



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****

August 15th, 2019 @ 7:00 P.M.

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

APPLICANT: Richard & Dana Laine
20781 Co Rd 117
Osage, MN 56570

Project Location: 20781 Co Rd 117

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a Commercial Planned Unit Development (PUD) to have 14 RV sites and a 21 slip dock system. Tabled by applicant at the May 13, 2019 Hearing.

LEGAL LAND DESCRIPTION: Tax ID number: 33.0118.000
Section 10 Township 139 Range 038 LOT 1 & SW1/4 OF NW1/4

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.**

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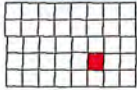
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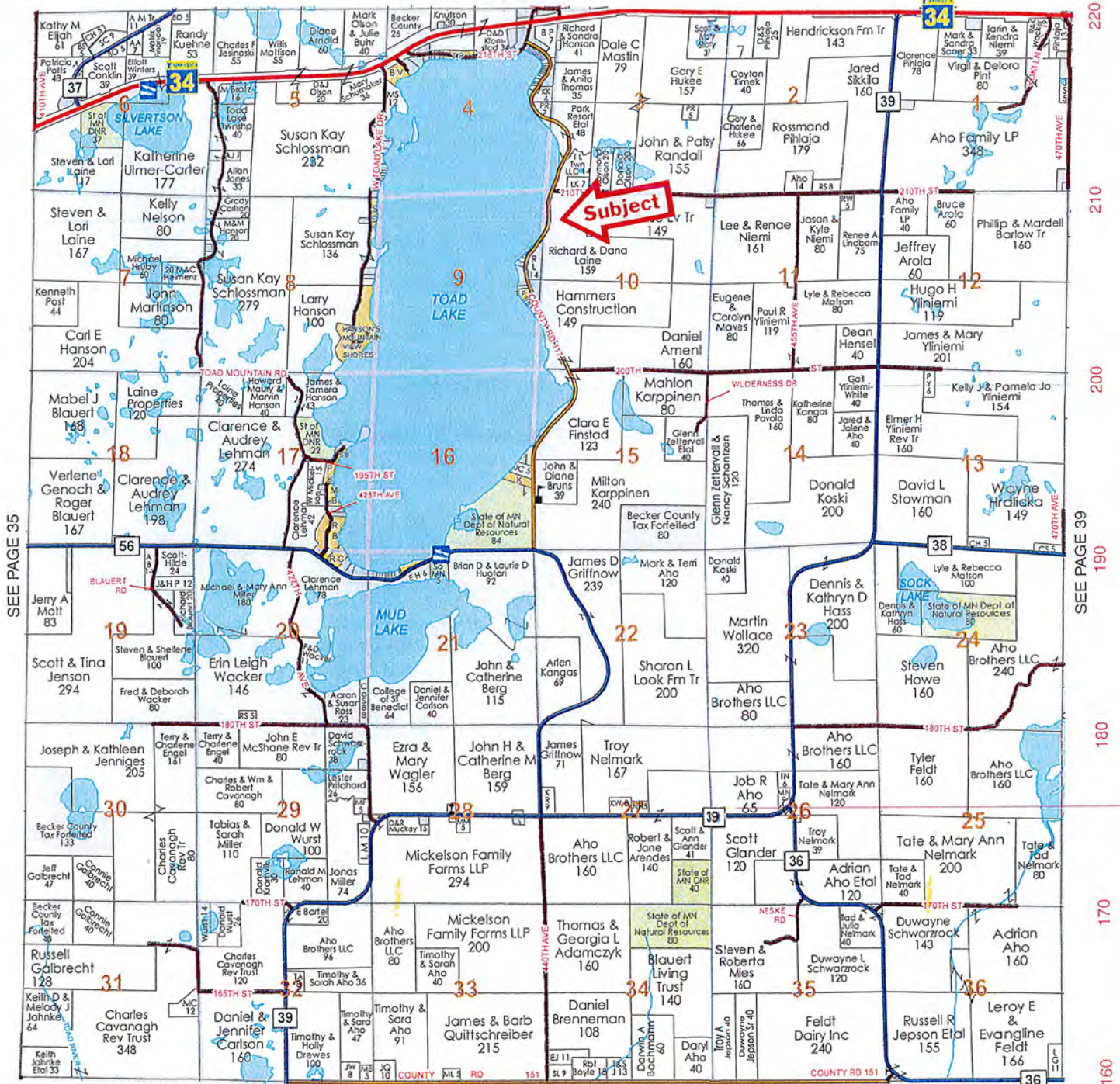


Toad Lake

Township 139N - Range 38W

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SEE PAGE 21

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, or substantially diminish or impair property values within the immediate vicinity.

We do not anticipate any harm in the use and enjoyment of other property in the immediate vicinity. The property line of the proposed site is our existing driveway and North to 210th Street; to the South. Starting at the property line of the proposed site going South, we own three different parcels before sharing a property line with a neighbor; the rest of our farm acreage lies to the East of the sites and our property line includes the land across County Road 117 to the shores of Toad Lake which is to the West. (2131 feet of lakeshore) We planted over 100 trees last summer along the sides and back of the site area. Our plan is to plant an additional 50+ trees for shade and screening purposes.

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.

There are no surrounding vacant lots or projects currently being planned in our area. There are no planned projects in our area. Our goal is to have the infrastructure done before the end of this season and to have some RV owners committed to next season, possibly setting up their site this fall.

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

Adequate facilities will be provided during, as is practically possible, and upon completion of the project. We have completed Wetland Delineation; a copy of the report from Aquatic Solutions is available. We have completed a SWPPP (drainage); a report from Jane and Stewart Hofland is available. We hired Compass Consultants, Inc. to survey the project site. A one way access road runs North to South between the two rows of RV's and connects with the existing driveway. (easement will be addressed) speed limit signs will be posted; Consultations have been made with Johnson Well Drilling (water); we plan to build a 12x24 well house and provide a storm shelter. Wade's Plumbing and Bergstrom Backhoe will be doing the septic system and plumbing; Itasca Mantrap and Frazee Electric have been consulted for utilities. Each site can have a fire ring.

4. **Adequate parking – There will be no parking on Co Rd 117. Each RV site has more than enough to park two vehicles.** Guest parking and trailer parking will be behind a row of trees behind the back row of RV's to the East of the sites. (Some excavating is to be done post permit) *There will be parking for golf carts/side by sides, allowed in a portion of a common area in close proximity to the crossing area for the dock; boat trailers and toys i.e. paddle boats will also be stored in the designated area to the east of the sites, when not in use.*
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.

We will do everything within our power to mitigate anything that could be construed as a nuisance. Our location (described in #1) is ideal for this small RV site. There is ample space on the sites and from neighboring properties that would allow us the ability to prevent or control the listed nuisances. Our neighbors at Bambi's Resort have been supportive and helpful by providing us with a copy of their Tenant Contract, including park rules, regulations and expectations. We will provide a copy to all tenants. Pets will be leashed, garbage will be covered, and we'll provide a large trash container with signage about recycling. We will be living within earshot so if noise becomes a nuisance, we'll be able to address it quickly. Lighting will follow MN Statute, we anticipate using a bulb with a soft orange hue. Paths will be lighted with solar lighting.

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.

We will adhere to all MN Statutes concerning pollution controls during and after the project is completed. The SWPPP report addresses all the necessary steps we will need to take to prevent soil erosion or other possible pollution of public waters. The shoreline calculations allow for a 21 slip dock system for this project. Given the high probability that RV owners would like to put a boat in the lake and that they would want to keep it on a lift when not in use, a 21 slip dock would allow each of the 14 RV sites one slip for a boat or a pontoon. With respect for the aquatic plant life and the eco system we will undoubtedly impact, we will seek and follow the recommendations of the DNR concerning the least invasive way to put the dock system into the lake.

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

There are trees on the west side of County Road 117 (lake side), that limit the view of structures and facilities, from the lake in the summer. It is our plan to plant enough trees and shrubs to beautify the west side of the RV Park without impeding people's view the lake from their sites. For safety reasons, we plan to erect a fence along the west side of the grounds, with an opening, located across from the dock system, so that we can funnel foot traffic to a specific area so people can cross County Road 117 to get to the dock. At this time, we have no designated swimming area.

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

The site is adequate for water supply and on-site sewage treatment. Johnsons well drilling; Wade's Plumbing; Frazee Electric; Itasca Mantrap; Bergstrom Backhoe have all been consulted. Wade came to

the site and sees no challenges with it. All of these entities are waiting for us to call. MN Statutes will be followed and have been discussed.

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

The dock system will be built to safely accommodate the number of watercrafts and signage will be placed in appropriate areas and the rules will be provided in the Tenant Contract packet. The shoreline calculations allow for a 21 slip dock system for this project. Given the high probability that RV owners would like to put a boat in the lake and that they would want to keep it on a lift when not in use, a 21 slip dock would allow each of the 14 RV sites one slip for a boator a pontoon. With respect for the aquatic plant life and the eco system we will undoubtedly impact, we will seek and follow the recommendations of the DNR concerning the least invasive way to put the dock system into the lake. RV owners will use the public access at the South end and North end of Toad Lake to put in and take out their watercraft. There will be a parking area for tenant's trailers at Ly-Nee's RV Sites. We will add an Invasive species sign by the dock and provide a flyer in the Tenant Contract packet.

LY-NEE RV SITES

20__ RV SITE LEASE AGREEMENT

OFFER OF LEASE: LY-NEE's offers to lease to the Tenant a seasonal RV site on the terms and conditions set forth hereunder:

LY-NEE'S MISSION

To provide a place for families to get away from their every day stressors, to enjoy rest, relaxation and recreation while appreciating the beauty of nature.

PEACEFUL ENJOYMENT: Tenants shall be respectful of their neighbor's idea of rest and relaxation, their guests and LY-NEE's RV SITES at all times. Conduct which disturbs others, such as excessive noise, loud parties, abusive language, vulgar behavior, or similar action is prohibited. All Tenants and their guests must conduct themselves in a respectful considerate manner. LY-NEE's tenants will have a quiet time from Midnight until 8 A.M. Tenants and guests will obey the laws of MN and Becker County.

