



# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### \*\*HEARING DATE AND LOCATION\*\*

Thursday, September 12<sup>th</sup> @ 7:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN. 56501

APPLICANT: JOHN B DREWES  
10331 EAGLE LK RD  
FRAZEE MN 56544

Project Location: US HWY 10 FRAZEE MN 56544

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a (48'x80') 3,840 sq. ft storage structure to be located at 350 feet from the OHW of a lake, deviating from the required setback of 400 feet from the ordinary high-water mark of a lake for a detached storage structure over 2400 square feet, due to setback issues.

#### LEGAL LAND DESCRIPTION: Tax ID number: 030285003

28-138-40 PT NW1/4 SE1/4, PT SW1/4 SE1/4, PT SE1/4 SE1/4, PT GOVT LOT 4: COMM SE COR SEC 28, N 1485.44', W 1064.1' TO POB; W 99.07', SW 188.02' TO ROW HWY 10, SE 325.88 AL ROW, SW 10', SE 227.11' AL ROW, NE 243.74', NE 461.92', WLY 483.97', SW 112.63' TO POB.; 28/138/040, BURLINGTON.

**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.

# Variance Application Review

Permit # VAR2019-2

## Property and Owner Review

Parcel Number(s): 030285003

Owner: JOHN B DREWES

Township-S/T/R: BURLINGTON-28/138/040

Mailing Address:  
JOHN B DREWES  
10331 EAGLE LK RD  
FRAZEE MN 56544

Site Address: US HWY 10 FRAZEE MN 56544

Lot Recording Date: After 1992

Original Permit Nbr: SITE19-49689

Legal Descr: 28-138-40 PT NW1/4 SE1/4, PT SW1/4 SE1/4, PT SE1/4 SE1/4, PT GOVT LOT 4: COMM SE COR SEC 28, N 1485.44', W 1064.1' TO POB; W 99.07', SW 188.02' TO ROW HWY 10, SE 325.88 AL ROW, SW 10', SE 227.11' AL ROW, NE 243.74', NE 461.92', WLY 483.97', SW 112.63' TO POB.

## Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Proposed building is Only 350' From OHW on Town Lake, Building Size is 48' x 80'

Description of Variance Request: **Need Larger Warehouse for Retail Business (48' x80') and Falls only 350' from OHW**

OHW Setback: 350'

Side Lot Line Setback: 40'

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 120'

Road Type: State

Existing Imp. Surface Coverage: 0

Proposed Imp. Surface Coverage: 3840

Existing Structure Sq Ft:

Proposed Structure Sq Ft: 3840

Existing Structure Height:

Proposed Structure Height: 22'

Existing Basement Sq Ft:

Proposed Basement Sq Ft: No

Change to roofline?

Change to main structural framework?

## Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**  
Explain: **Lots of acreage to build but all falls within the 400' OHW Requirement**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**  
Explain: **Building will be built to match adjoining property appearance**

3. Does the proposal put the property to use in a reasonable manner? **Yes**  
Explain: **Need warehouse for expansion of our retail business on the property next door**

4. Are there circumstances unique to the property? **Yes**  
Explain: **Close to Town Lake & Hwy 10 - Small Building window for the 5.67 Acre parcel**

5. Will the variance maintain the essential character of the locality? **Yes**  
Explain: **Building will be built to match adjoining property appearance**



# Field Review Form (Pre-Insp)

Permit # SITE2019-41

## Property and Owner Review

Parcel Number: 030285003

Inspector Notes:

Owner: JOHN B DREWES

Township-S/T/R: BURLINGTON-28/138/040

Site Address:

Does posted address sign match site address? Y N

## Dwelling Proposed Review

Dwelling/related structure (1A):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Attached Garage (1B):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1D):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info:

Inspector Notes:

## Non-Dwelling Proposed Review

Non-dwelling related project (2A): **Pole Building**

- Existing Dimensions:
- Proposed Dimensions: **48' W x 80' L x 16' Side Walls, 22' Overall**
- Water Oriented Structure? **Not a Water Oriented Structure**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B): **Other**

- Existing Dimensions:
- Proposed Dimensions: **7' Wide x About 200' Long x About 3' High**
- Water Oriented Structure? **Other**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Water Oriented Structure?
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:

### Setback Review

Road Type/Measurement From: <b>State Highway - Right of Way</b>	Shoreland 1000/300? <b>Shoreland-Non-Riparian (Property is within 1000 ft of a lake, stream or river but does not border the water)</b>	
Road setback: - Dwelling: - Non-dwelling: <b>120'</b>	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Town (Burlington) [RD]</b> River Name: <b>n/a</b>
Side setback: - Dwelling: - Non-dwelling: <b>40'</b>	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>
Rear setback: - Dwelling: - Non-dwelling: <b>120'</b>	Pre-Inspection: - Dwell: - Non:	OHW setback: Pre-Inspection: - Dwelling: - Dwell: - Non-dwelling: <b>350' proposed</b> - Non:
Septic tank setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: Pre-Inspection: - Dwelling: - Dwell: - Non-dwelling: - Non:
Drainfield setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: Pre-Inspection: - Dwelling: - Dwell: - Non-dwelling: - Non:
Well setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	

Inspector Notes:

### Other Information Review

Setback Averaging (if applicable):

- Structure type used:
- Setback of LEFT like structure:
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?



Approx 150' from Area  
Cemetery

100m

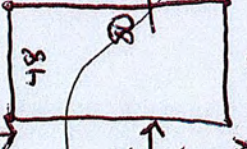
Parcel # 030287002

Existing Burm will stay

Fill from Hill will be used to build burm

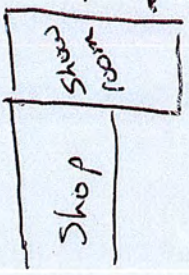
Area to Level for Proposed

Approx 120' From Back Property Line



Proposed 48' x 80' Pole Building

Approx 40' from Side Property Line



Burm

Approx 120' From Right Away  
Approx 85' From Easement

Driveway

Parcel # 0302851

Hwy 10





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.

1:11,127

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

Date: 8/16/2019

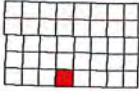
Becker County







“Take nothing but memories, leave nothing but footprints!” ~ Chief Seattle

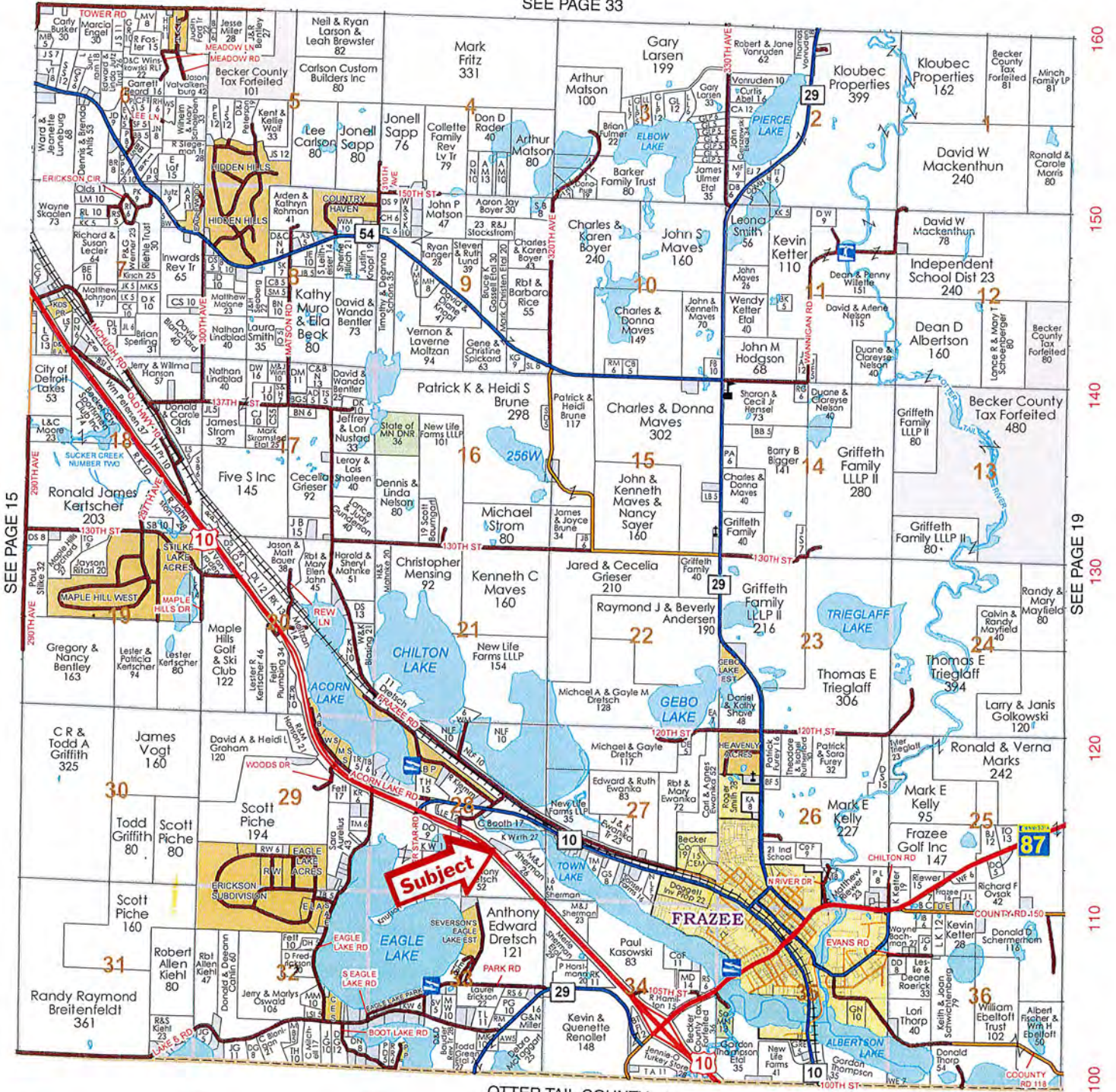


Burlington

Township 138N - Range 40W

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SEE PAGE 33







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#### \*\*HEARING DATE AND LOCATION\*\*

Thursday, September 12<sup>th</sup> @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN 56501

APPLICANT:  
DAVID R & LEANNE S PLADSON  
4318 RIVERWOOD DR  
FARGO ND 58102

PROJECT LOCATION: 41286 CO RD 126, DETROIT LAKES

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a dwelling to be located at eighty-two (82) feet and a deck to be located at seventy (70) feet from the OHW of a recreational development lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake. Also, requesting a variance to construct a dwelling to be located at forty-four (44) feet and an attached garage to be located at thirty-eight (38) feet from the ROW of a county road, deviating from the required setback of forty-five (45) feet from the ROW of a county road, due to setback issues and lot size.

LEGAL LAND DESCRIPTION: Tax ID number: 28.0279.000  
Section 30 Township 140 Range 038, GRANNER SHORES, LOTS 4 & 5

**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**  
**EMAIL: zoning@co.becker.mn.us**

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

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# Variance Application Review

Permit # VAR2019-6

## Property and Owner Review

Parcel Number(s): **280279000**

Owner: **DAVID R & LEANNE S PLADSON**

Township-S/T/R: **SHELL LAKE-30/140/038**

Mailing Address:

**DAVID R & LEANNE S PLADSON  
4318 RIVERWOOD DR  
FARGO ND 58102**

Site Address: **41286 CO RD 126**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2019-83**

Legal Descr: **GRANNER SHORES LOTS 4 & 5**

## Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request a variance to construct a dwelling to be located at eighty-two (82) feet and a deck to be located at seventy (70) feet from the OHW of a recreational development lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake. Also, requesting a variance to construct a dwelling to be located at forty-four (44) feet and an attached garage to be located at thirty-eight (38) feet from the ROW of a county road, deviating from the required setback of forty-five (45) feet from the ROW of a county road, due to setback issues and lot size.**

OHW Setback: **70 to deck and 82 to dwelling**

Side Lot Line Setback: **28**

Rear Setback (non-lake): **na**

Bluff Setback: **na**

Road Setback: **38 to garage/44 to house**

Road Type: **County**

Existing Imp. Surface Coverage: **14.46**

Proposed Imp. Surface Coverage: **18.93**

Existing Structure Sq Ft: **600+624+254=1478**

Proposed Structure Sq Ft: **house 32\*56=1792 gar 26\*42=1092 deck 12\*56=672**

Existing Structure Height: **20**

Proposed Structure Height: **29**

Existing Basement Sq Ft: **no**

Proposed Basement Sq Ft: **no**

Change to roofline? **N/A**

Change to main structural framework? **N/A**

## Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **moving sturcutre away from the lake**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **it is within reason of other stuctures in its surrounding**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **setbacks are close to being met**

4. Are there circumstances unique to the property? **Yes**

Explain: **restrained by setbacks to improve property**

5. Will the variance maintain the essential character of the locality? **Yes**  
Explain: **other sturcutres in the area are within these setbacks**



**Rachel D. Bartee**

---

**From:** Leanne Pladson <Leanne.Pladson@agios.com>  
**Sent:** Wednesday, August 21, 2019 2:09 PM  
**To:** Rachel D. Bartee  
**Subject:** Fwd: Pladson Variance application

**BECKER COUNTY SECURITY NOTICE :**

This email originated from an external sender. Exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please contact support.

**BECKER COUNTY SECURITY NOTICE :**

This email originated from an external sender. Exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please contact support.

Sent from my iPad

Begin forwarded message:

**From:** Leanne Pladson <Leanne.Pladson@agios.com>  
**Date:** August 21, 2019 at 9:07:42 AM CDT  
**To:** "rachel.bartee@co-becker.mn.us" <rachel.bartee@co-becker.mn.us>  
**Subject:** Pladson Variance application

Hi Rachel

You spoke with my husband this morning about our application. We would like to add the following paragraph to our request as it may help in the hearing discussion.

Our current home is in need of significant structural repairs and has moisture issues. Rather than performing major renovations or replacing this structure in its current location we would like to move back away from the lake to build a new home of comparable size. This would allow us to restore the shoreline with trees and vegetation as well not put resources into an old building which is currently shifting toward the lake. We are asking for setback considerations to allow this project to move forward.

