



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****

Tuesday, September 12, 2017 @ 7:00 P.M.

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN 56501

APPLICANT: Ryan Haugrud
20136 Audubon Lake Road
Audubon, MN 56511

Project Location: 17556 Co. Hwy. 11, Audubon

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to store no more than 25 collector cars on a 5 acre wooded lot.

LEGAL LAND DESCRIPTION: Tax ID number: 02.0187.000 Section 27 Township 139 Range 042
PT SW1/4 NW1/4 BEG 850.55' E & 2774.59' N OF SW SEC COR TH NE AL HWY 500' SE 484' SW 365.08' &
NW 504' TO BEG

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 on day of Hearing, for possible rescheduling of the Hearing.**



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

1:9,719

Haugrud

Date: 7/7/2017

Becker County





"PROUDLY SERVING ALL YOUR TITLE NEEDS SINCE 1952"

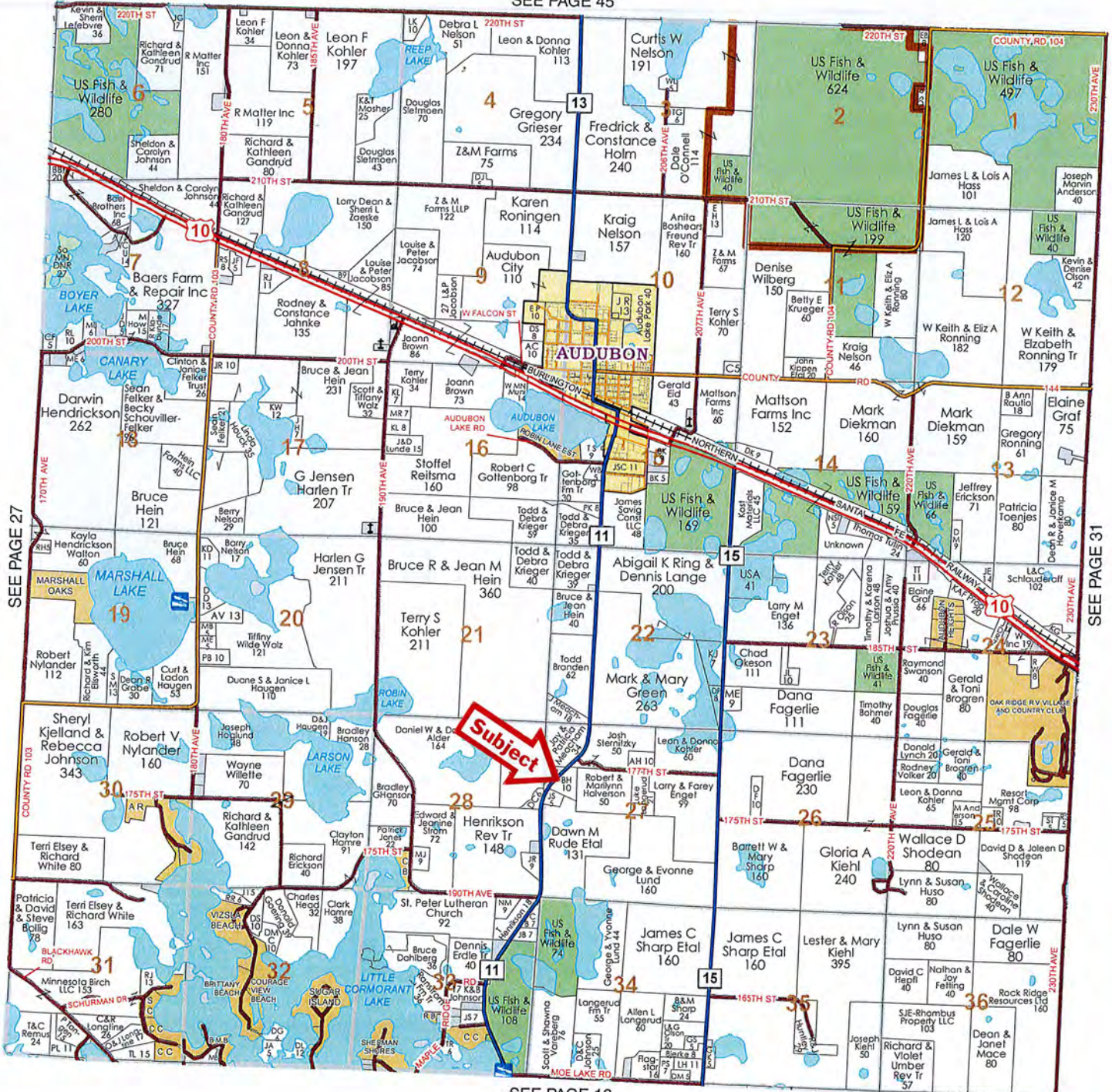


Audubon

Township 139N - Range 42W

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SEE PAGE 13



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****

Tuesday, September 12, 2017 @ 7:00 P.M.

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN 56501

APPLICANT: Steve Bolton
34196 E. Boot Lake Road
Park Rapids, MN 56470

Project Location: 34196 E. Boot Lake Road

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for approval of a 7-8' high fence.

LEGAL LAND DESCRIPTION: Tax ID number: **27.0181.002** Section 32 Township 142 Range 36 GOVT LOT 10 LESS 1.9AC & LESS S1/2 & E 772' OF N1/2.

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

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~ 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): Steve ~~Booth~~ Last name: Bolton
Mailing Address: 34196 E Foot Lake City, State, Zip PAVE RAPIDS, MN 5644
Phone Number(s): 320-760-1668 Project Address: Same
Parcel number(s) of property: 270181002 Sect - Twp - Range: 32-142-36
Township Name: Savannah Legal Description: _____
Gov Lot 10 Less 1.9 acres & less S 1/2 & E 772 FT N 1/2

REASON FOR CONDITIONAL USE REQUEST: to verify that we have
a 7 to 8' fence and a mobile home office to
beauty my work area and storage area, fencing
has improved the aesthetics of the property - Now looks
good from the road

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]
SIGNATURE OF APPLICANT

8/2/17
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 RS
If yes, after the fact application fee is an additional \$600.00.

Office Use Only

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

[Signature]
SIGNATURE - ZONING ADMINISTRATOR

8/3/17
DATE



PARCEL	
APP	CUP
YEAR	

BUSINESS PLAN

Name of Business: Stevie B's Concessions

Owners of Business: Steve Bolton

Type of Business: Retail Sales Service Other

Type of Merchandise: Park trucks & Equipment for

Type of Service: Mobile Food business

Hours of Operation: N/A - Storage only

Number of Employees: 0

Off - street Parking Plan: N/A

Size of Structure to be used for Business: 10x50 mobile Home / ^{20 yrs -} semi trailers
20x70 Fenced in Area

New Structure: _____ Existing Structure: X

Signage Plan: None

Exterior Lighting Plan: None

Environmental Hazards: None

Other Comments: _____

Please answer the following questions as they relate to your specific CUP request:

1. **Effect on surrounding property.** That the conditional use will not harm the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

Property was not aesthetic to the beauty of the surrounding area, so I built a fence. Now it looks neat & tidy.

2. **Effect on orderly, consistent development.** That establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

No effect

3. **Adequate facilities.** That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

No effect on utilities, roads, drainage in any way

4. **Adequate parking.** That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

Plenty of parking for two food stands & two pull trucks

5. **Not a nuisance.** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

Not an issue

6. **Additional criteria for shoreland areas.** In Shoreland areas, it shall be found that adequate measures have been or will be taken to assure that:

- a. **Pollution.** Soil erosion or other possible pollution of public waters will be prevented, both during and after construction;

No pollution or erosion of any type

- b. **View from public waters.** That the visibility of structures and other facilities as viewed from public waters will be limited;

The fence has covered visibility - cutting it to 6 feet would expose our work area, it can't be seen from the lake

- c. **Adequate utilities.** That the site is adequate for water supply and on-site sewage treatment; and

there is no septic, or water on the property in question.

- d. **Watercraft.** That the types, uses, and number of watercrafts that the project will generate can be safely accommodated.

N/A



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.

Bolton

Becker County



1:6,075

Date: 8/2/2017

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

IMAGINE YOUR AD HERE

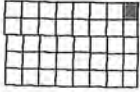
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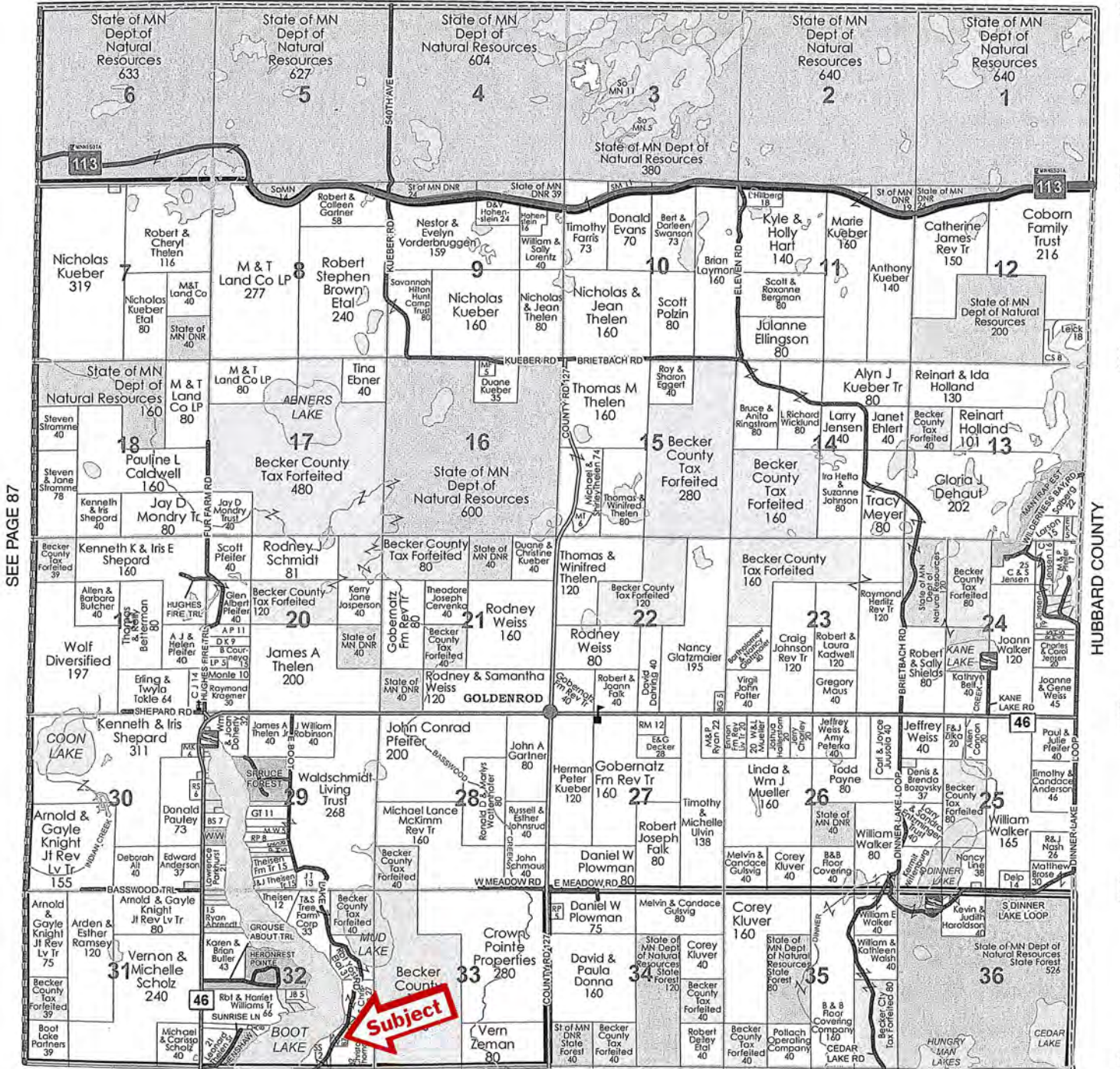


Savannah

Township 142N - Range 36W

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CLEARWATER COUNTY



SEE PAGE 87

SEE PAGE 73

638176

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 638176

November 21, 2016 at 9:12 AM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By SKS Deputy

No delinquent taxes and transfer entered
this 21st day of Nov, 2016

Mary E Hendrickson
Becker County Auditor/Treasurer

By [Signature] Deputy

27.0181-002 split

SURVEYORS SKETCH () NOT REQUIRED
() FILED SURVEY BOOK 28 PAGE 28

Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Individual(s) to Individual(s)

I certify the taxes due in the current
tax year for the whole parcel are paid.

Mary E Hendrickson

Becker County Auditor/Treasurer
By [Signature] Deputy

DEED TAX DUE: \$1.65

DATE: September 26, 2016

FOR VALUABLE CONSIDERATION, Steven L. Bolton and Connie L. Bolton, Husband and Wife, ("Grantor"), hereby conveys and quitclaims to Steven L. Bolton and Connie L. Bolton, ("Grantee"), as joint tenants, real property in Becker County, Minnesota, legally described as follows:

All that part of Government Lot 10, Section 32, Township 142 North, Range 36 West, Becker County, Minnesota.

EXCEPT

All that part of the North Half of Government Lot 10, Section 32, Township 142 North, Range 36 West, Becker County, Minnesota, lying Westerly, and Northerly of the following described line:

Commencing at the Northeast corner of said Government Lot 10; thence on an assumed bearing of South 88 degrees 28 minutes 35 seconds West along the North line of said Government Lot 10 a distance of 772.19 feet to the point of beginning of the line to be described; thence South 00 degrees 14 minutes 20 seconds East a distance of 457.35 feet; thence North 46 degrees 49 minutes 38 seconds West to the water's edge of Boot Lake and there said line terminates.

ALSO EXCEPTING

The South Half and the East 772.00 feet of the North Half of Government Lot 10, Section 32, Township 142 North, Range 36 West, Becker County, Minnesota.

Subject to easement for Township Road right-of-way.
Subject to any and all easements of record.

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65

Receipt # 1036394

Becker County Auditor/Treasurer

chg
paid
well

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

Grantor

[Handwritten signature of Steven L. Bolton]

Steven L. Bolton

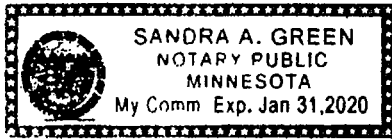
[Handwritten signature of Connie L. Bolton]

Connie L. Bolton

State of Minnesota, County of Hubbard

This instrument was acknowledged before me on September 26, 2016, by **Steven L. Bolton and Connie L. Bolton**, Husband and Wife, **Grantor**.

(Stamp)



[Handwritten signature of Sandra A. Green]

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____

(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
THOMASON, SWANSON & ZAHN, PLLC

Sara A. Swanson, ID#0388991

Roger A. Zahn, ID#0119659

Trent R. Wilcox, ID#0392771

Matthew L. Enger, Attorney ID#0396804

120 N. Main Avenue, PO Box 87

Park Rapids, MN 56470

(218) 732-7236

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

Steven L. Bolton and

Connie L. Bolton

34196 E. Boot Lake Road

Park Rapids, MN 56470

The total consideration for this transfer of property is \$500.00 or less.



1080

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PROTECTED BY VIDEO SURVEILLANCE

ICE COLD SODA & MORE
LEMONADE
FRESH SQUEEZED
REAL LEMONS
ICE COLD SODA & MORE

Kyle P. Vareberg

From: boltons@unitelc.com
Sent: Wednesday, August 02, 2017 6:54 PM
To: Kyle P. Vareberg
Subject: Boot lake fence
Attachments: 0802171416.jpg

attached is a picture of the 7-8 foot fence, which I believe is much better for the aesthetic environment than a 6 foot fence. It prevents neighbors over six feet tall from looking at the work area behind it.
Steve Bolton.


Sent from my Verizon LG Smartphone

Becker County Parcel Information

Values & Zoning Land Res. Yard Sales
Taxes Info Info Bldg. Items Info



New
Search

Summary

Parcel Number:	270181002	GIS Map 
Property Address:	34196 E BOOT LAKE RD PARK RAPIDS	
Owner Name:	STEVEN L BOLTON	
Owner Address:	34196 E BOOT LAKE RD PARK RAPIDS MN 56470	
Legal Description:	Section 32 Township 142 Range 036 32-142-36 GOVT LOT 10 LESS 1.9AC & LESS S1/2 & E 772' OF N1/2.	

Valuation & Taxation

top ▲

Tax Assessment Year	2017 Values	2016 Values	2015 Values
Estimated Building & Improvements Value	\$75,100	\$80,900	\$86,900
Estimated Land Value	\$99,000	\$201,500	\$173,100
Estimated Machinery Value			
Total Estimated Value	\$174,100	\$282,400	\$260,000
Tax Payable Year	2017 Payable	2016 Payable	
Taxable Market Value	\$226,400	\$246,200	
Tax Details - <i>please see statement</i>	 2017 Statement	 2016 Statement	
Total Tax Levied	\$1,876.00	\$2,004.00	
Total Payments	-\$1,913.52	-\$2,124.24	
Unpaid Balance	\$0.00	\$0.00	
No prior years unpaid.			

