



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****

July 12, 2016 @7:00 PM

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

APPLICANT:

Jay Fearing and Melissa Fearing-Gooselaw
1004 4th Street S
Moorhead, MN 56560

Project Location: Fearing Drive

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Certificate of Survey to allow two tracts of land with Tract A consisting of 7.6 acres +/- and Tract B consisting of 9.3 +/- on Agricultural zoned property.

LEGAL LAND DESCRIPTION: 060240002 Cormorant Township Upper Cormorant and Nelson Lake GOVT LOT 1; & GOVT LOT 2 LESS PLATS BLACK PASS SHORES & 1ST ADDN & LESS 5.03 AC TO 06.0240.001 & LESS 2.10 AC TO 06.0240.000, Section 16, TWP 138, Range 43

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.

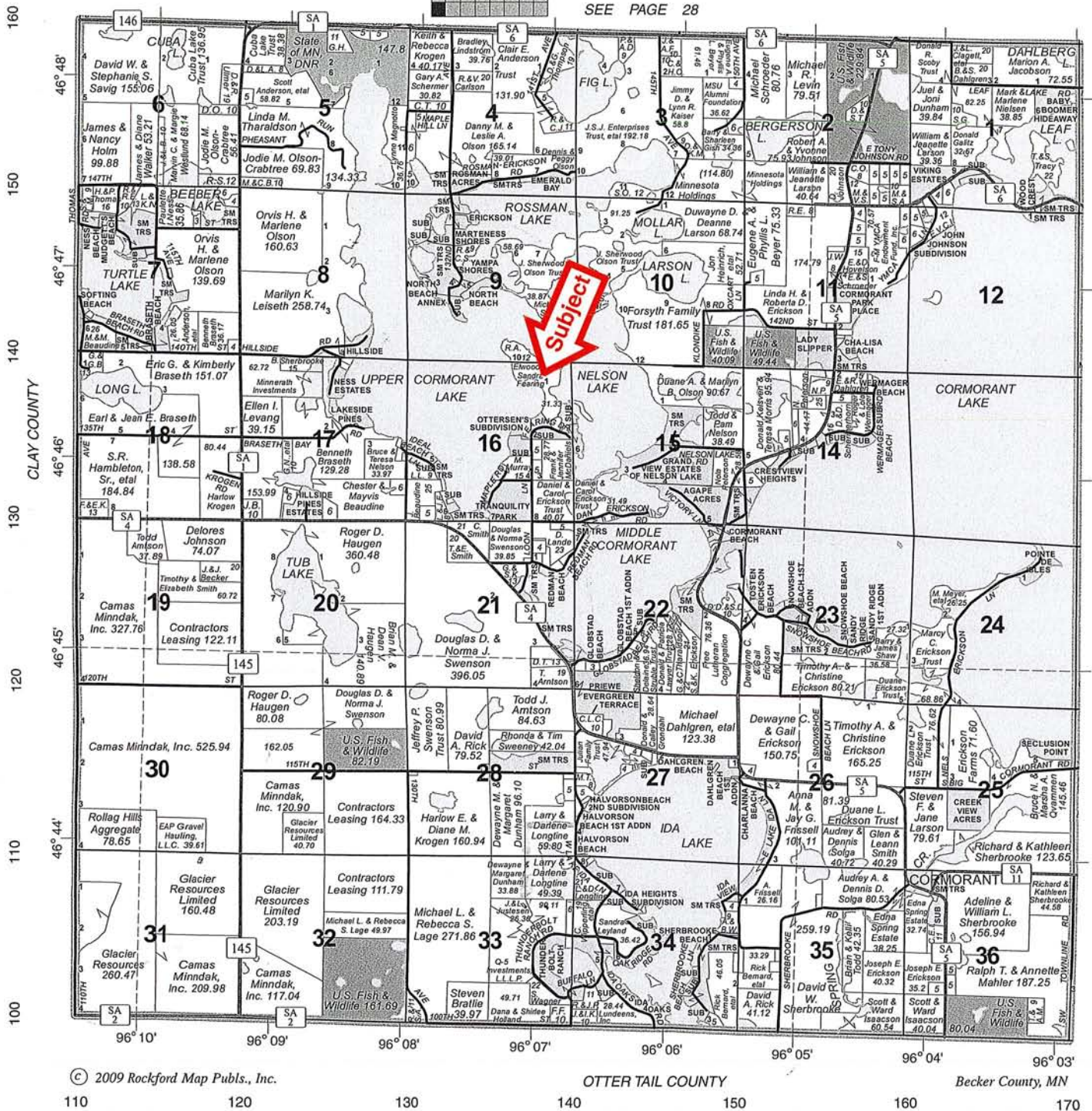
The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will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

CORMORANT

T.138N.-R.43W.

SEE PAGE 28



SEE PAGE 12

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

Applicant's Name: JAY FEARNING & MELISSA FEARNING-GOOSELAW

Applicant's Address: 1004 4th ST
NORTHHEAD, MN 56560

Telephone(s): 701-212-0791 Date of Application: 5-23-16

Signature of Applicant: [Signature] (MEADOWLANDS SURVEYING, INC)

Parcel ID Number: 060240002 Project Address: 13648 FEARNING DR.

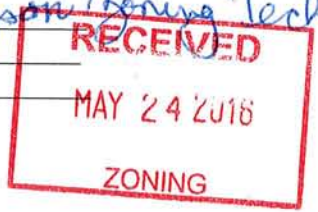
Legal Description of Project: P.O. GL3 1 & 2 ~~DBB~~ SECTION 16-158-43 (ANDERSON PROPERTY TO WEST)