This agreement is made between LY-NEE RV SITES, 20781 Co Rd 117, Osage, MN 56570 hereafter

referred to as "LY-NEE's", and _____

Address _____ City _____ State ___ Zip _____ hereinafter

referred to as "Tenant". *Tenant is defined as the person who signs the lease, their spouse and dependent children. Tenant's adult children and other family and friends, are considered guest. No loaning or sub leasing of RV or RV Site is permitted.*

RESORT SEASON: The term of this lease is for the 20__ season beginning May 1, 20__ and ending September 30, 20__, unless terminated earlier for reasons listed below or extended for a short time depending on the weather. Water shut off will be September 30 unless otherwise stated.

RENT & SITE DESIGNATION: LY-NEE's agree to lease RV Site # _____ to Tenant(s), and Tenant(s) agree to pay to LY-NEE's a base rent of \$_____, for said site and access to amenities made available at the discretion of LY-NEE's, such as docks, boat slips, picnic shelters and common areas.

Additional rent in the amount of \$_____ for a seasonal boat slip shall be paid, if applicable.

Rent shall be payable as follows: A non-refundable deposit of \$___ is due at signing at the end of a current season October 1, along with a completed and signed lease agreement, to reserve a site for the next season. The balance will be paid prior to the new season or May 1. The payment due date is firm. Late fee \$____.00

UTILITY SERVICE: LY-NEE's will provide to the RV site: electric service, septic system, hook up charges and water. LY-NEE's will maintain the common areas, storm shelter, boat slips, and roads associated with LY-NEE's RV Sites. **Tenant is responsible for all fees, dues, subscriptions though Arvig Communication Systems or Dish Networks if they want internet or TV. Tenant is responsible for paying their RV Site's annual electric charge.**

GUEST REGISTRATION: MN State Statute 327.10.12, our insurance company and LY-NEE's require all guests to register, as soon as they arrive, no matter the length of stay. Tenant will provide LY-NEE's their guest's first and last names, address, age of minors and dates of stay. LY-NEE's will provide a journal for registration purposes.

GUESTS: LY-NEE's reserves the right to charge for guests and restrict the number. The legal Tenant must be present as host to their own guests. The Tenant shall inform their guests that they are required to abide by all the same rules listed herein. Prior approval for overnight guests is required.

TERMINATION: Tenants and guests may be ejected at any time or refused entrance to LY-NEE's if deemed undesirable by MN Statute 327.73.

CHILDREN: Are the responsibility of the parents and must be supervised at all times. Tenant will be held accountable for their child's or their guests' actions. THERE IS NO LIFEGUARD.

STORM SHELTER AND WEATHER:

It is the tenant's responsibility to watch the weather. If tenants feel their lives are at risk, they may use the shelter provided by LY-NEE's. The storm shelter is for emergency use only. We cannot lock the shelter so please make sure your children do not use it for playhouse or hiding places.

PETS: MN Statute 4630.0500 No domestic animals or house pets shall be allowed to run at large or commit any nuisances, including barking, whining crying or other noises. Pets must not be left unattended at any time. No kennels or cages are allowed as restraining devices. When outside, pets are to be on a leash at all times. Pets must be kept on Tenant's site, not to roam on any other site or common areas. The owner of a pet is responsible for immediate removal of pet waste. Nuisance barking, whining or crying noises will result in being asked to leave.

ADDITIONAL TERMS AND CONDITIONS FOR LEASE - LY-NEE's RV SITES -RULES AND REGULATIONS:

LY-NEE's shall provide the Tenant with a copy of LY-NEE's RV SITES rules and regulations, which are incorporated into and made part of this agreement by reference

FIREWOOD AND CAMPFIRES: The MN DNR occasionally restricts campfire use in extremely dry situations. All campfires must be enclosed in a 3 foot diameter fire ring (metal or rock barrier) provided by tenant. Tenant or other adult must be outside near the campfire at all times. The campfire must be completely extinguished before leaving your site of retiring for the night. With permission, downed trees may be cut at Ly-Nee's or purchase approved cord wood within a 40 mile radius of LY-NEE's. Wood should be stored at least 6 inches above ground. Tenants may store no more than ½ cord of wood at a time on site. Transporting wood out of Ly-Nee's is prohibited.

GARBAGE: Tenant is responsible for garbage and refuse disposal. Tenant will provide a metal garbage container in good condition with a tight fitting lid; LY-NEE'S will provide a garbage dumpster for disposal of tied bagged household trash only; No furnishings, lawn furniture, including plastic or folding chairs, boat tarps, appliances, demolition/construction materials, carpeting, lead acid batteries, paint, hazardous materials, and fish guts are NOT permitted in cans or dumpsters. MN Administrative Rules Department of Health 4630.1100: **DO NOT DISPOSE OF FISH CLEANINGS IN THE SEPTIC SYSTEM. DO NOT FLUSH FEMININE PRODUCTS.**

LOT IMPROVEMENTS: Any lot improvements, including, filling, grading, vegetation alterations, buildings, fences, decks, etc. Must have prior written approval of LY-NEE's and must comply with all applicable State and County laws, ordinances and regulations. Tenant is responsible for any permit and/or fees, and property taxes required by Becker County for decks and sheds. LY-NEE's requires decking to meet the specifications of Becker County ordinance, Chapter 3, page 18: Decks shall be considered pervious if all of the following conditions are met: Maximum board width is 8 inches; Minimum spacing between boards is ¼ inch; the area under the deck is pervious material.

TRAILER AND RV SITE MAINTENANCE: Tenant shall keep their trailer/RV and shed, if applicable, in a well maintained condition. The RV and the yard must be kept neat and well groomed. Water and PVC septic system pipes must be in good condition with no holes, cracks, or leaks. No flexible hoses will be permitted for septic system use. All Trailer/ RV units must have working toilet and shower facilities. No salvage title RV's permitted. LY-NEE's will provide additional parking areas for golf carts, boat trailers and recreational watercraft (kayaks, canoes, paddle boats, etc.) Clutter is not permitted. Excess materials, from management approved lot projects, are to be removed as soon as the project is done or before the site's close for the season.

USE OF PREMISES: The Tenant shall use the premises for residential purposes only and shall not permit any condition which is reckless or dangerous, constitutes a nuisance or unreasonably disturbs the quiet enjoyment of other tenants and/or guests or LY-NEE's neighbors. The Tenants shall not damage or destroy the property of LY-NEE's or other tenants and shall not do anything to damage LY-NEE's good will or reputation. Motorized cars, scooters and children's carts are NOT allowed.

Use of the boat slips/dock, trailer parking and overflow parking is at your own risk.

1. **BOAT SLIPS/DOCKS:** If applicable, Tenant is responsible for his own watercraft tethering. The public access, including a boat ramp, is located at the south end of Toad Lake. The Tenant and all guests are responsible for complying with DNR Aquatic Invasive Species prevention rules including limiting boat activity to the outside of the area where aquatic emergent species are present. Be respectful of the ecosystem the plant life protects. Access to the dock/boat slips requires crossing County Road 117. All children under 12 must be accompanied by an adult when crossing the road at the designated signed area.
2. **MOTORIZED VEHICLES:** For the safety of all, any motorized vehicles must be operated by a licensed driver, no exceptions. Any individual that has gone through the proper training and certification for recreational vehicles must be able to provide proof. Tenants and guests must observe the posted speed limit's including the sign on the entrance/exit road that runs through the center of the sites; tenants must stay on the roads or designated areas, must obey the laws of the State of MN and Becker County. NO EXCEPTIONS. Proper headlights are mandatory after dusk. Recreational vehicles must be documented in your file.
3. **KAYAKS, BOATS, PADDLE BOATS, ETC:** All boats, including paddle boats, and boat trailers must be stored in the designated storage area, not at your RV site. Flotation toys, skis, tubes, etc. must be stored inside your RV or management approved sheds. Vehicles may not be left on park property or RV lots when tenants are not present.
4. **FIRE ARMS AND FIREWORKS:** Tenants are not allowed to operate firearms on any part of LY-NEE's RV Site's. Fireworks are not allowed in LY-NEE RV Site areas.
5. **WILDLIFE:** DO NOT FEED THE WILDLIFE. **IN NO WAY HARASS OR HARM THE WILDLIFE ON LAND OR IN THE WATER.** Keep garbage lids on tight. Fish cleanings are not permitted in cans or dumpsters or the sewer system. Use rodent traps, not poison bait.

6. **ASSIGNMENTS:** This agreement is personal between the Tenant and LY-NEE's and the right and obligations may not be assigned by the Tenant without the written consent of LY-NEE's which may be given or withheld at LY-NEE's sole discretion.

7. **TERMINATION:** This agreement may be terminated by LY-NEE's at its sole discretion at any time.

PARK AGENT: _____

TENANT: _____

Tenant will provide proof of Liability Insurance Coverage on their property

Property Insurance Company _____ Policy # _____ Phone # _____

Name and Certificate/License number of individuals who will be using recreational vehicles while at LY-NEE's RV Sites. _____ # _____

_____ # _____

Names of spouse, dependent children, adult children and pets

Recreational Vehicles List:

Boat Pontoon 4-wheeler Side by Side

Paddle Boat

Other Information: Health Care Provider Phone Number in case of injury _____



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****

August 15th, 2019 @ 7:00 P.M.

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

APPLICANT: Andy Mast
14193 Co Hwy 39
Frazee, MN 56544

Project Location: 14193 Co Hwy 39

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a wood working shop.

LEGAL LAND DESCRIPTION: Tax ID number: 11.0033.000

Section 08 Township 138 Range 038 08-138-28. S 33' OF N1/2 OF SE1/4, SE1/4 OF SE1/4, N 470' OF SW1/4 OF SE1/4 & E 320' OF S 850' OF SW1/4 SE1/4.

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.

