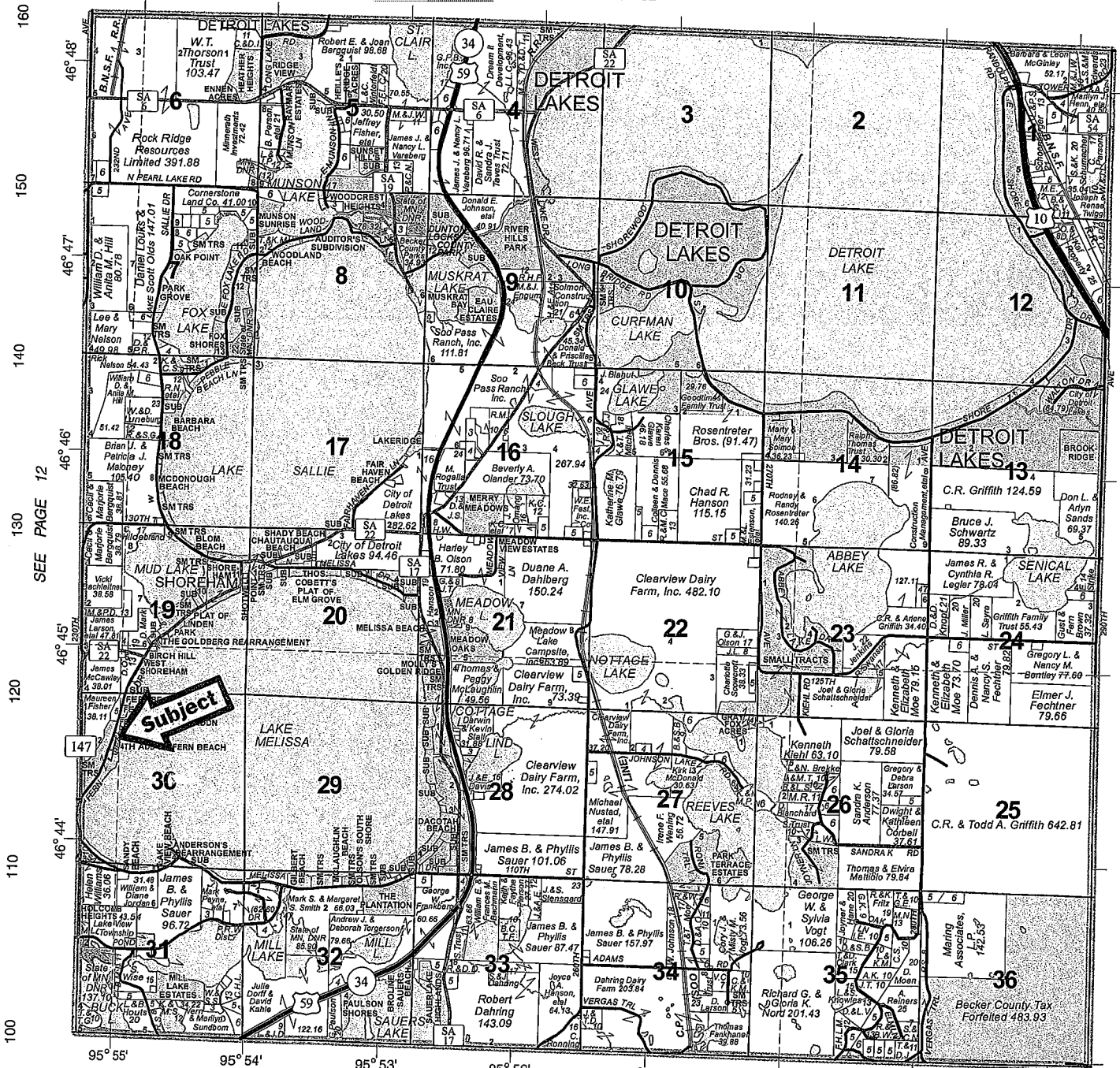
Total distance: 155.77 ft (47.48 m)



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.

<p>1:1,498</p>	<p>Date: 9/27/2016</p>
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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

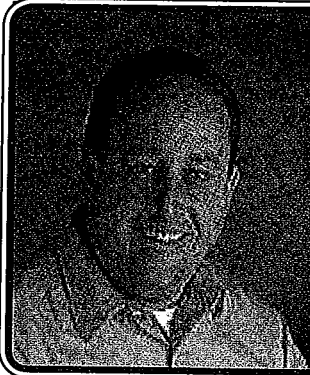


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OTTER TAIL COUNTY

Becker County, MN

230 240 250 260 270 280 290



counselor
realty.com

MIKE RING
ABR, CRS, GRI, Broker



MLS



P.O. Box 375 • Detroit Lakes, MN 56501

Phone: 218.844.5557 • Fax: 218.844.5558

Cell: 218.234.9734 • MikeRing@arvig.net

CounselorDetroitLakes.com





COUNTY OF BECKER

Planning and Zoning

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

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

Thursday, November 10, 2016 @ 7:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Erwin Elker
4025 2nd Street South
Moorhead, MN 56560

Project Location: maple Ridge Rd

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a dwelling 54 feet from the ordinary high water mark of the lake due to shape of the property with peninsula issues. The required setback is 100 feet from the OHW of the lake.

LEGAL LAND DESCRIPTION: Tax ID number: 020238001 Little Cormorant Lake Audubon Township
PT GOVT LOTS 4 & 5: COMM NW COR GOVT LOT 5 TH S 1356.10' TO NWLY COR CORM SHORES,
CONT S 276.69' TO SWLY COR PLAT, TH E 53.33', S 164.85' ...AKA TRACTS A & B; Section 33, TWP 139,
Range 42.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled 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

FAX Number 218-846-7266

EMAIL: zoning@co.becker.mn.us

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.

**** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**



COUNTY OF BECKER

Planning and Zoning

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PT GOVT LOTS 4 & 5: COMM NW COR GOVT LOT 5 TH S 1356.10' TO NWLY COR CORM SHORES,
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BECKER COUNTY PLANNING & ZONING

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

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

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

First name(s) Erwin Last Name ELKER
 Mailing Address 4125 2nd St S City, State, Zip MOORHEAD MN 56560
 Phone Number 701-367-0148 Project Address: _____
 Parcel number(s) of property: 020238001 Sect - Twp - Range: 33-139-42
 Township Name: Audubon Legal Description: PT SE 1/4 SW 1/4 SW 1/4
SE 1/4

Why is the variance being requested? (Mark all sections that apply)

- Setback Issues Lot size not in compliance with minimum standards
 Alteration to non-conforming structure Topographical Issues (hills, slopes, bluffs, wetlands)
 Other

Please provide a brief description detailing the above variance request:

Want to build a 32' x 32' Dwelling - Setback Issues
of 1/4 acre in 2nd A

What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.

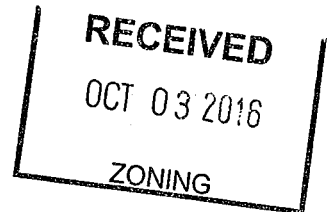
- Ordinary High Water Mark (OHWM) Proposed Distance (setback) 54' feet
 Lot Line Proposed Distance (setback) _____ feet
 Road Right of Way (ROW) Proposed Distance (setback) _____ feet
 Type of Road [] Township [] County [] State
 Crest of bluff Proposed Distance (setback) _____ feet
 Impervious Surface Coverage Proposed Impervious Lot Coverage _____ sq ft
 _____ %

Was the lot recorded prior to 1971? Yes No

Was the lot recorded between 1971 & 1992? Yes No

Was the lot recorded after 1992? Yes No

Will this be a new lot split? Yes No



(CONTINUED ON BACK OF PAGE)

PARCEL	
APP	Variance
YEAR	

* What is the current square footage of the structure? ~~1024~~

What is the proposed addition square footage? 1024

What is the current height of the structure? _____

What is the proposed height of the structure? ~~12 Ft~~ 12 Ft + 14 Ft to peak

Is there a basement to the structure? NO

Will the proposed addition have a basement? _____

Will the roofline of the existing structure be changed? _____

Will the main structural framework of the structure be altered? _____

* What is the current percentage of lot coverage? None

What is the proposed percentage of lot coverage? _____

Explanation of request if not covered in Sections above

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;
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? [] Yes [X] No
 If yes, after the fact application fee is an additional \$600.00.

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.

Erwin ELKER

Printed Name of Landowner or Agent



Signature of Landowner or Agent

Date

(Office Use)

Date Received _____ Accepted [] Rejected [] Date _____

 Zoning Administrator



Application for Site Permit
Becker County Planning and Zoning
 915 Lake Ave, Detroit Lakes, MN 56501
 Phone: 218-846-7314 Fax: 218-846-7266
www.co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Project must be staked out on the lot prior to permit being approved

Please Print or Type All Information

Parcel Number (s) 02,0238,001 Property (E911) Address Maple Ridge Rd **911 Address Needed _____ Legal Description PT GOVT Lots 4 & 5 AKA TRACT A & former B

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
<u>Little Colman Cr</u>	<u>RD</u>	<u>Audubon</u>	<u>33</u>	<u>139</u>	<u>42</u>

Property Owner Last Name First Name Mailing Address Phone 701-3670148

ERKE ETWIN 4025 2nd STS Nhd MAJ 56500

Contractor Name Lic # _____

Proposed Project (Check those that apply)

New Dwelling Addition to Dwelling Replacement Dwelling* Mobile/Manfac. Home

Attached Garage Detached Garage Storage Structure Addition to Non-dwelling

Stairway Deck Recreational Unit Water Oriented Structure

Fence Other _____ Non Conforming Replacement (identify) _____

*Existing Dwelling to be removed prior to _____

Onsite Water Supply () Deep Well () Shallow Well Well Depth _____

MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System Proposed New

Type of System _____ Date of Installation _____ Last Date Certified _____

Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland Riparian Non Riparian () Non Shoreland _____

Lot Area _____ sq ft or 1.4 acres Water Frontage 150 ft Bluff () Yes () No

Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		
Ex: Patio	<u>10 x 12</u>	<u>120</u>			
<input checked="" type="checkbox"/> DRIVEWAY	<u>7x9</u>				
<input checked="" type="checkbox"/> Shed					
<input checked="" type="checkbox"/> House	<u>32x32</u>	<u>1024</u>			
			Total Impervious Material		

Impervious Lot Coverage $\frac{\text{Total Impervious}}{\text{Lot Area}} \times 100 =$ _____ %

RECEIVED
 OCT 03 2016
 ZONING

Topographical Alteration/Earth moving

() None (X) 10 cubic yards or less () 11- 50 cubic yards () over 50 cubic yards

Project over 50 cubic yards a storm water management plan must be included with permit application

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
(X) Dwelling <u>32</u> ft by <u>32</u> ft () Attached Garage _____ ft x _____ ft		\$ <u>54,400</u>
Outside Dimension (X) Deck/Patio <u>32</u> ft x <u>10</u> ft () Addition to existing _____ ft x _____ ft		\$51,200 None
Setback to Side Lot Line <u>51</u> ft & Rear Lot Line _____ ft	Setback to Road Right of Way <u>90</u> ft	\$ 3200 Deck
Setback to Bluff _____	Type of road <u>Township</u>	\$54,400 per Fee schedule
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) <u>54'</u>	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank <u>N/A</u>	Setback to drainfield <u>N/A</u>	
Total No. Bedrooms <u>2</u>	Maximum height proposed <u>12 to 14 ft</u> # of Stories <u>1</u>	
Roof Change () Yes () No	Basement () Yes (X) No Walkout Basement () Yes (X) No	


Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
() Garage _____ ft by _____ ft () Storage Shed _____ ft x _____ ft () Fence _____ ft long x _____ high () other _____ ft x _____ ft		\$ _____
Outside Dimension () Addition to existing structure _____ ft x _____ ft () Fence _____ ft x _____ ft		
Setback to Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank <u>10 ft</u>	Setback to drainfield _____	
Roof Change () Yes () No	Maximum height proposed _____ # of Stories <u>1</u>	
Bathroom proposed () Yes () No	Sleeping Quarters proposed () Yes () No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$
() Stairway (X) Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	_____
Outside Dimension <u>10</u> ft by <u>32</u> ft	Sq ft <u>320</u>
Setback to Lot Line _____ ft & _____ ft	Setback to Bluff _____
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____
Setback to septic tank _____	Setback to drainfield _____
Maximum height proposed _____	
*Sleeping facilities or water supplies are not permitted in these structures	

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

Project must be staked out on the lot prior to approval of permit. Project will be staked by (date) Done 9/29/16

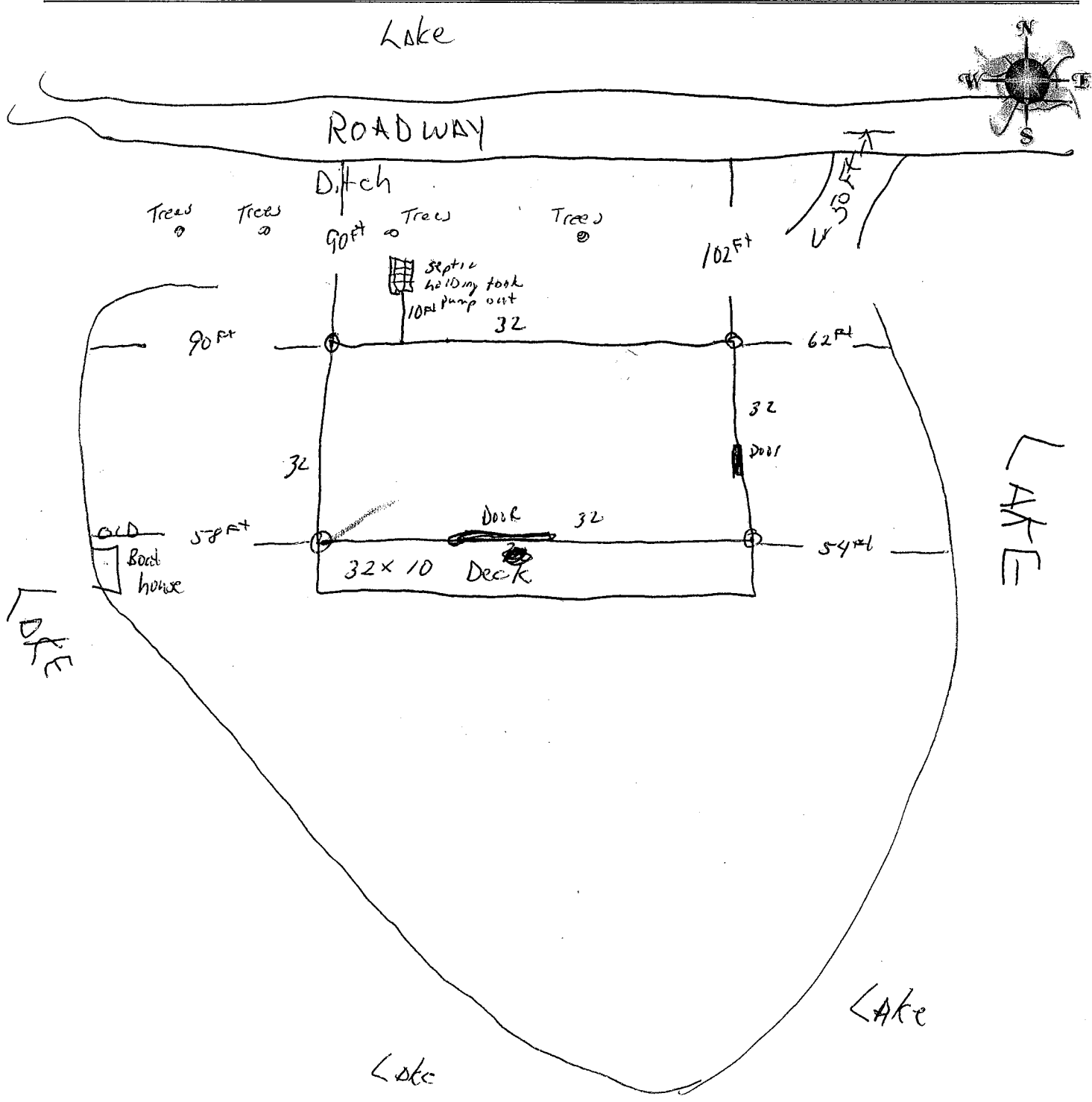

Signature

Sept 27 2016
Date

SKETCH OF PROPERTY

PARCEL	
APP	SITE
YEAR	

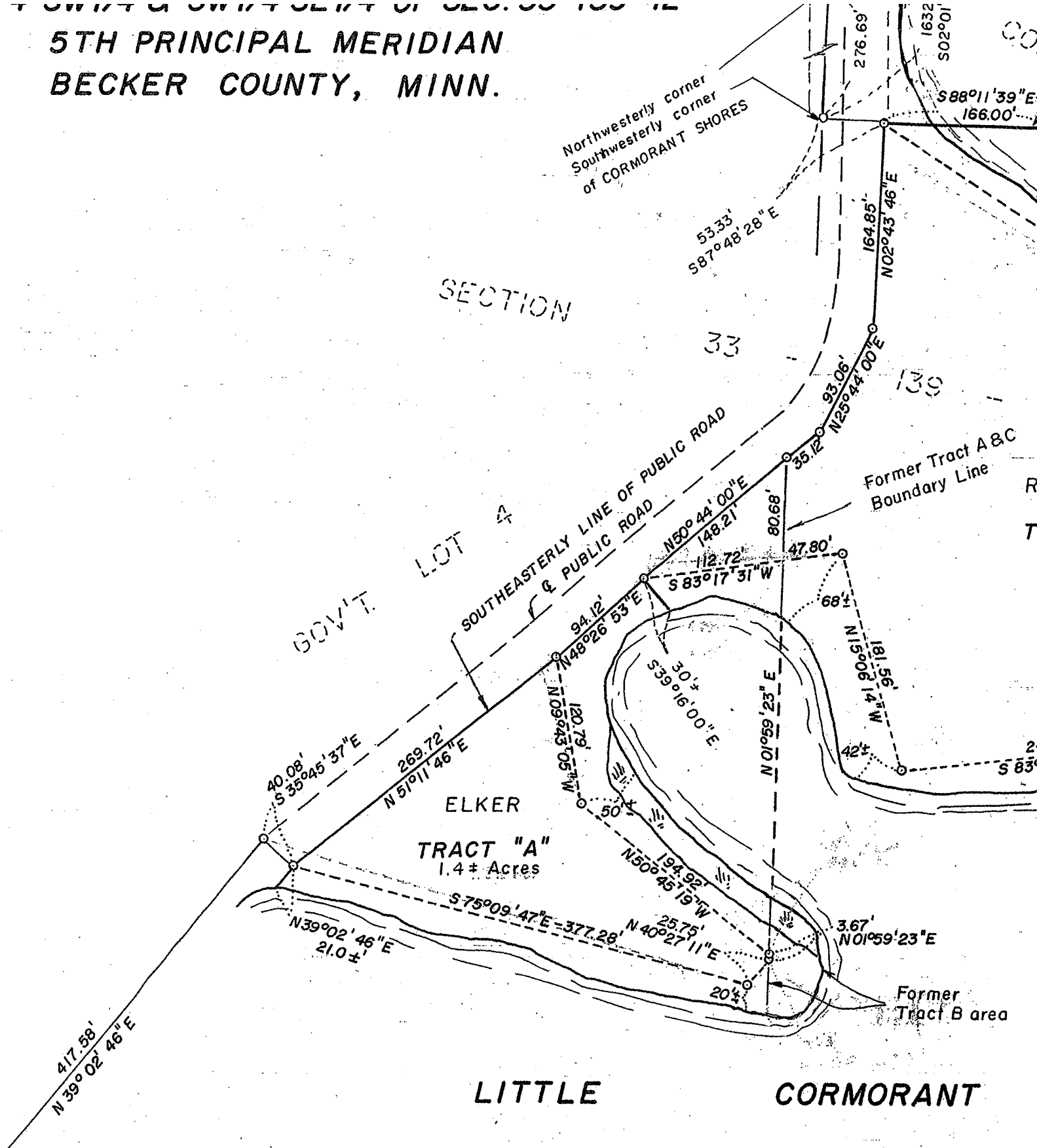
1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - **Include driveway location.**
3. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
4. If proposed project is a detached garage/storage shed that *will exceed 1 story*, include detailed design.
5. Indicate where erosion control measures will be implemented and indicate storm water drainage pattern and how it will be maintained on the property.



Remember EROSION CONTROL!

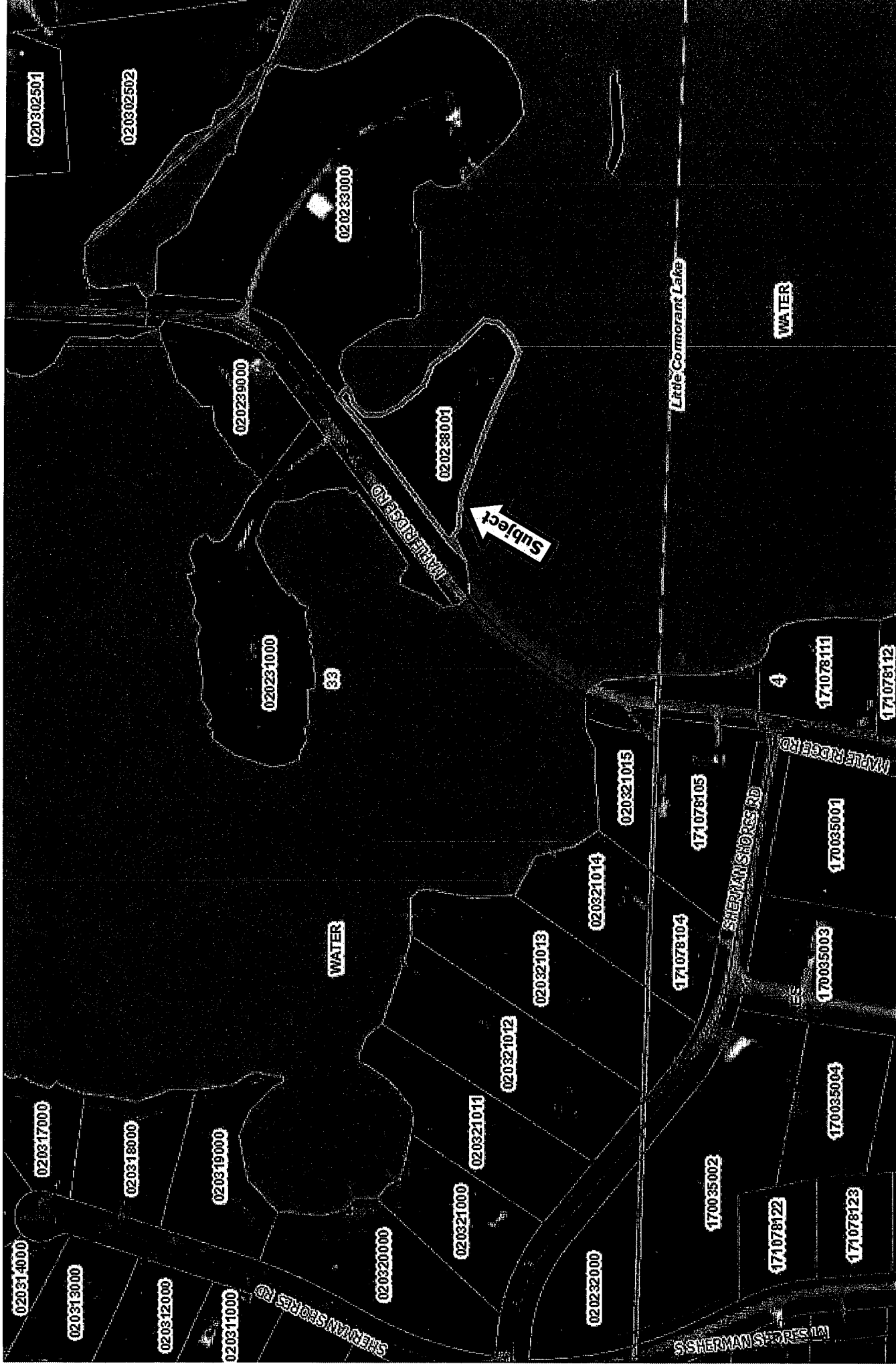
Please use best management practices and/or silt fence to control erosion on all projects.

5TH PRINCIPAL MERIDIAN BECKER COUNTY, MINN.



LEGEND

- ⊙ = MONUMENTS IN PLACE
- = MONUMENTS SET



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.