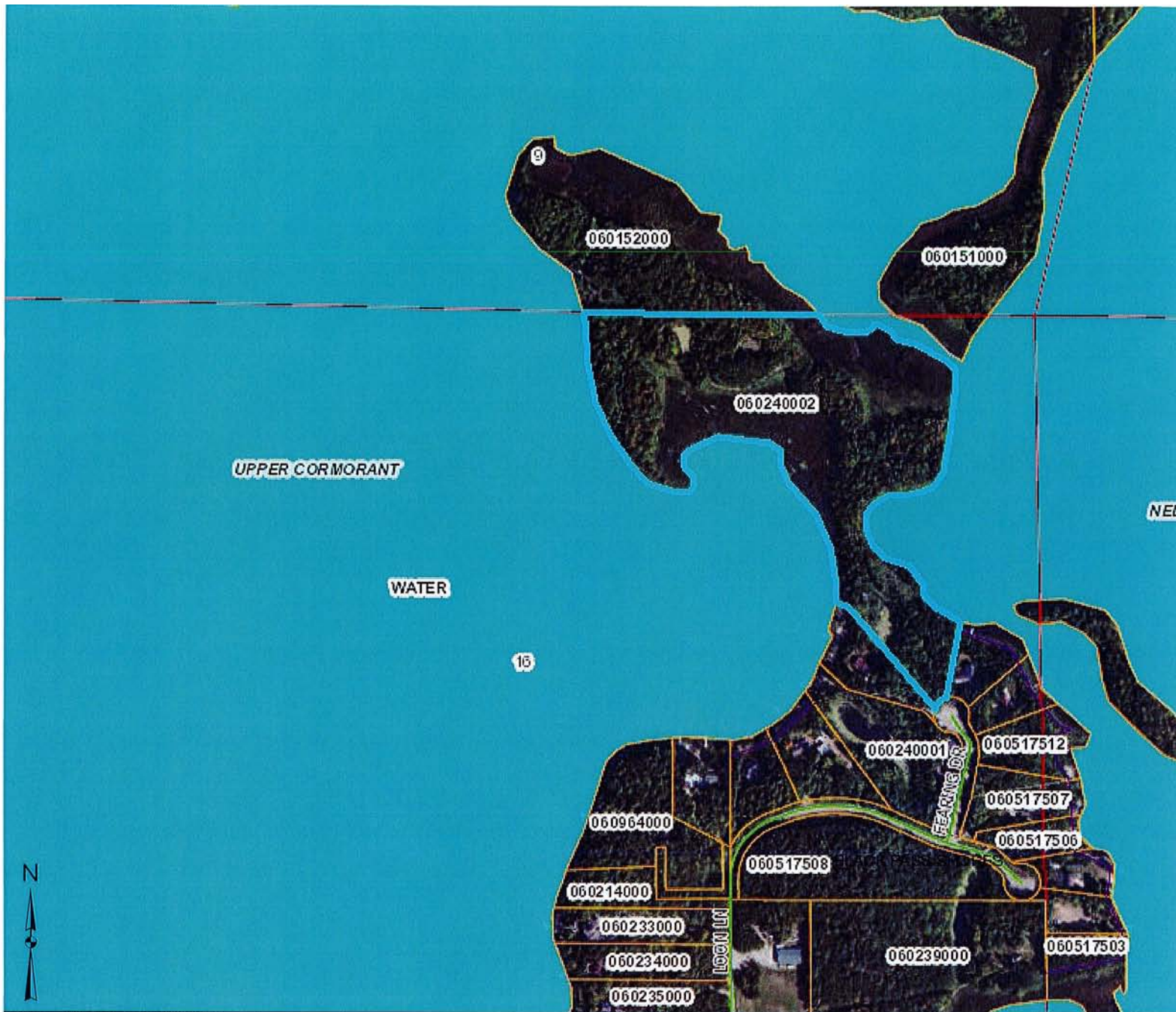
SECTION 1
*Zone Change For Existing Parcel Number
Current Zoning Requested Zoning

SECTION 2
*Certificate Of Survey: Number of Lots 2
Shoreland (within 1000 ft of lake) X Nonshoreland
Current Zoning of property AG
Is a change of zone required? yes X no
If yes, change from Zone to Zone.
Total acreage of parcel to be subdivided 16.9
**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 6/6/16 Authorized Signature Julene Hodgson Spring Tech
Application Fee Notice Fee Recording Fee
Date Paid Receipt Number





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.

06.0240.002

1:7,201

Date

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

MEADOWLAND SURVEYING INC.

1118 Hwy 59 South, Detroit Lakes, Minnesota 56501
(office) 218-847-4289 (fax) 218-846-1945
www.meadowlandsurveying.com

Jay Fearing – Tract A - 7.6 acres, more or less

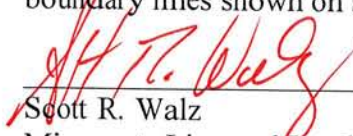
Land description:

That part of Government Lot 1 of Section 16, Township 138 North, Range 43 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the southeasterly corner of Lot 2, Block One, of BLACK PASS SHORES, said plat is on file and of record in the office of the Recorder in said County; thence South 67 degrees 30 minutes 35 seconds East 223.28 feet on an assumed bearing along the northerly line of Fearing Drive per said BLACK PASS SHORES to an iron monument; thence South 75 degrees 34 minutes 02 seconds East 18.47 feet continuing along the northerly line of said Fearing Drive to an iron monument at the southwesterly corner of Fearing Drive per BLACK PASS SHORES FIRST ADDITION, said plat is on file and of record in the office of the Recorder in said County; thence following the westerly line of said Fearing Drive per BLACK PASS SHORES FIRST ADDITION on the following six courses: North 14 degrees 26 minutes 00 seconds East 173.87 feet to an iron monument; thence North 08 degrees 40 minutes 57 seconds East 155.32 feet to an iron monument; thence northerly on a curve concave to the west, having a central angle of 48 degrees 21 minutes 15 seconds and a radius of 112.00 feet, for a distance of 94.52 feet (chord bearing North 15 degrees 29 minutes 41 seconds West) to an iron monument; thence northwesterly on a curve concave to the southwest, having a central angle of 51 degrees 47 minutes 51 seconds and a radius of 35.00 feet, for a distance of 31.64 feet (chord bearing North 65 degrees 34 minutes 14 seconds West) to an iron monument; thence northwesterly on a curve concave to the northeast, having a central angle of 59 degrees 14 minutes 10 seconds and a radius of 75.00 feet, for a distance of 77.54 feet (chord bearing North 61 degrees 51 minutes 04 seconds West) to an iron monument; thence northerly on a curve concave to the east, having a central angle of 50 degrees 25 minutes 13 seconds and a radius of 75.00 feet, for a distance of 66.00 feet (chord bearing North 07 degrees 01 minute 22 seconds West) to an iron monument; thence North 25 degrees 42 minutes 23 seconds West 1491.10 feet to an iron monument, said point is the point of beginning; thence North 38 degrees 54 minutes 59 seconds East 111.92 feet to an iron monument; thence continuing North 38 degrees 54 minutes 59 seconds East 13 feet, more or less, to the water's edge of Nelson Lake; thence northwesterly along the water's edge of said Nelson Lake to the north line of said Section 16; thence South 88 degrees 51 minutes 08 seconds West 9 feet, more or less, along the north line of said Section 16 to an iron monument; thence continuing South 88 degrees 51 minutes 08 seconds West 747.38 feet along the north line of said Section 16 to an iron monument; thence continuing South 88 degrees 51 minutes 08 seconds West 16 feet, more or less, along the north line of said Section 16 to the water's edge of Upper Cormorant Lake; thence southeasterly along the water's edge of said Upper Cormorant Lake to the intersection with a line which bears South 38 degrees 54 minutes 59 seconds West from the point of beginning; thence North 38 degrees 54 minutes 59 seconds East 22 feet, more or less, to the point of beginning. The above described tract contains 7.6 acres, more or less.

