



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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

Becker County Planning Commission Meeting

Tuesday November 10th, 2015 ~ 7:00 P.M.

~ Tentative Agenda ~

I. Roll Call of Members

Minutes Approval for the October 13th, 2015 Meeting.

II. Old Business: None

III. New Business

1) **APPLICANT:** Heather, Wendy, & Heidi Harstad **PROJECT LOCATION:** 27488 County Road 21, Richwood **APPLICATION AND DESCRIPTION OF PROJECT:** Request for a Conditional Use Permit to provide for the sale of alcohol and expand to a full service restaurant. Previous Conditional Use Permit Document # 468252 dated 03/27/01 allowed a commercial activity consisting of a fast food establishment in an agricultural zone and was granted on the above described property based on the fact that the use is compatible with the surrounding area and is not detrimental to the area.

2) **APPLICANT:** Donald & Pamela Skarie **PROJECT LOCATION:** 25793 Co Rd 149 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a change of zone from Agricultural to Residential and a Certificate of Survey for two tracts of land with Tract A consisting of 7.7 useable acres and Tract B consisting of 21,800 useable square feet.

3) **APPLICANT:** Scott Erickson **PROJECT LOCATION:** 1112 South Shore Drive, Detroit Lakes **APPLICATION AND DESCRIPTION OF PROJECT:** Request approval of a final plat for a Common Interest Development (Toy Locker CIC).

4) **APPLICANT:** Sara Aurelius and Vince & Joyce Vogler **PROJECT LOCATION:** 11252 Eagle Lake Road, Frazee **APPLICATION AND DESCRIPTION OF PROJECT:** Request a change of zone from Agricultural to Residential. The Certificate of Survey will be reviewed by the Frazee Planning and Zoning Commission.

5) **APPLICANT:** Wayne Volk **PROJECT LOCATION:** Easement road off Bog Lake Trail **APPLICATION AND DESCRIPTION OF PROJECT:** Certificate of Survey for two tracts of land with Tract One consisting of 4.14 lot area and Tract Two consisting of 3.24 lot area. A Variance was approved October 9th, 2015 to allow a fourteen (14) foot wide easement to service two tracts of land instead of the required thirty-three (33) feet due to the fact that the rules changed during their process of subdivision; the number of tracts being serviced by the easement will not change; and the easement is similar in size and condition as other easements in the area.

IV. Other Business

- 1) **Tentative Date for Informational Meeting:**
Wednesday, December 2, 2015; 8:00 am; Zoning Office
- 2) **Other Business**

V. Adjournment



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

November 10, 2015 @7:00 PM

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56502

APPLICANT:

Wendy, Heather & Heidi Harstad
27833 Linden Road
Rochert, MN 56578

Project Location: 27488 Co. Hwy 21

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to provide for the sale of alcohol and expand to a full service restaurant. Previous Conditional Use Permit Document #468252 dated 03/27/01 allowed a commercial activity consisting of a fast food establishment in an agricultural zone and was granted on the above described property based on the fact that the use is compatible with the surrounding area and would not be detrimental to the area.

LEGAL LAND DESCRIPTION: 240331000 Richwod Township TOWNSITE OF RICHWOOD 140 41
Block 004 LOTS 7 & 8 & N1/2 LOTS 9 & 10, Section 02, TWP 140, Range 41

REFER TO BECKER COUNTY ZONING ORDINANCE

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, for possible rescheduling of the Hearing.

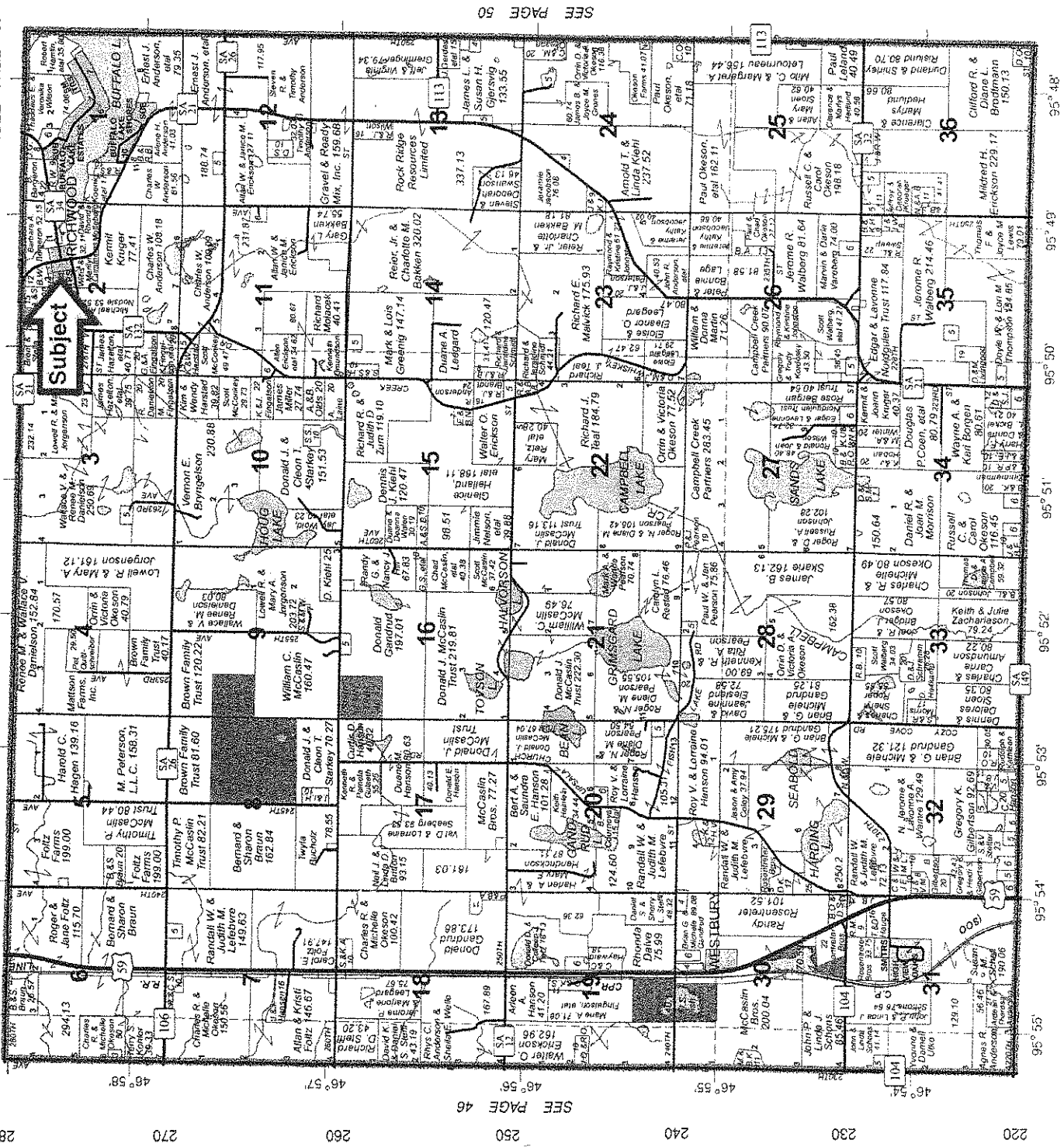
RICHWOOD

T.140N.-R.41W.

280

SEE PAGE 64

SEE PAGE 66



SEE PAGE 46

SEE PAGE 50

© 2009 Rockford Map Pubs., Inc.

SEE PAGE 32

Becker County, MN

Washed Sand • Aggregates • Base Gravel • Dirt & Peat • Sand & Gravel

**Ernest C. Anderson
GRAVEL INC.**

(218) 847-4614

DETROIT LAKES





~ CONDITIONAL USE APPLICATION ~
BECKER COUNTY PLANNING & ZONING

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

PARCEL APP YEAR	CUP
SCANNED	

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

First name(s): Wendy Heather Heidi Last name: Harstad
 Mailing Address: 21833 Linden Rd City, State, Zip Becker, MN 56578
 Phone Number(s): 701-238-3895 Project Address: 27488 Co Hwy 2-1
Richwood, MN
 Parcel number(s) of property: 24.0331.000, 24.0330.001 Sect - Twp - Range: 02-140-41
 Township Name: Richwood Legal Description: See attached

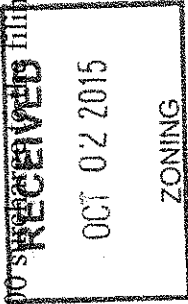
REASON FOR CONDITIONAL USE REQUEST: To obtain permit to serve alcohol (on-sale) & to include a sit down family style restaurant.

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.

Wendy Harstad
SIGNATURE OF APPLICANT 10-1-15 DATE

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings; parking area and all other materials deemed necessary.
3. Non-refundable filing fee of \$326.00. If in Cormorant Township add \$25.00 **RECEIVED** filing fee (\$351.00). **Make check payable to Becker County Zoning.**
4. **Is the conditional use permit request after the fact?** | Yes | No
If yes, after the fact application fee is an additional \$600.00.



Office Use Only

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

[Signature]
SIGNATURE - ZONING ADMINISTRATOR _____ DATE

PARCEL	APP	CUP
YEAR		

BUSINESS PLAN

Name of Business: Red Barn and Grill

Owners of Business: Wendy Harstad, Heather Harstad, Heidi Harstad

Type of Business: Retail Sales Service Other

Type of Merchandise: Food and beverages

Type of Service: Serving food and beverages

Hours of Operation: 11A-11p

Number of Employees: 3

Off - street Parking Plan: Parking will be located on open lot North of building.

Size of Structure to be used for Business: _____

New Structure: 24' x 28' Existing Structure: 20' x 28'

Signage Plan: n/a

Exterior Lighting Plan: n/a

Environmental Hazards: n/a

Other Comments: * Women-owned small business
* all living within 6 miles from business
* family owned
* to add a family-friendly eating establishment to our rural community.



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) 24-0331-000 Property (E911) Address 27488 Co Hwy 21 **911 Address Needed _____ Legal Description See attached
24-0330-001 Richwood, MN 56577

Lake/River Name _____ Lake/River Class Richwood Township Name 02 Section 02 TWP No. 14D Range 41

Property Owner Last Name Harstad First Name Wendy Heather Heidi Mailing Address 27833 Linden Rd Phone 701-238-3895
Rochert, MN 56578

Contractor Name Lic # _____

Proposed Project (Check those that apply)
 New Dwelling Addition to Dwelling Replacement Dwelling* Mobile/Manuf. Home
 Attached Garage Detached Garage Storage Structure Addition to Non-dwelling
 Stairway Deck Recreational Unit Water Oriented Structure
 Fence Other _____
 *Existing Dwelling to be removed prior to _____
 Non Conforming Replacement (Identify) _____

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

Lot Information Shoreland () Riparian () Non Riparian Non Shoreland
See attached. _____ sq ft or _____ acres Water Frontage NA 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	On property	Impervious Surface	Dimensions	Sq. Footage
EX: Patio	10 x 12	120				
DRIVEWAY	40 x 10	400		4 Parking	60 x 30	1800
Lotting	20 x 28	560		Garage	20 x 30	600
Proposed	24 x 28	672		# 2 Parking	20 x 20	400
				Total Impervious Material		

Impervious Lot Coverage 4972 ÷ 36,270 = .137 x 100 = 14 %
 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

~~() Dwelling~~ _____ ft by _____ ft () Attached Garage _____ ft x _____ ft

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

Setback to Side Lot Line 11.3 ft & Rear Lot Line 140 ft

Setback to Bluff na

Setback to Wetland na

Setback to OHW (straight horizontal distance) na

Setback to septic tank 02

Total No. Bedrooms 0

Roof Change () Yes () No

Basement () Yes () No Walkout Basement () Yes () No

Maximum height proposed _____ # of Stories _____

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 _____ ft high () Other _____ ft x _____ ft

Outside Dimension () Addition to existing structure 28 ft x 24 ft () Fence _____ ft x _____ ft

See attached survey. (Rows) 88 to Co Rd Cost of Project

Setback to Lot Line 11.3 ft & Rear Lot Line 140 ft

Setback to Road Right of Way 120 ft

Setback to Road Right of Way 120 ft Facility \$ 80,000 +

Setback to Bluff na

Setback to Wetland na

Setback to OHW (straight horizontal distance) na

Setback to septic tank 02

Roof Change () Yes (X) No

Bathroom proposed (X) 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

Setback to Lot Line _____ ft & _____ ft

Setback to OHW (straight horizontal distance) _____

Setback to septic tank _____

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.