1:2,995

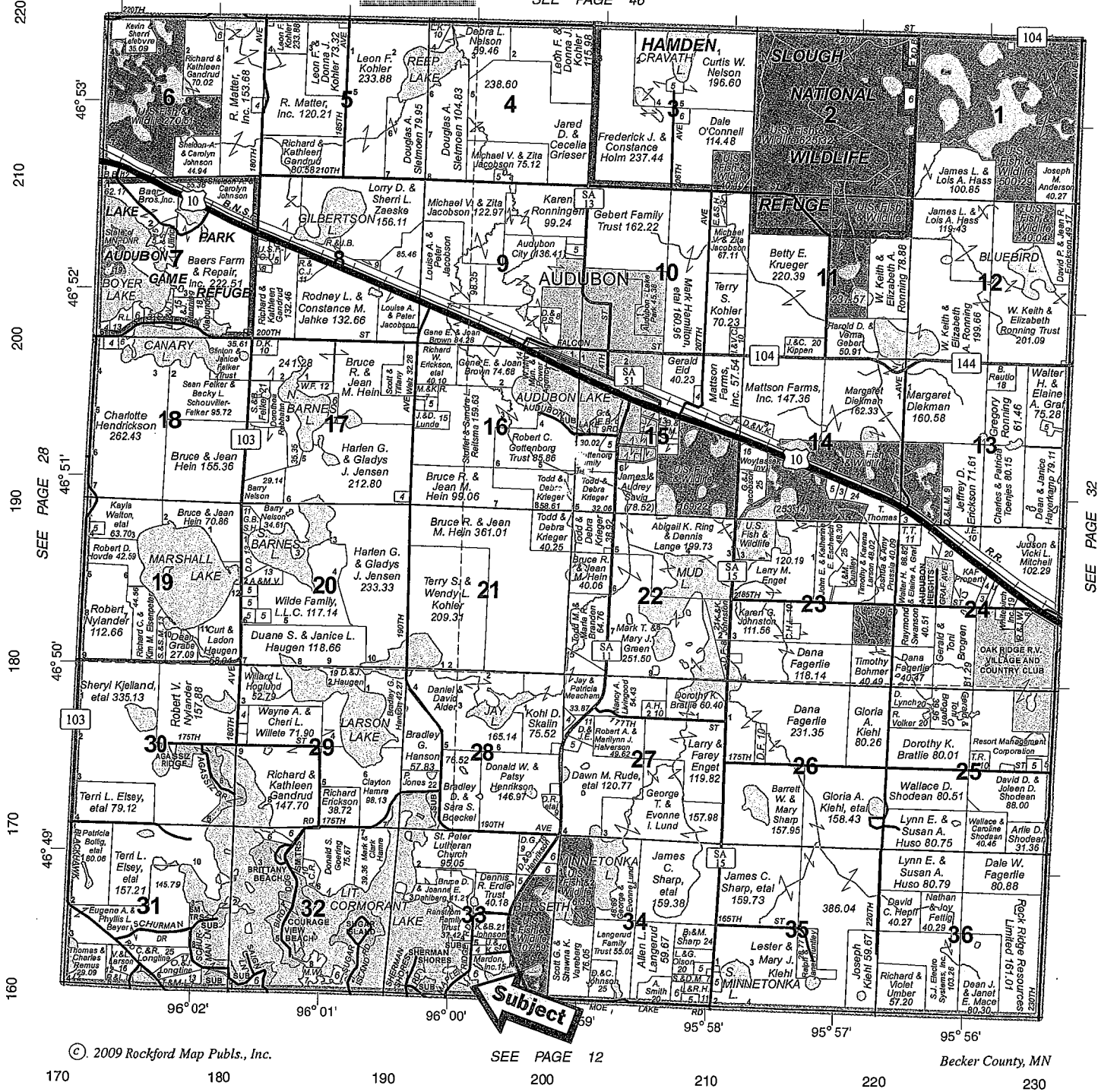
Date: 10/25/2016

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

AUDUBON

SEE PAGE 46

T.139N.-R.42W.



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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, November 10, 2016 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN. 56501

APPLICANT: Bryan Green
1203 4th Avenue NE
Dilworth, MN 56554

Project Location: 17495 Bijou Circle, Lake Park MN

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance for an addition onto an existing dwelling that is located 55 feet from the ordinary high water mark of the lake on one side and 7 feet from the deck, 15 feet from dwelling to crest of bluff on the other side due to setback issues of the existing dwelling. The required setback would either 100' from the OHW of the lake or the setback averaging requirement and/or 30 feet from the top of the bluff.

LEGAL LAND DESCRIPTION: Tax ID number: 180298000 Bijou lake Lake Park Township
BIJOU HEIGHTS 139 43 Block 002 LOTS 9 & 10 & S1/2 OF LOT 11; Section 29, TWP 139, Range 43.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled 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

FAX Number 218-846-7266

EMAIL: zoning@co.becker.mn.us

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.

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BECKER COUNTY PLANNING & ZONING

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

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

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

First name(s) Bryan Last Name Green
 Mailing Address 1203 4th Ave NE City, State, Zip Duluth MN 55854
 Phone Number 701-371-2045 Project Address: 17495 Bijou Circle Lake Park
 Parcel number(s) of property: 180298000 Sect - Twp - Range: 29-139-043
 Township Name: _____ Legal Description: Bijou Heights 139
43 Block 002 Lots 9&10 & 5 1/2 of Lot 11

Why is the variance being requested? (Mark all sections that apply)

- Setback Issues Lot size not in compliance with minimum standards
 Alteration to non-conforming structure Topographical Issues (hills, slopes, bluffs, wetlands)
 Other

Please provide a brief description detailing the above variance request:

Existing structure was built to the strangleline theory in 1995 which is no longer in place. Now the dwelling is too close to the water & possible bluff. The bluff falls away as you go north across the lot. The distance from the lake also increases.

What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.

- Ordinary High Water Mark (OHWM) Proposed Distance (setback) 55 to 65 feet
 Lot Line Proposed Distance (setback) _____ feet
 Road Right of Way (ROW) Proposed Distance (setback) _____ feet
 Type of Road [] Township [] County [] State
 Crest of bluff Proposed Distance (setback) 15 feet Deck 7'
 Impervious Surface Coverage Proposed Impervious Lot Coverage _____ sq ft
 _____ %

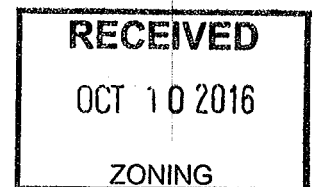
Was the lot recorded prior to 1971? Yes No

Was the lot recorded between 1971 & 1992? Yes No

Was the lot recorded after 1992? Yes No

Will this be a new lot split? Yes No

(CONTINUED ON BACK OF PAGE)



PARCEL	
APP	Variance
YEAR	

What is the current square footage of the structure? 768

What is the proposed addition square footage? 720 House 720 garage

What is the current height of the structure? 20ft

What is the proposed height of the structure? 20ft

Is there a basement to the structure? No

Will the proposed addition have a basement? yes

Will the roofline of the existing structure be changed? No

Will the main structural framework of the structure be altered? No

What is the current percentage of lot coverage? 1,490

What is the proposed percentage of lot coverage? 4,990

Explanation of request if not covered in Sections above

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;
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? [] Yes [X] No

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

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.

Bryan Green
Printed Name of Landowner or Agent

Bryan Green
Signature of Landowner or Agent

10.8-16
Date

(Office Use)

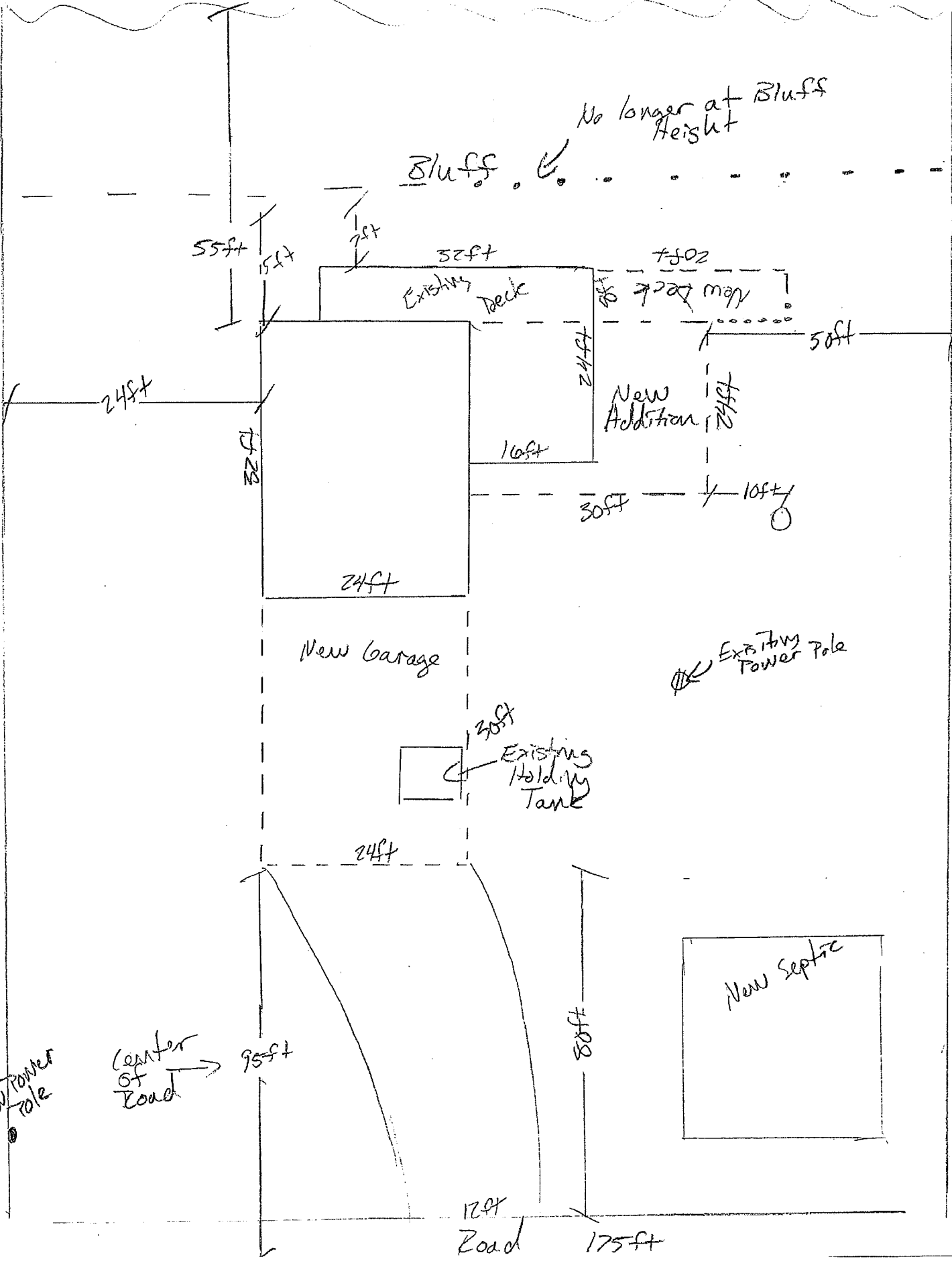
Date Received _____ Accepted [] Rejected [] Date _____

Zoning Administrator

Lake

No longer at Bluff Height

Bluff



340 ft

New Power Pole

Center of Road

New Garage

Existing Holding Tank

Existing Power Pole

New Septic

12 ft Road

175 ft

95 ft

80 ft

24 ft

30 ft

Existing Holding Tank

30 ft

New Septic

New Addition

10 ft

Existing Deck

20 ft

50 ft

32 ft

55 ft

24 ft

32 ft

24 ft

Bluff

32 ft

No longer at Bluff Height

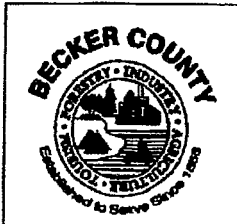
Becker County Variance Application:

Summary of the guidelines follows:

1. Is the variance in harmony with the general purposes and intent of the official control?
 - Our existing structure was approved and built to the string line theory in 1995. The rule changed in 2013 taking in account the new bluff area and setbacks.
 - The bluff falls away as you go north on the property and the distance from the lake also increases the new addition would not be in the 2013 designated bluff area.
2. Without a variance, is the owner deprived of reasonable use of the property?
 - The home owner is planning on moving and living on the property full time. Without the variance the owners could not reside there in the winter months. Without the variance the home owner has no choice on residing at the residence full time. With both home owner planning on retirement in the near future they would be deprived of living there.
3. Is the alleged practical difficulty due to circumstances unique to this property?
 - There is no other direction to go with the addition, lot line on south side too close, front of house towards lake.
 - if set back of addition from the bluff we could not connect to the existing house.
4. No
5. Issuance of the variance will maintain the essential character of the locality, our neighbors to the south have built a new house and garage where they live permanently. This is a quite well established year around family homes.
6. Yes, our property has a unique layout. When construction our current cabin in 1995, following the guidelines at that time, we purposefully lift room to the north of our cabin in hope of adding on and retiring at Lake Bijou.

Respectfully submitted:

Bryan and Ellen Green



Application for Site Permit
Becker County Planning and Zoning
 915 Lake Ave, Detroit Lakes, MN 56501
 Phone: 218-846-7314 Fax: 218-846-7266
 www.co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by _____
 Date: _____

Please Print or Type All Information

Parcel Number (s) <u>180298000</u>	Property (E911) Address <u>17495 Bijou Circle</u>	**911 Address Needed <u>Lake Park MN 56524</u>	Legal Description <u>Block 2 Lots 9 & 10 & 5 1/2 of Lot 11</u>
---------------------------------------	--	---	---

Lake/River Name <u>BIJOU</u>	Lake/River Class <u>RD</u>	Township Name <u>LAKE PARK</u>	Section <u>29</u>	TWP No. <u>139</u>	Range <u>43</u>
---------------------------------	-------------------------------	-----------------------------------	----------------------	-----------------------	--------------------

Property Owner Last Name <u>Green</u>	Property Owner First Name <u>Bryan</u>	Mailing Address <u>12034 MYNIE Drive NW 56529</u>	Phone <u>701-321-2093</u>
Contractor Name Lic # <u>BC026974</u>			

Proposed Project (Check those that apply)

<input type="checkbox"/> New Dwelling	<input checked="" type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home
<input checked="" type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input type="checkbox"/> Fence	<input type="checkbox"/> Other _____	<input type="checkbox"/> Non Conforming Replacement (identify) _____	

*Existing Dwelling to be removed prior to _____

Onsite Water Supply Deep Well () Shallow Well Well Depth 120'
 MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System
 Type of System Holdover Tank Date of Installation 6/1/95 Last Date Certified N/A Septic to be Replaced
 Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland () Riparian () Non Riparian Non Shoreland

Lot Area 59,500 sq ft or _____ acres Water Frontage 175 ft Bluff Yes () No
 Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

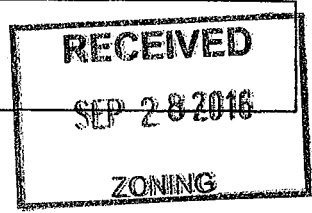
Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface On property	Dimensions	Sq. Footage	Impervious Surface On property	Dimensions	Sq. Footage
Ex: Patio	<u>10 x 12</u>	<u>120</u>			
DRIVEWAY	<u>24 x 12</u>	<u>288</u>			
Structure		<u>2,208</u>			
			Total Impervious Material		

Impervious Lot Coverage $\frac{2,496}{59,500} = .04$ x 100 = 4.9 %
 Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving

() None () 10 cubic yards or less 11- 50 cubic yards () over 50 cubic yards
 Project over 50 cubic yards a storm water management plan must be included.



Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
ADDITION <input checked="" type="checkbox"/> Dwelling <u>24</u> ft by <u>30</u> ft <input type="checkbox"/> Attached Garage <u>24</u> ft x <u>30</u> ft		\$ <u>150,000</u>
Outside Dimension <input type="checkbox"/> Deck/Patio <u>8</u> ft x <u>20</u> ft <input type="checkbox"/> Addition to existing _____ ft x _____ ft		
Setback to Side Lot Line <u>24</u> ft & Rear Lot Line <u>95</u> ft	Setback to Road Right of Way <u>80</u> ft	
Setback to Bluff <u>15ft</u>	Type of road <u>GRANITE</u>	
Setback to Wetland _____	Is wetland protected <input type="checkbox"/> Yes <input type="checkbox"/> No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank <u>N/A</u>	Setback to drainfield <u>N/A</u>	
Total No. Bedrooms <u>3</u>	Maximum height proposed <u>22</u> # of Stories <u>1 1/2</u>	
Roof Change <input type="checkbox"/> Yes <input type="checkbox"/> No	Basement <input type="checkbox"/> Yes <input type="checkbox"/> No Walkout Basement <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
<input type="checkbox"/> Garage _____ ft by _____ ft <input type="checkbox"/> Storage Shed _____ ft x _____ ft <input type="checkbox"/> Fence _____ ft long x _____ high <input type="checkbox"/> Other _____ ft x _____ ft		\$ _____
Outside Dimension <input type="checkbox"/> Addition to existing structure _____ ft x _____ ft <input type="checkbox"/> Fence _____ ft x _____ ft		
Setback to Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected <input type="checkbox"/> Yes <input type="checkbox"/> No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Roof Change <input type="checkbox"/> Yes <input type="checkbox"/> No	Maximum height proposed _____ # of Stories _____	
Bathroom proposed <input type="checkbox"/> Yes <input type="checkbox"/> No	Sleeping Quarters proposed <input type="checkbox"/> Yes <input type="checkbox"/> No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$
<input type="checkbox"/> Stairway <input type="checkbox"/> Deck <input type="checkbox"/> Boathouse <input type="checkbox"/> Screen Porch <input type="checkbox"/> Gazebo <input type="checkbox"/> Storage Structure	_____
Outside Dimension _____ ft by _____ ft Sq ft _____	
Setback to Lot Line _____ ft & _____ ft	Setback to Bluff _____
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____
Setback to septic tank _____	Setback to drainfield _____
Maximum height proposed _____	*Sleeping facilities or water supplies are not permitted in these structures

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT AS SET FORTH IN MN STATE STATUTES.

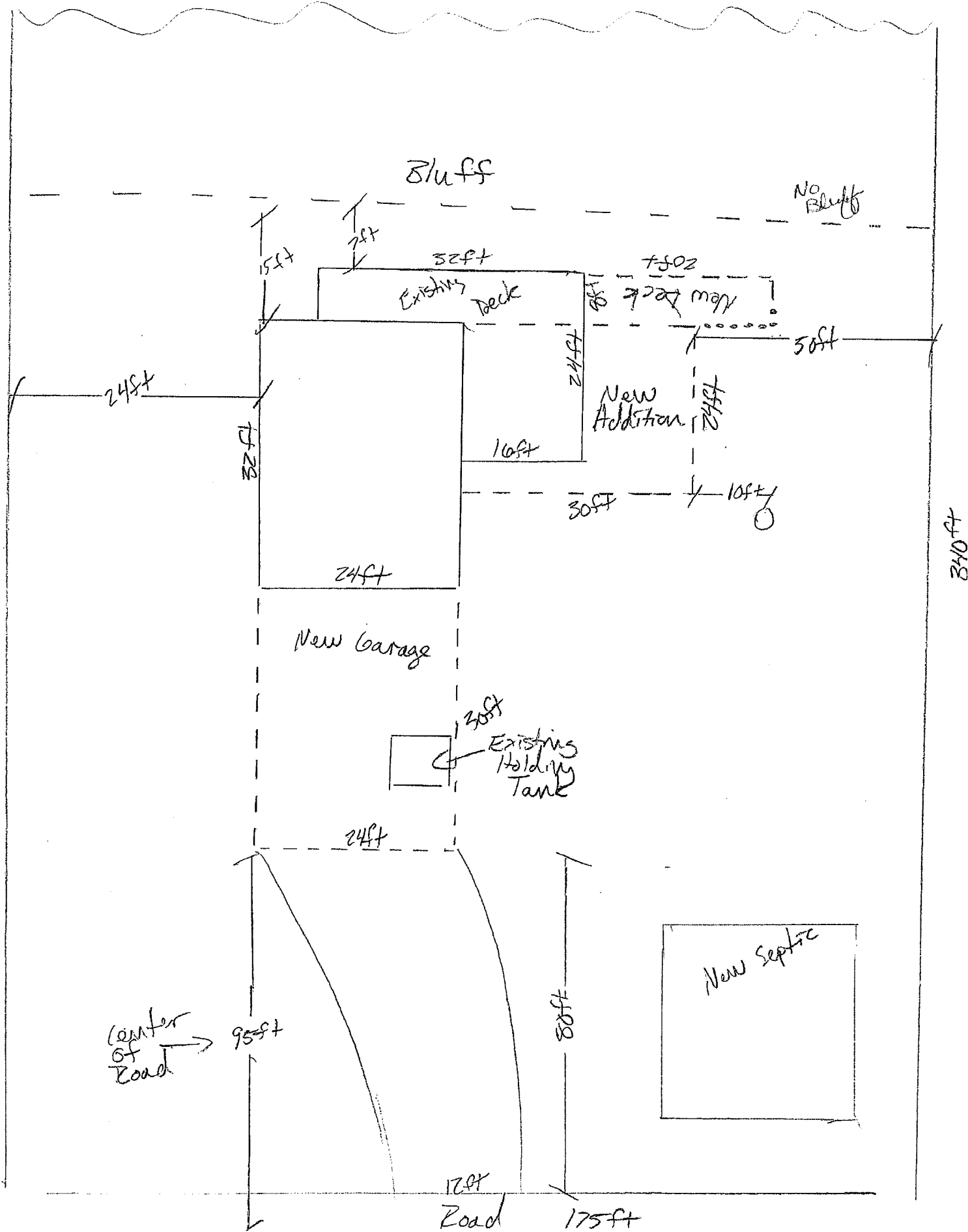
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

Ray J. Meen
Signature

8/21/14
Date

Site Sketch

Lake



Julene M Hodgson

From: Julene M Hodgson
Sent: Friday, October 07, 2016 11:42 AM
To: 'behrenscr@gmail.com'
Subject: FW: Send data from MFP11615153 10/07/2016 10:46
Attachments: DOC100716.pdf

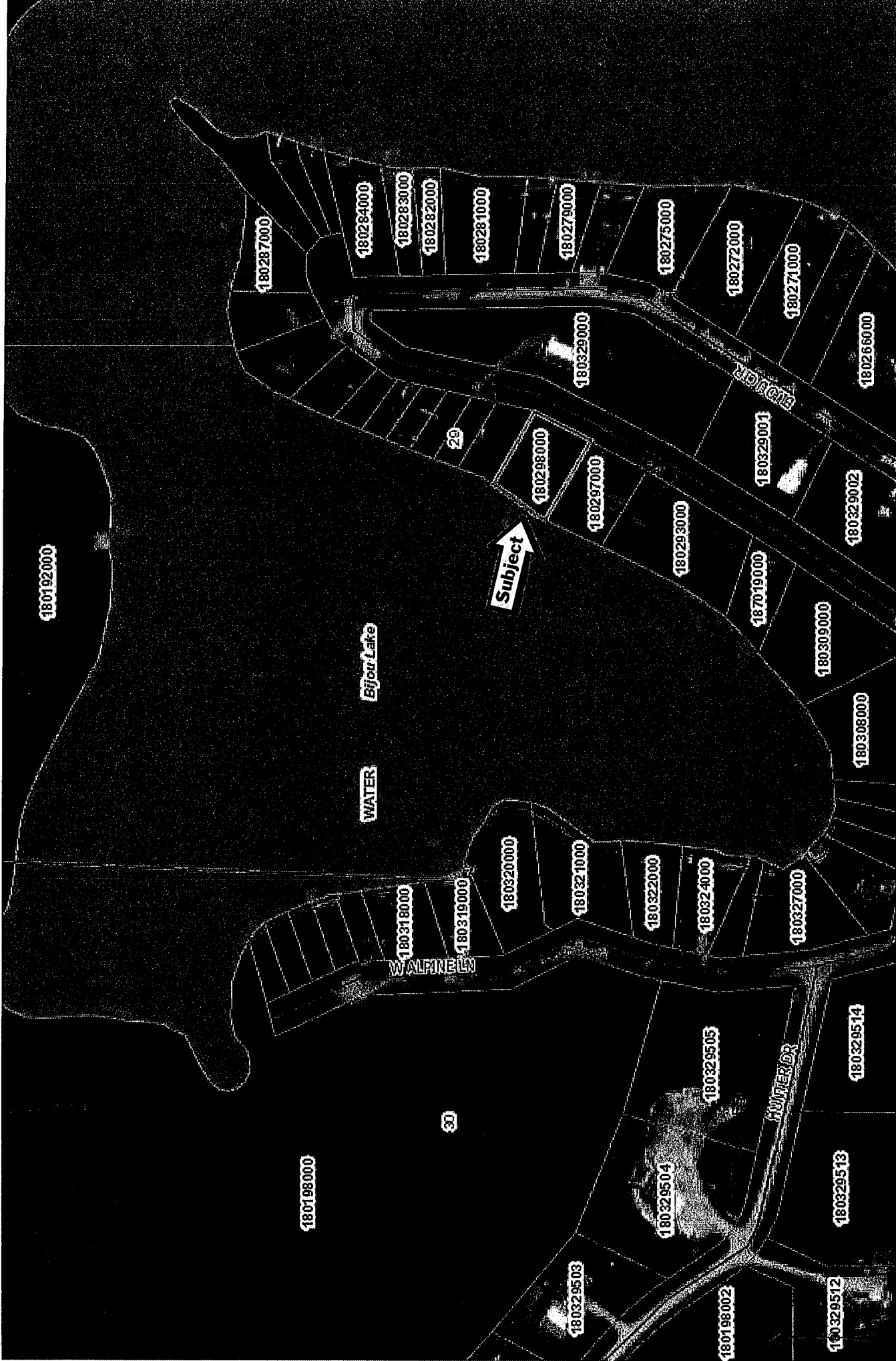
Attached is the Variance application- you do not have to fill out the authorization form if the actual Variance application is signed by the home owner. The existing dwelling was approved in 1995 by the "old" stringline. The changes of 2013 replaced the "old" stringline with the setback average plus twenty feet requirement- this caused the structure that is there to become nonconforming because of our rule changes. They also did not inspect the properties in 1995 and although the existing structure was allowed by the "old" stringline- no one took into account the bluff area- so the existing is too close to the bluff area on one side. The proposed additions would be further away.

