



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****

Monday, March 9, 2020 @ 7:00 P.M.

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

Detroit Lakes, MN 56501

APPLICANT: Justin Knopf
30907 Co Hwy 54
Frazee, MN 56544

Project Location: 30907 Co Hwy 54
Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Conditional Use Permit for commercial storage.

LEGAL LAND DESCRIPTION: Tax ID number: 03.0106.001
8-138-40 PT SE1/4 NE1/4: COMM NE COR SEC 8, S 1346.55' TO CTR CSAH #54 AND POB; S 1323.19', W 620.34', N 698.32', N 602.6', E 620' AL HWY TO POB; Section 08 Township 138 Range 040; Burlington 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

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/

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 Review

Permit # CUP2020-9

Property and Owner Review

| | |
|---|--|
| Owner: JUSTIN KNOPF | Parcel Number(s): 030106001 |
| Mailing Address: JUSTIN KNOPF 30907 CO HWY 54 FRAZEE MN 56544-9181 | Site Address: 30907 CO HWY 54 Township-S/T/R: BURLINGTON-08/138/040 Shoreland? No Name: |
| Legal Descr: 8-138-40 PT SE1/4 NE1/4: COMM NE COR SEC 8, S 1346.55' TO CTR CSAH #54 AND POB; S 1323.19', W 620.34', N 698.32', N 602.6', E 620' AL HWY TO POB. | |

Conditional Use Details Review

Description of Conditional Use Request: **Storage**

1. Describe how the conditional use permit, if granted, will not harm the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

The storage will not create any thing associated with a nuisance. There is currently 4 rows of trees established to the north and it is planned to plant 4 more rows. The building will be very limited in site from any direction once trees are established.

2. Describe how establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

The storage will consist of recreational vehicles, intended to come and go depending on the season. This type of use is not prone to disturbing the surrounding use, which is primarily forested land.

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

Electricity is pre-existing on the property and an existing road approach is in place.

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

N/A

5. Describe how 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.

Storage is not intended to created any odor, fumes,dust, noise or vibration. Lighting will be limited.

Additional shoreland questions below (if applicable)

6a. Describe how adequate measures have been or will be taken to assure that soil erosion or other possible pollution of public waters will be prevented, both during and after construction.

6b. What measures have been taken to assure that the visibility of structures and other facilities as viewed from public waters will be limited.

6c. What measures have been taken to assure that the site is adequate for water supply and on-site sewage treatment.

6d. Describe how the types, uses and number of watercrafts that the project will generate can be safely accomodated.

Business Plan Review

Name of Business: **Jale Enterprise**

Business Owners: **Justin & Amy Knopf**

Business Type: **Service** If 'Other', explain:

Type of Merchandise:

Type of Service: **Storage**

Hours and Days of Operation: **Seasonal**

Number of Employees: **1**

Off-Street Parking Plan: **N/A**

Size of structure to be used for Business: **Pole Building 50 x 100**

New or Existing: **New Structure**

Signage Plan: **Accordance to Ordinance (**

Exterior Lighting Plan: **No.**

Known Environmental Hazards: **No.**

Additional Business Plan Information:

Field Review Form (Pre-Insp)

Permit # SITE2020-278

Property and Owner Review

| | |
|--|--|
| Parcel Number: 030106001 | Inspector Notes: |
| Owner: JUSTIN KNOPF | |
| Township-S/T/R: BURLINGTON-08/138/040 | |
| Site Address: 30907 CO HWY 54 | Does posted address sign match site address? Y N |

Dwelling Proposed Review

| |
|---|
| Dwelling/related structure (1A): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes? |
| Attached Garage (1B): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes? |
| Other dwelling related improvements (1C): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes? |
| Other dwelling related improvements (1D): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes? |
| Additional dwelling related projects/info: |
| Inspector Notes: |

Non-Dwelling Proposed Review

| |
|---|
| Non-dwelling related project (2A): Pole Building - Existing Dimensions: - Proposed Dimensions: 50 x 100 - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met |
| Non-dwelling related project (2B): N/A - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met |
| Non-dwelling related project (2C): N/A - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met |
| Additional non-dwelling related projects/info: |
| Inspector Notes: |