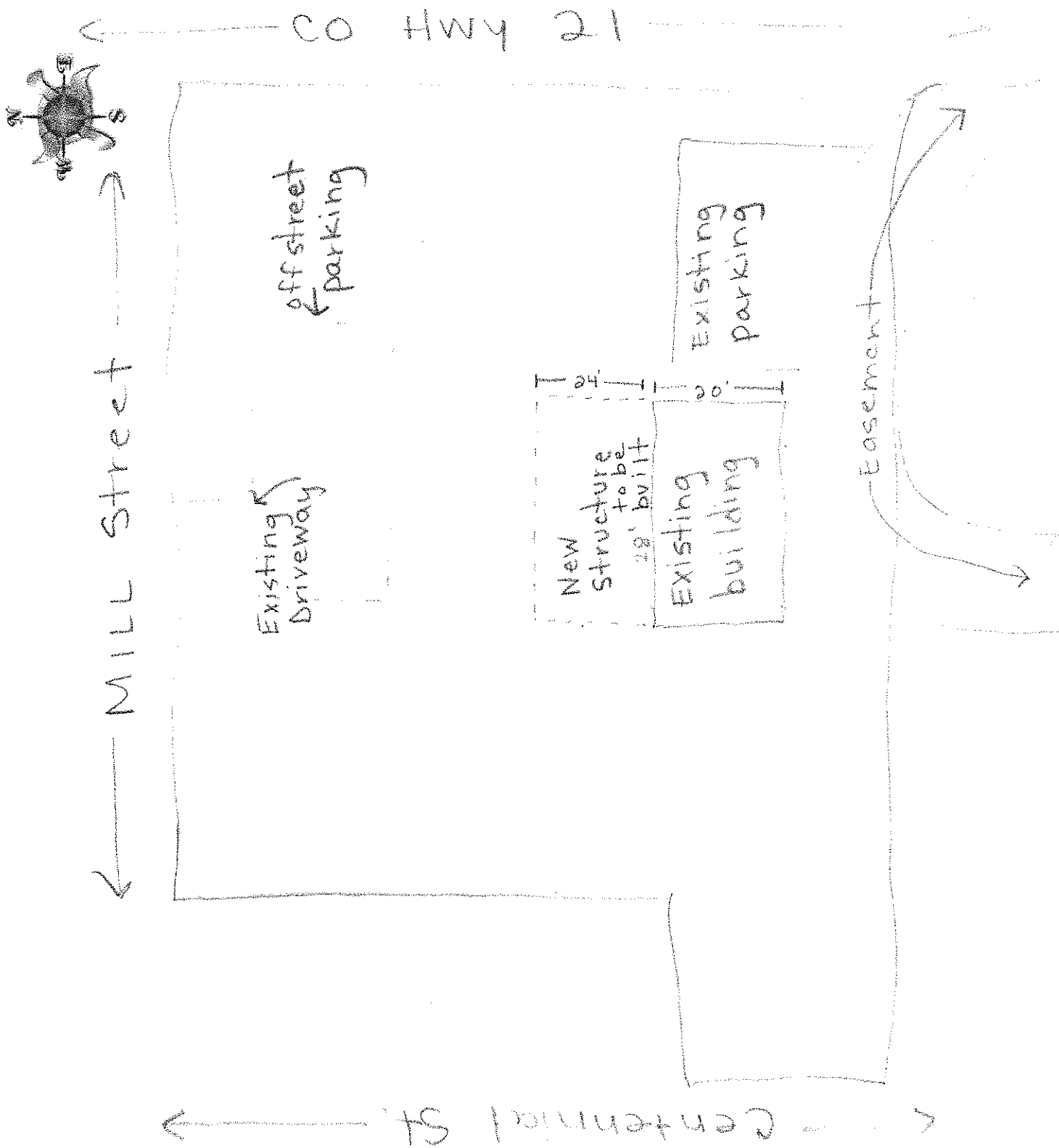
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland 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.

Wendy Hartel _____ 10-1-15 _____
Signature Date

SKETCH OF PROPERTY

PARCEL	SITE
APP 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.



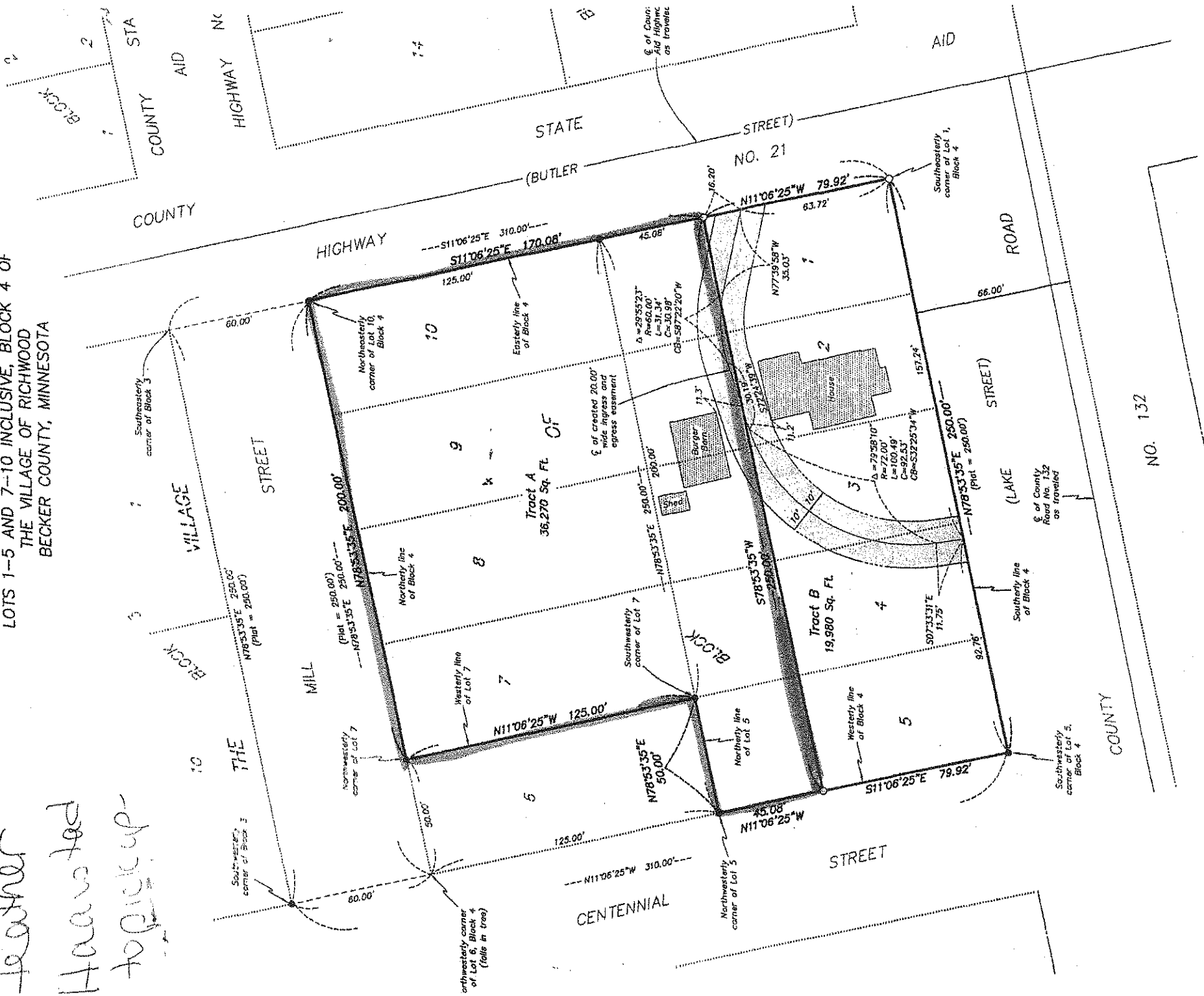
Remember EROSION CONTROL!

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

CERTIFICATE OF SURVEY

LOTS 1-5 AND 7-10 INCLUSIVE, BLOCK 4 OF THE VILLAGE OF RICHWOOD BECKER COUNTY, MINNESOTA

*leather
Harvested
to pick up*



LEGEND



Becker County

Date: 10/19/2015

1:2,246

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.



24.0330.000
cup/R 01

468252

BECKER COUNTY RECORDER-STATE OF MN

Document No. 468252

Date APR 05 2001 3:07 PM

I hereby certify that the within instrument was recorded in the office of Becker County Recorder.

M.M. Martinson
County Recorder _____ Dpty.

STATE OF MINNESOTA

BECKER COUNTY ZONING

COUNTY OF BECKER

PERMIT FOR USE

This is to Certify that under the Zoning Ordinance of Becker County, Property described as follows may be used as indicated:

ADDRESS OF PROPERTY: Intersection of County Road 132 and County Highway 21,
Section 2, Richwood Township.

ZONE: Agricultural

LEGAL DESCRIPTION :

Lots 1, 2, 3, 4, & 5, Block 4, Townsite of Richwood, Section 2, TWP 140, Range 41, Richwood Township. PID Number 24.0330.000

OWNER: Scott McCaslin OWNERS ADDRESS: P O Box 225
Detroit Lakes, MN 56502

EXACT DESCRIPTION OF USE PERMITTED AND CONDITIONS:

A Conditional Use Permit to allow a commercial activity consisting of a fast food establishment in an agricultural zoned has been granted on the above-described property based on the fact that the use is compatible with the surrounding area and is not detrimental to the area.

NOTICE: This Use CAN NOT BE CHANGED to any other Use without a new Permit from the Zoning Administrator.

APPROVED by the Becker County Planning Commission: 3/20, 20 01

APPROVED by the Becker County Board of Commissioners: 3/27, 20 01

STATE OF MINNESOTA)

) SS

BECKER COUNTY PLANNING, ZONING

COUNTY OF BECKER)

AND LAND USE OFFICE

I, Dan A. Holm, Zoning Administrator for the County of Becker, with and in for said County, do hereby Certify that I have compared the foregoing copy of PERMIT FOR USE with the original Record thereof preserved in my Office, and have found the same to be a correct and true transcript of the whole thereof.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Detroit Lakes, Minnesota, in the County of Becker on the 27th day of March, 20 01.