Guardian

CROP INSURANCE

Denise Kane

Office: 218-346-7290 • Toll Free: 1-800-582-7290

Cell: 218-849-8828

Email: dkane@arvig.net

"Over 25 Years Experience in Crop Insurance"

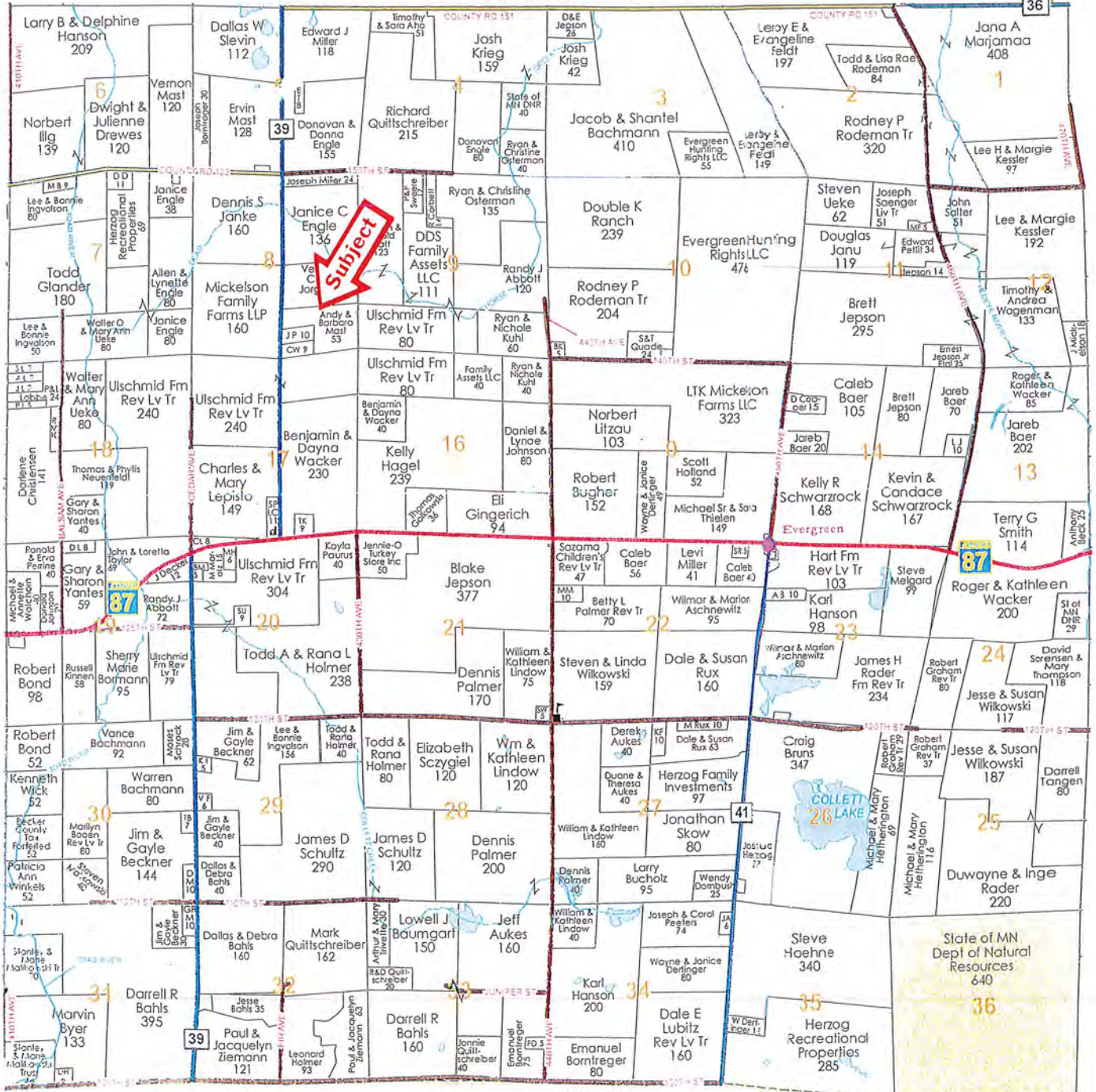


Evergreen

Township 138N - Range 38W

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100

OTTER TAIL COUNTY



~ 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): Andy Last name: Mast
Mailing Address: 14193 County 39 City, State, Zip Frazee MN 56544
Phone Number(s): none Project Address: _____
Parcel number(s) of property: 11.0033.000 Sect - Twp - Range: 08-138-038

Township Name: Evergreen Legal Description: S 33' of N 1/2 of SE 1/4, SE 1/4 of SE 1/4, N 470' of SW 1/4 of SE 1/4 and E 320 of 5850' of SW 1/4 SE 1/4

REASON FOR CONDITIONAL USE REQUEST: woodworking shop
on Agricultural land.

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.

Andy D Mast SIGNATURE OF APPLICANT July 1 2019 DATE

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

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



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

SIGNATURE - ZONING ADMINISTRATOR DATE

PARCEL	
APP	CUP
YEAR	

BUSINESS PLAN

Name of Business: N/A

Owners of Business: Andy Mast

Type of Business: Retail Sales Service Other

Type of Merchandise: Pallet components, and Flooring-carsiding etc.

Type of Service: custom wood working

Hours of Operation: flexible (5 AM to 9 PM) Closed Sundays

Number of Employees: none planed (2 max)

Off-street Parking Plan: yes

Size of Structure to be used for Business: approximately 40' x 80'

New Structure: yes Existing Structure: no

Signage Plan: if any it would be a small sign by the Roadside

Exterior Lighting Plan: none (approximately 3' x 4' size)

Environmental Hazards: 0

Other Comments: _____

0.0150.01
 0105 1 111
 0.0150.01

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.

the site will be established on owners pasture land
and will not hinder or diminish the neighboring properties as now established.

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 are expected

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

yes

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.

we plan adequate parking and loading area (off the road)

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.

We will try to keep noise and dust to a minimum or less
or equal to the farming practices surrounding us. No lighted signs

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;

NA

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

NA

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

NA

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

NA

City

Hwy 39

From roadside
120 ft

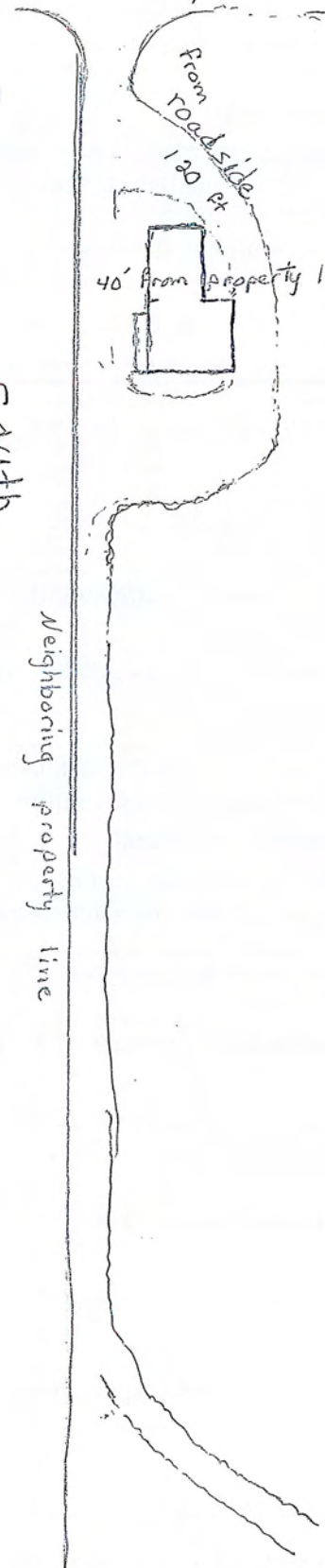
40' from property line

property line
to the north
over 500 ft

South

Neighboring property line

East



558312

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

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 558312

May 5, 2008 at 11:20 AM
I hereby certify that the within instrument was recorded in this office.
Darlene Maneval, County Recorder
By HB Deputy

Certificate of Real Estate
Value No. 4480

May 5, 2008

Ryan L. Tangen
County Auditor

by JTB
Deputy
11-0033-000

Warranty Deed (individual to joint tenants)

WARRANTY DEED

STATE DEED TAX DUE HEREON: \$165.00

Date: April 20, 2008

FOR VALUABLE CONSIDERATION, Benjamin Wacker and Dayna Wacker, husband and wife, Grantors, hereby convey and warrant to Andy D. Mast and Barbara E. Mast, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

The South Half of the Southeast Quarter (S $\frac{1}{2}$ of SE $\frac{1}{4}$) of Section Eight (8), Township One Hundred Thirty-eight (138) North of Range Thirty-eight (38) West of the Fifth Principal Meridian in Becker County, Minnesota

LESS the South 400 feet of the West 1000 feet of the said Southeast Quarter AND LESS the North 450 feet of the South 850 feet of the West 1000 feet of the Southeast Quarter, all in Section 8, Township 138, Range 38;

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

Easements, restrictions and reservations of record, if any.

Grantor certifies that the grantor does not know of any wells on the above-described Real Property.

chg
paid
well
non/st
extra

BECKER COUNTY DEED TAX
AMT. PD. \$ 165.00
Receipt # 388719
Becker County Auditor/Treasurer

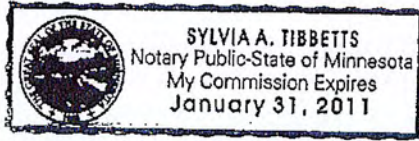
[Signature] 4-20-08
Benjamin Wacker

1st Natl Bank of Menasha + Sebeka

Dayna Wacker
Dayna Wacker

STATE OF MINNESOTA)
COUNTY OF Becker) ss

The foregoing instrument was acknowledged before me this 20th day of April, 2008, by Benjamin Wacker and Dayna Wacker, husband and wife, Grantors.



Sylvia A. Tibbetts
Notary Public

Tax Statements for the real property described in this instrument should be sent to:

Andy and Barbara Mast
S14525 Co Rd M
Augusta WI 54722

THIS INSTRUMENT WAS DRAFTED BY:

SVINGEN, KARKELA, CLINE, HAUGRUD,
HUNT, LARSON & JENSEN, PLLP
450 West Main
P.O. Box 160
Perham, MN 56573
(218) 346-4995
(TAK/tm)

SKCHHL&J not closing agent.

These data are provided on a "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.

1:9,028

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

Date: 7/30/2019





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****

August 15th, 2019 @ 7:00 P.M.

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

APPLICANT: Aho Brothers LLC
18615 Co Hwy 38
Frazee, MN 56544

Project Location: 47509 186th St &
18213 Co Hwy 38

APPLICATION AND DESCRIPTION OF PROJECT:

Request approval of a Certificate of Survey within the shoreland.