Zoning District

top ▲

Township	SAVANNAH
Zoning District	AGRICULTURAL
Other Descriptions	

Land Information

top ▲

Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
5	50		4.986

Allocation # 1 : Res 1 unit - Full Homestead

Description	Flags	Size
279998 LAKESHORE AC-NO VALU		2.175 AC
270203 DEVELOPE BOOT LAKE		1 UT
270204 FF-BOOT LAKE-GOOD		30 FF
601420 WATER/SEWER/ELEC HK		1 UT
279999 ROADS		0.994 AC
270206 FF-BOOT LAKE-FAIR		20 FF
270025 WOODLOT		0.575 AC
279999 ROADS		1.242 AC

Residential Buildings

top ▲

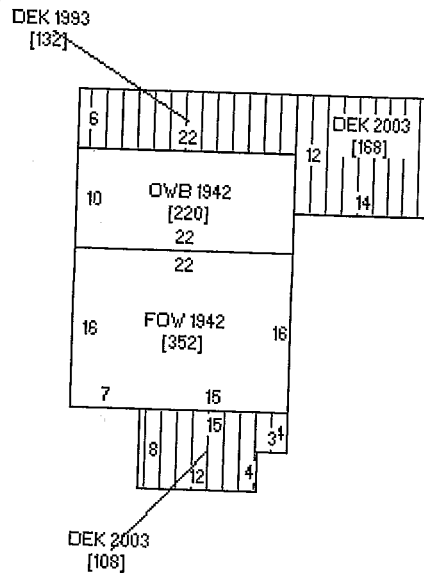
Allocation # 1 : Res 1 unit - Full Homestead

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1942
Bldg Style	1 1/2 Story Frame
Arch Style	1.25 Story
Area	818 SqFt
Condition	Very Good
Basement	Full
Heating	FHA-Propane Gas
AC	No

Attic	None
Foundation	Wood
Roof	Gable.Metal
Ext Walls	Wood Lap
Int Walls	Knotty Pine
Floor	Carpet
Rms Above Ground	3
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0

Building sketch:



Addition # 1	
Year Built	1942
Style	1 Story Frame
Area SF	220
Condition	Very Good
Bsmnt SF	220
Heat	FHA-Propane Gas
AC	No

Attic SF	0	
Plumbing		
Style	Count	
Full Bath	1	
Whirlpool Tub	1	
Basement Finish		
Type	Range	Area SF
Rec Room (Single)	Avg	508
Decks & Patios		
Style	Area SF	
Wood Deck-Low	132	
Wood Deck-Low	168	
Wood Deck-Low	108	

Yard Items

top ▲

Allocation # 1 : Res 1 unit - Full Homestead

Yard Item # 1 details:

Descr	Shed
Year Built	1989
Item Count	1
Condition	Normal
Type	Frame
Pricing	Low
Width	8.00
Length	10.00
Area	80 Square Feet

Yard Item # 2 details:

Descr	Shed
Year Built	1989

Item Count	1
Condition	Normal
Type	Metal
Pricing	Low
Width	10.00
Length	12.00
Area	120 Square Feet

Yard Item # 3 details:

Descr	Shed
Year Built	2014
Item Count	1
Condition	Normal
Type	Frame
Pricing	Average
Width	12.00
Length	20.00
Area	240 Square Feet

Yard Item # 4 details:

Descr	Shed
Year Built	2010
Item Count	1
Condition	Normal
Type	Frame
Pricing	Average
Width	10.00
Length	12.00
Area	120 Square Feet

Yard Item # 5 details:

Descr	Paving - Asphalt
Year Built	2015

Item Count	1
Condition	Normal
Paving Type	Asphalt Road
Quantity	648 Square Feet
Pricing	Average
Lighting	None

Yard Item # 6 details:

Descr	Shed
Year Built	1980
Item Count	1
Condition	Normal
Type	Frame
Pricing	Average
Width	8.00
Length	12.00
Area	96 Square Feet

Yard Item # 7 details:

Descr	MOBILE HOME
Year Built	2015
Item Count	1
Condition	Normal
Quantity	1.00
Units	Each
Height	0

Sales Information

top ▲

Sale Date: 6/30/1988 - Property Type: Seasonal Rec. Residential

Buyer	BOLTON, STEVEN & MARCIA	Seller	PAUL, GERTRUDE A.
Sale Price	\$12,500	Ins Type	Warranty Deed
Adj Sale Price	\$12,500	Q/U	U



After the Fact

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
27.0181.002	34196 E Boot Lake Rd		Park Rapids, MN 56470

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Boot Lake		Savannah	32	142	36

Property Owner	Last Name	First Name	Mailing Address	Phone
	Boltow	Steven	34196 E Boot Lake	320 7601668
Contractor Name Lic #	None			

Proposed Project (Check those that apply)

<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input checked="" type="checkbox"/> Mobile/Manfac. Home - office/workshop
<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 checked="" 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
 No water or well

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

RECEIVED
 AUG 02 2011
 ZONING

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

Lot Area 243,901 sq ft or ~~1.95~~ 5.0 acres Water Frontage ~~211~~ 268 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	None / Existing Access				
Total Impervious Material					

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

RECEIVED
 MAR 16 2011
 ZONING

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

() 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 _____ *N/A* 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

Cost of Project
\$ _____

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

() Garage ___ ft by ___ ft () Storage Shed ___ ft x ___ ft () Fence 70 ft long x 7 high () other 60 ft Deep ft x ___ ft

Outside Dimension () Addition to existing structure ___ ft x ___ ft () Fence ___ ft x ___ ft **Office/ Workshop 10' x 50'*

Setback to Lot Line 200 ft & Rear Lot Line 100 ft Setback to Road Right of Way 53' ft

Setback to Bluff _____ Type of road Township

Setback to Wetland N/A Is wetland protected () Yes () No

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

Setback to septic tank N/A / other side of top Road → Setback to drainfield _____

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

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

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

Cost of Project
\$ 3,000

Characteristics of Proposed Water Oriented Structure*

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

Outside Dimension ___ ft by ___ ft *N/A* 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 and that Planning and Zoning Staff may visit my property to ensure compliance. 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.

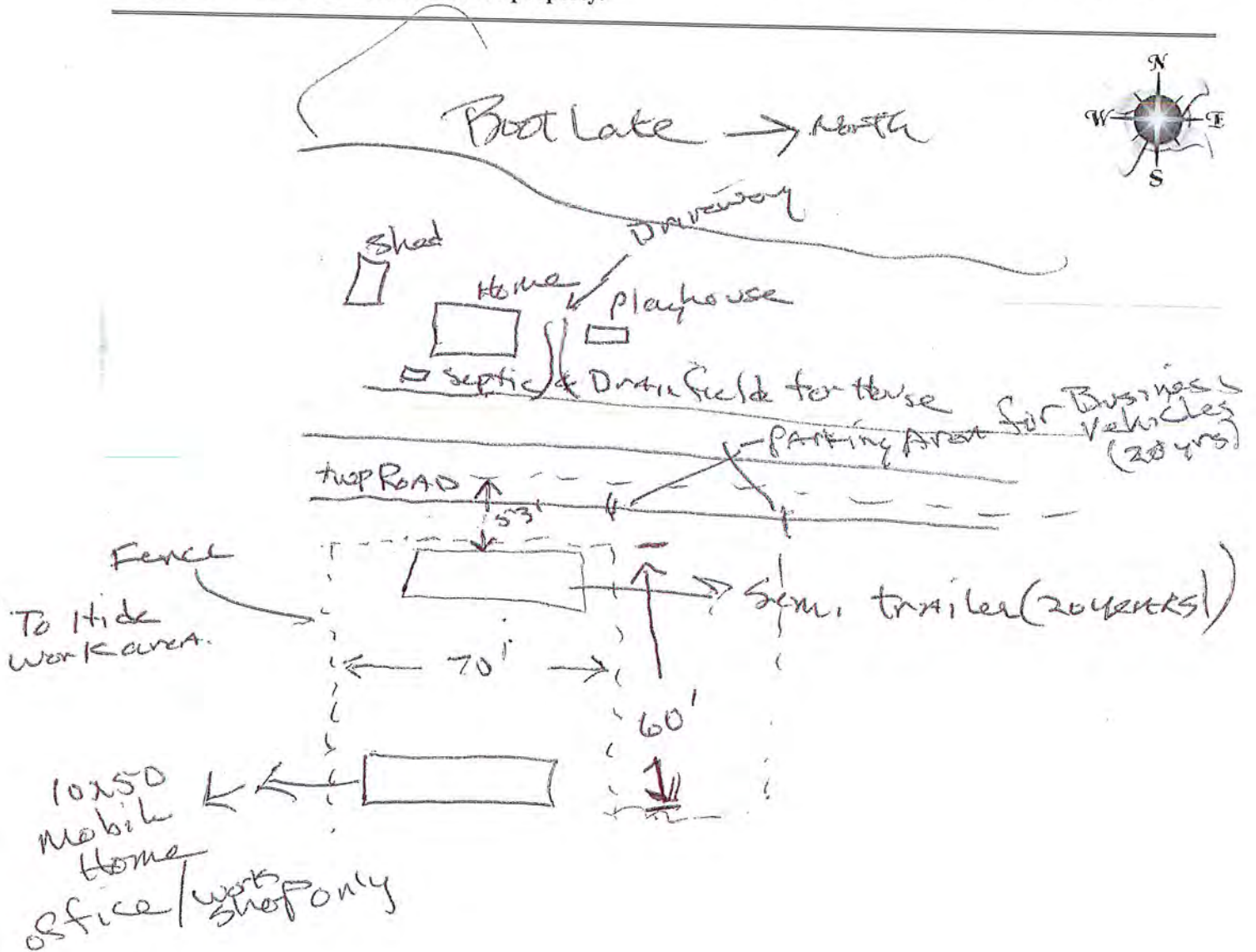

Signature

3/10/17
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.

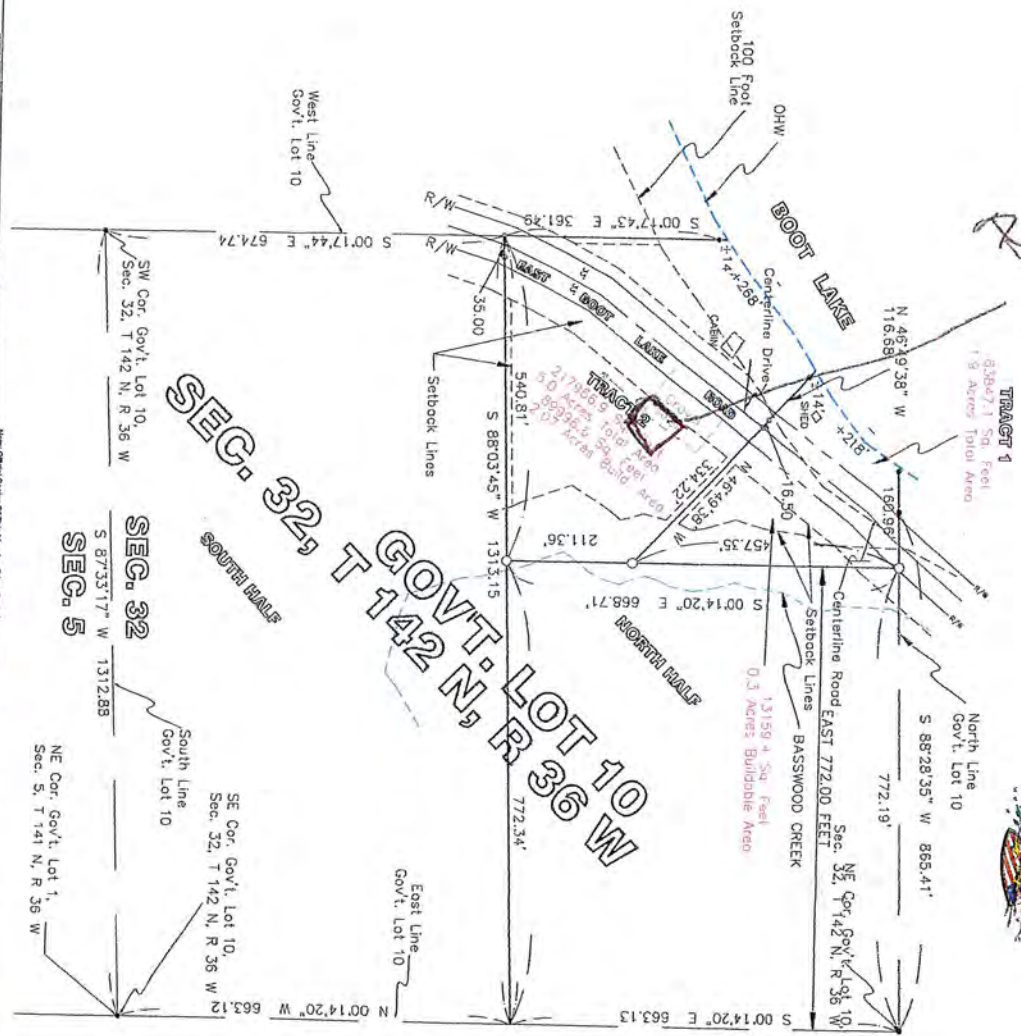


the purpose of this project is to hide the work area of our business and make it look good to those who drive by. It has been a very popular addition. Attached is a survey with the view of the fence & office

Remember EROSION CONTROL!

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

Artificial Fence of 1910



Section	32	36	5
Area	36.00	36.00	36.00
Acres	36.00	36.00	36.00
Owner	Becker County, Minnesota	Becker County, Minnesota	Becker County, Minnesota

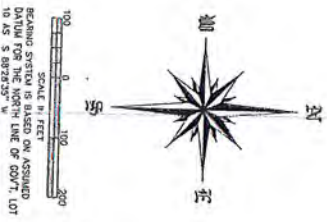
Descriptions:

Tract 1
 All that part of the North Half of Government Lot 10, Section 32, Township 142 North, Range 36 West, Becker County, Minnesota, lying Westerly, and Northernly of the following described line:
 Commencing at the Northeast corner of said Government Lot 10; thence on an assumed bearing of South 88 degrees 28 minutes 35 seconds West along the North line of said Government Lot 10 a distance of 772.19 feet to the point of beginning of the line to be described; thence South 00 degrees 14 minutes 20 seconds East a distance of 457.35 feet; thence North 48 degrees 49 minutes 38 seconds West to the waters edge of Boot Lake and there said line terminates.
 Containing 1.9 acres, more or less.
 Subject to easement for Township Road right-of-way.
 Subject to any and all easements of record.

Tract 2
 All that part of Government Lot 10, Section 32, Township 142 North, Range 36 West, Becker County, Minnesota.
 EXCEPT

All that part of the North Half of Government Lot 10, Section 32, Township 142 North, Range 36 West, Becker County, Minnesota, lying Westerly, and Northernly of the following described line:
 Commencing at the Northeast corner of said Government Lot 10; thence on an assumed bearing of South 88 degrees 28 minutes 35 seconds West along the North line of said Government Lot 10 a distance of 772.19 feet to the point of beginning of the line to be described; thence South 00 degrees 14 minutes 20 seconds East a distance of 457.35 feet; thence North 48 degrees 49 minutes 38 seconds West to the waters edge of Boot Lake and there said line terminates.
 Containing 1.9 acres, more or less.
 ALSO EXCEPTING

The South Half and the East 772.00 feet of the North Half of Government Lot 10, Section 32, Township 142 North, Range 36 West, Becker County, Minnesota.
 Containing 5.0 acres, more or less.
 Subject to easement for Township Road right-of-way.
 Subject to any and all easements of record.



Stowe Bolton
 14423 320th St., Park Rapids, MN 56470
 218-825-0976
 Prepared 08/14/2008



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****

Tuesday, September 12, 2017 @ 7:00 P.M.
3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN 56501

APPLICANT: Cormorant Inn
10510 Co. Hwy. 5
Pelican Rapids, MN 56572

Project Location: 10510 Co.Hwy. 5

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for approval of allowing 16 overnight RV sites.

LEGAL LAND DESCRIPTION: Tax ID number: **06.0498.001** Section 36 Township 138 Range 043 PT SW1/4 OF NW1/4; BEG SELY COR LAKE AREA EST PLAT TH NWLY 366.73', CONT NWLY 111.75' AL PLAT, TH NW 86.97', TH S 930' TO S LN SW1/4 NW1/4, TH ELY 550' TO WLY R-O-W LN CSAH #5, TH N 850' TO POB

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 on day of Hearing, for possible rescheduling of the Hearing.**



~ CONDITIONAL USE APPLICATION ~

BECKER COUNTY PLANNING & ZONING

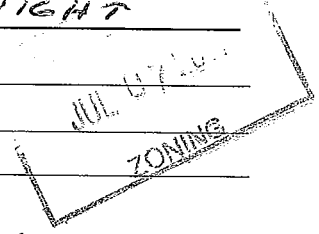
915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	CUP
YEAR	
SCANNED	

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

First name(s): CORMORANT INN Last name: _____
Mailing Address: 10510 COUNTY HWY 5 City, State, Zip PELICAN RAPIDS, MN 56572
Phone Number(s): 218-234-7755 Project Address: SAME
Parcel number(s) of property: 06.0498.001 Sect - Twp - Range: 36-13-43
Township Name: CORMORANT Legal Description: _____

REASON FOR CONDITIONAL USE REQUEST: ALLOW OVERNIGHT RV PARKING FOR CUSTOMERS



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 OF APPLICANT

7-7-2017

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

7/10/17

DATE

Please answer the following questions as they relate to your specific CUP request:

1. **Effect on surrounding property.** That the conditional use will not harm the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

NO EFFECT

2. **Effect on orderly, consistent development.** That establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

NO EFFECT

3. **Adequate facilities.** That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

EXISTING PARKING LOT AREA WILL BE USED

4. **Adequate parking.** That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

ADEQUATE PARKING IS ALREADY PROVIDED

5. **Not a nuisance.** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

NO DISTURBANCE

6. **Additional criteria for shoreland areas.** In Shoreland areas, it shall be found that adequate measures have been or will be taken to assure that:

- a. **Pollution.** Soil erosion or other possible pollution of public waters will be prevented, both during and after construction;

NO POLLUTION

- b. **View from public waters.** That the visibility of structures and other facilities as viewed from public waters will be limited;

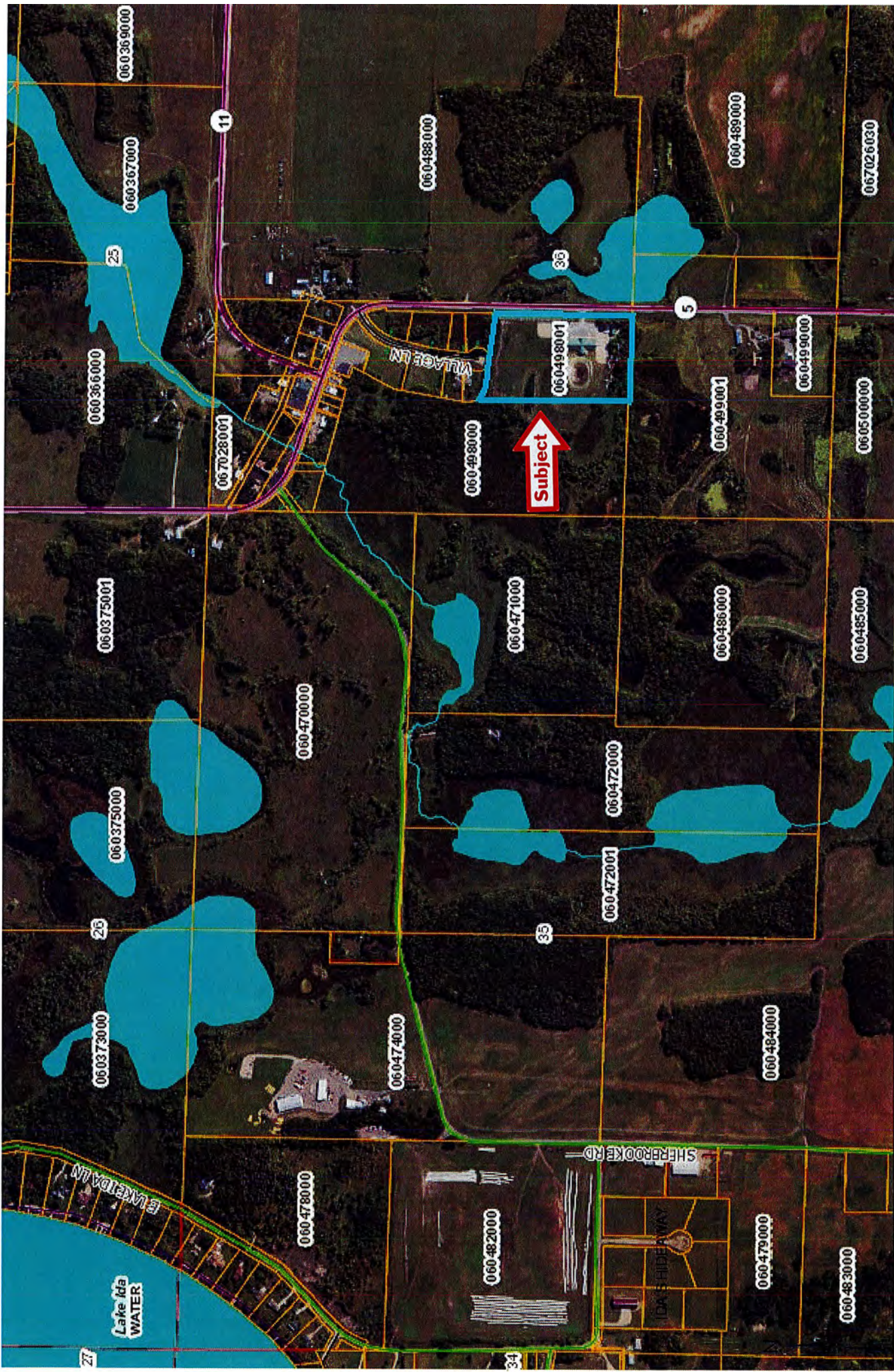
NO OBSTRUCTION

- c. **Adequate utilities.** That the site is adequate for water supply and on-site sewage treatment; and

ADEQUATE FACILITIES ARE PROVIDED

- d. **Watercraft.** That the types, uses, and number of watercrafts that the project will generate can be safely accommodated.