TOGETHER WITH AND SUBJECT TO a 33.00 foot wide easement for driveway purposes over, under and across part of said Government Lot 1, part of Government Lot 2 of said Section 16, and part of the above tract as described in Document No. 607357, on file and of record in the office of the Recorder in said County.

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 and that the above legal description was prepared from information on Certificate of Survey T8966-15 dated May 23, 2016 and said legal description is legally sufficient to locate the boundary lines shown on said Certificate of Survey.



Scott R. Walz
Minnesota Licensed Land Surveyor No. 50320

MEADOWLAND SURVEYING INC.

1118 Hwy 59 South, Detroit Lakes, Minnesota 56501
(office) 218-847-4289 (fax) 218-846-1945
www.meadowlandsurveying.com

Melissa Fearing Gooselaw – Tract B - 9.3 acres, more or less

Land description:

That part of Government Lots 1 and 2 of Section 16, Township 138 North, Range 43 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the southeasterly corner of Lot 2, Block One, of BLACK PASS SHORES, said plat is on file and of record in the office of the Recorder in said County; thence South 67 degrees 30 minutes 35 seconds East 223.28 feet on an assumed bearing along the northerly line of Fearing Drive per said BLACK PASS SHORES to an iron monument; thence South 75 degrees 34 minutes 02 seconds East 18.47 feet continuing along the northerly line of said Fearing Drive to an iron monument at the southwesterly corner of Fearing Drive per BLACK PASS SHORES FIRST ADDITION, said plat is on file and of record in the office of the Recorder in said County; thence following the westerly line of said Fearing Drive per BLACK PASS SHORES FIRST ADDITION on the following six courses: North 14 degrees 26 minutes 00 seconds East 173.87 feet to an iron monument; thence North 08 degrees 40 minutes 57 seconds East 155.32 feet to an iron monument; thence northerly on a curve concave to the west, having a central angle of 48 degrees 21 minutes 15 seconds and a radius of 112.00 feet, for a distance of 94.52 feet (chord bearing North 15 degrees 29 minutes 41 seconds West) to an iron monument; thence northwesterly on a curve concave to the southwest, having a central angle of 51 degrees 47 minutes 51 seconds and a radius of 35.00 feet, for a distance of 31.64 feet (chord bearing North 65 degrees 34 minutes 14 seconds West) to an iron monument; thence northwesterly on a curve concave to the northeast, having a central angle of 59 degrees 14 minutes 10 seconds and a radius of 75.00 feet, for a distance of 77.54 feet (chord bearing North 61 degrees 51 minutes 04 seconds West) to an iron monument; thence northerly on a curve concave to the east, having a central angle of 50 degrees 25 minutes 13 seconds and a radius of 75.00 feet, for a distance of 66.00 feet (chord bearing North 07 degrees 01 minute 22 seconds West) to an iron monument hereinafter referred to as Point A; thence North 25 degrees 42 minutes 23 seconds West 1491.10 feet to an iron monument, said point is the point of beginning; thence North 38 degrees 54 minutes 59 seconds East 111.92 feet to an iron monument; thence continuing North 38 degrees 54 minutes 59 seconds East 13 feet, more or less, to the water's edge of Nelson Lake; thence southerly along the water's edge of Nelson Lake to the westerly line of Lot 4, Block One, of said BLACK PASS SHORES FIRST ADDITION; thence South 09 degrees 23 minutes 18 seconds West 23 feet, more or less, along the westerly line of said Lot 4 to an iron monument; thence continuing South 09 degrees 23 minutes 18 seconds West 288.33 feet along the westerly line of said Lot 4 to an iron monument at the southwesterly corner of said Lot 4; thence southwesterly along the westerly line of said Fearing Drive per BLACK PASS SHORES FIRST ADDITION on a curve concave to the southeast, having a central angle of 50 degrees 25 minutes 13 seconds and a radius of 75.00 feet, for a distance of 66.00 feet (chord bearing South 44 degrees 05 minutes 42 seconds West) to an iron monument at the aforementioned Point A; thence North 40 degrees 26 minutes 21 seconds West 550.65 feet to an iron monument; thence North 67 degrees 57 minutes 28 seconds West 25.61 feet to an iron monument; thence continuing North 67 degrees 57 minutes 28 seconds West 24 feet, more or

less, to the water's edge of Upper Cormorant Lake; thence northerly along the water's edge of said Upper Cormorant Lake to the intersection with a line which bears South 38 degrees 54 minutes 59 seconds West from the point of beginning; thence North 38 degrees 54 minutes 59 seconds East 22 feet, more or less, to the point of beginning. The above described tract contains 9.3 acres, more or less.

SUBJECT TO a 33.00 foot wide easement for driveway purposes over, under and across part of the above tract as described in Document No. 607357, on file and of record in the office of the Recorder in said County.

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 and that the above legal description was prepared from information on Certificate of Survey T8966-15 dated May 23, 2016 and said legal description is legally sufficient to locate the boundary lines shown on said Certificate of Survey.