Dan A. Holm
Dan A. Holm, Administrator
Environmental Services

Drafted By The Becker County
Environmental Services Department

phg
 paid
well
non / std
extra



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

November 10, 2015 @7:00 PM

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse

Detroit Lakes, MN. 56502

APPLICANT:

Don & Pam Skarie
25793 Co. Road 149
Detroit Lakes, MN 56501

Project Location: 25793 Co Road 149

APPLICATION AND DESCRIPTION OF PROJECT:

Request a change of zone from Agricultural to Residential and a Certificate of Survey for two tracts of land with Tract A consisting of 7.7 useable acres and Tract B consisting of 21,800 useable square feet.

LEGAL LAND DESCRIPTION: 080055001 Detroit Township Floyd Lake
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

REFER TO BECKER COUNTY ZONING ORDINANCE

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.

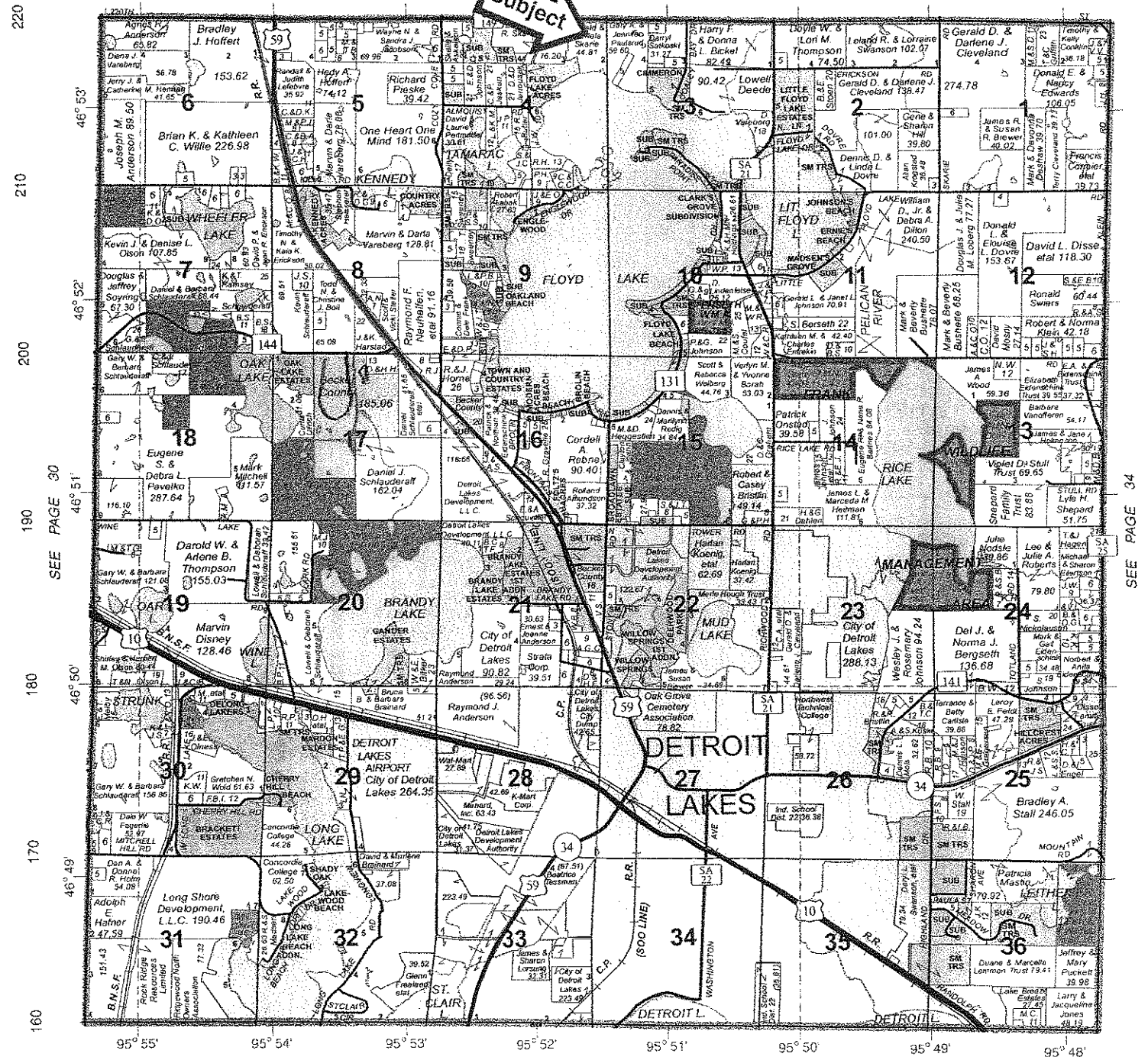
Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

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, for possible rescheduling of the Hearing.**

Subject



SEE PAGE 30

SEE PAGE 34

SEE PAGE 16

Becker County, MN

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230 240 250 260 270 280 290

ERIC LUNDMARK

GRI, Realtor®

realty.com

P.O. Box 375 • 624 Lake Avenue • Detroit Lakes, MN 56502

Office: 218.844.5557 • Fax: 218.844.5558

Cell: 218.849.0383 • EricL@arvig.net

www.EricAtTheLakes.com





**SUBDIVISION / ZONE CHANGE
BECKER COUNTY
PLANNING & ZONING**
915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

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

Applicant's Name: Don & Pam Skaric

Applicant's Address: 25793 Co. Rd. 149
Detroit Lakes, MN 56501

Telephone(s): 841-2802 Date of Application: 10-5-15

Signature of Applicant: [Signature] (MICHIGAN SURVEYING, INC.)

Parcel ID Number: 08.0055.001 Project Address: same

Legal Description of Project: See attached

SECTION 1

*Zone Change For Existing Parcel Number _____
Current Zoning _____ Requested Zoning _____

SECTION 2

*Certificate Of Survey: Number of Lots 2
Shoreland (within 1000 ft of lake) Nonshoreland _____
Current Zoning of property Agricultural
Is a change of zone required? yes no
If yes, change from Agricultural Zone to Residential Zone.
Total acreage of parcel to be subdivided ± 10.7
**Include a copy of the purchase agreement if applicant is not the owner of the property.

SECTION 3

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

Date Received 10-5-15 Date Accepted _____ Authorized Signature [Signature]
Application Fee _____ Notice Fee _____ Recording Fee _____
Date Paid _____ Receipt Number _____



411616

Warranty Deed
Individual(s) to Joint Tenants

No delinquent taxes and transfer
entered; Certificate of Real Estate
Value () filed () not required
Certificate of Real Estate Value
No. 130

February 14, 1995

Keith G. Becken
County Auditor

by as
080055.001 Deputy

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Microfilm No. 411616

Date FEB 15 1995 10:00 a.m.

I hereby certify that the within instrument
was recorded in the office of Becker
County Recorder

M.M. Martinson
Dpty. Be Co. Recorder

BECKER COUNTY RECORDER

Wall Certificate Received FEB 15 1995

M.M. Martinson
Dpty. Be Co. Recorder

(reserved for recording data)

STATE DEED TAX DUE HEREON: \$ 283.80

Date: February 13, 1995

FOR VALUABLE CONSIDERATION, ENOCH E. SKARIE and HARRIET B. SKARIE,
Grantor(s), husband and wife;(marital status) hereby convey(s) and
warrant(s) to DONALD R. SKARIE and PAMELA H. SKARIE, Grantee(s),
husband and wife, as joint tenants, real property in Becker
County, Minnesota, described as follows:

Government Lots 1 and 2, excepting therefrom the West 75
feet of the North 1,000 feet of Government Lot 2, Section
4, Township 139, Range 41.

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

easements, restrictions and reservations of record, if any.

(Affix Deed Tax Stamp Here)

#1
RECEIPT # 48586
BECKER COUNTY
DEED TAX
AMT. PD. \$ 283.80

Enoch Skarie
Enoch E. Skarie

Harriet B. Skarie
Harriet B. Skarie

Charge
 Paid
 Numerical
 Tract
 Grantor
 Grantee
 Correct

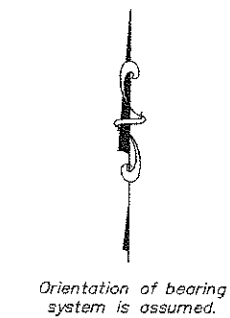
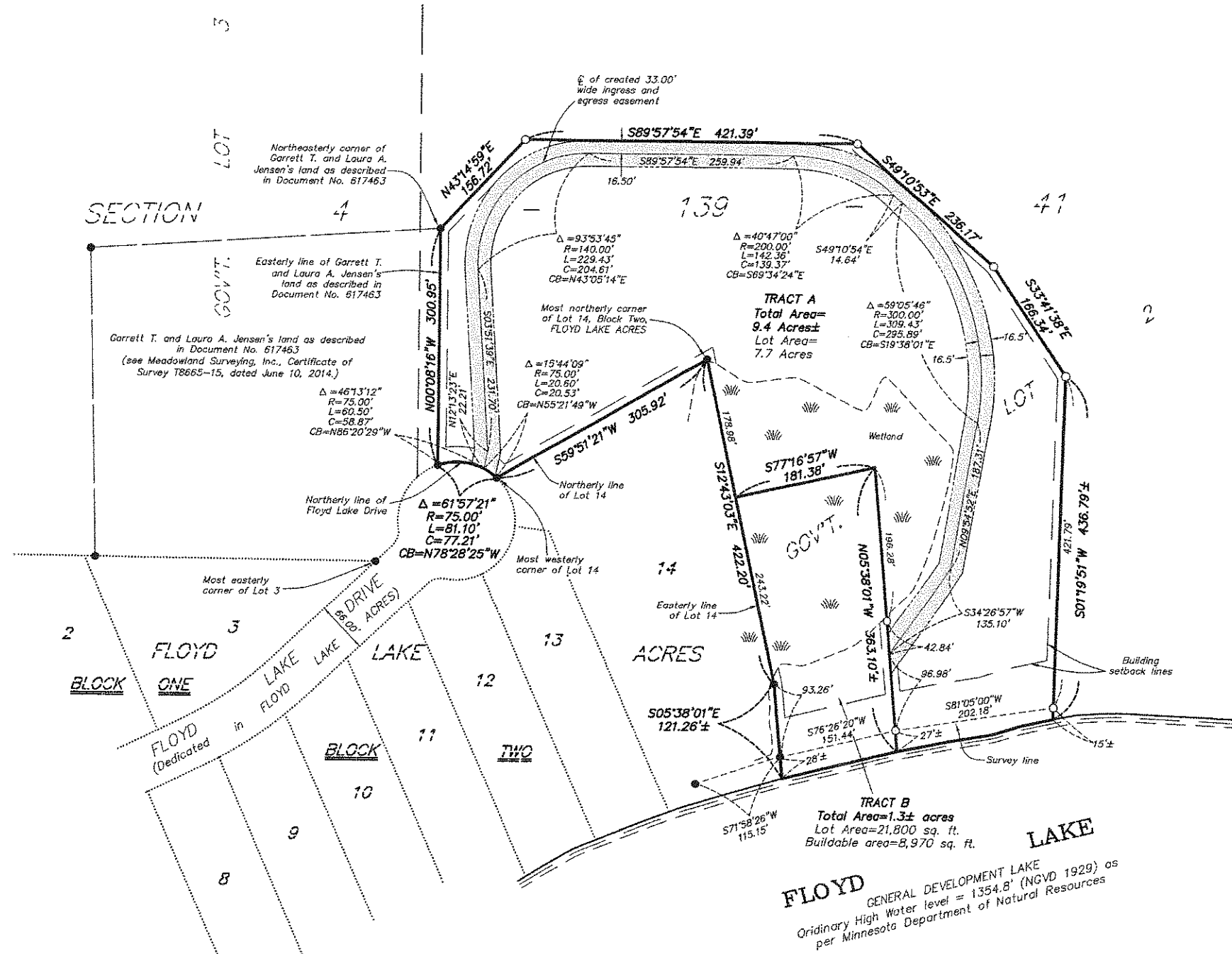
To Don Skarie



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

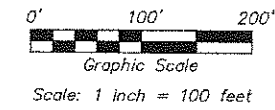
CERTIFICATE OF SURVEY

IN GOVERNMENT LOT 2
SECTION 4-139-41
BECKER COUNTY, MINNESOTA



LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments set marked with Minnesota License No. 12004/46538/50320.