NO WATERCRAFT



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.

Cormorant Inn

Becker County



1:9,719

Date: 7/12/2017

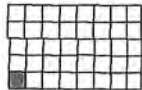
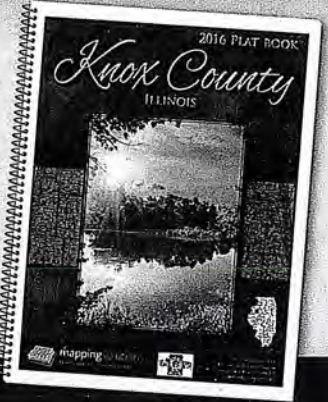
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

We offer Plat Books in 16 states...

- Alabama
- Indiana
- Michigan
- Oklahoma
- Arkansas
- Iowa
- Minnesota
- Ohio
- Florida
- Kansas
- Mississippi
- Pennsylvania
- Illinois
- Louisiana
- Missouri
- Wisconsin



mappingsolutionsGIS.com

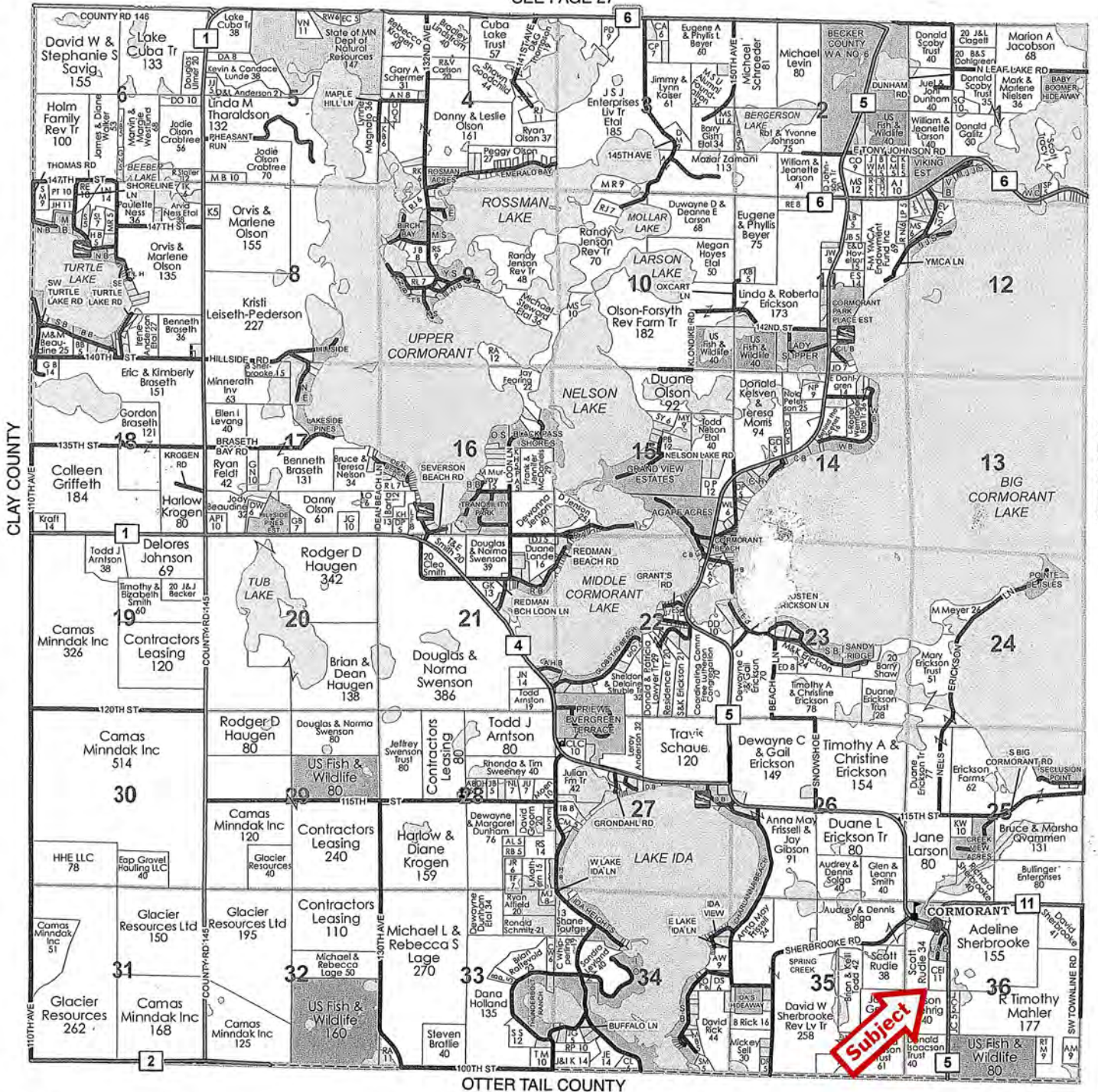


Cormorant

Township 138N - Range 43W

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SEE PAGE 27



RECEIVED

AUG 16 2017

ZONING

August 16, 2017

Becker County Zoning
835 Lake Ave
Detroit Lakes, MN 56501

Re: Conditional Use Permit to allow 16 RV Parking Sites-Cormorant Inn & Suites

Attn: Patty Swenson

Dear Patty,

Attached please find two documents;

- 1- a Google Maps aerial view of the Cormorant Inn property with the proposed RV parking sites drawn in
- 2- a floorplan showing the dimensions of the same sites.

The request to allow 16 RV parking sites is for two reasons/purposes:

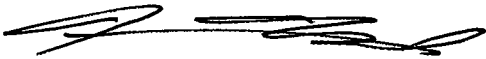
1. To allow customers who attend a party at Chopper's Garage to stay overnight in their RV as opposed to driving home at the end of the night.
2. To allow construction workers to stay in their campers while working in the area.

Campgrounds are usually sold out during the construction season and the construction workers do not need or want to pay for the amenities of a campground.

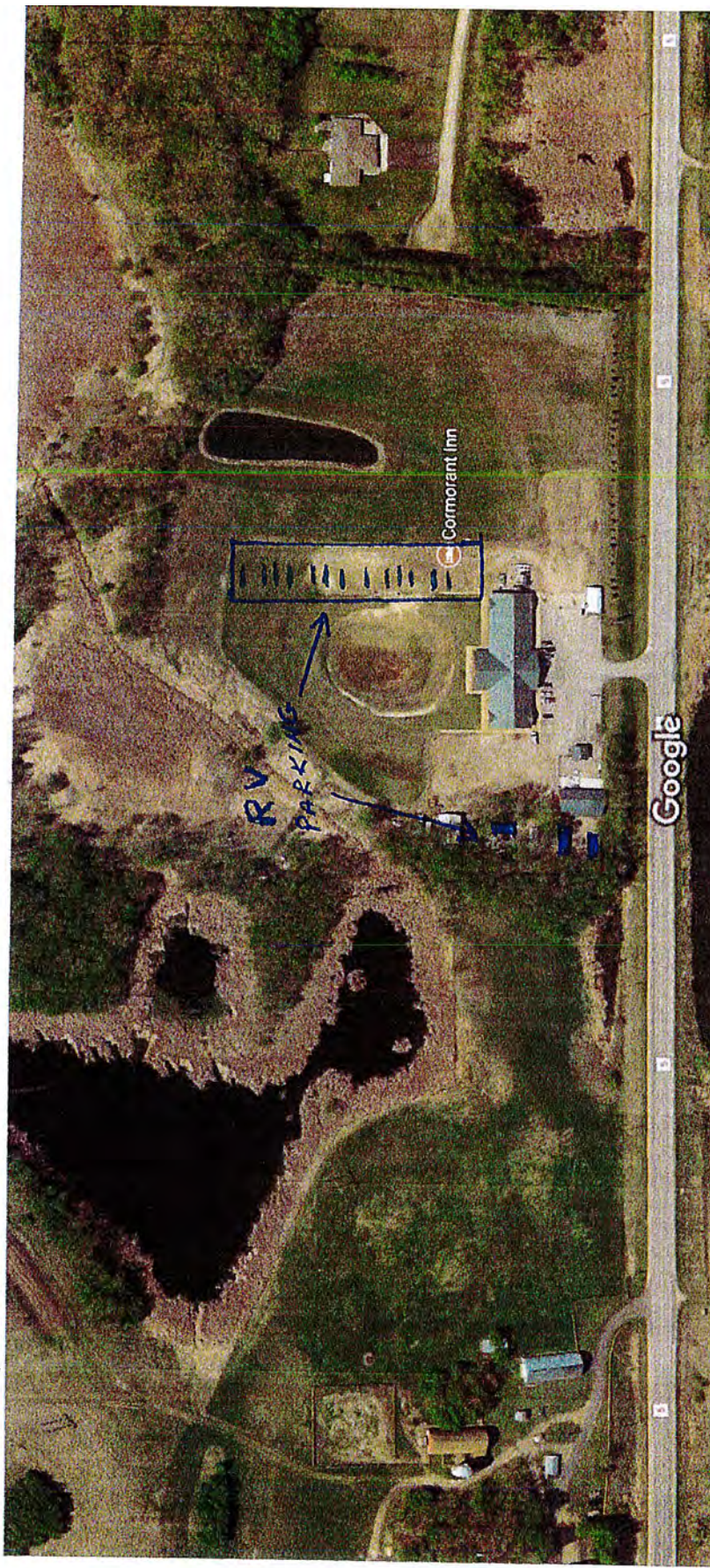
The Cormorant Inn is a good match for having RV parking since it has a restaurant, bar, and laundromat available. It is situated on 11 acres of land with the nearest neighbor being over 1/8 mile away. Trees surround the property providing a visual buffer zone. There are no lakes within 1000 ft of the property.

The Cormorant Township Board has discussed this request and will be sending a letter of support to you directly.

Sincerely,

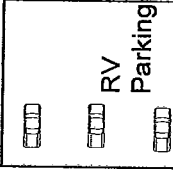


Kevin Karel
Cormorant Inn & Suites

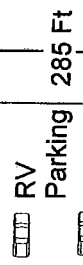


70 Ft

Grassy Parking Area

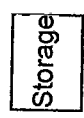


Existing Parking Lot

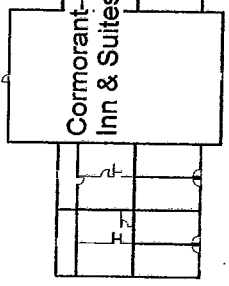


Total RV Sites = 16

Total Area = 11 acres



Customer Parking

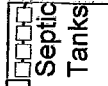


Well

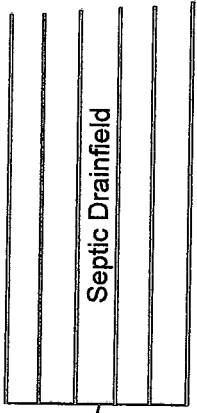
50 ft



Customer Parking



Truck Parking





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****

Tuesday, September 12, 2017 @ 7:00 P.M.

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN 56501

APPLICANT: Doyle and Lori Thompson Project location: 22049 Co. Hwy. 21
22181 Co. Hwy. 21
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for approval of converting existing turkey production facility to a boat, pontoon, camper and other recreational vehicle storage over the next 1-5 years.

LEGAL LAND DESCRIPTION: Tax ID number: **24.0286.002** Section 35 Township 140 Range 041 S1/2 OF SW1/4 LESS 10.40 AC IN SW1/4 SW1/4

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 on day of Hearing, for possible rescheduling of the Hearing.**



~ 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): Doyle and Lori Last name: Thompson

Mailing Address: 22181 Co Hwy 21 City, State, Zip Detroit Lakes, MN 56501

Phone Number(s): 218-847-1050 Project Address: 22049 Co Hwy 21 Detroit Lakes

Parcel number(s) of property: 240286002 Sect - Twp - Range: 35-140-041

Township Name: Richwood Legal Description: 69 Acres

S1/2 of SW 1/4 less 10.40 acres in SW 1/4 SW 1/4

RECEIVED

JUL 31 2017

ZONING

REASON FOR CONDITIONAL USE REQUEST: Converting existing turkey production facility (33 years for us + 6 additional years 1979-1984 for previous owner) to Boat, Pontoon, Camper and other recreational vehicle storage over the next 1 to 5 years.

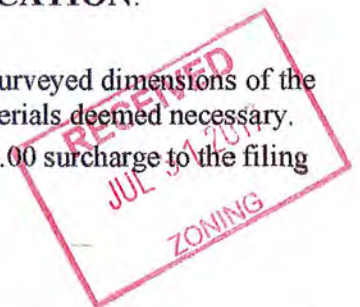
The information provided for this document is truthful and accurate to the best of my knowledge. I understand that this statement is null and void if any of the above information is not supplied or is inaccurate.

Doyle and Lori Thompson
SIGNATURE OF APPLICANT

7-31-2017
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.

Tatiana Suu
SIGNATURE - ZONING ADMINISTRATOR

8/2/17
DATE



PARCEL	
APP	CUP
YEAR	

BUSINESS PLAN

Name of Business: Currently D&L Turkey Farm NEW: County 21 Storage (pending assumed name)

Owners of Business: Doyle and Lori Thompson

Type of Business: Retail Sales Service X Other

Type of Merchandise: N/A

Type of Service: Boat, pontoon, R.V other recreational vehicle storage

Hours of Operation: 8 am to 8 pm Hope to do all in Sept/Oct and out April/May

Number of Employees: 3

Off – street Parking Plan: Drop off by appointment up driveway

Size of Structure to be used for Business: 1- 432x64 1 512x64 1 30x40 1 36x56 1 20x40 all existing

New Structure: None Existing Structure: See above

Signage Plan: Replace D&L Turkey sign (since 1989) to Storage sign

Exterior Lighting Plan: Security lights- existing No advertising lighting

Environmental Hazards: None

Other Comments: Beginning in August of ²⁰¹⁸~~2019~~ we plan to begin storing Boats, Pontoon Jet Skis, Snowmobiles etc inside a barn and possibly R.V's outside (between Barns and East of the East barn- out of site from County 21.

We know that the business would start slow and may grow so we will use 1 barn for storage and raise a single flock of turkeys in the East barn in 2019 and possibly an additional number of years until customer base is large enough to require both turkey barns.

Please answer the following questions as they relate to your specific CUP request:

1. **Effect on surrounding property.** That the conditional use will not harm the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

We own 235 acres with only 2 neighbors (the Blocks and Ardith Carlson) with in
1/4 mile

2. **Effect on orderly, consistent development.** That establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

The use currently is Ag. I do not believe that would be an negative impact.

3. **Adequate facilities.** That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

All are in place as they were required for our turkey production

4. **Adequate parking.** That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

No parking will occur on Hwy 21. Alltraffice will use private drive to a drop off area
by appointment

5. **Not a nuisance.** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

There will be no impact and certainly less that turkey production

6. **Additional criteria for shoreland areas.** In Shoreland areas, it shall be found that adequate measures have been or will be taken to assure that:

- a. **Pollution.** Soil erosion or other possible pollution of public waters will be prevented, both during and after construction;

- b. **View from public waters.** That the visibility of structures and other facilities as viewed from public waters will be limited;

- c. **Adequate utilities.** That the site is adequate for water supply and on-site sewage treatment; and

- d. **Watercraft.** That the types, uses, and number of watercrafts that the project will generate can be safely accommodated.



