



# 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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### Becker County Planning Commission Meeting

**MONDAY** March 7, 2016 ~ 7:00 P.M.

~ Tentative Agenda ~

#### Public Hearing for Notice of Intent to Amend an Ordinance

The general purpose and subject matter of Zoning Ordinance Sections is as follows:

1. Purpose: To Amend Chapter 3, Section 1,  
Subject Matter: Nonconformities of certain classes of property.  
The addition of this section is to bring the Ordinance in compliance with MN State Statute 394.36.
2. Purpose: To Amend Chapter 3, Section 8 Paragraph C  
Subject Matter: Remove this paragraph to be in compliance with the addition of Chapter 3, Section 1.1.
3. Purpose: To Amend Chapter 3, Section 5  
Subject Matter: Amend this paragraph to be in compliance with the addition of Chapter 3, Section 1.1.
4. Purpose: To Amend Chapter 10, Definitions  
Subject Matter: Amend Definitions by adding a definition for Buffer; Buffer, Natural; Expansions of non-conforming structures; and Habitable Residential Dwelling.
5. Purpose: To Amend Chapter 7, Section 22, Paragraph C  
Subject Matter: Remove the dollar amount of the license and bond and replace with phrase 'amount set by the County Board of Commissioners'.
6. Purpose: To Amend Chapter 7, Section 6, Paragraph B  
Subject Matter: Add additional conditions that must be followed in order for extraction sites to be exempt from a conditional use permit.
7. Purpose: To Amend Chapter 7, Section 6, Paragraph E  
Subject Matter: To make existing language consistent within the paragraph.
8. Purpose: To Amend Chapter 3, Section 8, Paragraph B  
Subject Matter: Amend setback average plus twenty (20) feet to setback average plus ten (10) feet.
9. Purpose: To Amend Chapter 5, Section 2, Paragraph C  
Subject Matter: Amend setback average plus twenty (20) feet to setback average plus ten (10) feet.

## **Applicants Public Hearing**

### **I. Roll Call of Members**

### **II. Minutes Approval for the December 8<sup>th</sup>, 2015 Meeting.**

### **III. Old Business: None**

### **IV. New Business**

- 1) **APPLICANT: Randy Gravelle Project Location: 25575 Brolin Beach Rd**  
**APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for material/black dirt extraction in an Agricultural Zone.
- 2) **APPLICANT: Cornerstone Land Company, Project Location: North Fox Lake land**  
**APPLICATION AND DESCRIPTION OF PROJECT:** Request a Zone Change from Agricultural to Residential for 3.18 acres in the S/W corner of the property with the remainder of the property to remain zoned Agricultural. Eventual request of subdivision will be submitted to the City of Detroit Lakes for review.
- 3) **APPLICANT: Verizon Wireless Tower on behalf of Cory & Katie Jendro, property owners, Project Location: 48004 St Hwy 113**  
**APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for a 310' communication tower to include fence, equipment platform with cabinets, transformer and equipment for essential services in an Agricultural Zone.

### **V. Other Business**

- 1) **Tentative Date for Informational Meeting:**  
Wednesday, April 6, 2016; 8:00 am; Zoning Office
- 2) **Other Business:** Election of officers

### **VI. Adjournment**

Notice of Public Hearing  
And  
Notice of Intent to Amend an Ordinance

Pursuant to Minnesota Statutes, Chapter 394 and Chapter 375, notice is hereby given that the Becker County Planning Commission shall conduct a public hearing on **Monday, March 7th, 2016 at 7:00 P.M.** in the Jury Assembly Room, 3rd Floor, New Wing, Becker County Courthouse, 915 Lake Avenue, Detroit Lakes, Minnesota to consider the enactment of Becker County Zoning Ordinance.

The general purpose and subject matter of Zoning Ordinance Sections is as follows:

1. Purpose: To Amend Chapter 3, Section 1,  
Subject Matter: Nonconformities of certain classes of property.  
The addition of this section is to bring the Ordinance in compliance with MN State Statute 394.36.
2. Purpose: To Amend Chapter 3, Section 8 Paragraph C  
Subject Matter: Remove this paragraph to be in compliance with the addition of Chapter 3, Section 1.1.
3. Purpose: To Amend Chapter 3, Section 5  
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4. Purpose: To Amend Chapter 10, Definitions  
Subject Matter: Amend Definitions by adding a definition for Buffer; Buffer, Natural; Expansions of non-conforming structures; and Habitable Residential Dwelling.
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Subject Matter: Amend setback average plus twenty (20) feet to setback average plus ten (10) feet.
9. Purpose: To Amend Chapter 5, Section 2, Paragraph C  
Subject Matter: Amend setback average plus twenty (20) feet to setback average plus ten (10) feet.

Copies of the proposed amendments are on file at the Becker County Planning & Zoning Office, 915 Lake Avenue, Detroit Lakes, Minnesota.

All interested persons are invited to attend said hearing or submit written testimony prior to the hearing date. Written testimony should be submitted to Becker County Planning & Zoning, 915 Lake Ave, Detroit Lakes, MN 56501 or email: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us).

## Recommended Changes to the Becker County Zoning Ordinance

Proposal Number 1

### Chapter 3, Section 1 and Section 5

#### Section 1, Non-Conforming Structures and Uses Allowed to Continue

Non-conforming uses and non-conforming structures are uses and structures lawfully in existence prior to the adoption of this Ordinance that do not meet the requirements of this Ordinance for the zoning district in which they are located. Non-conforming uses and structures shall be allowed to continue if they comply with the provisions in this Chapter.

- A. **Exemption.** Structures found to be non-conforming only because of height, yard or area requirements shall be exempt from the provisions of this Chapter.
- B. **Conformity encouraged.** All non-conforming uses and non-conforming structures are encouraged to convert to conformity whenever possible.
- C. **Change of title no effect.** Change of title or change of right to possession shall not affect the allowed continuation of a non-conforming use.

#### Section 1.1 Nonconformities; certain classes of property.

This subdivision applies to homestead and nonhomestead residential real estate and seasonal residential real estate occupied for recreational purposes. Except as otherwise provided by law, a nonconformity, including the lawful use or occupation of land or premises existing at the time of the adoption of an official control under this ordinance, may be continued, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion.

If the nonconformity or occupancy is discontinued for a period of more than one year, or any nonconforming building or structure is destroyed by fire or other peril to the extent of greater than 50 percent of its estimated market value, as indicated in the records of the county assessor at the time of damage, and no building permit has been applied for within 180 days of when the property is damaged, any subsequent use or occupancy of the land or premises must be a conforming use or occupancy.

If a nonconforming building or structure is destroyed by fire or other peril to the extent of greater than 50 percent of its estimated market value, as indicated in the records of the county assessor at the time of damage, the board may impose reasonable conditions upon a zoning or building permit in order to mitigate any newly created impact on adjacent property or water body.

When a nonconforming structure in the shoreland district with less than 50 percent of the required setback from the water is destroyed by fire or other peril to greater than 50 percent of its estimated market value, as indicated in the records of the county assessor at the time of damage, the structure setback may be increased if practicable and reasonable conditions are placed upon a zoning or building permit to mitigate created impacts on the adjacent property or water body.

Section 1.2, Existing nonconforming lots in shoreland areas.

- A. This subdivision applies to shoreland lots of record in the office of the county recorder on the date of adoption of local shoreland controls that do not meet the requirements for lot size or

lot width. The county shall regulate the use of nonconforming lots of record and the repair, replacement, maintenance, improvement, or expansion of nonconforming uses and structures in shoreland areas according to this subdivision.

- B. A nonconforming single lot of record located within a shoreland area may be allowed as a building site without variances from lot size requirements, provided that:
  - 1. all structure and septic system setback distance requirements can be met;
  - 2. a Type 1 sewage treatment system consistent with Minnesota Rules, chapter 7080, or successor rules, can be installed or the lot is connected to a public sewer; and
  - 3. the impervious surface coverage does not exceed 25 percent of the lot.
- C. In a group of two or more contiguous lots of record under a common ownership, an individual lot must be considered as a separate parcel of land for the purpose of sale or development, if it meets the following requirements:
  - 1. the lot must be at least 66 percent of the dimensional standard for lot width and lot size for the shoreland classification;
  - 2. the lot must be connected to a public sewer, if available, or must be suitable for the installation of a Type 1 sewage treatment system consistent with Minnesota Rules, chapter 7080, or successor rules, and local government controls;
  - 3. impervious surface coverage must not exceed 25 percent of each lot; and
  - 4. development of the lot must be consistent with an adopted comprehensive plan.
- D. A lot subject to paragraph (c) not meeting the requirements of paragraph (c) must be combined with the one or more contiguous lots so they equal one or more conforming lots as much as possible.
- E. Notwithstanding paragraph (c), contiguous nonconforming lots of record in shoreland areas under a common ownership must be able to be sold or purchased individually if each lot contained a habitable residential dwelling at the time the lots came under common ownership and the lots are suitable for, or served by, a sewage treatment system consistent with the requirements of section 115.55, or successor rules, and Minnesota Rules, chapter 7080, or successor rules, or connected to a public sewer.
- F. In evaluating all variances, zoning and building permit applications, or conditional use requests, the County zoning authority shall require the property owner to address, when appropriate, storm water runoff management, reducing impervious surfaces, increasing setback, restoration of wetlands, vegetative buffers, sewage treatment and water supply capabilities, and other conservation-designed actions.
- G. A portion of a conforming lot may be separated from an existing parcel as long as the remainder of the existing parcel meets the lot size and sewage system requirements of the zoning district for a new lot and the newly created parcel is combined with an adjacent parcel.

**Section 8 C. In shoreland areas.** ~~In shoreland areas, the lot shall be in separate ownership from contiguous lands and all sanitary and dimensional requirements of the Ordinance are complied with insofar as practical.~~

- ~~1. **Same ownership requires combination of lots.** If, in a group of two or more contiguous lots under the same ownership, any individual lot that is not a buildable lot shall not be considered as a separate parcel of land for the purposes of sale or development, the lot shall be combined with the one or more contiguous lots so they equal one or more parcels of land, each meeting the requirements for building. When adjacent substandard parcels~~

~~are in the same ownership, they shall be joined into one parcel and shall no longer be allowed as individual building sites.~~

**Section 5 Restoration.** Unless exempted by Section 1.1, nNo building that has been damaged by fire, explosion, act of God or the public enemy to the extent of more than fifty percent (50%) of its market value shall be restored except in conformity with this Ordinance.

Proposal Number 2

### **Chapter 10, Definitions.**

**Buffer:** An area of land consisting of established perennial vegetation, excluding invasive plants and noxious weeds, designed to intercept stormwater runoff, stabilize of soils, shores, and banks..

**Buffer, Natural:** An unmown, undisturbed natural or enhanced native perennial vegetation area, excluding invasive plants and noxious weeds, that is managed to stabilize and maintain the integrity of upland, shorelines, and stream channels, to reduce the impact of upland sources of water pollution by trapping, filtering, and converting sediments, nutrients, and other chemicals, and to supply food, cover, and thermal protection to fish and other wildlife.

**Expansions of non-conforming structures:** Enlargement or any increase in a dimension, size, or area resulting in an increase in the livable area, any placement of a structure or part thereof where none existed before. Changes in roof pitch or structure height are not expansions as long as they do not increase livable space.

**Habitable Residential Dwelling.** A structure having floorspace equipped with cooking/kitchen facilities, water supply and/or sanitary disposal facilities, sleeping accomidations with any other amenities capable of providing independent human habitation.

Proposal Number 3

### **Chapter 7, Section 22 C Mass Gathering – Fees**

**C. Fees.** The application shall be accompanied by a license fee ~~in the amount of \$500.00 and, together with a bond in penal sum of \$25,000.00~~ in an amount set by the County Board of Commissioners with sureties to be approved by the County of Becker conditioned that the licenses (a) carries out all of the plans and keeps and performs all of the conditions of the application and license, (b) maintain order on the premises, (c) leave the premises in neat and respectable condition, (d) pay, when due, to the person or persons entitled thereto, all debts and obligations incurred in promoting, advertising, and conducting and operating the assembly, and (e) indemnify and hold harmless the County of Becker, its officers, agents, and employees, from any liability or causes of action arising in any way from the conduct of the assembly, The bond shall run for a period of one (1) year. If the applicant has made application for a like assembly at the same location for four (4) consecutive years immediately preceding the application under

consideration, the Becker County Board of Commissioners may, in its sole discretion, waive the license fee and/or the bond referred to above.

Proposal Number 4

**Recommended changes to Chapter 7, section 6B relating to the public road exception of a CUP for gravel mining projects.**

### **Chapter 7, Section 6 Extraction of Materials and Minerals**

The following regulations shall apply to the extraction of materials and minerals in any land use district.

**A. Conditional use permit required.** No person shall extract any sand, gravel, stone, coal, clay, peat, subsoil, topsoil or mineral from the land for sale without first obtaining a conditional use permit.

**B. Exemption for public roadway projects.** Extraction sites to be used for public roadway projects are exempt from provisions of this section with the following conditions:

1. Land alteration permit required. Any operator who has a public roadway construction contract shall be granted a land alteration permit provided the following conditions are met:
  - a. The operator shall provide evidence that the operator has been awarded a contract for public roadway construction. The contract shall state that the operator shall reclaim the nonmetallic mining site according to the most recent edition of the Minnesota Department of Transportation Standards Specifications for Construction, with the additional requirements of any applicable sections of this Ordinance.
  - b. The operator shall provide a copy of the contracting agency's Completion Certificate upon completion of the project.
  - c. All other provisions of the Becker County Zoning Ordinance shall apply.
2. A rock crusher or asphalt plant shall not be located on the parcel.
3. No materials shall be extracted below the ground water.
4. No more than 2.5 acres of the site shall be disturbed, this includes mining areas and areas where materials are stockpiled.
5. The site is to be reclaimed within twelve (12) months of the stoppage of operations.
6. An annual renewal of a land alteration permit shall be required by the permittee.

### **Chapter 7, Section 6**

**E. Bond may be required.** Bond may shall be required by the Board of County Commissioners in such form and sum as the Board shall determine, with sufficient surety running to the County, conditioned to pay the County the extraordinary cost and expense of repairing, from time to time, any highways, streets or other public ways where repair work is made necessary by the special burden resulting from hauling and travel, in removing materials from any extractive process, the amount of cost and expense to be determined by the County Engineer; and conditioned further to comply with all the requirements of this Subdivision and the particular permit, and to pay any expense the County may incur by reason of doing anything required to be done by any applicant to whom a permit is issued.



Proposal Number 5

**Chapter 3, Section 8 and Chapter 5, Section 2C. NOTE - graphics will need to be edited**

**B. Setback averaging.** Setback averaging is the horizontal distance of a proposed structure obtained by adding the horizontal distance, as measured from the ordinary high water mark of the lake, of the like structures on the adjacent lots and dividing that sum by two (2).

1. If structures exist on the adjoining lots on both sides of a proposed building site, the required setbacks shall be that of the average horizontal distance of the like structures plus ~~twenty ten~~ (10~~20~~) feet, not to exceed the required lake setback. (Example: deck to deck, house to house)
2. If a building on one side of a lot does not comply with the setback requirements of this ordinance and if the lot on the other side is vacant, or if the structure exceeds the required setback, the setback for the lot shall be equal to one half (1/2) the sum of the horizontal distance as measured from the ordinary high water mark of the lake to the like structure and the setback required by this ordinance plus ~~twenty ten~~ (20~~10~~) feet, not to exceed the required lake setback.
3. Notwithstanding the above, a building site shall not be located in whole or in part within a shore impact zone or a bluff impact zone.
4. Whenever the setback averaging method is allowed to establish a lakeside structure setback and the property is a substandard size property, as provided for in subsections B1 and B 2, above, the deficiency area between the setback determined by the setback averaging and the setback required by this Ordinance must be mitigated by the installation of a shoreline vegetative buffer. The criteria and provisions for the shoreline vegetative buffer contained in Chapter 3, Section 11, Mitigation Requirements for Nonconformities in Shoreland Areas, are applicable. 5. If a dwelling unit is used for the lakeshore averaging, the dwelling must be of average livable condition.
4. Adjacent like structures used for the setback averaging must be located within the width and area of a standard lot size.