If you can fill this out and email it back to me- we will have it on the November 10 agenda for public hearing. Thank you.

-----Original Message-----

From: Becker County Land Management [<mailto:netscan@co.becker.mn.us>]
Sent: Friday, October 07, 2016 12:47 PM
To: Julene M Hodgson
Subject: Send data from MFP11615153 10/07/2016 10:46

Scanned from MFP11615153
Date:10/07/2016 10:46
Pages:5
Resolution:300x300 DPI



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.

1:2,995

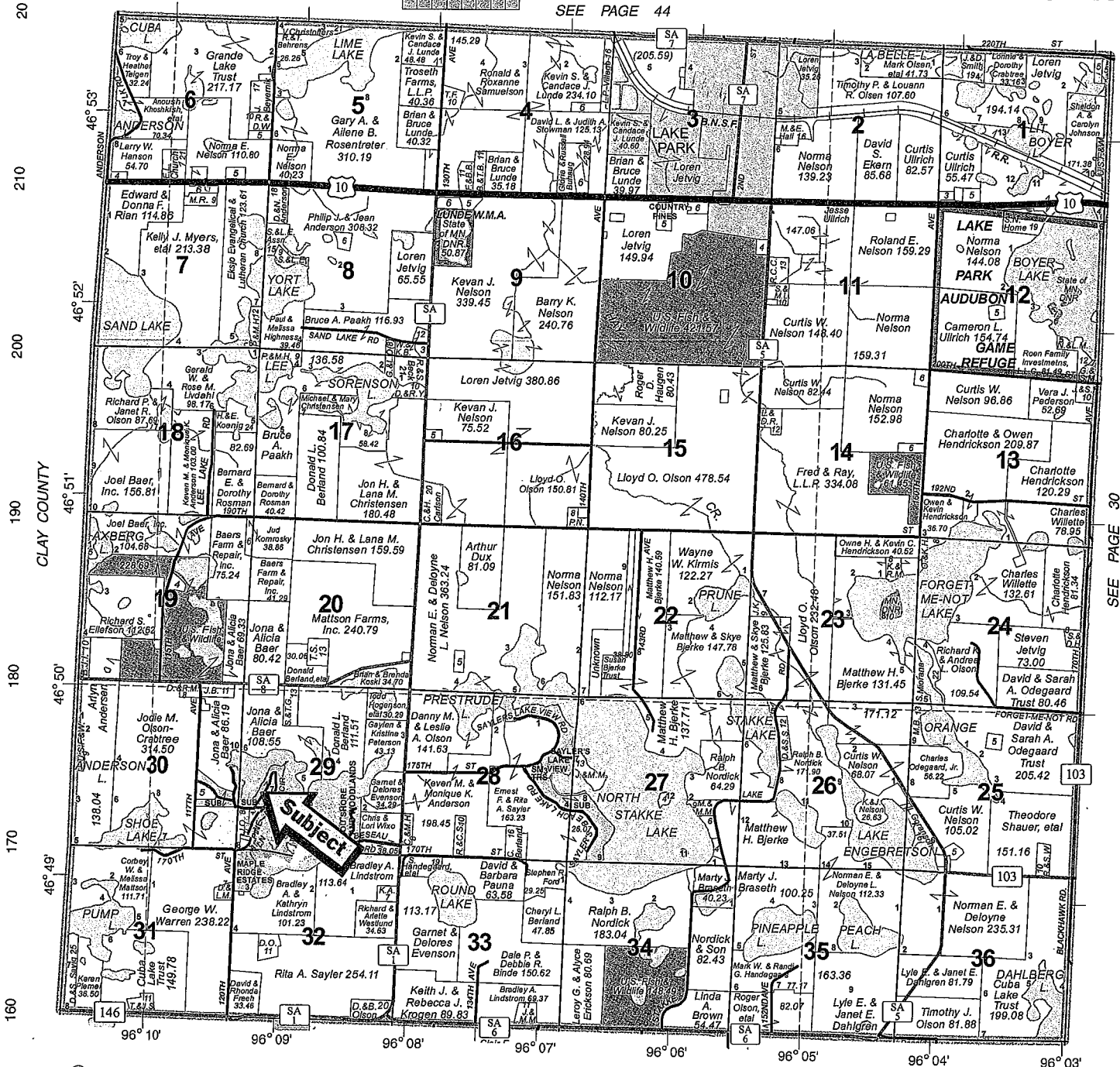
Date: 10/25/2016

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

LAKE PARK

T.139N.-R.43W.

SEE PAGE 44



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SEE PAGE 10

Becker County, MN

110

120

130

140

150

160

170

Continental Land Co.
 Toll Free 866-426-5222 • Bus 218-238-5222
 Email: continental@continental.com
 www.continentalandco.com
 600 U.S. Hwy 10 • Lake Park, MN 56554

Rent BIG Storage Units
 RVs • Boats • Trucks Etc.
 Built tops with 14 ft. high doors



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, November 10, 2016 @ 7:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: James Lanier
19643 Tenada Avenue
Chugiak, AK 99564

Project Location: 11666 Fern Beach Blvd., Detroit Lakes MN

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a new (slightly larger) dwelling in the same location as the existing dwelling which was located 15 feet from the road right of way due to setback issues and a substandard lot of record. The request varies from a 45' setback from the road right of way for a non-riparian dwelling.

LEGAL LAND DESCRIPTION: Tax ID number: 191329000 Across rd from Lake Melissa
FERN BEACH PARK LOT 4; Section 30, TWP 138, Range 41, Lake View Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled 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

FAX Number 218-846-7266
EMAIL: zoning@co.becker.mn.us

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.

** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.



BECKER COUNTY PLANNING & ZONING

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

VARIANCE APPLICATION

PARCEL	191329000
APP	Variance
YEAR	2012
SCANNED	

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

First name(s) JAMES Last Name LANIER
 Mailing Address 19643 TENASA AVE City, State, Zip CHUGIAK, AK 99564
 Phone Number (907) 440-6585 Project Address: 11666 FERN BEACH BLVD
 Parcel number(s) of property: 191329000 Sect - Twp - Range: 30-138-041
 Township Name: LAKEVIEW Legal Description: SEASONAL RESIDENCE
NOW-HOMESTEAD

Why is the variance being requested? What is the practical difficulty? (Mark all sections that apply)

- Setback Issues Lot size not in compliance with minimum standards
 Alteration to non-conforming structure Topographical Issues (hills, slopes, bluffs, wetlands)
 Other (explain) _____

Which setbacks will you be deviating from (minimum distance required for the variance)?

Setback must include decks and patios, current and proposed.

- Ordinary High Water Mark (OHWM) Proposed Distance (setback) _____ feet
 Lot Line Proposed Distance (setback) _____ feet
 Road Right of Way (ROW) Proposed Distance (setback) 15 feet
 Type of Road Township [] County [] State
 Crest of bluff Proposed Distance (setback) _____ feet
 Impervious Surface Coverage Proposed Impervious Lot Coverage _____ sq ft
 _____ %

Please provide a brief description detailing the above variance request:

We would like to build a new cabin in the exact location as the existing. The front setback is 15 ft., as we propose to maintain. The new cabin will be 2 ft. deeper, 1 ft. wider and 5 ft. taller to accommodate an adequate floor plan and attic space.

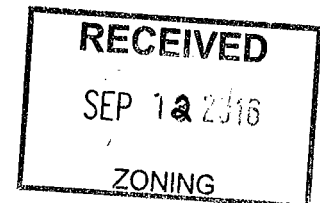
Was the lot recorded prior to 1971? Yes No

Was the lot recorded between 1971 & 1992? Yes No

Was the lot recorded after 1992? Yes No

Will this be a new lot split? Yes No

(CONTINUED ON BACK OF PAGE)



PARCEL	191329000
APP	Variance
YEAR	2012

What is the current square footage of the structure? 640

What is the proposed addition square footage? 714

What is the current height of the structure? 13

What is the proposed height of the structure? 18

Is there a basement to the structure? NO

Will the proposed addition have a basement? NO

Will the roofline of the existing structure be changed? YES

Will the main structural framework of the structure be altered? YES

What is the current percentage of lot coverage? 13.5

What is the proposed percentage of lot coverage? 15

Explanation of request if not covered in Sections above

Please see Attachment 1, attached hereto and incorporated herein by this reference.

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;
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? [] Yes [X] No
If yes, after the fact application fee is an additional \$600.00.

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.

CHRISTIAN KIEDROWSKI

Printed Name of Landowner or Agent

Christian Kiedrowski

Signature of Landowner or Agent

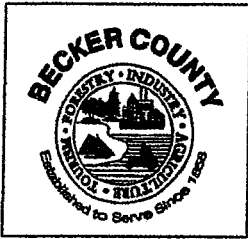
29 Aug 16

Date

(Office Use)

Date Received _____ Accepted [] Rejected [] Date _____

Zoning Administrator



Application for Site Permit
Becker County Planning and Zoning
 915 Lake Ave, Detroit Lakes, MN 56501
 Phone: 218-846-7314 Fax: 218-846-7266
www.co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	
Property will be staked by	
Date:	

Please Print or Type All Information

Parcel Number (s) 191329000 Property (E911) Address 11666 FERN BEACH BLVD **911 Address Needed DETROIT LAKES, MN, 56501 Legal Description SEASONAL RESIDENCE, NON-HOMESTEAD

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
<u>MELISSA</u>		<u>LAKEVIEW</u>	<u>30</u>	<u>138</u>	<u>041</u>

Property Owner	Last Name	First Name	Mailing Address	Phone
	<u>LANIER, JAMES</u>		<u>19643 TENASA AVE CHUGIAK, AK</u>	<u>99564</u>
Contractor Name Lic #	<u>KEDROWSKI CONSTRUCTION, LLC</u>			<u>(907) 440-6585</u>
	<u>44662 ND</u>			

Proposed Project (Check those that apply)

New Dwelling Addition to Dwelling Replacement Dwelling* Mobile/Manfac. Home
 Attached Garage Detached Garage Storage Structure Addition to Non-dwelling
 Stairway Deck Recreational Unit Water Oriented Structure
 Fence Other _____ Non Conforming Replacement (identify) _____

*Existing Dwelling to be removed prior to 8/24/16

Onsite Water Supply () Deep Well (X) Shallow Well Well Depth 25'
 MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System
 Type of System SEPTIC TANK E MOVING Date of Installation _____ Last Date Certified _____
 Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland () Riparian () Non Riparian Non Shoreland

Lot Area 4,750 sq ft or .11 acres Water Frontage — ft Bluff () Yes (X) No

Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		
Ex: Patio	<u>10 x 12</u>	<u>120</u>			
DRIVEWAY	<u>12 x 20</u>	<u>240</u>			
CABIN	<u>71 x 34</u>	<u>2414</u>			
			Total Impervious Material		

Impervious Lot Coverage $\frac{954}{4,750} \times 100 = 20\%$

Topographical Alteration/Earth moving

(X) None () 10 cubic yards or less () 11- 50 cubic yards () over 50 cubic yards
 Project over 50 cubic yards a storm water management plan must be included.

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks **Cost of Project**
\$ 62,000

() Dwelling 21 ft by 34 ft () Attached Garage _____ ft x _____ ft

Outside Dimension () Deck/Patio _____ ft x _____ ft () Addition to existing _____ ft x _____ ft

Setback to Side Lot Line 8 ft & Rear Lot Line 46 ft Setback to Road Right of Way 15 ft

Setback to Bluff _____ Type of road 30' TOWNSHIP

Setback to Wetland _____ Is wetland protected () Yes () No

Setback to OHW (straight horizontal distance) _____ Elevation above OHW (Straight vertical distance) _____

Setback to septic tank 39' Setback to drainfield 43'

Total No. Bedrooms 2 Maximum height proposed 18' # of Stories 1

Roof Change Yes () No Basement () Yes No Walkout Basement () Yes No

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds

() Garage _____ ft by _____ ft () Storage Shed _____ ft x _____ ft () Fence _____ ft long x _____ high () other _____ ft x _____ ft

Outside Dimension () Addition to existing structure _____ ft x _____ ft () Fence _____ ft x _____ ft

Setback to Lot Line _____ ft & Rear Lot Line _____ ft Setback to Road Right of Way _____ ft **Cost of Project**
\$ _____

Setback to Bluff _____ Type of road _____

Setback to Wetland _____ Is wetland protected () Yes () No

Setback to OHW (straight horizontal distance) _____ Elevation above OHW (Straight vertical distance) _____

Setback to septic tank _____ Setback to drainfield _____

Roof Change () Yes () No Maximum height proposed _____ # of Stories _____

Bathroom proposed () Yes () No Sleeping Quarters proposed () Yes () No

***Garages and storage sheds cannot contain amenities for independent human habitation**

Characteristics of Proposed Water Oriented Structure* **Cost of Project** \$ _____

() Stairway () Deck () Boathouse () Screen Porch () Gazebo () Storage Structure

Outside Dimension _____ ft by _____ ft Sq ft _____

Setback to Lot Line _____ ft & _____ ft Setback to Bluff _____

Setback to OHW (straight horizontal distance) _____ Elevation above OHW (Straight vertical distance) _____

Setback to septic tank _____ Setback to drainfield _____

Maximum height proposed _____ ***Sleeping facilities or water supplies are not permitted in these structures**

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT
AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

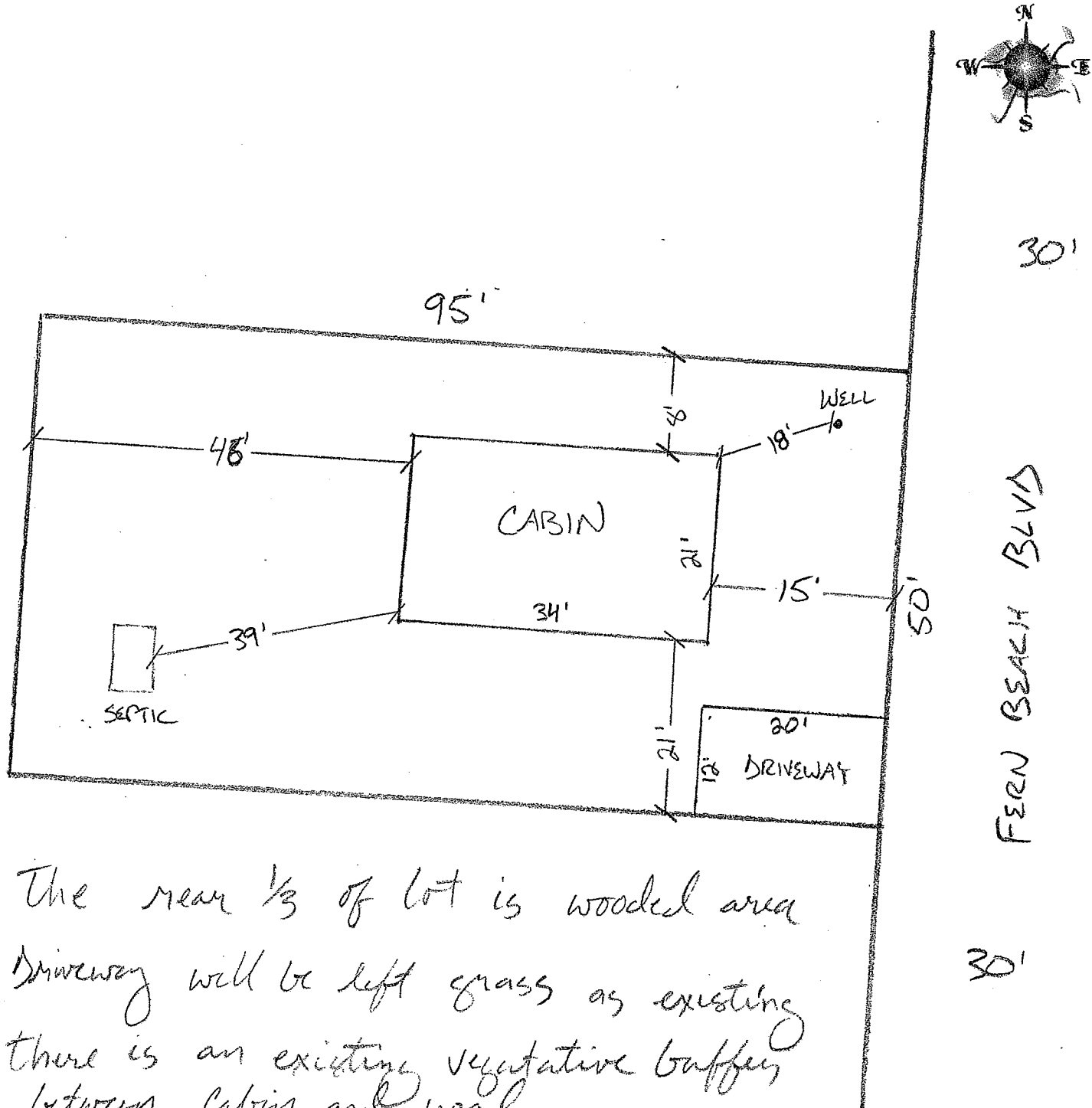

Signature

8/7/2016
Date

SKETCH OF PROPERTY

PARCEL	191329000
APP	SITE
YEAR	2016

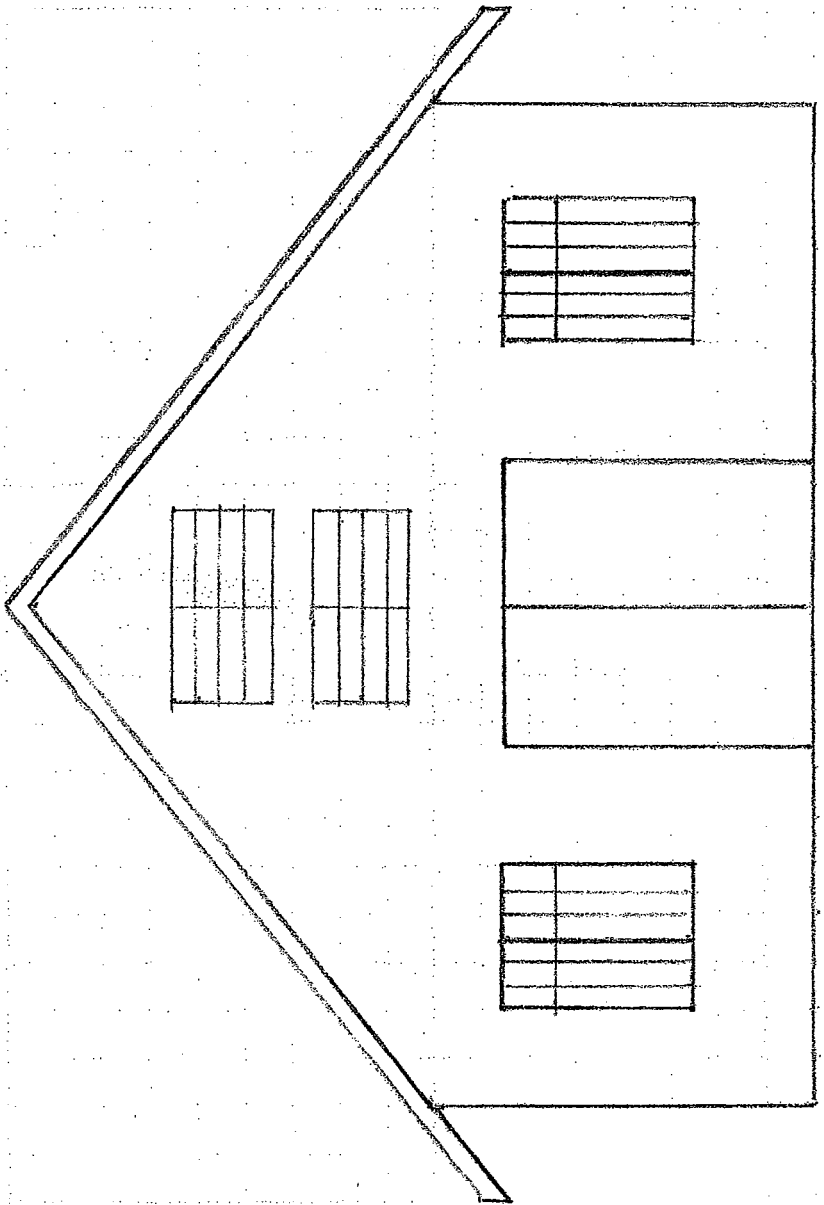
1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - Include driveway location.
3. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
4. If proposed project is a detached garage/storage shed that will exceed 1 story, include detailed design.



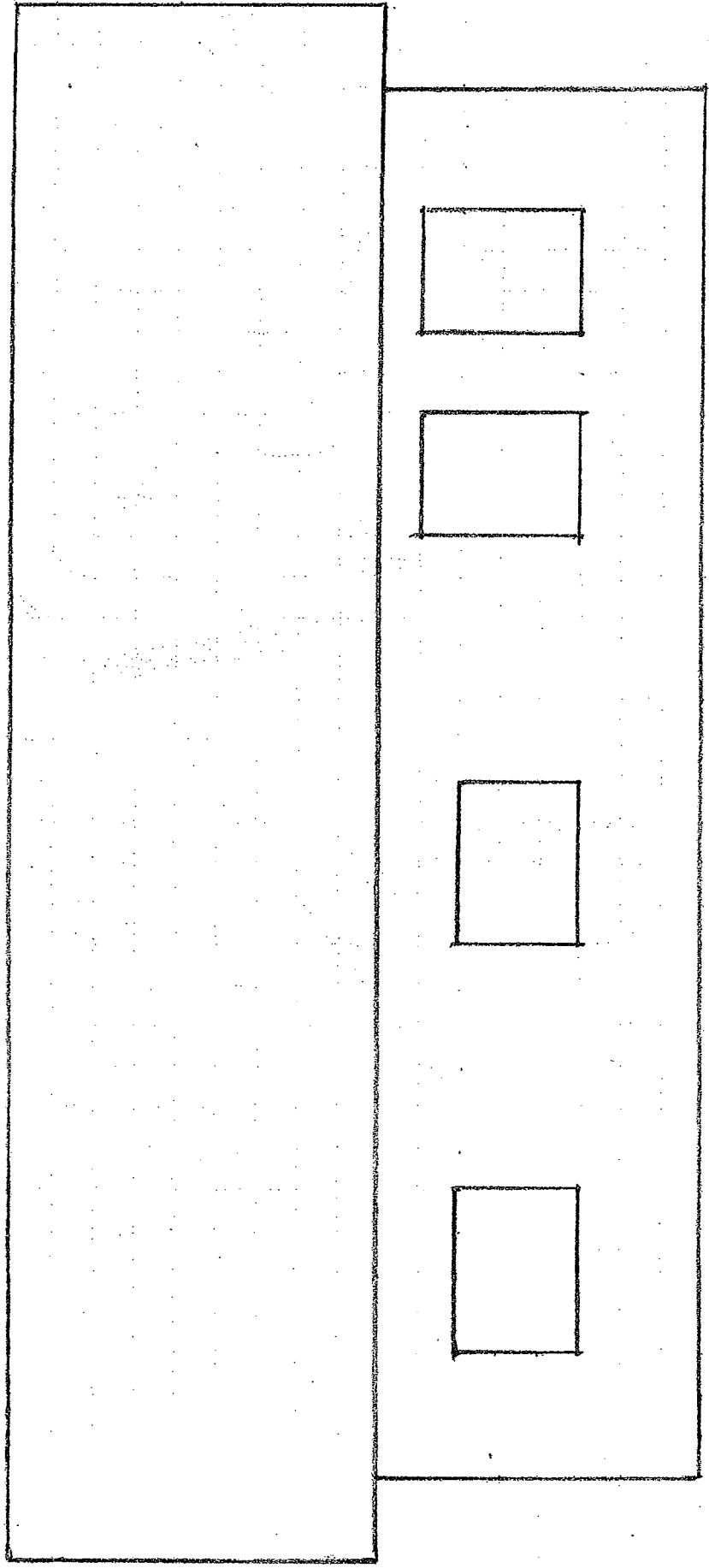
- The near 1/3 of lot is wooded area
- Driveway will be left grass as existing
- there is an existing vegetative buffer between cabin and road.

Remember EROSION CONTROL!

Please use best management practices and/or silt fence to control erosion on all projects.