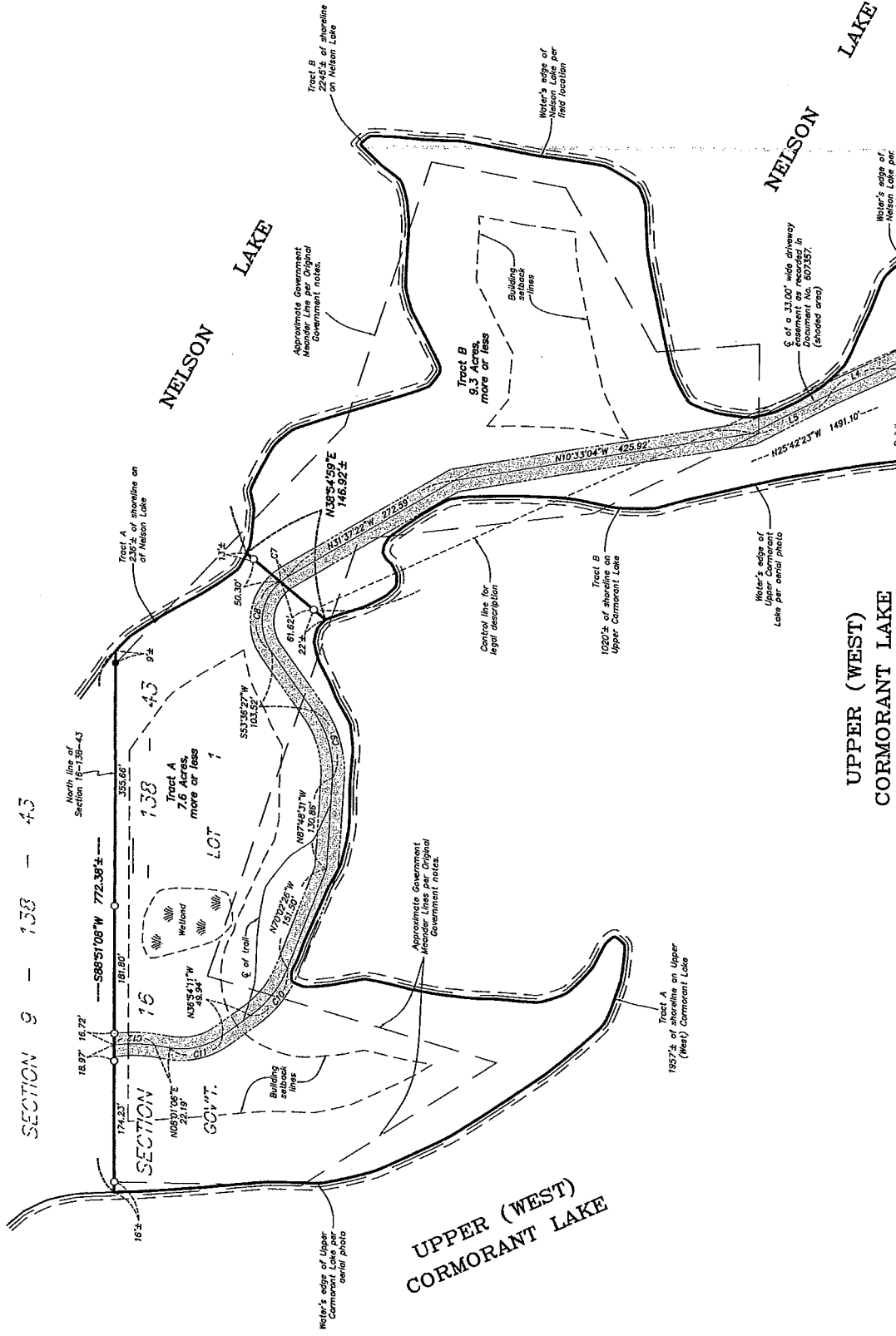


Scott R. Walz

Minnesota Licensed Land Surveyor No. 50320

CERTIFICATE OF SURVEY

IN GOVERNMENT LOTS 1 AND 2
SECTION 16-138-43
BECKER COUNTY, MINNESOTA



LINE TABLE

LINE	BEARING	DISTANCE
L1	N37°49'12\"/>	

Westerly line of Lot 4,
Block One, BLACK PASS



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****

July 12, 2016 @7:00 PM

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

APPLICANT:

Adam Williams
58501 Grant Street
Park Rapids, MN 56470

Project Location: 58505 Grant Street

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a Shrimp Farm located on Agricultural zoned property.

LEGAL LAND DESCRIPTION: 210071001 Osage Township
WEST 1155' OF NE1/4, Section 13, TWP 140, Range 36

REFER TO BECKER COUNTY ZONING ORDINANCE

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PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN. 56501

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

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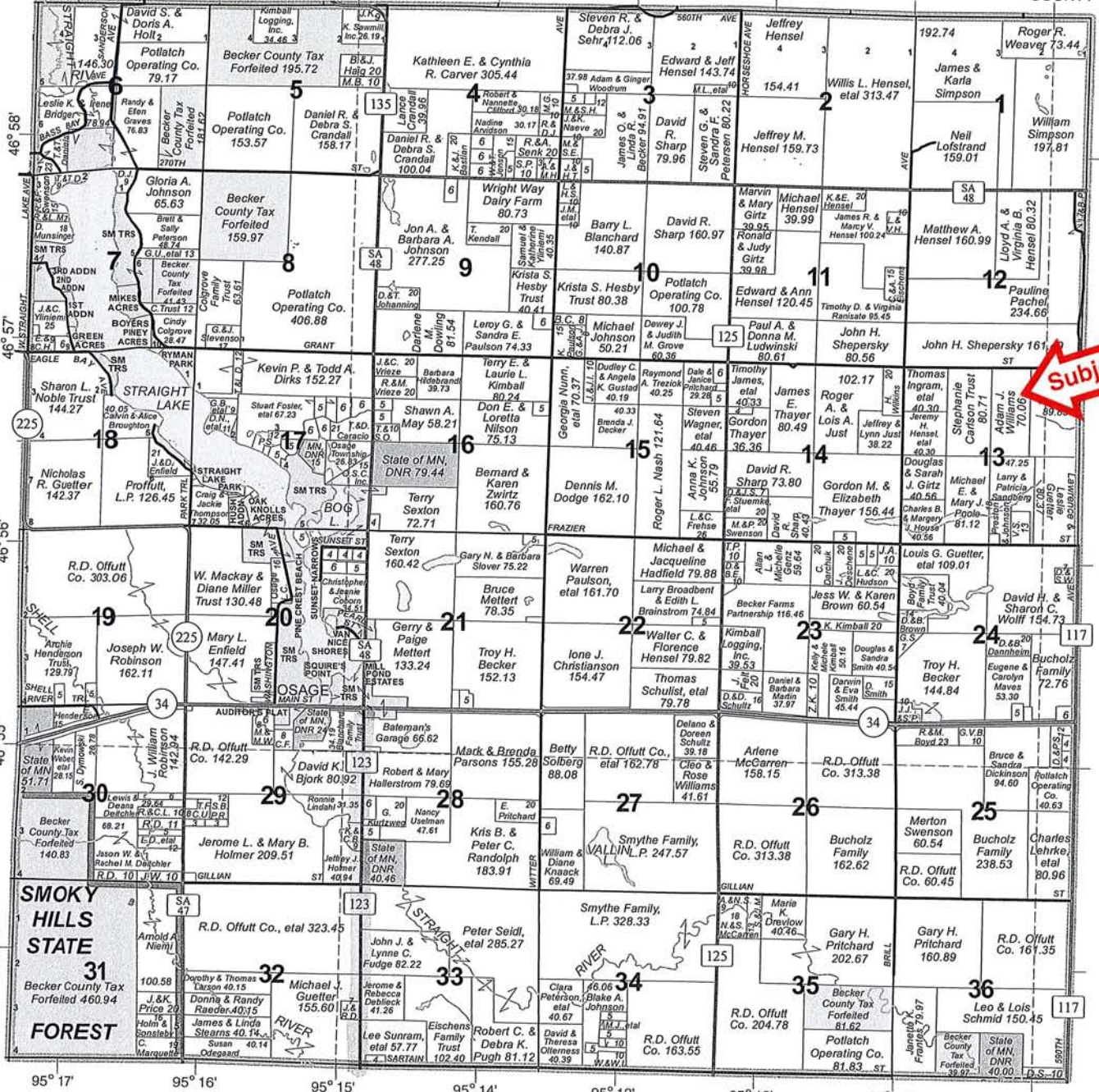
Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