Thank you,  
Leanne and Dave Pladson

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please notify the sender immediately by replying to this message or calling (617) 649-8600, and delete the original message and any attachments from your electronic files. Thank you for your cooperation.

# Field Review Form (Pre-Insp)

Permit # SITE2019-83

## Property and Owner Review

Parcel Number: 280279000	Inspector Notes:
Owner: DAVID R & LEANNE S PLADSON	
Township-S/T/R: SHELL LAKE-30/140/038	
Site Address: 41286 CO RD 126	Does posted address sign match site address? Y N

## Dwelling Proposed Review

Dwelling/related structure (1A): <b>New Home-Onsite Construction</b> - Existing Dimensions: 1478 - Proposed Dimensions: 32x56=1792 - Proposed Roof Changes? N/A
Attached Garage (1B): <b>New Attached Garage</b> - Existing Dimensions: na - Proposed Dimensions: 26x42=1092 - Proposed Roof Changes? N/A
Other dwelling related improvements (1C): <b>Deck - Pervious</b> - Existing Dimensions: 150+192=342 - Proposed Dimensions: 12x56=672 - Proposed Roof Changes? N/A
Other dwelling related improvements (1D): <b>N/A</b> - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Additional dwelling related projects/info:
Inspector Notes:

## Non-Dwelling Proposed Review

Non-dwelling related project (2A): - Existing Dimensions: - Proposed Dimensions: - Water Oriented Structure? - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2B): - Existing Dimensions: - Proposed Dimensions: - Water Oriented Structure? - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2C): - Existing Dimensions: - Proposed Dimensions: - Water Oriented Structure? - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Additional non-dwelling related projects/info:



Inspector Notes:

### Setback Review

Road Type/Measurement From: <b>County Rd - Right of Way</b>	Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>
Road setback: - Dwelling: <b>38 to attached gar/44 to house</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:
Side setback: - Dwelling: <b>28</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:
Rear setback: - Dwelling: <b>na</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: <b>10+</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: <b>20+</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: <b>3+</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:
	Lake Name: <b>Island (Shell Lake &amp; Height of Land N) [RD]</b> River Name:
	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>
	OHW setback: - Dwelling: <b>70 to deck/ 82 to house</b> - Non-dwelling: <b>na</b>
	Pre-Inspection: - Dwell: - Non:
	Pond/wetland setback: - Dwelling: <b>na</b> - Non-dwelling: <b>na</b>
	Pre-Inspection: - Dwell: - Non:
	Bluff setback: - Dwelling: <b>na</b> - Non-dwelling: <b>na</b>
	Pre-Inspection: - Dwell: - Non:

Inspector Notes:

### Other Information Review

Setback Averaging (if applicable): - Structure type used: - Setback of LEFT like structure: - Setback of RIGHT like structure:
Any other impervious surface coverage not noted on application?





REV #	DATE
1	7-24-19
2	8-6-19

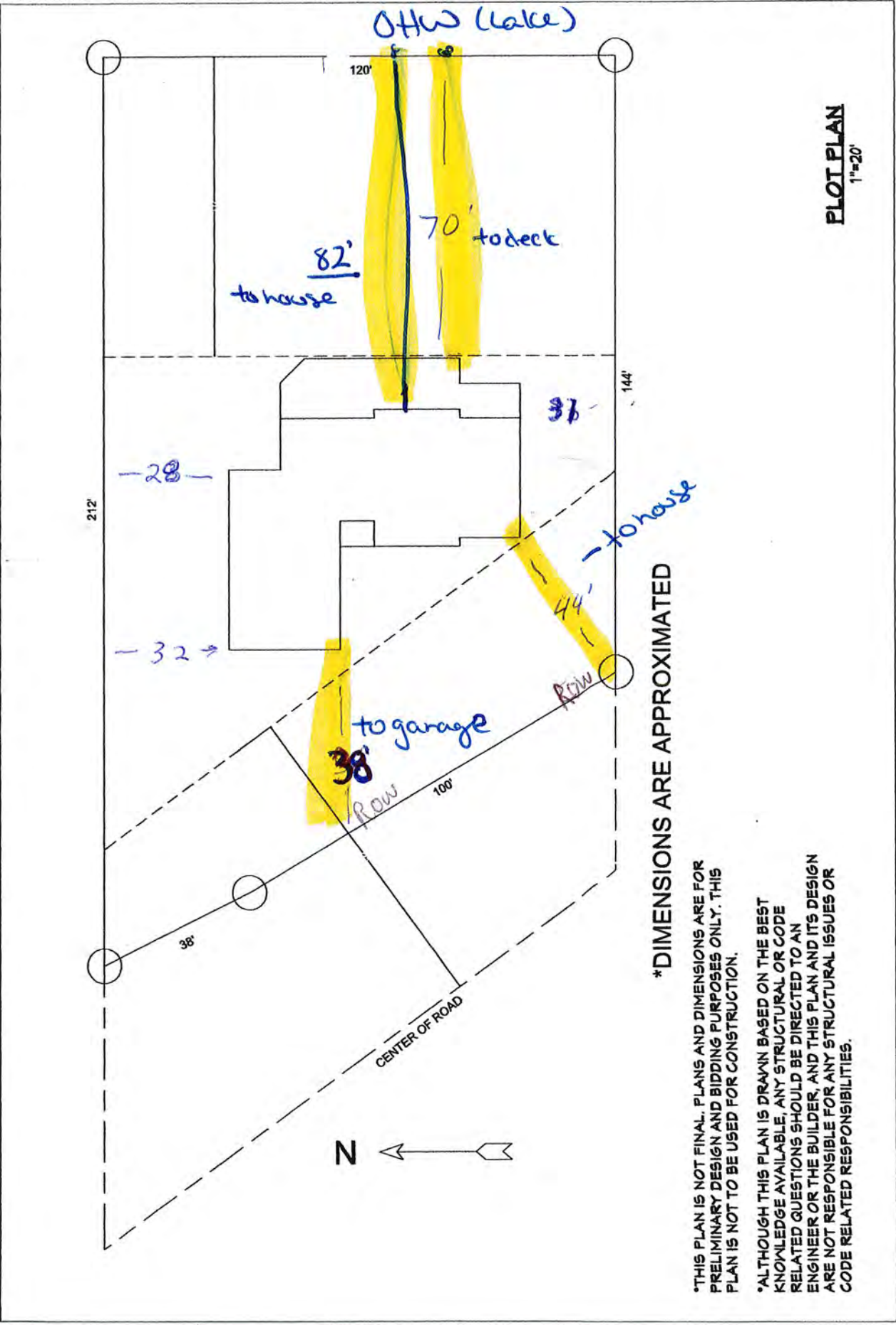
**PLADSON LAKE HOME**  
 PROJECT ADDRESS:  
 47206 CO RD 126  
 BROOKFIELD, MN

The Plan(s) is property of  
 Backwoods Design and Construction  
 LLC and is intended for use  
 according to the scope of work  
 of project, and will remain the property  
 of Backwoods Design and Construction  
 LLC. Any reuse or reproduction of this  
 plan without the written consent of  
 Backwoods Design and Construction  
 LLC is strictly prohibited.

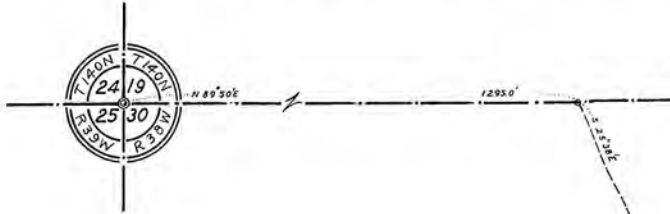
STYLE:  
**2 STORY**  
 SQ FOOTAGE

DRAWN BY:  
**ERS**

PAGE:  
**1**



# GRANNER SHORES



BE IT KNOWN THAT We, Oliver S. Granner and Hazel S. Granner, husband and wife, owners and proprietors of that certain land in Government Lots Three (3) and Six (6) in Section Thirty (30), Township One Hundred Forty (140) North, Range Thirty-eight (38) West of the Fifth (5th) Principal Meridian in Minnesota, described as follows, to-wit:

Beginning at a point (iron stake) on the North line of said Government Lot 3 located as follows: Commencing at the Northwest corner (iron stake) of said Section 30; thence proceeding by the following four courses, viz: North 89° 50' East 1295.00 feet, South 25° 38' East 400.00 feet, South 00° 10' East 753.30 feet and South 01° 06' West 206.10 feet to the said point of beginning; thence running North 89° 50' East 155.00 feet to an iron stake on the shoreline of Island Lake; thence running by the following three courses along the shoreline of said Lake: South 13° 44' West 219.80 feet, South 05° 43' East 115.90 feet and South 01° 22' West 114.10 feet; thence running South 89° 50' West 48.00 feet to an iron stake on the Northeastly line of a Public Road; thence running North 33° 09' West 274.30 feet and North 13° 19' West 223.70 feet in the Northeastly line of said Public Road to an iron stake on the North line of said Government Lot 6; thence running North 89° 50' East 138.00 feet to the point of beginning and there terminating;

have caused the said land to be surveyed and platted into Seven (7) Lots with full riparian rights, to be known as GRANNER SHORES and all as shown on the herein plat.

IN WITNESS WHEREOF, We have caused this plat to be signed this 29<sup>th</sup> day of March, A.D. 1963.

Witnesses:  
*Catharine Hedberg*  
*Oliver S. Granner*  
*Hazel S. Granner*

SCALE: 1 INCH = 80 FEET  
 EXIST. IRON MONUMENTS — ○  
 NEW IRON MONUMENTS — ○  
 PLATTED, ACRES:  
 IN GOVT. LOT THREE — 1.36 AC.  
 IN GOVT. LOT SIX — 0.47 AC.

State of Minnesota as  
 County of Becker  
 On this 29<sup>th</sup> day of March, 1963, before me  
 Notary Public in and for said County, personally appeared  
 Oliver S. Granner and Hazel S. Granner, husband and wife, to me known  
 to be the persons described in and who executed the foregoing  
 instrument and acknowledged that they executed the same as their  
 free act and deed.

*Catharine Hedberg*  
 CATHARINE HEDBERG  
 Notary Public, BECKER COUNTY, MINN.  
 My Commission Expires JULY 19, 1967

I HEREBY CERTIFY that I made the survey of GRANNER SHORES in accordance with the provisions of the statute pertaining to such surveys, that this plat is a correct representation of the survey, that all distances are correctly shown, that the monuments for guidance of future surveys have been correctly placed as shown, that the outside boundary lines are correctly designated, that there are no wet lands and that there are no public roads except as shown on the herein plat.

*Catharine Hedberg*  
 Minn. Registered Land Surveyor #3277

Subscribed and sworn to before me this 29<sup>th</sup> day of MARCH, A.D. 1963.

*Catharine Hedberg*  
 CATHARINE HEDBERG  
 Notary Public, BECKER COUNTY, MINN.  
 My Commission Expires JULY 19, 1967

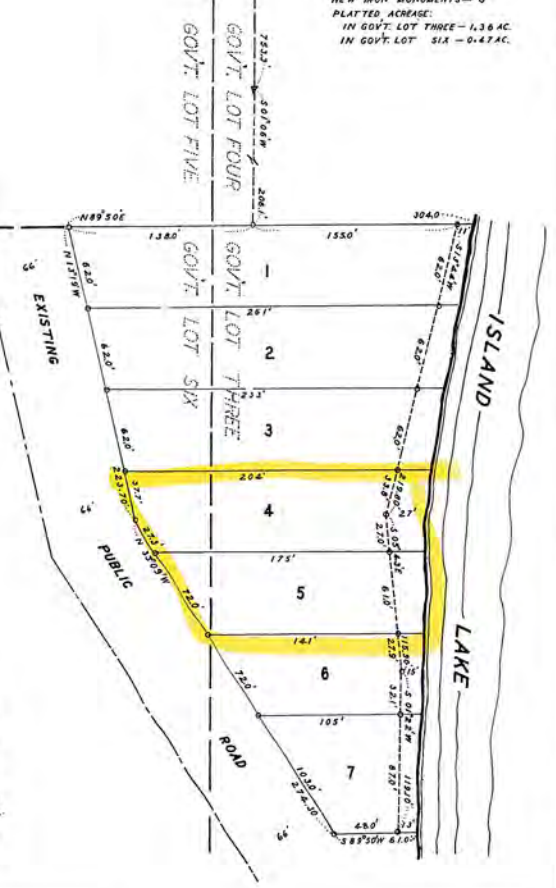
The annexed plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 29<sup>th</sup> day of May, A.D. 1963.