BUILDING SETBACKS

Per current Becker County Zoning Ordinances, primary structure building setbacks for land zoned residential are as follows:

- Floyd Lake (General Development Lake) - 75'
- Side yard - 10'
- Rear yard - 40'
- Floyd Lake Drive Road- 20' from right of way

FLOYD LAKE
GENERAL DEVELOPMENT LAKE
Ordinary High Water level = 1354.8' (NGVD 1929) as per Minnesota Department of Natural Resources

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Print Name: Scott P. Wase
Signature: [Handwritten Signature]
Date: 2/20/25 License # 50320

Raised seal indicates original document

MEADOWLAND SURVEYING, INC.
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
OFFICE: 218-847-4289 FAX: 218-846-1945
EMAIL: frontdesk@meadowlandsurveying.com
www.meadowlandsurveying.com

CLIENT:
DON SKARIE
25793 COUNTY ROAD 142
DETROIT LAKES, MN 56501

COMP FILE:	04SKARIE(COORDS)
CRD FILE:	04SKARIE(COORDS)
DWG FILE:	04SKARIE_COS_2015
COMP BY:	JJD
DRAWN BY:	JJD

DRAWING NUMBER: T8885-15



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

November 10, 2015 @7:00 PM

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56502

APPLICANT:
Scott Erickson
1112 South Shore Drive
Detroit Lakes, MN 56501

Project Location: 20488 County Hwy 20

APPLICATION AND DESCRIPTION OF PROJECT:

Request an approval of a Final Plat for a Common Interest Development (Toy Locker CIC).

LEGAL LAND DESCRIPTION: 170393000

Lake Eunice Township

PT SW1/4 SE1/4: BEG S QTR COR SEC 34, E 668.20', N 612.63', W 669.13', S 637.44' TO POB., Section 34, TWP 138, Range 42

REFER TO BECKER COUNTY ZONING ORDINANCE

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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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, for possible rescheduling of the Hearing.



FINAL PLAT APPLICATION

BECKER COUNTY PLANNING & ZONING

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

PARCEL	
APP	Plat
YEAR	
SCANNED	

Developer's Name: SCOTT ERICKSON

Developer's Address: 1116 S. SHORE DR.
D.L. MN

Telephone(s): 701-866-5500 Date of Application: 10-5-15

Signature of Applicant: [Signature]

Parcel ID Number: 17.0393.000 Project Address: 20488 Co Hwy 20

Proposed Plat Name: TAYLOR LOCKER C/LC

To be completed by Office

Date of preliminary approval: _____

What was approved & stipulations: _____

Checklist

_____ Final Plat with appropriate landowner, mortgagee, surveyor, notary and township signatures;

_____ Certification that current year's taxes have been paid;

_____ Road Certification from County Highway Engineer on newly constructed roads;

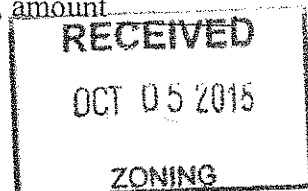
_____ Road agreement from Township for newly constructed roads;

_____ Title Opinion

_____ Stipulations have been met

_____ Final plat fee, check made payable to Becker County Zoning, amount _____;

_____ Recording fee, check made payable to Becker County Recorder, amount _____.





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

1:9,360

Date: 10/20/2015

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

Becker County



TOY LOCKER

This common interest community plot of COMMON INTEREST COMMUNITY NUMBER 81 TOY LOCKER is hereby acknowledged by the Town Board of the Township of Lake Eunice, Becker County, Minnesota, this ____ day of _____, 201__.

Chairman _____

This common interest community plot of COMMON INTEREST COMMUNITY NUMBER 81 TOY LOCKER is hereby approved by the Becker County Planning Commission this ____ day of _____, 201__.

Secretary _____ Chairman _____

This common interest community plot of COMMON INTEREST COMMUNITY NUMBER 81 TOY LOCKER is hereby approved by the Board of Commissioners of Becker County, Minnesota, this ____ day of _____, 201__.

Chairman of County Board _____ County Auditor/Treasurer _____ County Administrator _____

I hereby certify that the taxes for the year _____ for the lands described within are paid and no delinquent taxes and transfer entered this ____ day of _____, 201__.

County Auditor/Treasurer _____ Deputy _____

I hereby certify that the within instrument was filed in this office for record on this ____ day of _____, 201__, at _____ o'clock _____ M. and was duly recorded in Book _____ of _____ page _____ side _____.

County Recorder _____

Pursuant to Minnesota Statutes, Section 515B.2-105(c)(1), this common interest community plot of COMMON INTEREST COMMUNITY NUMBER 81 TOY LOCKER is a condominium.

I, Scott R. Walz, do hereby certify that the work was undertaken by or reviewed and approved by me for this common interest community plot of COMMON INTEREST COMMUNITY NUMBER 81 TOY LOCKER being located upon that part of the Southwest Quarter of the Southeast Quarter in Section 34, Township 138 North, Range 42 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Beginning of a found iron monument which designates the south quarter corner of said Section 34; thence South 88 degrees 18 minutes 45 seconds East 326.07 feet on an assumed bearing along the south line of said Section 34; thence North 12 degrees 19 minutes 59 seconds West 410.45 feet; thence North 01 degree 39 minutes 16 seconds East 100.09 feet; thence South 88 degrees 11 minutes 35 seconds East 357.12 feet; thence South 30 degrees 12 minutes 40 seconds East 30.63 feet; thence South 13 degrees 47 minutes 16 seconds West 143.25 feet; thence South 01 degree 01 minute 18 seconds West 158.17 feet; thence southeasterly on a curve concave to the northwest, having a central angle of 90 degrees 36 minutes 25 seconds and a radius of 63.00 feet, for a distance of 99.63 feet (chord bearing South 46 degrees 19 minutes 30 seconds West); thence North 88 degrees 22 minutes 17 seconds West 28.01 feet; thence southeasterly on a curve concave to the southeast, having a central angle of 66 degrees 33 minutes 18 seconds and a radius of 87.00 feet, for a distance of 101.06 feet (chord bearing South 58 degrees 21 minutes 04 seconds West); thence South 25 degrees 04 minutes 25 seconds West 28.01 feet; thence North 25 degrees 04 minutes 25 seconds East 39.45 feet; thence North 01 degree 01 minute 18 seconds East 155.06 feet; thence North 88 degrees 18 minutes 45 seconds East 28.15 feet to the south line of said Section 34; thence South 88 degrees 18 minutes 45 seconds East 28.15 feet; thence North 01 degree 01 minute 18 seconds East 155.06 feet; thence North 15 degrees 47 minutes 16 seconds East 151.91 feet; thence North 00 degrees 36 minutes 46 seconds East 58.94 feet; thence North 86 degrees 11 minutes 35 seconds West 398.39 feet; thence North 01 degree 39 minutes 16 seconds East 90.15 feet; thence North 86 degrees 11 minutes 16 seconds West 238.51 feet to a found iron monument on the west line of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 37 minutes 22 seconds West 637.44 feet along the west line of said Southwest Quarter of the Southeast Quarter to the point of beginning.

TOGETHER WITH an existing ingress and egress easement as per Document No. 527706, said document is on file and of record in the office of the Recorder in Otter Tail County, Minnesota. Said easement is a 66.00 foot wide easement and is over, under and across part of Government Lot 2 in Section 3, Township 137 North, Range 42 West of the Fifth Principal Meridian in said Otter Tail County. The centerline of said 66.00 foot wide ingress and egress easement is described as follows:

Commencing a found iron monument which designates the north quarter corner of said Section 3; thence South 88 degrees 18 minutes 45 seconds East 389.14 feet on an assumed bearing along the north line of said Section 3 to the point of beginning of the easement; thence South 25 degrees 04 minutes 25 seconds West 14.43 feet; thence South 01 degree 28 minutes 30 seconds East 66.87 feet; thence South 10 degrees 19 minutes 34 seconds East 95.04 feet, more or less, to the centerline of County State Aid Highway No. 20 and said easement centerline there terminates. The width of said 66.00 foot wide ingress and egress easement shall be prolonged or shortened to terminate on the north line of said Section 3 and on the centerline of said County State Aid Highway No. 20.

Said common interest community plot fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110.

Dated this ____ day of _____, 201__.

Scott R. Walz, Licensed Land Surveyor
Minnesota License No. 50320

State of Minnesota }
County of Becker }

The foregoing surveyor's certificate was acknowledged before me, a Notary Public, this ____ day of _____, 201__, by Scott R. Walz, Minnesota Licensed Land Surveyor No. 50320.

Notary Public of Minnesota
My Commission Expires _____

I, _____, pursuant to Minnesota Statutes, Section 515B.2-101(c), do hereby certify that the structural components of the structures containing the units and the mechanical systems serving more than one unit are substantially completed.

Dated this ____ day of _____, 201__.

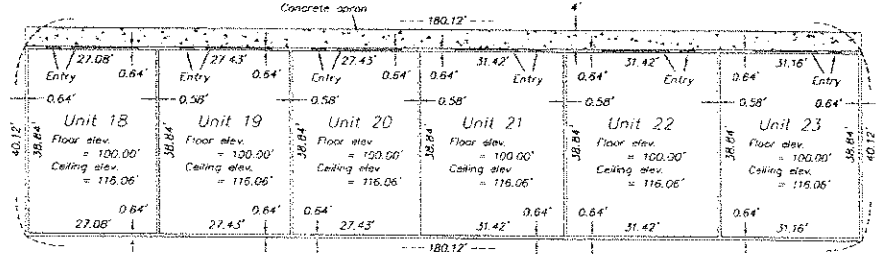
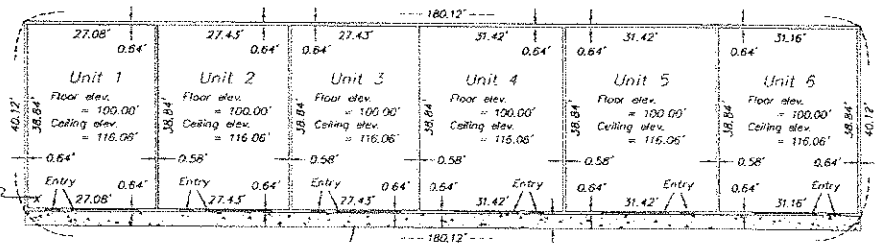
Licensed Professional
Minnesota License No. _____

State of Minnesota }
County of Becker }

The foregoing instrument was acknowledged before me, a Notary Public, this ____ day of _____, 201__, by _____, a Licensed Professional.