# 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\*\*

March 07, 2016 @7:00 PM

**3<sup>rd</sup> Floor Jury Assembly Room New Addition-Becker County Courthouse**  
Detroit Lakes, MN. 56501

#### APPLICANT:

Randy Gravelle  
25575 Brolin Beach Rd  
Detroit Lakes, MN 56501

Project Location: 25575 Brolin Beach Rd

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for material/black dirt extraction in an Agricultural Zone.

LEGAL LAND DESCRIPTION: 080292000      Detroit Township      Non-Shoreland  
PT NE1/4 SW1/4, NW1/4 SE1/4 & GOVT LOT 2: COMM SW COR LOT 1 GRAVELE AC TH S 958.10'  
TO POB CONT SWLY AL DED RD 325.19', TH SE 429', SLY 508.28' TO HWY 59 SE 100', ELY 550', N  
1900', SWLY 330.64', S 686.77', W 329.84', S 242', W 333.62' TO SWLY COR LOT 1 BUZZ EST &  
POB, Section 16, TWP 139, 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.

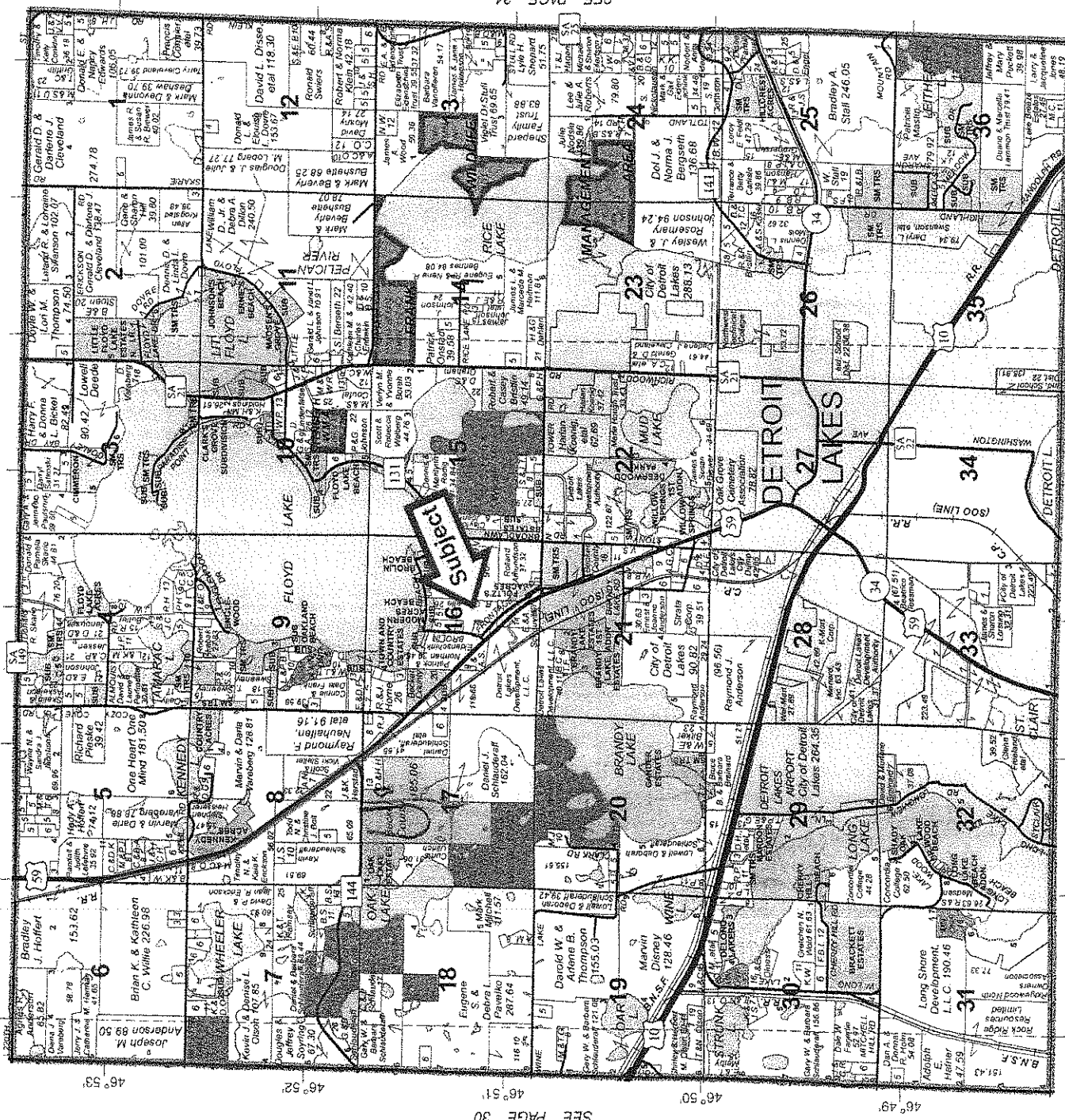
The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will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

DETROIT

T.139N.-R.41W.

SEE PAGE 48



SEE PAGE 30

SEE PAGE 34

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SEE PAGE 16

Becker County, MN

**ERIC LUNDMARK**  
GRI, Realtor®

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www.EricAtTheLakes.com





~ CONDITIONAL USE APPLICATION ~  
BECKER COUNTY PLANNING & ZONING

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

PARCEL	
APP	CUP
YEAR	
SCANNED	

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

First name(s): Randy Last name: Gravelle  
Mailing Address: 25575 Bralin Beach Rd City, State, Zip Detroit Lakes  
Phone Number(s): 218-841-1757 Project Address: Same  
Parcel number(s) of property: 08, 0292, 000 Sect - Twp - Range: 16-139-4W  
Township Name: Detroit Legal Description:  

RECEIVED  
OCT 20 2015  
ZONING

REASON FOR CONDITIONAL USE REQUEST: Making piece of Property level and smooth for painting wood/mounting. So I planned on taking off excess black dirt because land was going to be worked up anyway. will sell black dirt to Anderson gravel.

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.

Randy Gravelle 10-20-15  
SIGNATURE OF APPLICANT DATE

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

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

\*\*\*\*\*  
Office Use Only: Letter with request for info gmt.  
\*\*\*\*\*

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

Jack Ingstad (gmt) 2/1/16  
SIGNATURE - ZONING ADMINISTRATOR DATE





# ~ LAND ALTERATION PERMIT ~ BECKER COUNTY PLANNING & ZONING

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

PARCEL #	Land Alt
APP YEAR	
SCANNED	

PL, MA  
56501

PARCEL NUMBER # 080292000

PROJECT ADDRESS: 25575 Brolin Beh Rd

DIRECTIONS TO PROPERTY: North on Hwy 59, Take Right on Brolin Beh Rd.

It is Section of land on Road Frontage South of Hwy 59 Store

LEGAL DESCRIPTION

LAKE/WETLAND/RIVER NAME LK/WET/RY CLASS SECTION TWP RANGE TOWNSHIP NAME  
 \_\_\_\_\_ 16 139 41 Detroit

PROPERTY OWNER ADDRESS PHONE NO  
Randy Gravelle 25575 Brolin Beh Rd Detroit Lakes, MN 56501 218-841-1757

CONTRACTOR LICENSE NO ADDRESS PHONE NO  
Anderson's Gravel - - 847-4619

Type of Project	Project Purpose	Project Scope
<input type="checkbox"/> Vegetation Removal <input type="checkbox"/> Fill Only <input type="checkbox"/> Grading Only <input checked="" type="checkbox"/> Grading & Filling <input type="checkbox"/> Other (specify) _____	<input checked="" type="checkbox"/> Clear Land <input type="checkbox"/> Road or Driveway <input type="checkbox"/> Elevate Building Site <input type="checkbox"/> Improve Lawn <input type="checkbox"/> Other (specify) _____	Project Start Date <u>9-16-15</u> Project Completion Date <u>ASAP Depends on weather</u> Project is adjacent to ( ) Lake ( ) Stream (X) non shoreland Name of water body _____ Distance work will be from Ordinary High Water Mark <u>OVER 1000</u> ft
Type of Erosion Control <input type="checkbox"/> sod ( ) stake-sod <input checked="" type="checkbox"/> seed only ( ) seed & mulch <input type="checkbox"/> mulch only ( ) other _____	Alterations: Area to be cut/excavated _____ ft Area to be filled/leveled _____ ft Type of Soils and/or fill material <u>Black Dirt</u>	Length _____ ft Width _____ ft Depth _____ ft Length _____ ft Width _____ ft Depth _____ ft Total Cubic Yards of Earthmoving Requested _____

Brief description of the work to be done:  
Field is very uneven and full of cuts.  
Want to work up sod, haul out excess Black Dirt  
and Re-Slope/Level so it is easier possibly to  
Maintain for Mowing + Weed control.

**RECEIVED**  
 SEP 11 2015  
 ZONING

To complete this application, a detailed site plan must be attached.  
The site plan must include the following information:

PARCEL	
APP	Land Aft
YEAR	

1. Size of the property, showing the location of the lot lines;
2. Area that the work is to be done (width and length of project);
3. Final slopes of project;
4. Drainage plan showing direction of drainage and how the drainage will be contained;
5. Distance the project will be from lake; river; stream; property lines; wetlands and structures.

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, the permit will be valid for a period of six (6) months. I also understand that bare ground shall be covered temporarily with mulches or similar materials and permanent vegetation cover shall be established as soon as excavation is completed. I also understand that I am responsible for securing any other local, state, or federal permits that may be required, including but not limited to watershed districts, MN Department of Natural Resources, Soil and Water Conservation, MN Pollution Control Agency or US Army Corps of Engineers.

Randy Durrelle Signature      9-11-15 Date

Additional notes: May require permit from MRCA

Application Fee: \_\_\_\_\_  
Fees 100.00 + \_\_\_\_\_ Cormorant Surcharge \_\_\_\_\_ Fines \_\_\_\_\_ Total \_\_\_\_\_

Application is hereby GRANTED in accordance with the application and supporting information by order of:  
Hebi Mollga as of this date 9-15-15  
Application is hereby DENIED based on the fact that \_\_\_\_\_  
by order of: \_\_\_\_\_ as of this date \_\_\_\_\_

Receipt Number 187048-599598 Date Paid 9-14-15

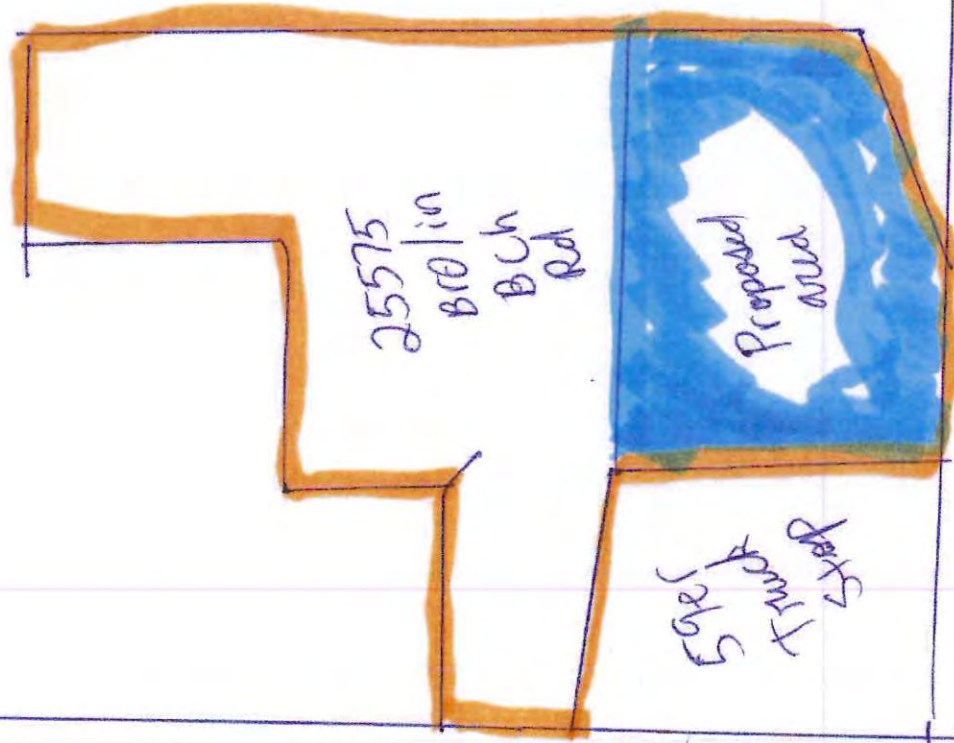
Additional Receipt Number \_\_\_\_\_ Date of Additional Receipt \_\_\_\_\_

Date of Final Inspection: \_\_\_\_\_

Floyd Lake

Houses

Road

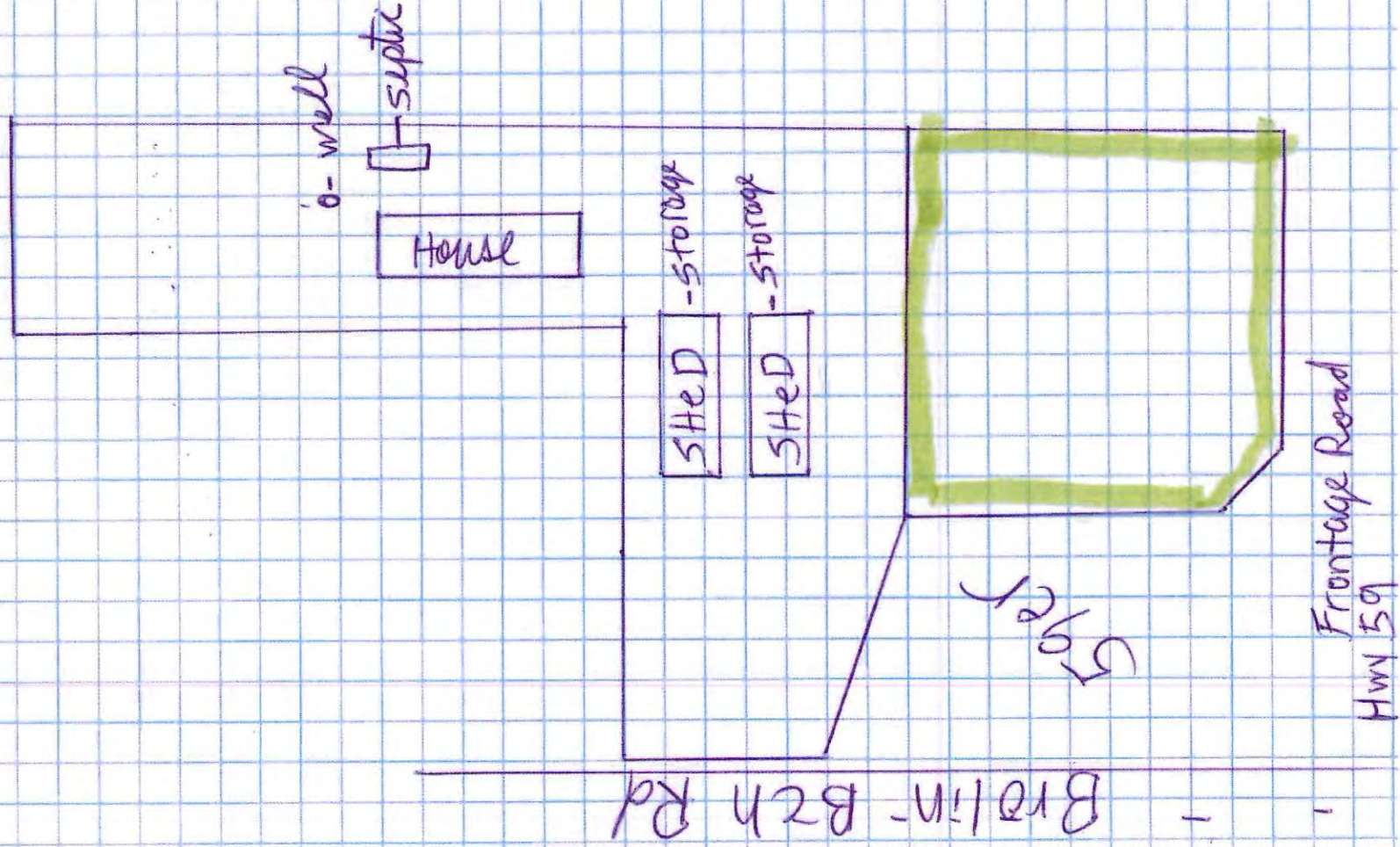


Brolin Bch Rd

Harry 59



Floyd Lake



## Section 6 Extraction of Materials and Minerals

The following regulations shall apply to the extraction of materials and minerals in any land use district.