Setback Review

| | | | |
|---|--|--|---------------------------------------|
| Road Type/Measurement From: County Rd - Centerline | Shoreland 1000/300? Non-Shoreland (Property is more than 1000 ft from a lake and more than 300 ft from a river or stream) | | |
| Road setback: - Dwelling: - Non-dwelling: 95+ | Pre-Inspection: - Dwell: - Non: | Lake Name: River Name: | |
| Side setback: - Dwelling: - Non-dwelling: 20+ | Pre-Inspection: - Dwell: - Non: | Pond/Wetland on property? Yes Bluff? No | |
| Rear setback: - Dwelling: - Non-dwelling: 20+ | Pre-Inspection: - Dwell: - Non: | OHW setback: - Dwelling: - Non-dwelling: | Pre-Inspection: - Dwell: - Non: |
| Septic tank setback: - Dwelling: - Non-dwelling: 10+ | Pre-Inspection: - Dwell: - Non: | Pond/wetland setback: - Dwelling: - Non-dwelling: 50+ | Pre-Inspection: - Dwell: - Non: |
| Drainfield setback: - Dwelling: - Non-dwelling: 20+ | Pre-Inspection: - Dwell: - Non: | Bluff setback: - Dwelling: - Non-dwelling: | Pre-Inspection: - Dwell: - Non: |
| Well setback: - Dwelling: - Non-dwelling: 3+ | Pre-Inspection: - Dwell: - Non: | | |

Inspector Notes:

Other Information Review

Setback Averaging (if applicable):

- Structure type used:
- Setback of LEFT like structure:
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?

Becker County
 Auditor-Treasurer Office
 915 Lake Avenue
 Detroit Lakes, MN 56501
 218-846-7311
 www.co.becker.mn.us

PIN: 03.0106.001
 AIN:
 BILL NUMBER: 030974
 LENDER: US BANCORP SERV PROVIDERS,LLC
 OWNER NAME: KNOPF JUSTIN

TAXPAYER(S):
 JUSTIN KNOPF & AMY KNOPF
 30907 CO HWY 54
 FRAZEE MN 56544-9181

\$\$\$
REFUNDS?
 You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply

PROPERTY ADDRESS
 30907 CO HWY 54
 FRAZEE, MN 56544

DESCRIPTION
 Acres: 18.67 Section 08 Township 138
 Range 040
 8-138-40 PT SE 1/4 NE 1/4: COMM NE

Line 13 Detail
 S-1010/15 SOLIC 40.00
 Principal 40.00
 Interest 0.00

| TAX STATEMENT | | 2019 | |
|----------------------------------|----------------------------------|-----------------------------|------------|
| 2018 Values for taxes payable in | | | |
| Step | Taxes Payable Year: | VALUES AND CLASSIFICATION | |
| | | 2018 | 2019 |
| 1 | Estimated Market Value: | 253,800 | 274,400 |
| | Homestead Exclusion: | 0 | 0 |
| | Taxable Market Value: | 103,800 | 124,400 |
| | New Improvements: | | |
| | Property Classification: | Res Hstd NH Rur Vac Land | Res Hstd |
| <i>Sent in March 2018</i> | | | |
| 2 | PROPOSED TAX | | 1,018.00 |
| <i>Sent in November 2018</i> | | | |
| 3 | PROPERTY TAX STATEMENT | | |
| | First half taxes due 05/15/2019 | | \$614.00 |
| | Second half taxes due 10/15/2019 | | \$614.00 |
| | Total taxes due in 2019 | | \$1,228.00 |

| Tax Detail for Your Property: | | | |
|--|---|--|-------------------|
| Taxes Payable Year: | | 2018 | 2019 |
| 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"/> | | | |
| 2. Use these amounts on Form M1PR to see if you are eligible for a special refund. <input type="checkbox"/> | | | |
| 3. Property taxes before credits | | \$848.00 | \$1,188.00 |
| Tax and Credits | 4. Credits that reduce property taxes | A. Agricultural and rural land credits | \$0.00 |
| | | B. Other credits | \$0.00 |
| 5. Property taxes after credits | | \$848.00 | \$1,188.00 |
| Property Tax by Jurisdiction | 6. BECKER COUNTY | A. County | \$399.62 |
| | 7. BURLINGTON | | \$216.80 |
| | 8. State General Tax | | \$0.00 |
| | 9. SCHOOL DISTRICT 0022 | A. Voter approved levies | \$11.41 |
| | | B. Other local levies | \$217.86 |
| | 10. Special Taxing Districts | A. BC EDA | \$2.31 |
| | | B. Others | \$0.00 |
| | | C. TIF | \$0.00 |
| | 11. Non-school voter approved referenda levies | | \$0.00 |
| | 12. Total property tax before special assessments | | \$848.00 |
| | 13. Special assessments | | \$40.00 |
| | 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | | \$888.00 |
| | | Tax Amount Paid | \$0.00 |