Thompson

Becker County

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

1:19,438

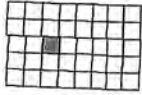
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 8/2/2017





"In every walk with nature one receives far more than he seeks." - John Muir



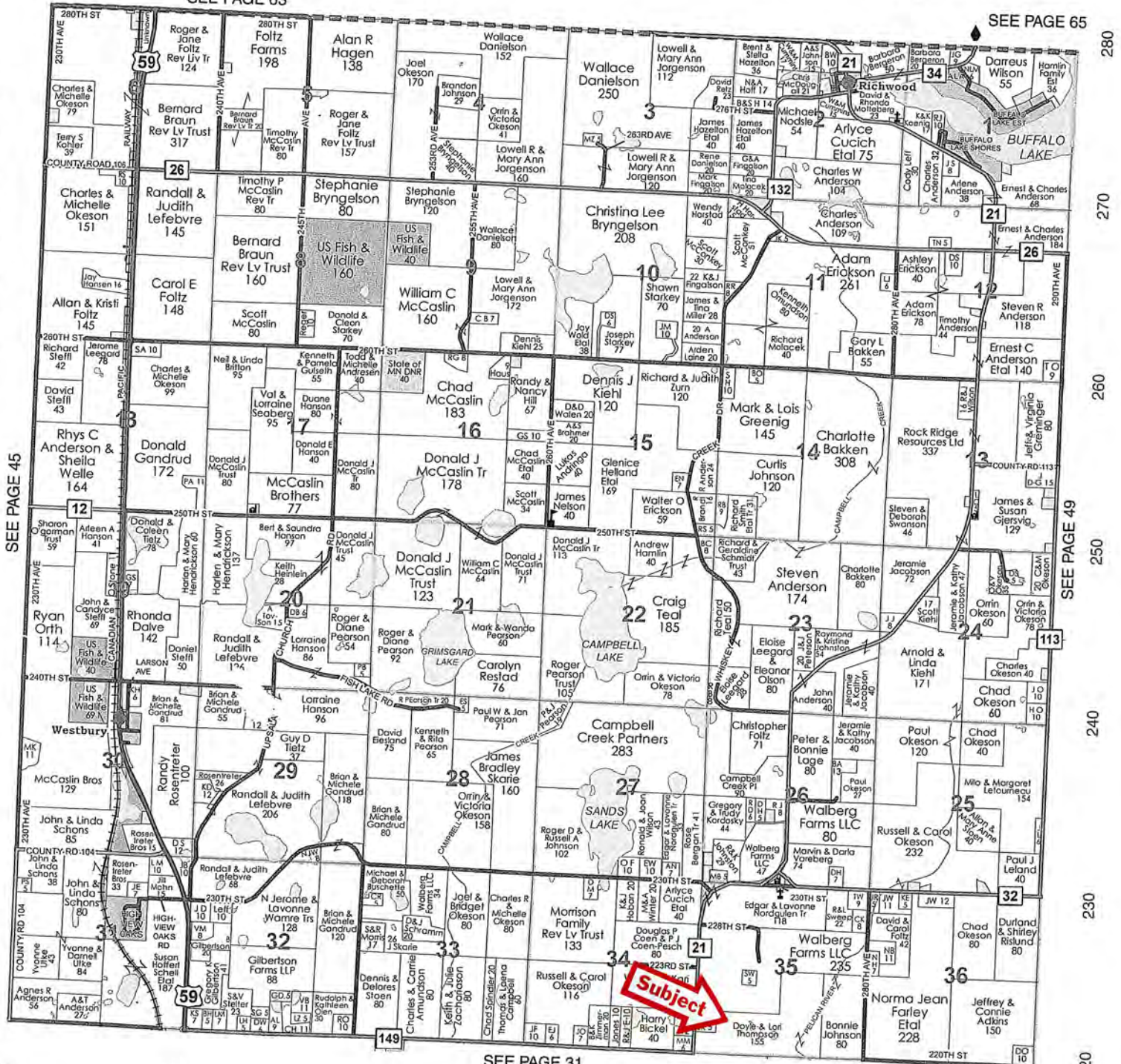
Richwood

Township 140N - Range 41W

Copyright © 2016 Mapping Solutions

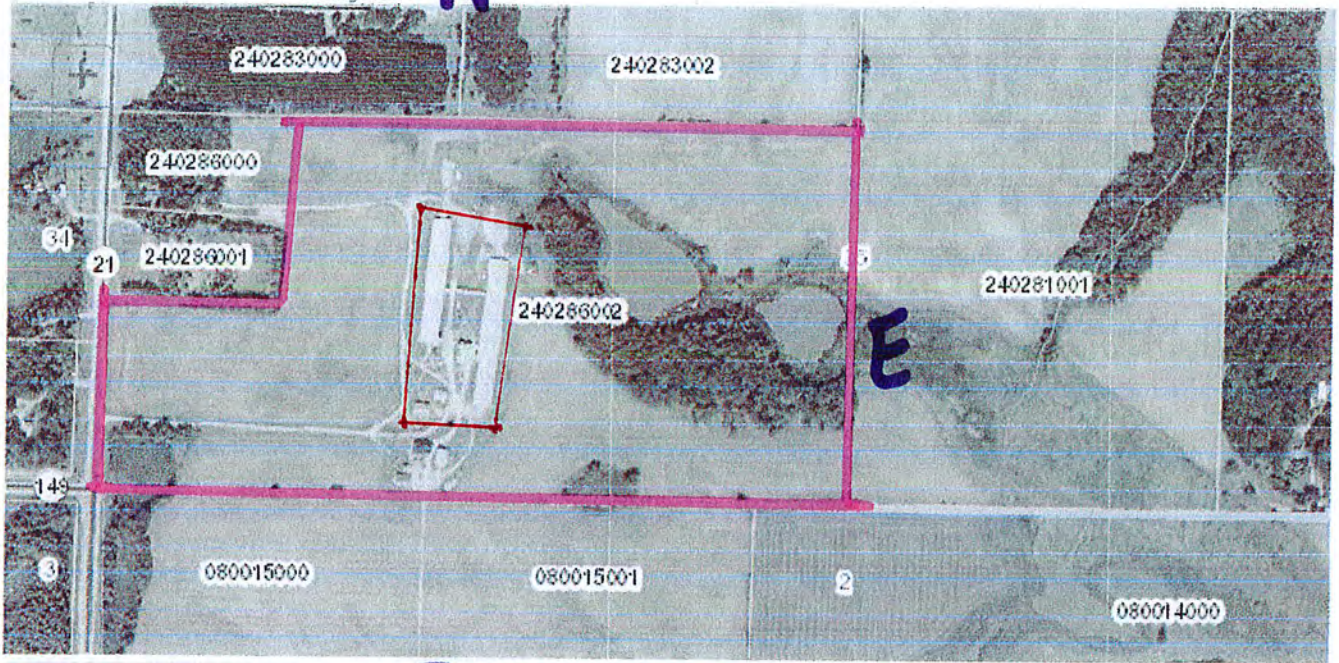
SEE PAGE 63

SEE PAGE 65



SEE PAGE 31

Zoom In Zoom Out Pan Zoom Prev Navigation Zoom Select Zoom Extent Clear Search Identify Links Legend Results View



1 Items

	Parcel Number	Property Address	Property City	Owner Name	Owner First Na
X	240286002	22049 CO HWY 21	DETROIT LAKES	DOYLE W & LOI	DOYLE W & LORI

Scale 1: 8000

X: 2231141.8043

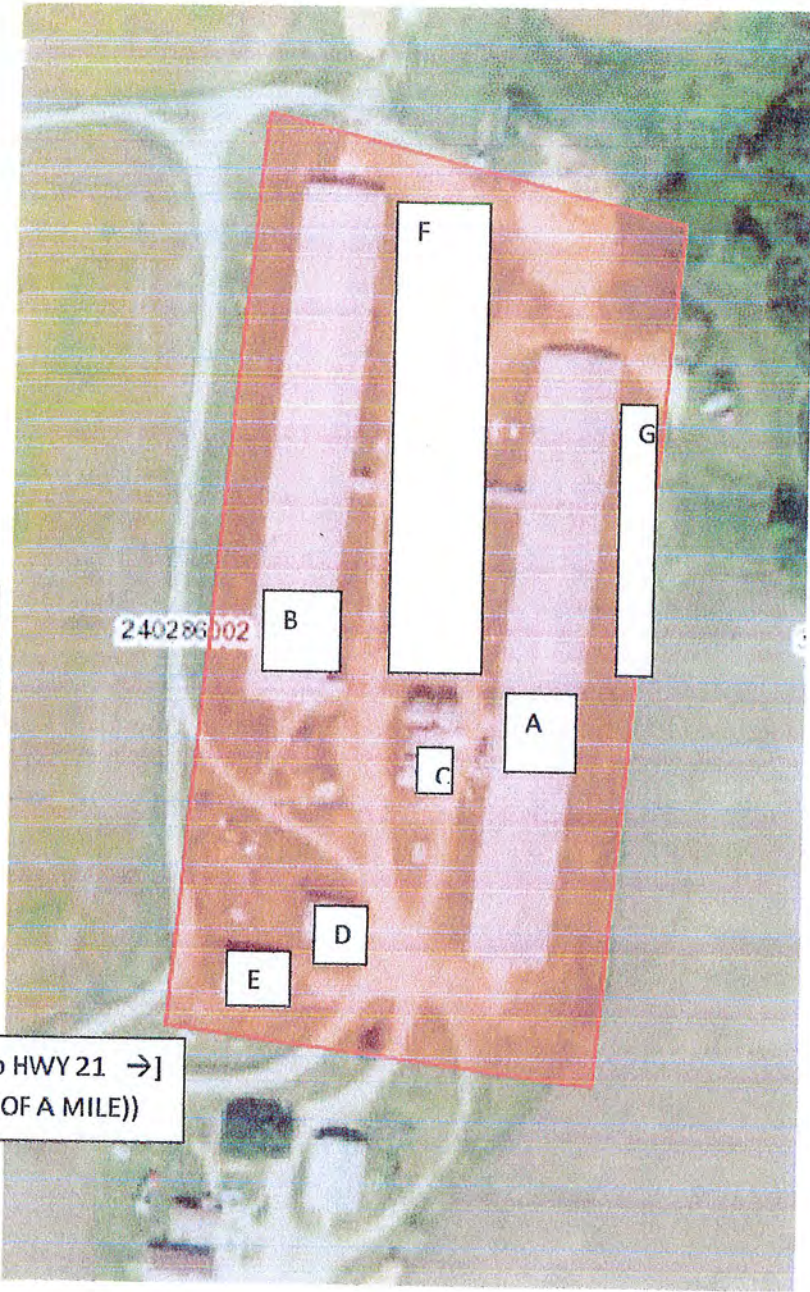
Y: 1023113.0746

<http://gis-server.co.becker.mn.us/link/jsfe/index.aspx?pin=240286002>

7/31/2017

NORTH

Plot is 6.21 acres.



WEST

240286002

EAST

{←Distance to HWY 21 →}
(1050 feet (.2 OF A MILE))

A 64x512

B 64x432

C 20x48

D 30x40

E 36x56

F outside storage

G outside storage

SOUTH

RECEIVED
JUL 31 2017
ZONING

543751

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 543751

December 29, 2006 at 04:34 PM

I hereby certify that the within
instrument was recorded in this office.

No delinquent taxes and transfer entered
this 29th day of Dec, 2006
Ryan L. Targen
County Auditor, Becker Co.

By JB Deputy

24-0286-000 Split

Darlene Maneval, County Recorder

By SKS Deputy

Surveyors Sketch () not required
() filed Survey Book 18 Page 43

QUIT CLAIM DEED Form No. 29-M Minnesota Uniform
Individual(s) to Joint Tenants (Top 3 Inches Reserved for Recording Data) Conveyancing Blanks (1/15/97)

DEED TAX DUE: \$ 1.65
Date: 12-29-2006

FOR VALUABLE CONSIDERATION,
Doyle W. Thompson & Lori M. Thompson Husband & wife Grantor(s),
(marital status)

hereby convey(s) and quitclaim(s) to Doyle W. Thompson & Lori M. Thompson Grantee(s),
husband & wife

as joint tenants, real property in Becker County, Minnesota, described as follows:

See attached

The total consideration for this transfer
is \$500 or less.

together with all hereditaments and appurtenances.

Check box if applicable:

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

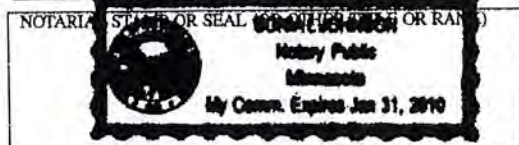
RECEIPT # 348702
BECKER COUNTY
DEED TAX
AMT. PD. \$ 1.65
BECKER COUNTY TREASURER

DEC 29 2006

Doyle W. Thompson
Lori M. Thompson

STATE OF MINNESOTA }
COUNTY OF BECKER } ss.

This instrument was acknowledged before me on Dec. 29, 2006 by
Doyle W. Thompson & Lori M. Thompson husband and wife Grantor(s).



Louis L. Johnson
SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

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

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

No change

I hereby certify that taxes for the
year 2006 on the lands described
within are paid in full

Ryan L. Targen Co. Treas.

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):
To: Doyle W. Thompson
Lori M. Thompson
22181 Co. Hwy 21
Detroit Lakes, MN 56501

chg
paid
well
non/std
extra

ROY A. SMITH & ASSOCIATES, INC.
LAND SURVEYING AND CONSULTING ENGINEERING

County Surveyor For Becker County
Lincoln Professional Center
910 Lincoln Ave.
DETROIT LAKES, MINNESOTA 56501
218-847-4289

Thompson - Chelmo Tract B
Sid Chelmo 5.4 acre tract

Land description:

That part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 140 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the southwest corner of said Section 35; thence North 00 degrees 47 minutes 10 seconds East 996.11 feet on an assumed bearing along the west line of said Section 35 to the point of beginning; thence South 85 degrees 40 minutes 16 seconds East 42.00 feet to an iron monument; thence continuing South 85 degrees 40 minutes 16 seconds East 615.46 feet to an iron monument; thence North 02 degrees 09 minutes 16 seconds East 385 feet, more or less, to the north line of said Southwest Quarter of the Southwest Quarter; thence westerly 665 feet, more or less, along the north line of said Southwest Quarter of the Southwest Quarter to the northwest corner of said Southwest Quarter of the Southwest Quarter; thence South 00 degrees 47 minutes 10 seconds West 330.70 feet along the west line of said Section 35 to the point of beginning. The above described tract contains 5.4 acres, more or less. SUBJECT TO the existing County State Aid Highway No. 21 right of way easement along the westerly boundary thereof as said right of way easement is located and established on December 15, 1988.



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****

Tuesday, September 12, 2017 @ 7:00 P.M.

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN 56501

APPLICANT: Rodger Allen Joseph Klemm Rev. Living Trust Project Location: 12542 Rew Lane, Frazee
33551 State Hwy. 34
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Conditional Use Permit for a gravel mining operation.

LEGAL LAND DESCRIPTION: Tax ID number: **03.0193.004** Section 20 Township 138 Range 040
PT SE1/4 NW1/4 & PT GOVT LOT 4 BEG CTR SEC 20 TH W 167.45' TO TRK HWY #10, NWLY 1055.63', NE
508.09' TO BNSF RR, SE AL RR 640.32' TO W LN GOVT LOT 4, N 60', SE 165.50', SWLY 231.06', SLY
277.39', SWLY 164.06', TH W .04' TO POB AKA TRACT A REF: PT 03.0195.000 IN 2008 AKA 1.04 AC

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 on day of Hearing, for possible rescheduling of the Hearing.**



~ CONDITIONAL USE APPLICATION ~

BECKER COUNTY PLANNING & ZONING

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

PARCEL	030193004
APP	CUP
YEAR	
SCANNED	

RECEIVED
AUG 04 2017
ZONING

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

First name(s): Roger Last name: Klemm
Mailing Address: 33551 State Hwy 34 City, State, Zip Detroit Lakes, MN 56501
Phone Number(s): 218-846-3440 Project Address: 12542 Rew Lane Frazee, MN 56544
Parcel number(s) of property: 030193004 Sect - Twp - Range: Sect - 20 Twp - 138 Range - 040

Township Name: Burlington Legal Description: _____
Section 20 Township 138 Range 040
PT SE1/4 NW1/4 & PT GOVT LOT 4 BEG CTR SEC 20 TH W 167.45' TO TRK HWY #10, NWLY 1055.63', NE 508.09' TO
BNSF RR, SE AL RR 640.32' TO W LN GOVT LOT 4, N 60', SE 165.50', SWLY 231.06', SLY 277.39', SWLY 164.06', TH W
.04' TO POB AKA TRACT A REF: PT 03.0195.000 IN 2008 AKA 1.04 AC

REASON FOR CONDITIONAL USE REQUEST: _____

We are requesting this Conditional Use Permit to level off a workable grade to allow for natural grasses and/or crop growth. Parts of this area may also be used for future parking needs.

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.

Roger Klemm _____ Friday August 4th, 2017
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
This application is hereby (accepted) or (rejected) as presented.

[Signature] _____ 8/7/17
SIGNATURE - ZONING ADMINISTRATOR DATE

Please answer the following questions as they relate to your specific CUP request:

1. **Effect on surrounding property.** That the conditional use will not harm the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

There should be no harm or quality issues with the property while the changes take place. The property will be mowed and graded to keep appearance pleasant to others viewing the area and also to maintain safety of nearby residents and nature.

2. **Effect on orderly, consistent development.** That establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

The area is currently developed on both sides and will not affect the development/improvement of surrounding property.

3. **Adequate facilities.** That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

The road access/quality will not change as we have and will continue to ensure the road is graded safely for individuals to utilize. Grading will be done in such a way to allow appropriate water drainage.

4. **Adequate parking.** That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

Portions of the area referenced in this permit request may be used for additional parking in the future once work has been completed; however, while this work is performed no issues with loading or parking will arise.

5. **Not a nuisance.** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

Work will be completed during reasonable hours and done in such a way to prevent any nuisance to surrounding neighbors/properties. Equipment being used is industry standard and has appropriate safety and emissions gear in place.

6. **Additional criteria for shoreland areas.** In Shoreland areas, it shall be found that adequate measures have been or will be taken to assure that:

- a. **Pollution.** Soil erosion or other possible pollution of public waters will be prevented, both during and after construction;

N/A

- b. **View from public waters.** That the visibility of structures and other facilities as viewed from public waters will be limited;

N/A

- c. **Adequate utilities.** That the site is adequate for water supply and on-site sewage treatment; and

N/A

- d. **Watercraft.** That the types, uses, and number of watercrafts that the project will generate can be safely accommodated.