ATTEST:  
*Paul G. Danforth*  
 County Auditor

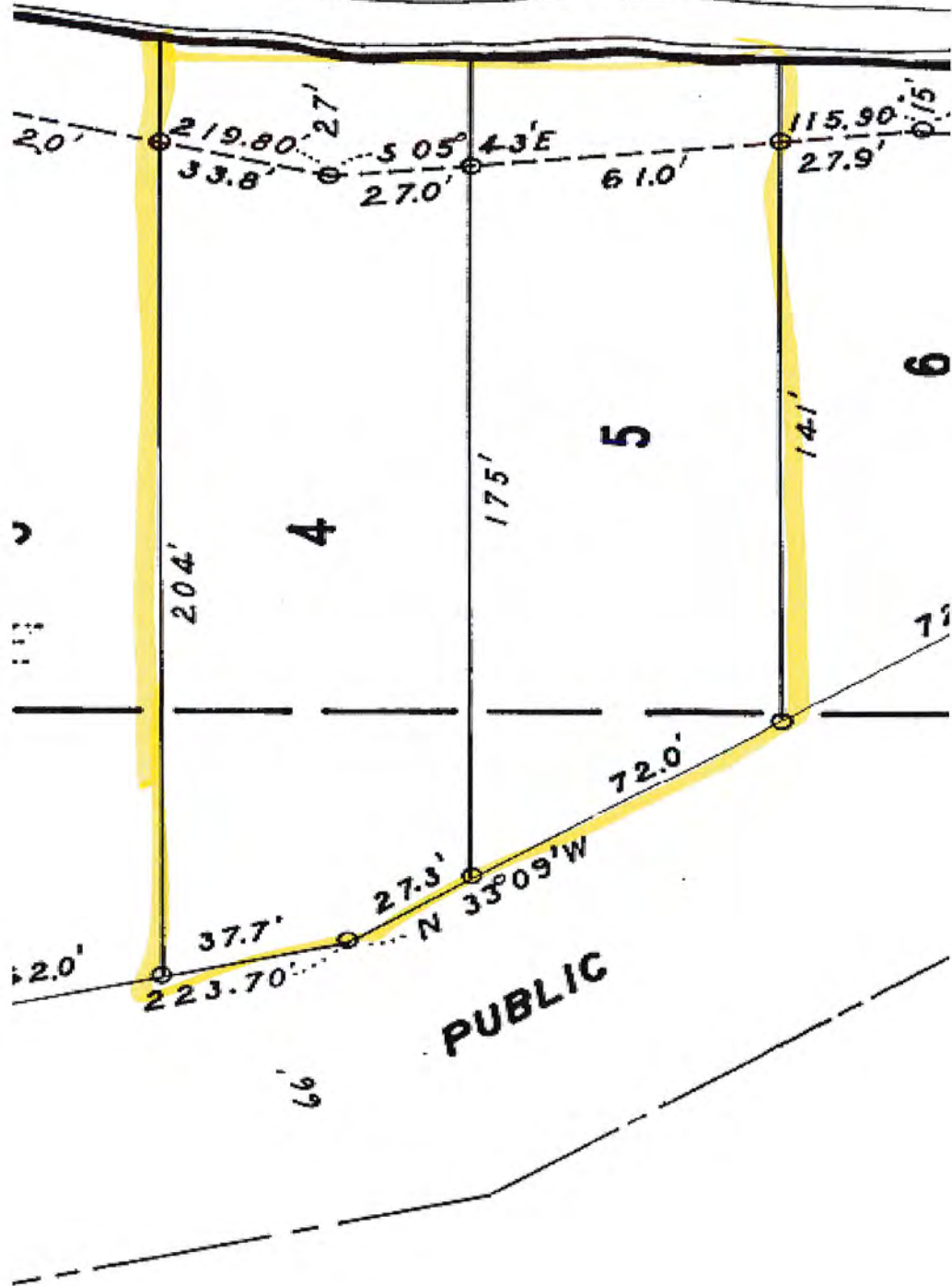
*Russ Hutter*  
 Chairman of County Board

*Carl A. Brundage*  
 MAY 13 1963  
 Notary Public

ORIGINAL 299425  
 OFFICE OF REGISTER OF DEEDS  
 COUNTY OF BECKER, MINN.  
 I hereby certify that the within instrument was filed in this office for record on the 29<sup>th</sup> day of MAY 1963.  
 A. D. 1963 at 4 o'clock P.M.  
 and was duly recorded in Book 89  
 at Plate 55  
 S. P. Miller  
 Register of Deeds



LAKE



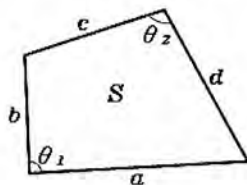




**Area of a quadrilateral Calculator**

Home / Mathematics / Area

Calculates the area and perimeter of a quadrilateral given four sides and two opposite angles.



side a

side b  *zk*

side c

side d  *-rd*

sum of angles  $\theta_1 + \theta_2$

area S

perimeter L

*Bretschneider's formula*

$$(1) \text{ area : } S = \sqrt{(s-a)(s-b)(s-c)(s-d) - abcd \cos^2 \frac{\theta}{2}}$$

$$s = \frac{a+b+c+d}{2}, \quad \theta = \theta_1 + \theta_2$$

$$(2) \text{ perimeter : } L = 2s = a + b + c + d$$

Customer Voice

Questionnaire

FAQ

**Area of a quadrilateral**

[1-10]/355

Disp-Num

[1] 2019/07/31 01:07 Male / 20 years old level / High-school/ University/ Grad student / Useful /  
Purpose of use land measurement

[2] 2019/07/29 12:54 Male / 40 years old level / Self-employed people / Very /  
Purpose of use land area calculation

[3] 2019/07/02 14:18 Male / 20 years old level / High-school/ University/ Grad student / Very /  
Purpose of use calculation for resaerch  
Comment/Request kindly add the formula that is being used here thanks

[4] 2019/06/25 18:25 Male / 50 years old level / Self-employed people / Very /  
Purpose of use Land measurement  
Comment/Request Thank you very much!

[5] 2019/06/24 13:15 Male / 20 years old level / A homemaker / Very /

**Bookmarks**

Not registered.

**History**

Area of a quadrilateral

**Related Calculator**

Area of an equilateral triangle

Area of a triangle given base and height

Area of a triangle given sides and angle

Area of a triangle (Heron's formula)

Area of a triangle given base and angles

Area of a square

Area of a rectangle

Area of a trapezoid

Area of a rhombus

Area of a parallelogram given base and height

Area of a parallelogram given sides and angle

Area of a cyclic quadrilateral

Area of a quadrilateral

Area of a regular polygon

Side of polygon given area

Area of a circle

Radius of circle given area

Area of a circular sector

Area of an arch given angle

Area of an arch given height and radius

Area of an arch given height and chord

Area of an ellipse

Area of an elliptical sector

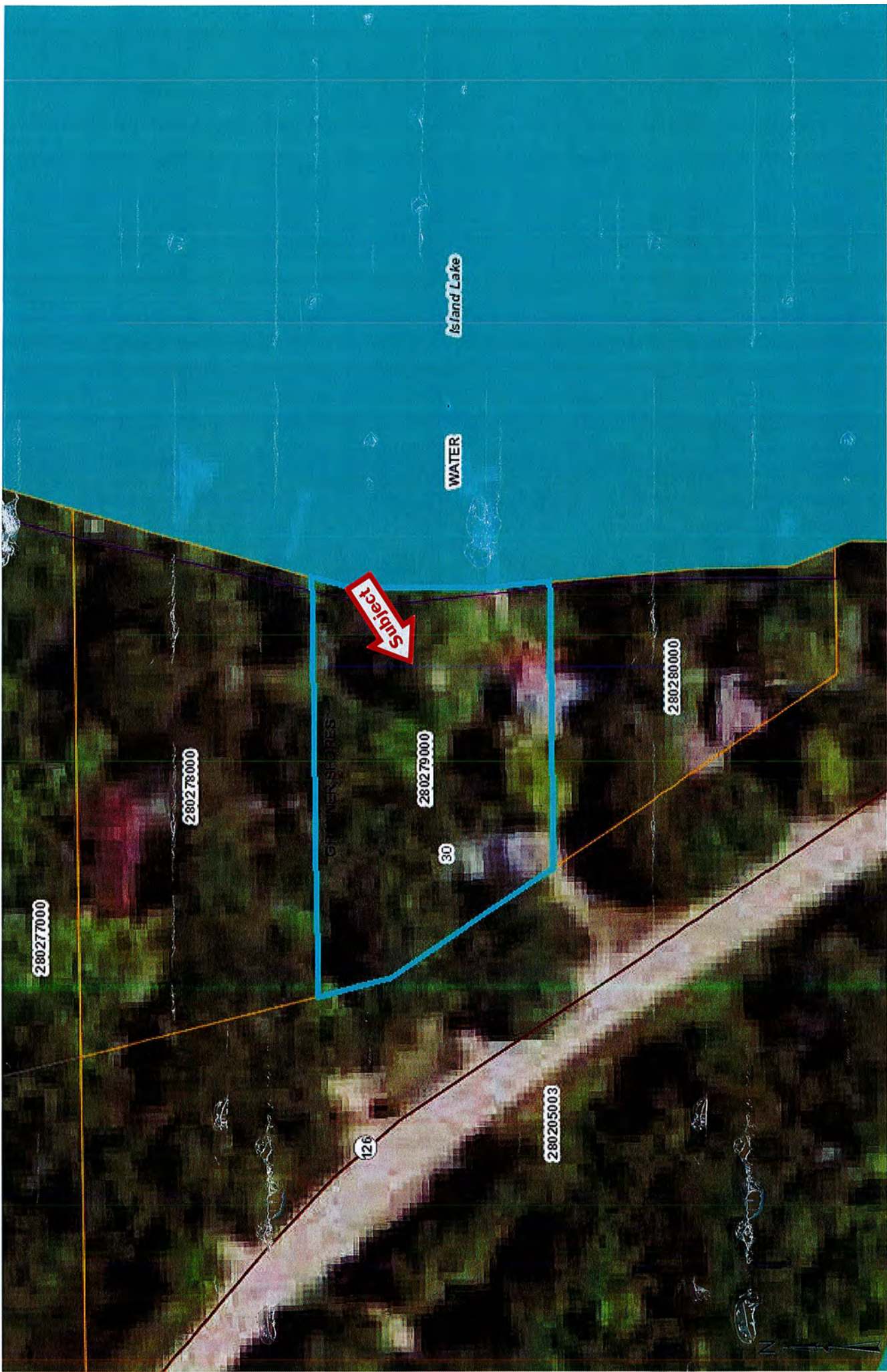
Area of an elliptical arch

Area of a parabolic arch

Area of a hyperbolic sector

Area of a hyperbolic arch





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

1: 1, 128

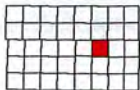
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 8/16/2019

Becker County







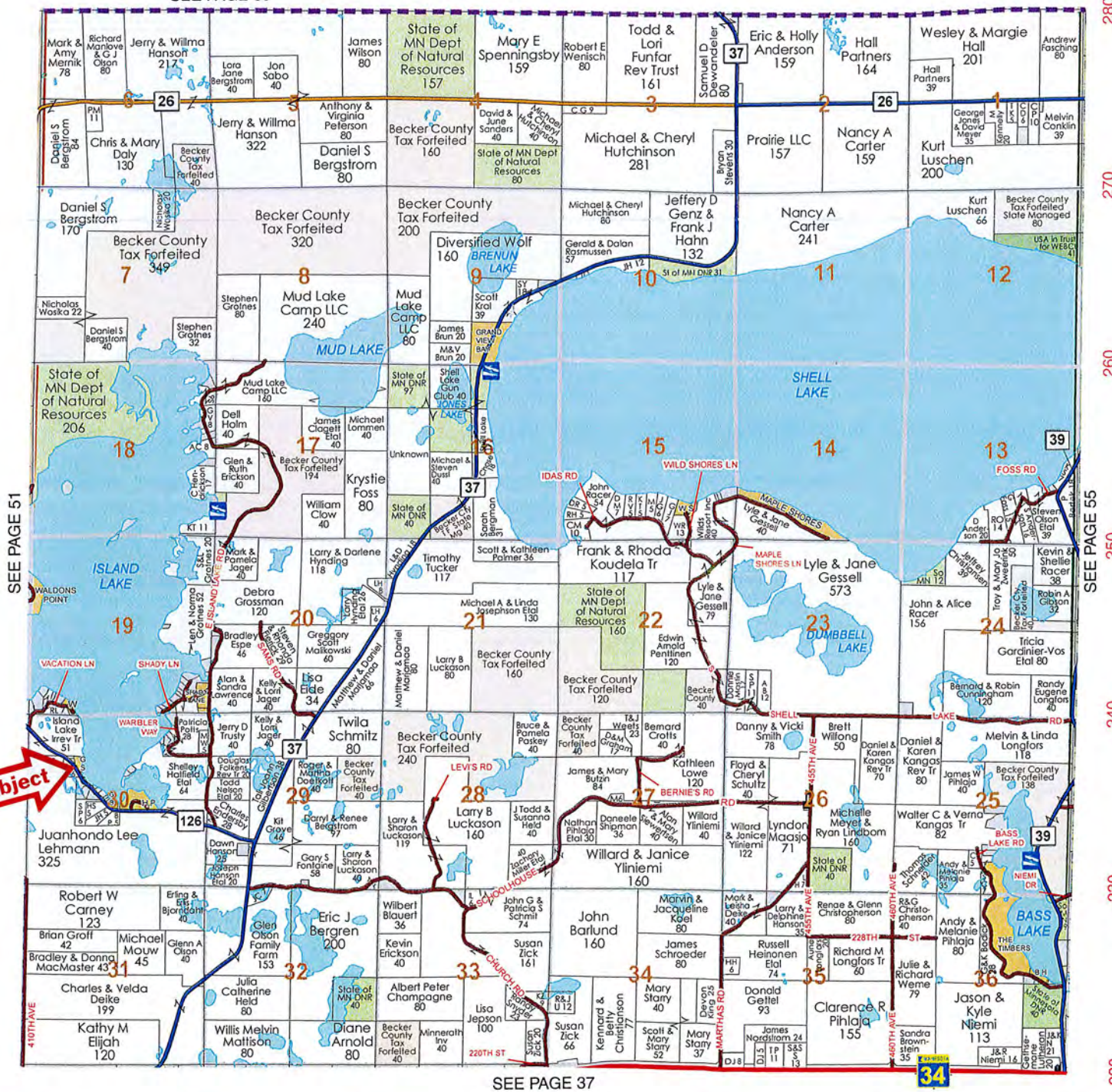
# Shell Lake

# Township 140N - Range 38W

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SEE PAGE 69



SEE PAGE 51

280

270

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230

220

53

410

420

430

440

450

460

470

SEE PAGE 37

34





# 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, September 12<sup>th</sup> @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN 56501

APPLICANT: CYNTHIA L KNOLL | 43621 218TH ST | OSAGE MN 56570

PROJECT LOCATION: 43621 218TH ST

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct an addition to a non-conforming dwelling to be located at sixty-eight (68) feet from the OHW of a recreational development lake and to be located at fifty-two (52) feet from a tributary. Also, requesting a variance to construct a shed to be located at twelve (12) feet from a tributary. Also, requesting a variance to construct a shed to be located at sixty-seven (67) feet from the OHW of a recreational development lake and to be located at sixteen (16) feet from a tributary. All requests are deviating from the required setback of one hundred feet from the OHW of a recreational development lake and one hundred (100) feet from a tributary.