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.**

280
270
260
250
240
230
220



Subject

HUBBARD COUNTY

530 540 550 560 570 580 590



~ CONDITIONAL USE APPLICATION ~

BECKER COUNTY PLANNING & ZONING

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

PARCEL	210071001
APP	CUP
YEAR	2016
SCANNED	

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

First name(s): Adam Last name: Williams
Mailing Address: 58501 Grant St. City, State, Zip Park Rapids, MN 56470
Phone Number(s): 218-252-5532 Project Address: 58501 Grant St. (House)
Parcel number(s) of property: 210071001 Sect - Twp - Range: 58505 Grant St (Business)
Sect - 13 / Twp - 146
Range 036
Township Name: Osage Legal Description: _____
Section 13 Twp 140 Range 036 W 1155' of NE 1/4

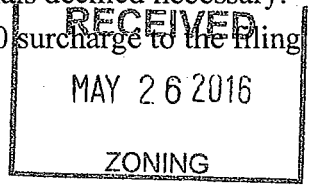
REASON FOR CONDITIONAL USE REQUEST: Shrimp farm

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.

[Signature] 05/23/2016
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 [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] 5/26/16
SIGNATURE - ZONING ADMINISTRATOR DATE

PARCEL	210071001
APP	CUP
YEAR	2016

BUSINESS PLAN

Name of Business: Williams Shrimp Farm LLC

Owners of Business: Adam ~~Williams~~ Williams

Type of Business: Retail Sales Service Other

Type of Merchandise: Pacific white Shrimp, Shrimp Deveiner Tools

Type of Service: Live Shrimp for sale

Hours of Operation: Likely one-two ~~days~~ ~~days~~ day a month

Number of Employees: 1-2 only family members

Off-street Parking Plan: North side of farm Large Clearing

Size of Structure to be used for Business: 32x54

New Structure: Existing Structure:

Signage Plan: 4x8 Sign on property

Exterior Lighting Plan: 1-2 yard lights

Environmental Hazards: N/A

Other Comments: My Shrimp Farm will raise Pacific White Shrimp. ~~from~~ The shrimp will be sold live to customers + put on ice. I will also sell deveiner tools. Hours will be 1-2 days a month or until all shrimp grown to size sell.

Building will be 32x54. Front office will be a stick ~~built~~ structure. The rear / water tanks will be 4 8x40 shipping containers. Plenty of parking on lot. + new driveway to Grant St. will be constructed. No ~~septic~~ septic/Bath in Farm building. will be water into building.

A 05/23/2016

Grant Street

5850'

New Driveway

230'