N/A



Klemm 03.0193.004

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

1:6,075

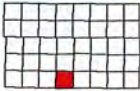
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 8/4/2017

Becker County



"Take nothing but memories, leave nothing but footprints!" ~ Chief Seattle

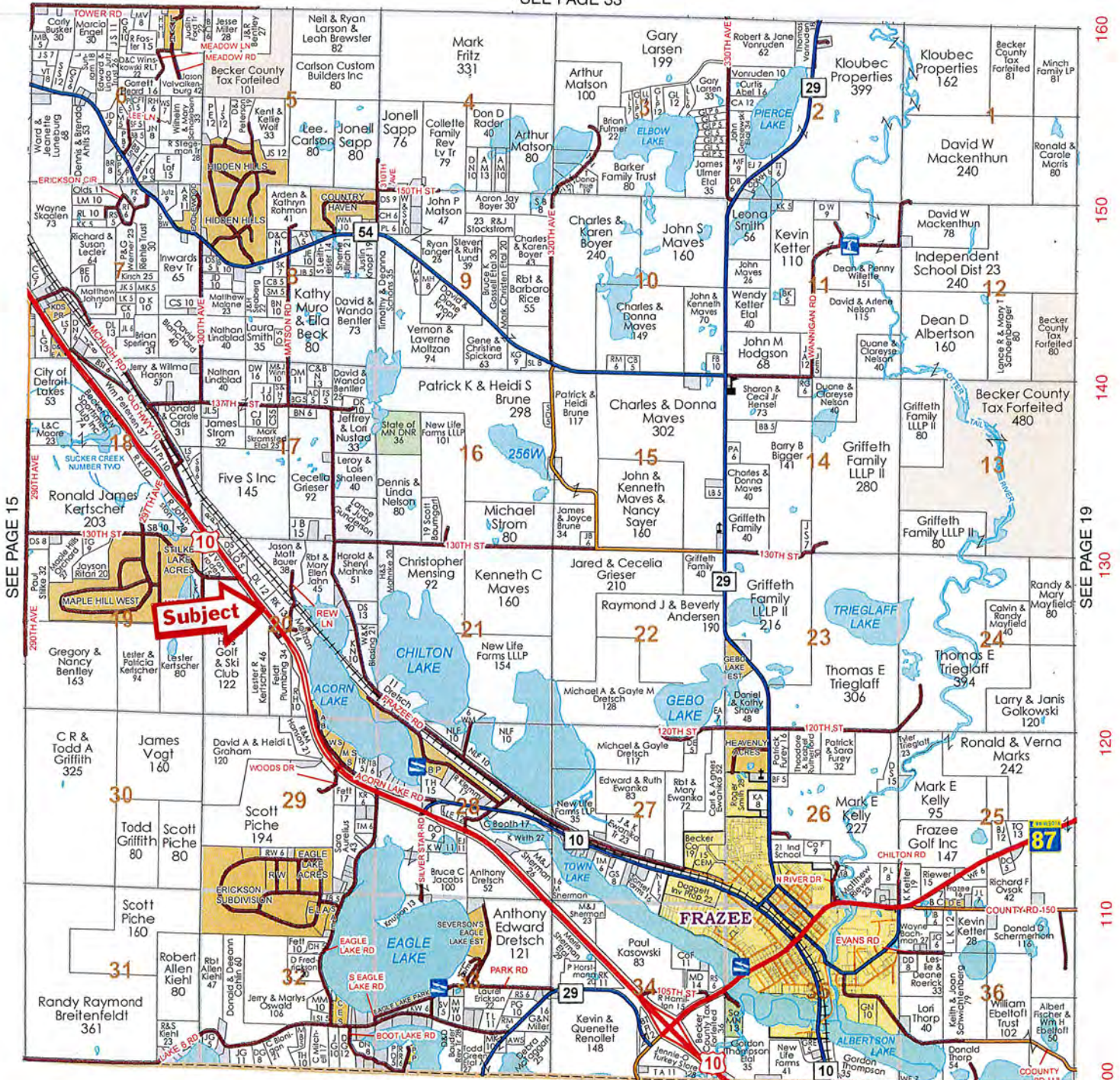


Burlington

Township 138N - Range 40W

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SEE PAGE 33



SEE PAGE 15

160
150
140
130
120
110
100

OTTER TAIL COUNTY

290 300 310 320 330 340 350 17

ROGER J KLEMM
 33551 ST HWY 34
 DETROIT LAKES MN 56501

Step 1	New Improvements Expired Exclusions: Property Classification:	10,900 Comm/Ind Comm/Ind
Sent in March 2016		
Step 2	PROPOSED TAX	
		5,932.00
Sent in November 2016		
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2017	\$2,948.00
	Second half taxes due 10/15/2017	\$2,948.00
	Total taxes due in 2017	\$5,896.00

12542 REW LN
 FRAZEE, MN 56544

Acres: 12.75 Section 20 Township
 138 Range 040
 PT SE 1/4 NW 1/4 & PT GOVT LOT 4

Line 13 Detail
 SOLID WASTE 50.00
 Principal 50.00
 Interest 0.00

Taxes Payable Year:		2016	2017
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	
	3. Property taxes before credits	\$5,896.00	\$5,846.00
	4. Credits that reduce property taxes		
	A. Agricultural market value credit	\$0.00	\$0.00
	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$5,896.00	\$5,846.00
	6. BECKER COUNTY	\$1,659.07	\$1,709.89
	7. BURLINGTON	\$962.48	\$995.13
	8. State General Tax	\$2,087.00	\$1,964.67
	9. SCHOOL DISTRICT 0023		
	A. Voter approved levies	\$147.61	\$157.67
	B. Other local levies	\$1,032.91	\$1,008.38
	10. Special Taxing Districts		
A. BC EDA	\$6.93	\$10.26	
B. Others	\$0.00	\$0.00	
C. TIF	\$0.00	\$0.00	
11. Non-school voter approved referenda levies	\$0.00	\$0.00	
12. Total property tax before special assessments	\$5,896.00	\$5,846.00	
13. Special assessments	\$50.00	\$50.00	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$5,946.00	\$5,896.00	
	Tax Amount Paid	\$0.00	

2nd Half Payment Stub - Payable 2017

Detach and return this stub with your 2nd half payment.
 To avoid penalty, pay on or before October 15, 2017.

Total Property Tax for 2017	\$5,896.00
2nd Half Tax Amount	\$2,948.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$2,948.00
Balance Good Through	10/15/2017
	Comm/Ind

03.0193.004

Paid By _____

1101228
 ROGER J KLEMM
 33551 ST HWY 34
 DETROIT LAKES MN 56501

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

1st Half Payment Stub - Payable 2017

Detach and return this stub with your 1st half payment.
 To avoid penalty, pay on or before May 15, 2017.

Total Property Tax for 2017	\$5,896.00
1st Half Tax Amount	\$2,948.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00

Hwy 10 Shop - 08/04/17

These are approximate values. The Becker County GIS site was used to compile parts of this data.





~ LAND ALTERATION PERMIT ~
BECKER COUNTY PLANNING & ZONING

PARCEL	030193004
APP	Land Alt
YEAR	
SCANNED	

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

12542 Rew Ln
 Frazee, MN 56544

PARCEL NUMBER 030193004 PROJECT ADDRESS 12542 Rew Ln Frazee, MN 56544

DIRECTIONS TO PROPERTY: North side of Highway 10 between Frazee and Detroit Lakes - across from Maple Hills Golf Course

LEGAL DESCRIPTION Section 20 Township 138 Range 040
 PT SE 1/4 NW 1/4 & PT GOVT LOT 4 BEG CTR SEC 20 TH W 167.45' TO TRK HWY #10, NWLY 1055.63', NE 508.09' TO BNSF RR, SE AL RR 640.32' TO W LN GOVT LOT 4, N 60', SE 165.50', SWLY 231.06', SLY 277.39', SWLY 164.06', TH W .04' TO POB AKA TRACT A REF: PT 03.0195.000 IN 2008 AKA 1.04 AC

LAKE/WETLAND/RIVER NAME	LK/WETL/RIV CLASS	SECTION	TWP	RANGE	TOWNSHIP NAME
Acorn		20	138	40	Burlington

PROPERTY OWNER	ADDRESS	PHONE NO
Roger Klemm	33551 State Hwy 34 Detroit Lakes, MN 56501	218-846-3440

CONTRACTOR	LICENSE NO	PHONE NO

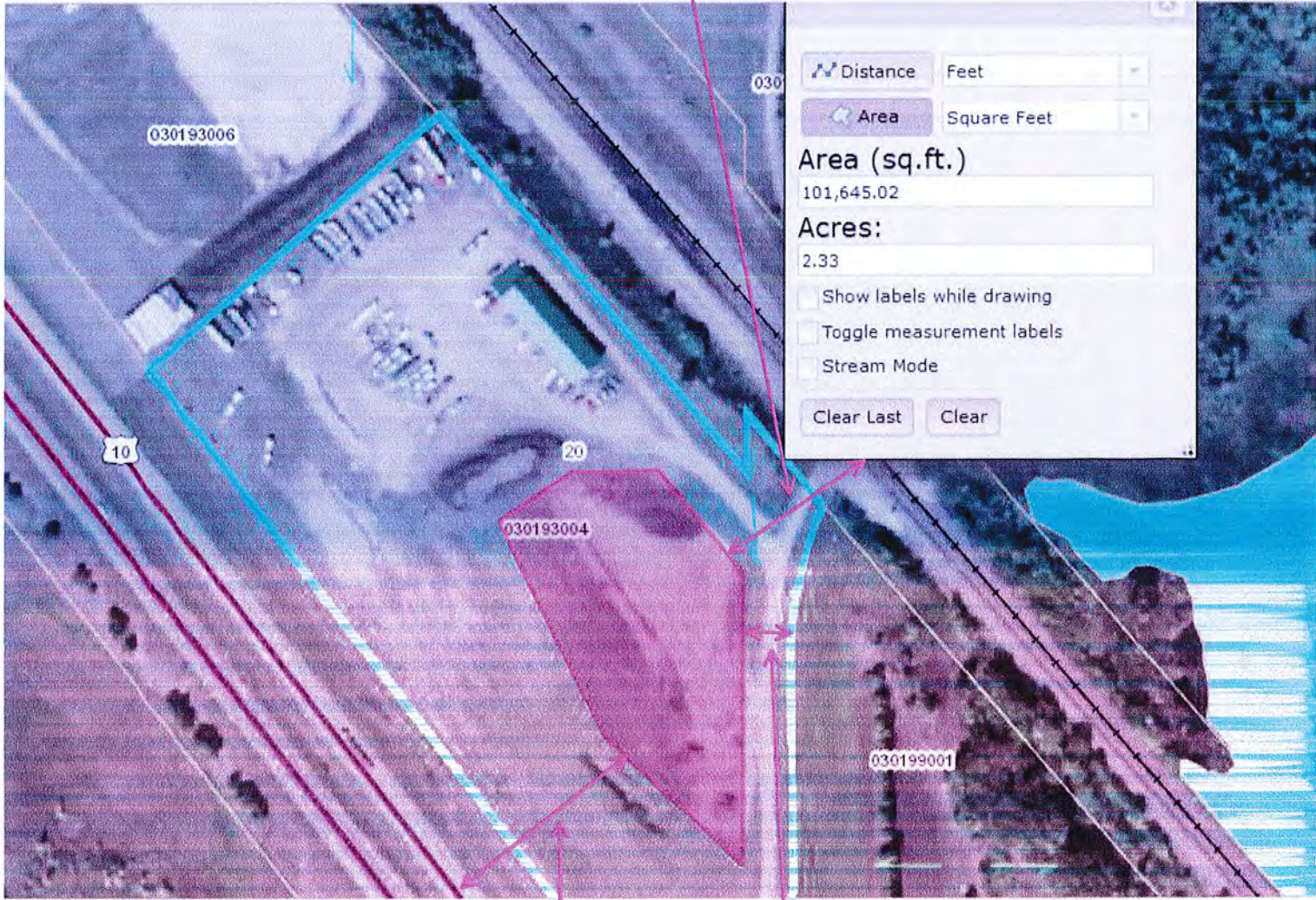
Type of Project	Project Purpose	Project Scope
<input type="checkbox"/> Vegetation Removal <input type="checkbox"/> Fill Only <input type="checkbox"/> Grading Only <input type="checkbox"/> Grading & Filling <input checked="" type="checkbox"/> Other (specify) Removing material, filling, and grading	<input 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) Removing material, filling, and grading for eventual seeding of natural grasses/crop	Project Start Date <u>Summer 2017</u> Project Completion Date <u>Spring 2018 (forecasted)</u> Project is adjacent to () Lake () Stream () non shoreland Name of water body _____ Distance work will be from Ordinary High Water Mark _____ ft
Type of Erosion Control <input checked="" type="checkbox"/> sod () stake-sod <input type="checkbox"/> seed only () seed & mulch <input type="checkbox"/> mulch only () other _____	Alterations: *See attached map for details in sizing/area Area to be cut/excavated <u>350</u> ft <u>285</u> ft <u>15</u> ft Length Width Depth Area to be <u>filled</u> /leveled <u>350</u> ft <u>285</u> ft <u>15</u> ft Length Width Depth Type of Soils and/or fill material <u>Sand and topsoil</u> Total Cubic Yards of Earthmoving Requested _____ Unknown with certainty at this time as the elevations vary to grade.	

Brief description of the work to be done:
 We are requesting this Land Alternation Permit to level off a workable grade to allow for natural grasses/crop growth and potential tree planting in the future once completed. This area may also be used for parking in the future.
USED MOST MATERIAL FOR NEW SHOP—MINUS BLACK DIRT
BUT WILL BE FILLING THAT AREA BACK IN.

Hwy 10 Shop - 07/28/17

Sunday, July 23, 2017 4:51 PM

230 ft to railroad tracks



265 ft to highway 10

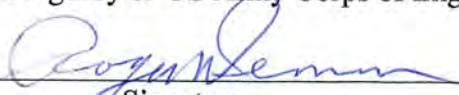
60 ft to property line

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

PARCEL	
APP	Land Alt
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.


Signature _____ Date 7-28-17

Additional notes: _____

Application Fee: _____ + _____ Fines _____ + _____ Total Fees _____

Application is hereby **GRANTED** in accordance with the application and supporting information by order of: _____ as of this date _____
Application is hereby **DENIED** based on the fact that _____
by order of: _____ as of this date 08-03-2017

Receipt Number _____ Date Paid _____

Additional Receipt Number _____ Date of Additional Receipt _____

Date of Final Inspection: _____



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****

Tuesday, September 12, 2017 @ 7:00 P.M.

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN 56501

APPLICANT: Rodger Allen Joseph Klemm Rev. Living Trust Project Location: 31538 Co. Hwy. 10, Frazee
33551 State Hwy. 34
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Conditional Use Permit for a gravel mining operation.

LEGAL LAND DESCRIPTION: Tax ID number: **03.0275.000** Section 28 Township 138 Range 040
21.98 AC OF GOVT LOTS 2 & 3 & SE1/4 OF NW1/4 LESS RWY & 5 AC

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 on day of Hearing, for possible rescheduling of the Hearing.**



~ CONDITIONAL USE APPLICATION ~
BECKER COUNTY PLANNING & ZONING
915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	030275000
APP	CUP
YEAR	
SCANNED	

RECEIVED
AUG 04 2017
ZONING

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

First name(s): Roger Last name: Klemm
Mailing Address: 33551 State Hwy 34 City, State, Zip Detroit Lakes, MN 56501
Phone Number(s): 218-846-3440 Project Address 31538 CO HYW 10 Frazee, MN 56544
Parcel number(s) of property: 030275000 Sect - Twp - Range: Sect - 28 Twp - 138 Range - 040
Township Name: Burlington Legal Description: _____
Section 28 Township 138 Range 040
21.98 AC OF GOVT LOTS 2 & 3 & SE1/4 OF NW1/4 LESS RWY & 5 AC

REASON FOR CONDITIONAL USE REQUEST: _____

We are requesting this Conditional Use Permit to level off a workable grade to allow for natural grass/crop growth and/or potential tree planting in the future. Once work is complete this is an area that will remain largely undisturbed for an extended period of time except for mowing and other property maintenance.

POSSIBLE STONING EXCESS DIRT FROM JOBS

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]
SIGNATURE OF APPLICANT

Friday August 4th, 2017
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]
SIGNATURE - ZONING ADMINISTRATOR

8/7/17
DATE

Please answer the following questions as they relate to your specific CUP request:

1. **Effect on surrounding property.** That the conditional use will not harm the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

There should be no harm or quality issues with the property while the changes take place. The property will be mowed/groomed regularly to prevent weed growth and to ensure pleasant appearance to nearby neighbors.

2. **Effect on orderly, consistent development.** That establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

The area is currently developed/occupied on all sides and will not affect the development and/or improvement of these surrounding properties.

3. **Adequate facilities.** That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

The main entrance to the lot will be graded and maintained to allow safe access to the existing pavement of "Old Highway 10." Grading will be done in such a way to provide appropriate drainage and not cause issues with nearby properties. No facilities are needed at the property at this time.

4. **Adequate parking.** That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

Parking and loading will not be an issue at this property while the work is occurring or afterwards. Equipment usage and parking during the changes and after will be limited.

5. **Not a nuisance.** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

Work will be completed during reasonable hours and done in such a way to prevent any nuisance to surrounding neighbors/properties. Equipment being used is industry standard and has appropriate safety and emissions gear in place.

6. **Additional criteria for shoreland areas.** In Shoreland areas, it shall be found that adequate measures have been or will be taken to assure that:

- a. **Pollution.** Soil erosion or other possible pollution of public waters will be prevented, both during and after construction;

N/A

- b. **View from public waters.** That the visibility of structures and other facilities as viewed from public waters will be limited;

N/A

- c. **Adequate utilities.** That the site is adequate for water supply and on-site sewage treatment; and

N/A

- d. **Watercraft.** That the types, uses, and number of watercrafts that the project will generate can be safely accommodated.