LEGAL LAND DESCRIPTION: Tax ID number: 37.0074.000 & 37.0076.000

Section 19 Township 139 Range 037 GOVT LOTS 2, 3, 6 & 7 & Section 20 Township 139 Range 037
NE1/4 OF SW 1/4; GOVT LOT 1; GOVT LOT 2 EX 2 AC; SW1/4 OF SE1/4 LESS .55 ACRE

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.



21 Main St NE PO Box 250
Menahga, MN 56464
Phone: 218-564-4171
Fax: 218-564-5125

FNB FIRST NATIONAL BANK OF

MENAHGA & SEBEKA

www.fnbmenahga.com



115 Minnesota Ave W PO Box 311
Sebeka, MN 56477
Phone: 218-837-5171
Fax: 218-837-5094

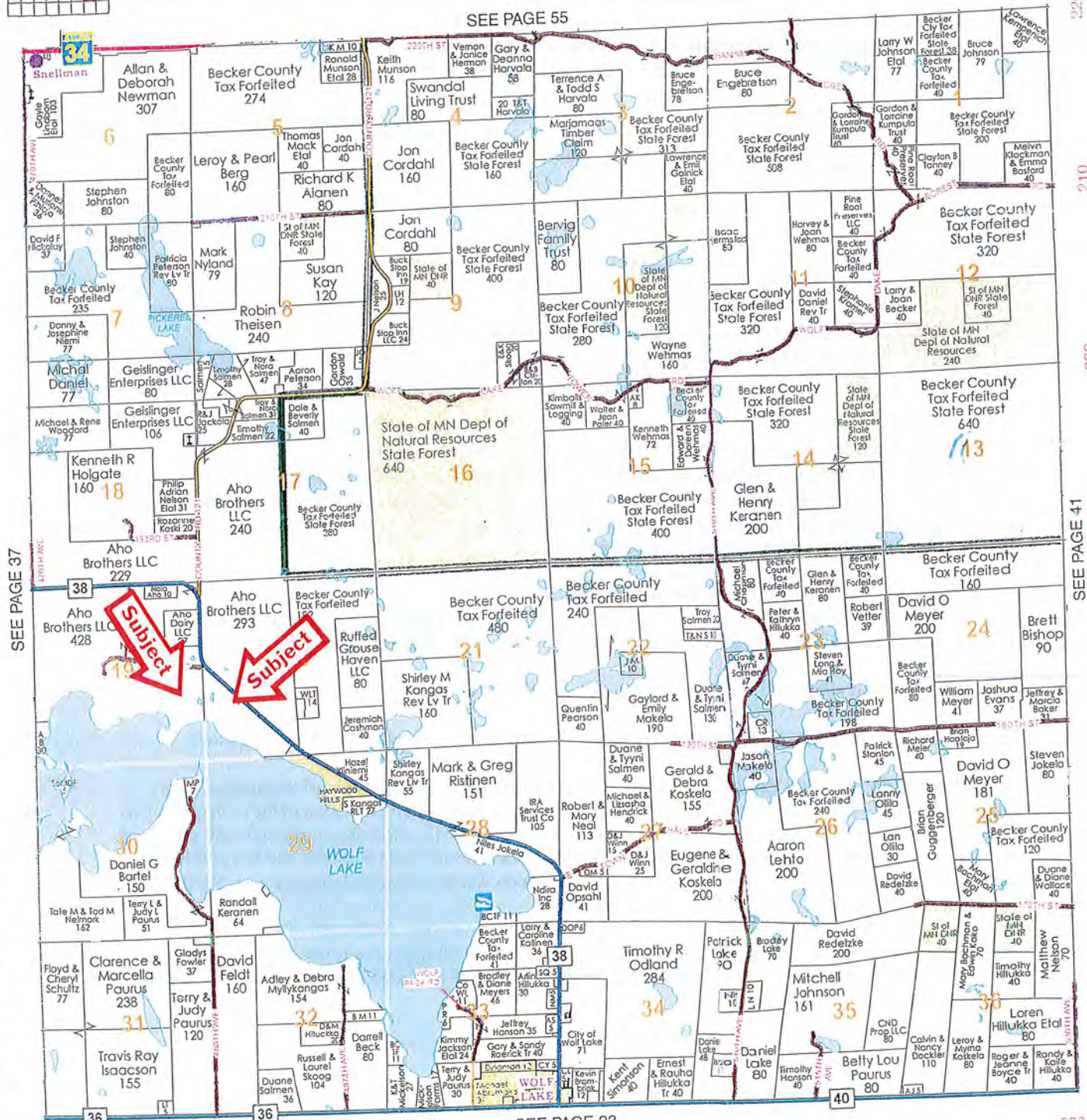
Wolf Lake

Township 139N - Range 37W

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SUBDIVISION / ZONE CHANGE
BECKER COUNTY
PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
 PHONE (218) 846-7314 - FAX (218) 846-7366

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

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

Applicant's Name: Joshua Aho - Nathaniel Aho

Applicant's Address: 18213 Co Hwy 38
Frazee, MN 56544

Telephone(s): 218-230-9455 Date of Application: 6-19-2019

Signature of Applicant: [Signature]

Parcel ID Number: _____ Project Address: 18213 Co Hwy 38

Legal Description of Project: 370076000, 370077000, 370066000

SECTION 1

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

SECTION 2 11 total lots
8 are exempt by ordinance (Joshua)
 *Certificate Of Survey: Number of Lots 9 + 1 (Harvey)

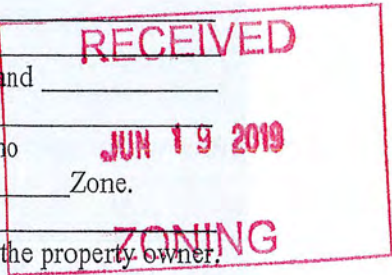
Shoreland (within 1000 ft of lake) Nonshoreland _____
 Current Zoning of property Agricultural
 Is a change of zone required? _____ yes _____ no
 If yes, change from _____ Zone to _____ Zone.

Total acreage of parcel to be subdivided _____
 **Include a copy of the purchase agreement if applicant is not the owner of the property.

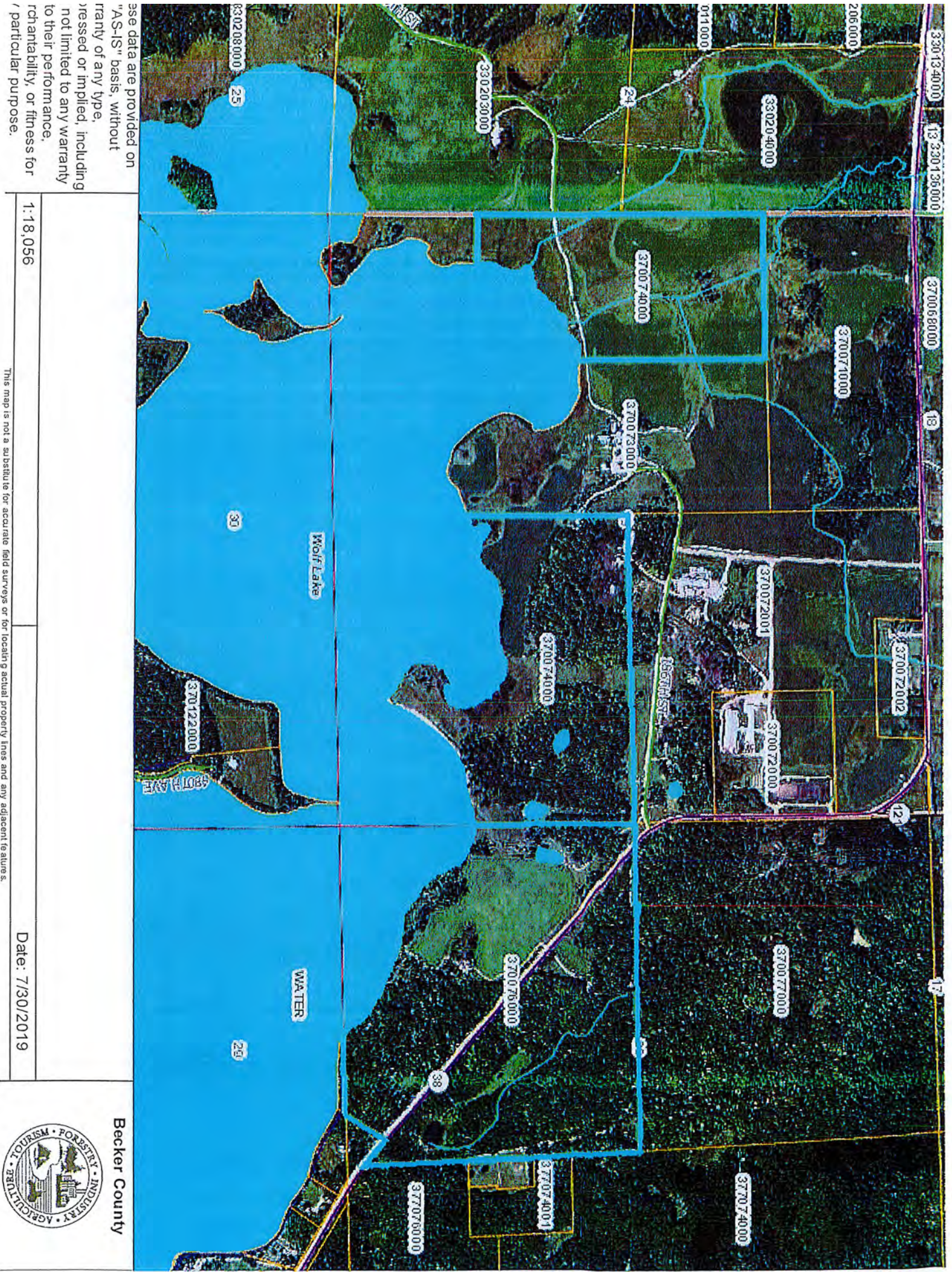
SECTION 3

*For Preliminary Plat:
 Number of Lots _____
 Name of Subdivision _____
 Name of Proposed Roads _____
 Shoreland (within 1000 ft of lake) _____ Non-shoreland _____
 Current Zoning of property _____
 Is a change of zone required? _____ yes _____ no
 If yes, change from _____ Zone to _____ Zone.
 Total acreage of parcel to be subdivided _____