Dir Parking

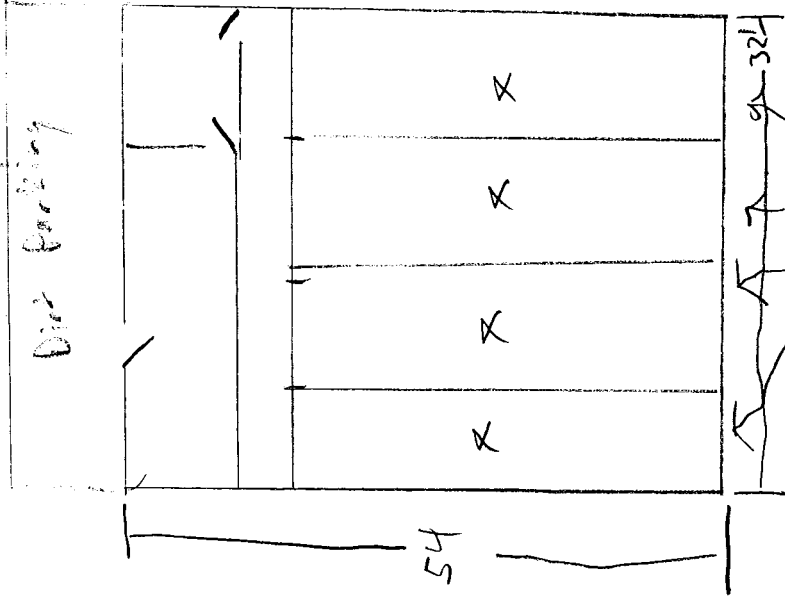
Office

40x54 Garage

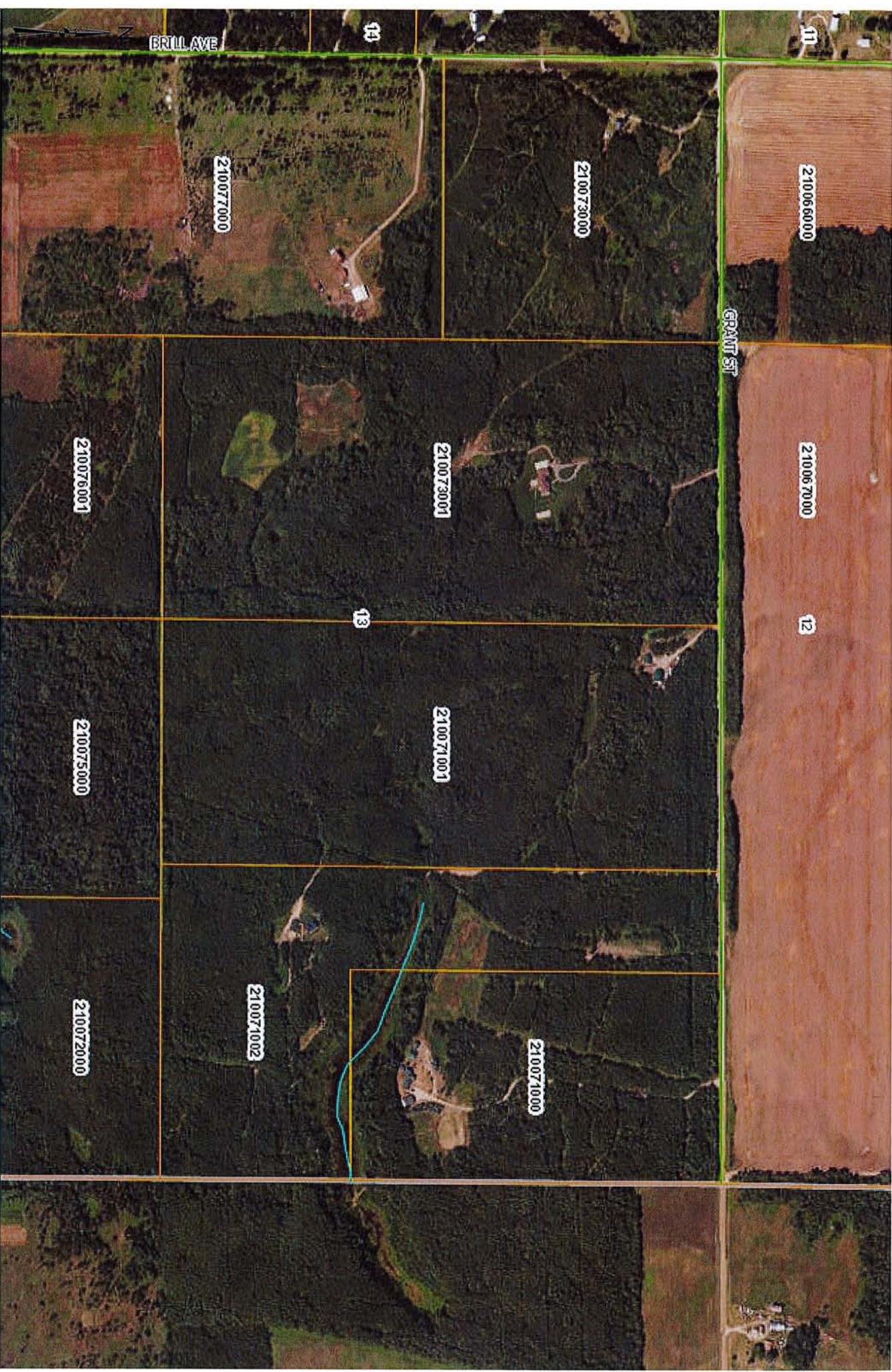
26x40 house

sewer

Deep well



8'x90' Shipping Containers 4x



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

<p>21.0071.001</p>	
<p>1:7.201</p>	<p>Date: 6/16/2016</p>

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



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	210071001
APP	SITE
YEAR	2016
SCANNED	

Property will be staked by _____
 Date: _____

Please Print or Type All Information

Parcel Number (s) 210071001	Property (E911) Address 58505 Grant St. Park Rapids	*911 Address Needed <input checked="" type="checkbox"/>	Legal Description Section 13 Twp 140 Range 036 W 1155' of NE 1/4
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Lake/River Name N/A	Lake/River Class —	Township Name Park Rapids	Section 13	TWP No. 140	Range 036
------------------------	-----------------------	------------------------------	---------------	----------------	--------------

Property Owner Williams Adam	Last Name Williams	First Name Adam	Mailing Address 58501 Grant St. Park Rapids, MN 56470	Phone 218-252-5532
Contractor Name Lic # N/A				

Proposed Project (Check those that apply)

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

*Existing Dwelling to be removed prior to _____

Onsite Water Supply () Deep Well (X) Shallow Well Well Depth 20'
 MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

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 _____ sq ft or 70 acres Water Frontage 0 ft Bluff () Yes (X) No

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

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

Impervious Surface On property	Dimensions	Sq. Footage	Impervious Surface On property	Dimensions	Sq. Footage
Ex: Patio	10 x 12	120			
DRIVEWAY	10 x 200	2,000			
Office/Tanks	32 x 54	1,728			
Total Impervious Material					

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

Topographical Alteration/Earth moving

() None () 10 cubic yards or less (X) 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 () Fence ____ ft long x ____ high (X) Other <u>Shrimp farm 22 ft x 54 ft</u>		
Outside Dimension () Addition to existing structure ____ ft x ____ ft () Fence ____ ft x ____ ft		
Setback to Lot Line <u>over 200</u> ft & Rear Lot Line <u>over 200</u> ft	Setback to Road Right of Way <u>over 200</u> ft	\$ 15,000 <u>17,280</u>
Setback to Bluff <u>N/A</u>	Type of road <u>Dirt Road</u>	<u>per schedule</u>
Setback to Wetland <u>N/A</u>	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) <u>N/A</u>	Elevation above OHW (Straight vertical distance) <u>N/A</u>	
Setback to septic tank <u>N/A</u>	Setback to drainfield <u>N/A</u>	
Roof Change () Yes () No <u>N/A</u>	Maximum height proposed <u>10'</u> # of Stories <u>1</u>	
Bathroom proposed () Yes (X) No	Sleeping Quarters proposed () Yes (X) No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