N/A



Klemm 03.0275.000

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

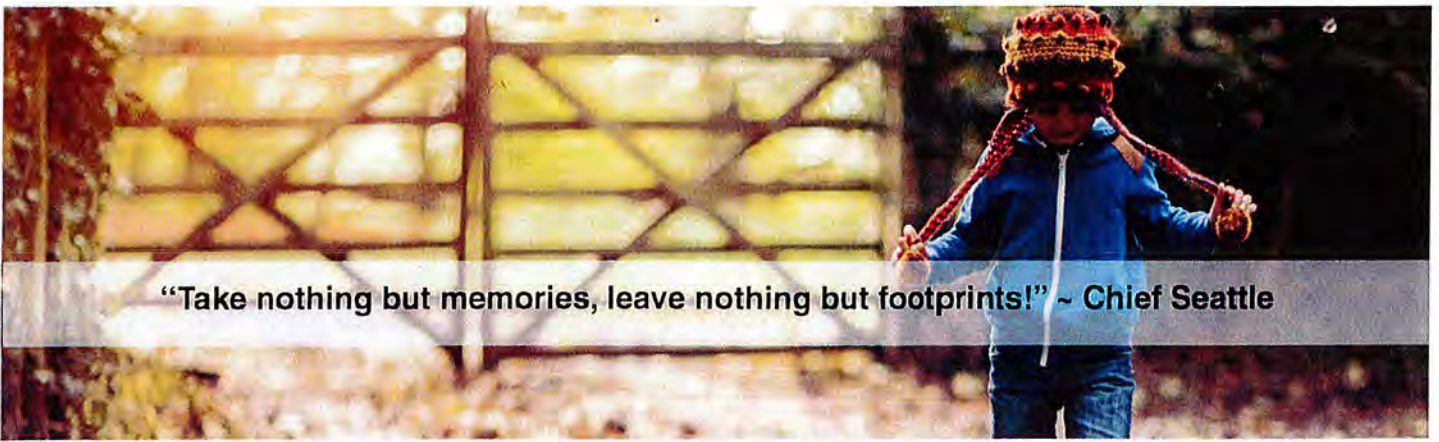
1:9,719

Becker County

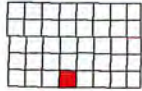
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 8/4/2017





"Take nothing but memories, leave nothing but footprints!" ~ Chief Seattle

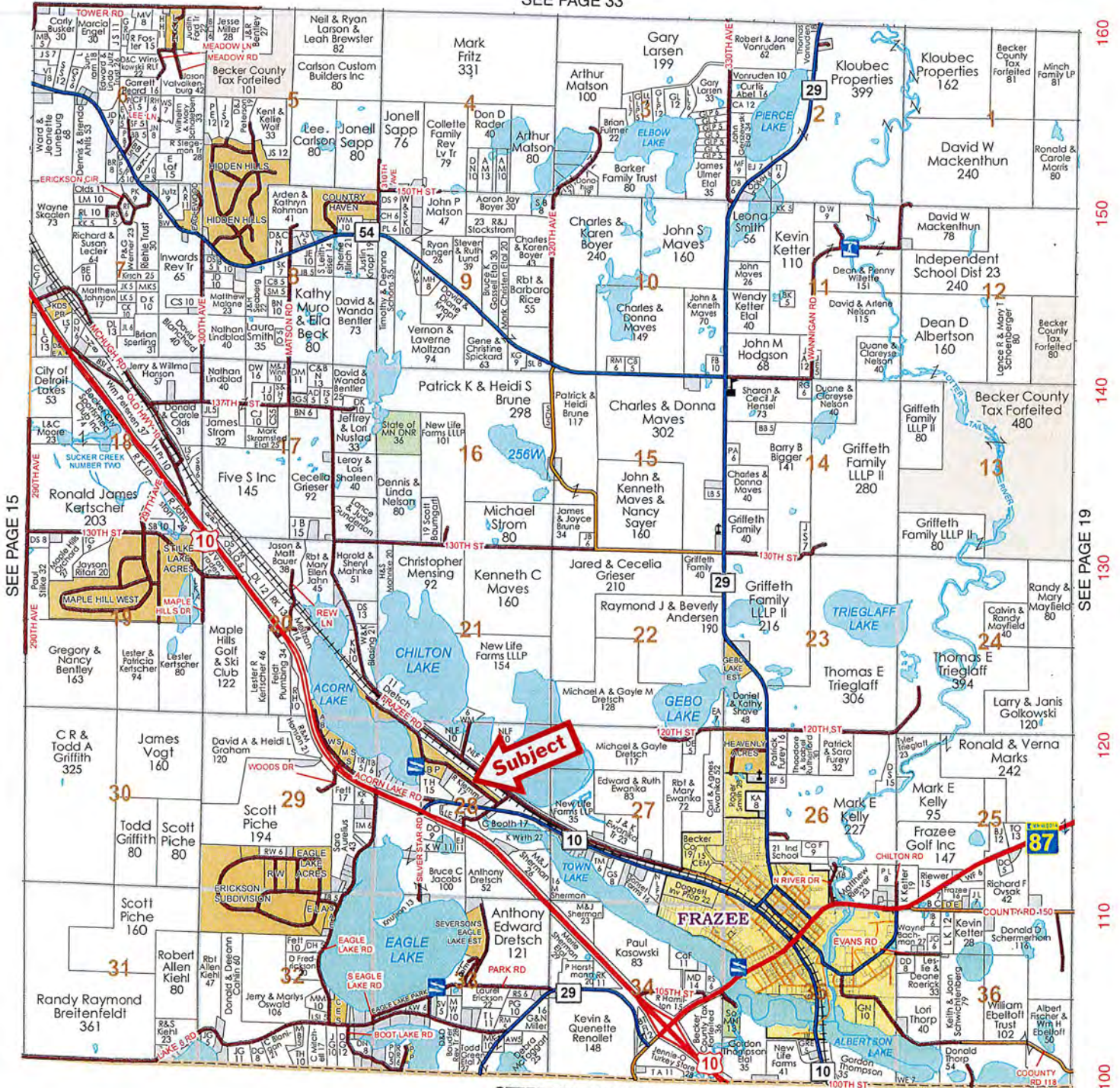


Burlington

Township 138N - Range 40W

Copyright © 2016 Mapping Solutions

SEE PAGE 33



OTTER TAIL COUNTY

Step 1

New Improvements
Expired Exclusions:
Property Classification:

Res Non-Hstd

Res Non-Hstd

Sent in March 2016

Step 2

PROPOSED TAX

Sent in November 2016

278.00

Step 3

PROPERTY TAX STATEMENT

First half taxes due 05/15/2017

\$138.00

Second half taxes due 10/15/2017

\$138.00

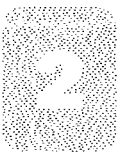
Total taxes due in 2017

\$276.00

ROGER JOSEPH KLEMM
33551 ST HWY 34
DETROIT LAKES MN 56501

Taxes Payable Year:		2016	2017	
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$0.00	
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	\$0.00	
	3. Property taxes before credits	\$270.00	\$276.00	
	4. Credits that reduce property taxes			
	A. Agricultural market value credit	\$0.00	\$0.00	
	B. Other credits	\$0.00	\$0.00	
	5. Property taxes after credits	\$270.00	\$276.00	
Property Tax by Jurisdiction	6. BECKER COUNTY	\$113.83	\$117.66	
		A. County		
	7. BURLINGTON	\$66.04	\$68.47	
	8. State General Tax	\$0.00	\$0.00	
	9. SCHOOL DISTRICT 0023			
		A. Voter approved levies	\$12.94	\$14.01
		B. Other local levies	\$76.71	\$75.15
	10. Special Taxing Districts			
		A. BC EDA	\$0.48	\$0.71
		B. Others	\$0.00	\$0.00
		C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referenda levies	\$0.00	\$0.00	
12. Total property tax before special assessments	\$270.00	\$276.00		
13. Special assessments	\$0.00	\$0.00		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$270.00	\$276.00	
		Tax Amount Paid	\$0.00	

33551 ST HWY 34
DETROIT LAKES MN 56501
Acres: 17.00 Section 28 Township
138 Range 040
21.98 AC OF GOVT LOTS 2 & 3 &



2nd Half Payment Stub - Payable 2017

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2017.

Total Property Tax for 2017	\$276.00
2nd Half Tax Amount	\$138.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$138.00
Balance Good Through	10/15/2017

Res Non-Hstd

PNR: 03.0275.000

ANN:

ACC NUMBER: 1075543

TAXPAYER(S):

ROGER JOSEPH KLEMM
33551 ST HWY 34
DETROIT LAKES MN 56501

Paid By _____

MAKE CHECKS PAYABLE TO:

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



1st Half Payment Stub - Payable 2017

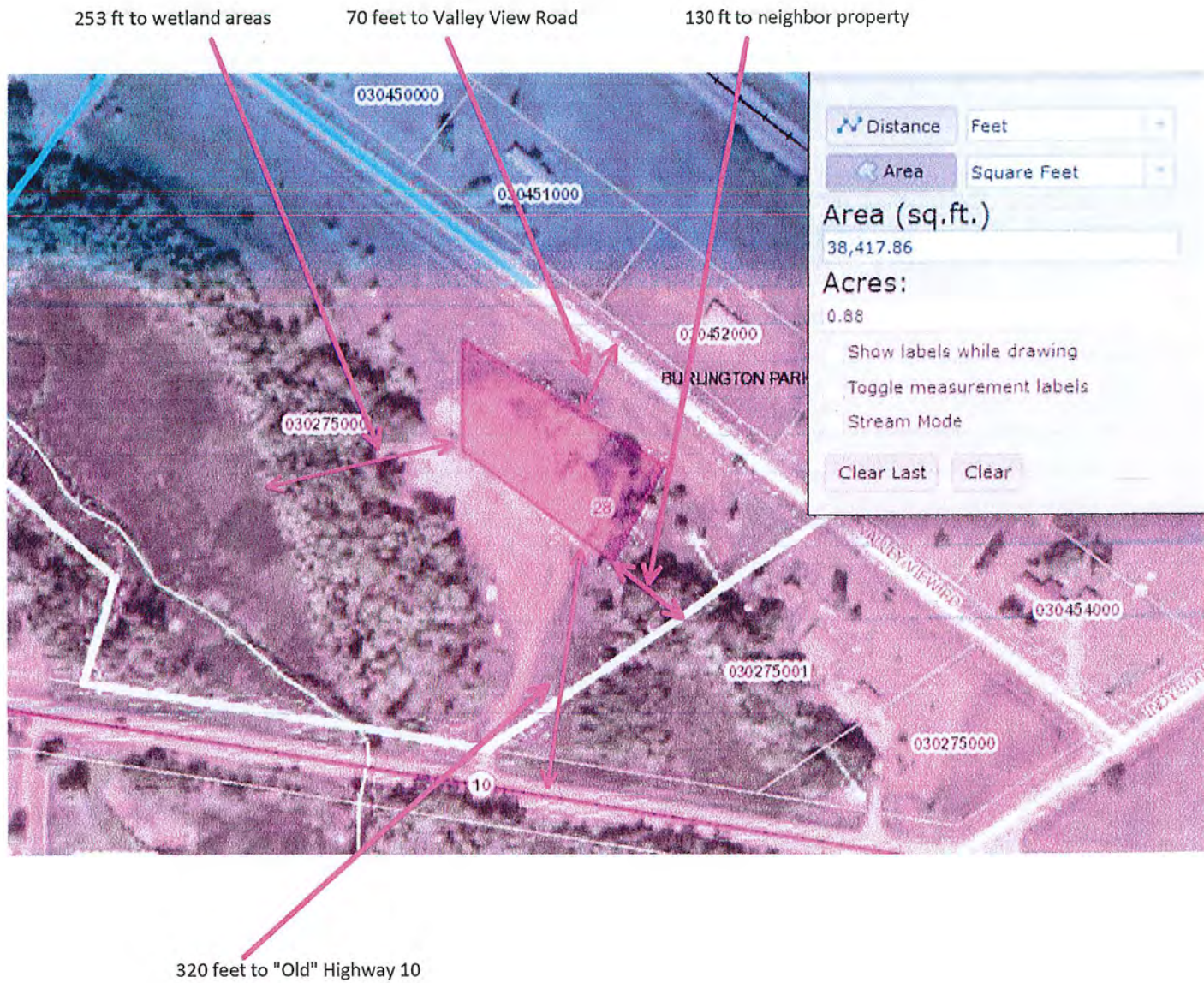
Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2017.

Total Property Tax for 2017	\$276.00
1st Half Tax Amount	\$138.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00

Spruce Grove - 08/04/17

Sunday, July 23, 2017 11:07 AM

These are approximate values. The Becker County GIS site was used to compile parts of this data.





~ LAND ALTERATION PERMIT ~

BECKER COUNTY PLANNING & ZONING

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

PARCEL	030275000
APP	Land Alt
YEAR	
SCANNED	

PARCEL NUMBER 030275000 PROJECT ADDRESS 31538 CO HWY 10 Frazee, MN 56544

DIRECTIONS TO PROPERTY: East of the Morningside Motel on Old Highway 10.

LEGAL DESCRIPTION Section 28 Township 138 Range 040
21.98 AC OF GOVT LOTS 2 & 3 & SE1/4 OF NW1/4 LESS RWY & 5 AC

LAKE/WETLAND/RIVER NAME	LK/WETL/RIV CLASS	SECTION	TWP	RANGE	TOWNSHIP NAME
Acorn, Town, Lake 259P	RD	28	138	40	Burlington

PROPERTY OWNER	ADDRESS	PHONE NO
Roger Klemm	33551 State Hwy 34 Detroit Lakes, MN 56501	218-846-3440

CONTRACTOR	LICENSE NO	PHONE NO



Type of Project	Project Purpose	Project Scope
<input type="checkbox"/> Vegetation Removal <input type="checkbox"/> Fill Only <input type="checkbox"/> Grading Only <input type="checkbox"/> Grading & Filling <input checked="" type="checkbox"/> Other (specify) Removing material, filling, and grading	<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) Removing material, filling, and grading for eventual seeing of natural grasses/crop	Project Start Date <u>Summer 2017</u> Project Completion Date <u>Spring 2018 (forecasted)</u> Project is adjacent to <input checked="" type="checkbox"/> Lake <input type="checkbox"/> Stream <input type="checkbox"/> non shoreland Name of water body <u>Acorn Lake (stream)</u> Distance work will be from Ordinary High Water Mark <u>250+ feet</u> ft
Type of Erosion Control <input checked="" type="checkbox"/> sod <input type="checkbox"/> stake-sod <input type="checkbox"/> seed only <input type="checkbox"/> seed & mulch <input type="checkbox"/> mulch only <input type="checkbox"/> other	Alterations: Area to be cut/excavated <u>280</u> ft <u>140</u> ft <u>18</u> ft Length Width Depth Area to be filled/leveled <u>280</u> ft <u>140</u> ft <u>-FMT</u> ft Length Width Depth Type of Soils and/or fill material <u>Sand and topsoil</u>	*See attached map for details in sizing/area Unknown with certainty at this time as the elevations vary to grade.
Total Cubic Yards of Earthmoving Requested		

Brief description of the work to be done:

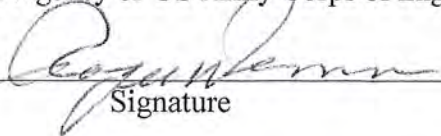
We are requesting this Land Alternation Permit to level off a workable grade to allow for natural grasses/crop growth and potential tree planting in the future once completed. POSSIBLE BUILDING SITE

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

PARCEL	
APP	Land Alt
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.

 _____ 7-28-17
 Signature Date

Additional notes: _____

Application Fee: 100⁰⁰ + Fines _____ + Total Fees 100⁰⁰

Application is hereby **GRANTED** in accordance with the application and supporting information by order of _____
 _____ as of this date _____
 Application is hereby **DENIED** based on the fact that _____
 by order of _____ as of this date _____

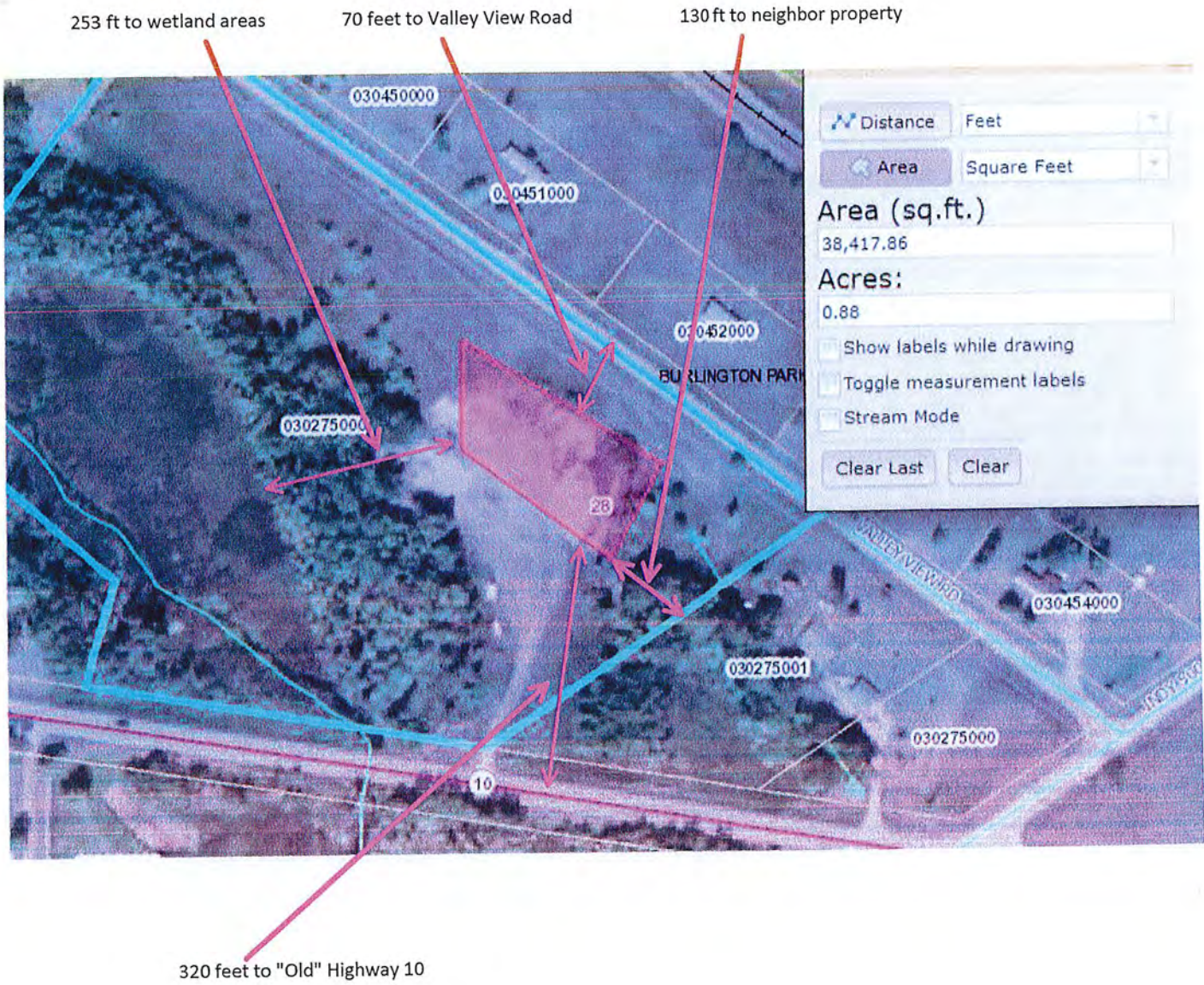
Receipt Number _____ Date Paid 08-03-2017

Additional Receipt Number _____ Date of Additional Receipt _____

Date of Final Inspection: _____

Spruce Grove - 07/28/17

Sunday, July 23, 2017 11:07 AM





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****

September 12, 2017 @ 7:00 PM

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

APPLICANT:

K & A ENTERPRISES LLP
521 WASHINGTON AVE
Detroit Lakes, MN 56501

Project Location: 12144 CO HWY 4, Lake Park

APPLICATION AND DESCRIPTION OF PROJECT:

Request approval of a Final Plat for a common interest community with 15 lots.