**Include a copy of the purchase agreement if applicant is not the property owner.



Date Received 6-19-19 Date Accepted _____ Authorized Signature _____
 Application Fee _____ Notice Fee Recording Fee _____ Date Paid _____
 Receipt Number _____



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

Scale: 1:18,056

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

Date: 7/30/2019

Becker County



580339

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 580339

July 12, 2010 at 10:24 AM
I hereby certify that the within
instrument was recorded in this office.
Darlene Maneval, County Recorder
By SKS Deputy

No delinquent taxes and transfer entered
this 6th day of July, 2010

Ryan L. Tangen
Becker County Auditor/Treasurer
By [Signature] Deputy

BECKER COUNTY DEED TAX
AMT. PD. \$ 1,105
Receipt # 453936
Becker County Auditor/Treasurer

General Partnerships to Multiple Individuals

Minnesota

QUIT CLAIM DEED

(shall convey after-acquired title)

Deed No. 1
I certify the taxes due in the current
tax year for the whole parcel are paid.
Ryan L. Tangen
Becker County Auditor/Treasurer
By [Signature] Deputy

This Indenture effective the 1st day of January, 2010, from Grantor to Grantee:

1. **Definitions.** For the purpose of this Indenture:
 - a. "Grantor" shall collectively mean:
 - (1) Aho Dairy Partnership, a partnership under the laws of the State of Minnesota, whose mailing address is 18615 County Highway 38, Frazee, Minnesota 56544; and,
 - (2) Aho Brothers & Company, a partnership under the laws of the State of Minnesota, whose mailing address is 18615 County Highway 38, Frazee, Minnesota 56544.
 - b. "Grantee" shall collectively mean:
 - (1) Raymond J. Aho, whose mailing address is 18615 County Highway 38, Frazee, Minnesota 56544, and who is the grantee of an undivided one-sixth (1/6) interest in the Property;
 - (2) Reuben R. Aho, whose mailing address is 18580 County Highway 38, Frazee, Minnesota 56544, and who is the grantee of an undivided one-sixth (1/6) interest in the Property;
 - (3) Harvey H. Aho, whose mailing address is 47782 186th Street, Frazee, Minnesota 56544, and who is the grantee of an undivided one-sixth (1/6) interest in the Property;
 - (4) Reino M. Aho, whose mailing address is 47509 186th Street, Frazee, Minnesota 56544, and who is the grantee of an undivided one-sixth (1/6) interest in the Property;

chg
paid
well
non/std
extra

- (5) Joshua A. Aho, whose mailing address is 18213 County Highway 38, Frazee, Minnesota 56544, and who is the grantee of an undivided one-sixth (1/6) interest in the Property; and,
- (6) Harry H. Aho, whose mailing address is 47782 186th Street, Frazee, Minnesota 56544, and who is the grantee of an undivided one-sixth (1/6) interest in the Property.

c. "Indenture" shall mean this quit claim deed between Grantor and Grantee.

d. "Property" shall mean the real estate attached to this Indenture as Exhibit "A".

2. **Consideration and Conveyance.** For a valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby conveys and quit claims the Property to Grantee.

3. **Minnesota State Deed Tax.** Minnesota State Deed Tax shall be due in the amount of One and 65/100 (\$1.65) Dollars.

4. **After-Acquired Title.** This Indenture shall convey all after-acquired title of the Grantor.

5. **Benefit.** This Indenture shall benefit, and shall be binding upon, the parties and their respective successors in interest.

AHO DAIRY PARTNERSHIP, Grantor

By Raymond J. Aho
Raymond J. Aho, Managing Partner

AHO BROTHERS & COMPANY, Grantor

By Raymond J. Aho
Raymond J. Aho, Managing Partner

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

STATE OF MINNESOTA }
COUNTY OF BECKER } ss

On this 16 day of February, 2010, before me personally appeared Raymond J. Aho, Managing Partner of Aho Dairy Partnership, a Minnesota Partnership, known to me to be the person who is described in and who executed the within and foregoing instrument, and acknowledged that he executed the same as the free act and deed of Aho Dairy Partnership, a Minnesota Partnership.



Lisa Ann Ylitalo
Notary Public

STATE OF MINNESOTA }
COUNTY OF BECKER } ss

On this 16 day of February, 2010, before me personally appeared Raymond J. Aho, Managing Partner of Aho Brothers & Company, a Minnesota Partnership, known to me to be the person who is described in and who executed the within and foregoing instrument, and acknowledged that he executed the same as the free act and deed of Aho Brothers & Company, a Minnesota Partnership.



Lisa Ann Ylitalo
Notary Public

THIS INSTRUMENT WAS DRAFTED
WITHOUT OPINION BY:

NJK
To: Susan E. Johnson-Drenth
Vogel Law Firm
215 30th Street North
P.O. Box 1077
Moorhead, Minnesota 56561-1077
(218) 236-6462
SJD-038143.09000 (DRL)
779698.1

REAL ESTATE TAX STATEMENTS TO:

Raymond J. Aho
18615 County Highway 38
Frazee, MN 56544

EXHIBIT "A"

"Property" shall mean the following described real estate, together with all improvements, hereditaments and appurtenances, all in the County of Becker, in the State of Minnesota:

37-0066-000
Tract 1. The South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$), all in Section Seventeen (17), Township One Hundred Thirty-nine (139) North, Range Thirty-seven (37) West.

37-0068-000
Tract 2. Government Lots Two (2), Three (3) and Four (4); the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$); the South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) all in Section Eighteen (18), Township One Hundred Thirty-nine (139) North of Range Thirty-seven (37) West of the Fifth Principal Meridian. ✓

SP# 37-0072; 37-0070-000
Tract 3. Northeast Quarter (NE $\frac{1}{4}$) and Lot Four (4) of Section Nineteen (19), Township One Hundred Thirty-nine (139), Range Thirty-seven (37) West of the Fifth Principal Meridian, LESS:

That part of the East Half of the Northeast Quarter of Section 19, Township 139 North, Range 37 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at the northeast corner of said Section 19; thence southerly 810.00 feet along the east line of said Section 19 to the point of beginning; thence continuing southerly 1070.00 feet along the east line of said Section 19; thence westerly 1100.00 feet parallel with the north line of said Section 19; thence northerly 1070.00 feet parallel with the east line of said Section 19; thence easterly 1100.00 feet parallel with the north line of said Section 19 to the point of beginning. The above described tract contains 27.0 acres, more or less.

SUBJECT TO County State Aid Highway No. 38 right of way easement over, under and across the easterly portion of the above described tract as said County State Aid Highway No. 38 right of way easement is located and established on February 8, 2010.

37-0071; 37-0073; 0074
Tract 4. The East Half (E $\frac{1}{2}$) of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$), Government Lots One (1), Two (2), Three (3), Five (5), Six (6) and Seven (7), all in Section Nineteen (19), Township One Hundred Thirty-nine (139), Range Thirty-seven (37) West of the Fifth Principal Meridian.

37-0078
Tract 5. The Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) and the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twenty (20), Township One Hundred Thirty-nine (139) North of Range Thirty-seven (37) West of the Fifth Principal Meridian in Becker County, Minnesota, together with an easement for the right of ingress, egress and regress over a tract of land 33 feet in width over and across the following described land: The Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twenty (20), Township One Hundred Thirty-nine (139) North, Range Thirty-seven (37), in Becker County, Minnesota.

37.0076.000

Tract 6. Government Lot Numbered One (1), or the Fractional Southwest Quarter of the Southwest Quarter (Frac'l. SW $\frac{1}{4}$ SW $\frac{1}{4}$); Government Lot Numbered Two (2), or the Fractional Southeast Quarter of the Southwest Quarter (Frac'l. SE $\frac{1}{4}$ SW $\frac{1}{4}$); and the North One Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$), all in Section Twenty (20), in Township One Hundred Thirty-nine (139) North of Range Thirty-seven (37), West of the Fifth Principal Meridian, containing, according to the United States Government Survey thereof, 135.75 acres, more or less. LESS AND EXCEPT THE FOLLOWING:

That part of Government Lot 2 and that part of the Southwest Quarter of the Southeast Quarter in Section 20, Township 139 North, Range 37 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Beginning at a found iron monument which designates the south quarter corner of said Section 20; thence North 87 degrees 25 minutes 47 seconds East 122.29 feet on an assumed bearing along the south line of said Section 20 and along the northerly line of Lot 1, Block One, of HAYWOOD HILLS, said plat is on file and of record in the office of the Recorder of said County to a found iron monument; thence continuing North 87 degrees 25 minutes 47 seconds East 88.05 feet along the south line of said Section 20 and along the northerly line of said HAYWOOD HILLS to the centerline of County State Aid Highway No. 38; thence northwesterly along the centerline of said County State Aid Highway No. 38 on a curve concave to the northeast, having a central angle of 10 degrees 15 minutes 15.7 seconds and a radius of 2864.79 feet, for a distance of 512.72 feet (chord bearing North 53 degrees 33 minutes 54 seconds West); thence North 48 degrees 26 minutes 16 seconds West 45.01 feet continuing along the centerline of said County State Aid Highway No. 38; thence South 30 degrees 00 minutes 06 seconds West 51.03 feet to an iron monument; thence continuing South 30 degrees 00 minutes 06 seconds West 125.01 feet to an iron monument; thence continuing South 30 degrees 00 minutes 06 seconds West 177.86 feet to an iron monument; thence continuing South 30 degrees 00 minutes 06 seconds West 65.71 feet to the south line of said Section 20 and the northerly line of said Lot 1; thence North 87 degrees 25 minutes 47 seconds East 445.76 feet along the south line of said Section 20 and along the northerly line of said Lot 1 to the point of beginning. The above described tract contains 2.55 acres.

37.0077.000

Tract 7. The Northwest Quarter (NW $\frac{1}{4}$) in Section Twenty (20), Township One Hundred Thirty-nine (139) North, Range Thirty-seven (37) West of the Fifth Principal Meridian.