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

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

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



Signature

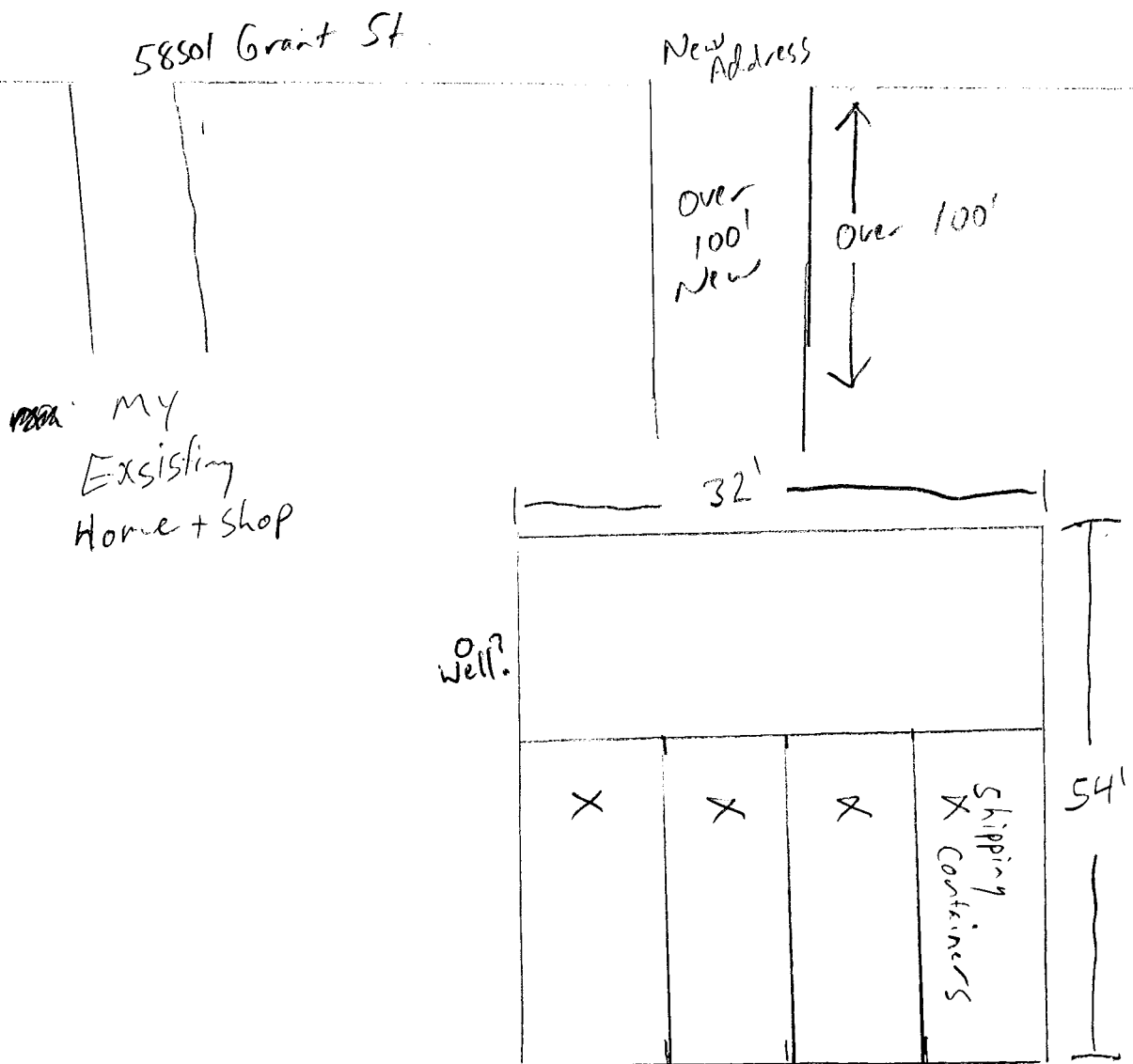
05/21/2016

Date

SKETCH OF PROPERTY

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.

PARCEL	
APP	SITE
YEAR	



Remember EROSION CONTROL!

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



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****

July 12, 2016 @7:00 PM

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

APPLICANT:

Kyle and Elizabeth Lade
20201 County Highway 22
Detroit Lakes, MN 56501

Project Location: 20241 County Road 22

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a Rental Storage Building for monthly rental on Agricultural zoned property.

LEGAL LAND DESCRIPTION: 170389000

Lake Eunice Township

SE1/4 NW1/4; PT W1/2 NW1/4; COMM W QTR COR, E 374' TO POB; N 1153.08', W 381.8', N TO N LN NW1/4, E TO E LN NW1/4, S TO S LN NW1/4, W 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:

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.

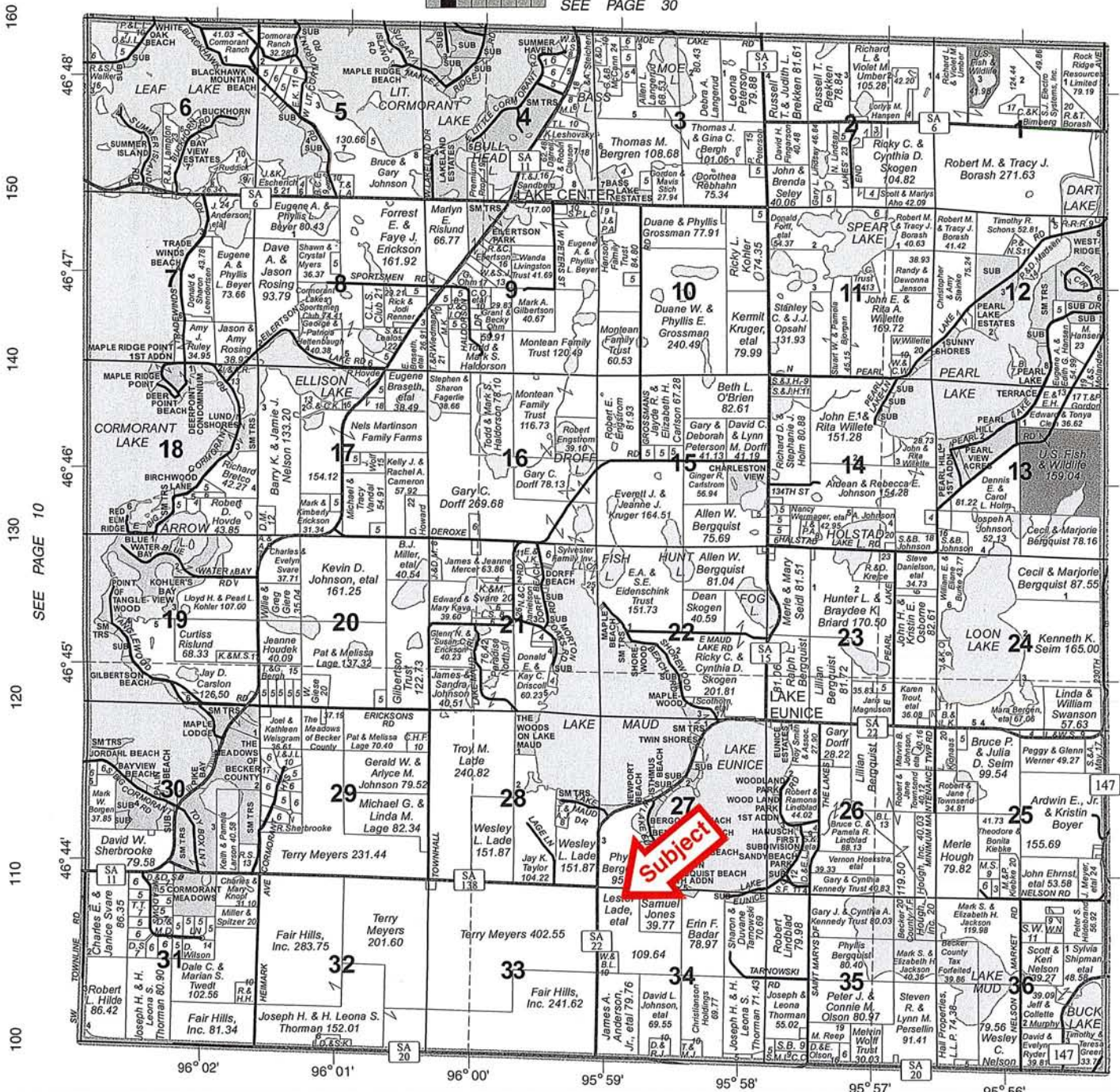
**** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 pm, for possible rescheduling of the Hearing.**

LAKE EUNICE

T.138N.-R.42W.



SEE PAGE 30



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OTTER TAIL COUNTY

Becker County, MN

170 180 190 200 210 220 230

counselor
DetroitLakes.com

Dick Carr
 Broker / Agent

421 Main Street West • Detroit Lakes, MN 56501

Office: 218.844.5557 • Fax: 218.844.5558

Cell: 218.841.2238 • rjcarr121@hotmail.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): Kyle + Elizabeth Lade Last name: Lade

Mailing Address: 20201 Cty Hwy 22 City, State, Zip Detroit Lakes, mn 56501

Phone Number(s): 701-219-0524 / 701-219-1223 Project Address: 20241 Cty Rd 22

Parcel number(s) of property: 17.0389.000 Sect - Twp - Range: Sect 34, 138, 042

Township Name: Lake Eunice Legal Description: 34-138-42 SE 1/4 NW 1/4;
PT W 1/2 NW 1/4; Comm W Qtr Cor, E 374' to Pobj; N
1153.08', W 381.8', N to N Ln NW 1/4, E to E Ln NW 1/4, S to S Ln
NW 1/4, W to PDB

REASON FOR CONDITIONAL USE REQUEST: Storage building



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.