LEGAL LAND DESCRIPTION: 060248006 Cormorant

17-138-043 PT SW1/4 SW1/4 & PT GOVT LOT 4: COMM SW COR SEC 17 TH E 1194.58' AL S LN TO POB;
NELY 1065.15', SELY 538.51', NE 412.49' TO N LN GOVT LOT 4, W 745.86' TO NE COR SW1/4 SW1/4, SW
279.08', NW 343.02', W 742.14', S 664.40', E 655.02', S 655.02', E 539.56' TO POB

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.**



Becker County



06.02.48.000

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

1:8,000

Date: 12/27/2016

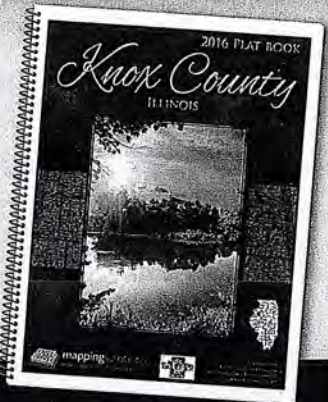
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

We offer Plat Books in 16 states...

- Alabama
- Indiana
- Michigan
- Oklahoma
- Arkansas
- Iowa
- Minnesota
- Ohio
- Florida
- Kansas
- Mississippi
- Pennsylvania
- Illinois
- Louisiana
- Missouri
- Wisconsin



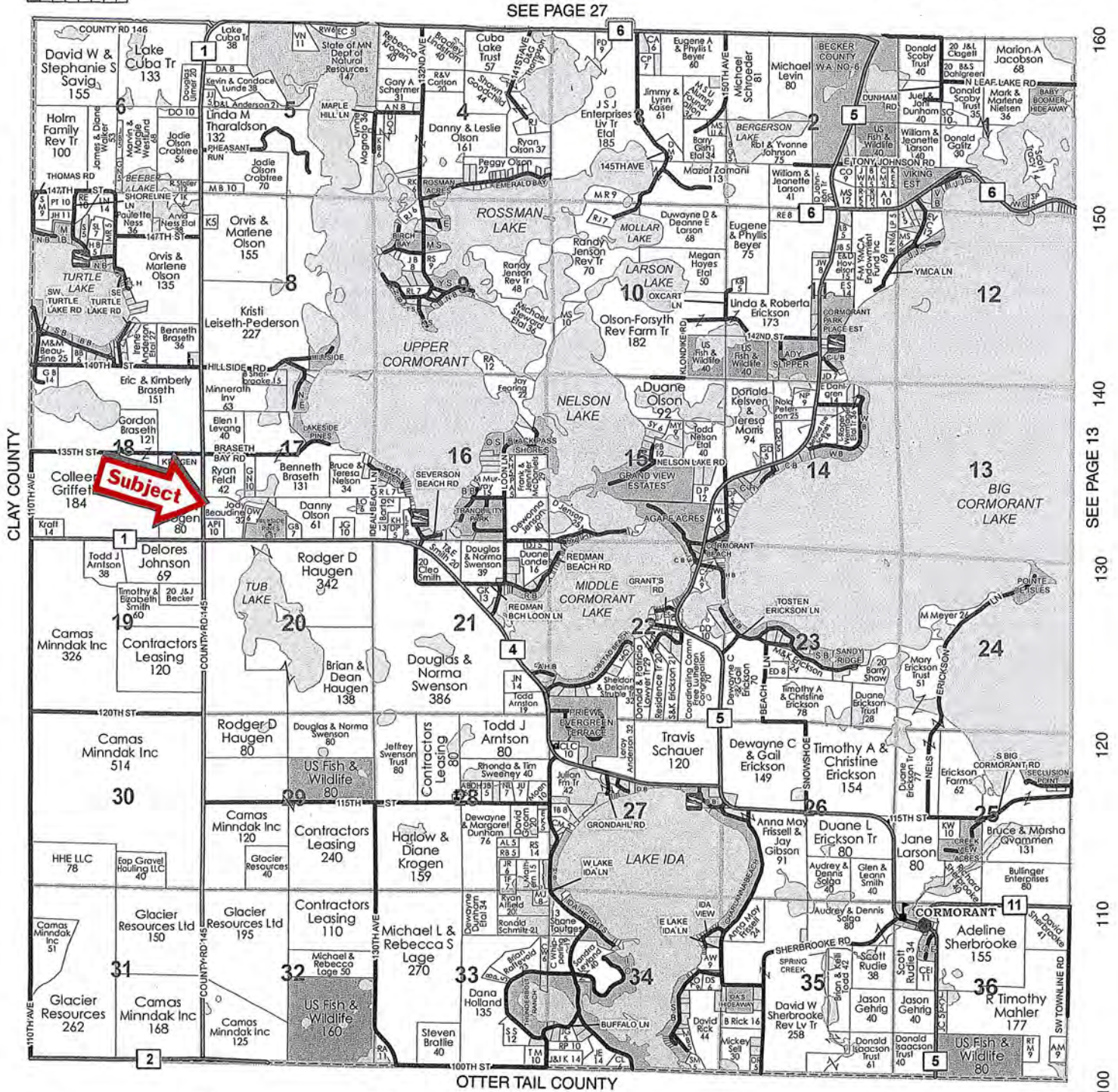
mappingsolutionsGIS.com



Cormorant

Township 138N - Range 43W

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Subject

PINE VIEW STORAGE

COMMON INTEREST COMMUNITY NO. 83

Northern corner of
Section 17-18-43

I, Scott R. Wez, do hereby certify that the work was done in accordance with the provisions of Chapter 464, Section 464.02, Minnesota Statutes, 2003 Edition. My Commission Expires _____ day of _____, 20____.

Notary Public of Minnesota
My Commission Expires _____ day of _____, 20____.

Pursuant to Minnesota Statutes Section 518 B.2-1101 (6)(7), this common interest community plat of Common Interest Community No. 83 PINE VIEW STORAGE is a planned community. Township 18 North, Range 43 West of the Fifth Principal Meridian in Becker County, Minnesota, as described as follows:
Commencing at a found iron monument which designates the southwest corner of said Section 17; thence North 88 degrees 55 minutes 25 seconds East 194.58 feet on assumed bearing along the south line of said Section 17 to a found iron monument, from said iron monument, thence North 88 degrees 55 minutes 25 seconds East 330.00 feet to a found iron monument, from said iron monument, thence South 88 degrees 55 minutes 25 seconds West 194.58 feet to the south line of said Section 17; thence North 88 degrees 55 minutes 25 seconds East 539.56 feet along the south line of said Section 17 to the point of beginning.

And they have cased the said land to be stored and platred as Common Interest Community No. 83 PINE VIEW STORAGE and they do hereby donate and dedicate to the public for public road purposes COUNTY STATE AID HIGHWAY No. 4 as shown on the herein plat. SUBJECT TO easements, restrictions and reservations, if any.

In WITNESS WHEREOF, I, Scott R. Wez, have hereunto set my hand and seal of my office as Notary Public for the County of Becker, Minnesota, on this _____ day of _____, 20____.

Notary Public of Minnesota
My Commission Expires _____ day of _____, 20____.

KNOW ALL MEN BY THESE PRESENTS: That K & A Enterprises, LLP, a Minnesota partnership, is the owner and proprietor of that part of the Southwest Quarter of the Southwest Quarter in Section 17, Township 18 North, Range 43 West of the Fifth Principal Meridian in Becker County, Minnesota, as described as follows:
Commencing at a found iron monument which designates the southwest corner of said Section 17; thence North 88 degrees 55 minutes 25 seconds East 194.58 feet on assumed bearing along the south line of said Section 17 to a found iron monument, from said iron monument, thence North 88 degrees 55 minutes 25 seconds East 330.00 feet to a found iron monument, from said iron monument, thence South 88 degrees 55 minutes 25 seconds West 194.58 feet to the south line of said Section 17; thence North 88 degrees 55 minutes 25 seconds East 539.56 feet along the south line of said Section 17 to the point of beginning.

The foregoing instrument was acknowledged before me, a Notary Public, on this _____ day of _____, 20____, by Gary E. Kaiser, Partner and Rondson D.T. Anderson, Partner of K & A Enterprises, LLP, in their capacity as partners, for the purpose of executing the same in behalf of said partnership.

Notary Public of Minnesota
My Commission Expires _____ day of _____, 20____.

OWNER: K & A Enterprises, LLP
Gary E. Kaiser, Partner
Rondson D.T. Anderson, Partner

Notary Public of Minnesota
My Commission Expires _____ day of _____, 20____.

State of Minnesota
County of Becker

This common interest community plat of COMMON INTEREST COMMUNITY NO. 83 PINE VIEW STORAGE is hereby approved by the Board of Commissioners of Becker County, Minnesota, this _____ day of _____, 20____.

Chairman of County Board
County Administrator
County Auditor/Treasurer

This common interest community plat of COMMON INTEREST COMMUNITY NO. 83 PINE VIEW STORAGE is hereby approved by the Board of Commissioners of Becker County, Minnesota, this _____ day of _____, 20____.

Chairman of County Board
County Administrator
County Auditor/Treasurer

I hereby certify that the facts for the _____ day of _____, 20____, for the facts described within are paid and no delinquent taxes and transfer charges are due to the _____ city of _____.

County Auditor/Treasurer
Deputy

I hereby certify that the within instrument was filed in this office for record on this day of _____, 20____, at _____ o'clock _____ of _____, and was duly recorded in Book _____ of _____ page _____, sub _____.

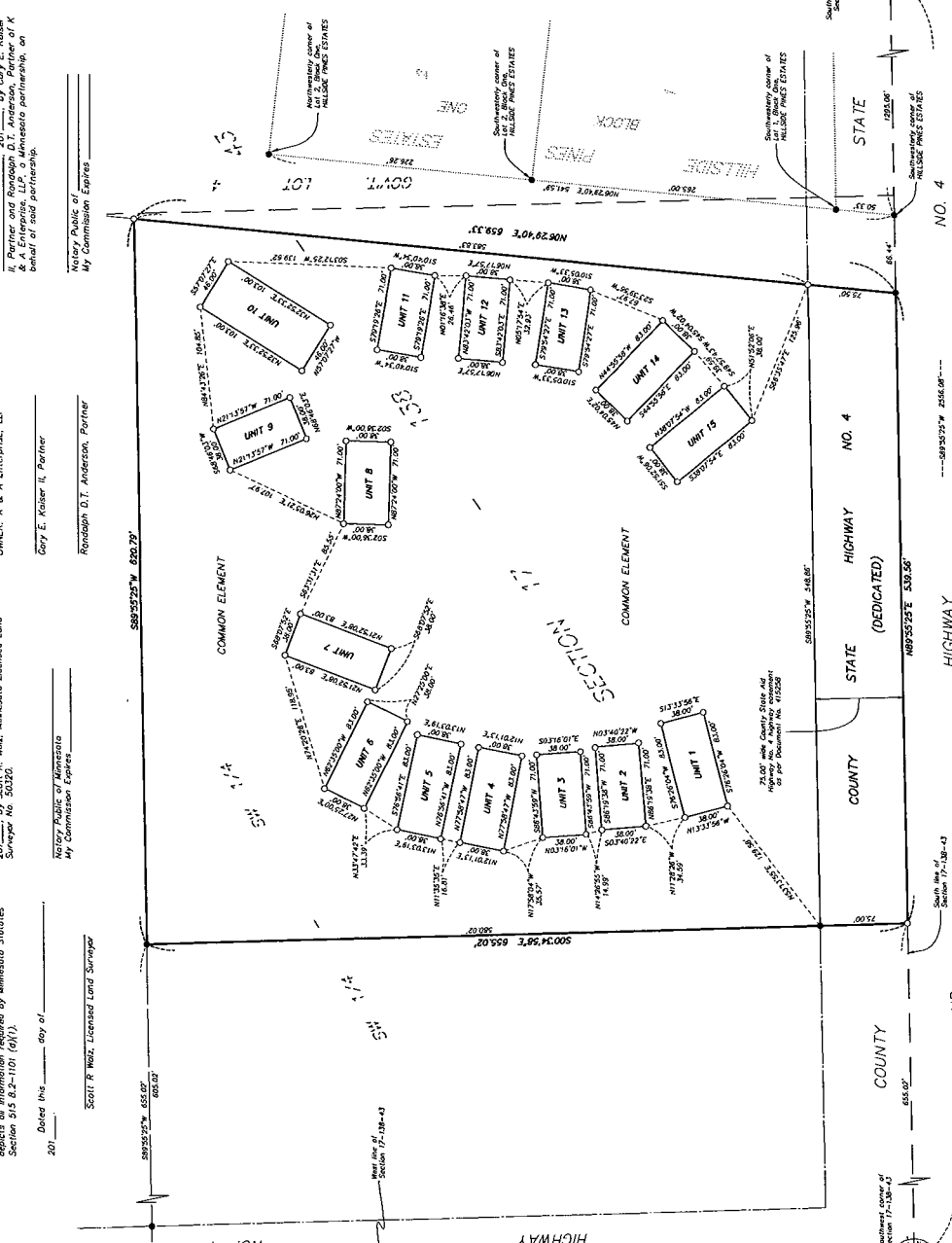
County Recorder

LEGEND

- Donates non monuments found.
- Donates non monuments set marked with Minnesota License No. 7300/4653/50320.

Orientation of bearing option is assumed.

Unit	Area, Acre Feet
1	5.374
2	4.938
3	3.824
4	3.354
5	3.354
6	2.698
7	2.698
8	2.698
9	2.698
10	2.698
11	2.698
12	2.698
13	2.698
14	2.698
15	2.698
16	2.698
17	2.698
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89	2.698
90	2.698
91	2.698
92	2.698
93	2.698
94	2.698
95	2.698
96	2.698
97	2.698
98	2.698
99	2.698
100	2.698



Common Element Area = 293,492 square feet
 Dedicating County State Aid Highway No. 4 = 4,018 square feet
TOTAL AREA = 380,012 square feet (8.72 acres)



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****

Tuesday, September 12, 2017 @ 7:00 P.M.

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN 56501

APPLICANT: Wetli Properties, LLC
16998 Seclusion Pt. Road
Audubon, MN 56511

Project Location: 10909 Townline Rd.

APPLICATION AND DESCRIPTION OF PROJECT:

Request approval of a final plat (Townline Acres) consisting of 21 lots.

LEGAL LAND DESCRIPTION: Tax ID number: 170369000
LOTS 1 AND 2; Section 31, TWP 138, Range 42, Lake Eunice Township.

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 on day of Hearing, for possible rescheduling of the Hearing.**



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.

Metli Properties, LLC

1:19,704

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

Date: 5/10/2017





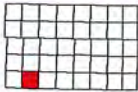
Leighton broadcasting



A Marketing Company

"Serve, Connect and Celebrate Our Community"

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

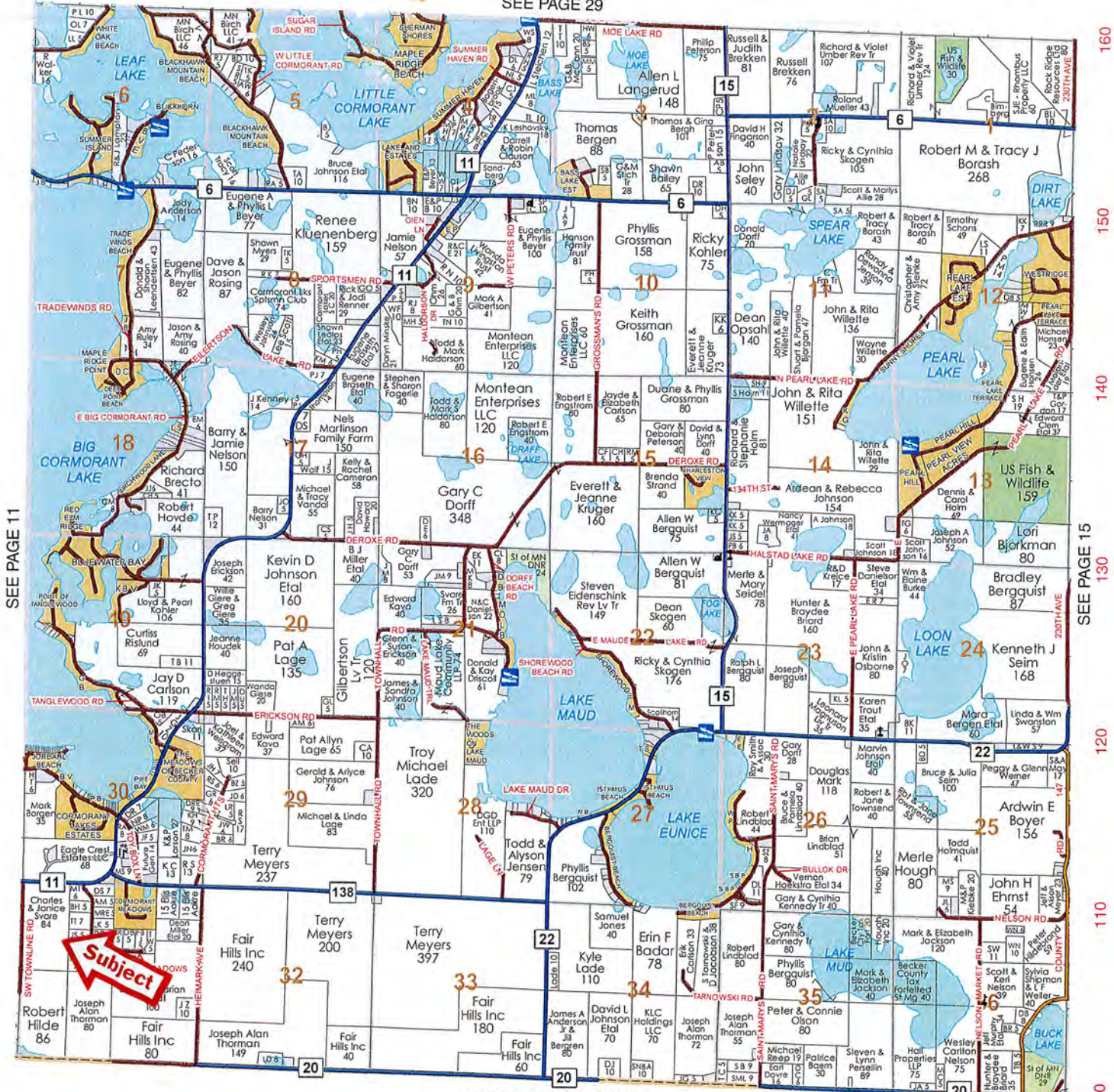


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29



OTTER TAIL COUNTY

Declaration of the Protective Covenants for the Plat of Townline Acres Block 2 and 3

Wetli Properties LLC, being the sole owners and proprietors of the following described lots located in the subdivision of Townline Acres, County of Becker, State of Minnesota, legally described as the following:

Lots 1-14 of Block 2 and Lots 1-6 of Block 3 of Townline Acres,
according to the recorded Plat thereof, on file in the office
of the Recorder, Becker County, Minnesota.