33.0202.000

Tract 8. The South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-three (23), Township One Hundred Thirty-nine (139) North of Range Thirty-eight (38) West of the Fifth Principal Meridian.

33.0204.000

Tract 9. The East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) Section Twenty-four (24), Township One Hundred Thirty-nine (139), Range Thirty-eight (38).

33.0203.000

Tract 10. The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) and the West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) in Section Twenty-four (24), Township One Hundred Thirty-nine (139) North, Range Thirty-eight (38) West of the Fifth Principal Meridian.

33.0208.

Tract 11. The Northeast Quarter (NE $\frac{1}{4}$) in Section Twenty-five (25), Township One Hundred Thirty-nine (139) North, Range Thirty-eight (38) West of the Fifth Principal Meridian.

33-0217-000

Tract 12. The North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) in Section Twenty-six (26), Township One Hundred Thirty-nine (139) North, Range Thirty-eight (38) West of the Fifth Principal Meridian.

33-0217-000 + 33-0214-001

Tract 13. The North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) and the North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$), Section Twenty-six (26), Township One Hundred Thirty-nine (139) North of Range Thirty-eight (38) West of the Fifth Principal Meridian.

33-0258-000

Tract 14. The Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-two (32), Township One Hundred Thirty-nine (139) North of Range Thirty-eight (38) West of the Fifth Principal Meridian in Becker County, Minnesota, except the West 600 feet of the South 600 feet thereof and except the North Half of the Northwest Quarter of the Northeast Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$), Section Thirty-two (32), Township One Hundred Thirty-nine (139), Range Thirty-eight (38).

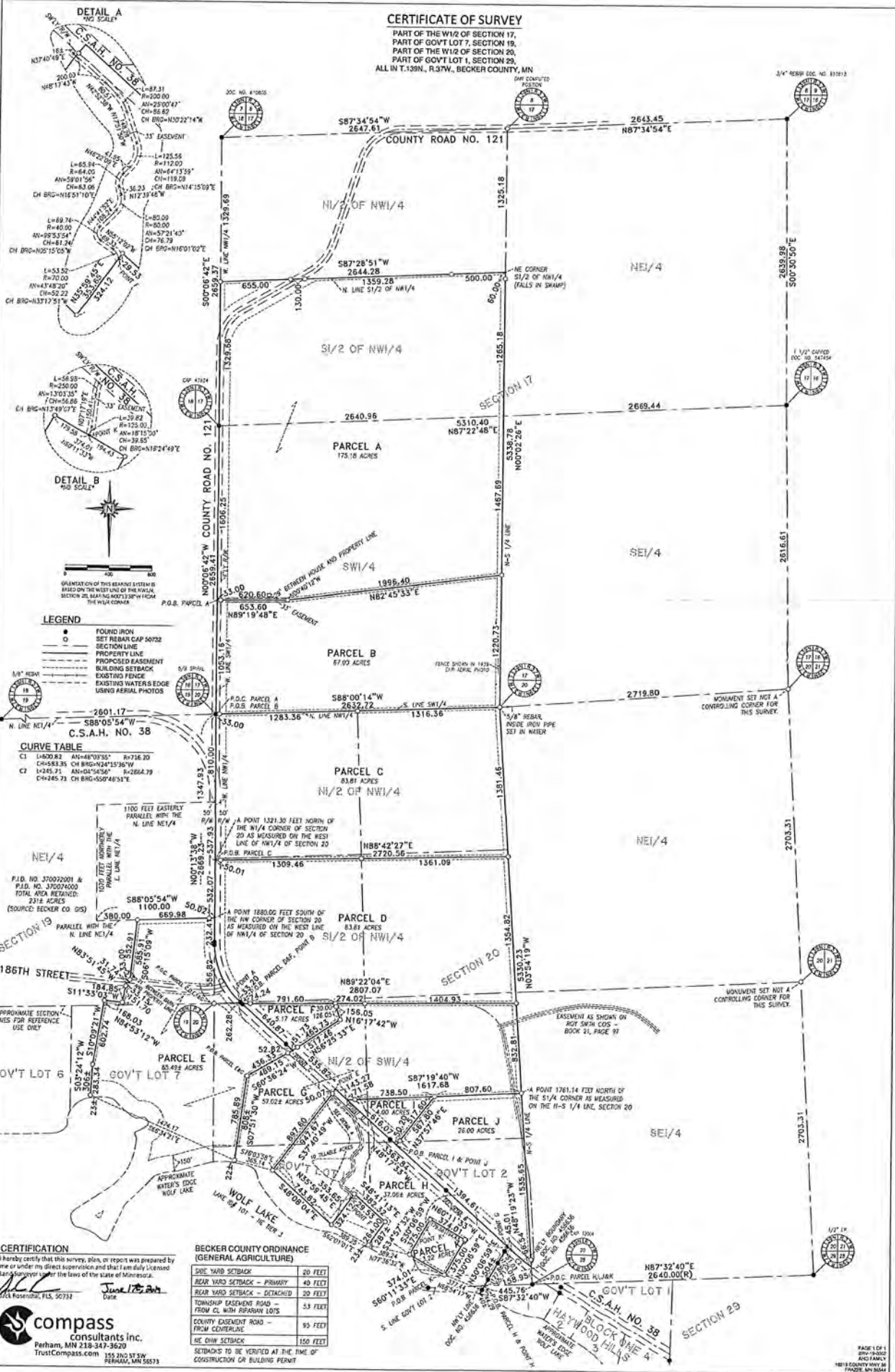
37-0162-001

Tract 15. That part of Lot 1, Block One, of HAYWOOD HILLS, said plat is on file and of record in the office of the Recorder of Becker County, Minnesota, described as follows: Commencing at a found iron monument which designates the South quarter corner of Section 20, Township 139 North, Range 37 West of the Fifth Principal Meridian in said County; thence South 87 degrees 25 minutes 47 seconds West 445.76 feet on an assumed bearing along the south line of said Section 20 and along the northerly line of said Lot 1 to the point of beginning; thence continuing South 87 degrees 25 minutes 47 seconds West 523.44 feet along the south line of said Section 20 and along the northerly line of said Lot 1 to a found iron monument; thence continuing South 87 degrees 25 minutes 47 seconds West 75 feet, more or less, along the south line of said Section 20 and along the northerly line of said Lot 1 to the water's edge of Wolf Lake; thence in an easterly direction along the water's edge of said Wolf Lake to the intersection with a line which bears South 30 degrees 00 minutes 06 seconds West from the point of beginning; thence North 30 degrees 00 minutes 06 seconds East 40 feet, more or less, to a found iron monument; thence continuing North 30 degrees 00 minutes 06 seconds East 44.29 feet to the point of beginning.

CERTIFICATE OF SURVEY

PART OF THE W1/2 OF SECTION 17,
PART OF GOV'T LOT 7, SECTION 19,
PART OF THE W1/2 OF SECTION 20,
PART OF GOV'T LOT 1, SECTION 20,
ALL IN T.198N., R.37W., BECKER COUNTY, MN

3/4" REBAR CODE NO. 8191-3



DETAIL A
1/4" SCALE



DETAIL B
1/4" SCALE



LEGEND

- FOUND IRON SET REBAR CAP 5072
- SECTION LINE
- PROPERTY LINE
- - - PROPOSED EASEMENT
- BUILDING SETBACK
- EXISTING FENCE
- EXISTING WATERS EDGE USING AERIAL PHOTOS

CURVE TABLE

C1	L=800.81	AN=48°03'35"	R=716.20
	CH=583.35	CH BRG=N20°22'14"W	
C2	L=245.71	AN=64°13'59"	R=226.479
	CH=145.73	CH BRG=S59°48'31"E	

CERTIFICATION
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am duly Licensed Land Surveyor for the laws of the State of Minnesota.
Julie Rose
Date: *12/15/20*

compass
consultants inc.
Perham, MN 218-347-3620
TrustCompass.com 155 2ND ST SW PERHAM, MN 55753

BECKER COUNTY ORDINANCE (GENERAL AGRICULTURE)

FRONT YARD SETBACK	20 FEET
REAR YARD SETBACK - PRIMARY	40 FEET
REAR YARD SETBACK - DETACHED	20 FEET
TOWNSHIP EASEMENT ROAD - FROM CL WITH REBARAN LOTS	53 FEET
COUNTY EASEMENT ROAD - FROM CENTERLINE	95 FEET
NE CHURCH SETBACK	150 FEET

SETBACKS TO BE VERIFIED AT THE TIME OF CONSTRUCTION OR BUILDING PERMIT



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

August 15th, 2019 @ 7:00 P.M.

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

APPLICANT: Ryan & Karla Swanson
16418 Highland Dr
Detroit Lakes, MN 56501

Project Location: 16418 Highland Dr

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a kennel for breeding, boarding, and training purposes.

LEGAL LAND DESCRIPTION: Tax ID number: 08.0610.001

Section 35 Township 139 Range 041 333 FT E & W BY 262 FT N & S LYING 175 FT S OF NE COR
OF NE1/4 OF SE1/4

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.

Surveying the Lakes Area Since 1946

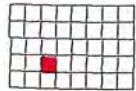
For all your landsurvey needs, contact our friendly staff at:
 1118 Highway 59 South • Detroit Lakes, Minnesota 56501
 frontdesk@meadowlandsurveying.com

218-847-4289

www.meadowlandsurveying.com

Meadowland Surveying, Inc. is a local family owned company and has performed over 10,000 surveys in the lakes area. Our office routinely works with attorneys, architects, engineers and governmental agencies to ensure successful project completion for our clients.

EXPERIENCE MATTERS!