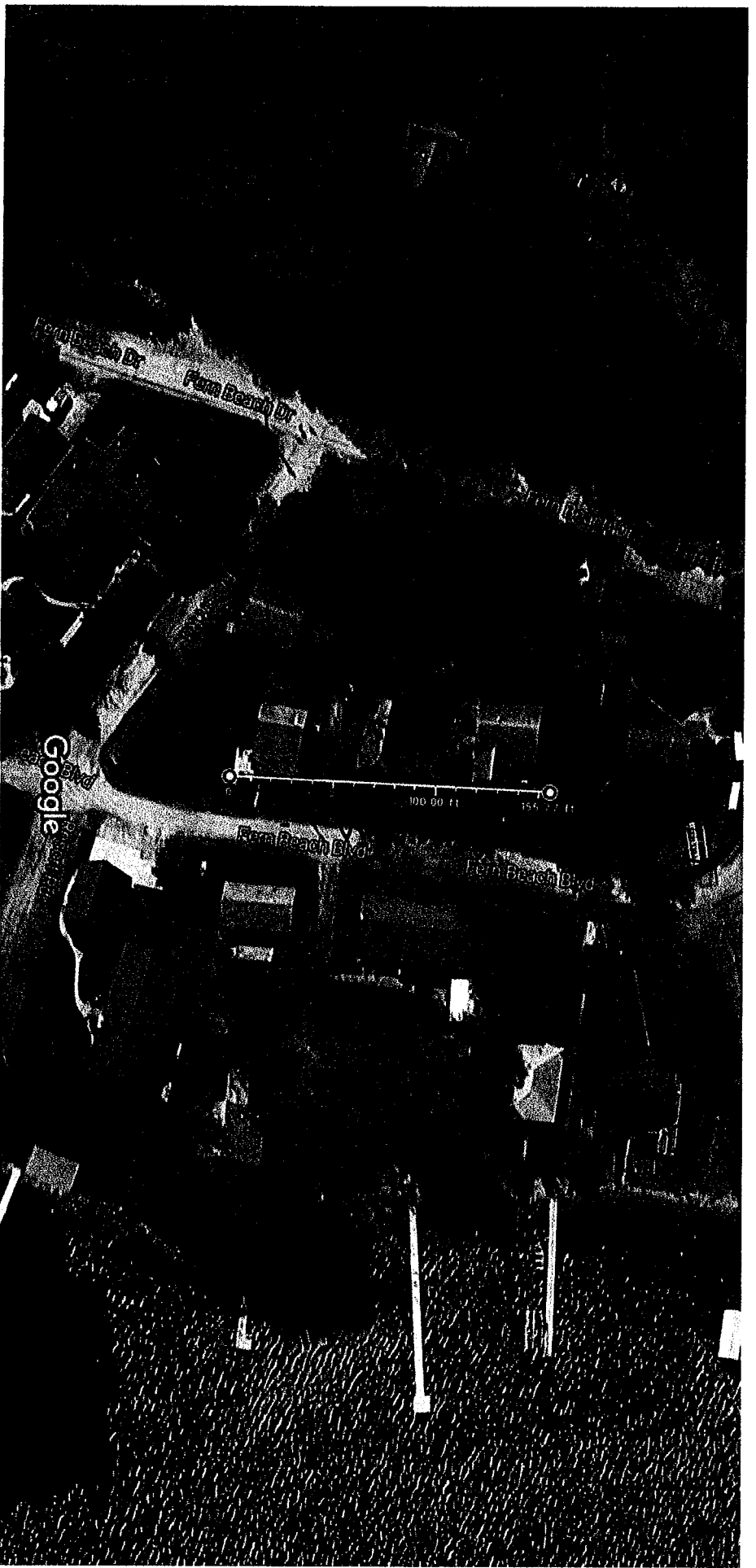


EAST ELEVATION



SOUTH ELEVATION

Google Maps



Imagery ©2016 Google, Map data ©2016 Google 50 ft

Measure distance

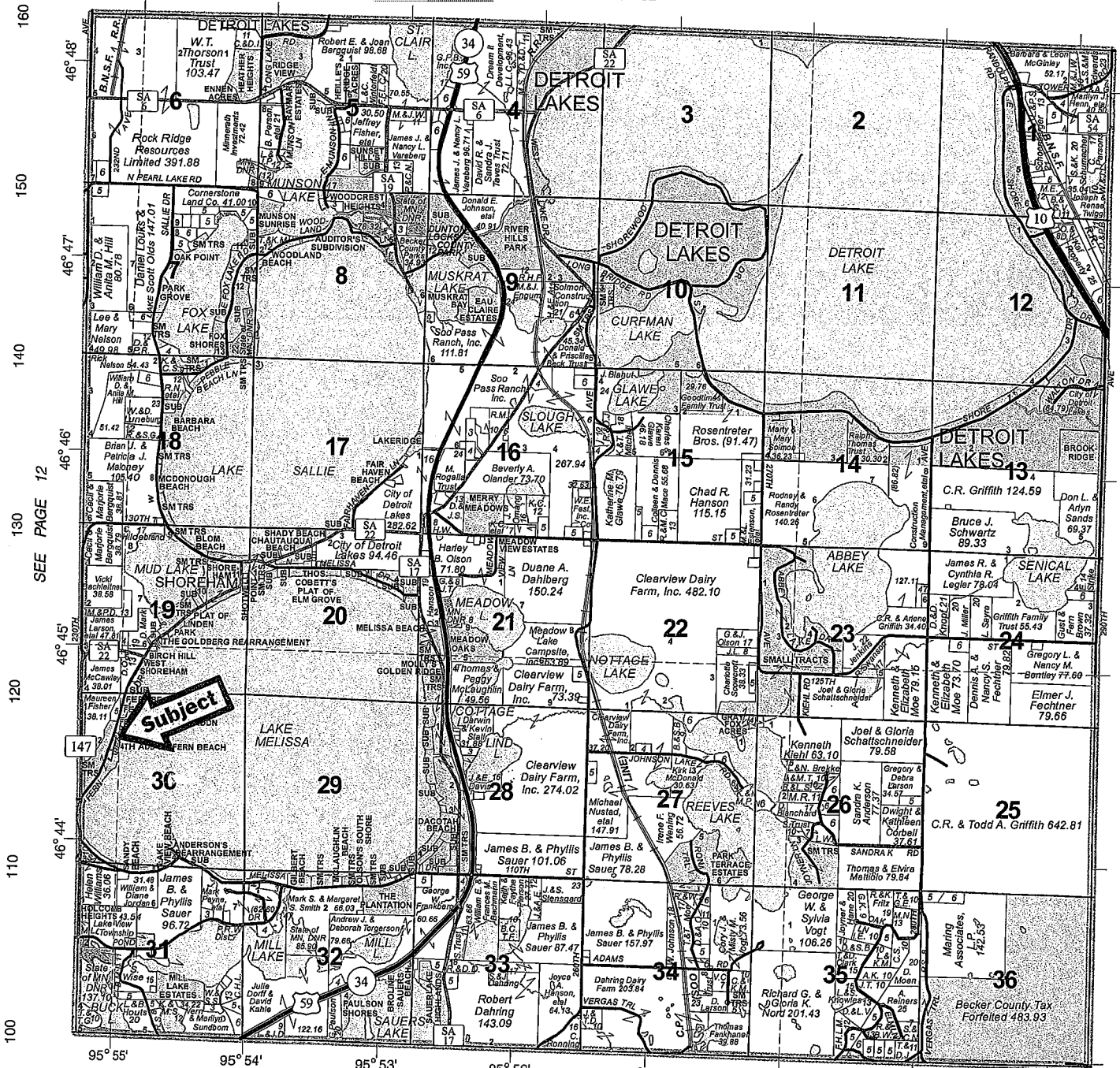
Total distance: 155.77 ft (47.48 m)



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.

1:1,498	Date: 9/27/2016
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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



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OTTER TAIL COUNTY

Becker County, MN

230 240 250 260 270 280 290



counselor

realty.com

P.O. Box 375 • Detroit Lakes, MN 56501

Phone: 218.844.5557 • Fax: 218.844.5558

Cell: 218.234.9734 • MikeRing@arvig.net

CounselorDetroitLakes.com

MIKE RING

ABR, CRS, GRI, Broker










COUNTY OF BECKER

Planning and Zoning

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

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

Thursday, November 10, 2016 @ 7:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Erwin Elker
4025 2nd Street South
Moorhead, MN 56560

Project Location: maple Ridge Rd

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a dwelling 54 feet from the ordinary high water mark of the lake due to shape of the property with peninsula issues. The required setback is 100 feet from the OHW of the lake.

LEGAL LAND DESCRIPTION: Tax ID number: 020238001 Little Cormorant Lake Audubon Township
PT GOVT LOTS 4 & 5: COMM NW COR GOVT LOT 5 TH S 1356.10' TO NWLY COR CORM SHORES,
CONT S 276.69' TO SWLY COR PLAT, TH E 53.33', S 164.85' ...AKA TRACTS A & B; Section 33, TWP 139,
Range 42.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled 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

FAX Number 218-846-7266

EMAIL: zoning@co.becker.mn.us

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.

**** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**



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PT GOVT LOTS 4 & 5: COMM NW COR GOVT LOT 5 TH S 1356.10' TO NWLY COR CORM SHORES,
CONT S 276.69' TO SWLY COR PLAT, TH E 53.33', S 164.85' ...AKA TRACTS A & B; Section 33, TWP 139,
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BECKER COUNTY PLANNING & ZONING

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

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

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

First name(s) Erwin Last Name ELKER
 Mailing Address 4125 2nd St S City, State, Zip MOORHEAD MN 56560
 Phone Number 701-367-0148 Project Address: _____
 Parcel number(s) of property: 020238001 Sect - Twp - Range: 33-139-42
 Township Name: Audubon Legal Description: PT SE 1/4 SW 1/4 SW 1/4
SE 1/4

Why is the variance being requested? (Mark all sections that apply)

- Setback Issues Lot size not in compliance with minimum standards
 Alteration to non-conforming structure Topographical Issues (hills, slopes, bluffs, wetlands)
 Other

Please provide a brief description detailing the above variance request:

Want to build a 32' x 32' Dwelling - Setback Issues
of 1/4 acre in 2nd A

What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.

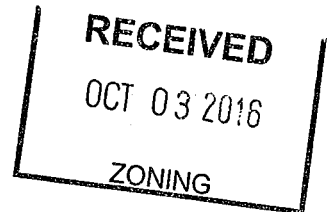
- Ordinary High Water Mark (OHWM) Proposed Distance (setback) 54' feet
 Lot Line Proposed Distance (setback) _____ feet
 Road Right of Way (ROW) Proposed Distance (setback) _____ feet
 Type of Road [] Township [] County [] State
 Crest of bluff Proposed Distance (setback) _____ feet
 Impervious Surface Coverage Proposed Impervious Lot Coverage _____ sq ft
 _____ %

Was the lot recorded prior to 1971? Yes No

Was the lot recorded between 1971 & 1992? Yes No

Was the lot recorded after 1992? Yes No

Will this be a new lot split? Yes No



(CONTINUED ON BACK OF PAGE)

PARCEL	
APP	Variance
YEAR	

* What is the current square footage of the structure? ~~1024~~

What is the proposed addition square footage? 1024

What is the current height of the structure? _____

What is the proposed height of the structure? ~~12 Ft~~ 12 Ft + 14 Ft to peak

Is there a basement to the structure? NO

Will the proposed addition have a basement? _____

Will the roofline of the existing structure be changed? _____

Will the main structural framework of the structure be altered? _____

* What is the current percentage of lot coverage? None

What is the proposed percentage of lot coverage? _____

Explanation of request if not covered in Sections above

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;
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? [] Yes [X] No
 If yes, after the fact application fee is an additional \$600.00.

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.

Erwin ELKER

Printed Name of Landowner or Agent



Signature of Landowner or Agent

Date

(Office Use)

Date Received _____ Accepted [] Rejected [] Date _____

 Zoning Administrator



Application for Site Permit
Becker County Planning and Zoning
 915 Lake Ave, Detroit Lakes, MN 56501
 Phone: 218-846-7314 Fax: 218-846-7266
www.co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Project must be staked out on the lot prior to permit being approved

Please Print or Type All Information

Parcel Number (s) 02,0238,001 Property (E911) Address Maple Ridge Rd **911 Address Needed _____ Legal Description PT GOVT Lots 4 & 5 AKA TRACT A & former B

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
<u>Little Colman Cr</u>	<u>RD</u>	<u>Audubon</u>	<u>33</u>	<u>139</u>	<u>42</u>

Property Owner Last Name First Name Mailing Address Phone 701-3670148

ERKEE ETWIN 4025 2ND STS Nhd MAJ 56500

Contractor Name Lic # _____

Proposed Project (Check those that apply)

New Dwelling Addition to Dwelling Replacement Dwelling* Mobile/Manfac. Home

Attached Garage Detached Garage Storage Structure Addition to Non-dwelling

Stairway Deck Recreational Unit Water Oriented Structure

Fence Other _____ Non Conforming Replacement (identify) _____

*Existing Dwelling to be removed prior to _____

Onsite Water Supply () Deep Well () Shallow Well Well Depth _____

MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System PROPOSED NEW

Type of System _____ Date of Installation _____ Last Date Certified _____

Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland Riparian () Non Riparian Non Shoreland _____

Lot Area _____ sq ft or 1.4 acres Water Frontage 150 ft Bluff () Yes () No

Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		
Ex: Patio	<u>10 x 12</u>	<u>120</u>			
<input checked="" type="checkbox"/> DRIVEWAY	<u>7x9</u>				
<input checked="" type="checkbox"/> Shed					
<input checked="" type="checkbox"/> House	<u>32x32</u>	<u>1024</u>			
			Total Impervious Material		

Impervious Lot Coverage $\frac{\text{Total Impervious}}{\text{Lot Area}} \times 100 =$ _____ %

RECEIVED
 OCT 03 2016
 ZONING

Topographical Alteration/Earth moving

() None (X) 10 cubic yards or less () 11- 50 cubic yards () over 50 cubic yards

Project over 50 cubic yards a storm water management plan must be included with permit application

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
(X) Dwelling <u>32</u> ft by <u>32</u> ft () Attached Garage _____ ft x _____ ft		\$ <u>54,400</u>
Outside Dimension (X) Deck/Patio <u>32</u> ft x <u>10</u> ft () Addition to existing _____ ft x _____ ft		\$51,200 None
Setback to Side Lot Line <u>51</u> ft & Rear Lot Line _____ ft	Setback to Road Right of Way <u>90</u> ft	\$ 3200 Deck
Setback to Bluff _____	Type of road <u>Township</u>	\$54,400 per Fee schedule
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) <u>54</u>	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank <u>N/A</u>	Setback to drainfield <u>N/A</u>	
Total No. Bedrooms <u>2</u>	Maximum height proposed <u>12 to 14 ft</u> # of Stories <u>1</u>	
Roof Change () Yes () No	Basement () Yes (X) No Walkout Basement () Yes (X) No	


Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
() Garage _____ ft by _____ ft () Storage Shed _____ ft x _____ ft () Fence _____ ft long x _____ high () other _____ ft x _____ ft		\$ _____
Outside Dimension () Addition to existing structure _____ ft x _____ ft () Fence _____ ft x _____ ft		
Setback to Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank <u>10 ft</u>	Setback to drainfield _____	
Roof Change () Yes () No	Maximum height proposed _____ # of Stories <u>1</u>	
Bathroom proposed () Yes () No	Sleeping Quarters proposed () Yes () No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$
() Stairway (X) Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	_____
Outside Dimension <u>10</u> ft by <u>32</u> ft	Sq ft <u>320</u>
Setback to Lot Line _____ ft & _____ ft	Setback to Bluff _____
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____
Setback to septic tank _____	Setback to drainfield _____
Maximum height proposed _____	
*Sleeping facilities or water supplies are not permitted in these structures	

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

Project must be staked out on the lot prior to approval of permit. Project will be staked by (date) Done 9/29/16

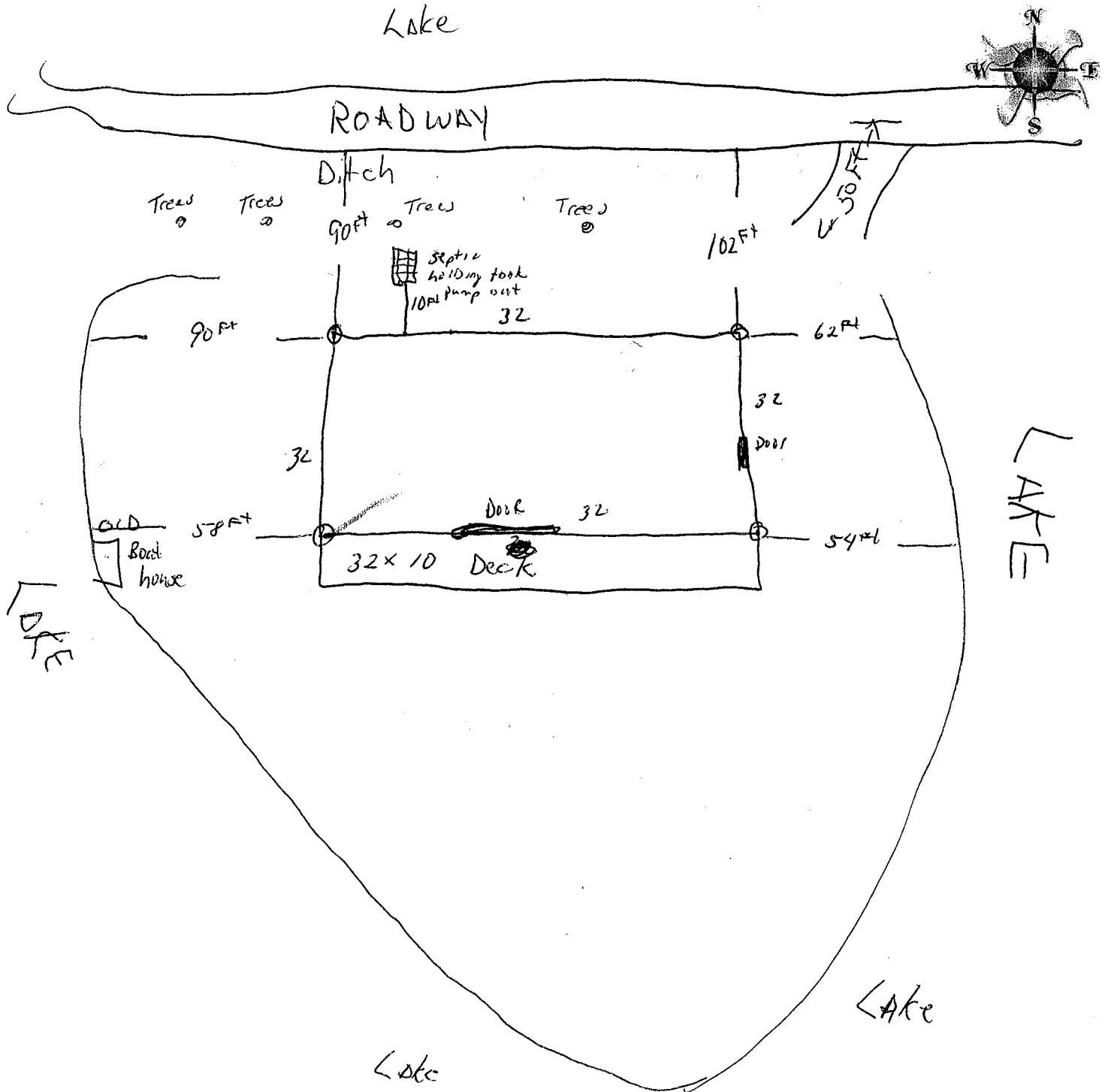

Signature

Sept 27 2016
Date

SKETCH OF PROPERTY

PARCEL	
APP	SITE
YEAR	

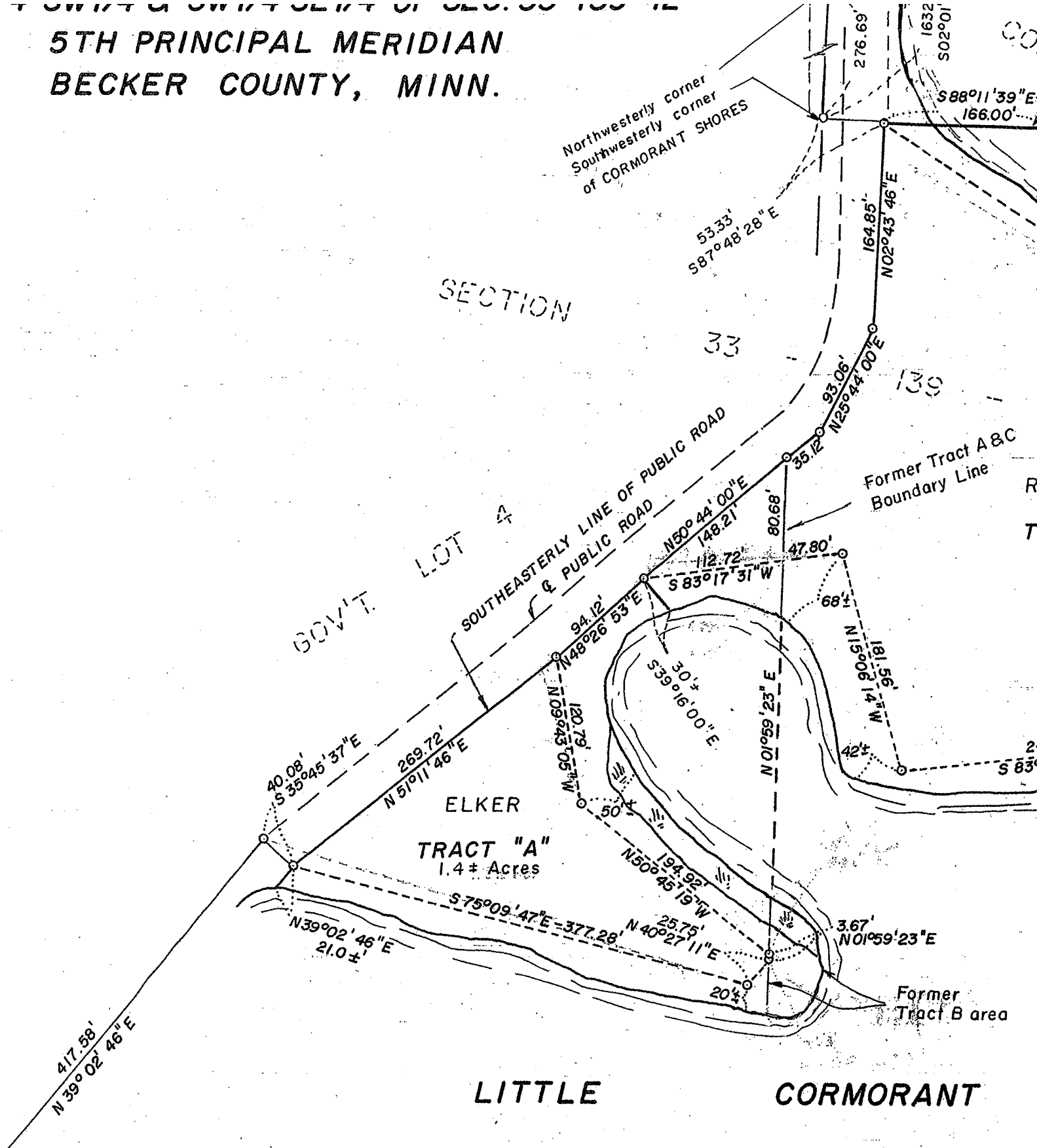
1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - **Include driveway location.**
3. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
4. If proposed project is a detached garage/storage shed that *will exceed 1 story*, include detailed design.
5. Indicate where erosion control measures will be implemented and indicate storm water drainage pattern and how it will be maintained on the property.



Remember EROSION CONTROL!

Please use best management practices and/or silt fence to control erosion on all projects.

5TH PRINCIPAL MERIDIAN BECKER COUNTY, MINN.