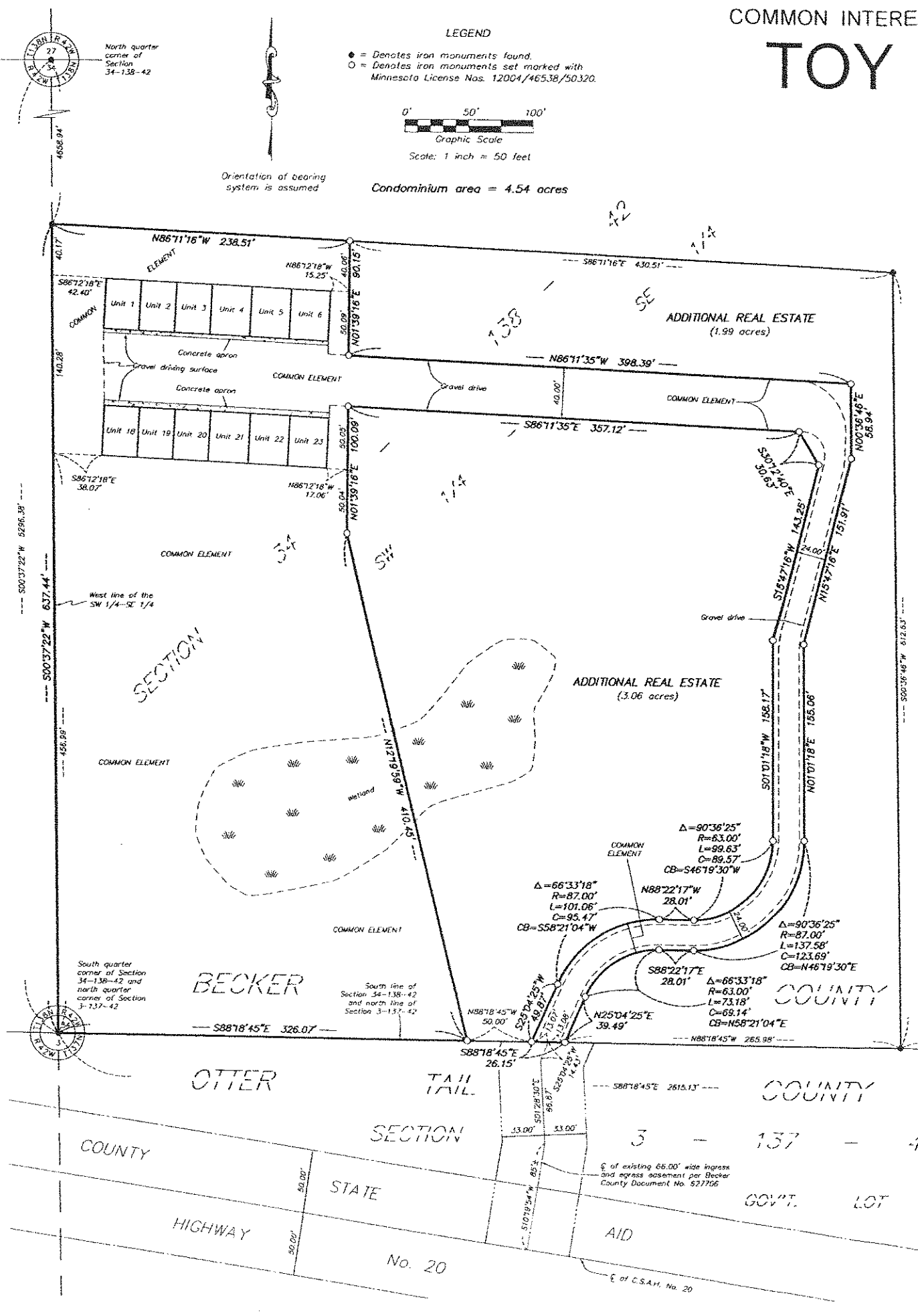
Notary Public of Minnesota
My Commission Expires _____

EXHIBIT A



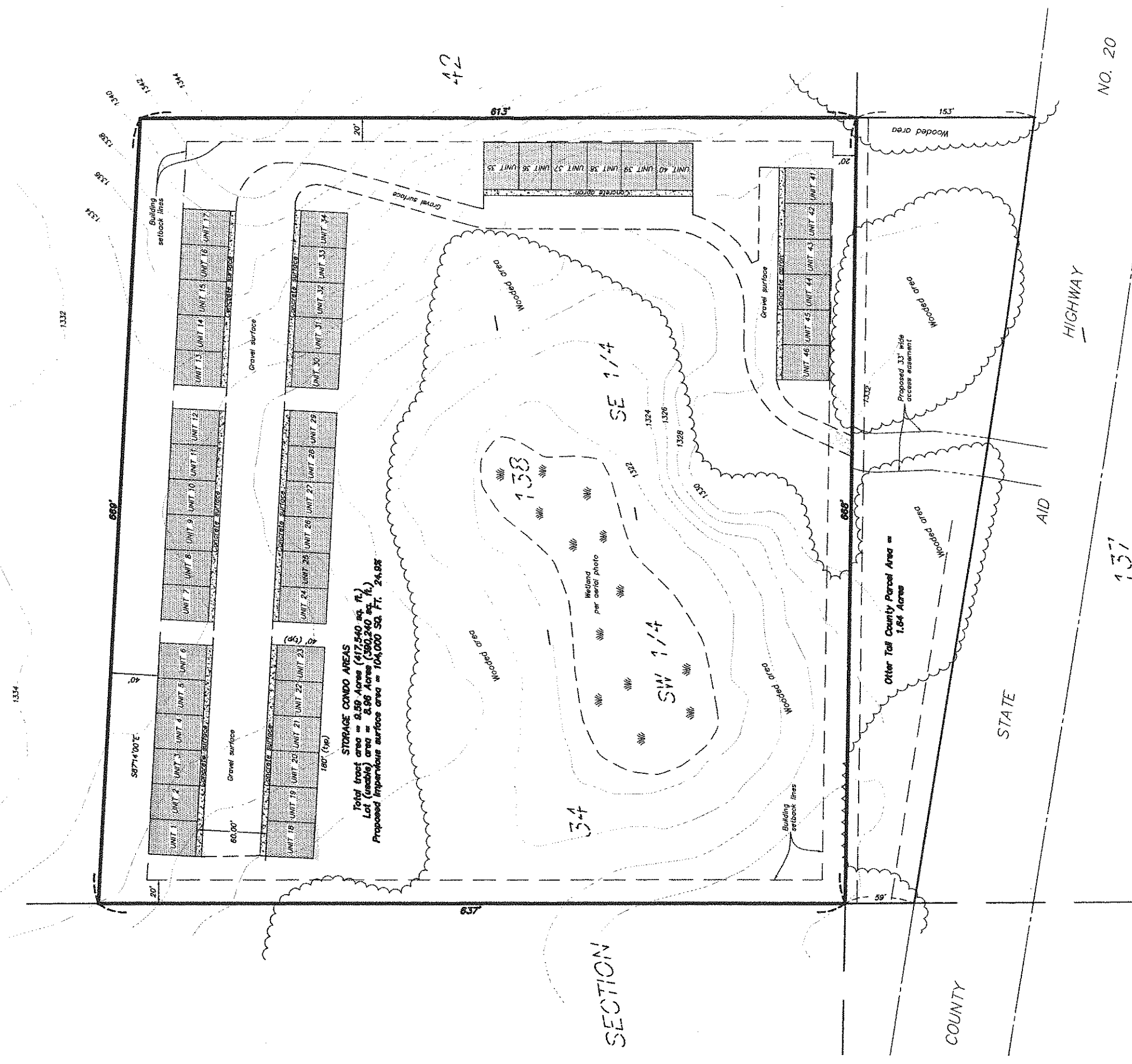
SITE PLAN - EXHIBIT B

CONDOMINIUM FLOOR PLANS - EXHIBIT C



SCOTT JACKSON (SHE PROPERTIES)
 PHASE I FINAL C/C PLAT

TOY LOCKER



STORAGE CONDO AREAS
 Total tract area = 9.59 Acres (417,540 sq. ft.)
 Lot (usable) area = 8.96 Acres (390,240 sq. ft.)
 Proposed impervious surface area = 104,000 sq. Ft. 24.8%

NO. 20

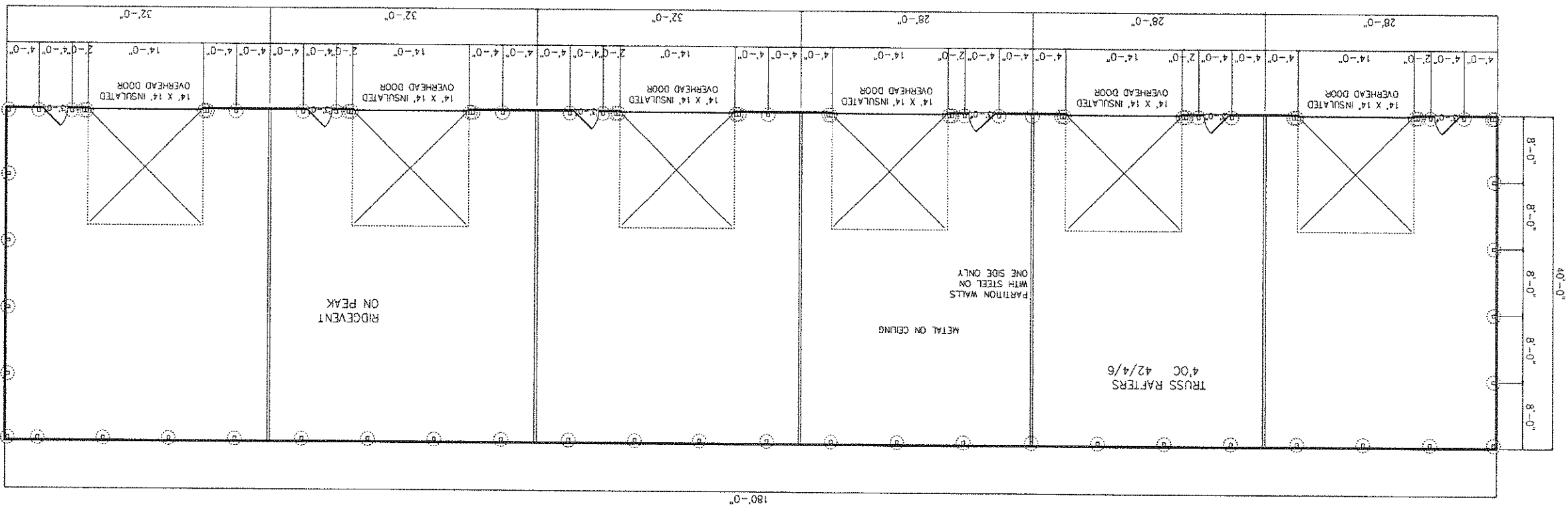
HIGHWAY

STATE

COUNTY

SECTION

137



180'-0"

40'-0"

TRUSS RAFTERS
4" OC 42/4/6

METAL ON CEILING

PARTITION WALLS
WITH STEEL ON
ONE SIDE ONLY

RIDGE LINE
ON PEAK

14' X 14' INSULATED
OVERHEAD DOOR

14' X 14' INSULATED
OVERHEAD DOOR

14' X 14' INSULATED
OVERHEAD DOOR

14' X 14' INSULATED
OVERHEAD DOOR

14' X 14' INSULATED
OVERHEAD DOOR

14' X 14' INSULATED
OVERHEAD DOOR

32'-0"

32'-0"

32'-0"

28'-0"

28'-0"

28'-0"

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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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

November 10, 2015 @7:00 PM

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56502

APPLICANT:

Sara Aurelius and Vince & Joyce Vogler
11252 Eagle Lake Road
Frazee, MN 56544

Project Location: 11252 Eagle Lake Road

APPLICATION AND DESCRIPTION OF PROJECT:

Request a change of zone from Agricultural to Residential. The Certificate of Survey will be reviewed by the City of Frazee Planning and Zoning Commission.