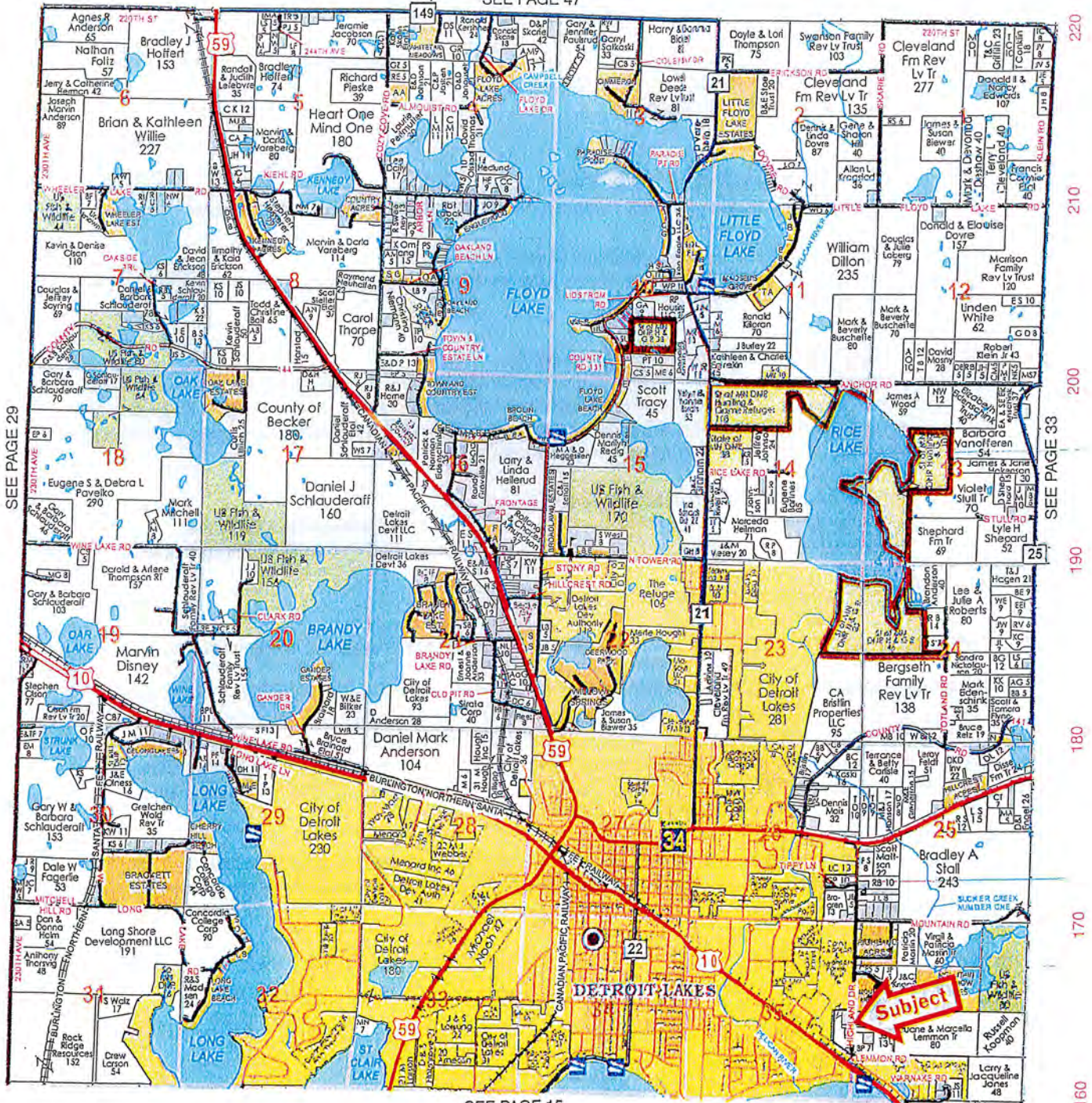


Detroit

Township 139N - Range 41W

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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)

Are you the property owner or the Authorized Agent? Owner Authorized Agent

*Authorized Agents must attach a completed Authorized Agent Form

Parcel number(s) of property: 08061001 080610001

Property Owner Name(s): Ryan & Karla Swanson

Mailing Address: 16418 Highland Dr City, State, Zip Detroit Lakes, MN 56501

Phone Number(s): 218-850-9512 218-841-1559 Owner Email Address rllsri@arvig.net karlamswanson@gmail.com

Project Address: 16418 Highland Dr City, State, Zip Detroit Lakes, MN 56501

Watershed Management District: Pelican Cormorant Other

Township Name: Detroit Sect - Twp - Range: 35 - 139 - 041

Legal Description: 333 FT E & W BY 262 FT N & S LYING 175 FT S OF NE COR OF NE 1/4 OF SE1/4

Property Size 2 acres Is there a pond or wetland on the property? Yes No

Is any part of the property within 1,000 feet of a lake or within 300 feet of a river/stream? Yes No

REASON-FOR CONDITIONAL USE REQUEST:

Move existing garage and current kennel setup to the back corner of the property and replace with new construction garage approximately 36'X48'. Back portion of the garage will be dog kennels with boarding and training area. The garage area will be approximately 984 sq.ft. and remaining sq.ft. will be utilized for boarding and training purposes. We also currently have pheasants, pigeons, and ducks for training, and may add rabbits or other livestock/gamebirds as needed for training.

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

07/07/2019
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. Is the request in relation to some sort of business endeavor or commercial activity (home business, campground) Yes No
4. Non-refundable filing fee of \$280 (\$380.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. Make check payable to Becker County Zoning. A second check to record the document of \$46 made payable to Becker County Recorder.
5. Is the conditional use permit request after the fact? Is the request in the application already in place or operation? Yes No
If yes, after the fact application fee is an additional \$600.00.

Office Use Only

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

SIGNATURE - ZONING ADMINISTRATOR

DATE



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.

Owner currently uses the property for dog training and has dog kennels

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.

Property to the North and West is currently zoned light industrial by the city of Detroit Lakes other adjacent property is zoned R-A

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

Frost proof hydrant is currently located at the rear of the existing structure and will be routed in the new building to provide fresh water supply to the facility all other utility needs are existing on the property.

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.

Yes. Additional interior garage space will allow inside storage of vehicles and free up 4 spots for driveway parking. Business is by appointment only as most 1 to 2 vehicles/customers at any given time.

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.

Facility will have water sourced from an existing sand point and drain into septic system to control odors, owners reside on site and will take measures to reduce odors and noise as well as any nuisance lighting.

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;

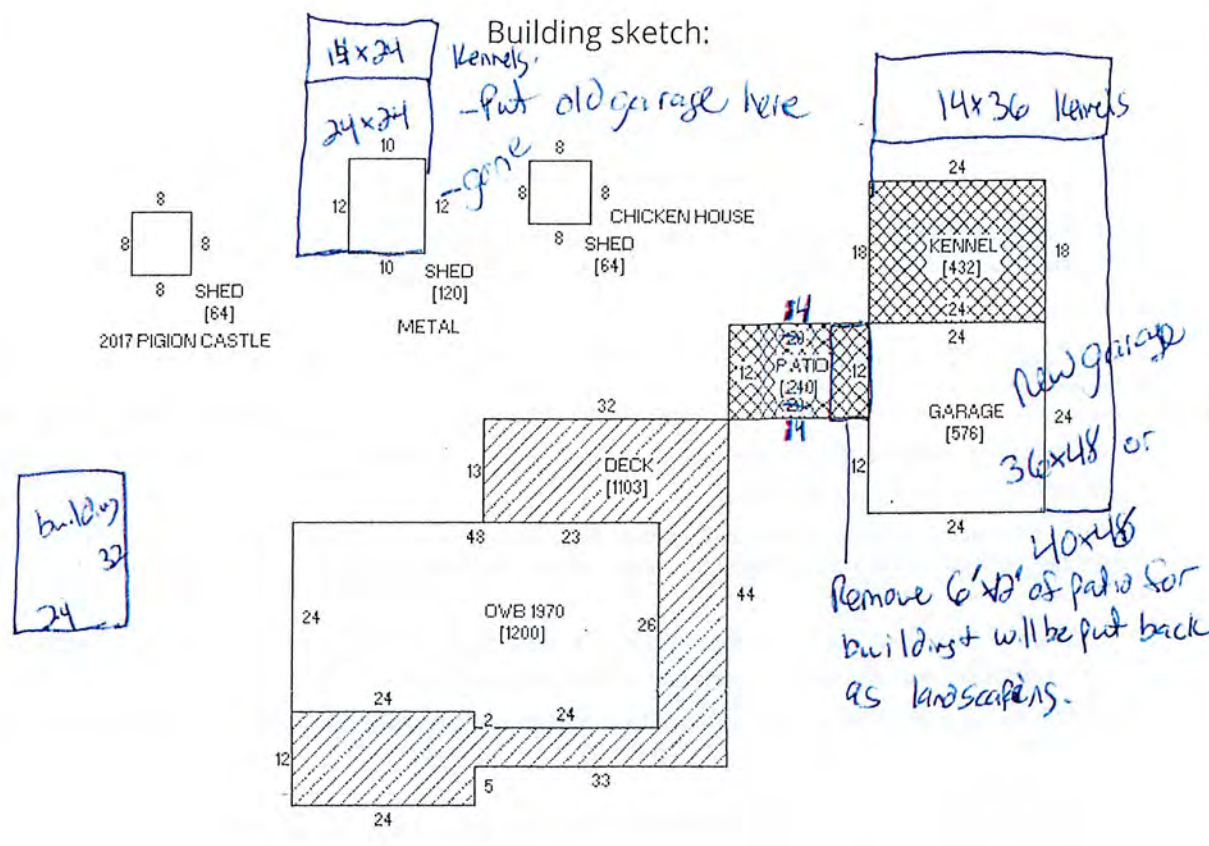
N/A

- 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



Garage # 1	
Year Built	1970
Style	Det Frame
Area SF	576
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0
Plumbing	
Style	Count
Full Bath	2
Basement Finish	



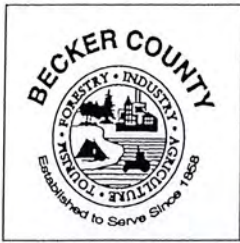
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,503

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

Date: 7/7/2019





**ALL NEW 911 ADDRESSES MUST BE OBTAINED ON THE
BECKER COUNTY WEBSITE**

Application for Site Permit
Becker County Planning and Zoning
 915 Lake Ave, Detroit Lakes, MN 56501
 Phone: 218-846-7314 Fax: 218-846-7266

Website: www.co.becker.mn.us Email: zoning@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	Legal Description
08061001	16418 Highland Dr	3334+8465, 200 B+1105 1/4, 175A 5/4 NE 1/4 OF NE 1/4 OF SE 1/4
Lake/River Name	Lake/River Class	Township Name
		Detroit
		Section
		35
		TWP No.
		139
		Range
		041