A. **Conditional use permit required.** No person shall extract any sand, gravel, stone, coal, clay, peat, subsoil, topsoil or mineral from the land for sale without first obtaining a conditional use permit.

B. **Exemption for public roadway projects.** Extraction sites to be used for public roadway projects are exempt from provisions of this section.

1. **Land alteration permit required.** Any operator who has a public roadway construction contract shall be granted a land alteration permit provided the following conditions are met:
  - a. The operator shall provide evidence that the operator has been awarded a contract for public roadway construction. The contract shall state that the operator shall reclaim the nonmetallic mining site according to the most recent edition of the Minnesota Department of Transportation Standards Specifications for Construction, with the additional requirements of any applicable sections of this Ordinance.
  - b. The operator shall provide a copy of the contracting agency's Completion Certificate upon completion of the project.
  - c. All other provisions of the Becker County Zoning Ordinance shall apply.

C. **Application for extraction conditional use permit.** Application for the conditional use permit shall be made at the office of the Zoning Administrator and the applicant shall furnish the information required:

1. **Applicant information.** Applicant's true name and address.
2. **Property description.** A legal description of the location of the pit or excavation or where it is proposed to be or where the impounded waters are to be maintained.
3. **Mining plan.** A mining plan containing the following information:
  - a. **Map.** A general map of the area defining:
    - (1) Property boundaries;
    - (2) Location and names of all streams and roads on or within three hundred feet (300') of the project site;
    - (3) Location of structures on or adjacent to the site, identifying the purpose of each structure;
    - (4) Boundaries of previous excavations on the property;
    - (5) Location and description of proposed mining site boundary stakes with the permanent reference point described.
  - b. **Operations plan.** A plan for the operation of the extractive use shall include the following information:
    - (1) **Land use.** A narrative outlining current land use.
    - (2) **Material.** An inventory of material to be excavated.
    - (3) **Groundwater.** Observed or estimated depth to groundwater.
    - (4) **Method of extraction.** The description is to include the method of mining.
    - (5) **Timetable.** A timetable for commencement and cessation of mining, operations if seasonal operations are intended, the months of operation shall be identified. The timetable should include hours of operation.
    - (6) **Topsoil management.** A plan for management of topsoil removed to expose material to be mined.

- (7) **Erosion control plan.** A plan for temporary erosion control measures and temporary stabilization measures to be used during excavation.
  - (8) **Screening plan.** Measures to be taken to screen the operation from view of surrounding land uses or an explanation of why such measures are not needed
  - (9) **Noise control.** Measures to be taken to control noise from affecting surrounding land uses.
  - (10) **Dust control.** Measures to be taken to control dust from affecting surrounding land uses.
  - (11) **Pollution control.** Control measures to minimize any pollution potential from equipment, tanks, chemical storage sheds etc.
  - (12) **Haul routes.** A list of highways, roads and other public ways in the county to be used for the hauling of any material removed.
- c. **Site plan and staging plan.** A site plan and staging plan including the following information:
- (1) Site plan drawing and description of the sequential stages of the mining activity. The drawing shall show the location of the planned staged boundary locations and extent of the mining site.
  - (2) The plan is to include, but not be limited to, mining refuse dumps, sediment and/or wash ponds and sediment basins.
  - (3) Estimated total volume of materials to be extracted by phase.
- d. **Reclamation plan.** A post mining management plan shall be included with the application. A progressive or staged phasing of a reclamation plan is preferred. The intent is designed to minimize environmental problems, safety issues erosion and ground water contamination. If the site is five (5) acres or less and is to be worked for one (1) year or less, the site is to be reclaimed within twelve (12) months of the stoppage of operations.
- D. **Extractive use standards.**
- 1. **Shoreland areas.** Processing machinery in shoreland shall be located consistent with all setback standards for structures from ordinary high water levels of public waters and from bluffs.
  - 2. **Metals and peat.** Mining of metallic minerals and peat shall meet the provisions of Minnesota Statutes, Sections 93.44 to 93.51.
- E. **Bond may be required.** Bond shall be required by the Board of County Commissioners in such form and sum as the Board shall determine, with sufficient surety running to the County, conditioned to pay the County the extraordinary cost and expense of repairing, from time to time, any highways, streets or other public ways where repair work is made necessary by the special burden resulting from hauling and travel, in removing materials from any extractive process, the amount of cost and expense to be determined by the County Engineer; and conditioned further to comply with all the requirements of this Subdivision and the particular permit, and to pay any expense the County may incur by reason of doing anything required to be done by any applicant to whom a permit is issued.

## Section 7 Fences

Fences shall be permitted in all yards and along all property lines subject to the following regulations:

- A. **Height.** The following height limits shall apply to fences.
  - 1. Fences shall not exceed six feet (6') in agriculture and residential districts, and ten feet in (10') commercial and industrial districts, except that fences located in front yard setbacks in residential districts or shore impact zones shall not exceed four feet (4') in height.



# COUNTY OF BECKER

## Planning and Zoning

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

---

October 12, 2015

Randy Gravelle  
25575 Brolin Beach Road  
Detroit Lakes, MN 56501

RE: property located at 25575 Brolin Beach Road, Detroit Township

Dear Mr. Gravelle:

Our office has been reviewing permits issued during 2015. While reviewing your permit, it was found that a mistake may have been made in the issuance of the land alteration permit.

The re-sloping and leveling of the land to make it easier to maintain for mowing and weed control can be permitted with a land alteration permit. However, if you are going to sell excess black dirt, a conditional use permit is required.

Enclosed please find information regarding a conditional use permit, along with Chapter 7, Section 6 of our ordinance. If you choose not to go through the conditional use permit, you will need to spread the black dirt back over the field and get the soil seeded and stabilized before winter. Please contact me with your decision as to whether or not you wish to go through the conditional use permit.

If you have any questions, please contact our office.

Sincerely,

Debi Moltzan,  
Supervisor of Inspectors

Cc: 08.0292.000

1. No water with in 300'. Road will be frontage road, Brolin Beach Road, and Hwy 59.
2. Property boundaries and structures are on map.
3. No previous excavating on property. Stopped hauling when I found out I didn't have the correct permit.
4. Location of proposed site is in green highlight on map.
5. I don't use the land now, but to keep the weeds down. I wanted it leveled and excess black dirt off for ease of mowing/maintenance. As far as future use, I plan on doing one of three options. I am in the process of purchasing a building/land. If that deal does not happen I will plan on using this piece of land to start a future business. I have had interest in outside parties that would like to purchase this 10 acre section, and last I have thought of putting in housing lots.
6. Black dirt to be removed. 10,000 yards give or take.
7. Ground water varies. Leaving 2-4 inches of black dirt on property to re-seed with.
8. Black dirt is already pushed up. Will be removed by November 30 2016. Will be loaded with a pay loader and haul out in dump trucks by Anderson Gravel. They will be hauling when road restriction are off, and using Cty 149, Cty 131, Cty 21, Hwy 59. No Screening. Hauling from 8am-5:30pm. Water cannot run off proposed property. And once all is hauled away, I plan to drag level, and re-seed to grass for the time being.

*Randy Powell*  
*12-1-15*



## Minnesota Pollution Control Agency

### NOTICE OF STORM WATER PERMIT REQUIREMENT Spring 2003

Pollution of lakes, streams, and wetlands from construction sites is a serious problem and protecting the surface waters of the state is a responsibility we all share. Please take a moment to review the requirements of the National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit Program for Construction. Activity to determine if your project requires this permit.

Construction projects (whether public or private) that disturb one (1) or more acres of land throughout the life of the project, are required to obtain a General Storm Water Permit for construction activity. Previously, five acres was the threshold. Activities requiring a permit may include, but are not limited to, **road construction and road improvement projects; construction of residential, office, industrial and commercial buildings; and airport construction.** Public **ditch improvement** activities also require a permit. Agricultural and forestry activities are exempt.

The heart of the NPDES permit is the preparation of a storm-water pollution prevention plan. The plan must detail erosion control measures that will be put in place during construction to prevent erosion and sediment from entering surface waters. The plan must also detail how storm water will be managed at the completed construction site. Copies must be available for inspection at the construction site. **Also note that both the contractor and owner of the project must sign the application, and bear equal responsibility for the permit conditions.**

Please be aware that in the past, several construction projects have been the subject of successful enforcement action by the MPCA for failure to obtain NPDES Storm-Water Permits and for failing to adequately implement appropriate erosion and sediment controls **during and after** construction.

Information, fact sheets and permit applications can be viewed and downloaded at [www.pca.state.mn.us/water/stormwater-c.html](http://www.pca.state.mn.us/water/stormwater-c.html). Or contact the MPCA Customer Assistance Center at (651) 297-2274 or (800) 646-6247 (TTY 651-282-5332 or 800-657-3864). Information may also be obtained by contacting the Detroit Lakes Office of the MPCA at (218) 847-1519.

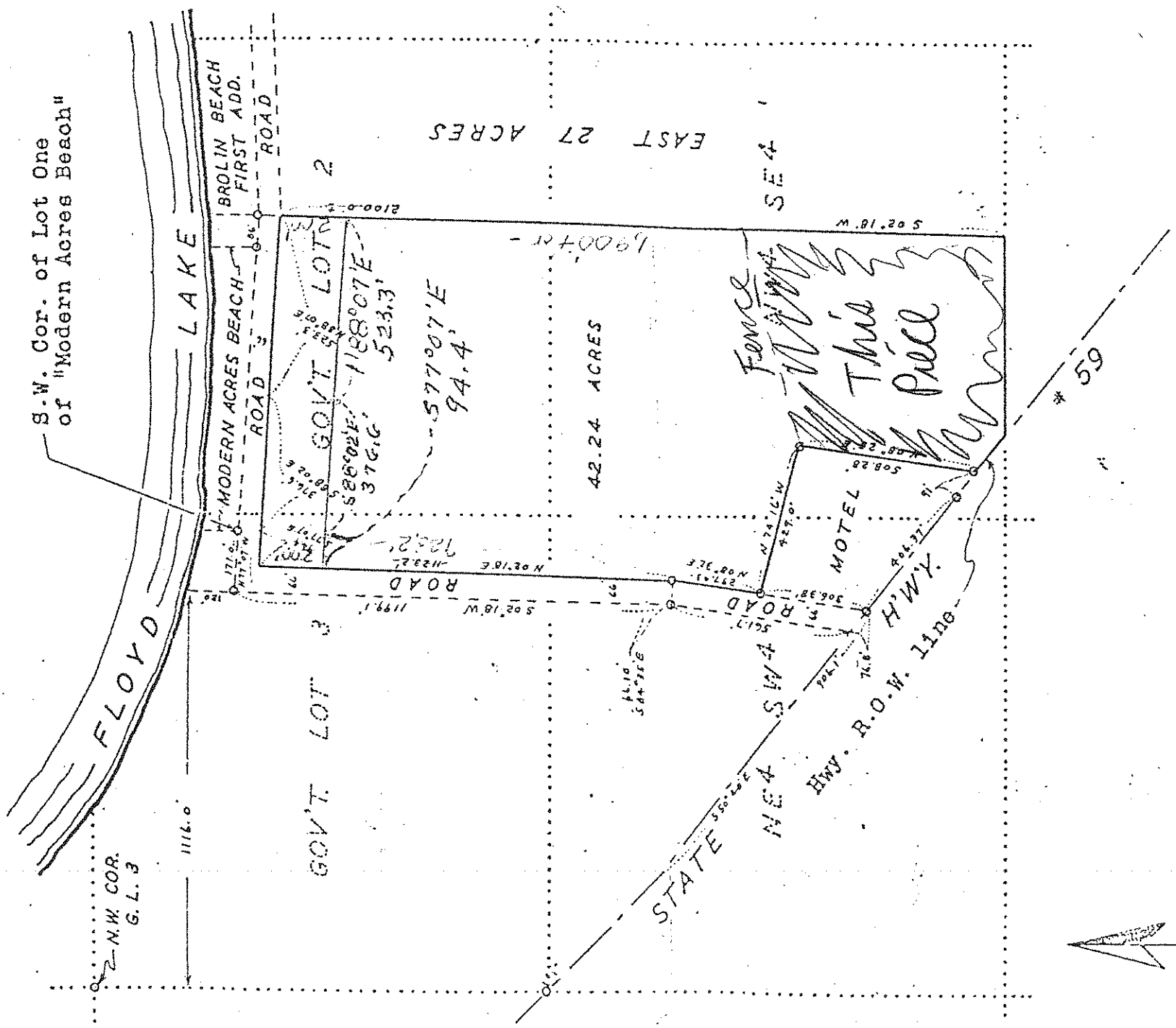
Information regarding erosion and sediment control best management practices (BMPs) is also available from the MPCA. *Protecting Water Quality in Urban Areas* is a manual that provides much useful information pertaining to BMPs that can effectively control storm water runoff in urban, suburban, and rural settings within the state. The manual is available at [www.pca.state.mn.us/water/pubs/sw-bmpmanual.html](http://www.pca.state.mn.us/water/pubs/sw-bmpmanual.html).

Thank you for helping to protect our Minnesota environment.



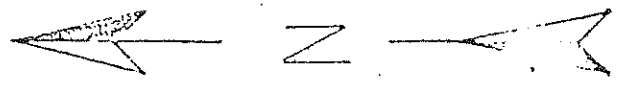
PLAT OF TRACT IN THE NE 1/4 SW 1/4, NW 1/4 SE 1/4, GOV'T. LOT 2,  
GOV'T. LOT 3, ALL IN SECTION 16, T 139 N, R 41 W -  
BECKER COUNTY, MINNESOTA.

S.W. Cor. of Lot One  
of "Modern Acres Beach"



Scale: 1 inch = 400 feet  
Iron Monuments impl -- o

Survey and Plat made in May, 1967  
by *Carl J. Nedberge*  
Carl J. Nedberge  
Minn. Registered Land Surveyor # 3277  
Detroit Lakes, Minn.







# 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\*\***

March 07, 2016 @7:00 PM

**3<sup>rd</sup> Floor Jury Assembly Room New Addition-Becker County Courthouse**

Detroit Lakes, MN. 56501

APPLICANT:  
Cornerstone Land Company  
421 W Main Street  
Detroit Lakes, MN 56501

Project Location: North Fox Lake land

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Zone Change from Agricultural to Residential for 3.18 acres in the S/W corner of the property with the remainder of the property to remain zoned Agricultural. Eventual request of subdivision will be submitted to the City of Detroit Lakes for review.