LEGAL LAND DESCRIPTION: 030292000 Burlington Township Eagle Lake
E1/2 OF SE1/4 LESS 21.46 ACRES, Section 29, TWP 138, Range 40

REFER TO BECKER COUNTY ZONING ORDINANCE

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

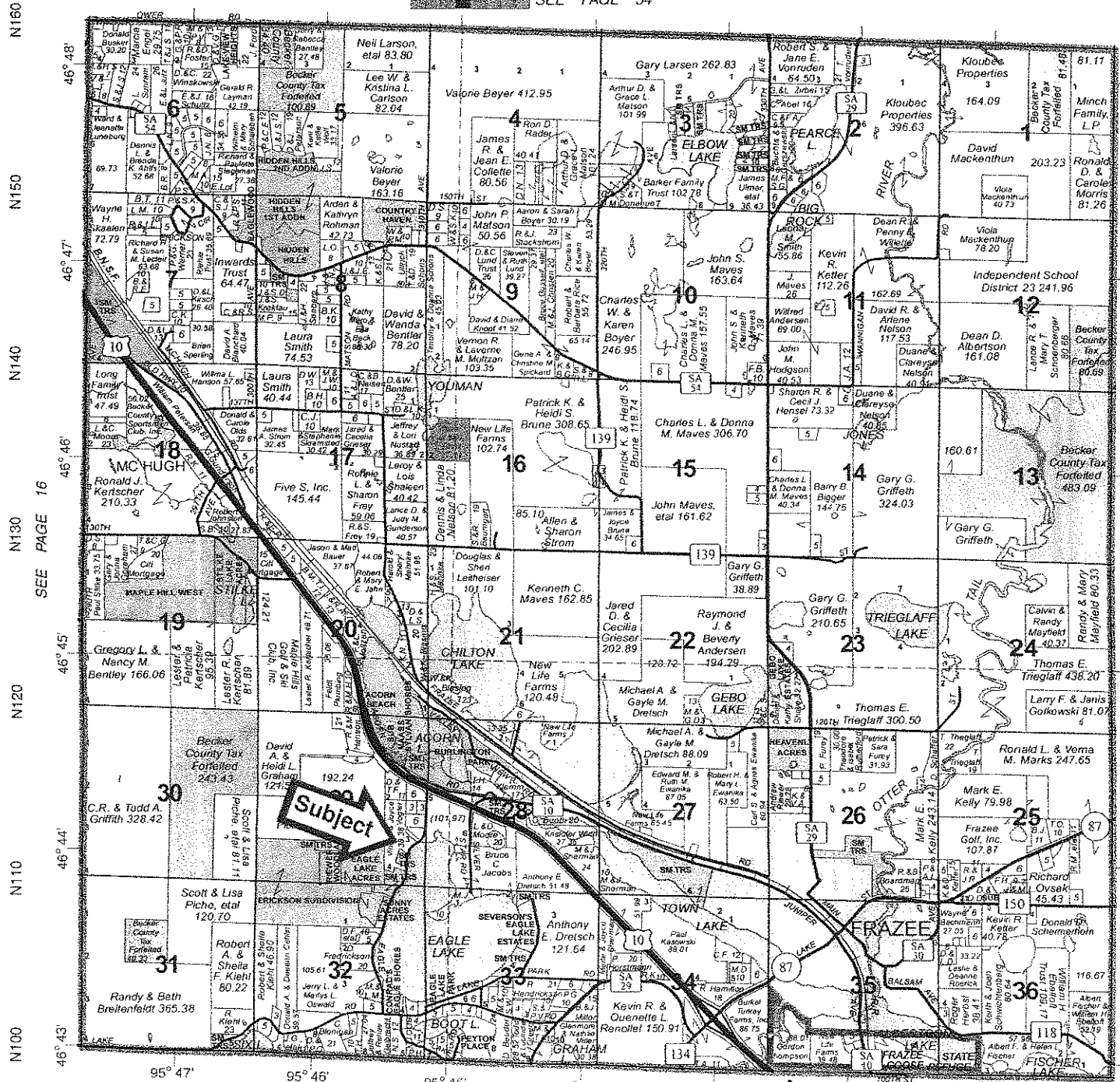
If you have questions about the Project, feel free to call 218-846-7314.

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.

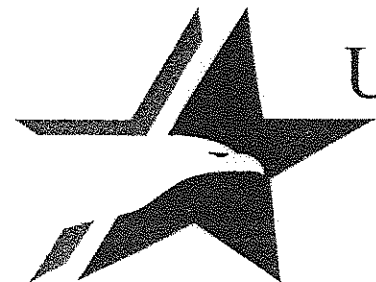
The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will 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. for possible rescheduling of the Hearing.**



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W290 W300 W310 W320 W330 W340 W350



UNITED COMMUNITY BANK

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218-346-5700

Dean's
211 Market Drive
218-346-5707

Frazee
122 W Main
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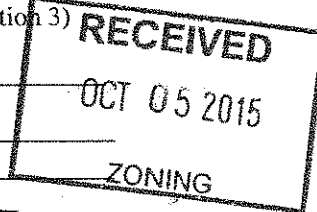
SUBDIVISION / ZONE CHANGE
BECKER COUNTY
PLANNING & ZONING
 915 LAKE AVENUE, DETROIT LAKES, MN 56501
 PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

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

Applicant's Name: Sera Aurelius Uinge & Joyce Uogler

Applicant's Address: 11252 Eagle Lake Rd
Frazee, MN 56544



Telephone(s): 218.334.5605 Date of Application: 10-5-15

Signature of Applicant: (see attached wrong application form)

Parcel ID Number: 03 029 2000 Project Address: Pt E 1/2 of SE 1/4 29-138-40

Legal Description of Project:
Pt of E 1/2 of SE 1/4 of Section 29-138-40 see attached survey map

SECTION 1

*Zone Change For Existing Parcel Number w/ the ord. name located on Rec. Dev. Lake
 Current Zoning Ag Requested Zoning Residential *final survey will be going through City of Frazee for approval.*

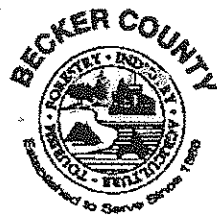
SECTION 2

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

SECTION 3

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

Date Received 10-5-15 Date Accepted 10-19th Authorized Signature [Signature]
 Application Fee 320 Notice Fee _____ Recording Fee _____
 Date Paid 10-5-15 Receipt Number 188917-601409



~ CONDITIONAL USE APPLICATION ~

BECKER COUNTY PLANNING & ZONING

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

PARCEL	
APP	CUP
YEAR	
SCANNED	

PROPERTY OWNE

First name(s): Sara

Mailing Address: 11

Phone Number(s): 2

Parcel number(s) of 1

Township Name: B

Section 29-

this form is only for the signature - they filled out the wrong form to begin with.

statement, purchase agreement or deed)

Arnelius - Vogler

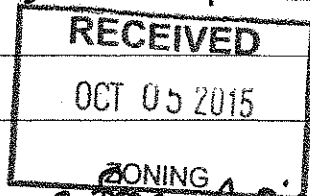
Zip France, MN 56544

Address: Sara

Sect - Twp - Range: Pt of E 1/2 of SE 1/4 29-138-40

Pt of E 1/2 of SE 1/4 of

Map.



bring change from Agriculture

REASON FOR C...

to residential for proposed parcel A. Proposed Parcel A in compliance with ordinance located on a Recreational Development Lake.

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.

Arnelius J. Vogler
SIGNATURE OF APPLICANT

10-02-2015
DATE

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings; parking area and all other materials deemed necessary.
3. Non-refundable filing fee of \$326.00. If in Cormorant Township add \$25.00 surcharge to the filing fee (\$351.00). Make check payable to Becker County Zoning.
4. Is the conditional use permit request after the fact? [] Yes [X] No
If yes, after the fact application fee is an additional \$600.00.