2

2nd Half Payment Stub - Payable 2019

Detach and return this stub with your 2nd half payment.
 To avoid penalty, pay on or before October 15, 2019.

PIN: 03.0106.001
 AIN:
 BILL NUMBER: 030974
 TAXPAYER(S): JUSTIN KNOPF & AMY KNOPF
 30907 CO HWY 54
 FRAZEE MN 56544-9181

Paid By _____

| | |
|----------------------------------|-----------------|
| Total Property Tax for 2019 | \$1,228.00 |
| 2nd Half Tax Amount | \$614.00 |
| Penalty, Interest, Fee Amount | \$0.00 |
| Amount Paid | \$0.00 |
| 2nd Half Total Amount Due | \$614.00 |
| Balance Good Through | 10/15/2019 |
| | Res Hstd |

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

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.

1

1st Half Payment Stub - Payable 2019

Detach and return this stub with your 1st half payment.
 To avoid penalty, pay on or before May 15, 2019.
 If your tax is \$100.00 or less, pay the entire tax by May 15, 2019.

PIN: 03.0106.001
 AIN:
 BILL NUMBER: 030974
 TAXPAYER(S): JUSTIN KNOPF & AMY KNOPF
 30907 CO HWY 54
 FRAZEE MN 56544-9181

Paid By _____

| | |
|----------------------------------|-----------------|
| Total Property Tax for 2019 | \$1,228.00 |
| 1st Half Tax Amount | \$614.00 |
| Penalty, Interest, Fee Amount | \$0.00 |
| Amount Paid | \$0.00 |
| 1st Half Total Amount Due | \$614.00 |
| Balance Good Through | 05/15/2019 |
| | Res Hstd |

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

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.

008655

Document No. 008655
CERTIFICATE NUMBER 3180
VOL 9 PAGE 208

STATE OF MINNESOTA,
COUNTY OF BECKER
OFFICE OF THE REGISTRAR OF TITLES.
This is to certify that the within instrument
was filed for registration in this office at
Detroit Lakes, on 5/10/2010 at 11:46 AM

Darlene Manawa
REGISTRAR OF TITLES

FORM NO. 5-M WARRANTY DEED
Individual(s) to Joint Tenants

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

Certificate of Real Estate Value No. 6340
May 10, 2010

Ryan L. Tangen
County Auditor

By: Ko
Deputy

03.0106.001 split ✓

STATE DEED TAX DUE HEREON: \$188.10

Dated: April 30, 2010

SURVEYORS SKETCH () NOT REQUIRED
(✓) FILED SURVEY BOOK 18 PAGE 84

BECKER COUNTY DEED TAX

AMT. PD. \$ 188.10

Receipt # 448204
Becker County Auditor/Treasurer

(Reserved for
recording data)

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

Ryan L. Tangen
Becker County Auditor/Treasurer
By Ko Deputy

FOR VALUABLE CONSIDERATION, **Tim R. Schons and Deanna L. Schons**, husband and wife, Grantors, hereby convey and warrant to, **Justin Knopf and Amy Knopf**, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

That part of the Southeast Quarter of the Northeast Quarter in Section 8, Township 138 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the northeast corner of said Section 8; thence South 00 degrees 44 minutes 00 seconds West 1346.55 feet on an assumed bearing along the east line of said Section 8 to the former centerline of County State Aid Highway No. 54; said point is the point of beginning; thence continuing South 00 degrees 44 minutes 00 seconds West 1323.19 feet along the east line of said Section 8 to a found iron monument at the east quarter corner of said Section 8; thence North 87 degrees 21 minutes 33 seconds West 620.34 feet along the south line of said Southeast Quarter of the Northeast Quarter to a steel fence post; thence North 00 degrees 44 minutes 00 seconds East 698.32 feet to a found