LEGAL LAND DESCRIPTION: 190092002 Lake View Township Non-Shoreland  
PT GOVT LOT 9, 10: BEG NE COR SEC 7, W 2636.94', S 874.78', E 561.56', N 246.87', E 2085.81', N  
643.19' TO POB. LESS .75 AC IN NE COR., Section 07, TWP 138, 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**

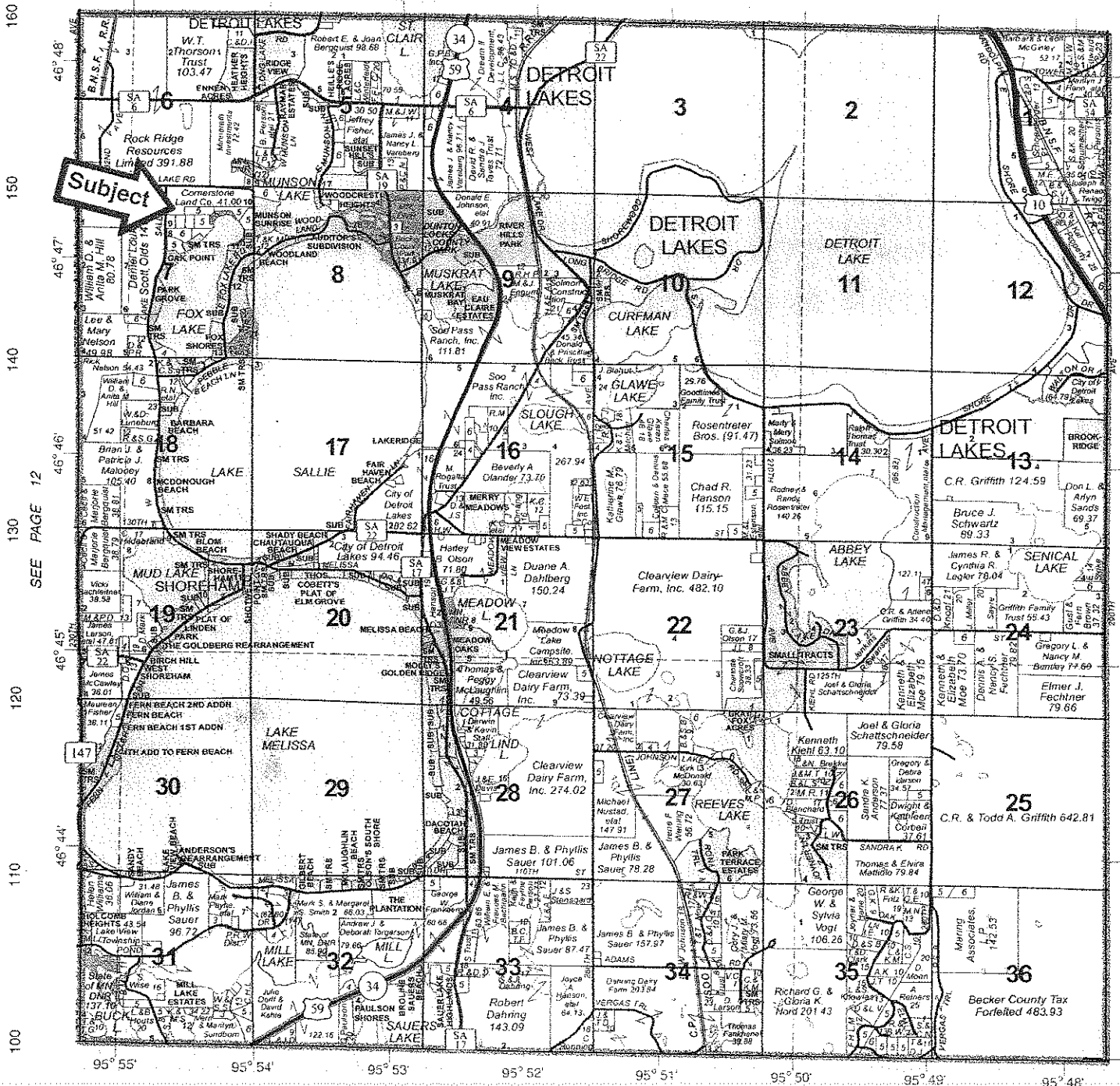
If you have questions about the Project, feel free to call 218-846-7314.

**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.**



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OTTER TAIL COUNTY

Becker County, MN

230 240 250 260 270 280 290

**MIKE RING**

ABR, CRS, GRI, Broker

realty.com

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

Phone: 218.844.5557 • Fax: 218.844.5558

Cell: 218.234.9734 • MikeRing@arvig.net

CounselorDetroitLakes.com



MLS





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

Applicant's Name: CORNERSTONE LAND CO. - MARK SCHULTZ & PHIL ERIS

Applicant's Address: 421 W. MAIN ST. D.L.

Telephone(s): 218-841-0708-MARK Date of Application: 1-26-16

Signature of Applicant: [Signature]

Parcel ID Number: 190092002 Project Address: 23584 N. FOX LAKE LN <sup>IMMEDIATELY NORTH OF:</sup>

Legal Description of Project:  
THAT PART OF COV'T LOT 9, SEC 7-138-41 WHICH LIES SOUTHERLY OF THE WESTERLY EXTENSION OF THE NORTH LINE OF TRACT A ON T723475 & NORTH OF NORTH FOX LAKE CANE.

SECTION 1

\*Zone Change For Existing Parcel Number 190092002  
Current Zoning AG Requested Zoning TLES

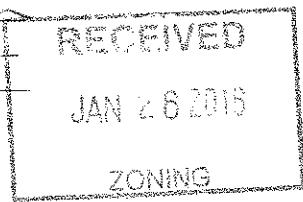
SECTION 2

\*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 \_\_\_\_\_ Date Accepted 2/1/16 Authorized Signature [Signature]  
Application Fee \_\_\_\_\_ Notice Fee \_\_\_\_\_ Recording Fee \_\_\_\_\_  
Date Paid \_\_\_\_\_ Receipt Number \_\_\_\_\_



East line of Gov't. Lot 9

N01°18'57"W 174.66'

N49°35'57"E 221'

173.66'

Northwesterly corner of the State of Minnesota's land (Minnesota Department of Natural Resources Fox Lake Spawning Area) as per monumentation.

S01°19'55"E 39.62'

294.73'

TRACT A  
5.00 ACRES

S89°28'25"W 892.19'

410.60'

189.82'

N89°25'57"E 757.45'

Existing 66' wide public road easement

Created 33' wide driveway easement

246.82'

N01°18'57"W

36.45'

170.44'

Existing metes and bounds tract, see Meadowland Surveying Inc. Certificate of Survey No. T7004-12R, dated May 3, 2006

66.00'

N01°18'57"W 248.87'

Proposed Zone Change  
3.18 Acres

LOT

N89°25'57"E 591.98'

WIDE ROAD

ROAD

66'

EXISTING PUBLIC

ROAD

EXISTING PUBLIC

Southwest corner of Gov't. Lot 9

Existing metes and bounds tract, see See Roy A. Smith Certificate of Survey 13724-156,

PUBLIC (WEST LANE) SALLIE (DRIVE)

874.78'

450.00'

N01°18'57"W 5311.25'

NW 1/4

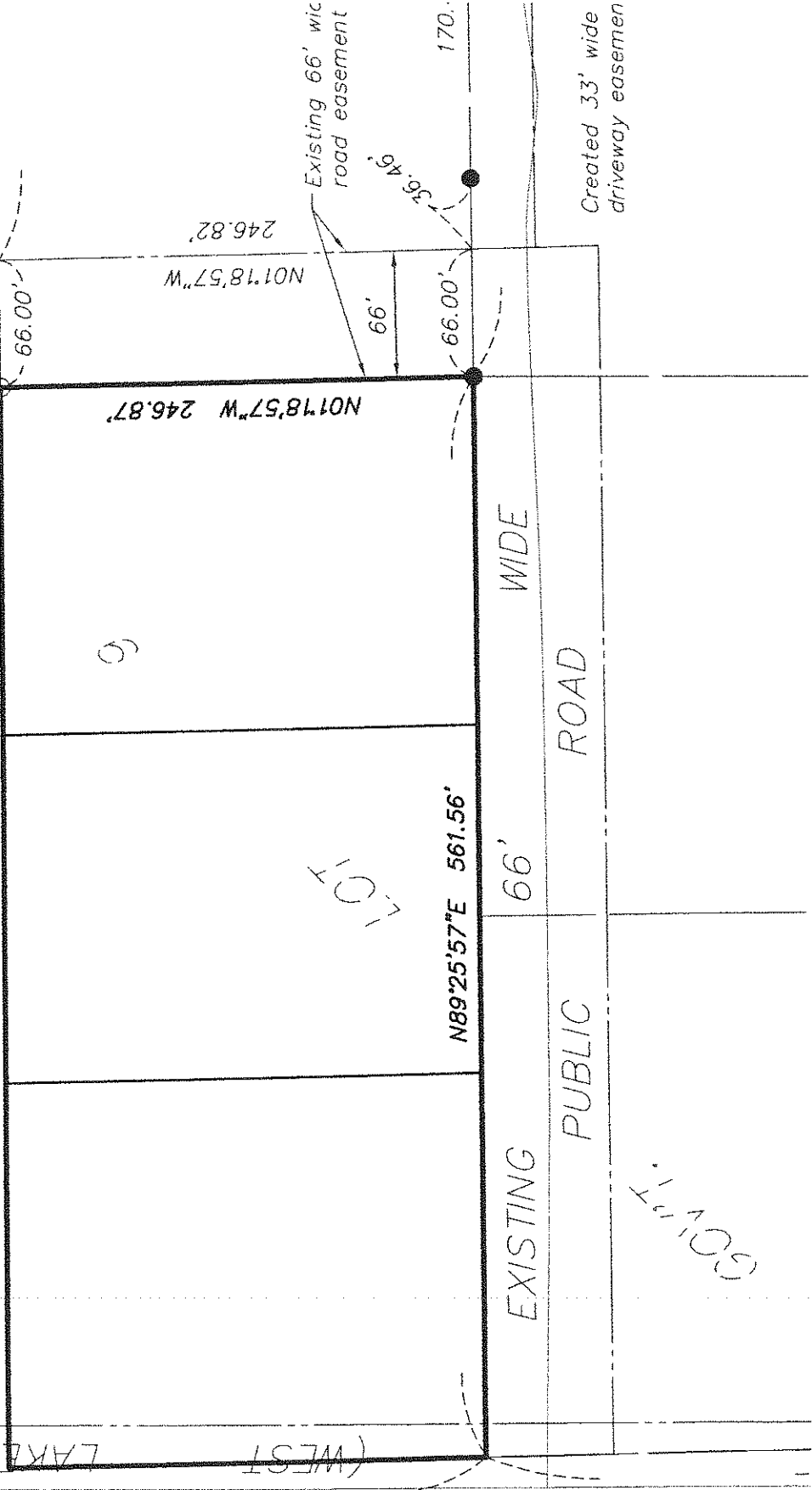
PUBLIC SALLI

WEST LARK

--- N01°18'57"W 5311.25' ---

1/4

3 POTENTIAL 1+ ACRE LOTS



EXISTING

EXISTING

PUBLIC

ROAD

WIDE

Created 33' wide driveway easement

Existing 66' wide road easement

170.0'

36.46'

246.82'

N01°18'57"W

N01°18'57"W 246.87'

N89°25'57"E 561.56'

LOT

6

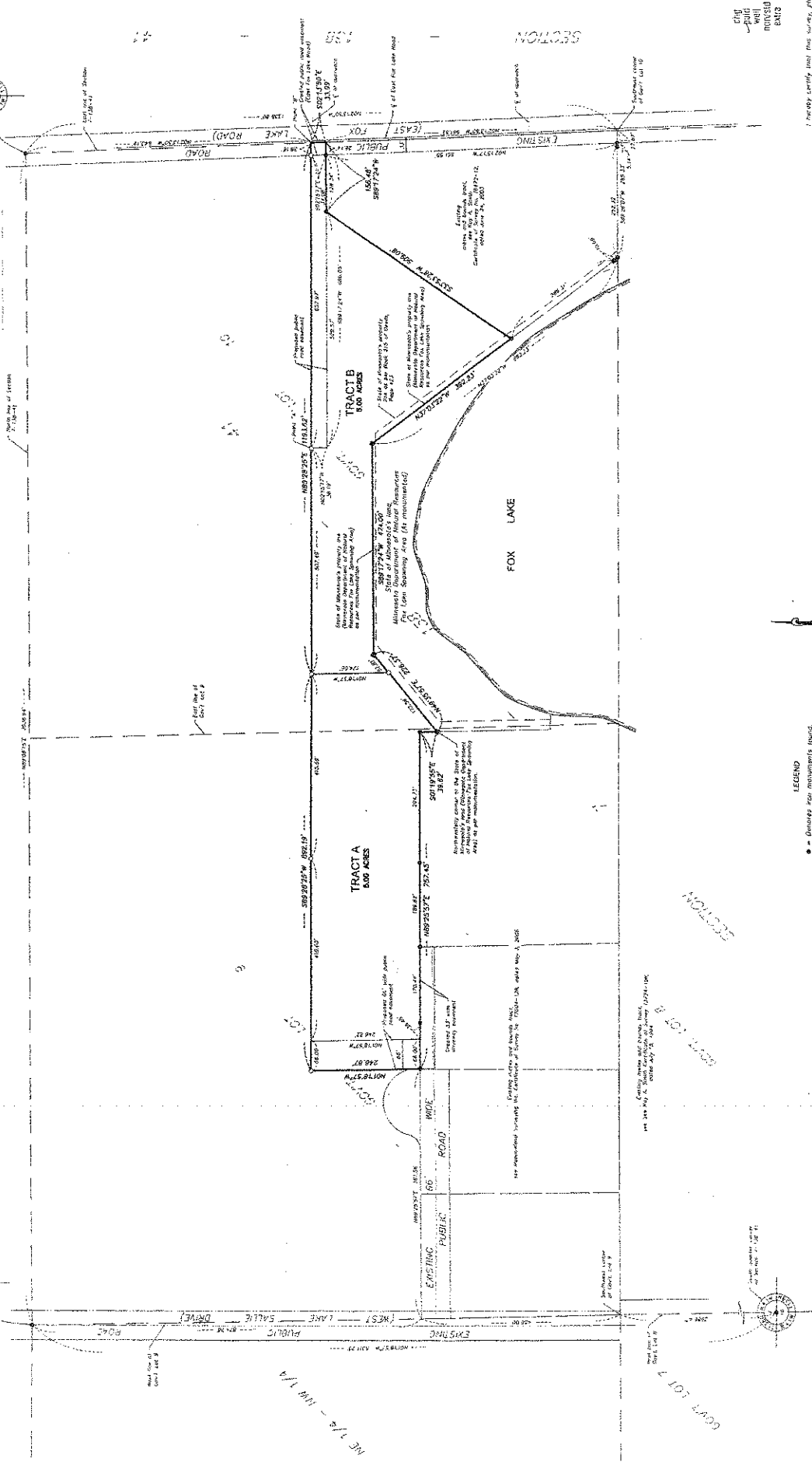
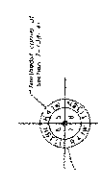
GOVT.

537543

# CERTIFICATE OF SURVEY

IN GOVT. LOTS 9 AND 10  
SECTION 7-138-41  
BECKER COUNTY, MINNESOTA

BECKER COUNTY RECORDER  
SITE OF INVESTIGATION  
June 21, 2004 at 12:52 PM  
Book 17 Page 00 of 5 surveys  
Becker County, Minnesota



**LEGEND**

- Surveyed iron monuments found.
- Iron pipe found in place with Minnesota License No. 17204/LABR.
- Iron pipe found Minnesota Dept. of Natural Resources' construction instrument.

Scale: 1 inch = 100 feet

**FORM FILE CONNECTIONS**

CRD FILE: 070304PSTONE  
DWG FILE: 070304stone.dwg  
DRAWN BY: P.S.

**OWNER NAME**  
CUMBERSTONE LAND COMPANY  
527 West Main  
Detroit Lakes, MN 56501

**MEADOWLAND SURVEYING, INC.**  
118 HWY 59 SOUTH, DETROIT LAKES, MN 56501  
OFFICE: 218-837-4239 FAX: 218-845-1845  
EMAIL: MEADOWLAND@AOL.COM

DRAWING NUMBER T7234-15

CHG  
-PUB  
WELL  
MOUNTED  
BAND





# 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\*\***

March 07, 2016 @7:00 PM

**3<sup>rd</sup> Floor Jury Assembly Room New Addition-Becker County Courthouse  
Detroit Lakes, MN. 56501**

**APPLICANT:**

Verizon Wireless Tower, Attn: Alexander Novak  
Cory & Katie Jendro, property owners  
132 S Delphia Ave  
Park Ridge, IL 60068

Project Location: 48004 St Hwy 113

**APPLICATION AND DESCRIPTION OF PROJECT:**

Request a Conditional Use Permit for a 310' communication tower to include fence, equipment platform with cabinets, transformer and equipment for essential services in an Agricultural Zone.