LEGAL LAND DESCRIPTION: Tax ID number: 330310000

THE PINES 139 38 LOT 11 & 66' STRIP ADJ REAR & LOTS 12-14; 04/139/038, TOAD LAKE.

**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](mailto: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.**

# Variance Application Review

Permit # VAR2019-1

## Property and Owner Review

Parcel Number(s): 330310000

Owner: CYNTHIA L KNOLL

Township-S/T/R: TOAD LAKE-04/139/038

Mailing Address:  
CYNTHIA L KNOLL  
43621 218TH ST  
OSAGE MN 56570

Site Address: 43621 218TH ST

Lot Recording Date: Prior to 1971

Original Permit Nbr: site2019-49484

Legal Descr: THE PINES 139 38 LOT 11 & 66' STRIP ADJ REAR & LOTS 12-14

## Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

There is not enough area between the lake and the creek to meet the required setbacks from either of them. Also, the road runs between the lake and the buildings. The entry way is being added onto an existing non-conforming cabin.

Description of Variance Request: Request a variance to construct an entry way onto an existing cabin to be located at 68' from the OHW of an RD Lake and 52' from a creek. Also, request a variance to construct a storage shed 12' from the creek. Also, request a variance to replace a storage shed to be located at 67' from the OHW and 16' from the creek.

OHW Setback: 67'

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 33' from the centerline

Road Type: Township

Existing Imp. Surface Coverage: 6.0

Proposed Imp. Surface Coverage: 7.42

Existing Structure Sq Ft: 336

Proposed Structure Sq Ft: 432

Existing Structure Height: 14'

Proposed Structure Height: 18'

Existing Basement Sq Ft: no

Proposed Basement Sq Ft: no

Change to roofline? Yes

Change to main structural framework? Yes

## Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Not enough area to meet the setbacks from lake or creek for any of these 3 proposed projects.

2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes

Explain: Completing these projects would still leave this property well below the 15% lot coverage.

3. Does the proposal put the property to use in a reasonable manner? Yes

Explain: Yes, same as before, but this would be upgrading what is there and the fronts of all three buildings would be in line with each other.

4. Are there circumstances unique to the property? Yes

Explain: Very narrow area between lake and creek.

5. Will the variance maintain the essential character of the locality? Yes

Explain: Yes, upgrading what is there will not change the character of the locality.



# Field Review Form (Pre-Insp)

Permit # SITE2019-36

## Property and Owner Review

Parcel Number: 330310000	Inspector Notes:
Owner: CYNTHIA L KNOLL	
Township-S/T/R: TOAD LAKE-04/139/038	
Site Address: 43621 218TH ST	Does posted address sign match site address? Y N

## Dwelling Proposed Review

Dwelling/related structure (1A): **Addition or Repairs to Existing Home**

- Existing Dimensions: **20x20**
- Proposed Dimensions: **36x20**
- Proposed Roof Changes? **Yes**

Attached Garage (1B): **N/A**

- Existing Dimensions: **n/a**
- Proposed Dimensions: **n/a**
- Proposed Roof Changes? **N/A**

Other dwelling related improvements (1C): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1D): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info: **Adding an entry way onto this cabin 16x20.**

Inspector Notes:

## Non-Dwelling Proposed Review

Non-dwelling related project (2A): **Storage Shed**

- Existing Dimensions: **n/a**
- Proposed Dimensions: **10x12, 16' high**
- Water Oriented Structure? **Not a Water Oriented Structure**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B): **Storage Shed**

- Existing Dimensions: **12x24 with a bump out of 8x6**
- Proposed Dimensions: **18x24, 18' high**
- Water Oriented Structure? **Not a Water Oriented Structure**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Water Oriented Structure?
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:

### Setback Review

Road Type/Measurement From:  
**Public/Township Rd - Centerline**

Shoreland 1000/300? **Shoreland-Riparian (Property is bordering a lake, river or stream)**

Road setback:  
- Dwelling: **33'**  
- Non-dwelling: **34'**

Pre-Inspection:  
- Dwell:  
- Non:

Lake Name:  
**Toad (Toad Lake) [RD]** River Name:

Side setback:  
- Dwelling: **10+**  
- Non-dwelling: **50+**

Pre-Inspection:  
- Dwell:  
- Non:

Pond/Wetland on property? **No**  
Bluff? **No**

Rear setback:  
- Dwelling:  
- Non-dwelling:

Pre-Inspection:  
- Dwell:  
- Non:

OHW setback: Pre-Inspection:  
- Dwelling: **68'** - Dwell:  
- Non-dwelling: **67'** - Non:

Septic tank setback:  
- Dwelling: **10'+**  
- Non-dwelling: **20'**

Pre-Inspection:  
- Dwell:  
- Non:

Pond/wetland setback: Pre-Inspection:  
- Dwelling: - Dwell:  
- Non-dwelling: - Non:

Drainfield setback:  
- Dwelling: **50'+**  
- Non-dwelling: **50'+**

Pre-Inspection:  
- Dwell:  
- Non:

Bluff setback: Pre-Inspection:  
- Dwelling: - Dwell:  
- Non-dwelling: - Non:

Well setback:  
- Dwelling: **10'**  
- Non-dwelling: **10'**

Pre-Inspection:  
- Dwell:  
- Non:

Inspector Notes:

### Other Information Review

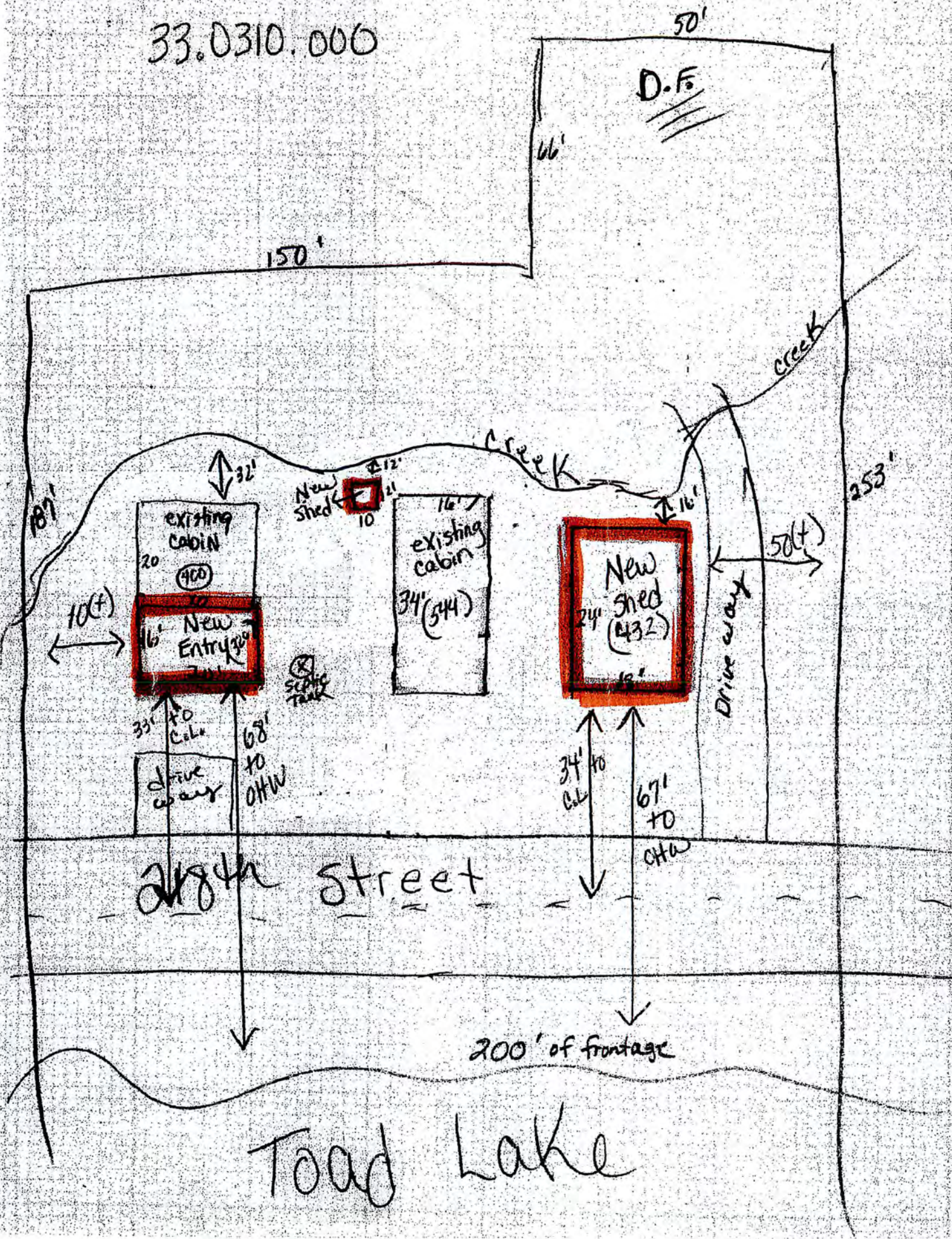
Setback Averaging (if applicable):  
- Structure type used:  
- Setback of LEFT like structure:  
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?



33.0310.000

D.F.



existing cabin  
20  
16' New Entry  
32'

New Shed  
12'  
10'

existing cabin  
16'  
34' (544)

New Shed  
24'  
16'

drive way  
33' to Cabin  
68' to OHW

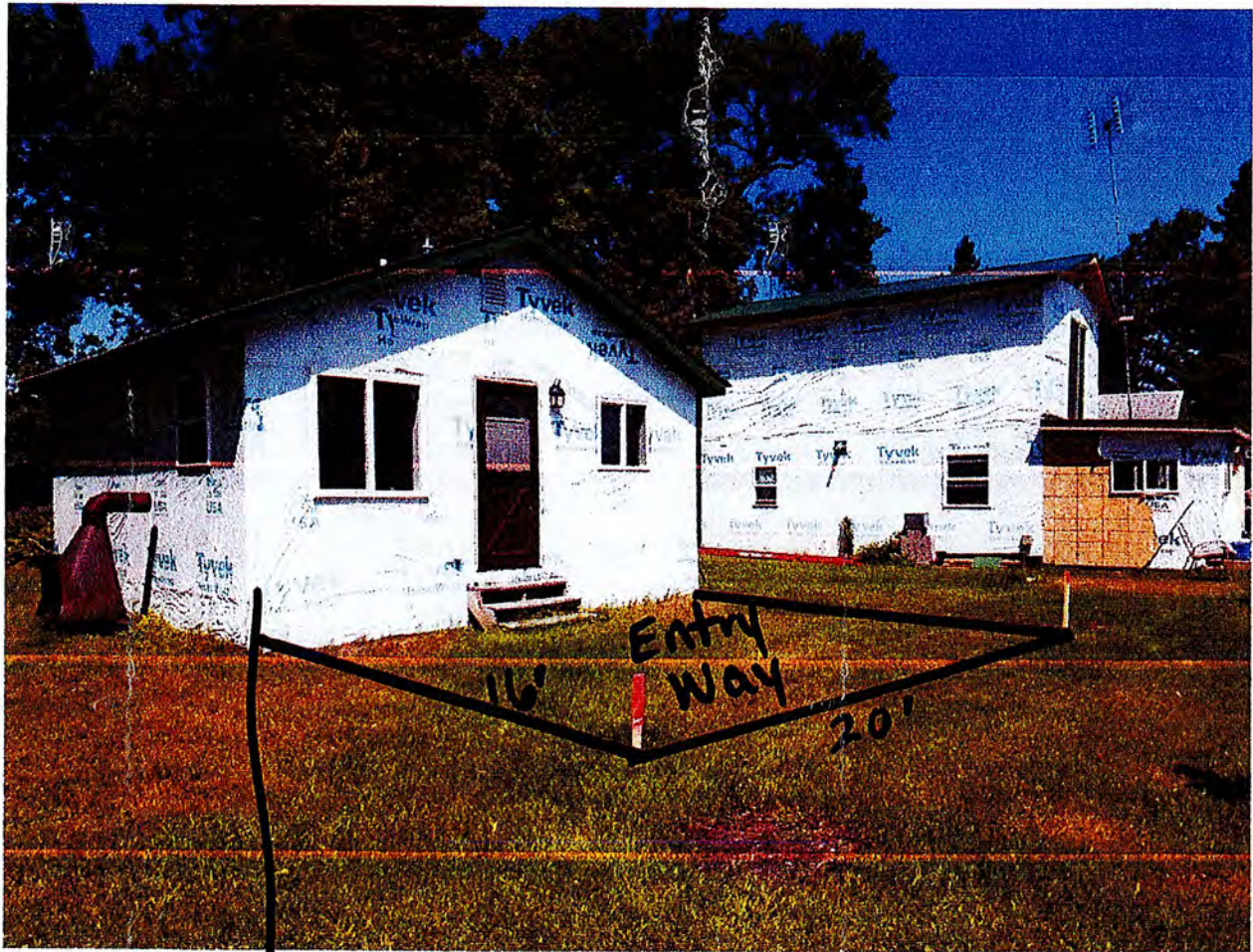
drive way  
34' to Cabin  
67' to OHW

Alpha Street

200' of frontage

Toad Lake





Add a 16x20' entry onto this cabin. Would make it even with the front of the cabin next to it.





currently is 12' x 24 with a 6x8  
dumpout. Want to tear down  
& rebuild 18' x 24. Currently  
sits 6' from A creek that runs  
behind it, would rebuild it at  
16' from the creek which would  
line this shed up with the fronts  
of the 2 cabins.





10 X 12 shed



33.0310.000

Authorized Agent Form

(If you are the owner completing & signing the site application no need to complete this form)

- 1. Form must be legible and completed in ink.
2. Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX").