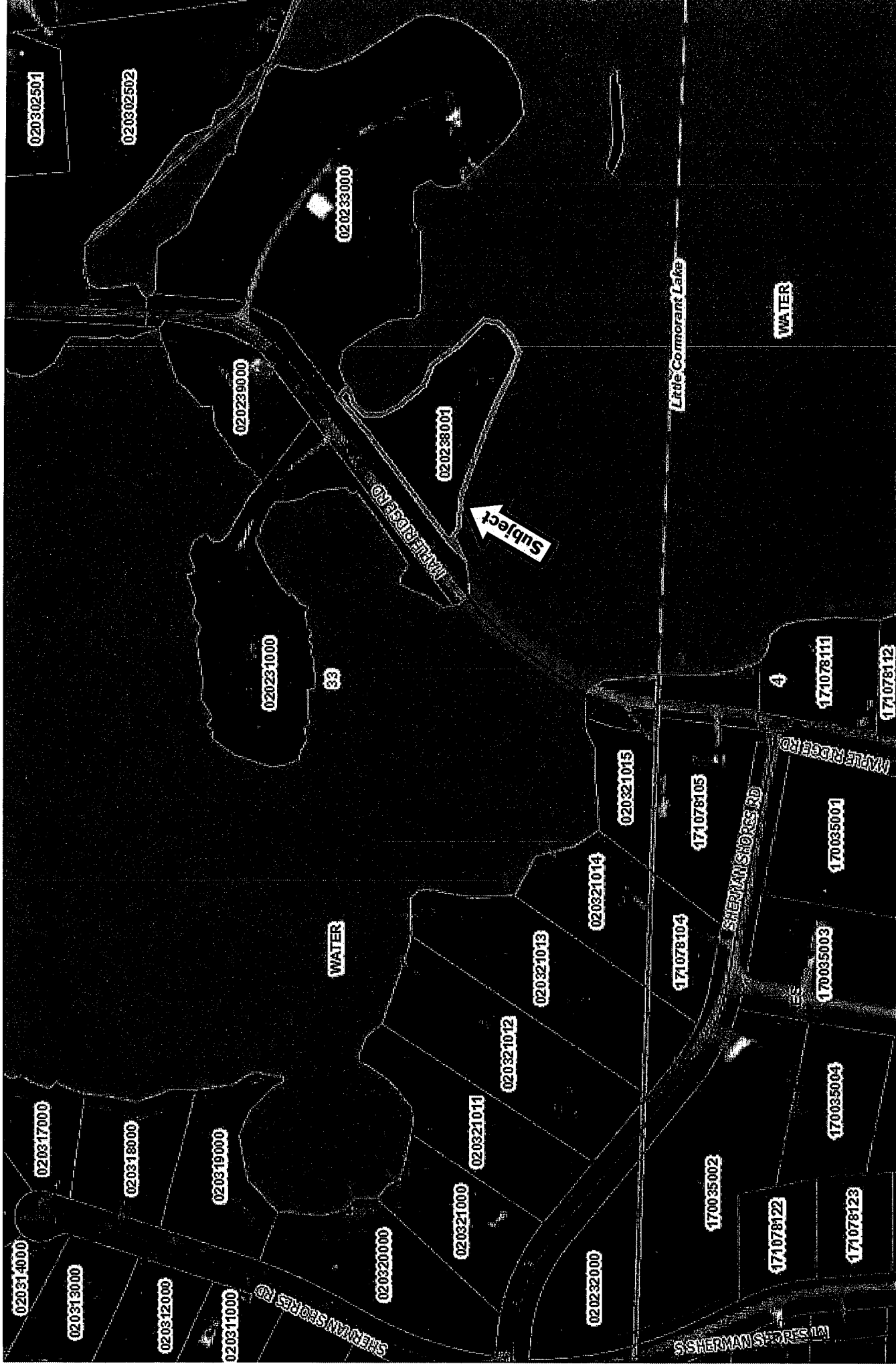
LITTLE

CORMORANT



LEGEND

- ⊙ = MONUMENTS IN PLACE
- = MONUMENTS SET



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.

1:2,995

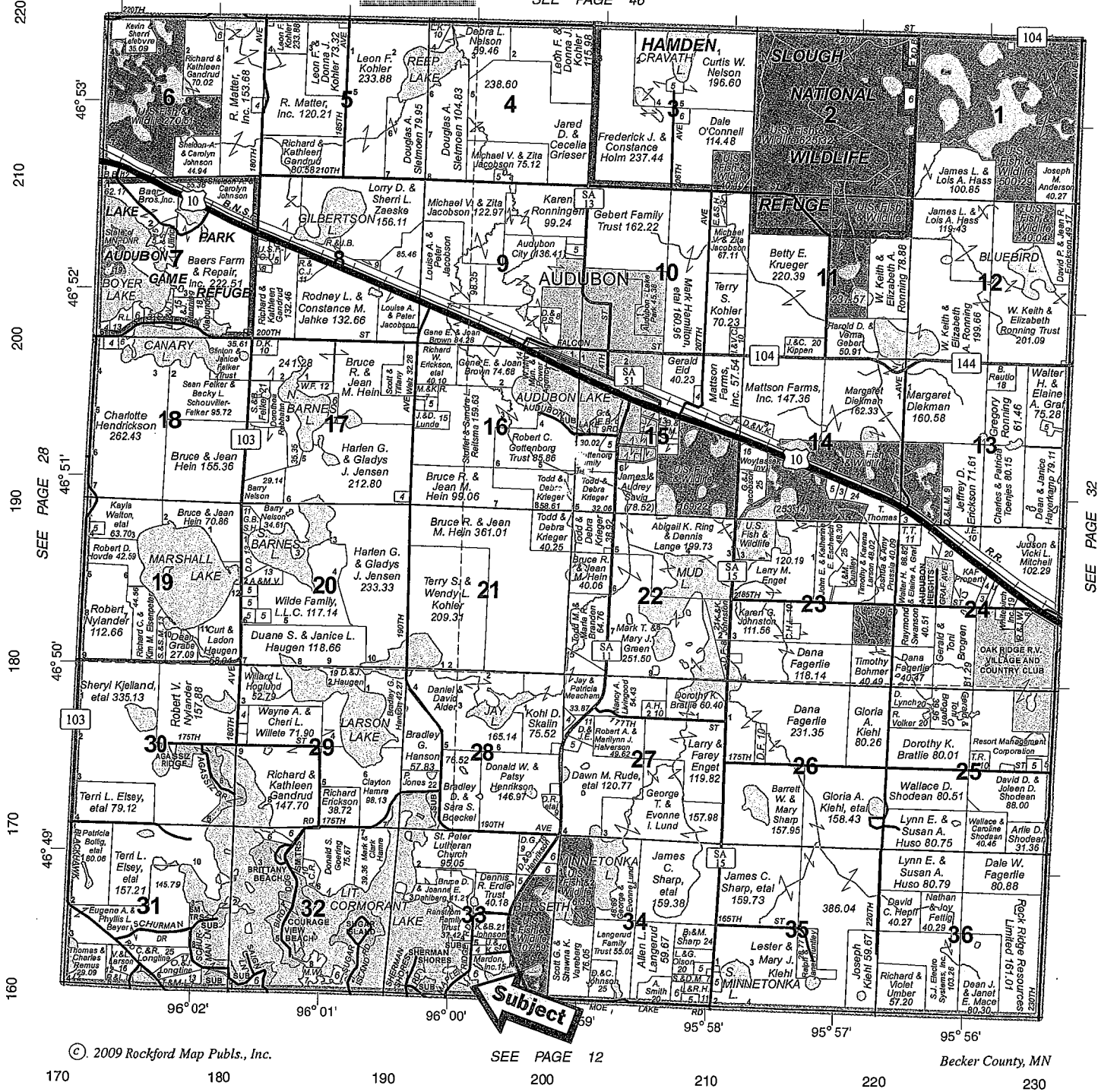
Date: 10/25/2016

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

AUDUBON

SEE PAGE 46

T.139N.-R.42W.



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SEE PAGE 12

Becker County, MN



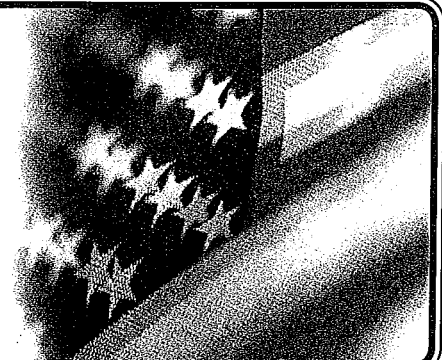
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www.anbm.com





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, November 10, 2016 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN. 56501

APPLICANT: Bryan Green
1203 4th Avenue NE
Dilworth, MN 56554

Project Location: 17495 Bijou Circle, Lake Park MN

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance for an addition onto an existing dwelling that is located 55 feet from the ordinary high water mark of the lake on one side and 7 feet from the deck, 15 feet from dwelling to crest of bluff on the other side due to setback issues of the existing dwelling. The required setback would either 100' from the OHW of the lake or the setback averaging requirement and/or 30 feet from the top of the bluff.

LEGAL LAND DESCRIPTION: Tax ID number: 180298000 Bijou lake Lake Park Township
BIJOU HEIGHTS 139 43 Block 002 LOTS 9 & 10 & S1/2 OF LOT 11; Section 29, TWP 139, Range 43.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled 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:

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915 Lake Avenue
Detroit Lakes, MN. 56501

FAX Number 218-846-7266

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BECKER COUNTY PLANNING & ZONING

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

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

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

First name(s) Bryan Last Name Green
 Mailing Address 1203 4th Ave NE City, State, Zip Duluth MN 55854
 Phone Number 701-371-2045 Project Address: 17495 Bijou Circle Lake Park
 Parcel number(s) of property: 180298000 Sect - Twp - Range: 29-139-043
 Township Name: _____ Legal Description: Bijou Heights 139
43 Block 002 Lots 9&10 & 5 1/2 of Lot 11

Why is the variance being requested? (Mark all sections that apply)

- Setback Issues Lot size not in compliance with minimum standards
 Alteration to non-conforming structure Topographical Issues (hills, slopes, bluffs, wetlands)
 Other

Please provide a brief description detailing the above variance request:

Existing structure was built to the stragline theory in 1995 which is no longer in place. Now the dwelling is too close to the water & possible bluff. The bluff falls away as you go north across the lot. The distance from the lake also increases.

What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.

- Ordinary High Water Mark (OHWM) Proposed Distance (setback) 55 to 65 feet
 Lot Line Proposed Distance (setback) _____ feet
 Road Right of Way (ROW) Proposed Distance (setback) _____ feet
 Type of Road [] Township [] County [] State
 Crest of bluff Proposed Distance (setback) 15 feet Deck 7'
 Impervious Surface Coverage Proposed Impervious Lot Coverage _____ sq ft
 _____ %

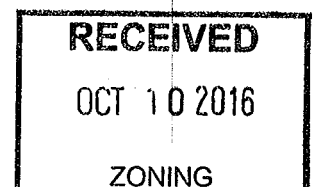
Was the lot recorded prior to 1971? Yes No

Was the lot recorded between 1971 & 1992? Yes No

Was the lot recorded after 1992? Yes No

Will this be a new lot split? Yes No

(CONTINUED ON BACK OF PAGE)



PARCEL	
APP	Variance
YEAR	

What is the current square footage of the structure? 768

What is the proposed addition square footage? 720 House 720 garage

What is the current height of the structure? 20ft

What is the proposed height of the structure? 20ft

Is there a basement to the structure? No

Will the proposed addition have a basement? yes

Will the roofline of the existing structure be changed? No

Will the main structural framework of the structure be altered? No

What is the current percentage of lot coverage? 1,490

What is the proposed percentage of lot coverage? 4,990

Explanation of request if not covered in Sections above

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;
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? [] Yes [X] No

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

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.

Bryan Green
Printed Name of Landowner or Agent

Bryan Green
Signature of Landowner or Agent

10.8-16

Date

(Office Use)

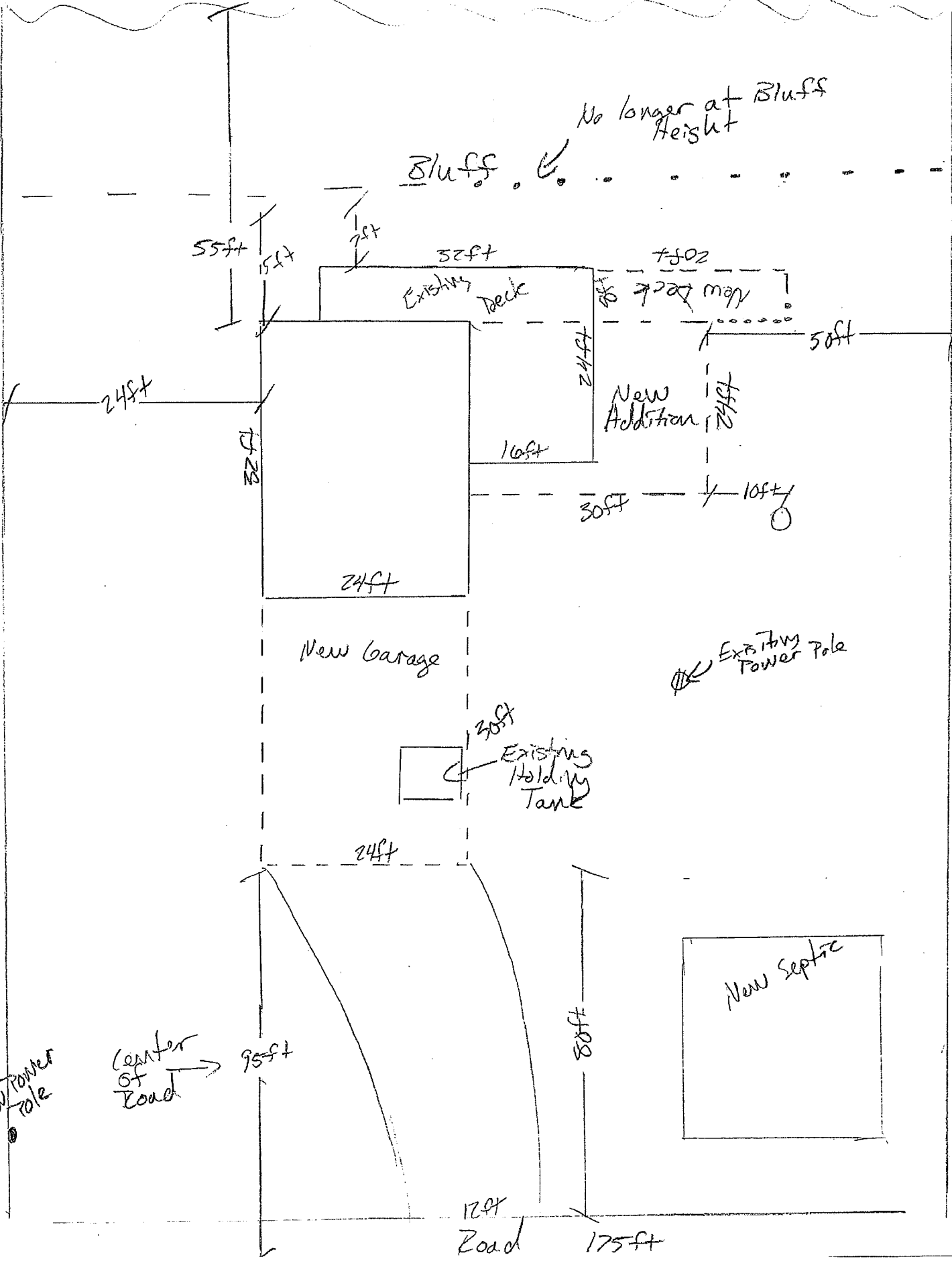
Date Received _____ Accepted [] Rejected [] Date _____

Zoning Administrator

Lake

No longer at Bluff Height

Bluff



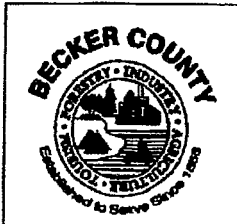
Becker County Variance Application:

Summary of the guidelines follows:

1. Is the variance in harmony with the general purposes and intent of the official control?
 - Our existing structure was approved and built to the string line theory in 1995. The rule changed in 2013 taking in account the new bluff area and setbacks.
 - The bluff falls away as you go north on the property and the distance from the lake also increases the new addition would not be in the 2013 designated bluff area.
2. Without a variance, is the owner deprived of reasonable use of the property?
 - The home owner is planning on moving and living on the property full time. Without the variance the owners could not reside there in the winter months. Without the variance the home owner has no choice on residing at the residence full time. With both home owner planning on retirement in the near future they would be deprived of living there.
3. Is the alleged practical difficulty due to circumstances unique to this property?
 - There is no other direction to go with the addition, lot line on south side too close, front of house towards lake.
 - if set back of addition from the bluff we could not connect to the existing house.
4. No
5. Issuance of the variance will maintain the essential character of the locality, our neighbors to the south have built a new house and garage where they live permanently. This is a quite well established year around family homes.
6. Yes, our property has a unique layout. When construction our current cabin in 1995, following the guidelines at that time, we purposefully lift room to the north of our cabin in hope of adding on and retiring at Lake Bijou.

Respectfully submitted:

Bryan and Ellen Green



Application for Site Permit
Becker County Planning and Zoning
 915 Lake Ave, Detroit Lakes, MN 56501
 Phone: 218-846-7314 Fax: 218-846-7266
 www.co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by _____
 Date: _____

Please Print or Type All Information

Parcel Number (s) <u>180298000</u>	Property (E911) Address <u>17495 Bijou Circle</u>	**911 Address Needed <u>Lake Park MN 56524</u>	Legal Description <u>Block 2 Lots 9 & 10 & 1/2 of Lot 11</u>
---------------------------------------	--	---	---

Lake/River Name <u>BIJOU</u>	Lake/River Class <u>RD</u>	Township Name <u>LAKE PARK</u>	Section <u>29</u>	TWP No. <u>139</u>	Range <u>43</u>
---------------------------------	-------------------------------	-----------------------------------	----------------------	-----------------------	--------------------

Property Owner Last Name <u>Green</u>	Property Owner First Name <u>Bryan</u>	Mailing Address <u>12034 MYNIE Drive NW 56529</u>	Phone <u>701-321-2093</u>
Contractor Name Lic # <u>BC026974</u>			

Proposed Project (Check those that apply)

<input type="checkbox"/> New Dwelling	<input checked="" type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home
<input checked="" type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input type="checkbox"/> Fence	<input type="checkbox"/> Other _____	<input type="checkbox"/> Non Conforming Replacement (identify) _____	

*Existing Dwelling to be removed prior to _____

Onsite Water Supply Deep Well () Shallow Well Well Depth 120'
 MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System
 Type of System Holdover Tank Date of Installation 6/1/95 Last Date Certified N/A Septic to be Replaced
 Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland () Riparian () Non Riparian Non Shoreland

Lot Area 59,500 sq ft or _____ acres Water Frontage 175 ft Bluff Yes () No
 Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

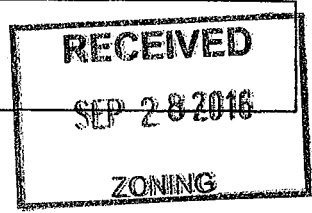
Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface On property	Dimensions	Sq. Footage	Impervious Surface On property	Dimensions	Sq. Footage
Ex: Patio	<u>10 x 12</u>	<u>120</u>			
DRIVEWAY	<u>24 x 12</u>	<u>288</u>			
Structure		<u>2,208</u>			
			Total Impervious Material		

Impervious Lot Coverage $\frac{2,496}{59,500} = .04$ x 100 = 4.9 %
 Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving

() None () 10 cubic yards or less 11- 50 cubic yards () over 50 cubic yards
 Project over 50 cubic yards a storm water management plan must be included.



Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
ADDITION <input checked="" type="checkbox"/> Dwelling <u>24</u> ft by <u>30</u> ft <input type="checkbox"/> Attached Garage <u>24</u> ft x <u>30</u> ft		\$ <u>150,000</u>
Outside Dimension <input type="checkbox"/> Deck/Patio <u>8</u> ft x <u>20</u> ft <input type="checkbox"/> Addition to existing _____ ft x _____ ft		
Setback to Side Lot Line <u>24</u> ft & Rear Lot Line <u>95</u> ft	Setback to Road Right of Way <u>80</u> ft	
Setback to Bluff <u>15ft</u>	Type of road <u>GRANITE</u>	
Setback to Wetland _____	Is wetland protected <input type="checkbox"/> Yes <input type="checkbox"/> No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank <u>N/A</u>	Setback to drainfield <u>N/A</u>	
Total No. Bedrooms <u>3</u>	Maximum height proposed <u>22</u> # of Stories <u>1 1/2</u>	
Roof Change <input type="checkbox"/> Yes <input type="checkbox"/> No	Basement <input type="checkbox"/> Yes <input type="checkbox"/> No Walkout Basement <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
<input type="checkbox"/> Garage _____ ft by _____ ft <input type="checkbox"/> Storage Shed _____ ft x _____ ft <input type="checkbox"/> Fence _____ ft long x _____ high <input type="checkbox"/> Other _____ ft x _____ ft		\$ _____
Outside Dimension <input type="checkbox"/> Addition to existing structure _____ ft x _____ ft <input type="checkbox"/> Fence _____ ft x _____ ft		
Setback to Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected <input type="checkbox"/> Yes <input type="checkbox"/> No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Roof Change <input type="checkbox"/> Yes <input type="checkbox"/> No	Maximum height proposed _____ # of Stories _____	
Bathroom proposed <input type="checkbox"/> Yes <input type="checkbox"/> No	Sleeping Quarters proposed <input type="checkbox"/> Yes <input type="checkbox"/> No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$
<input type="checkbox"/> Stairway <input type="checkbox"/> Deck <input type="checkbox"/> Boathouse <input type="checkbox"/> Screen Porch <input type="checkbox"/> Gazebo <input type="checkbox"/> Storage Structure	_____
Outside Dimension _____ ft by _____ ft Sq ft _____	
Setback to Lot Line _____ ft & _____ ft	Setback to Bluff _____
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____
Setback to septic tank _____	Setback to drainfield _____
Maximum height proposed _____	*Sleeping facilities or water supplies are not permitted in these structures

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT AS SET FORTH IN MN STATE STATUTES.

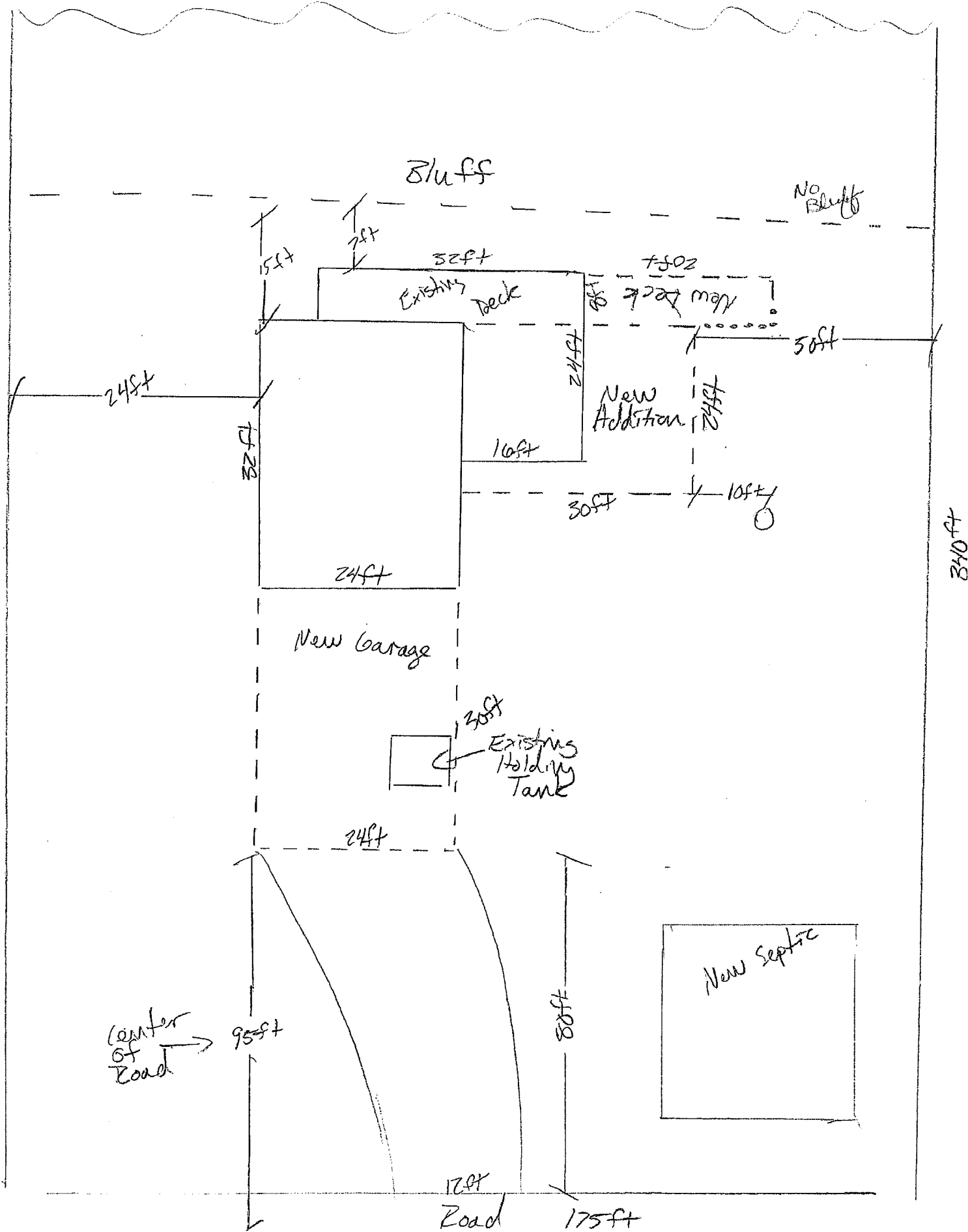
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

Ray J. Meen
Signature

8/21/14
Date

Site Sketch

Lake



Julene M Hodgson

From: Julene M Hodgson
Sent: Friday, October 07, 2016 11:42 AM
To: 'behrenscr@gmail.com'
Subject: FW: Send data from MFP11615153 10/07/2016 10:46
Attachments: DOC100716.pdf