**LEGAL LAND DESCRIPTION:** 120040001      Forest Township      Non-Shoreland  
Pt SE 1/4 NE 1/4 N of Hwy 113, Section 05, TWP 142, Range 37

**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.

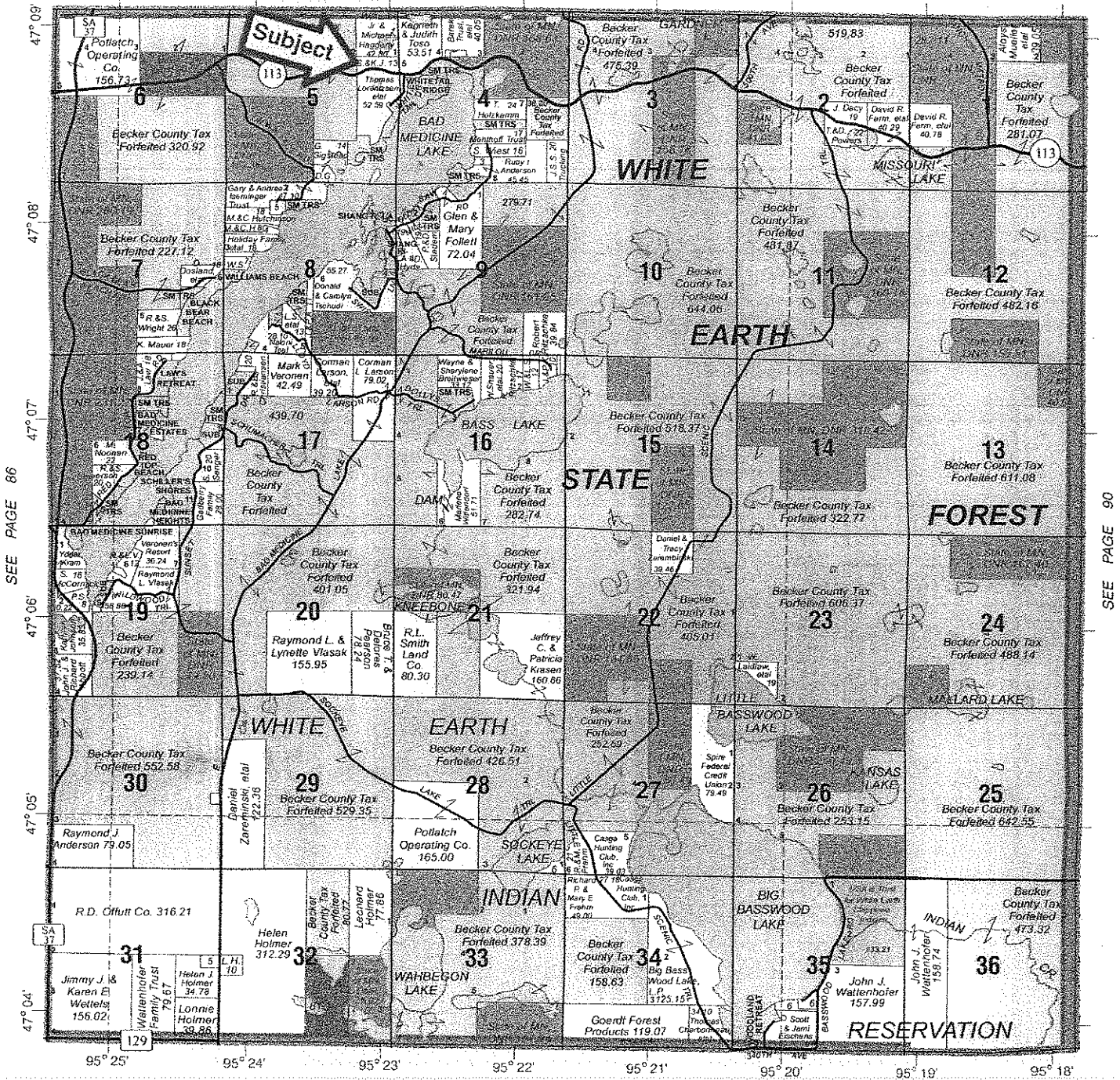
**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 pm, for possible rescheduling of the Hearing.**



FOREST

T.142N.-R.37W.

CLEARWATER COUNTY



SEE PAGE 86

SEE PAGE 90

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SEE PAGE 72

Becker County, MN

460 470 480 490 500 510 520



**David M. Schiller**  
Broker / Associate

**DetroitLakes.com**

Office: 218-847-5025  
 Fax: 218-844-5558  
 Cell: 218-849-5478  
 Home: 218-847-5223

Email: dschiller@arvig.net  
 421 Main St. W • P.O. Box 375  
 Detroit Lakes, MN 56502  
[www.daveschiller.com](http://www.daveschiller.com)



**Mike Ring**  
ABR, CRS, GRI, Broker

realty.com **MLS**

Phone: 218.844.5557  
 Fax: 218.844.5558  
 Cell: 218.234.9734

MikeRing@arvig.net  
 CounselorDetroitLakes.com



~ CONDITIONAL USE APPLICATION ~  
**BECKER COUNTY PLANNING & ZONING**

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

PARCEL	
APP	CUP
YEAR	
SCANNED	

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

First name(s): Cory D. & Katie M. Last name: Jendro  
Mailing Address: 25780 18<sup>th</sup> St. W. City, State, Zip Zimmerman, MN 55398  
Phone Number(s): \_\_\_\_\_ Project Address: 48004 St Hwy 113  
Ponstord, MN 56575  
Parcel number(s) of property: 120640001 Sect - Twp - Range: 05-142-037  
Township Name: Forest Legal Description: Please see attached

**REASON FOR CONDITIONAL USE REQUEST:** Construction of a 300' Communications tower, with a 10' lightning rod (overall height 310') and related Verizon Wireless antennas and equipment.

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.

Alexander K. Navak  
SIGNATURE OF APPLICANT  
Alexander K. Navak

1/27/16  
DATE

**OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:**

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

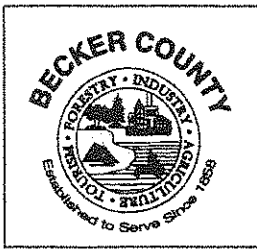
Office Use Only

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

\_\_\_\_\_  
SIGNATURE – ZONING ADMINISTRATOR

\_\_\_\_\_  
DATE





**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)	Property (E911) Address	*911 Address Needed	Legal Description
120640001	48004 ST HWY 113 PONSFORD MN	56375	See Attached Drawings

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
		Forest	05	142	037

Property Owner	Last Name	First Name	Mailing Address	Phone
Lessee:	SBA Communications Corp		8051 Congress Ave Boca Raton, FL 33487	
Contractor Name Lic #	To Be Bid			

**Proposed Project (Check those that apply)**

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

\*Existing Dwelling to be removed prior to \_\_\_\_\_

**Onsite Water Supply**    ( ) Deep Well    ( ) Shallow Well    Well Depth \_\_\_\_\_  
 MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well  
N/A

**Onsite Sewage Treatment System**  
 Type of System N/A    Date of Installation \_\_\_\_\_    Last Date Certified \_\_\_\_\_  
 Must have current certificate of compliance on septic system prior to issuance of a permit

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

Lot Area 566,280 sq ft or 13 acres    Water Frontage -0- ft Bluff ( ) Yes (  ) No

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

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

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		
Ex: Patio	10 x 12	120			
DRIVEWAY					
Tower Foundation	8x8 (3)	192			
Platform Foundation	2x2 (6)	24			
			Total Impervious Material		<u>216</u>

Impervious Lot Coverage  $\frac{216}{566,280} = .000381$  x 100 = 0.0381 %  
 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.

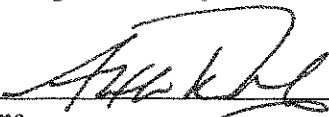
Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
( ) Dwelling _____ ft by _____ ft ( ) Attached Garage _____ ft x _____ ft		\$ _____
Outside Dimension ( ) Deck/Patio _____ ft x _____ ft ( ) Addition to existing _____ ft x _____ ft		
Setback to Side Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected ( ) Yes ( ) No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Total No. Bedrooms _____	Maximum height proposed _____ # of Stories _____	
Roof Change ( ) Yes ( ) No	Basement ( ) Yes ( ) No Walkout Basement ( ) Yes ( ) No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
( ) Garage _____ ft by _____ ft ( ) Storage Shed _____ ft x _____ ft ( <input checked="" type="checkbox"/> ) Fence <u>60</u> ft long x <u>8'</u> high ( <input checked="" type="checkbox"/> ) Other <u>Tower</u> <u>310'</u> ft		
Outside Dimension ( ) Addition to existing structure _____ ft x _____ ft ( ) Fence <u>60</u> ft x <u>82</u> ft <u>Equipment/Rease Area, foundation 8x8 Platform 2x2</u>		
Setback to Lot Line <u>50</u> ft & Rear Lot Line _____ ft	Setback to Road Right of Way <u>85</u> ft	<u>\$120,000</u>
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected ( ) Yes ( <input checked="" type="checkbox"/> ) No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Roof Change ( ) Yes ( <input checked="" type="checkbox"/> ) No	Maximum height proposed <u>310'</u> # of Stories _____	
Bathroom proposed ( ) Yes ( <input checked="" type="checkbox"/> ) No	Sleeping Quarters proposed ( ) Yes ( <input checked="" type="checkbox"/> ) No	
<b>*Garages and storage sheds cannot contain amenities for independent human habitation</b>		

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

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

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

Signature 

Date 2/5/16

GENERATOR TYPE:  
DIESEL  
FROST DEPTH  
DESIGN = 5'-0"  
PLATFORM TYPE  
VSMW-6114LSP-4

NOT FOR  
CONSTRUCTION



9970 VALLEY VIEW RD.  
6505 IRVING, MN 55344  
WWW.USBCON.COM



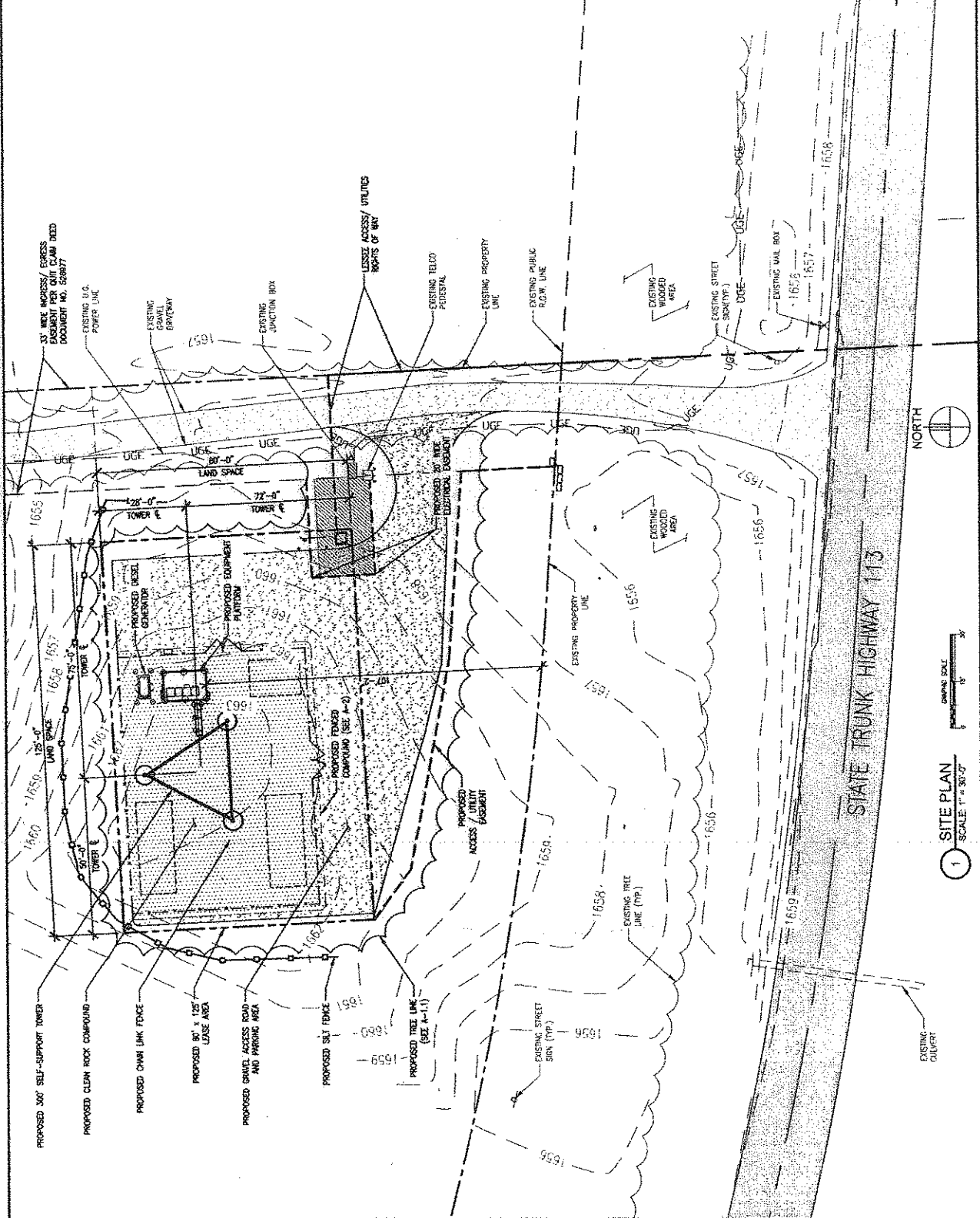
SBA COMMUNICATIONS  
2800 BRIDGES BLVD. SUITE 2100  
MINNETONKA, MN 55345  
PH: (952) 236-9487 FAX: (952) 236-2872

PROJECT  
MN17702-B  
BAD MEDICINE  
VZW: MN05  
BAD MEDICINE  
STATE TRUNK HWY 113  
PONSFORD, MN 56375

SHEET CONTENTS:  
SITE PLAN

DRAWN BY:	S. GONZALEZ
DATE:	01-10-18
CHECKED BY:	TAB
REV. A:	01-22-18
REV. 1:	02-05-18

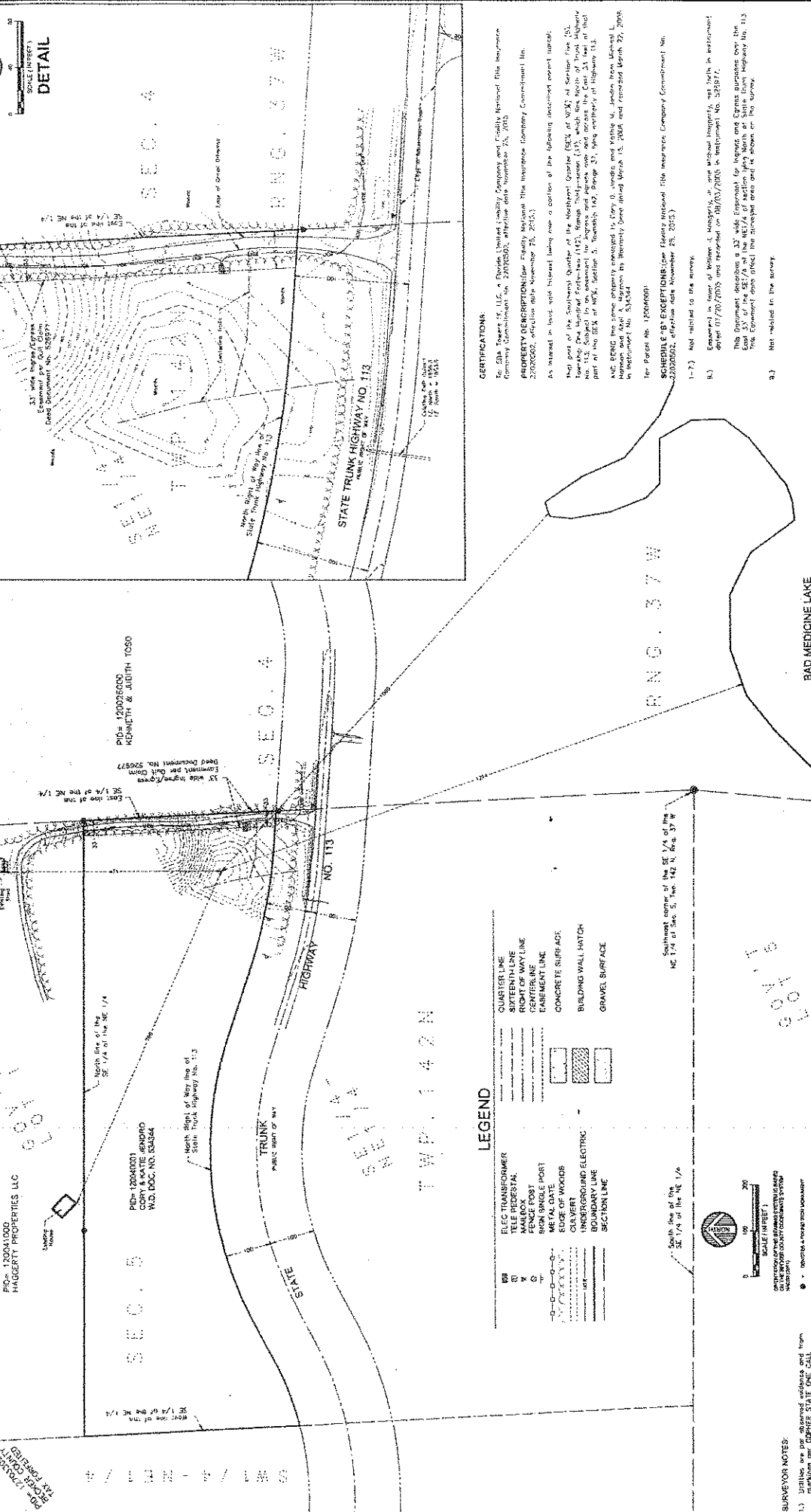
A-1



1 SITE PLAN  
SCALE 1" = 30'-0"



# SITE SURVEY



PID# 12001000  
HAGGERTY PROPERTIES, LLC

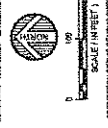
PID# 12004003  
CORY & WATIE MEMORO  
W.D. DOC. NO. 53434

PID# 120026000  
KENNETH & JUDITH TOSSO  
Deed Document No. 529577

Southwest corner of the SE 1/4 of the NE 1/4 of Sec. 5, Twp. 142 N., Rng. 37 W.