Property Owner	Last Name	First Name	Mailing Address	Phone
	Swanson	Ryan	16418 Highland Dr	218-844-9158
Contractor Name Lic #				

Proposed Project (Check those that apply)

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

*Existing Dwelling to be removed prior to and relocated on property were 10x12 slab was-

Onsite Water Supply () Deep Well (X) Shallow Well Well Depth 14'
 MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well
 If New/Proposed: Proposed Septic Contractor: _____ Contractor Phone Number: _____
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

Lot Information Shoreland (with in 1000ft) _____ () Riparian (on water) () Non Riparian Non Shoreland

Lot Area 87120 sq ft or 2 acres Water Frontage 0 ft Bluff () Yes () No
 Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

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

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property <u>new project</u>		
Example: Patio	10 x 12	120	Patio		<u>240</u>
DRIVEWAY		<u>640</u>	Shed	32x24	<u>768</u>
House		<u>1200</u>	Pigeon coop	8x8	<u>64</u>
old garage + land		<u>1008</u>	present pin	8x8	<u>64</u>
Total Impervious			Total Impervious Material		
<u>6144</u>			<u>6144</u>		
Impervious Lot Coverage	<u>6144</u>	÷ <u>87120</u>	=	<u>7.05</u>	%
Total Impervious		Lot Area	Impervious Coverage Percentage		

Topographical Alteration/Earth moving:

() None () 10 cubic yards or less (X) 11-50 cubic yards () over 50 cubic yards
 Project over 50 cubic yards require a silt fence or other means of stormwater management.

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

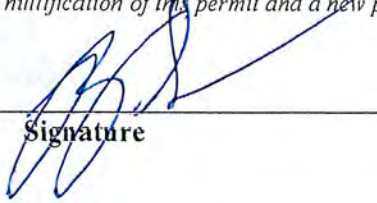
Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
() Garage <u>48</u> ft by <u>36</u> ft () Storage Shed ____ ft x ____ ft () Fence ____ ft long x ____ high () other ____ ft x ____ ft		\$ _____
Outside Dimension () Addition to existing structure <u>24</u> ft x <u>12</u> ft () Fence <u>36</u> ft x <u>12</u> ft		
Setback to Side Lot Lines <u>10</u> ft & Rear Lot Line <u>20+</u> ft	Setback to Road Right of Way <u>135</u> ft	
Setback to Bluff _____	Type of road <u>Twshp/Public</u> / Co Hwy / State Hwy (Circle)	
Setback to Wetland _____	Is wetland protected () Yes (X) No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Roof Change () Yes () No	Maximum height proposed _____ # of Stories _____	
Bathroom proposed (X) Yes () No	Sleeping Quarters proposed () Yes () No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

See diagram for conditions use permit

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$ _____
() Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	
Outside Dimension ____ ft by ____ ft	Sq ft _____
Setback to Side 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

7/14/19

 Date

600461

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 600461

August 29, 2012 at 8:35 AM
I hereby certify that the within
instrument was recorded in this office.
Darlene Maneval, County Recorder
By SKS Deputy

No delinquent taxes and transfer entered
this 28th day of Aug, 2012

Ryan L. Tangen
Becker County Auditor/Treasurer

By [Signature] Deputy

08-0610-001

29-M QUIT CLAIM DEED
Individual(s) to Joint Tenants

STATE DEED TAX DUE HEREON: \$1.65

Date: August 22, 2012

Parcel # 08.0610.001 A

FOR VALUABLE CONSIDERATION, Ryan L. Swanson and Karla M. Swanson, husband and wife, Grantor(s), hereby convey(s) and quitclaim(s) to Ryan L. Swanson and Karla M. Swanson, Grantee(s), as joint tenants, real property in Becker County, Minnesota, described as follows:

That part of the NE¼ SE¼ of Sec. 35, Twp. 139 N., of Rge. 41 West of the 5th P.M. in Becker County, Minnesota, described as follows: Commencing at the east quarter corner of said Sec. 35; thence S. on an assumed bearing 175.00 ft. along the E. line of said Sec. 35 to the point of beginning of the tract to be described; thence continue S. 262.00 ft. along the E. line of said Sec. 35; thence S. 88 degrees 31 minutes W. 333.00 ft.; thence N. 00 degrees 01 minute W. 262.00 ft.; thence N. 88 degrees 31 minutes E. 333.00 ft. to the point of beginning. Subject to an easement in the public for road purposes over and across the E'ly 33.00 ft. of the herein described tract.

LESS: All that part of the NE¼ SE¼ of Sec. 35, Twp. 139N., Rge. 41 West of the 5th P.M. in Becker County, Minnesota lying W'ly of the following described boundary line: Commencing at a found cast iron monument which designates the NE corner of the NE¼ of the SE¼ of Sec. 35, Twp. 139N., R 41 West of the 5th P.M. in Becker County, Minnesota; thence N. 89 degrees 23 minutes 45 seconds W. 333.00 ft. on an assumed bearing along the N. line of said NE¼ of the SE¼ to a found iron monument said point is the point of beginning; thence S. 02 degrees 01 minute 31 seconds W. 529.83 ft. to a found iron monument; thence N. 89 degrees 49 minutes 22 seconds E. 99.80 ft. to a found iron monument; thence S. 02 degrees 02 minutes 21 seconds W. 99.95 ft. to a found iron monument.

*The total consideration for this transfer of real property is \$500 or less.

together with all hereditaments and appurtenances.

BECKER COUNTY DEED TAX
AMT. PD. \$ 1.65
Receipt # 5129109
Becker County Auditor/Treasurer

[Signature]
Ryan L. Swanson
[Signature]
Karla M. Swanson

chg
paid
well
non/std
extra

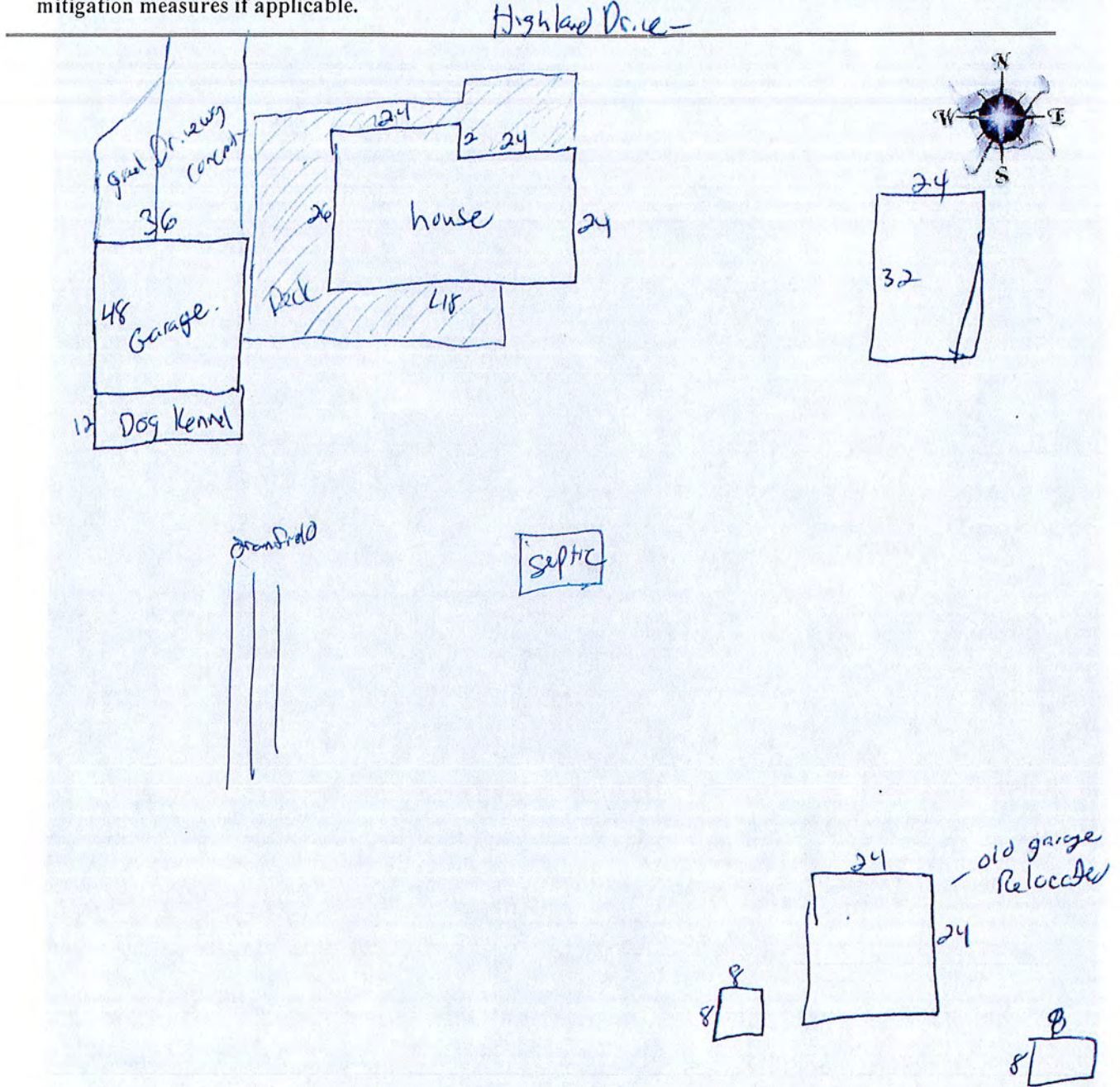
STATE OF MINNESOTA)
)ss.
COUNTY OF BECKER)

The foregoing instrument was acknowledged before me on this 22nd day of August, 2012, by Ryan L. Swanson and Karla M. Swanson, husband and wife, Grantor(s).

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. Indicate setback distances including distance to: Side Lot Line, Rear Lot Line, ROW/Centerline, Septic tank and Drainfield.
4. If you will be exceeding 15% impervious surface coverage on a non-conforming lot, include a copy of the required mitigation management plan.
5. Indicate where erosion control measures will be implemented, if necessary, and indicate the location of any mitigation measures if applicable.



Remember EROSION CONTROL!

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



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

1:4,514

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

Date: 8/1/2019

Becker County