Office Use Only

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

SIGNATURE - ZONING ADMINISTRATOR

DATE

CERTIFICATE OF SURVEY

PT. OF GOV'T LOT 4,
SECTION 29, T.138N., R.40W.,
BECKER COUNTY, MN

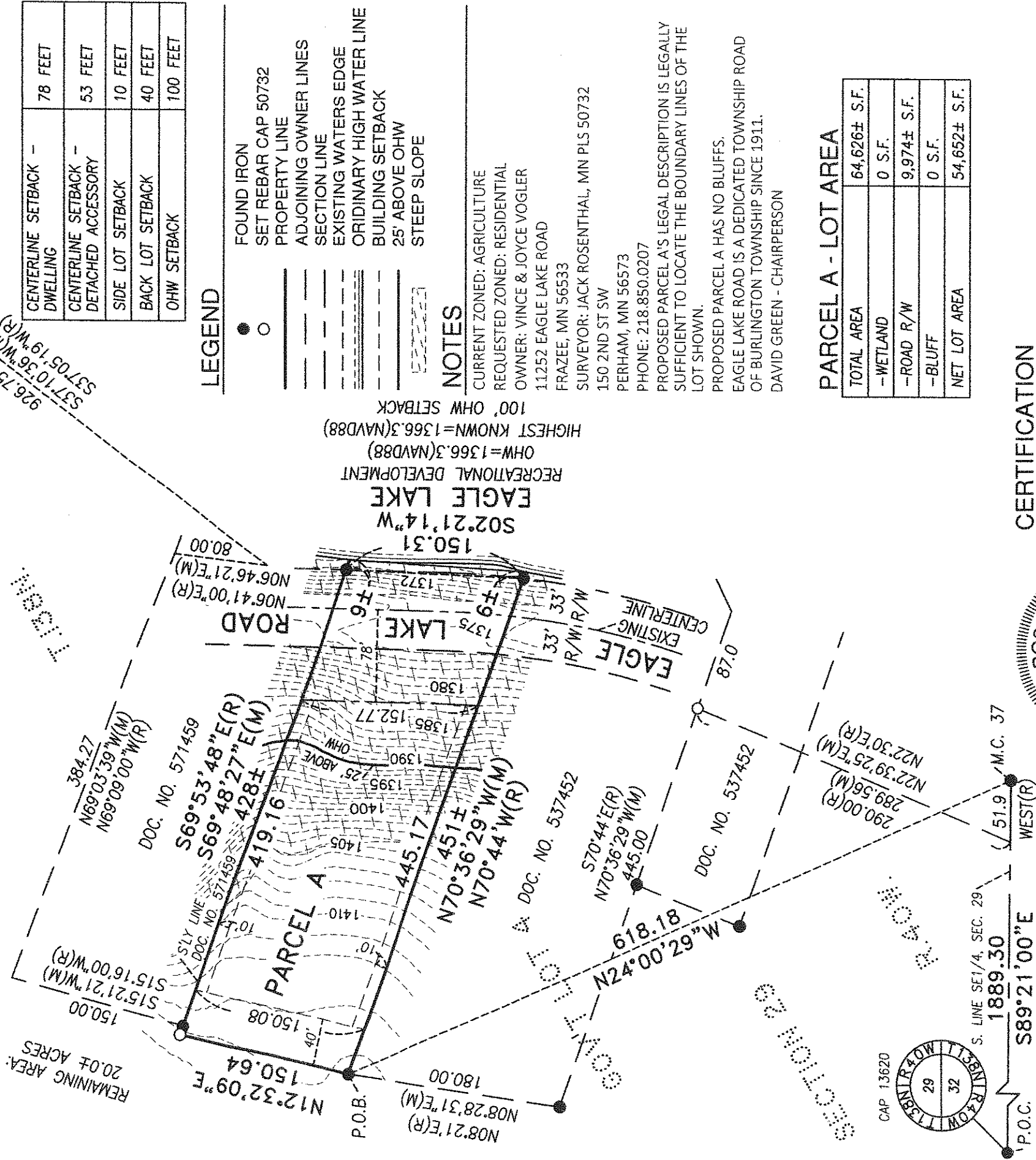
PROPOSED DESCRIPTION - PARCEL A

That part of Government Lot Four (4), Section 29, Township 138 North, Range 40 West of the Fifth Principal Meridian, Becker County, Minnesota, described as follows:

Commencing at the south quarter corner of Section 29; thence on an assumed bearing of South 89 degrees 21 minutes 00 seconds East, along the south line of the Southeast Quarter of said Section 29, a distance of 1889.30 feet to Meander Corner No. 37; thence North 24 degrees 00 minutes 29 seconds West, a distance of 618.18 feet, to an iron monument said point is also the point of beginning; thence North 12 degrees 32 minutes 09 seconds East, a distance of 150.64 feet to the westerly prolongation of the southerly line of land described in Document No. 571459; thence South 69 degrees 48 minutes 27 seconds East, along said southerly line of said Document No. 571459, a distance of 419.16 feet to an iron monument; thence continuing South 69 degrees 48 minutes 27 seconds East, along said southerly line, a distance of 9 feet, more or less to the shoreline of Eagle Lake; thence southwesterly along said shoreline a distance of 150 feet, more or less to the intersection of a line bearing South 70 degrees 36 minutes 29 seconds East from the point of beginning; thence North 70 degrees 36 minutes 29 seconds West, a distance of 6 feet more or less, to an iron monument; thence continuing North 70 degrees 36 minutes 29 seconds West, along said north line, a distance of 445.17 feet, to the point of beginning and there terminating.

Subject to the rights of the public for Eagle Lake Road.

Subject to easements, restrictions, or reservations of record, if any.



CENTERLINE SETBACK -- DWELLING	78 FEET
CENTERLINE SETBACK -- DETACHED ACCESSORY	53 FEET
SIDE LOT SETBACK	10 FEET
BACK LOT SETBACK	40 FEET
OHW SETBACK	100 FEET

LEGEND

- FOUND IRON
- SET REBAR CAP 50732
- PROPERTY LINE
- ADJOINING OWNER LINES
- SECTION LINE
- EXISTING WATERS EDGES
- ORDINARY HIGH WATER LINE
- BUILDING SETBACK
- 25' ABOVE OHW
- STEEP SLOPE

NOTES

CURRENT ZONED: AGRICULTURE
 REQUESTED ZONED: RESIDENTIAL
 OWNER: VINCE & JOYCE VOGLER
 11252 EAGLE LAKE ROAD
 FRAZEE, MN 56533
 SURVEYOR: JACK ROSENTHAL, MN PLS 50732
 150 2ND ST SW
 PERHAM, MN 56573
 PHONE: 218.850.0207
 PROPOSED PARCEL A'S LEGAL DESCRIPTION IS LEGALLY SUFFICIENT TO LOCATE THE BOUNDARY LINES OF THE LOT SHOWN.
 PROPOSED PARCEL A HAS NO BLUFFS.
 EAGLE LAKE ROAD IS A DEDICATED TOWNSHIP ROAD OF BURLINGTON TOWNSHIP SINCE 1911.
 DAVID GREEN - CHAIRPERSON

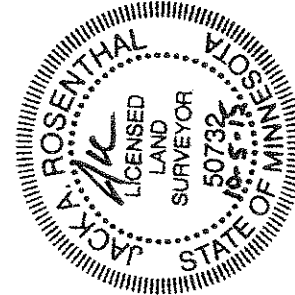
PARCEL A - LOT AREA

TOTAL AREA	64,626± S.F.
-WETLAND	0 S.F.
-ROAD R/W	9,974± S.F.
-BLUFF	0 S.F.
NET LOT AREA	54,652± S.F.

CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am duly Licensed Land Surveyor under the laws of the state of Minnesota.

Jack Rosenthal
 Jack Rosenthal, PLS, 50732
 Date October 25, 2015



compass
 consultants inc.
 Perham, MN 218-346-3600
 TrustCompass.com



COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

November 10, 2015 @7:00 PM

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56502

APPLICANT:

Wayne Volk

5144 16th Avenue S.

Minneapolis, MN 55417

Project Location: Easement Road off Bog Lake Trail

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Certificate of Survey for two tracts of land with Tract One consisting of 4.14 lot area and Tract Two consisting of 3.24 lot area. A Variance was approved October 9th, 2015 to allow a fourteen (14) foot wide easement to service two tracts of land instead of the required thirty-three (33) feet due to the fact that the rules changed during their process of subdivision; the number of tracts being serviced by the easement will not change; and the easement is similar in size and condition as other easements in the area.

LEGAL LAND DESCRIPTION: 210110000 Osage Township Staight Lake
PT GOVT LOT 2 LYING SLY OF FOLL DESC LINE: COMM NE COR TH S 610.50' TO POB; TH W
TO STRAIGHT LK & THERE TERM LESS PT GOVT LOT 2...Section 17, TWP 140, Range 36

REFER TO BECKER COUNTY ZONING ORDINANCE

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

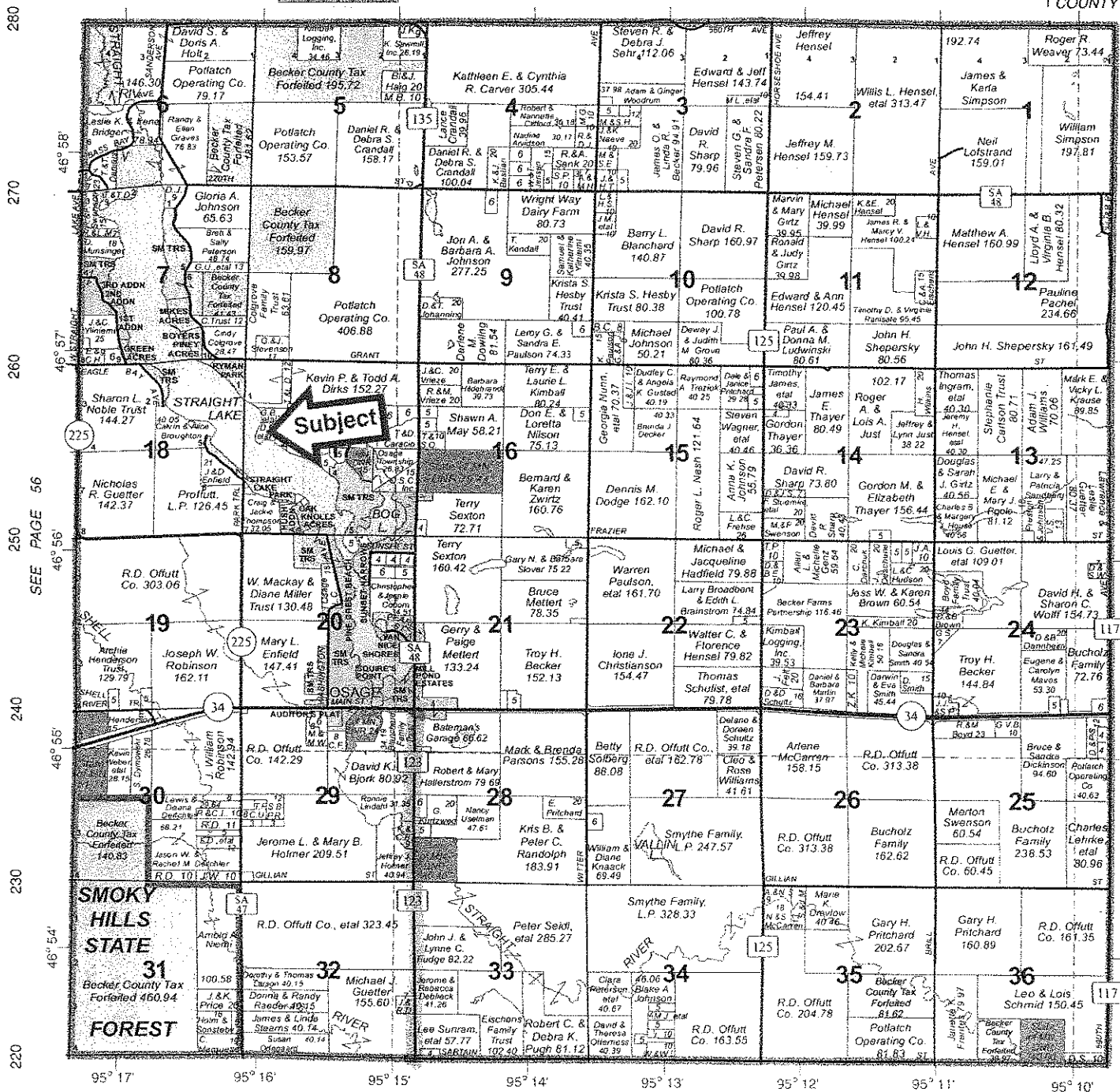
If you have questions about the Project, feel free to call 218-846-7314.

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, for possible rescheduling of the Hearing.



HUBBARD COUNTY



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

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

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

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

Applicant's Name: Wayne Volk

Applicant's Address: 5144 16th Ave S
Minneapolis, MN 55417

Telephone(s): 612-562-2767 Date of Application: 10-12-2015

Signature of Applicant: Wayne Volk

Parcel ID Number: 210110000 Project Address:

Legal Description of Project:

SECTION 1

*Zone Change For Existing Parcel Number
Current Zoning Requested Zoning

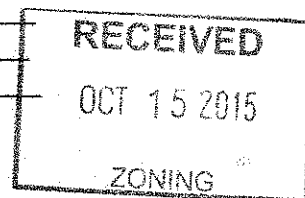
SECTION 2

*Certificate Of Survey: Number of Lots 2
Shoreland (within 1000 ft of lake) X Nonshoreland
Current Zoning of property Agricultural
Is a change of zone required? yes X no
If yes, change from Zone to Zone.
Total acreage of parcel to be subdivided 7.5
**Include a copy of the purchase agreement if applicant is not the owner of the property.