### LEGEND

- QUARTER LINE
- SIXTEENTH LINE
- ROAD RIGHT OF WAY LINE
- CONCRETE CURB
- EASEMENT LINE
- CONCRETE SURFACE
- BUILDING WALL HATCH
- GRAVEL SURFACE
- ELEC. TRANSFORMER
- TELE. PEGESTAK
- FENCE POST
- SIGN SINGLE POST
- METAL DATE
- EDGE OF WOODS
- UNDERGROUND ELECTRIC
- CULVERT
- SECTION LINE



**SURVEYOR NOTES:**

- 1.) Utilities are per public authorities and from Google Earth via the 'Google Earth' application, version 4.2.2.10.31, dated September 7, 2015.



**SBA SITE NUMBER:** MN17702-B  
**SBA SITE NAME:** BAD MEDICINE  
 4808 Highway No. 113  
 Portland, MN 56275  
 SBA Towers IX, LLC, A Florida Limited Liability Company

NO.	DATE	BY	CHKD.	APPROVED	DATE

**PRELIMINARY**  
 THESE CONDITIONS APPLY TO THE UNIMPROVED LOTS AND THAT THIS IS A PRELIMINARY SURVEY. THESE ARE THE LINES OF THE UNIMPROVED LOTS.  
 CHECKED BY: BANK [Signature]  
 DATE: 12/17/15  
 LICENSE # 69221

**WIDSETH SMITH NOLTING**  
 Engineering | Architecture | Surveying | Environmental

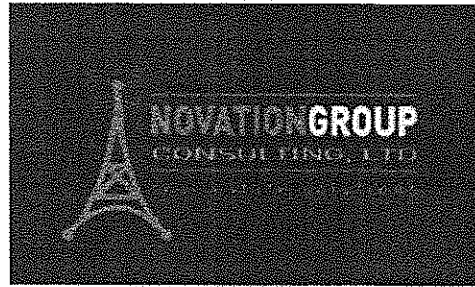
**CERTIFICATIONS:**  
 For State of MN, I, David Robert Widseth, Surveyor and Facility Manager, File Insurance Commission No. 22020002, effective date November 25, 2015.

**PROPERTY DESCRIPTION:** Facility located at University Parkway east of Facility Manager, File Insurance Commission No. 22020002, effective date November 25, 2015.

An interest in this land being held in a portion of the following described parcel parcel:  
 That part of the Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4 of Section 5, Township 142 North Range 37 West, State of Minnesota (L15), which has been divided into four (4) lots, Lot 1, Lot 2, Lot 3, and Lot 4, and the interest in the same was more or less the East 1/2 of that part of the SE1/4 of NE1/4, Section 5, Township 142 North, Range 37 West, County of Hennepin, MN, and being the same property conveyed to Cory & Watie Memoro from Michael L. Haggerty and Judith Tosso by Warranty Deed dated March 15, 2008 and recorded March 22, 2008 as Supplemental No. 53434.

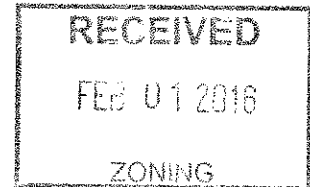
**SCHEDULE "B" EXCEPTIONS:** See Facility Manager, File Insurance Company Commission No. 22020002, effective date November 25, 2015.

1-7) Not related to the survey.  
 8.) Enclosed is a report of William E. Haggerty, Jr., and original inquiry was held in instrument dated 07/20/2005 and recorded on 08/03/2005 as instrument No. 529577.  
 This document describes a 33' wide Easement for Inland and Egress purposes over the East 1/2 of the SE1/4 of the NE1/4 of Section 5, Township 142 North of State Trunk Highway No. 113. This Easement does affect the described area and is shown on this survey.  
 9.) Not related to the survey.



January 27, 2016

Julene Hodgson  
Zoning Technician  
Becker County Planning & Zoning  
915 Lake Avenue  
Detroit Lakes, MN 56501



**RE: Conditional Use Permit Application for SBA Communications and Verizon Wireless, APN 120040001**

Dear Julene:

Please see the attached Application for a Conditional Use Permit for SBA and Verizon Wireless' proposed facility on Parcel 120040001, owned by Cory & Katie Jendro

**Project Description**

SBA Communications is proposing to construct a 300' self-support tower on Parcel 120040001. The subject property is zoned Agricultural and is owned by Cory and Katie Jendro. The property is currently undeveloped and is wooded with some areas of wetland. The surrounding neighborhood is similar in character to the subject property.

The function of this site for Verizon will be that of overall coverage. As detailed on the enclosed drawings, Verizon will be mounting their antennas at 296'. This tower will be engineered to accommodate at least three additional tenants. This will eliminate the need for another tower in this immediate area in the future. No existing or approved towers or commercial/industrial buildings within a two-mile radius meet the needs of Verizon's Radio Frequency (RF) engineers, therefore, co-location is not an option in this case.

We feel that this proposal complies with the purpose of the Becker County Zoning Ordinance as stated in Section 18: "To accommodate the communications needs of residents and businesses while protecting the public health, safety and general welfare."

Our proposal conforms to all of the requirements of a Conditional Use Permit in Becker County, with the exception of Section E2a., Public Water Setback. We are asking for relief from this requirement due to the fact that we are unable to develop a site that will meet Verizon's coverage objectives for providing service to its customers in the Bad Medicine Lake area and not be within 2,640' of the ordinary high water mark of a public water way. We have included a copy of Verizon's search area map, noting the location of our proposed site. Much of the land in this area is tax forfeited land, owned by Becker County. County regulations limit the length of any lease on this type of property to ten years. We require a minimum of a 35 year lease term for a tower site. Our proposed location represents a site that is (1) leasable, (2) buildable (3) meets the client's RF needs and (4) has a willing landlord.

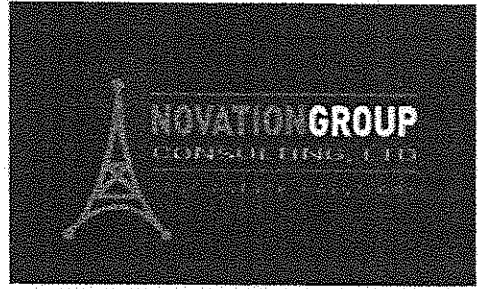
The tower itself is proposed at 300', with a 10' lightning rod, for an overall height of 310'. The tower can be engineered to have a fall zone of 50%, or 150' in any direction. We are happy to provide a certified letter from an engineer stating that.

**PH:847-430-3547**

**FAX:847-430-3549**

**Novation Group Consulting, Ltd.  
132 S Delphia Ave  
Park Ridge, IL 60068**





**Co-location**

The proposed tower will be owned by SBA Communications Corporation and will actively be marketed to other carriers to invite co-location. From SBA's website:

SBA Communications Corporation (SBA) is a leading independent owner and operator of wireless communications infrastructure across North, Central and South America. Founded in 1989 and headquartered in Boca Raton, Florida, SBA is listed on NASDAQ under the symbol: SBAC.

By "Building Better Wireless", SBA generates revenue from two primary businesses - site leasing and site development services.

In our site leasing business, we lease antenna space on our multi-tenant towers and other structures to a variety of wireless service providers under long-term lease contracts.

Our site development business offers wireless service providers and operators assistance in developing their own networks through site acquisition, zoning, construction and equipment installation.

We look forward to working with you. If you have any questions regarding our application, please feel free to call me at 847-644-6300 or email me at [Alex@NovationGroup.com](mailto:Alex@NovationGroup.com).

Sincerely,

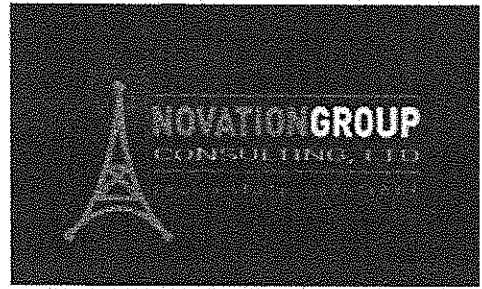
A handwritten signature in black ink, appearing to read "Alex Novak", is positioned below the word "Sincerely,".

Alexander Novak

**PH:847-430-3547**


**Novation Group Consulting, Ltd.  
132 S Delphia Ave  
Park Ridge, IL 60068**

**FAX:847-430-3549**



**Sworn Statement:**

"I declare under penalty of perjury that the aforementioned is true."



Alexander K. Novak  
Declarant/Applicant

**PH:847-430-3547**

**Novation Group Consulting, Ltd.  
132 S Delphia Ave  
Park Ridge, IL 60068**

**FAX:847-430-3549**



COUNTY OF BECKER

Planning and Zoning

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

Authorized Agent 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), Cory & Katie Jendro hereby authorize Novation Group - to act as my (our) agent on the following item(s): appropriate box(es) Alexander Novak

- permit application (write in permit "type" - e.g. site, septic, etc.):
plat application:
conditional use application: For a 300' communications tower
variance application:
other:

on my (our) property located at:
Tax Parcel Number(s): 120040001 Physical Site Address:
Legal Description: Part of SE 1/4 of the NE 1/4
Section: 5 Township: 142 Range: 37 Lot: Block: Plat Name:

Agent Contact Information

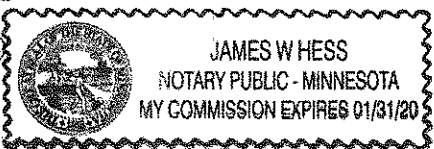
Agent address: 132 S. Delphia Ave Park Ridge IL 60068
Agent phone #(s): 847-644-6300 Agent fax #: 847-430-3549
Agent email address: Alex @ NovationGroup.com

Property Owner(s) Signature(s) Date 1/25/16

State of Minnesota
County of Becker

On this 25th day of January before me personally appeared Cory & Katie Jendro to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged that they executed the same as their free act and deed.

(Notary Stamp)



Notary Public Signature

Office Use Only:
Date received: Expiration Date:

**EXHIBIT "A"**  
**Legal Description**

An interest in land, said interest being over a portion of the following described parent parcel:

That part of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ) of Section Five (5), Township One Hundred Forty-two (142), Range Thirty-seven (37), which lies North of Trunk Highway No. 113; Subject to an easement for ingress and egress over and across the East 33 feet of that part of the SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 5, Township 142, Range 37, lying northerly of Highway 113.

AND BEING the same property conveyed to Cory D. Jendro and Kathie M. Jendro from Michael L. Harmon and Abel A. Harmon by Warranty Deed dated March 15, 2006 and recorded March 22, 2006 in Instrument No. 534344.

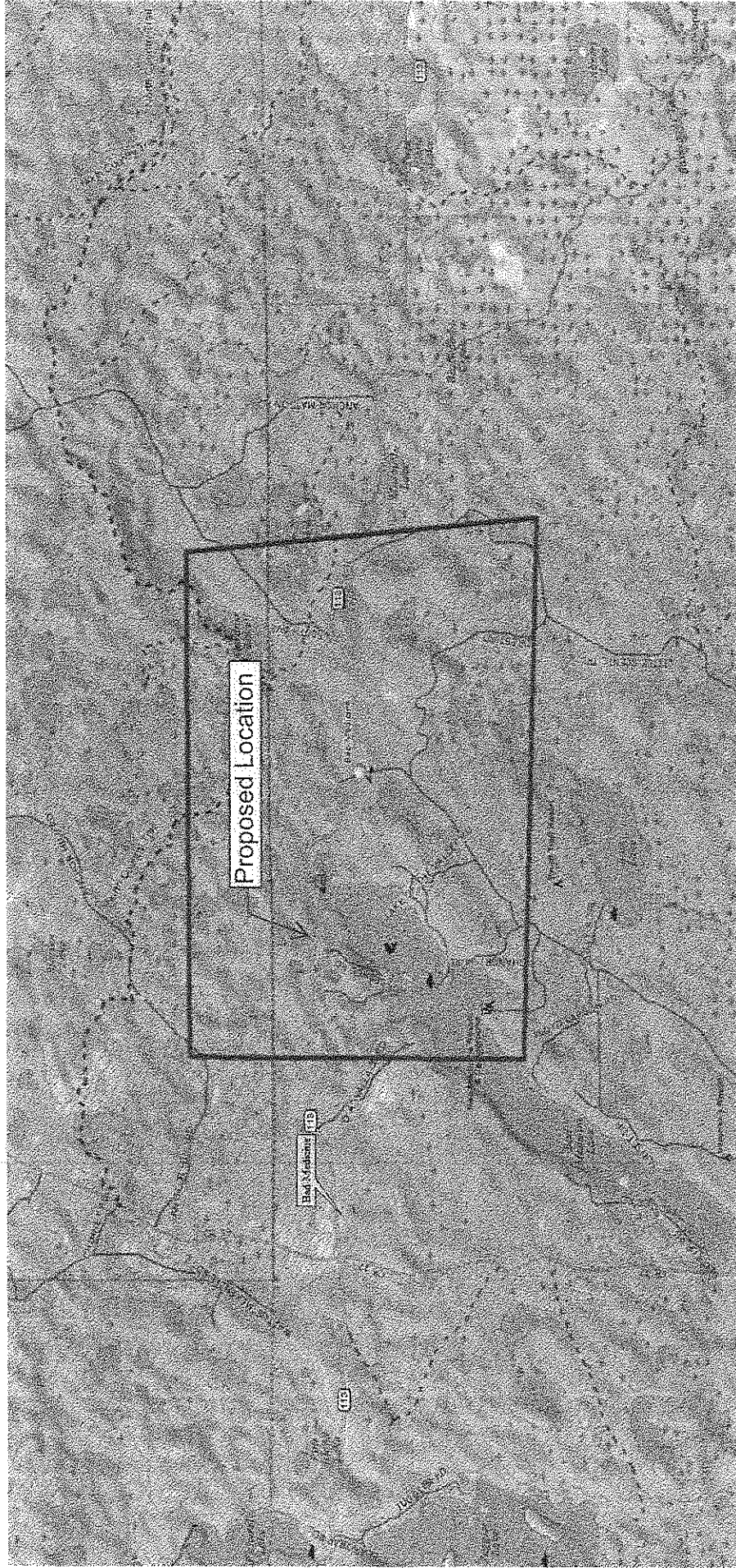
Tax Parcel No. 120040001

Said interest being over land more particularly described by the following description:

Insert metes and bounds description of area

---

# MN05 Bad Medicine Search Ring





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.