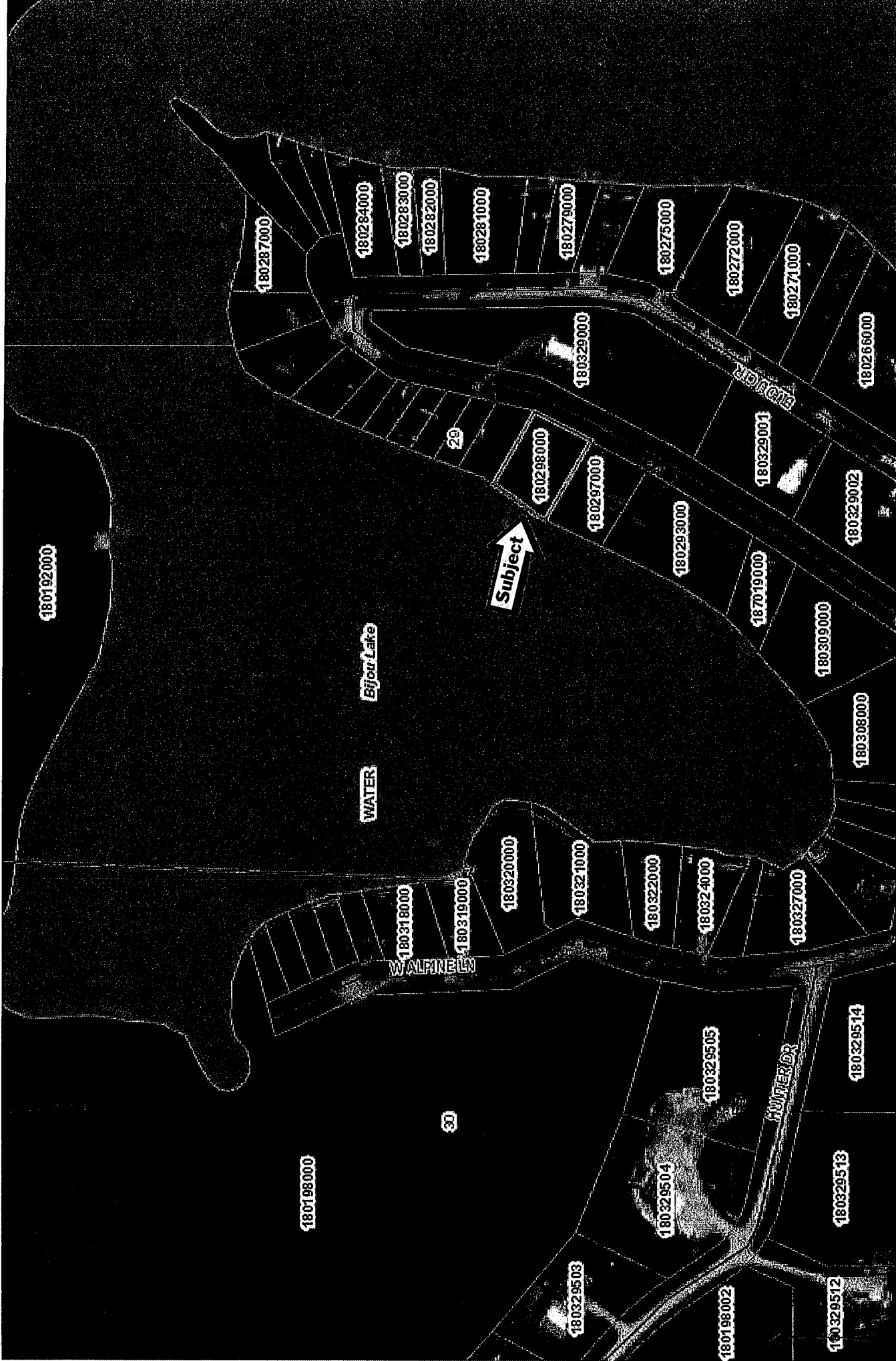
Attached is the Variance application- you do not have to fill out the authorization form if the actual Variance application is signed by the home owner. The existing dwelling was approved in 1995 by the "old" stringline. The changes of 2013 replaced the "old" stringline with the setback average plus twenty feet requirement- this caused the structure that is there to become nonconforming because of our rule changes. They also did not inspect the properties in 1995 and although the existing structure was allowed by the "old" stringline- no one took into account the bluff area- so the existing is too close to the bluff area on one side. The proposed additions would be further away.

If you can fill this out and email it back to me- we will have it on the November 10 agenda for public hearing. Thank you.

-----Original Message-----

From: Becker County Land Management [<mailto:netscan@co.becker.mn.us>]
Sent: Friday, October 07, 2016 12:47 PM
To: Julene M Hodgson
Subject: Send data from MFP11615153 10/07/2016 10:46

Scanned from MFP11615153
Date:10/07/2016 10:46
Pages:5
Resolution:300x300 DPI



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.

1:2,995

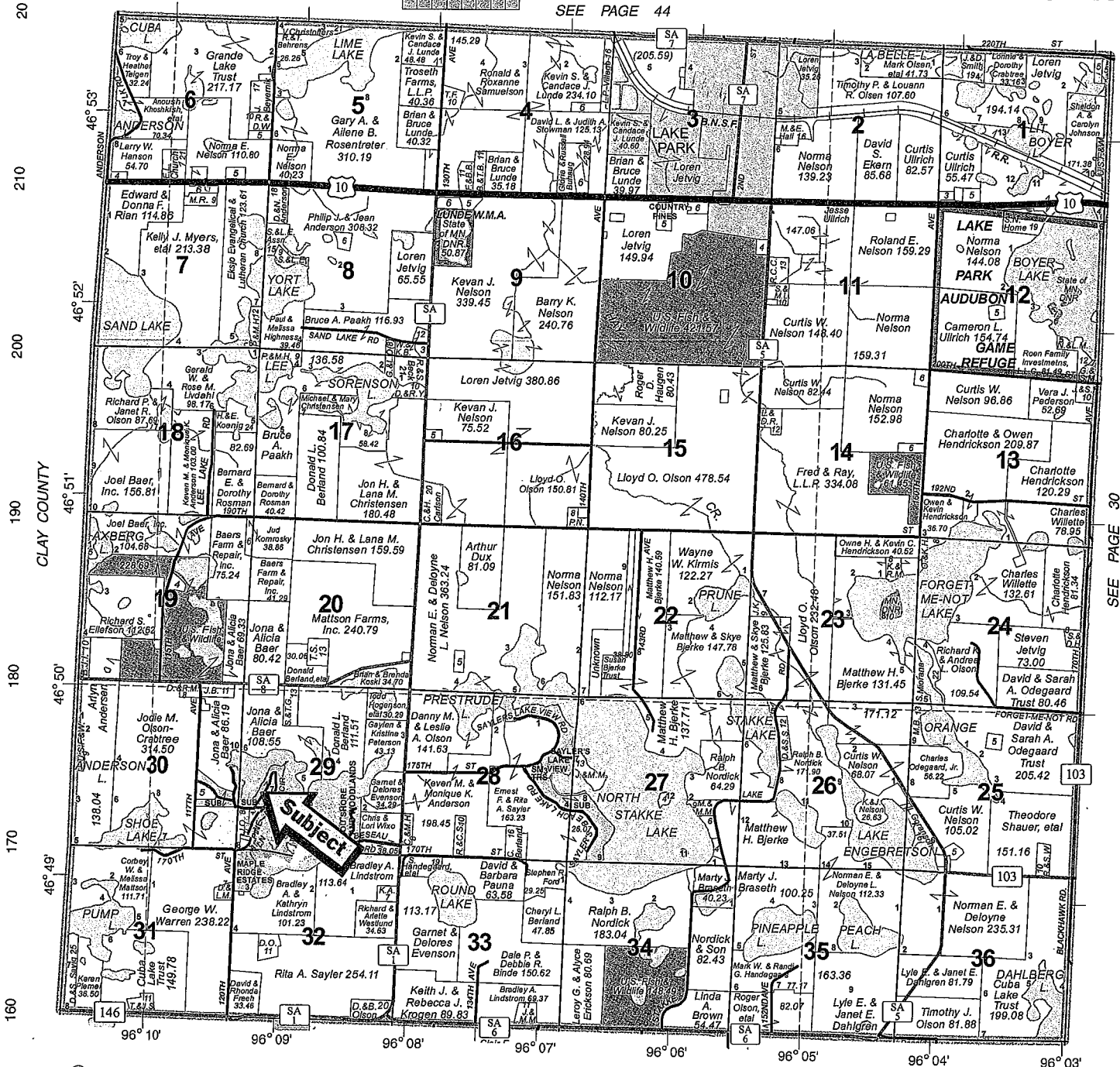
Date: 10/25/2016

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

LAKE PARK

T.139N.-R.43W.

SEE PAGE 44



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SEE PAGE 10

Becker County, MN

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120

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160

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COUNTY OF BECKER

Planning and Zoning

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

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, November 10, 2016 @ 7:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Brian Winczewski Project Location: 25108 County Road 48 Osage MN
25232 County Highway 48
Osage, MN 56570

APPLICATION AND DESCRIPTION OF PROJECT:

Mr. Winczewski is appealing a decision that the Planning and Zoning Supervisor made in an August letter notifying both the shooting club and Mr. Winczewski that the club was an existing Non-conforming use.

LEGAL LAND DESCRIPTION: Tax ID number: 210104101

Section 17 Township 140 Range 036

PT NE1/4 OF SE1/4 LYING S OF FOLL LINE: BEG 365' S OF NE COR TH SWLY 1674.69' TO SW COR OF NE1/4 OF SE1/4 REF: E 21.0012.000

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled 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

FAX Number 218-846-7266

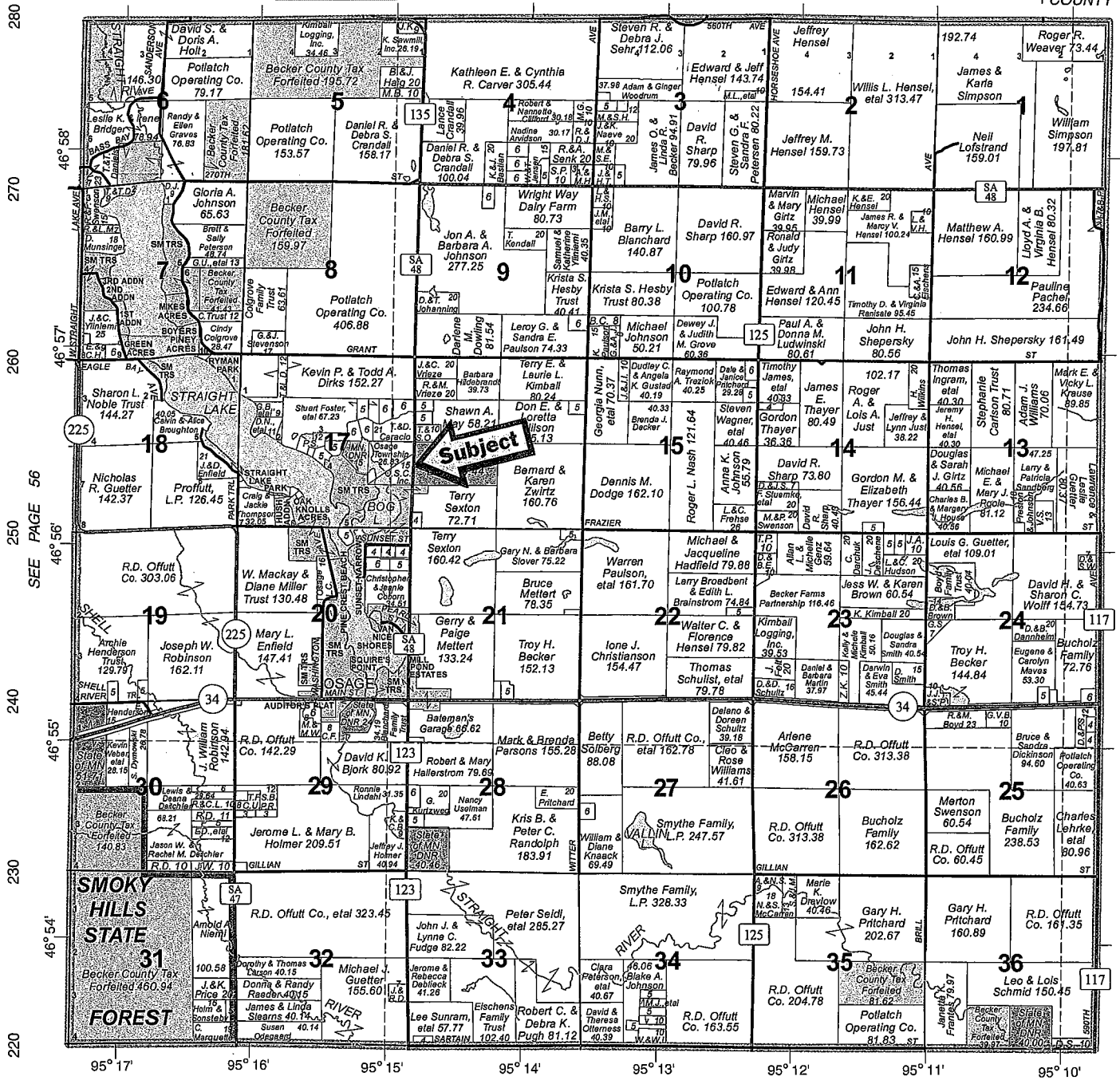
EMAIL: zoning@co.becker.mn.us

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.

** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.



HUBBARD COUNTY



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

Administrative Decision Appeal

Form must be legible and completed in ink.

(Aggrieved Party)
Applicant Name(s): Brian Winczewski Phone: (216) 334-6334

(Aggrieved Party)
Street Address: 25232 County Highway 48 City: Osage State: MN Zip Code: 56570

(Property at issue - Osage Sportsmens Club, Inc.)
Property Identified as: Parcel Number 210104101 and 210104102 Township Name Osage

(Property at issue - Osage Sportsmens Club, Inc.)
Property address 25108 or 25315 County Highway 48, Osage, MN 56570

The Applicant is appealing the following administrative decision concerning Chapter 3
Section 1 of the Becker County Zoning Ordinance:

In a letter dated August 31, 2016, the Becker County Planning and Zoning Supervisor determined that the Osage Sportsman Club, now known as the Osage Sportsmens Club, could continue to use the trap station and the rifle/pistol range where they existed when the Club converted forest land in 2015, as those uses were deemed to be non-conforming.

The date of the administrative decision was: August 31, 2016

The grounds for requesting the appeal are as follows:
The above referenced administrative decision should be reversed as it fails to take into consideration the history of the Osage Sportsmens Club's actual use of the property and the requirements of the Becker County Zoning Ordinance, particularly, Chapter 6, Section 7(D). The factual history of the Club's land use reveals that the trap station and the rifle/pistol range locations as they existed when the Club converted forest land in 2015, could not be classified as non-conforming uses under the ordinance as they were not in existence there prior to the adoption of Chapter 6, Section 7(D). (Continued on the attached page)

I hereby swear and affirm that the information supplied to the Becker County Planning and Zoning Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant, in applying for this appeal, is inaccurate or untrue.

[Signature] Signature of Applicant 9-28-2016 Date

Office Use Only:
Date received: 9-28-2016 Rec'd by: Dylan Rasmussen Skovos Receipt #: _____

Date heard by Board of Adjustment: _____

Board of Adjustment Action: _____

WINCZEWSKI ADMINISTRATIVE DECISION APPEAL (CONT)

According to the information conveyed by a staff member at the Becker County Planning and Zoning Office, the Becker County Zoning Ordinance was originally adopted in 1971, and at that time contained the language in Chapter 6, Section 7(D). Therefore, given that the Osage Sportsmens Club ("Club") operates on a "shoreland" area as that term is defined pursuant to the Becker County Zoning Ordinance, any removal of natural vegetation for forest land conversion to another use would require the Club to obtain a conditional use permit (CUP).

Enclosed along with this Notice of Appeal form are ten (10) aerial photographs, which depict the property upon which the Club now operates. The photographs cover a time period from the year 1939 to 2015. An examination of the aerial photographs from 1939, 1953, 1965, 1973, 1981, 1984, and 1991 demonstrate that during those years the Club was not operating the trap station or the pistol/rifle range in the locations as they existed when the Club converted forest land to expand its gun range in 2015. Moreover, those aerial photographs described in the preceding sentence reveal that the land upon which the Club now operates a trap station and a pistol/rifle range, appears to have formerly consisted entirely of forest land.

Based on the photographic evidence, it appears that the current rifle/pistol range was constructed sometime between 1991 and 2003, as it is not visible until the 2003 aerial photograph. In addition, the trap station that was being operated when the Club converted forest land in 2015, does not even appear in the aerial photographs until the photograph taken in 2008. The aerial photographs ultimately support the conclusion that the Club cleared and converted forest land to other uses, namely a rifle/pistol range sometime between 1991 and 2003, and a trap station sometime between 2003 and 2008. Despite these forest land conversion activities, the Club has not obtained a CUP with respect to either the rifle/pistol range or the trap station, in violation of Chapter 6, Section 7(D) and potentially Chapter 6, Section 13.

It is also important to consider the fact that soon after the Club's 2015 conversion of forest land, the Becker County Sheriff ordered the Club to close the trap station at issue due to safety concerns. Essentially, the safety issues had to do with the issue of the proximity of the trap station to the original northern property boundary of the Club and the lack of a buffer area to meet state standards to ensure that the shot being discharged would remain on the shooting range. This issue is documented in the October 13, 2015, meeting minutes of the Becker County Planning Commission, which is enclosed with this Notice of Appeal. In an attempt to rectify this problem, the Club acquired an additional parcel (parcel no. 210104102) to the north of the Club to utilize as a buffer for the trap shooting station. In the summer of 2016, the Club converted the forest land of this additional parcel to another use. Therefore, aside from the reasons stated in the preceding paragraph, the trap station at issue is not a non-conforming use as the trap shooting area associated with this trap station had to be expanded such that it also came to exist on an additional parcel of land upon which it had not previously existed.

A non-conforming use is defined by Becker County Zoning Ordinance Chapter 10, Section 2 as "A structure or use lawfully in existence on the effective date of this Ordinance and not conforming to the regulations for the district in which it is situated." Given the information

contained in the proceeding paragraphs, the trap shooting station and the rifle/pistol range cannot be classified as non-conforming uses under the Becker County Zoning Ordinance. As such, the August 31, 2016, decision by the Becker County Planning and Zoning Supervisor which would allow the Club to continue to use the trap station and the rifle/pistol range where they existed when the Club converted forest land to expand its shooting range in 2015, as a non-conforming use under Chapter 3, Section 1, must be reversed.



COUNTY OF BECKER

Planning & Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

August 31, 2016

Osage Sportsmans Club, Inc.
Attn: Alan Kris
12102 Fishermans Drive
Park Rapids, MN 56470

Dear Members of the Osage Sportsman Club:

On August 1st 2016 the Court of Appeals reversed the October, 2015, granting of a Conditional Use Permit (CUP) to your Club. Our office has reviewed the situation in light of our ordinance provisions. The purpose of this is to indicate what the Club needs to do to comply with County Ordinances in light of that court decision.

While the CUP was reversed, the Club is a legal nonconformity and, pursuant to State law and Chapter 3 § 1 of the Becker County Zoning Ordinance, the club may continue the nonconforming use of trap station and the rifle/pistol range as they existed before the clearing of the land undertaken by the Club in 2015. To the extent that the Club is making use of the cleared lands for shooting or any other use; that use must stop until actions taken as specified below have been completed.

The Club violated the Becker County Zoning Ordinance Chapter 6 Sections 7D and 13 by clearing the forest to convert it to another use without first obtaining a CUP. Based on information to date, which could change upon inspection and upon further information provided by the Club, this is the sole conditional use permit provision applicable to the club and necessary for the Club to obtain.

In light of the Court of Appeals decision, and our evaluation of the applicable provisions of the zoning ordinance the Club has two choices: (1) the land can be returned to forest; or (2) the Club can apply for the necessary permit, which is an after-the-fact CUP. The Club will be given until September 30th to pick one of these two options. If the Club chooses to return the land to forest, an agreed upon plan will need to be made between the County and the Club, with any necessary input from other agencies or entities.

Members of the Osage Sportsmans Club

August 31, 2016

Page 2

Since this is our decision as to what provisions of the zoning ordinance apply under the facts of this matter, and what we interpret to be the necessary actions to correct the situation, the zoning ordinance gives any aggrieved person a right to appeal this determination to the Becker County Board of Adjustment. In order to do so, the required notice of appeal must be submitted to the Becker County Board of Adjustment within 30 days of the decision, specifying the grounds for any appeal. The provisions governing such an appeal are set forth in Chapter 9, Section 4 of the Becker County Zoning Ordinance. We direct your attention to that section for further information.

The County would like to inspect the premises to determine the current status of the land and to determine whether any work has been done since the work of 2015. This inspection will also allow us to identify if any permits other than those specified herein, such as for example any land alteration permit, would be necessary as well as help us determine what information the Club will need to provide on any required permit application or for a reestablishment of the cleared forest.

Please contact our office upon receipt of this letter to arrange for an inspection of the property. I thank you in advance for your prompt attention to this matter and your cooperation in resolving this ordinance violation.



Dylan Ramstad Skoyles
Becker County Planning and Zoning Supervisor

Cc. Mr. Brian Winczewski
Mr. Matt Enger
Mr. Todd Glander

**Becker County Planning Commission
October 13th, 2015**

Members Present: Chairman Jim Bruflodt, Vice Chairman John Lien, Commissioner Larry Knutson, Jim Kovala, Mary Seaberg, Harry Johnston, Jim Kaiser, Ray Thorkildson, David Blomseth, Mary Seaworth, Jeff Moritz, Zoning Supervisor Eric Evenson-Marden and Zoning Technician Julene Hodgson.

Chairman Bruflodt called the Applicants Public Hearing meeting to order. Zoning Technician Julene Hodgson recorded minutes.

Chairman Bruflodt explained the protocol for the meeting and stated that the recommendations of the Planning Commission would be forwarded to the County Board of Commissioners for final action on October 20th, 2015.

Kovala made a motion to approve the minutes for September 8th, 2015. Seaberg second. All in favor. Motion carried.

Old Business: None

At the discretion of the Chairman Bruflodt, the business order was changed due to the volume of people present for the last two items on the agenda.

New Business:

FIRST ORDER OF BUSINESS: APPLICANT: Osage Sportsman Club, Inc. 12102 Fisherman's Dr Park Rapids, MN 56470 **PROJECT LOCATION:** 25108 Co Hwy 48 **LEGAL LAND DESCRIPTION:** 210104101 Osage Township Bog Lake PT NE1/4 OF SE1/4 LYING S OF FOLL LINE:BEG 365' S OF NE COR TH SWLY 1674.69' TO SW COR OF NE1/4 OF SE1/4, Section 17, TWP 140, Range 36 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for expansion of the existing Sportsman Club Shooting Range. The request includes harvesting of timber to add three additional trap shooting lanes (for four total), rearrangement of the 250 yard range, parking area and eventually a new club house and warming house in an Agricultural Zone.

Jerry Hoefs with Park Rapids "Clay Dusters" and Jody Walsh with Walsh Forest Products on behalf of the Osage Sportsman Club explained the application to the Board. The Park Rapids High School started a team last February and the Minnesota High School league started 5 years ago with over 8,000 members. Some students don't fit in on traditional sports but enjoy this sport which is very rewarding. The request is to go from 1 to 4 trap shooting ranges, expand the current long range and harvest to provide more room for the trap ranges. Walsh explained the club received all permits required regarding the tree harvest and stormwater management. The club was shut down by the Sheriff's Office due to an investigation regarding safety and has since been resolved. The club acquired a new survey that shows the property lines and the adequate footage

required for shooting setbacks. The Township has been working with the club to obtain extra property owned by the Township to use as a buffer. Railroad ties have been donated to be utilized for a fence buffer and/or backdrop protection. The Club stated spruce trees will be donated by a local mill that will help to buffer noise. Further safety measures such as fencing will be added to keep nonmembers off the property. Knutson asked with the survey completed, would the club have enough property to meet current setbacks for the additional trap shooting areas. To which Walsh explained they currently have enough property to meet state standards but they would need to cut down more trees to meet the requirements. As an alternative, the club proposing to leave the trap shooting ranges where they are and is negotiating with the Township to purchase 5 acres to meet the state requirements.