I (we), Tom Knoll hereby authorize Joyce Holm to act as my (our) agent on the following item(s): appropriate box(es)

- X permit application (write in permit "type" - e.g. site, septic, etc.):
plat application:
conditional use application:
X variance application:
other:

on my (our) property located at: Tax Parcel Number(s): 33.0310.000 Physical Site Address: 43621 218th St Osage
Legal Description: The Pines Lot 11 & 66' strip & lots 12-14 MN 56570
Section: 4 Township: 139 Range: 38 Lot: Block: Plat Name: The Pines

Agent Contact Information

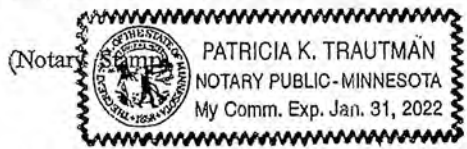
Agent address: 13600 E Pearl Lake Rd D.L. MN 56501
Agent phone #(s): 218 849-4834 Agent fax #:
Agent email address: joyceholm@hotmail.com

Tom Knoll Property Owner(s) Signature(s) 8-5-19 Date

State of Minnesota
County of Becker

On this 5th day of August before me personally appeared Tom Knoll

to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged that He/She executed the same as her/his free act and deed.



Patricia Trautman Notary Public

Office Use Only: Date received: Expiration Date:



549148

No delinquent taxes and transfer entered  
this 25<sup>th</sup> day of June, 2007

Roxan L. Tanssen  
Becker County Auditor/Treasurer

By JB Deputy

33-0310-000

33-0025-000

33-0332-000

FORM NO. 27-M-QUIT CLAIM DEED  
Individual(s) to Individual(s)

STATE DEED TAX DUE HEREON: \$1.65

Dated: June 15, 2007.

FOR VALUABLE CONSIDERATION, Thomas Knoll and Cynthia Knoll, husband and wife, Grantors, hereby convey and quitclaim to Cynthia Knoll, a married person, Grantee, real property in Becker County, Minnesota, described as follows:

Lots ~~Eleven (11), Twelve (12) and Thirteen (13)~~. The Pines, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Becker County, Minnesota.

33-0310

AND

33-0310-000

A tract of the width of 50 feet and depth of 66 feet (Part of Gov't Lot No. Three (3), Section Four (4), Township One Hundred Thirty-nine (139) North of Range Thirty-eight (38), West) lying in the rear of and immediately adjacent to said Lot No. Eleven (11) of The Pines, designated on the plat of The Pines as "Road Way" but which was never used as such and which was abandoned for such use upon the location and establishment of said County Aid Road No. Eight (8).

AND

Lot Fourteen (14), The Pines Addition, according to Plat.

33-0310

AND

33-0025-000

A Three and Twenty-eight Hundredths (3.28) acre tract of land in Government Lot Four (4), Section Four (4), Township One Hundred Thirty-nine (139) North, Range Thirty-

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65

Receipt # 3163725  
Becker County Auditor/Treasurer

JUN 25 2007

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
Document No. 549148

June 25, 2007 at 1:46 PM  
I hereby certify that the within instrument was recorded in this office.

Darlene Maneval, County Recorder

By HB Deputy

chg  
paid  
well  
non/std  
extra



STATE OF MINNESOTA )

COUNTY OF BECKER )

ss

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of June, 2007, by Thomas Knoll and Cynthia Knoll, husband and wife, Grantors.



*Dorothy Bakken*  
\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

THIS INSTRUMENT DRAFTED BY:

Brant R. Beeson  
BEESON LAW OFFICE, P.A.  
611 Summit Avenue, P O Box 70  
Detroit Lakes, MN 56502-0070  
(218) 844-5000

Send Tax Statements to:  
Cynthia Knoll  
43621 218<sup>th</sup> Street  
Osage, MN 56570

BRB/lb



Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501  
218-846-7311  
www.co.becker.mn.us

PIN: 33.0310.000  
BILL NUMBER: 015998  
LENDER:  
OWNER NAME: KNOLL CYNTHIA L

TAXPAYER(S):  
CYNTHIA L KNOLL  
43621 218TH ST  
OSAGE MN 56570

**\$\$\$**  
REFUNDS?  
You may be eligible  
for one or even two  
refunds to reduce  
your property tax.  
Read the back of  
this statement to  
find out how to apply

PROPERTY ADDRESS  
43621 218TH ST  
OSAGE, MN 56570

DESCRIPTION  
Acres: 0.92 Section 04 Township 139  
Range 038  
SubdivisionName: THE PINES 139 38

Line 13 Detail  
S-1010/15 SOLIC 40.00  
Principal 40.00  
Interest 0.00

TAX STATEMENT		2019	
2018 Values for taxes payable in			
Step	Taxes Payable Year:	VALUES AND CLASSIFICATION	
		2018	2019
1	Estimated Market Value:	160,300	194,700
	Homestead Exclusion:	0	19,200
	Taxable Market Value:	160,300	175,500
	New Improvements:		
	Property Classification:	Res Non-Hstd	Res Hstd
<i>Sent in March 2018</i>			
2	PROPOSED TAX		1,336.00
<i>Sent in November 2018</i>			
3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2019		\$678.00
	Second half taxes due 10/15/2019		\$678.00
	Total taxes due in 2019		\$1,356.00

Tax Detail for Your Property:			
Taxes Payable Year:		2018	2019
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$1,316.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	
	3. Property taxes before credits	\$1,308.00	\$1,316.00
	4. Credits that reduce property taxes		
		A. Agricultural and rural land credits \$0.00	\$0.00
	B. Other credits \$0.00	\$0.00	
	5. Property taxes after credits	\$1,308.00	\$1,316.00
Property Tax by Jurisdiction	6. BECKER COUNTY	A. County \$617.76	\$662.23
	7. TOAD LAKE	\$209.23	\$183.22
	8. State General Tax	\$0.00	\$0.00
	9. SCHOOL DISTRICT 0023	A. Voter approved levies \$0.00	\$87.71
		B. Other local levies \$477.43	\$379.13
	10. Special Taxing Districts	A. BC EDA \$3.58	\$3.71
		B. Others \$0.00	\$0.00
		C. TIF \$0.00	\$0.00
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total property tax before special assessments	\$1,308.00	\$1,316.00
	13. Special assessments	\$40.00	\$40.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$1,348.00	\$1,356.00	
	Tax Amount Paid	\$0.00	

**2** 2nd Half Payment Stub - Payable 2019

Detach and return this stub with your 2nd half payment.  
To avoid penalty, pay on or before October 15, 2019.

PIN: 33.0310.000  
AJN:  
BILL NUMBER: 015998  
TAXPAYER(S): CYNTHIA L KNOLL  
43621 218TH ST  
OSAGE MN 56570

Paid By \_\_\_\_\_

Total Property Tax for 2019 \$1,356.00

2nd Half Tax Amount \$678.00

Penalty, Interest, Fee Amount \$0.00

Amount Paid \$0.00

2nd Half Total Amount Due \$678.00

Balance Good Through 10/15/2019

Res Hstd

**MAKE CHECKS PAYABLE TO:**  
Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501

**1** 1st Half Payment Stub - Payable 2019

Detach and return this stub with your 1st half payment.  
To avoid penalty, pay on or before May 15, 2019.  
*If your tax is \$100.00 or less, pay the entire tax by May 15, 2019.*

PIN: 33.0310.000  
AJN:  
BILL NUMBER: 015998  
TAXPAYER(S): CYNTHIA L KNOLL  
43621 218TH ST  
OSAGE MN 56570

Paid By \_\_\_\_\_

Total Property Tax for 2019 \$1,356.00

1st Half Tax Amount \$678.00

Penalty, Interest, Fee Amount \$0.00

Amount Paid \$0.00

1st Half Total Amount Due \$678.00

Balance Good Through 05/15/2019

Res Hstd

**MAKE CHECKS PAYABLE TO:**  
Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501





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1.4,225	Date: 8/16/2019
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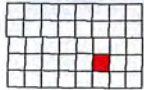
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- District/Boundary Maps
- Radius Maps
- Topographical Maps
- City Maps
- Multi-County Maps
- Township Maps
- Hunting Lodge Maps
- Special Feature or Location Maps



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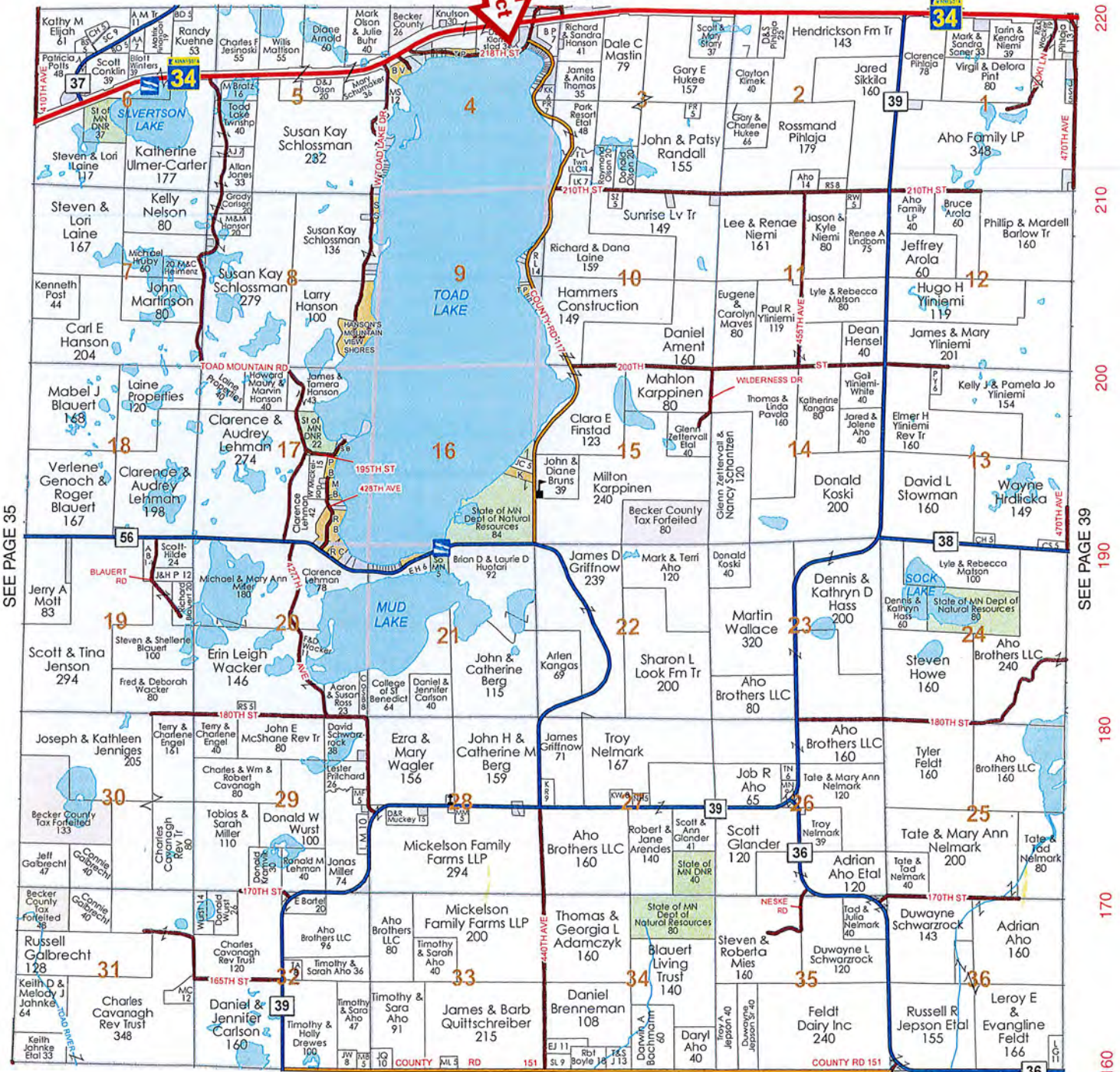


Toad Lake

Township 139N - Range 38W

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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, September 12<sup>th</sup> @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN 56501

APPLICANT: Jill Rivers 20745 120<sup>th</sup> Ave Lake Park, MN 56544

PROJECT LOCATION: 20745 120<sup>th</sup> Ave Lake Park, MN 56544

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance for a thirty-three (33) foot wide easement to sever more than two parcels, deviating from the required width of sixty-six (66) feet for an easement servicing three (3) or more tracts of land.

LEGAL LAND DESCRIPTION: Tax ID number: 18.0057.001

PT LOT 1 BEG AT NW COR TH E 740' S 939.93' NW 432.78' SW 382.01' TO LK NW AL LK TO W LN LOT 1 & N TO BEG, LAKE PARK.

**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](mailto: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.



# Variance Application Review

Permit # VAR2019-7

## Property and Owner Review

Parcel Number(s): 180057001

Owner: JILL RIVERS

Township-S/T/R: LAKE PARK-08/139/043

Mailing Address:

Site Address: 20745 120th AVE

JILL RIVERS  
20745 120TH AVE  
LAKE PARK MN 56554

Lot Recording Date: This will be a new lot split

Original Permit Nbr: 000000000000000000

Legal Descr: PT LOT 1 BEG AT NW COR TH E 740' S 939.93' NW 432.78' SW 382.01' TO LK NW AL LK TO W LN LOT 1 & N TO BEG

## Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Variance request is to allow a 33' wide easement to serve more than two parcels.

Description of Variance Request: Variance request is to allow a 33' wide easement to serve more than two parcels.

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 3.6

Proposed Imp. Surface Coverage: 7.9

Existing Structure Sq Ft: N/A

Proposed Structure Sq Ft: N/A

Existing Structure Height: N/A

Proposed Structure Height: N/A

Existing Basement Sq Ft: N/A

Proposed Basement Sq Ft: N/A

Change to roofline? N/A

Change to main structural framework? N/A

## Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Yes, traffic is minimal on the existing road and will only slightly change with an additional parcel created.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Yes, the property will continue to be used as residential use.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes, the new parcel created will be used as a seasonal building site.**

4. Are there circumstances unique to the property? **Yes**

Explain: **Yes, a 66' wide easement is unable to be created.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes, the locality will remain as is (residential, and the Church to the South will continue to operate).**





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>1:7,768</p> <p>Date: 8/28/2019</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.

Becker County





H. **Subdivision design standards.** Each subdivision application shall contain a plat that conforms to the following general design standards.