## Jendro Map

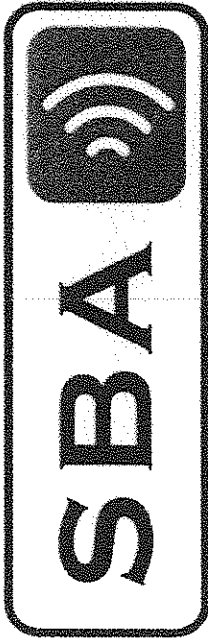
Becker County



1:2,400

Date: 9/18/2015

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

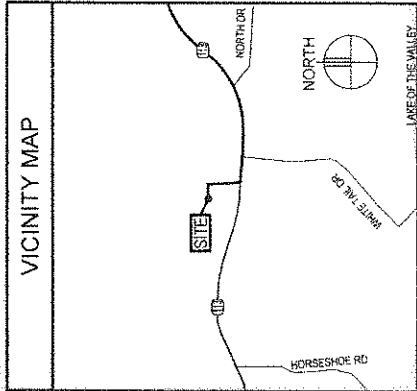
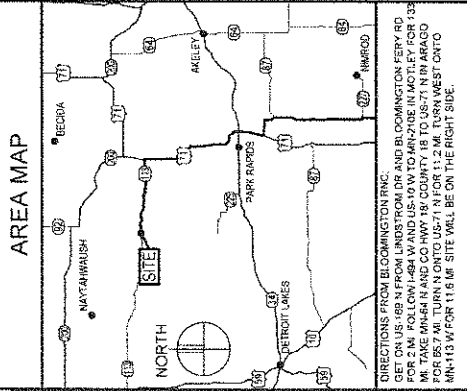


# MN17702-B BAD MEDICINE

PROJECT INFORMATION	
SITE NAME:	MN17702-B BAD MEDICINE
SITE ADDRESS:	STATE TRUNK HWY 113 PONSFORD, MN 56576
COUNTY:	BECKER
LATITUDE:	N47°06'48.821" (NAD 83)
LONGITUDE:	W92°22'57.072" (NAD83)
SITE DATA FORM DATED:	01-12-16
DRAWING BASED ON:	90' X 126' ± 10,000 S.F.
BUILDING TYPE:	116
SITE AREA:	ROOF LOAD = 105 PSF

ISSUE SUMMARY		
REV.	DESCRIPTION	SHEET OR DETAIL
A	ISSUED FOR REVIEW 01-22-16	ALL
A.1	ISSUED FOR REVIEW 02-05-16	ALL

SHEET INDEX	
SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, TOWER ELEVATION, AND SHEET INDEX
A-1.1	SITE PLAN, DRAINAGE AND SCREENING PLAN
A-2	ENLARGED SITE PLAN, SITE PHOTO
A-3	ARTISMA, COAX RFT, CABLE BRIDGE PLAN, NOTES, SITE PHOTOS
A-4	EQUIPMENT PLATFORM PLANS, ELEVATIONS, NOTES, & DETAILS
A-5	GENERATOR PLANS, ELEVATIONS, NOTES, & DETAILS
A-6	FENCING DETAILS
A-7	BOLLARD, CABLE BRIDGE, GRAVEL ROAD, GPS, OMPH DETAIL
A-8	OUTLINE SPECIFICATIONS
G-1	GROUNDING SPECIFICATIONS, PLAN AND DETAILS
U-1	SITE UTILITY PLAN, ENLARGED SITE UTILITY PLAN, HAND HOLE PLAN
U-2/3/4	ONE-LINE RISER DIAGRAM, PANEL SCHEDULE, TELCO ENTRY DETAIL, SURVEY

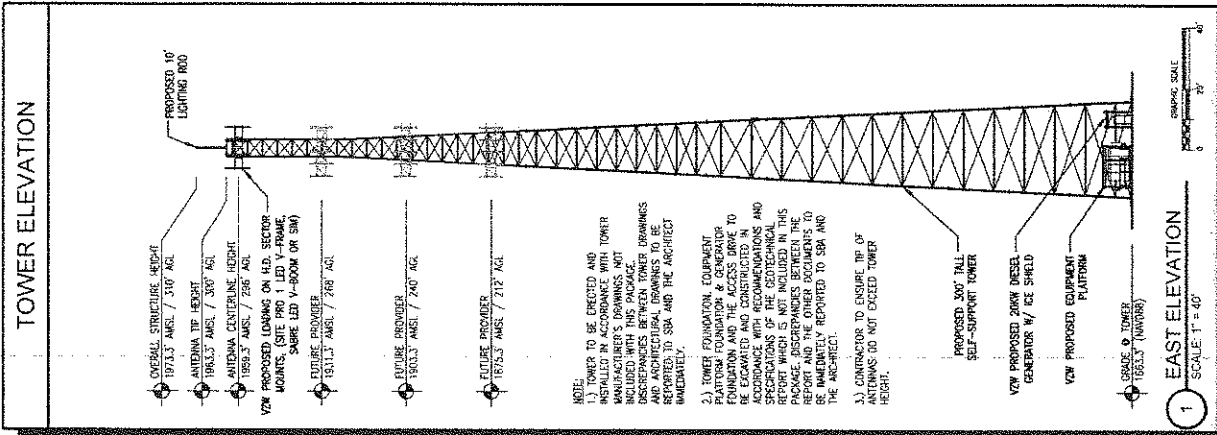


DEPARTMENTAL APPROVALS	
NAME	DATE
RF ENGINEER	
OPERATIONS MANAGER	
CONSTRUCTION ENGINEER	

LESSOR / LICENSOR APPROVAL	
SIGNATURE	PRINTED NAME

LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW  
 NO CHANGES  CHANGES NEEDED. SEE COMMENTS.

CONTACTS	
LESSOR / LICENSOR:	CORY JENDRO 25706 16TH ST W ZIMMERMAN, MN 56388 (763) 610-3217
LESSEE:	SBA TOWERS VI, LLC 2920 BROKEN SOUND PARKWAY, NW ROCK RATION, FL 33467-2787 LAURA HALPENNY (850) 802-2267 TASCO/AMTRAP COOP. 16503 COUNTY 6 P.O. BOX 158470 ALEXIA (504)630-2718 734-3377
POWER UTILITY COMPANY CONTACT:	T.B.D.
TELCO UTILITY COMPANY CONTACT:	T.B.D.
ARCHITECT:	DESIGN 1 OF EDEN PRAIRIE, LLC. 9973 VALLEY VIEW ROAD EDGE PRAIRIE, MN 55344 (952) 803-9296
SURVEYOR:	WADSWORTH SMITH SURVING 810 FILLMORE STREET ALEXANDRIA, MN 55304-0228 (320) 762-8149
STRUCTURAL ENGINEER:	N/A
GEOTECHNICAL ENGINEER:	T.B.D.



NOT FOR CONSTRUCTION	DESIGN 1	5973 VALLEY VIEW RD EDGE PRAIRIE, MN 55344 (952) 803-9296 WWW.DESIGN1MN.COM	SBA COMMUNICATIONS 5800 BROADWAY PARKWAY NW BOCA RATON, FL 33487-2287 P.O. BOX 120007-0001 MIAMI, FL 33157-0001	PROJECT MN17702-B BAD MEDICINE V2VW MN05 BAD MEDICINE STATE TRUNK HWY 113 PONSFORD, MN 56575	SHEET CONTENTS: CONTACTS ISSUE SUMMARY SHEET INDEX LESSOR / LICENSOR APPROVAL PROJECT INFORMATION AREA & VICINITY MAPS GENERAL NOTES
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T-1

GENERATOR TYPE:  
DIESEL

FROST DEPTH  
DESIGN = 5'-0"

PLATFORM TYPE:  
VAMP-4X14-G, SP-4

NOT FOR  
CONSTRUCTION



8070 VALLEY VIEW RD.  
EDEN PRAIRIE, MN 55344  
WWW.DESIGNHET.COM



SBA COMMUNICATIONS  
5805 SPRING ROCK AND PARKWAY SW  
PONSFORD, MN 55375  
TEL: (612) 226-4445 FAX: (612) 226-3572

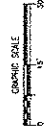
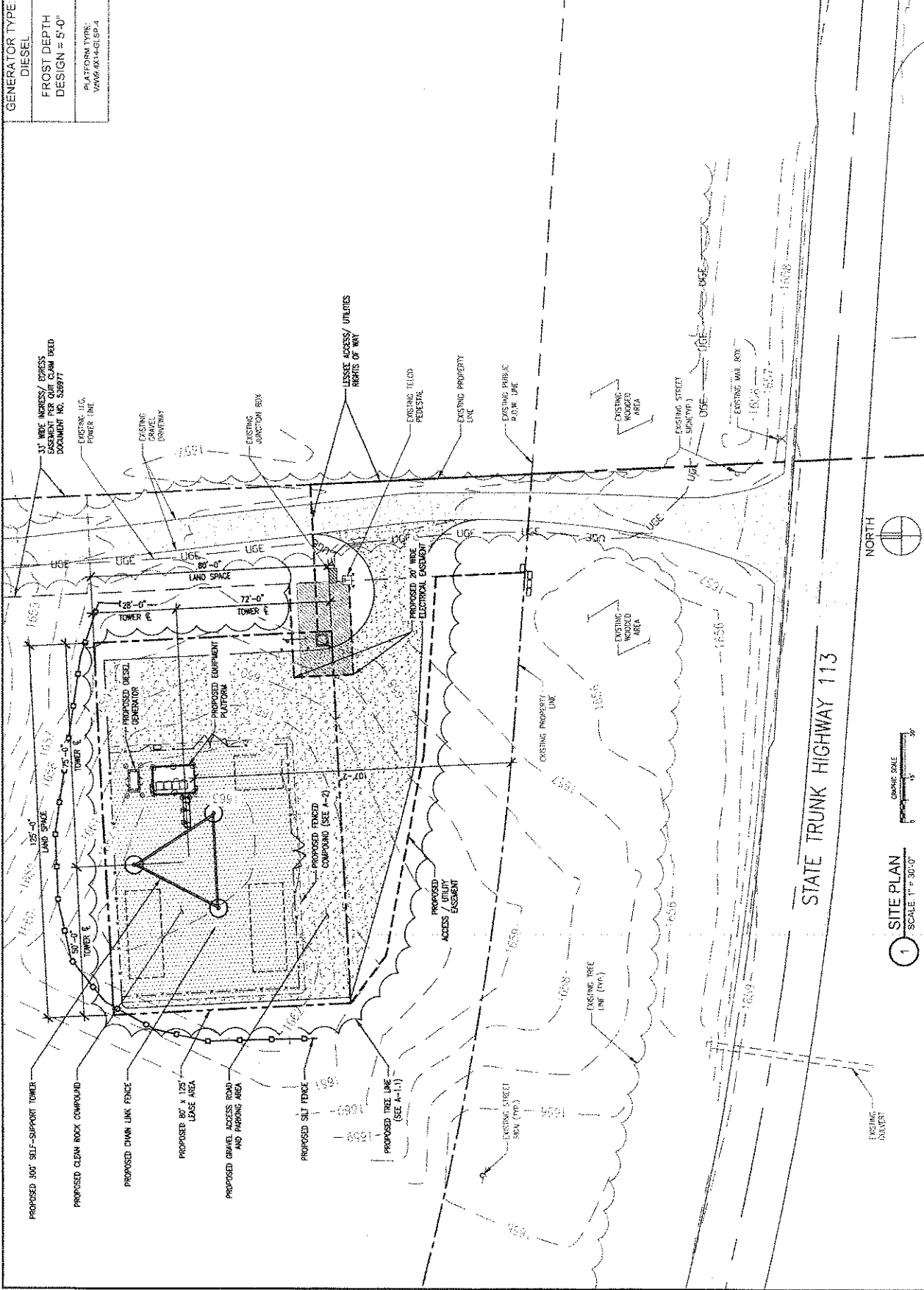
PROJECT

MN17702-B  
BAD MEDICINE  
VZW: MN05  
BAD MEDICINE  
STATE TRUNK HWY 113  
PONSFORD, MN 55375

SHEET CONTENTS:  
SITE PLAN

DRAWN BY:	S. GONZALEZ
DATE:	01-18-18
CHECKED BY:	TAB
REV. A:	01-25-18
REV. A.1:	02-05-18

A-1



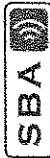
1 SITE PLAN  
SCALE: 1" = 30'-0"



NOT FOR  
CONSTRUCTION



4873 VALLEY VIEW RD  
EDEN PRAIRIE, MN 55344  
WWW.DESIGN180.COM



SBA COMMUNICATIONS  
3800 FRENCH COUNTRY PARKWAY NW  
PO BOX 111111  
PH: (612) 296-9457 FAX: (612) 296-9872

PROJECT

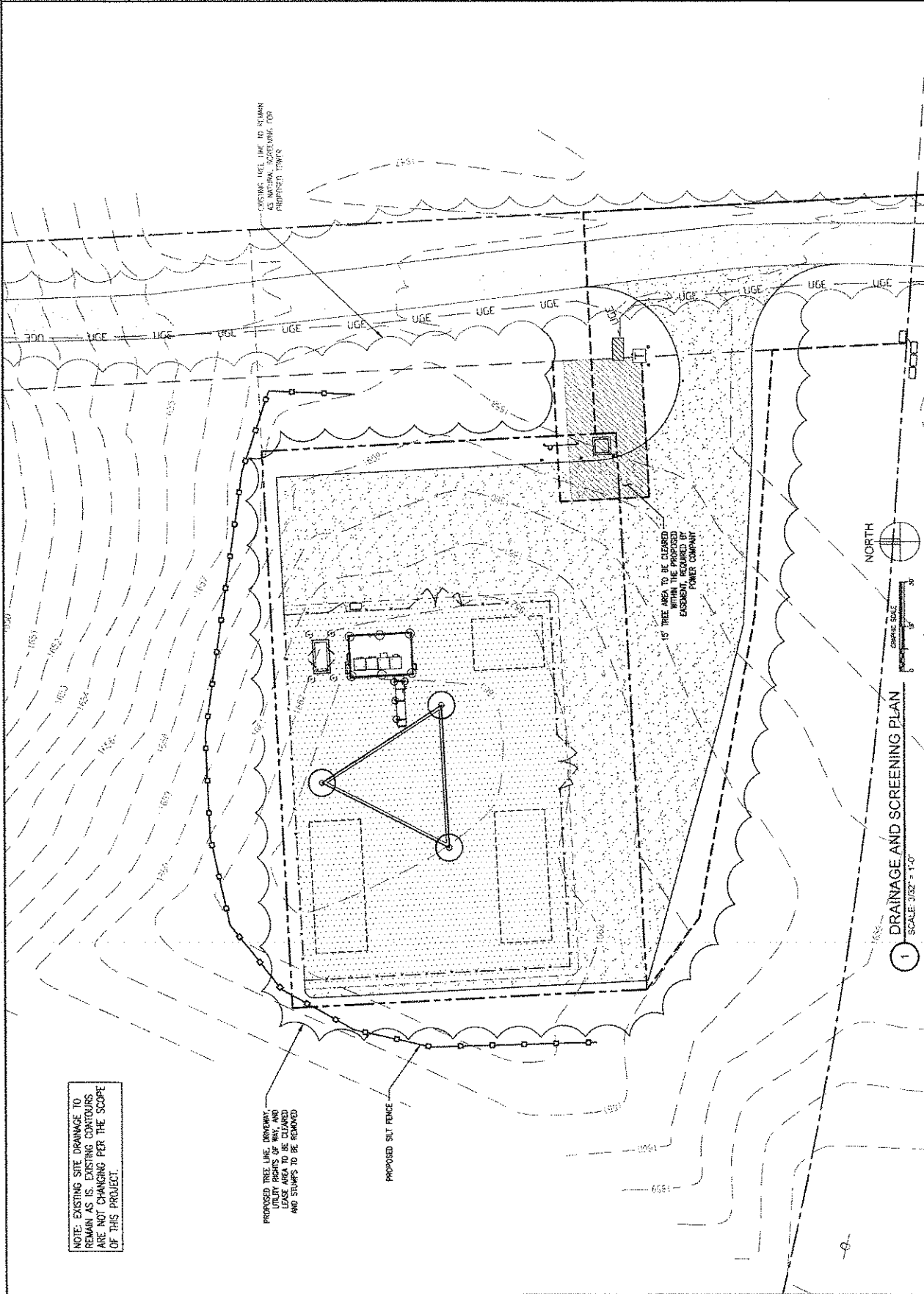
MN17702-B  
BAD MEDICINE  
VZW: MN05  
BAD MEDICINE

STATE TRUNK HWY 113  
PONSFORD, MN 56575

SHEET CONTENTS:  
DRAINAGE & SCREENING PLAN

DRAWN BY:	S. GONZALEZ
DATE:	01.16.18
CHECKED BY:	TAB
REV. A:	01.23.18
REV. A1:	02.05.18

A-1.1



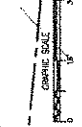
NOTE: EXISTING SITE DRAINAGE TO BE MAINTAINED AS MUCH AS POSSIBLE. ANY CHANGES TO EXISTING CONTOURS ARE NOT CHANGING PER THE SCOPE OF THIS PROJECT.