Speaking against the request where: Brian Winczewski, Lyn Hartness, Russell Hanson, Eileen Hache, Eric (Ric) Benson, Keith Ketcher, Kevin Dierks, Del Carver, and Pete Paulson. Speaking for the request where: Darlene Hildenbrandt, Paul Henderson, Al Vanderstad, Dan Mitchell, Alan Kriz, and Al Winterberger. There were letters on file from Russell/Judy Mattson, David/Barbara Southward, Virgil Pint, Wayne Volk, Thomas/Dawn Caracio, Daniel/Diana Eischens, Eric (Ric) Benson, Gary/Karie Sorknes, Kurt Benson, Bob Pritchard/Kathy Lofy, brian/Mary O'Rourke, George/Eileen Hache, Thomas Vilkama, Brian Winczewski, Sherry Brakefield, Lyn Hartness and Park Rapids Area Schools. Pros and Cons included: Adequate safety zones for projectiles, increased noise from removal of trees, safety concerns with possible ricochets, increased shooting hours and days of operation, relocate to larger property, more users/growth over the past few years, no control on future growth, no control over hours of operation, lakeshore property (residential in nature), impact on surrounding properties, loss of property values, no significant conditions of the permit in place to mitigate potential harm, reduce enjoyment of their property, nuisance, place up sound barrier walls, build enclosed shooting range, limit days per week and hours to be open, use by non-members, teaching good and safe sport, owners knew range was there when they purchased property, teaches gun safety in a supervised/regulated area with berms that make it safer than using private property, in existence since 1952 and the request for more trap shooting areas will actually decrease the amount of time of shooting because they can have more students practice at one time, people are bringing in their own targets and not shooting at safe areas, should locate to larger property away from residential areas, regulate hours to shut down earlier at night, limit to Park Rapids school only, look into DNR providing state land for youth shooting, phone number was given out by club to area home owners to call with complaints and they have not been contacted with any complaints, and there are adequate staff who are very professional and provide supervision. (Full context of all letters submitted are on file at the Zoning Office). At this time, testimony was closed and further discussion was held.

Kovala went over the hours of operation- for student trap shooting it is 2 nights being 2 hours Tuesday and Thursday and league shooting which is two hours Monday night. The Vice President (Winterberger) stated at one time when he heard excessive firing he went over to the club grounds and found none at the range but there may have been someone shooting at a gravel pit across the road on private property. Winterberger stated the

property is open to any club member any day of the week from dawn till dusk- 9am weekdays and after 11 am on Sundays. Knutson asked if every member has access. To which Winterberger stated every member has a key to the property. Lein noted the request in front of the board is for expansion with 3 additional trap shooting range areas and the club sounds like they are willing to work to move the ranges to meet setbacks, add fences and trees for noise barriers, add more berms and backdrops and work with agreement pertaining to the use of more property from the Township. Lein again reminded the Board that the club is allowed to do what they have been doing there- the use will not change and the request is for expansion of the number of trap shooting ranges on the premiss and extend the rifle range to meet current regulations. Knutson asked if there was a commitment from the Township to obtain the extra property to which Township member Ken Tretbar (who was present in the audience) stated they held a meeting and are working on the details and the Township is in discussion with the Club about selling them some land. Kovala stated with the complaints it appears the use is out of control and the problem isn't the trap shooting for the youth but the hours of operation that are being abused for pistol and rifle shooting. Kovala suggested limiting certain hours for pistol and rifle shooting only. Brufloft agreed that trap shooting tournaments don't seem to cause the problems, but the louder guns do and exploding targets do. Kaiser stated if they have more trap shooting range areas, they will get more students through the shooting faster- what took them 4 hours before because of number of students using one area could possibly only take 1 hour with the use of more areas. Johnston stated he looked at the property and agreed it is the rifle range area that is causing more noise problems, but the trap range area proposed meets the dimensions that are appropriate. Johnston stated the trap range is a safe area and he sees no problem regarding expansion. Lien noted he understood the concerns regarding noise and that this should be looked at internally, the club should continue to be good neighbors and implement everything they have talked about this evening, but the opinions are not enough to deny this request. Thorkildson stated he understands the safety factor with highpowered weapons but the safety factor with shotguns is no comparison. Moritz stated the club should stick to trap shooting Monday, Tuesday and Thursday 5-7 and the member hours of 9-9 with Sundays after 11- the club should enforce their hours.

There was no further discussion by the Commission.

MOTION: Knutson made a motion to approve a Conditional Use Permit as submitted for expansion of the existing Sportsman Club Shooting Range. The request includes harvesting of timber to add three additional trap shooting lanes (for four total), rearrangement of the 250 yard range, parking area and eventually a new club house and warming house in an Agricultural Zone. Kovala second. All in favor. Motion carried to approve.

SECOND ORDER OF BUSINESS: APPLICANT: James Hofman on behalf of the Blueberry Lake Ordinance Request 2606 W 93rd St Bloomington, MN 55431 **PROJECT LOCATION:** Blueberry Lake **LEGAL LAND DESCRIPTION:** Section 22, TWP 139, Range 36 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Surface Water Use Ordinance. The specific request is for a 5 mph speed limit or no wake.

James Hofman explained the application to the Board. Hofman stated a majority of the property owners signed a petition to request a Surface Ordinance for Blueberry lake. The lake is very narrow and small having only 80 acres and 450ft width. The larger boats disrupt the lake getting too close to docks and rafts. They would like the restrictions placed on the lake because of the lake being so small, adversely affect the shoreland, and cause safety issues. Hofman stated the use of speed boats diminishes property values. Kovala asked who would patrol the lake and Hofman stated it would be self enforcing and if needed the property owners would contact law enforcement to come out to lake to ticket offenders. Hofman stated they have spoken with different people skiing on lake and it didn't seem to help. Johnston noted it is pretty hard to patrol who is going 5 MPH and who is going 10 MPH and at what time does it become enforceable. Hofman stated maybe just a no-wake rule would suffice to control the problem. Lein noted that even if 60% signed a petition this is setting a precedent and could be starting a lake war. The other 40% may not want any regulations on the lake. Lien asked Hofman if he has ever had to call law enforcement with any complaints to which Hofman said by the time they get out there the people are gone. Seaberg noted this is a public lake with a public access so it is pretty hard to enforce this when anyone can use the lake not just property owners. Moritz asked Hofman if he has checked with the DNR regarding their input about other lakes they have placed these types of regulations on or any studies that have been conducted to which Hofman stated no, he has not.

Speaking for and against the application were: Ronald Harvey, Frank Kocina, Kevin Ketter, Lowell Skoog for Township, Mary Kline, Keith Haataja, Brandon Roiko, Richard Halverson, Jerome Pietila, Cory Ylitalo, Julie Kocina, and Mark Pinoniemi. Letters from: Frank/Julie Kocina, Green Valley Town Board, Paul/Sharon Van Winkel, Mark Pinoniemi, Mary Kline, Jeff/Linda Ratike, Mark Nelson, Ben Skoog, Brandon Roiko, Dave and Cheryl Zitur. Pros and Cons included: Water skiers should go to bigger lake, lake designated as Recreational Development lake and everyone should be able to enjoy it accordingly if they want to tube with children, request more information before anything would be approved, shouldn't restrict use because of public access, rights of owners use taken away, owners knew what use of lake was when they purchased property, neighbors could police this themselves and call in if any problems without having restriction to penalize everyone, no safety or environmental issues, further research as in an EAW should be conducted, who would enforce, large amount of cattails and lily pads does not appear to have affected lake shore or cause erosion issues, too small to accommodate large boats, safety issues, disturb peace, would be hard to regulate and enforce, most skiers are respectful, noise, no documented damage to lake, property owners could be record keepers to obtain more information for formal documentation, and one of owners is a water deputy patrol officer for another county- he sees no issues or safety concerns. (Full context of all letters submitted are on file at the Zoning Office). At this time, testimony was closed and further discussion was held.

Lien again noted that 5 MPH seems extreme and practically unenforceable and setting precedents. He would like to see more proof of problems and the cause of safety problems. If there are only a handful of instances, law enforcement should be contacted

to handle and document the problems. Brufloft suggested the property owners to form a Lake Association so everyone could have some say in what they can and cannot do and everyone could be held accountable. Lien continued to state that a no wake regulation is pretty much unenforceable. Knutson noted there is some enforcement if there is actually a law being broken and there is not enough evidence to support that. Very difficult to implement something like this because depending on size of boat and motor, 5 MPH is almost too restrictive. Moritz noted there is not enough supporting facts to support the request. Knutson noted that this was brought to the ZOAC with questions as to what the applicants options where and it was suggested to go forward- all involved have had their time to speak and their concerns are taken seriously. Lien reminded the applicant that he could table the application and come back to the Board with any new or further information, to which he answered no he did not wish to table the request.

There was no further discussion by the Commission.

MOTION: Blomseth made a motion to deny the Request for a Surface Water Use Ordinance as submitted due to lack of Lake information to substantiate the request. The specific request was for a 5 mph speed limit or no wake on Blueberry Lake. Lien second. Motion carried to deny.

THIRD ORDER OF BUSINESS: APPLICANT: David Hiltner 15022 W Munson Ln Detroit Lakes, MN 56501 **PROJECT LOCATION:** 15022 W Munson Ln **LEGAL LAND DESCRIPTION:** 190073000 Lake View Township Munson Lake PT GOVT LOT 8: COMM W QTR COR SEC 5, S 1380.25' TO POB; ELY 276.03', NE 363.42' TO RD, SL AL RD 161.79', W 6.07', SLY 187.44', SELY 214.64', E 215.04' TO LK, SLY AL LK 200', N 34', W 294.74', NW 406.89', N AL W LN TO POB., Section 05, TWP 138, Range 41 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a change of zone from Agricultural to Residential for a Preliminary Plat consisting of six tracts. The Preliminary Plat will be reviewed by the Detroit Lakes Planning and Zoning Commission.

Scott Walz explained the application to the Board on behalf of David Hiltner. The request is for a change of zone from Agricultural to Residential. The Preliminary Plat was approved by the Detroit Lakes Planning and Zoning Commission contingent on the Zone change approval.

No one spoke in favor of the application. No one spoke for or against the request. There was written correspondence from Brent Alcott with Pelican River watershed read to the Board. Alcott stated that the preliminary plat shows only two of the six lots will contain shoreline frontage and it should be clear that the remaining lots do not have lake access. Permits are to be obtained from Pelican River Watershed for any new roads and/or plats. At this time, testimony was closed and further discussion was held.

It was the consensus of the Board that the request meets the criteria of the Ordinance.

There was no further discussion by the Commission.

MOTION: Kovala made a motion to approve a change of zone from Agricultural to Residential for a Preliminary Plat consisting of six tracts due to the request meets the criteria of the Ordinance. Kaiser second. All in favor. Motion carried to approve.

FORTH ORDER OF BUSINESS: APPLICANT: Keith & Diane Ketcher 24162 County Hwy 48 Osage, MN 56570 **PROJECT LOCATION:** 24162 County Hwy 48 **LEGAL LAND DESCRIPTION:** 210181000 Osage Township Straight Lake PT SE1/4 OF SE1/4: COMM SE COR SEC 20 TH N AL E LN 1066.88' TO POB; TH S AL E LN 250.10', TH W 273.83', TH NW 120.82' TO STRAIGHT LK,NELY AL LK 194.58' TH E 199.57' TO CTR LN CO RD #48 & POB, Section 20, TWP 140, Range 36 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a change of zone from Commercial to Residential to reflect the current use of the property.

Diane and Keith Ketcher explained the application to the Board. The property is being utilized as residential property and Ketchers are requesting the zone be changed from Commercial to Residential.

No one spoke in favor of the application. No one spoke for or against the request. There was no written correspondence either for or against the proposal. At this time, testimony was closed and further discussion was held.

It was the consensus of the Board that the request meets the criteria of the Ordinance; the property should be zoned to reflect the use of the property.

There was no further discussion by the Commission.

MOTION: Kovala made a motion to approve a change of zone from Commercial to Residential to reflect the current use of the property due to the request meets the criteria of the Ordinance and would not be detrimental to the area. Thorkildson second. All in favor. Motion carried to approve.

FIFTH ORDER OF BUSINESS: APPLICANT: Jeff & Kathy Perrine 21258 W. Height of Land Drive Rochert, MN 56578 **PROJECT LOCATION:** 21258 W. Height of Land Drive **LEGAL LAND DESCRIPTION:** 150037000 Height of Land Township Height of Land Lake GOVT LOT 4 EX NLY 820' TO STATE AKA 8.55 AC & EX 2 AC TO DERSTINE REF:15.0037.001, Section 05, TWP 139, Range 39 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Certificate of Survey for two tracts of land with Tract A consisting of 3.28 useable acres and Tract B consisting of 3.12 useable acres on a Recreational Development Lake in an Agricultural Zone.

Scott Walz explained the application to the Board on behalf of Jeff and Kathy Perrine. The request would create one new parcel making two large pieces that would not require a change of zone. There is an existing dwelling on the southerly tract.

No one spoke in favor of the application. No one spoke for or against the request. There was no written correspondence either for or against the proposal. At this time, testimony was closed and further discussion was held.

Johnston stated the survey meets all the regulations of the Ordinance.

There was no further discussion by the Commission.

MOTION: Johnston made a motion to approve a Certificate of Survey for two tracts of land with Tract A consisting of 3.28 useable acres and Tract B consisting of 3.12 useable acres on a Recreational Development Lake in an Agricultural Zone due to the request meets the criteria of the Ordinance. Seaberg second. All in favor. Motion carried.

SIXTH ORDER OF BUSINESS: APPLICANT: Sylvia Shipman P O Box 411 Frazee, MN 56544 **PROJECT LOCATION:** 10416 Co Rd 147 **LEGAL LAND DESCRIPTION:** 170416000 Lake Eunice Township Buck Lake GOVT LOT 1, PT GOVT LOT 2 COMM NW COR GOVT LOT 2, E 1061.7' TO POB; E AL N LN GOVT LOT 2 TO BUCK LK, SLK AL LK 1551.52' NWLY 540.25', NLY 502.76' TO POB., Section 36, TWP 138, Range 42 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Certificate of Survey for two tracts of land (Tract B) consisting of 8.1 acres and the remnant tract (Tract C) consisting of 40.4 acres on a Natural Environmental Lake in an Agricultural Zone.

Sylvia Shipman explained the application to the Board. The entire property has been in the family for years. The survey was previously done in 2011 with the intent to deed the new parcel to the brother who recently passed away. The request would create one new parcel to be deeded to Shipmans brothers family.

No one spoke in favor of the application. No one spoke for or against the request. There was no written correspondence either for or against the proposal. At this time, testimony was closed and further discussion was held.

Knutson asked Hodgson if the proposed parcel meets today's criteria for size and area on Buck Lake which is a Natural Environment lake. Hodgson stated it is required to have 400 feet of lakeshore and 160,000 area to be considered a standard sized parcel and this proposed survey meets the current criteria.

There was no further discussion by the Commission.

MOTION: Seaberg made a motion to approve a Certificate of Survey for two tracts of land (Tract B) consisting of 8.1 acres and the remnant tract (Tract C) consisting of 40.4 acres on a Natural Environmental Lake in an Agricultural Zone due to request meets the criteria of the Ordinance. Kovala second. All in favor. Motion carried to approve.

SEVENTH ORDER OF BUSINESS: APPLICANT: Donald & Pamela Skarie 25793 Co Rd 149 Detroit Lakes MN 56501 **PROJECT LOCATION:** 25793 Co Rd 149 **LEGAL LAND DESCRIPTION:** 080055001 Detroit Township Non-shoreland GOVT LOT 2 LESS W 75' OF N 1000'; LESS .18AC (8-55-10); LESS PT NW COR (2.92AC): COMM NE COR SEC 4, W 928.75' TO POB; S 343.56', W 152.32', N 67,62', W 172.68', N 276', E 325' TO POB., Section 04, TWP 139, Range 41 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate rental storage buildings for monthly rental on an Agricultural zoned property in two existing buildings.

Donald Skarie explained the application to the Board. Skarie recently went out of the turkey business and has existing structures he would like to operate as rental storage buildings.

No one spoke in favor of the application. No one spoke for or against the request. There was no written correspondence either for or against the proposal. At this time, testimony was closed and further discussion was held.

Moritz stated the request makes good sense and this would be a good use of the structures for the area.

There was no further discussion by the Commission.

MOTION: Moritz made a motion to approve a Conditional Use Permit to operate rental storage buildings for monthly rental on an Agricultural zoned property due to the request meets the criteria of the Ordinance and would not be detrimental to the area. Thorkildson second. All in favor. Motion carried to approve.

EIGHTH ORDER OF BUSINESS: APPLICANT: Minnerath Investments 6325 Co Rd 87 SW Alexandria, MN 56308 **PROJECT LOCATION:** 12125 Hillside Rd **LEGAL LAND DESCRIPTION:** 060243001 Cormorant Township Little Cormorant N1/2 OF NW1/4 LESS N 480' N & S BY 1361.25' E & W AKA 15 AC & LESS 2 ACRE FOR ROAD, Section 17, TWP 138, Range 43 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for installation of a 199' self-support tower to include an equipment shelter, fencing and driveway to a 50x54 space area in an agricultural zone.

Curt Walter on behalf of Verizon Wireless and Minnerath Investments explained the application to the Board. They would be leasing the property and constructing a tower facility due to the need in the area for better reception and capacity for more carriers to utilize the tower. The property is owned by the gravel company and the proposed tower meets all criteria regarding setbacks and height. The 199' would not require lights due to it does not exceed 200' and is not close to any airports.

No one spoke in favor of the application. No one spoke for or against the request. There was no written correspondence either for or against the proposal. At this time, testimony was closed and further discussion was held.

Thorkildson stated the request seems to meet all the criteria regarding height restrictions and setbacks.

MOTION: Thorkildson made a motion to approve a Conditional Use Permit for installation of a 199' self-support tower to include equipment, an equipment shelter, fencing and driveway to a 50x54 space area in an agricultural zone due to the request meets the criteria of the Ordinance and would not be detrimental to the area. Seaworth second. All in favor. Motion carried to approve.

Informational Meeting: The next informational meeting is scheduled for Wednesday, November 4th, 2015 at 8:00 am in the Third Floor Meeting Room of the Original Courthouse.

Since there was no further business to come before the Board, Kovala made a motion to adjourn. Moritz second. All in favor. Motion carried. Meeting adjourned.

Jim Bruflo, Chairman

Jeff Moritz, Secretary

ATTEST

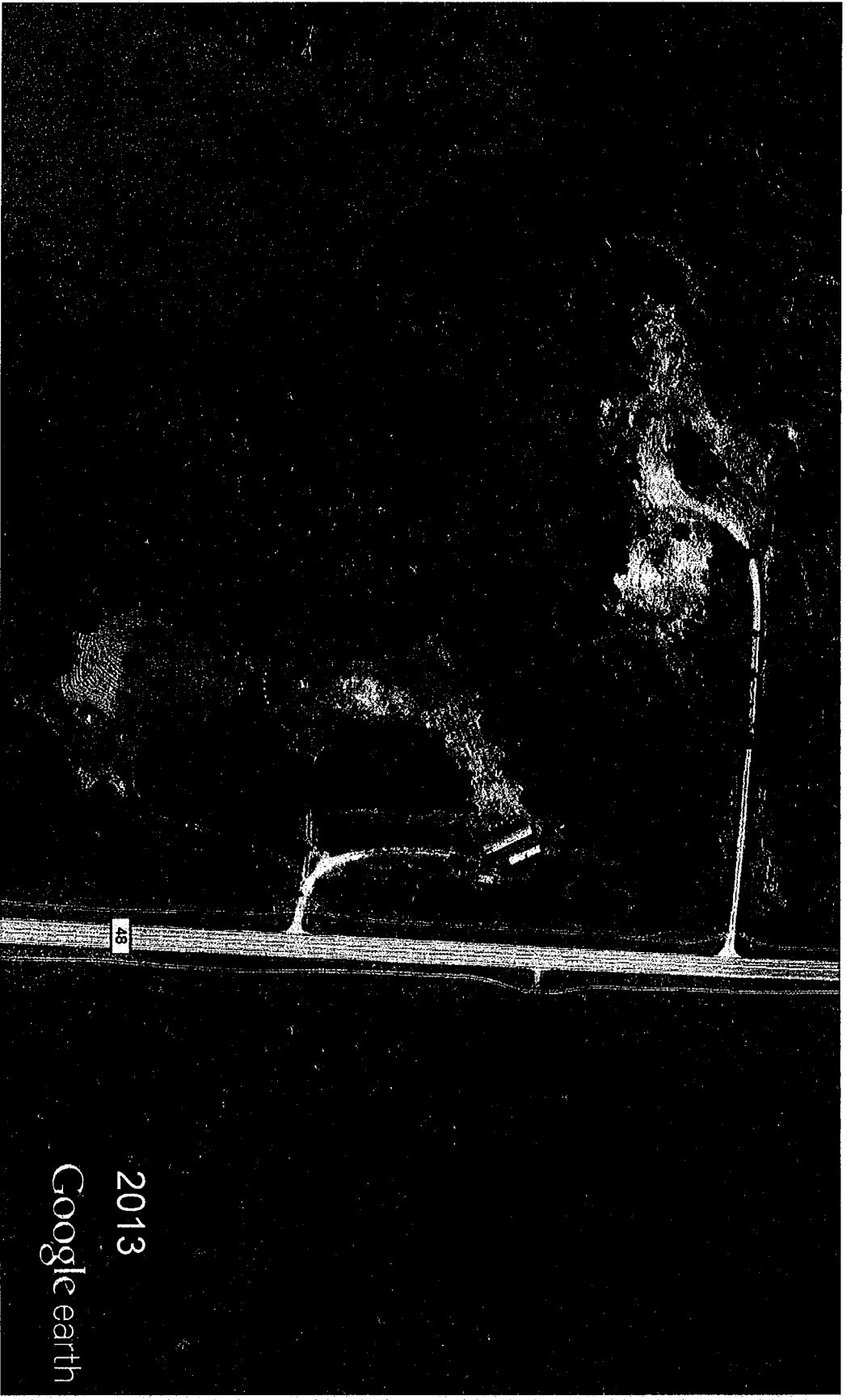
Eric Evenson-Marden, Zoning Supervisor



Trap stations constructed following the 2015 conversion of forest land

Trap station constructed between 2003 - 2008

Rifle/Pistol range constructed between 1991 - 2003



2013
Google earth

Google earth

feet 300
meters 90





Osage Sportsman Club
25315 County Rd 48
Osage, MN



1939

HIG Project # 1636084

Client Project # TBD

Approximate Scale 1:6000 (1"=500')





Osage Sportsman Club
25315 County Rd 48
Osage, MN



1953

HIG Project # 1636084

Client Project # TBD

Approximate Scale 1:6000 (1"=500')





Osage Sportsman Club
25315 County Rd 48
Osage, MN



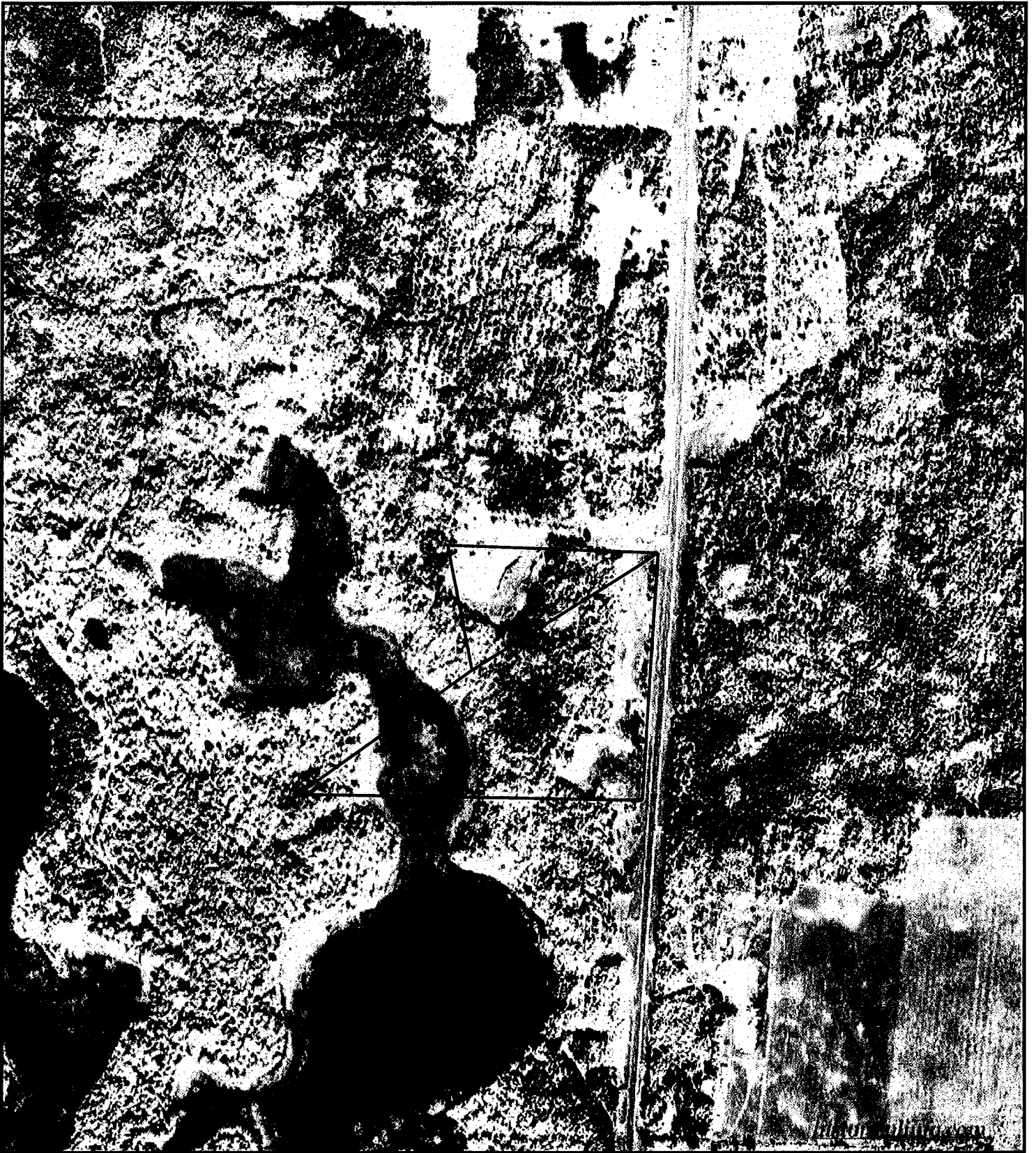
1965

HIG Project # 1636084

Client Project # TBD

Approximate Scale 1:6000 (1"=500')