SECTION 3

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

Date Received 15th Date Accepted 19th Authorized Signature
Application Fee \$200 Notice Fee \$80.00 Recording Fee
Date Paid Receipt Number



STATE OF MINNESOTA
COUNTY OF BECKER

BECKER COUNTY BOARD OF ADJUSTMENT
VARIANCE PROCEEDINGS

IN THE MATTER OF: Virgil Pint, Debra Pint,
Wayne E Volk & Jane F Volk

ORDER OF VARIANCE

REQUEST: Request a Variance to allow a 14 ft easement instead
Of a 33 ft easement for subdivision of property

OR
~~DENIAL OF VARIANCE~~

The above entitled matter came on to be heard before the Board of Adjustment on the 8th day
of October, 20 15, on a Petition for a Variance pursuant to the Becker County Zoning
Ordinance, for the following described property:

Tax ID number: 21.0110.000. Complete Legal Description on Attachment A.

VARIANCE REQUESTED: Request a Variance to allow a fourteen (14) foot wide easement
instead of a thirty-three (33) foot wide easement in order to subdivide a parcel of land.

It is ordered that a **Variance (NOT) BE GRANTED** upon the following conditions or reasons:

A Variance has been approved to allow a fourteen (14) foot wide easement to service to
tracts of land instead of the required thirty-three (33) in order to subdivide a parcel of land due to
the fact that the rules changed during their process of subdivision; the number of tracts being
serviced by the easement will not change; and the easement is similar in size and condition as
other easements in the area.

The Variance shall become null and void on October 8, 2017 if a site permit has not been
obtained and construction began.

DATED THIS 8th DAY OF October, 2015

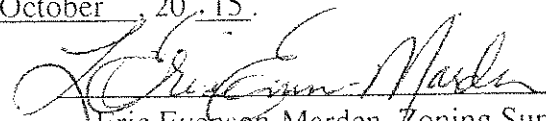
Jim Brufloft, Chairman, Board of Adjustment

STATE OF MINNESOTA)
) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
PLANNING AND ZONING

I, Eric Evenson-Marden, Becker County Zoning Supervisor, certify that I have compared
the foregoing Copy and Order GRANTING--(~~DENYING~~) a Variance with the Original Record
preserved in the Zoning Office, and have found the same to be true and correct.

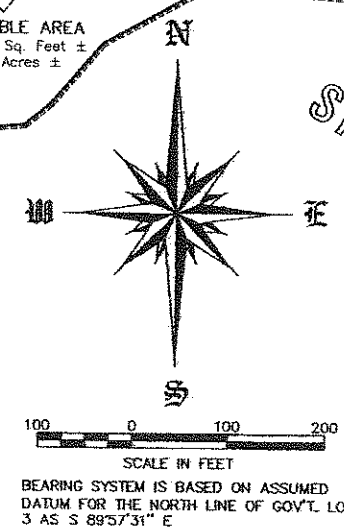
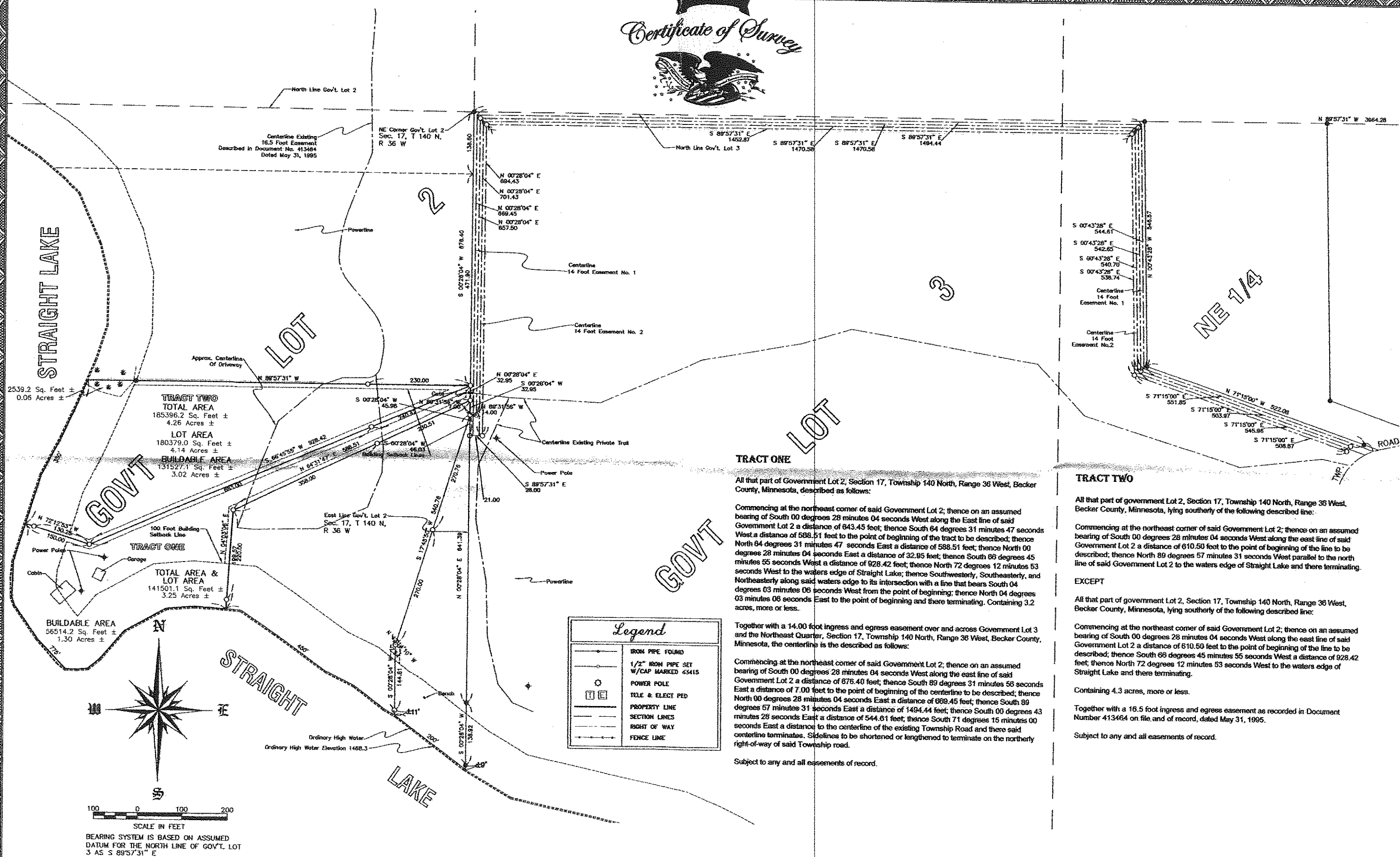
In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota,
in the County of Becker on the 8th DAY OF October, 20, 15.


Eric Evenson-Marden, Zoning Supervisor



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Certificate of Survey



TRACT ONE

All that part of Government Lot 2, Section 17, Township 140 North, Range 36 West, Becker County, Minnesota, described as follows:

Commencing at the northeast corner of said Government Lot 2; thence on an assumed bearing of South 00 degrees 28 minutes 04 seconds West along the East line of said Government Lot 2 a distance of 643.45 feet; thence South 64 degrees 31 minutes 47 seconds West a distance of 588.51 feet to the point of beginning of the tract to be described; thence North 04 degrees 31 minutes 47 seconds East a distance of 588.51 feet; thence North 00 degree 28 minutes 04 seconds East a distance of 32.85 feet; thence South 66 degrees 45 minutes 55 seconds West a distance of 928.42 feet; thence North 72 degrees 12 minutes 53 seconds West to the waters edge of Straight Lake; thence Southwesterly, Southeastery, and Northeasterly along said waters edge to its intersection with a line that bears South 04 degrees 03 minutes 06 seconds West from the point of beginning; thence North 04 degrees 03 minutes 06 seconds East to the point of beginning and there terminating. Containing 3.2 acres, more or less.

Together with a 14.00 foot ingress and egress easement over and across Government Lot 3 and the Northeast Quarter, Section 17, Township 140 North, Range 36 West, Becker County, Minnesota, the centerline is described as follows:

Commencing at the northeast corner of said Government Lot 2; thence on an assumed bearing of South 00 degrees 28 minutes 04 seconds West along the east line of said Government Lot 2 a distance of 676.40 feet; thence South 89 degrees 31 minutes 56 seconds East a distance of 7.00 feet to the point of beginning of the centerline to be described; thence North 00 degrees 28 minutes 04 seconds East a distance of 669.45 feet; thence South 89 degrees 57 minutes 31 seconds East a distance of 1494.44 feet; thence South 00 degrees 43 minutes 28 seconds East a distance of 544.61 feet; thence South 71 degrees 15 minutes 00 seconds East a distance to the centerline of the existing Township Road and there said centerline terminates. Sidelines to be shortened or lengthened to terminate on the northerly right-of-way of said Township road.

Subject to any and all easements of record.

TRACT TWO

All that part of government Lot 2, Section 17, Township 140 North, Range 36 West, Becker County, Minnesota, lying southerly of the following described line:

Commencing at the northeast corner of said Government Lot 2; thence on an assumed bearing of South 00 degrees 28 minutes 04 seconds West along the east line of said Government Lot 2 a distance of 610.50 feet to the point of beginning of the line to be described; thence North 89 degrees 57 minutes 31 seconds West parallel to the north line of said Government Lot 2 to the waters edge of Straight Lake and there terminating.

EXCEPT

All that part of government Lot 2, Section 17, Township 140 North, Range 36 West, Becker County, Minnesota, lying southerly of the following described line:

Commencing at the northeast corner of said Government Lot 2; thence on an assumed bearing of South 00 degrees 28 minutes 04 seconds West along the east line of said Government Lot 2 a distance of 610.50 feet to the point of beginning of the line to be described; thence South 66 degrees 45 minutes 55 seconds West a distance of 928.42 feet; thence North 72 degrees 12 minutes 53 seconds West to the waters edge of Straight Lake and there terminating.

Containing 4.3 acres, more or less.

Together with a 16.5 foot ingress and egress easement as recorded in Document Number 413464 on file and of record, dated May 31, 1995.

Subject to any and all easements of record.

Legend	
	IRON PIPE FOUND
	1/2" IRON PIPE SET W/CAP MARKED 43415
	POWER POLE
	TELE & ELECT PED
	PROPERTY LINE
	SECTION LINES
	RIGHT OF WAY
	FENCE LINE

Note: Official Copies Of This Map Are Climp Sealed

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I hereby certify that this plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.

Loiselle Carnell
 Date: 8/14/15 License No. 43415

Date: 8/14/15
 Drawn by: RLC
 Checked by: RLC

Benson & Associates L.L.C.
 P.O. Box 64
 Park Rapids, MN 56470
 218-732-3323

CARNELL LAND SURVEYING L.L.C.
 13433 Cty. Rd. 13, Nevis MN 56467
 218-252-3675
 Project 2015-024

Volk-Pint-Property
 SECTION 17, T 140 N, R 36 W
 Becker County, MN

Sheet No. 1 of 1 Sheets