Do hereby adopt the following protective restrictions which are for the benefit of the above described lots. This restriction shall operate as an equitable restriction and covenant passing with the conveyance of each of the said lots and shall apply to and by each successive owner of said described lots.

1. All buildings shall be located on their respective lots in accordance with the applicable State, County, City or Township regulations, ordinances or laws, which shall supersede any provisions contained herein, even if they are more restrictive than the requirements of this Declaration.
2. Residential Dwellings- Only one residential dwelling and one storage building shall be located on each lot.
3. The square footage requirements for all dwellings constructed on lots within the subdivision are as follows:
 - a. One story dwellings must be a minimum of 1200sq. ft of main floor square footage living space
 - b. One and a half and two-story dwellings must be a minimum of 900 sq. ft of main floor square footage living space
 - c. The square footage requirements referred to above are exclusive of an attached garage, carport, porch or deck.
4. The exterior portion of all buildings erected on any lot shall be completed within twelve (12) months from the commencement of construction.
5. All single family dwellings, garages and storage buildings erected on any lot shall have permanent siding, roofing and foundation.
6. All exterior materials, including but not limited to roofing, siding, decking, or fencing shall be an earth tone hue. In no event shall any neon or bright, non-neutral colors be allowed.
7. No business or other industrial, professional or commercial activity shall be conducted on the property. The temporary leasing or renting of a home shall not be considered business activity.

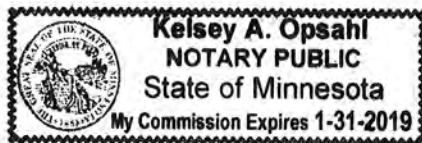
8. No more than six (6) animals, whether domestic animals or farm animals, may be housed, raised or kept on any lot. Of the six (6) animals, not more than three (3) shall be dogs. The owner of each lot shall provide proper housing of any permitted animals and shall utilize appropriate measures to control flies, pests and odors.
9. No dwelling, trailers, shipping containers or inoperable motor vehicles, including automobiles, trucks, pickups, buses, snowmobiles, boats, railroad cars or other wheeled or tracked vehicles shall be permitted to be stored outside of a garage or similar enclosure. Passenger automobiles, light trucks, RV/campers with current registration may be stored outside for no longer than 14 days.
10. No rubbish, garbage, refuse or junk shall be permitted to accumulate on the premises.
11. No commercial vehicles, including, but not limited to, semi-tractors, semi-tractors with trailers, delivery trucks or the like shall be parked or stored on any lot. This provision is not intended to prevent temporary parking on a lot for commercial vehicles delivering good or services to the property.
12. These covenants and restrictions shall run with the land and shall be binding upon all the lots in Block Two (2) and Block Three (3) of Townline Acres and the owner or owners of said lots, their personal representatives, successors, and assignees, and shall be enforceable against any person or persons violating or attempting to violate any covenant either to restrain the violation or recover the damages.
13. The covenants and restrictions herein are created and adopted for the benefit of the owners and future owners of the lots shown by the Plat of Block Two (2) and Block Three (3) of Townline Acres may be waived, terminated or modified as to the whole of the Block Two (2) and Block Three (3) of Townline Acres, or any portion thereof, with the written consent of the owners holding record title to 75% of the lots shown by said Plat. No such waiver, termination or modification shall be effective until the proper instrument in writing shall be executed and recorded in the office of the Recorder in and for Becker County, Minnesota.

Wetli Properties, LLC



By: Elizabeth Wetli

The foregoing instrument was acknowledged before me this 22ND day of AUG, 2017 by Elizabeth Wetli, the CEO of Wetli Properties, LLC, a North Dakota Limited Liability Company.





Notary Public

Prepare by: Elizabeth Wetli for Wetli Properties, LLC. 16998 Seclusion Point Road, Audubon, MN

NORTHWEST CORNER
SECTION 31-138-42

NORTH QUARTER CORNER
SECTION 31-138-42

TOWNLINER ACRES
GOVERNMENT LOT 1 & 2 RANGE 42 WEST
SECTION 31, TOWNSHIP 30 NORTH
OF THE FIFTH PRINCIPAL MERIDIAN,
BECKER COUNTY, MINNESOTA

N 00° 05' 42" E
2651.60

S 00° 01' 17" E
2661.60

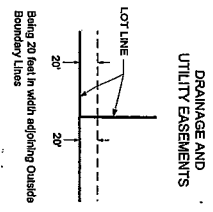
N 89° 48' 50" E
2793.33

N 89° 45' 50" E
1346.02

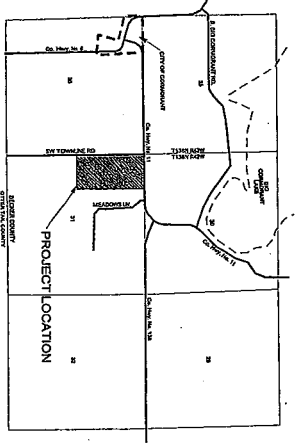
LOT NO.	BLOCK NO.	TOTAL SQ. FT.	ACRES
1	1	1,088,310	24.94
1	2	108,224	2.51
2	2	108,224	2.51
3	2	108,224	2.51
4	2	108,224	2.51
5	2	172,385	3.92
6	2	143,647	3.30
7	2	187,193	4.29
8	2	198,883	4.54
9	2	144,345	3.31
10	2	128,277	2.94
11	2	109,240	2.51
12	2	109,224	2.51
13	2	109,224	2.51
14	2	108,224	2.51
1	3	108,944	2.50
2	3	108,944	2.50
3	3	108,160	2.51
4	3	108,160	2.51
5	3	108,944	2.50
6	3	108,944	2.50

- NOTES:
- TOTAL PLATTED AREA = 88.38 ACRES
 - CURRENT AND PROPOSED ZONING IS AGRICULTURAL
 - INDIVIDUAL WELLS AND SEWER SYSTEMS ARE TO BE INSTALLED BY THE PURCHASERS OF THE LOTS AND WILL BE BUILT TO CONFORM WITH THE STATE AND COUNTY SPECIFICATIONS.
 - ROAD ROW FOR PROPOSED TOWNSHIP CIRCLE TO BE DEDICATED TO LAKE EUNICE TOWNSHIP.
 - THE PROPOSED ROAD TOWNSHIP CIRCLE WILL BE BUILT TO TOWNSHIP ROAD STANDARDS.
 - THE PROPERTY WITHIN THE PLAT BOUNDARIES IS TO BE DEDICATED TO THE USE AND ENJOYMENT OF THE BUILDING SITE IN PART OF BLOCK 1.

BASIS OF BEARING:
THIS SURVEY IS BASED ON BECKER COUNTY COORDINATES AND IS (NOT) ADJUSTED.
CONTROLS WERE OBTAINED FROM THE BECKER COUNTY WEBSITE AND ARE BASED ON WADN 88 DATUM, CONTOUR INTERVAL 4.2'



VICINITY MAP



- LEGEND
- FOUND MONUMENT SET MONUMENT 5/8" X 3/4" REBAR WITH YELLOW PLASTIC CAP MARKED LS 4888
 - PLAT BOUNDARY
 - LOT LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - UTILITY EASEMENT
 - GOVERNMENT LOT LINE
 - BUILDING SETBACK LINE
 - EXISTING TREE LINE
 - EXISTING FENCE
 - EXISTING OVERHEAD POWER
 - EXISTING SEPTIC SYSTEM
 - PROPOSED SEPTIC SYSTEM

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.

Michael J. Fitzgerald
Professional Engineer
4888
LITTON, MN

Surveyed & Platted by:
INTERSTATE ENGINEERING
Professional Engineers
P.O. Box 716
11725 13th Ave S
55530-0716

Proj. No.: E172008
Date: MAY 2017
Drawn By: JMW
Checked By: MJE

SURVEY FOR:
WELTU PROPERTIES, LLC



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****

Tuesday, September 12, 2017 @ 7:00 P.M.

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN 56501

APPLICANT: Gill Gigstead, Jr.
17296 Co. Hwy. 29
Detroit Lakes, MN 56501

Project Location: 17296 Co. Hwy. 29, Detroit Lakes

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for approval for a family cemetery in accordance with MN Statute Chapter 307.

LEGAL LAND DESCRIPTION: Tax ID number: **10.0422.000** Section 26 Township 139 Range 040
26-139-040 SE1/4 LESS 8.05 AC IN SE COR SE1/4 SE1/4 & LESS 5.20 AC TO PARCEL #'S 10.0422.001 &
10.0422.002

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

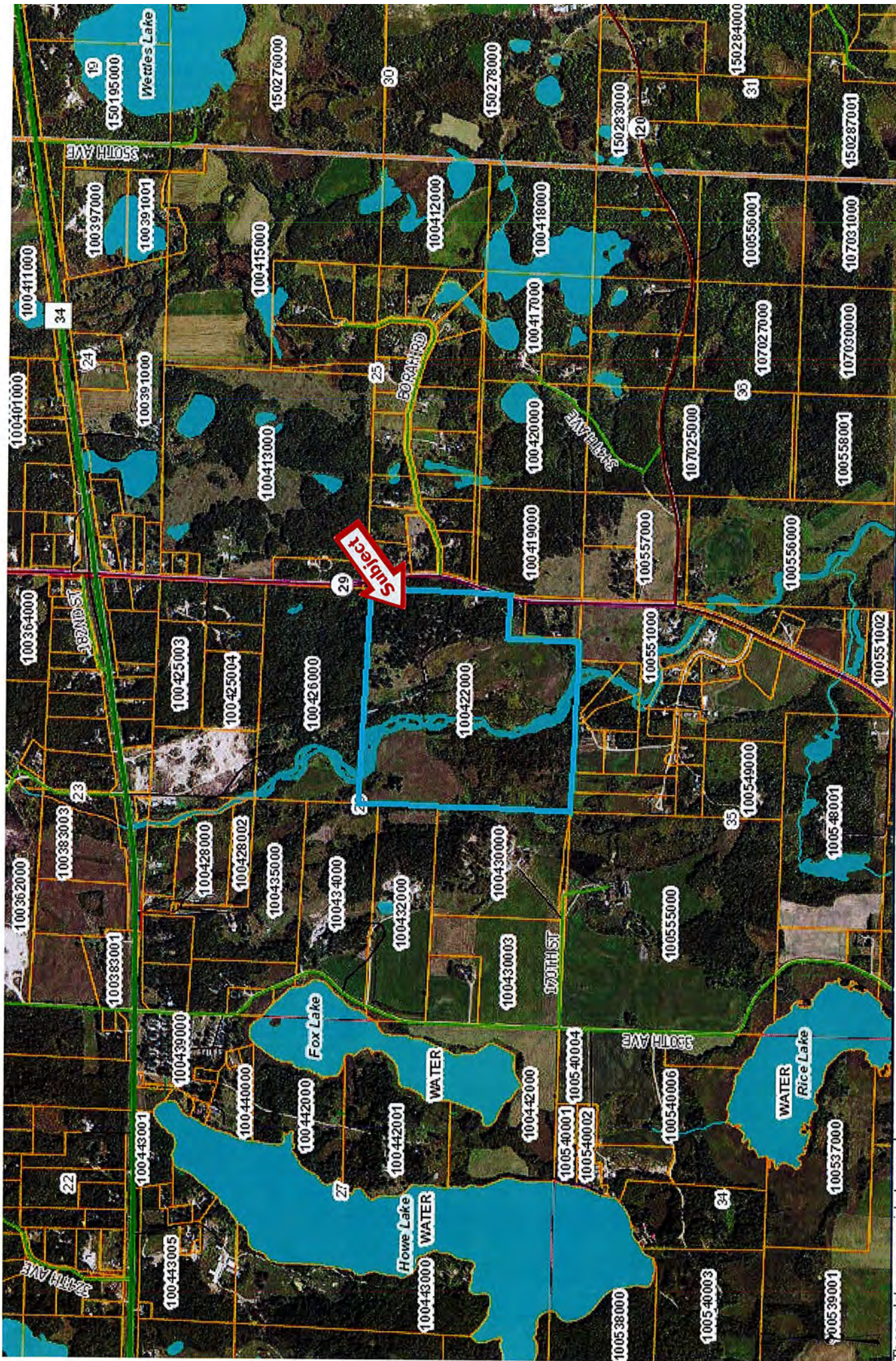
FAX Number 218-846-7266
EMAIL: zoning@co.becker.mn.us

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 on day of Hearing, for possible rescheduling of the Hearing.**



Becker County



Gigstead

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

1:19,033

Date: 8/15/2017

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



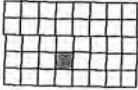
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103 North Main Street - Mahnomen MN - 218-935-5251 and 205 Main Avenue West - Twin Valley MN - 218-584-5161

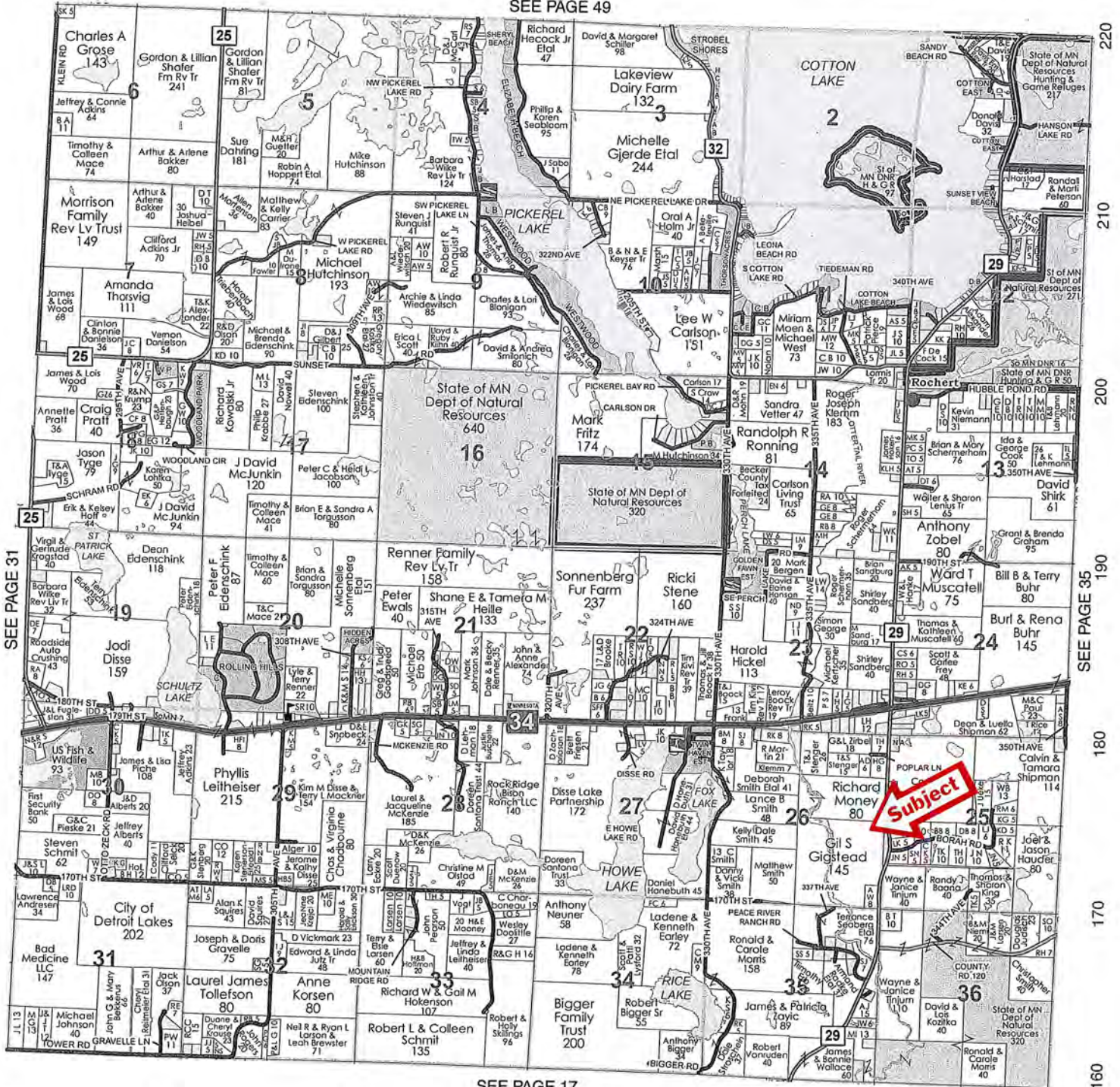


Erie

Township 139N - Range 40W

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SEE PAGE 17



~ 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): Gill Jr. Last name: Gigstead
Mailing Address 17296 Co Hwy 29 City, State, Zip Detroit Lakes
Phone Number(s): 218-841-6294 Project Address 17296 Co Hwy 29
Parcel number(s) of property: 100422000 Sect - Twp - Range: 26-139-40
Township Name: Erie Legal Description: _____

REASON FOR CONDITIONAL USE REQUEST: Family Cemetery
In accordance with Minnesota statute chapter 307

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.

Gill Jr.
SIGNATURE OF APPLICANT

8-15-17
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]
SIGNATURE - ZONING ADMINISTRATOR

8/15/17
DATE

2012 Minnesota Statutes

307.01 PLAT AND RECORD.

Any private person and any religious corporation may establish a cemetery on the person's or corporation's own land in the following manner: The land shall be surveyed and a plat thereof made. A stone or other monument shall be established to mark one corner of such cemetery, and its location shall be designated on the plat. The plat and the correctness thereof shall be certified by the surveyor, whose certificate shall be endorsed thereon, and with such endorsement shall be filed for record with the county recorder in the county where the cemetery is located, showing the area and location of the cemetery. Any person or association owning such private cemetery may subdivide or rearrange the same, from time to time, as may be necessary in the conduct of the business, but no plat of such subdivision or rearrangement shall interfere with the rights and privileges of the several lot owners of such cemetery without their consent, nor need same be filed in the office of the county recorder; provided, that a plat of the same shall be kept for public inspection at such cemetery; and, provided, further, that there shall be placed at the corner of each lot of such subdivision or rearrangement cement or other nondestructible markers three inches or more in diameter and eight inches or more in length, one of such markers showing the number of the lot.

History: (7625) *RL s 2960; 1923 c 360 s 1; 1976 c 181 s 2; 1986 c 444*