1. **Blocks.**

- a. **Block length.** In general, intersecting street and roads, determining block lengths, shall be provided at such intervals as to serve cross-traffic adequately and to meet existing streets and roads. Where no existing plats control, the blocks in residential subdivisions shall normally not exceed thirteen hundred twenty feet (1,320') in length, except where topography or other conditions justify a departure from this maximum. In blocks longer than eight hundred feet (800'), pedestrian ways and/or easements through the block may be required near the center of the block. Blocks for business or industrial use should normally not exceed six hundred feet (600') in length.
- b. **Block width.** The width of the block shall normally be sufficient to allow two (2) tiers of lots of appropriate depth. Blocks intended for business or industrial use shall be of such width as to be considered most suitable for their respective use, including adequate space for off-street parking and deliveries.

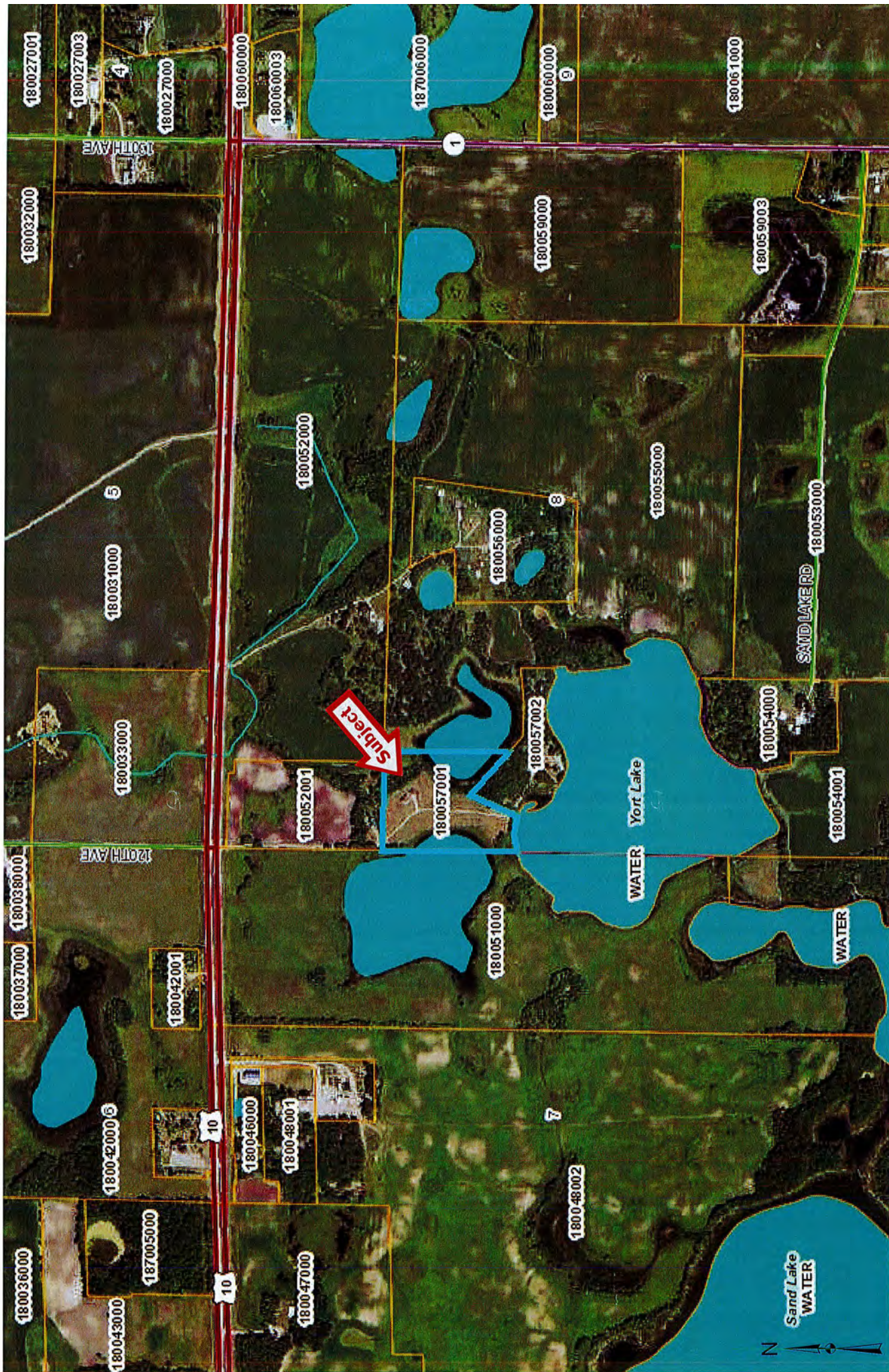
2. **Lots.**

- a. **Minimum lot size.** The minimum lot area, lot width, and lot depth shall conform to the requirements of the Zoning District in which the plat is situated as required by Chapter 5, Section 2, of this Ordinance.
- b. **Corner lots.** Corner lots for residential use shall have additional width to permit appropriate building setback from both roads as required by the Chapter 5, Section 2, of this Ordinance.
- c. **Side lines.** Sidelines of lots shall be approximately at right angles to road or street lines or radial to curve road or street lines.
- d. **Double frontage lots.** Double frontage lots shall be avoided except where lots back on a highway or other arterial road, or where topographic or other conditions render subdividing otherwise unreasonable. Such double frontage lots shall have an additional depth of at least ten feet (10') in order to allow space for screen planting along the back lot line.
- e. **Minimum road frontage.** Every lot must have at least sixty-six feet (66') of frontage on a public dedicated road or street other than an alley except that a lot created by a Surveyor's Sketch is not required to have frontage on a public road if access is provided:
  - (1) The easement from the property to a public road must be at least thirty-three (33) feet wide when servicing one (1) or two (2) tracts of land;
  - (2) The easement from the property to the public road must be at least sixty-six (66) feet wide when servicing three (3) or more tracts of land; except that this provision does not apply to property that is accessed by a forest management road;
  - (3) The easement from the property to the public road has a graded and serviceable driving surface.
- f. **Setbacks.** Setback or building lines shall be shown on all lots intended for residential use and shall not be less than the setback required by Chapter 5, Section 2, of this Ordinance. On those lots, which are intended for business or industrial use, the setback shall not be less than the setback required by Chapter 5, Section 2, of this Ordinance.

3. **Roads, Highways, Streets and Alleys.**

- a. **Conformance with Comprehensive Plan.** The arrangement of highways shall conform as nearly as possible to the Becker County Comprehensive Plan.





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Becker County



1:16,901

Date: 8/28/2019

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



A Marketing Company

"Serve, Connect and Celebrate  
Our Community"

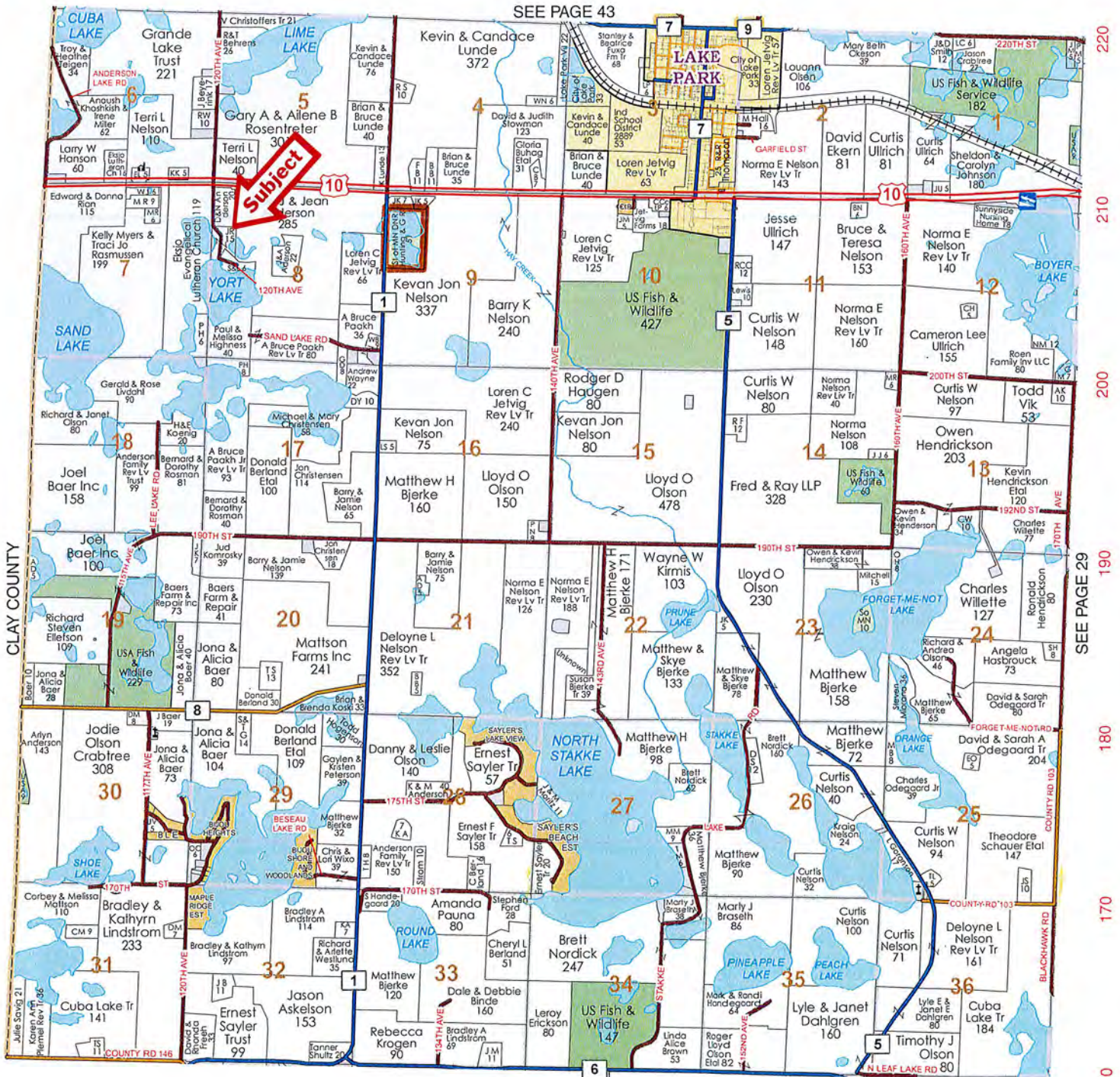
1340 Richwood Rd.  
Detroit Lakes, MN 56501  
Phone: 218-847-5624



Lake Park

Township 139N - Range 43W

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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

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, September 12<sup>th</sup> @ 7:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN 56501

APPLICANT: JASON SCHENCK | 22691 28TH AVE N | HAWLEY MN 56549

PROJECT LOCATION: 12150 TANGLEWOOD RD

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a detached garage, to be located at eight (8) feet from the road right of way of a township road, deviating from the required setback of twenty (20) feet from the ROW for a township road, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 170685000  
GILBERTSON BEACH 1ST LOT 8; 19/138/042, LAKE EUNICE.

**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](mailto: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.



# Variance Application Review

Permit # VAR2019-4

## Property and Owner Review

Parcel Number(s): 170685000

Owner: JASON SCHENCK

Township-S/T/R: LAKE EUNICE-19/138/042

Mailing Address:  
JASON SCHENCK  
22691 28TH AVE N  
HAWLEY MN 56549

Site Address: 12150 TANGLEWOOD RD

Lot Recording Date: Prior to 1971

Original Permit Nbr: site 2019-49763

Legal Descr: GILBERTSON BEACH 1ST LOT 8

## Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request a variance to construct a detached garage to be located 8' from the ROW of a Township Road deviating from the required setback of 20' from the ROW.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 8'

Road Type: **Township**

Existing Imp. Surface Coverage: 18.1%

Proposed Imp. Surface Coverage: 22.3%

Existing Structure Sq Ft: n/a

Proposed Structure Sq Ft: 936

Existing Structure Height: n/a

Proposed Structure Height: 22'

Existing Basement Sq Ft: no

Proposed Basement Sq Ft: no

Change to roofline? N/A

Change to main structural framework? N/A

## Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Placing the proposed garage closer to the road will give more space for utilizing the yard on roadside as there is not much useable yard space on the lake side of house.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **The proposed detached garage will not impact the lake in any way because it is beyond the 100' from the OHW.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Will be removing the small storage shed and constructing the proposed garage in that area. Placement of the proposed garage will allow the property owners to save some mature trees rather than lose them all if they were to move the proposed garage closer to the house. Also, the placement of the proposed garage will allow for placement of the new septic holding tank to be placed between the proposed garage and the house and will allow for the required 50' between septic and new well that will be installed.**



4. Are there circumstances unique to the property? **Yes**

Explain: **The property size is not in compliance with the minimum standards.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **The surrounding neighborhood is residential use, and constructing this new garage would not change that use at all.**



# Field Review Form (Pre-Insp)

Permit # SITE2019-53

## Property and Owner Review

Parcel Number: 170685000	Inspector Notes:
Owner: JASON SCHENCK	
Township-S/T/R: LAKE EUNICE-19/138/042	
Site Address: 12150 TANGLEWOOD RD	Does posted address sign match site address? Y N

## Dwelling Proposed Review

Dwelling/related structure (1A):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Attached Garage (1B):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1D):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info:

Inspector Notes:

## Non-Dwelling Proposed Review

Non-dwelling related project (2A): **Detached Garage**

- Existing Dimensions: n/a
- Proposed Dimensions: **26x36, height is 22'**
- Water Oriented Structure? **Not a Water Oriented Structure**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Water Oriented Structure?
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Water Oriented Structure?
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:



Inspector Notes:

### Setback Review

Road Type/Measurement From: <b>Public/Township Rd - Right of Way</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: - Non-dwelling: <b>8'</b>	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Big Cormorant (Lake Eunice &amp; Cormorant) [RD]</b> River Name:	
Side setback: - Dwelling: - Non-dwelling: <b>7.5'</b>	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: - Non-dwelling: <b>n/a</b>	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: - Non-dwelling: <b>120'</b>	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: - Non-dwelling: <b>10'</b>	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling: <b>no</b>	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: - Non-dwelling: <b>40'</b>	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