Osage Sportsman Club
25315 County Rd 48
Osage, MN



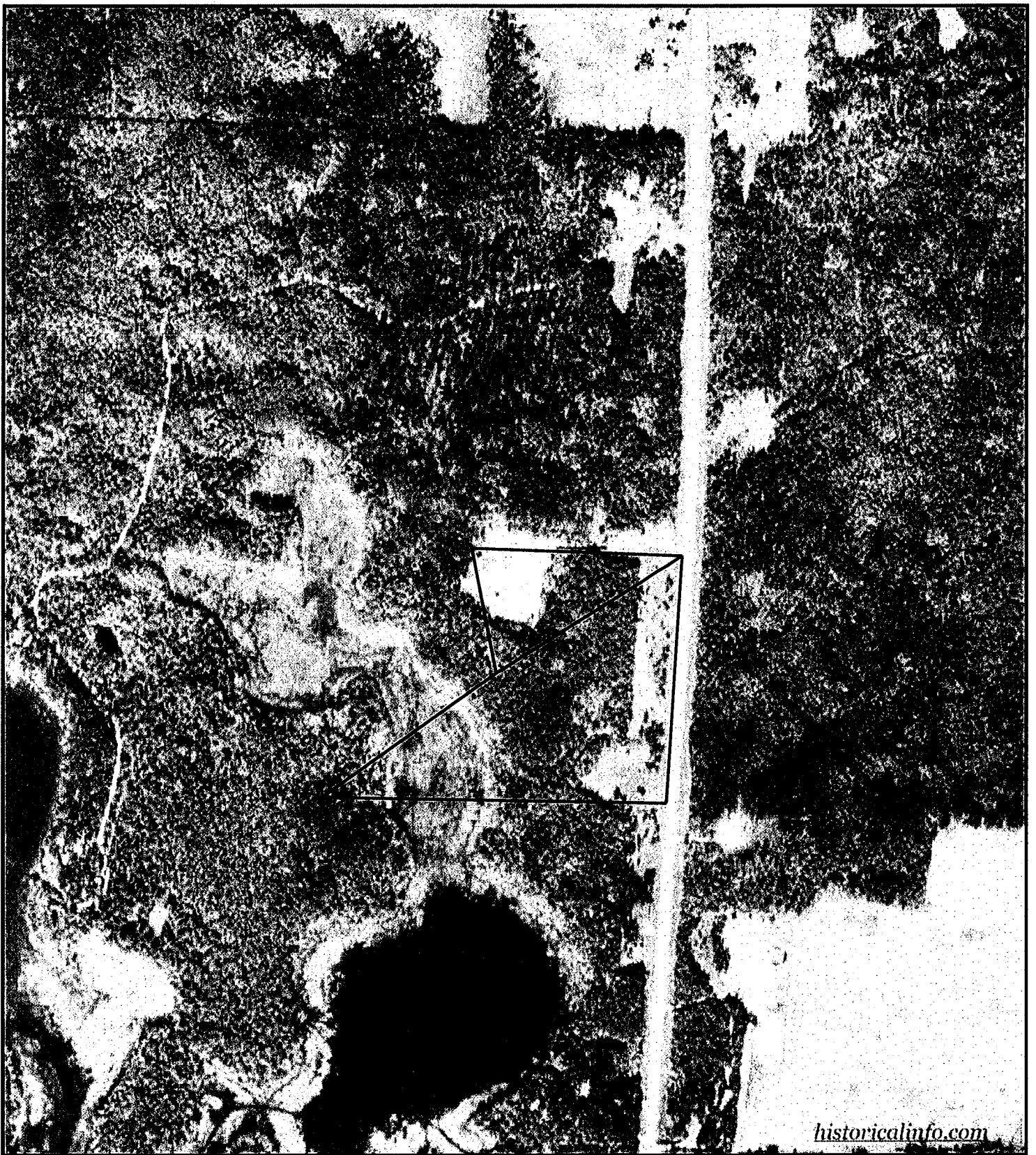
1973

HIG Project # 1636084

Client Project # TBD

Approximate Scale 1:6000 (1"=500')





historicalinfo.com

Osage Sportsman Club
25315 County Rd 48
Osage, MN



1981

HIG Project # 1636084

Client Project # TBD

Approximate Scale 1:6000 (1"=500')





Osage Sportsman Club
25315 County Rd 48
Osage, MN



1984

HIG Project # 1636084

Client Project # TBD

Approximate Scale 1:9600 (1"=800')





Osage Sportsman Club
25315 County Rd 48
Osage, MN



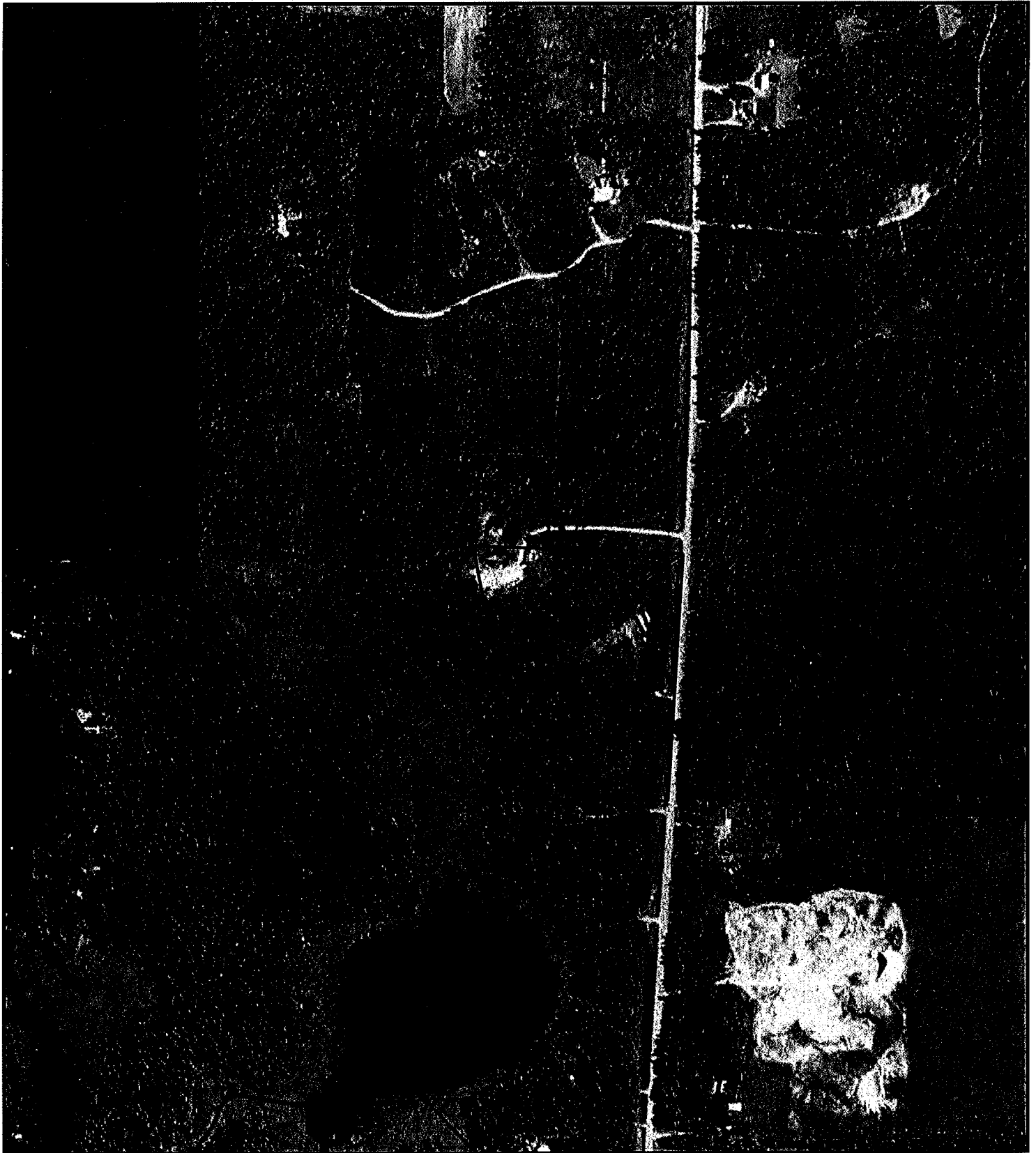
1991

HIG Project # 1636084

Client Project # TBD

Approximate Scale 1:6000 (1"=500')





Osage Sportsman Club
25315 County Rd 48
Osage, MN



2003

HIG Project # 1636084

Client Project # TBD

Approximate Scale 1:6000 (1"=500')





Osage Sportsman Club
25315 County Rd 48
Osage, MN



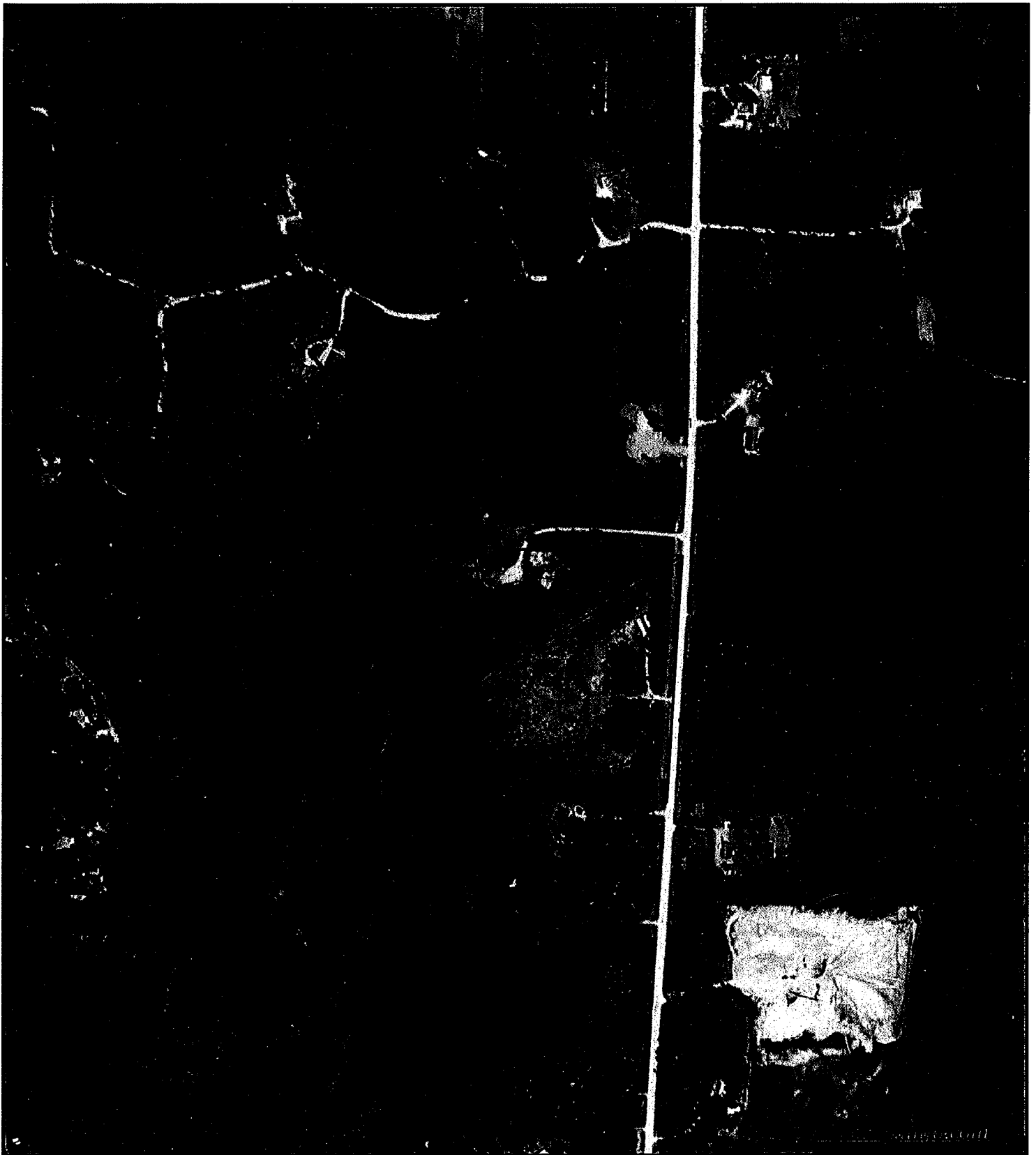
2008

HIG Project # 1636084

Client Project # TBD

Approximate Scale 1:6000 (1"=500')





Osage Sportsman Club
25315 County Rd 48
Osage, MN



2015

HIG Project # 1636084

Client Project # TBD

Approximate Scale 1:6000 (1"=500')





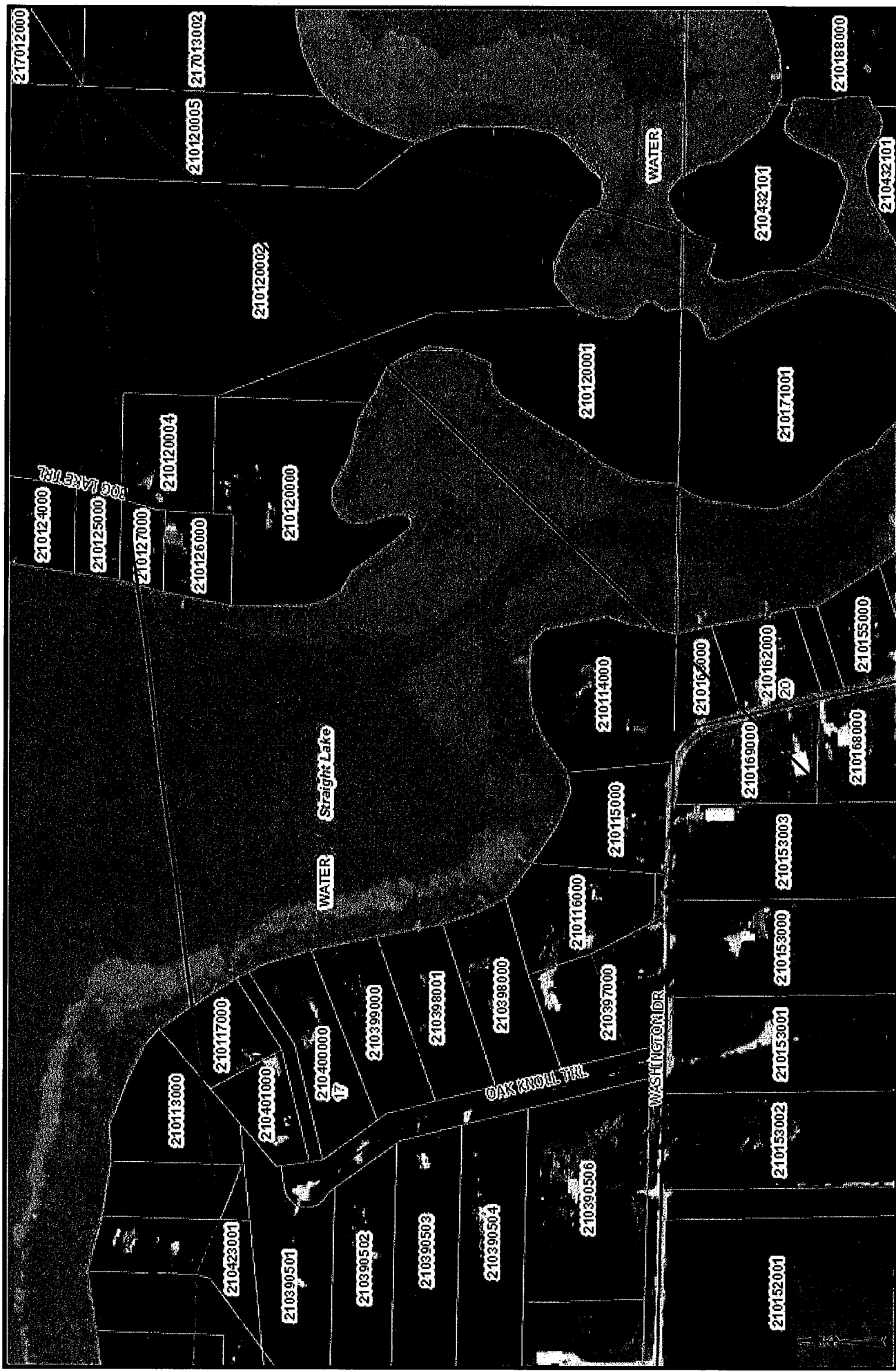
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1: 11, 232

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

Date: 9/26/2016





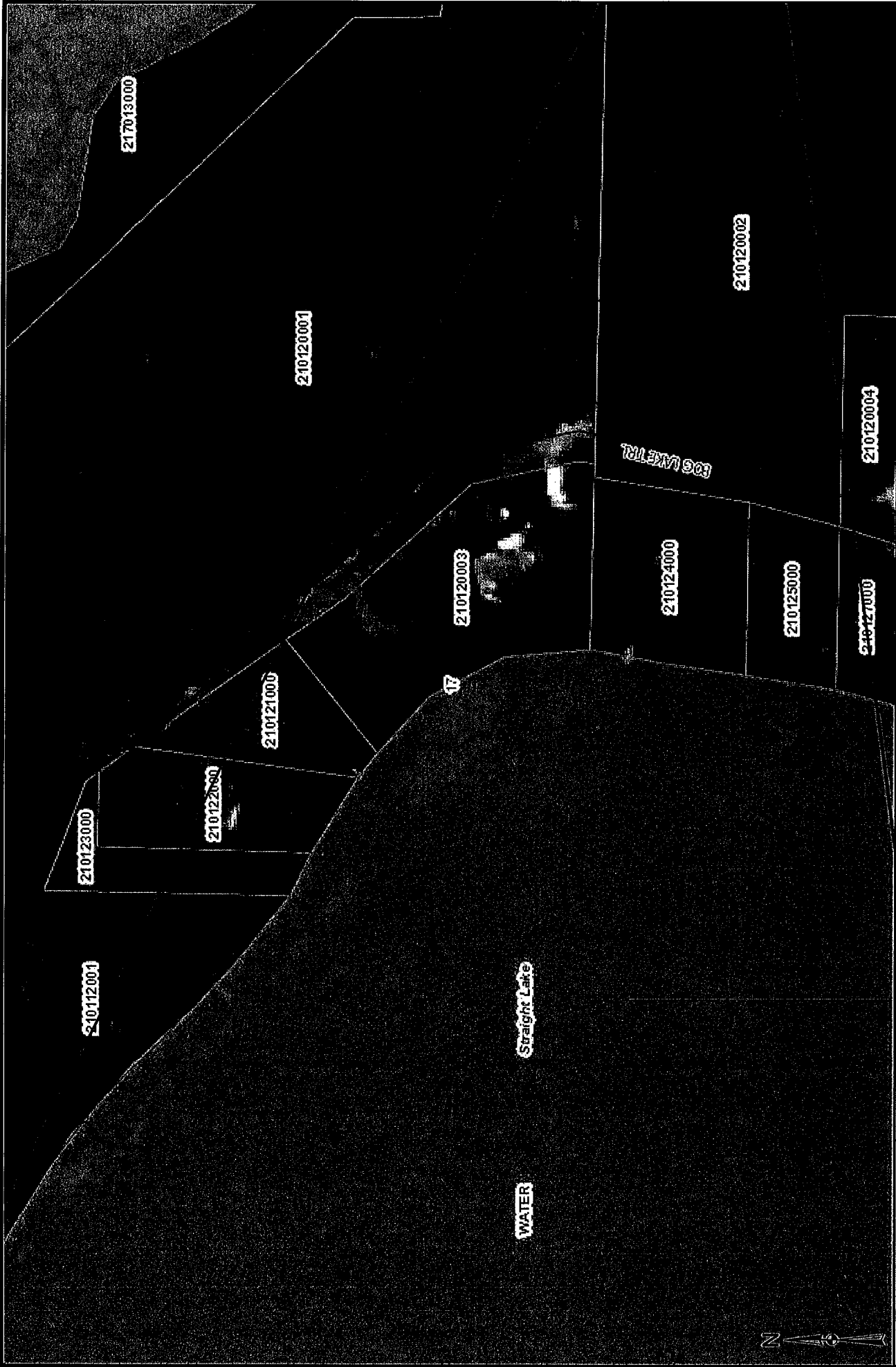
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Becker County

1:3,370

Date: 9/26/2016

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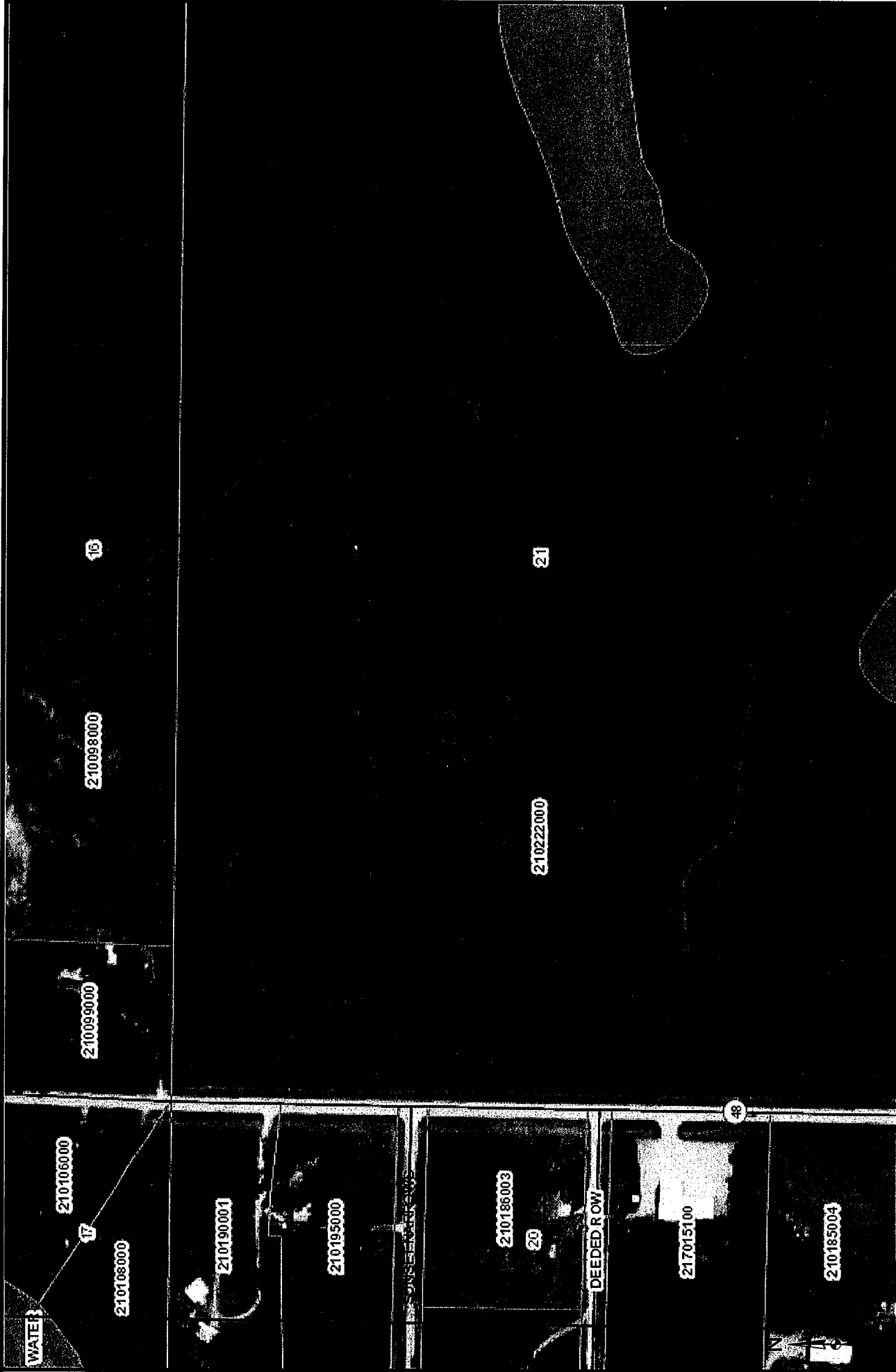
Becker County

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Date: 9/26/2016

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1:3,370

Date: 9/26/2016

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1:7,020

Date: 9/26/2016

Becker County

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Becker County



	Date: 9/26/2016
1:3,370	

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1:3,370

Date: 9/26/2016

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Becker County



Becker County



Date: 9/26/2016

1:3,370

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