Charge ✓
Paid ✓ 86
Dum ✓
Fact ✓
Grant ✓
Grant ✓
Comm ✓

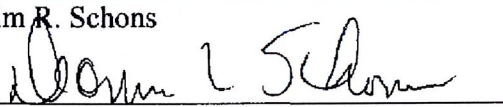
iron monument; thence continuing North 00 degrees 44 minutes 00 seconds East 569.60 feet to a found iron monument; thence continuing North 00 degrees 44 minutes 00 seconds East 33.00 feet to said former centerline of County State Aid Highway No. 54; thence South 89 degrees 24 minutes 59 seconds East 620.00 feet along said former centerline of County State Aid Highway No. 54 to the point of beginning. The above described tract contains 18.67 acres.

SUBJECT TO County State Aid Highway No. 54 right of way easement over, under and across that part of the above tract as described in Document No. 526105 and in Document No. 572449, said documents are on file and of record in the office of the Recorder in said County.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: all easements, restrictions, and reservations of record, if any.

The Sellers certify that the Sellers do not know of any wells on the described real property.

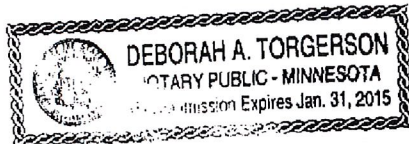


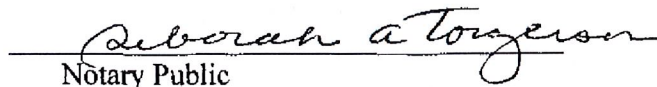
Tim R. Schons


Deanna L. Schons

STATE OF MINNESOTA)
)ss
COUNTY OF BECKER)

The foregoing instrument was acknowledged before me this 30 day of April, 2010, by **Tim R. Schons and Deanna L. Schons**, husband and wife, Grantors.