### Other Information Review

Setback Averaging (if applicable):

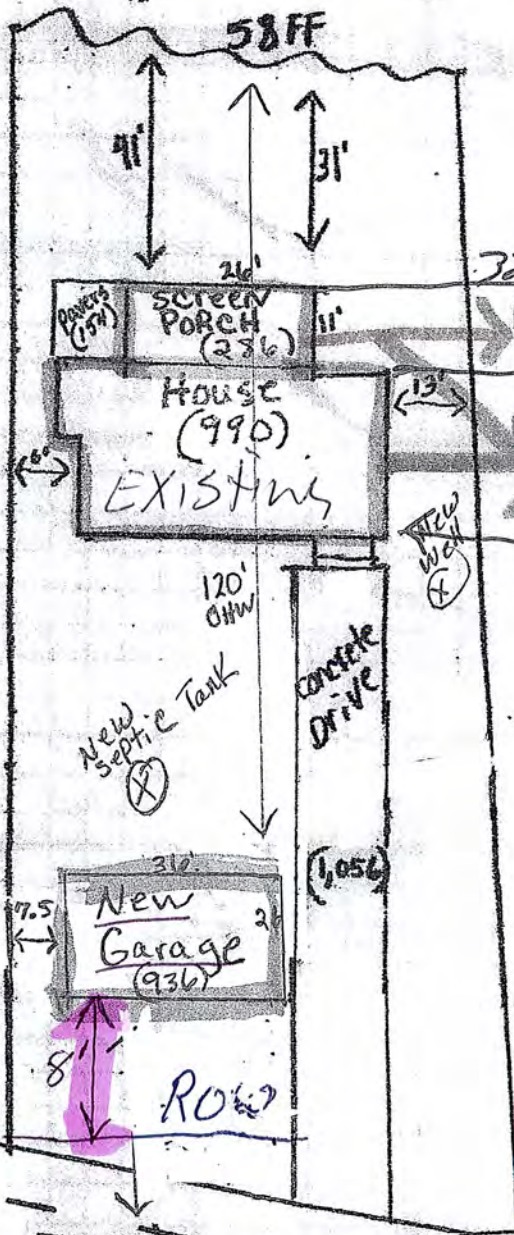
- Structure type used:
- Setback of LEFT like structure:
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?



# Big Cormorant Lake

15,376<sup>sq</sup>  
Lot size



## proposed Lot coverage

House	1,276
concrete Powers	154
concrete drive	1,056
New garage	936
<b>Total</b>	<b>3,422</b>
	22.3%

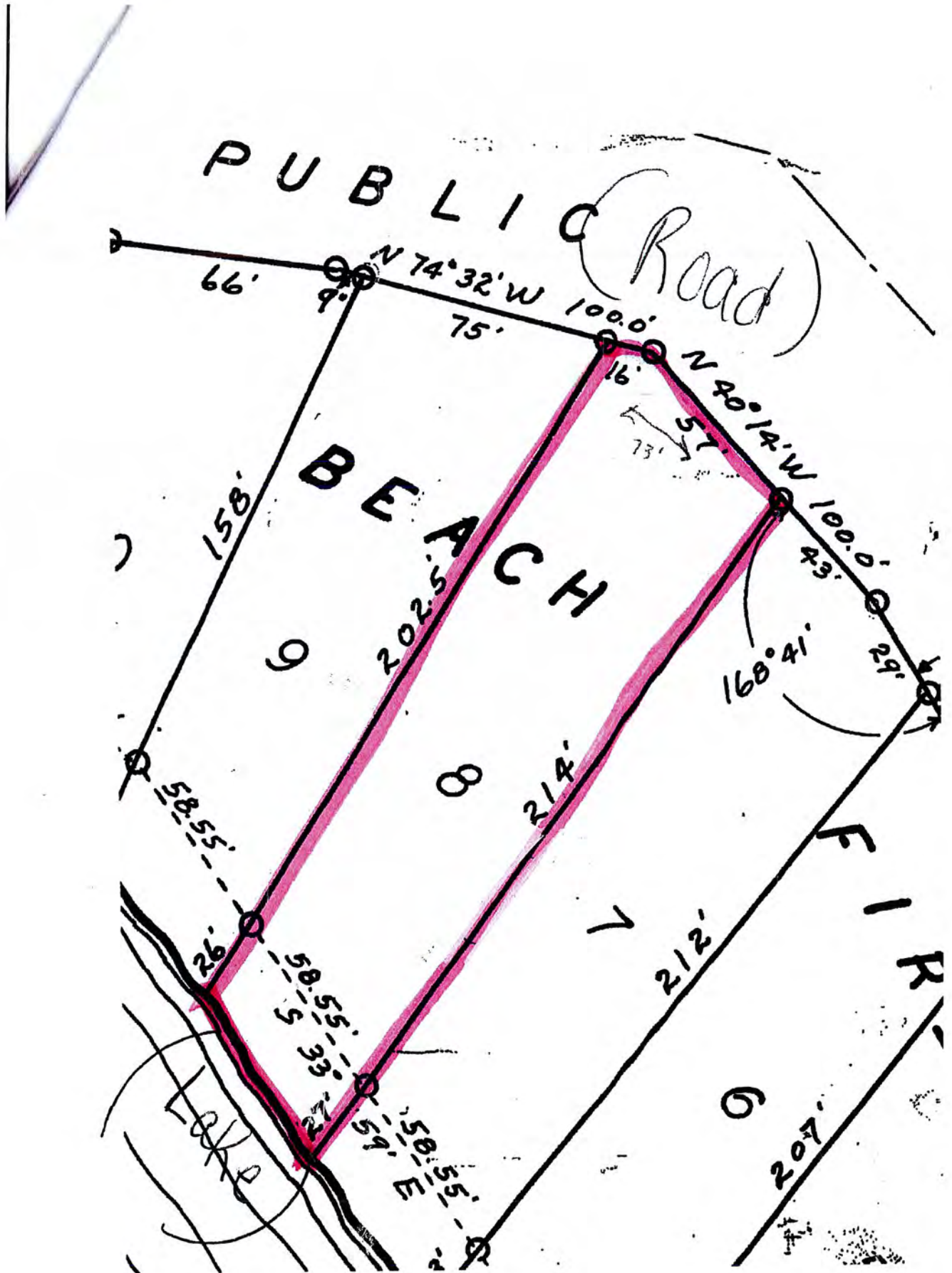
Replace screen Porch same size.

New Foundation under entire House.

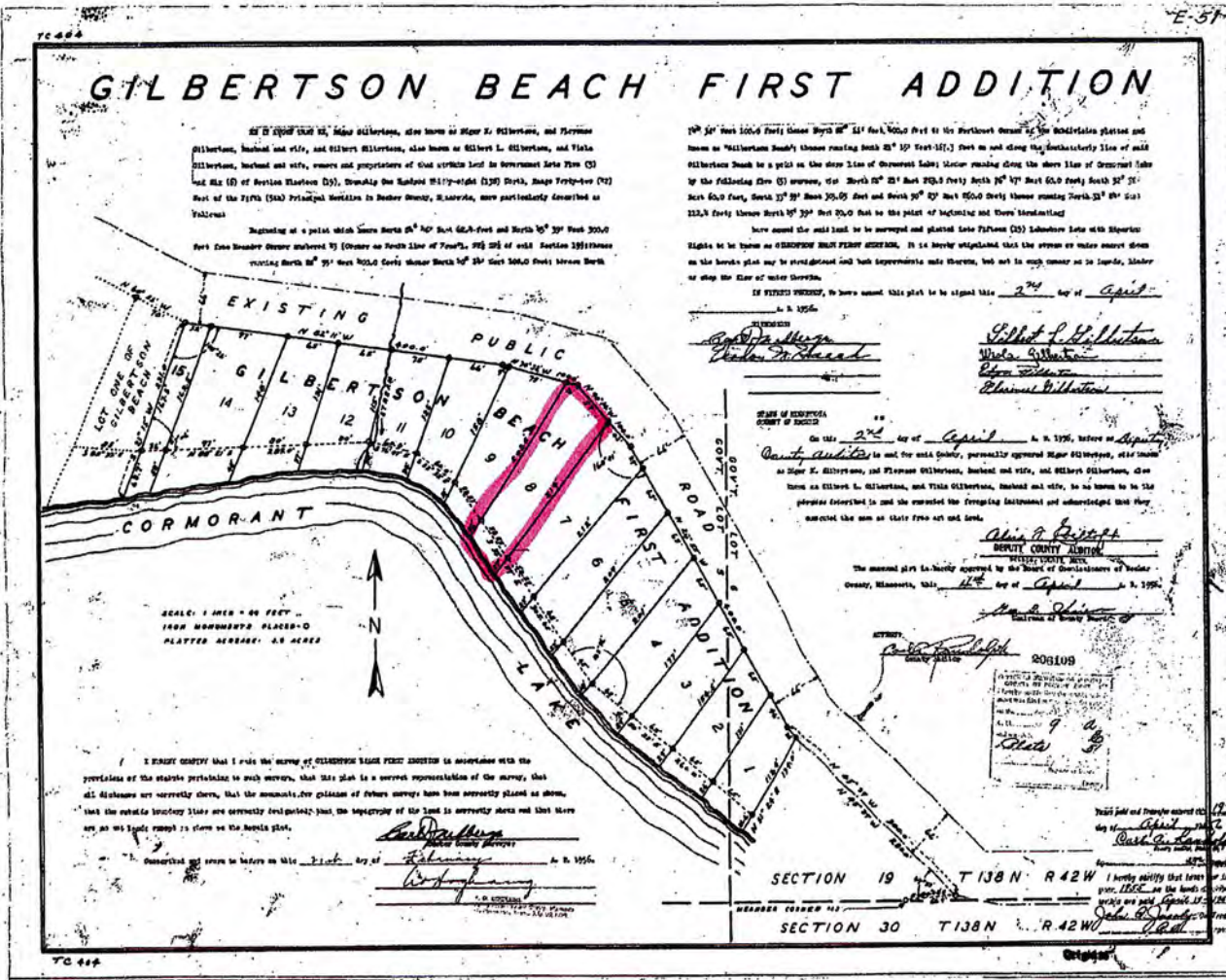
Tanglewood Rd

# View With Proposed Garage











PARCEL	
APP	Mitigation
YEAR	
SCANNED	

# Mitigation Worksheet

Applicant: Jason & Molly Schenck Parcel #: 17.0685.000

Legal Description: Gilbertson Beach 1st Lot 8

Lake Name: Big Cormorant Lake Classification: RD

Property Dimensions:  
 Roadside Width: 73' Depth Side 1: 241  
 Lakeside Width: 58' Depth Side 2: 228.5

Total Lot Area: 15,376 Sq Feet

## DETERMINING THE LAKE SETBACK

Mitigation may allow for you to build closer to the lake than the normally required setback. Mitigation will not allow anything to be built in the Shore Impact Zone. Also, even with mitigation, the landowner will be required to remain behind the setback average plus 20 ft. This is an imaginary line determined by averaging the distance that runs from the like structure that is closest to you on your neighbor's property to the right and the like structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: \_\_\_\_\_

Proposed Setback: -- \_\_\_\_\_

Difference: = \_\_\_\_\_ Credit Units Required for Mitigation

## MITIGATING THE DIFFERENCE OF THE LAKE SETBACK

**Vegetative Buffer:** Establishing a vegetative buffer adjacent to the Ordinary High Water level and parallel to the shoreline that is at least 20 linear feet by 15 feet deep is worth 10 credit units.

- An additional 10 credit units may be gained for each shoreline increment that is 10 feet linear by 15 feet deep (Ex: 30x15 = 20 Credit Units).
- An additional 10 credit units may also be gained for each 10 foot linear segment of the buffer that is expanded to 25 feet deep (Ex: 20x25 = 30 Credit Units).

Size of Buffer: \_\_\_\_\_

Credit Units gained from buffer: \_\_\_\_\_

**Structure Setback:** One credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.

Ft / Credit Units gained: \_\_\_\_\_

**Shore Impact Zone Removal:** See description on next page.

Credit Units gained: \_\_\_\_\_

**Total Mitigation Credits Gained:** \_\_\_\_\_



PARCEL	
APP	Mitigation
YEAR	

**DETERMINING THE IMPERVIOUS SURFACE**

On substandard size lots, surface coverage over 15% must be offset with mitigation. Impervious surface is not allowed to exceed 25% of any lot. Impervious surface includes structures or anything that reduces or prevents the infiltration of water, such as: driveways (asphalt / class 5); parking areas; concrete; impervious pavers; walks; decks; patios; houses; garages, etc.

Proposed Coverage: 22.3 %

Threshold Coverage: 15 %

Difference:  $= (22.3 - 15) \times 5 = 36.5$  Credit Units Required for Mitigation

**MITIGATING THE DIFFERENCE IN IMPERVIOUS SURFACE COVERAGE**

Reduce Impervious Surface Coverage: 5 credit units is allowed for each percentage point reduction in coverage between 15 and 25 percent.

$(\text{ } \text{ \% coverage reduced}) \times 5 = \text{Credit Units Gained}$

**Stormwater Management:** If water runoff is diverted into an approved onsite stormwater management system, 10 credit units may be gained for each 350 sq ft of surface area from which the runoff is contained on the property.

**Example** 350 Sq Ft of Surface Area Diverted = 10 Credit Units Gained

700 Sq Ft of Surface Area Diverted = 20 Credit Units Gained

House 1,276<sup>sq ft</sup>, garage 936-2,212<sup>sq ft</sup>

Rain gutters, down spouts on house and new garage.  
Credit Units Gained 63.2

**Berm:** If a berm is established that is not less than 12 inches above grade and parallel to the shoreline to contain / control stormwater runoff, 10 Credit Units is allowed for every 25 feet of protected shoreline. This option is only available to properties of less than 8% grade to the lake.