Kyle Lade SIGNATURE OF APPLICANT 5/22/16 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.

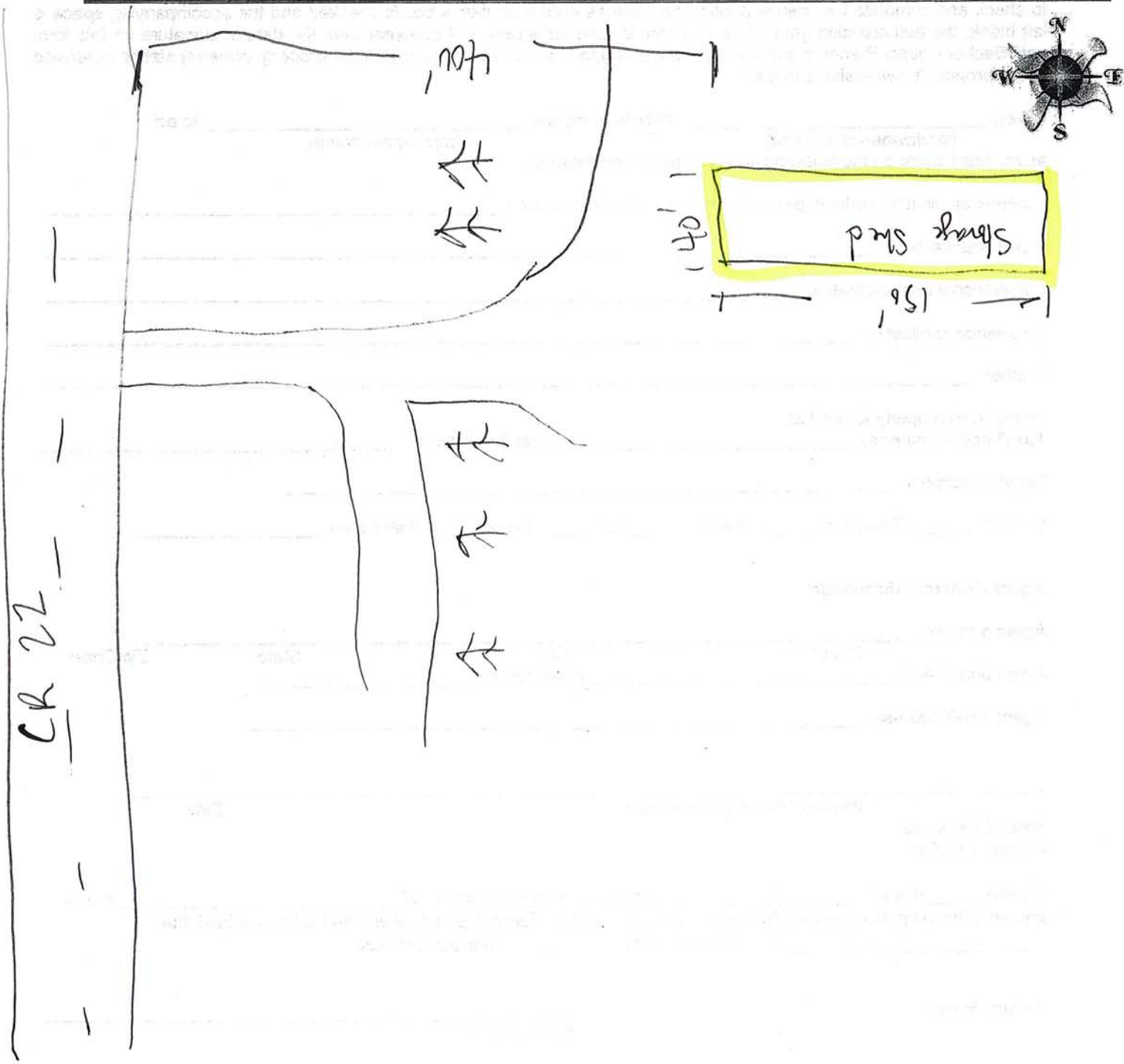
Office Use Only
This application is hereby (accepted) or (rejected) as presented.

Greene Hodgson Zoning Tech SIGNATURE - ZONING ADMINISTRATOR 6/13/16 DATE

SKETCH OF PROPERTY

PARCEL	
APP	SITE
YEAR	

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



Remember EROSION CONTROL!

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



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.

17.0389.000

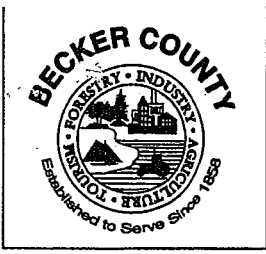
1:7,201

Date: 6/16/2016

Becker County



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



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	
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YEAR	
SCANNED	

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

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
170389006	20241 CO HWY 22		See attached

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
—	—	LAKE EUNKE	34	138	42

Property Owner	Last Name	First Name	Mailing Address	Phone
Kyle Lade			20201 CO HWY 22	218.439.3482
Contractor Name Lic #				

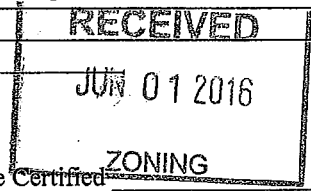
Proposed Project (Check those that apply)

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

*Existing Dwelling to be removed prior to _____

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

Onsite Sewage Treatment System
 Type of System _____ Date of Installation 2015 Last Date Certified _____
 Must have current certificate of compliance on septic system prior to issuance of a permit



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

Lot Area _____ sq ft or 110 acres Water Frontage _____ ft Bluff () Yes () No

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

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

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

Impervious Lot Coverage _____ ÷ _____ = _____ x 100 = _____ %
 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 with permit application.

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

() Garage ____ ft by ____ ft (X) Storage Shed 40 ft x 150 ft () Fence ____ ft long x ____ high () other _____ ft x _____ ft **Cost of Project**

Outside Dimension () Addition to existing structure ____ ft x ____ ft () Fence ____ ft x ____ ft *old storage*

X Setback to Lot Line 400 ft & Rear Lot Line 1000 ft X Setback to Road Right of Way 400 ft \$ 115,000

Setback to Bluff _____ Type of road County Road

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

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

X Setback to septic tank 300 Setback to drainfield _____

Roof Change () Yes () No X Maximum height proposed 22' # of Stories 1

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

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

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

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

Outside Dimension ____ ft by ____ ft Sq ft _____

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

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

Setback to septic tank _____ Setback to drainfield _____

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

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

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

Project must be staked out on the lot prior to approval of permit. Project will be staked by (date) _____.

[Signature]
Signature

06/01/16
Date