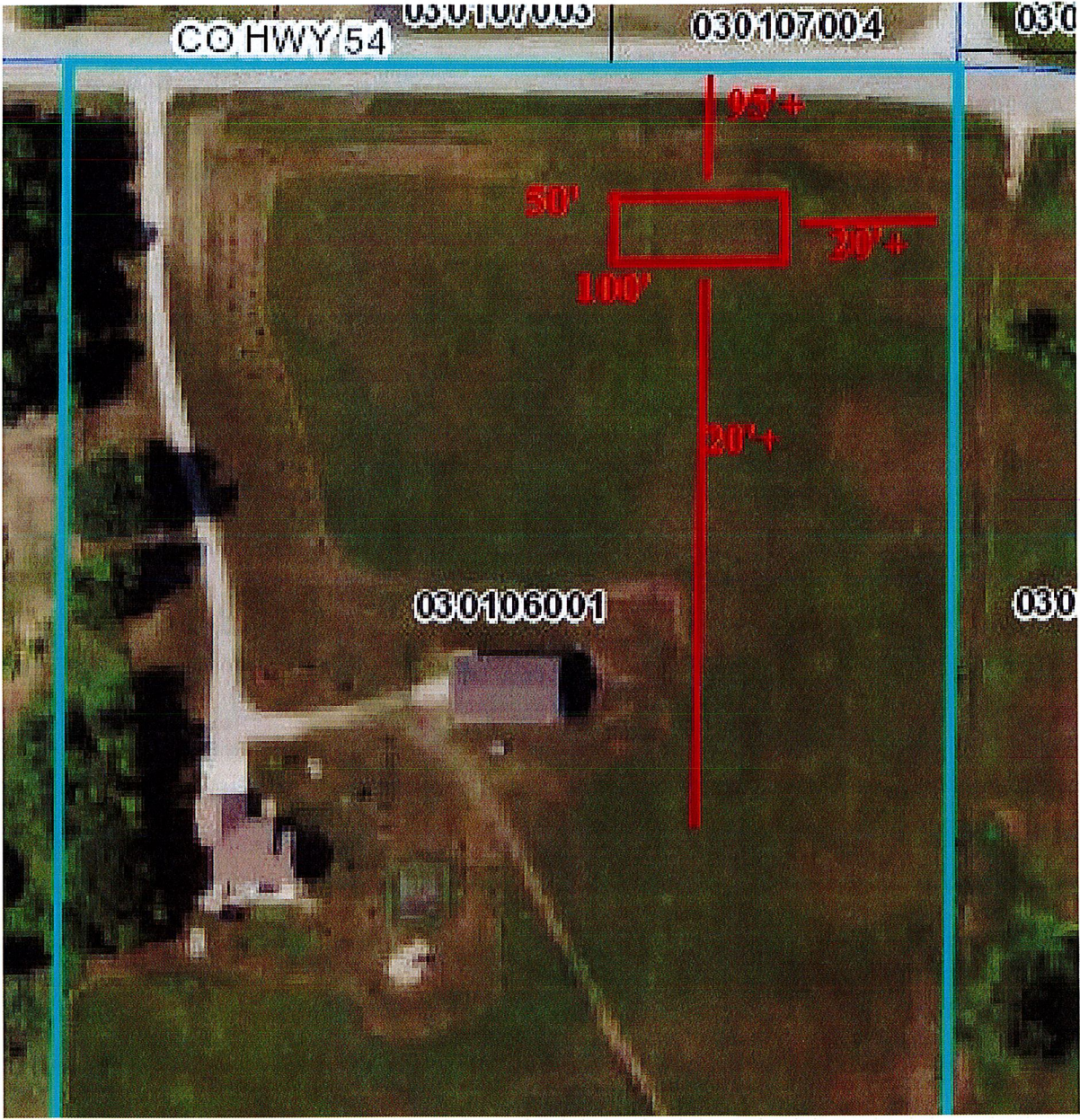




Notary Public
My commission expires: _____

THIS INSTRUMENT DRAFTED BY:
Carl E. Malmstrom
THORWALDSEN, MALMSTROM
& MAJORS
Attorneys at Law
1105 E. Hwy 10/P. O. Box 1599
Detroit Lakes, MN 56502-1599
(218) 847-5646

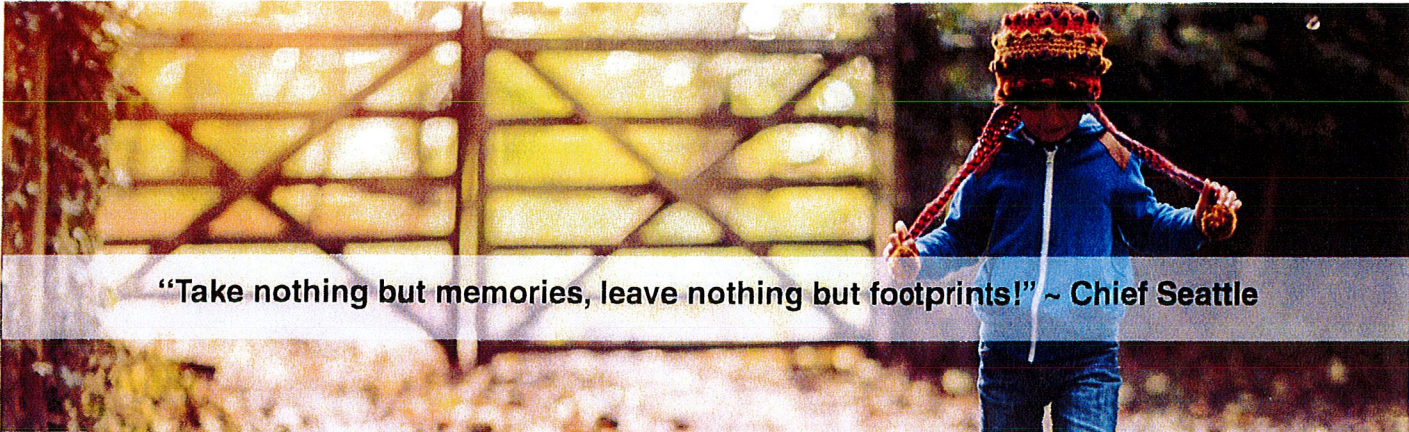
Send Tax Statements to:
Justin and Amy Knopf
1215 Summit Ave.
Detroit Lakes, MN 56501





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 | Date: 2/10/2020 |
|---------|-----------------|

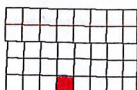


"Take nothing but memories, leave nothing but footprints!" ~ Chief Seattle

Burlington

Township 138N - Range 40W

Copyright © 2016 Mapping Solutions



SEE PAGE 33