PROPOSED TREE LINE, BROWNSVILLE TRAIL, AND UTILITY RIGHTS OF WAY AND LEASE AREA TO BE CLEARED AND STUMPS TO BE REMOVED

PROPOSED SILT FENCE

15 TREE AREA TO BE CLEARED WITHIN THE PROPOSED FOOTPRINT, REQUIRED BY POWER COMPANY

EXISTING UEL LINE TO REMAIN AS NATURAL SCREENING FOR PROPOSED POWER



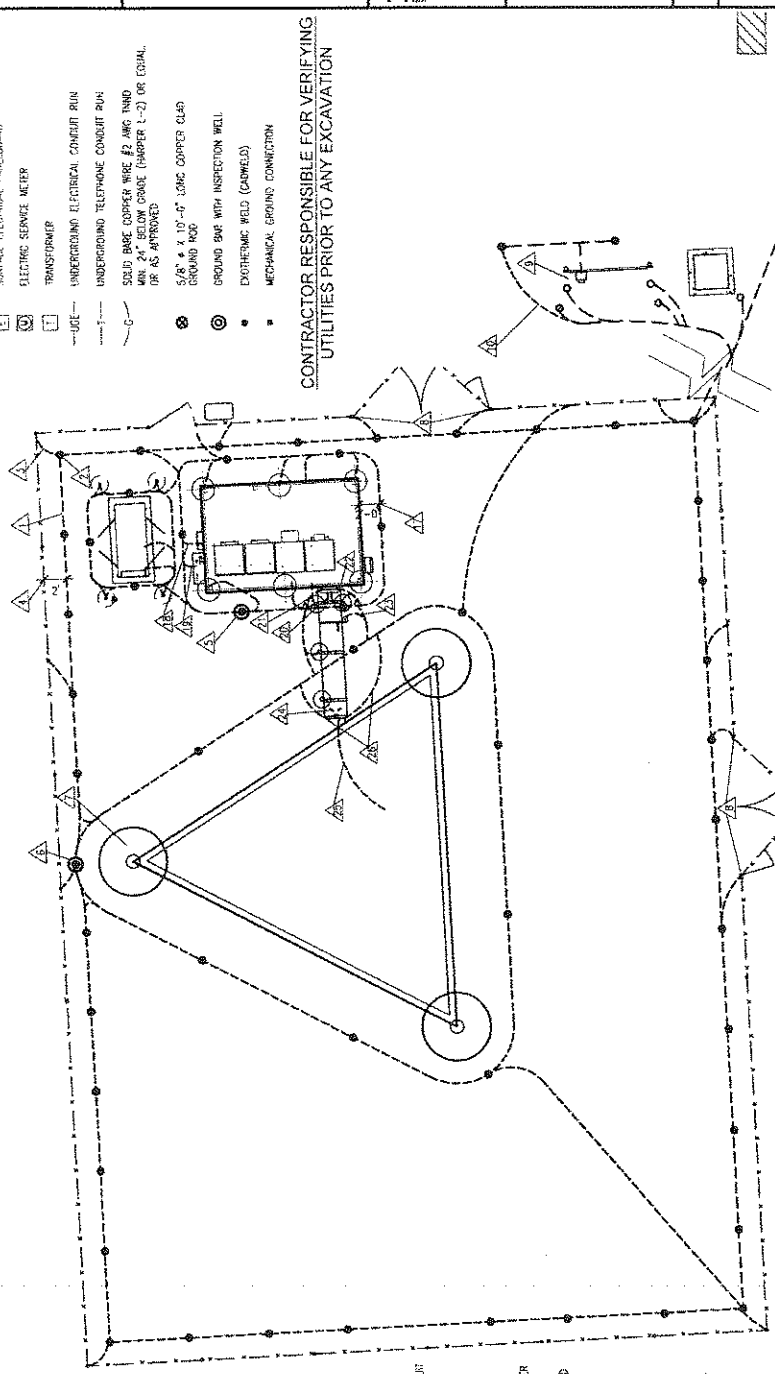
DRAINAGE AND SCREENING PLAN

SCALE 1/32" = 1'-0"

**ELECTRICAL SYMBOLS**

- SURFACE ELECTRICAL PANELBOARD
- ELECTRIC SERVICE METER
- TRANSFORMER
- UNDERGROUND ELECTRICAL CONDUIT RUN
- UNDERGROUND TELEPHONE CONDUIT RUN
- SOLID BARE COPPER WIRE #2 AWG 1/2" MIN 24" BELOW GRADE (HARPER L-2) OR (3)AL, OR AS APPROVED
- 3/8" x 1/4" x 1/4" LONG COPPER CLAD GROUND ROD
- GROUND BAR WITH INSPECTION WELL
- DUCTILE IRON WELD (DOWELLED)
- MECHANICAL GROUND CONNECTION

CONTRACTOR RESPONSIBLE FOR VERIFYING UTILITIES PRIOR TO ANY EXCAVATION



NOTE:  
CONTRACTOR SHALL ENSURE THAT EACH WHIP IS ROUTED TO LEAD 1 BY THE SHORTEST PATH, AND BENDS SHALL NOT BE LESS THAN 12" RADIUS

NOTE:  
ALL PROPOSED EQUIPMENT CABINETS TO BE GROUNDED PER MANUFACTURERS SPECIFICATIONS AND ATTACHED TO THE MAIN GROUND BAR.

1 GROUNDING PLAN  
SCALE: NONE

- #2 AWG 1/2" SOLID BARE COPPER CONDUCTOR 12" BELOW GROUND (TYPICAL) MINIMUM 24" BENDING RADIUS
- 1" x 10" COPPER CLAD GROUND ROD
- GROUND ALL CORNER POSTS WITH MECHANICAL PIPE CONNECTORS
- PERMANENT GROUND RING SHOULD BE INSTALLED, 1'-2" INSIDE THE FENCE LINE. THE TOWER GROUND RING SHOULD BE INSTALLED A MINIMUM TWO FEET OFF OF ANY STRUCTURE
- 5/8" x 10" LONG COPPER CLAD GROUND ROD WITH INSPECTION WELL. TOP OF GROUND ROD MAX 24" DEPTH
- INSPECTION WELL #2
- BOND TOWER TO GROUND SYSTEM WITH COWELL, TYPE VS, 3 LOCATION
- GATE JAMBERS
- PROVIDE AN EXTERNAL #2 TRUNCATED GROUND LEAD FROM GROUND RING TO ALL METAL CABINETS ON UTILITY ENCLOSURE, BOXES, PEGS, ETC. TO BE CONNECTED TO THE MAIN GROUND BAR. ALL CABINETS USING BURNDY TYPE 2 LONG BARREL LUGS WITH NO-DR OR COPPER SHIELDS
- BOND THE #6 GREEN INSULATED CONDUCTOR FROM METER PANE, AND RECONNECT TO SEPARATE GROUND ROD
- BOND THE #6 GREEN INSULATED CONDUCTOR FROM TELCO BOX TO SEPARATE GROUND ROD
- ENCLOSURE GROUND (TYPE) IN 1/2" DIAMETER SCHEDULE 40 PVC CONDUIT
- GROUND EQUIPMENT ENCLOSURE HVAC WITH MECHANICAL CLAMP
- #2 AWG 1/2" SOLID COPPER CONDUCTOR WITH MECHANICAL CLAMP TO ROD
- #2 AWG 1/2" SOLID COPPER CONDUCTOR RUN FROM HOOD TO MUFFLER WITH PIPE CLAMP GROUND
- #2 AWG 1/2" SOLID COPPER CONDUCTOR RUN TO FILLER WITH GROUND CLAMP TO HEAT WITH PIPE CLAMP GROUND
- MAINTAIN TWO FOOT DISTANCE OFF OF STRUCTURES
- GROUND TELEPHONE SERVICE ENTRANCE
- ELECTRIC METER AND ELECTRIC SERVICE GROUNDING, COORDINATE ALTERNATE WITH PM
- GROUND COAXIAL ANTENNA CABLES TO GROUND BAR BY ANTENNA CONTRACTOR. TERMINATE CABLES 1'-10" FROM ENCLOSURE AND INSTALL GROUND KITS ON EACH CABLE GROUND
- EXTERNALLY WELD COPPER GROUND BAR TAIL TO EXTERIOR GROUNDING RING. MAKE SURE CONNECTION TYPE: SA, BY ANTENNA CONTRACTOR. FINAL CONNECTION BY ELECTRICAL CONTRACTOR
- 4" x 20" x 1/4" 1/4" THICK INSULATED COPPER GROUND BAR, NON-ISOLATED WITH 16 LONG #2 AWG 1/2" SOLID COPPER WIRE WELDED TAILS (HARPER UNIT 14420W)
- GROUND CABLE WAVEGUIDE BRIDGE (TYPE) BY ELECTRICAL CONTRACTOR
- 4" x 20" x 1/4" 1/4" THICK INSULATED COPPER GROUND BAR, NON-ISOLATED WITH 16 LONG #2 AWG 1/2" SOLID COPPER WIRE WELDED TAILS (HARPER 14420 W)
- GROUND ANTENNA CABLES TO GROUND BAR AT ANTENNA ELEVATION OF TOWER. GROUND BASE BAR TO GROUND HALO.
- BOND PROPOSED TOWER GROUND RING TO PROPOSED GROUND RING WITH #2 AWG 1/2" SOLID COPPER CONDUCTOR IN 2 LOCATIONS
- TIE THE SHELTER INTERNAL LEAD TO THE EXTERNAL GROUND RING VIA #2 BARE 1/2" THICK COPPER LEADS WITH COWELL CONNECTIONS.
- GROUND THE PROPOSED TOWER LEGS IN TWO LOCATIONS AND MARK SLAB REBAR IN 1 AND THE BACK TO GROUND HALO
- GROUND EACH TRAFFIC COLLARD, TOP OF 6
- GROUND REBAR IN EACH STOP PER, TOP OF 3

NOT FOR CONSTRUCTION

**DESIGN**  
303 VALLEY VIEW RD  
EUREKA, MN 55948  
WWW.DESIGNIT.COM

**SBA**  
SBA COMMUNICATIONS  
5800 BROOKS SQUARE PARKWAY NW  
SUITE 100  
FARMINGTON, MN 55025  
PH: (651) 228-9637 FAX: (651) 228-3972

PROJECT  
MN17702-B  
BAD MEDICINE  
VZW: MN05  
BAD MEDICINE  
STATE TRUNK HWY 113  
PONSFORD, MN 56575

SHEET CONTENTS:  
GROUNDING PLAN  
GROUNDING DETAIL INDEX

DRAWN BY:	S. GONZALEZ
DATE:	01-18-16
CHECKED BY:	TAS
REV A:	01-22-16
REV 1:	02-05-18

G-1



# **R** RAMAKER & ASSOCIATES, INC.

February 10, 2016

Becker County Planning & Zoning  
Julene Hodgson, Zoning Technician  
915 Lake Avenue  
Detroit Lakes, Minnesota 56501

Submitted Via Email: [jmhodgs@co.becker.mn.us](mailto:jmhodgs@co.becker.mn.us)

**SUBJECT: REQUEST FOR SECTION 106 CONSULTATION COMMENTS = INTERESTED PARTY**

**SITE: BAD MEDICINE (SITE NUMBER: MN17702-B)  
48008 HIGHWAY 113  
PONSFORD (FOREST TOWNSHIP), BECKER COUNTY, MINNESOTA 56575  
RAMAKER & ASSOCIATES, INC. PROJECT NUMBER: 31601**

Dear Ms. Hodgson:

Ramaker & Associates, Inc. (RAMAKER) was retained by SBA Communications Corporation (SBA), to complete a NEPA and Section 106 review of a proposed antenna and equipment installation to a proposed 300-foot lattice (self-support) tower (overall height with appurtenances of 310 feet). The proposed activity is located at 48008 Highway 113 in Ponsford (Forest Township), Becker County, Minnesota. The property is further identified as being located in the Northeast ¼ of the Southeast ¼ of the Northeast ¼ of Section 5, Township 142 North, Range 37 West. The location of the property is depicted on the attached Long Lost Lake, Minnesota Quadrangle. The project is also identified as being located at: 47° 8' 48.82" North and 95° 22' 57.07" West.

The property consists of an approximately 80-foot by 125-foot area and is currently wood land. SBA is proposing to develop the property by constructing a 300-foot self-support tower and an equipment platform within a 60-foot by 84-foot fenced compound. It is worthwhile to note however, that the compound has also been designed to be suitable for additional wireless carrier equipment shelters/platforms and the associated tower-mounted appurtenances (antennas, mounts, RRUs, dishes, etc.). Utilities will be routed underground from the existing State Trunk Highway 113 right-of-way to the property. State Trunk Highway 113 adjoins the parent tract to the south. Access to the property is from an existing gravel driveway from State Trunk Highway 113. Site plans have been included to further define the proposed site development activities.

The host property and surrounding area were historically wooded land dating back to at least 1953. The surrounding area was historically wooded land dating back to at least 1953. State Highway 113 was historically south of the host property dating back to at least 1953. A few lake access roads leading south from State Route Highway 113 were constructed between 1953 and 1966. The eastern boundary of the host property was developed with an access drive in 2006. A house and garage was developed north of the host property in the early 2010s. Aerial photographs depicting the site and neighboring property's current land use are included.

The Section 106 review completed by RAMAKER considered both the Direct (area directly disturbed by the proposed undertaking) Area of Potential Effect (APE) and Indirect (viewshed area) APE. The APE reviews completed by RAMAKER concluded the proposed activities would have:

- **DIRECT APE:** When considering the Direct APE, RAMAKER consulted with Randy Dickson, Archaeologist with Midwest Archaeological Consultants, LLC. Mr. Dickson completed the appropriate due diligence as part of the Direct APE review so as to conclude that the proposed SBA undertaking would have "No Effect" to the Direct APE. A more detailed summary of these findings can be found in the Direct APE Summary report, completed by Mr. Dickson.
- **INDIRECT APE:** Using the FCC's guidance, RAMAKER reviewed a three-quarter mile search radius of the proposed undertaking so as to consider the potential for viewshed impacts to historic structures

February 10, 2016

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within this search area. RAMAKER completed research, consultation, and a window survey of the Indirect APE in an attempt to qualify the presence of historic structures within the APE. Upon completion of this research, RAMAKER then reviewed and considered the potential for effect (as further outlined in the Indirect APE summary report) and concluded that the proposed SBA undertaking would have "No Adverse Effect" to the Indirect APE.

- ADDITIONAL CONSULTING PARTIES: RAMAKER has, or is in the process of, consulting with additional potentially interested consulting parties. As part of this consultation, RAMAKER has filed public notice in the Detroit Lakes Tribune newspaper. In addition, RAMAKER is soliciting comments from the Forest Township Clerk, the Becker County Planning & Zoning and the Becker County Historical Society. Specifically, RAMAKER is seeking input on the potential for impact to historic properties that might not have otherwise been considered as part of the aforementioned Section 106 due diligence survey.

RAMAKER has opined that the proposed SBA undertaking will have "No Effect" to the Direct APE and "No Adverse Effect" to the Indirect APE.

Following the FCC protocols and procedures, should you wish to be considered a consulting party or wish to receive the FCC Submission Package in its entirety, please feel free to contact RAMAKER with your request. As partial fulfillment of our client's responsibility under Section 106 as delegated by the FCC, we ask for your comments regarding the project's potential to adversely affect historic and/or culturally significant properties. Also, if you have any information regarding other potentially interested consulting parties, your input would be greatly appreciated. As the project is proposed for development in the very near future, we would appreciate receiving your comments in the next 30 days.

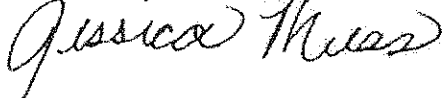
Please direct all future correspondence to:

Ramaker & Associates, Inc.  
Jessica Miess, Environmental Specialist  
855 Community Drive  
Sauk City, Wisconsin 53583  
Telephone: (608) 643-4100  
Facsimile: (608) 643-7999  
Email: [jmiess@ramaker.com](mailto:jmiess@ramaker.com)

If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,

RAMAKER & ASSOCIATES, INC.



Jessica Miess, Environmental Specialist

Attachments: Site Location Maps

Cc: Forest Township Clerk  
Carol Peterson, Township Clerk  
37121 Red Top Road  
Ponsford, Minnesota 56575

Becker County Historical Society  
Corresponding Secretary  
714 Summit Avenue  
Detroit Lakes, Minnesota 56501