**Example** 25 Feet of protected Shoreline = 10 Credit Units Gained

50 Feet of protected Shoreline = 20 Credit Units Gained

Credit Units Gained \_\_\_\_\_

**Shore Impact Zone Removal (see below):**

Credit Units Gained \_\_\_\_\_

**Total Mitigation Credit Units Gained:** 63.2

**SHORE IMPACT ZONE OPTION**

Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

Mitigation credit is allowed for Shore Impact Zone removals. 5 Credit Units will be allotted for each 50 square feet of removal. *These Credit Units may be used in mitigating either the structure setback or the impervious surface coverage, but may only be used once.*

Credit Units Gained through Shore Impact Zone Removal = \_\_\_\_\_

**Please Sign**

The mitigation options selected above are documented by an approved site and / or stormwater management plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker County. These mitigations will be deed recorded to remain with the property through subsequent ownerships.

*[Signature]* Owner(s) 7-24-19 Date  
*[Signature]* 7/30/19



# Authorized Agent Form

(If you are the owner completing & signing the site application no need to complete this form)

1. Form must be legible and completed in ink.
2. Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX"). If you want your agent to represent you on a conditional use or variance application and also be authorized to obtain the related permit(s), be sure to check and complete the "permit application" item as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature on this form until Becker County Planning and Zoning receives signed, written notification from the property owner(s) stating otherwise or the property's ownership changes.

I (we), Jason + Molly Schenck hereby authorize Joyce Holm to act  
(landowner-print name) (agent-print name)  
as my (our) agent on the following item(s): appropriate box(es)

permit application (write in permit "type" - e.g. (site) septic, etc.): \_\_\_\_\_

plat application: \_\_\_\_\_

conditional use application: \_\_\_\_\_

variance application: \_\_\_\_\_

other: \_\_\_\_\_

on my (our) property located at:

Tax Parcel Number(s): 17.0685.000 Physical Site Address: 12150 Tanglewood Rd

Legal Description: Audubon, MN

Section: 19 Township: 138 Range: 42 Lot: 8 Block: \_\_\_\_\_ Plat Name: Gilbertson Beach 1st

### Agent Contact Information

Agent address: 13600 E Pearl Lake Rd Detroit Lakes MN 56501  
Street City State Zip Code

Agent phone #(s): 218 849-4834 Agent fax #: \_\_\_\_\_

Agent email address: joyce.holm@hotmail.com

Molly Schenck Property Owner(s) Signature(s) 7/30/19 Date

State of Minnesota  
County of Becker

On this 30 day of July before me personally appeared Molly Schenck

to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged

that He/She executed the same as her/his free act and deed

(Notary Stamp)



Sarah Crompton  
Notary Public

Office Use Only:

Date received: \_\_\_\_\_ Expiration Date: \_\_\_\_\_



**Becker County**  
 Auditor-Treasurer Office  
 915 Lake Avenue  
 Detroit Lakes, MN 56501  
 218-846-7311  
 www.co.becker.mn.us  
 AIN:

PIN: 17.0685.000  
 BILL NUMBER: 008694  
 LENDER:  
 OWNER NAME: SCHENCK JASON M

**TAX STATEMENT**

**2019**

2018 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2018	2019
<b>Taxes Payable Year:</b>		
Estimated Market Value:	279,100	319,200
Homestead Exclusion:	0	0
Taxable Market Value:	279,100	319,200
New Improvements:		
Property Classification:	Seasonal	Seasonal
<i>Sent in March 2018</i>		
<b>Step 2</b>	<b>PROPOSED TAX</b>	
	<i>Sent in November 2018</i>	
		2,558.00
<b>Step 3</b>	<b>PROPERTY TAX STATEMENT</b>	
	First half taxes due 05/15/2019	\$1,500.00
	Second half taxes due 10/15/2019	\$1,500.00
	Total taxes due in 2019	\$3,000.00

TAXPAYER(S):

JASON M SCHENCK & MOLLY E SCHENCK  
 22691 28TH AVE N  
 HAWLEY MN 56549

**\$\$\$**

**REFUNDS?**  
*You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply*

**PROPERTY ADDRESS**  
 12150 TANGLEWOOD RD  
 AUDUBON, MN 56511

**DESCRIPTION**  
 Section 19 Township 138 Range 042  
 SubdivisionName GILBERTSON  
 BEACH 1ST SubdivisionCd 17018

**Line 13 Detail**  
 S-8148 TANGLEW 398.71  
 S-1010/15 SOLID V 40.00  
 Principal 372.26  
 Interest 66.45

Tax Detail for Your Property:		2018	2019	
<b>Taxes Payable Year:</b>		2018	2019	
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	\$0.00	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	\$0.00	
Tax and Credits	3. Property taxes before credits	\$2,322.68	\$2,561.29	
	4. Credits that reduce property taxes			
	A. Agricultural and rural land credits	\$0.00	\$0.00	
	B. Other credits	\$0.00	\$0.00	
	<b>5. Property taxes after credits</b>	<b>\$2,322.68</b>	<b>\$2,561.29</b>	
Property Tax by Jurisdiction	6. BECKER COUNTY	\$1,074.70	\$1,204.64	
	7. LAKE EUNICE	\$318.62	\$324.96	
	8. State General Tax	\$485.06	\$546.29	
	9. SCHOOL DISTRICT 2889	A. Voter approved levies:	\$289.85	\$308.55
		B. Other local levies	\$93.39	\$116.65
		C. TIF	\$0.00	\$0.00
	10. Special Taxing Districts			
		A. BC EDA	\$6.23	\$6.75
		B. Others	\$54.83	\$53.45
		C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referenda levies	\$0.00	\$0.00	
	12. Total property tax before special assessments	\$2,322.68	\$2,561.29	
13. Special assessments	\$455.32	\$438.71		
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>\$2,778.00</b>	<b>\$3,000.00</b>		
	Tax Amount Paid		\$0.00	

**2**

**2nd Half Payment Stub - Payable 2019**

Detach and return this stub with your 2nd half payment.  
 To avoid penalty, pay on or before October 15, 2019.

Total Property Tax for 2019	\$3,000.00
<b>2nd Half Tax Amount</b>	<b>\$1,500.00</b>
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
<b>2nd Half Total Amount Due</b>	<b>\$1,500.00</b>
Balance Good Through	10/15/2019
	Seasonal

PIN: 17.0685.000  
 AIN:  
 BILL NUMBER: 008694  
 TAXPAYER(S):

Paid By \_\_\_\_\_

JASON M SCHENCK & MOLLY E SCHENCK  
 22691 28TH AVE N  
 HAWLEY MN 56549

**MAKE CHECKS PAYABLE TO:**

Becker County  
 Auditor-Treasurer Office  
 915 Lake Avenue  
 Detroit Lakes, MN 56501

**1**

**1st Half Payment Stub - Payable 2019**

Detach and return this stub with your 1st half payment.  
 To avoid penalty, pay on or before May 15, 2019.  
 If your tax is \$100.00 or less, pay the entire tax by May 15, 2019.

Total Property Tax for 2019	\$3,000.00
<b>1st Half Tax Amount</b>	<b>\$1,500.00</b>
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
<b>1st Half Total Amount Due</b>	<b>\$1,500.00</b>
Balance Good Through	05/15/2019
	Seasonal

PIN: 17.0685.000  
 AIN:  
 BILL NUMBER: 008694  
 TAXPAYER(S):

Paid By \_\_\_\_\_

JASON M SCHENCK & MOLLY E SCHENCK  
 22691 28TH AVE N  
 HAWLEY MN 56549

**MAKE CHECKS PAYABLE TO:**

Becker County  
 Auditor-Treasurer Office  
 915 Lake Avenue  
 Detroit Lakes, MN 56501



600079

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
Document No. 600079

August 14, 2012 at 10:34 AM  
I hereby certify that the within  
instrument was recorded in this office,  
Darlene Maneval, County Recorder  
By SKS Deputy

No delinquent taxes and transfer entered  
this 13th day of Aug, 2012

Ryan L. Tanager  
Becker County Auditor/Treasurer

By [Signature] Deputy

17.0685-000

CERTIFICATE OF REAL  
ESTATE VALUE FILED. # 8544

5-M WARRANTY DEED  
Individual(s) to Joint Tenants

Becker County Recorder

Well Certificate Received 8-14-2012

Darlene Maneval

Deputy [Signature] Becker County Recorder

STATE DEED TAX DUE HEREON: \$

Date: August 10, 2012

Parcel # 17.0685.000

FOR VALUABLE CONSIDERATION, Dale A. VanHavermaet and Jane G. VanHavermaet, husband and wife, Grantor(s), hereby convey(s) and warrant(s) to Jason M. Schenck and Molly E. Schenck, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

Lot Eight (8), GILBERTSON BEACH FIRST ADDITION, according to the certified Plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Covenants, Easements and Restrictions of Record, if any.

Check Box if Applicable:

- The Seller certifies that the seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

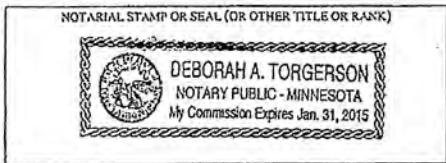
BECKER COUNTY DEED TAX  
AMT. PD. \$ 874.50  
Receipt # 511854  
Becker County Auditor/Treasurer

[Signature]  
Dale A. VanHavermaet  
[Signature]  
Jane G. VanHavermaet

chk  
paid  
well  
non/std  
Grta

STATE OF MINNESOTA        )  
  )ss.  
COUNTY OF BECKER        )

The foregoing instrument was acknowledged before me on this 10th day of August, 2012, by Dale A. VanHavermaet and Jane G. VanHavermaet, husband and wife, Grantor(s).



[Signature]  
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

Check here if part or all of the land is Registered (Torrens)

Tax Statements for the real property described in this instrument should be sent to  
(include name and address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Becker County Title Services, Inc.  
828 Minnesota Avenue  
Detroit Lakes, MN 56501  
Order No.: 26855

Jason M. Schenck  
Molly E. Schenck  
12150 Tanglewood Road  
Audubon, MN 56511  
22691 28th Ave N.  
Hawley, MN 56549





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.

1:2,113

Date: 8/16/2019

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

Becker County



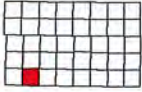


A Marketing Company

"Serve, Connect and Celebrate  
Our Community"

1340 Richwood Rd.  
Detroit Lakes, MN 56501

Phone: 218-847-5624

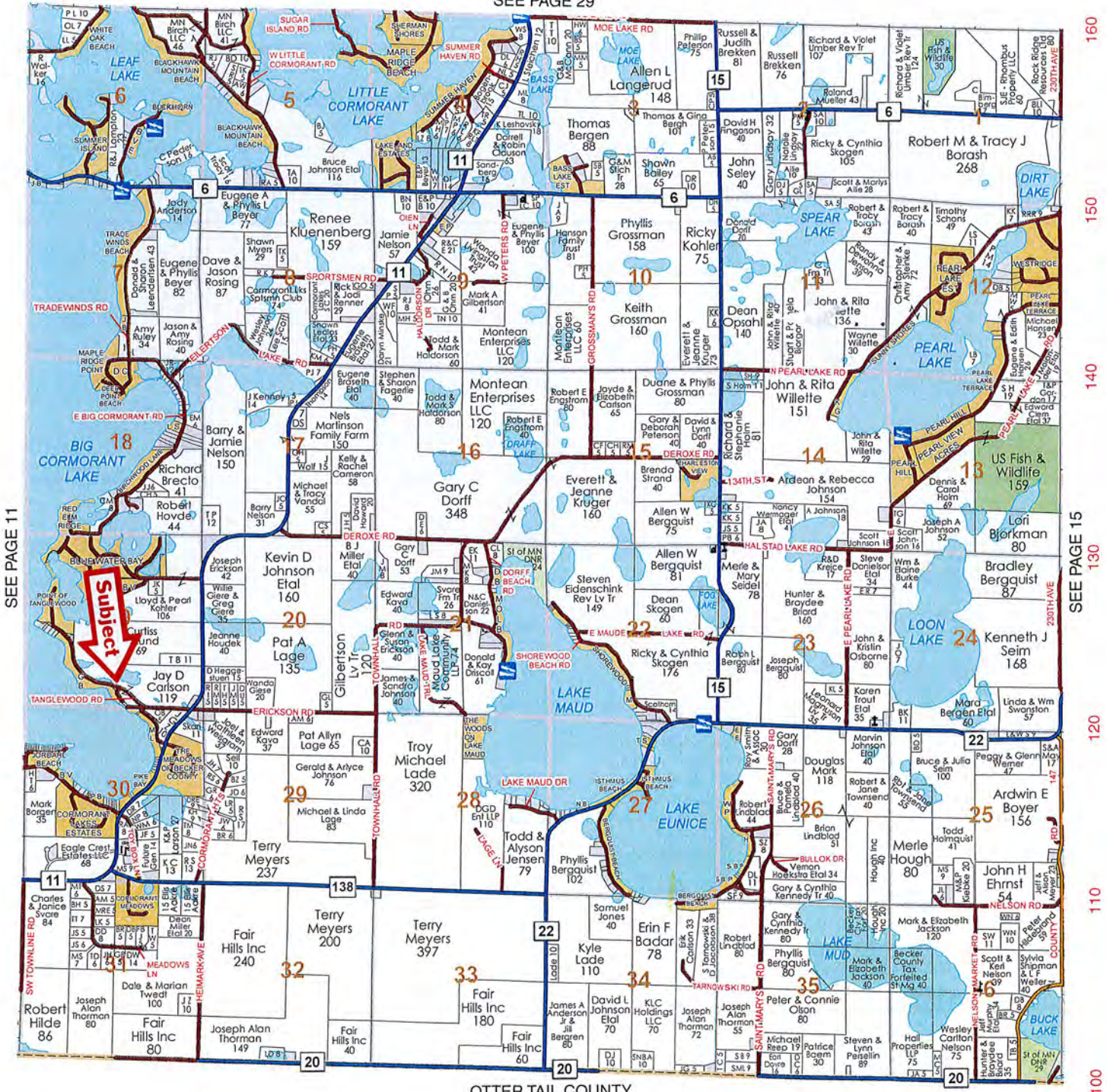


## Lake Eunice

## Township 138N - Range 42W

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SEE PAGE 29



SEE PAGE 11

**Subject**

160  
150  
140  
130  
120  
110  
100

OTTER TAIL COUNTY