



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****

April 13th, 2021 @ 6:00 P.M.

**** 3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE OR JOIN VIA MICROSOFT TEAMS MEETING****

APPLICANT: Lee W Carlson & Kristina L Carlson
20368 Co Hwy 32
Rochert, MN 56578

Project Location: 15248 310th Ave
Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Change of Zone from Agricultural to Residential.

LEGAL LAND DESCRIPTION: Tax ID number: **03.0029.000** Section 05 Township 138 Range 040; 5-138-40 E1/2 SE1/4.; Burlington Township

REFER TO BECKER COUNTY ZONING ORDINANCE

** In response to the COVID-19 public health emergency declared by Governor Walz, the April Planning Commission Hearing will be conducted via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use conference ID: **815 114 486#** or to access the meeting virtually please follow the link provided on the Becker County website under News & Announcements, “Planning Commission Public Hearing Link”.

Replies/Comments:

Public testimony regarding this application will only be received by email, in writing, or by participating in the remote public hearing. 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

EMAIL: nicole.hultin@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.



**SUBDIVISION / ZONE CHANGE
BECKER COUNTY
PLANNING & ZONING**

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

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

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

Applicant's Name: Lee Carlson

Applicant's Address: 20368 Co Hwy 32
Rochester, MN 56578

Telephone(s): 218-841-4663 Date of Application: 2-23-21

Signature of Applicant: [Signature]

Parcel ID Number: 030029000 Project Address: 15248 310th Ave

Legal Description of Project:
Rock Ridge

SECTION 1

*Zone Change For Existing Parcel Number Portion of 030029000 that is being platted as Rock Ridge
Current Zoning Agricultural Requested Zoning Residential
Is the change within 2 miles of any city limits? yes - Detroit Lakes

SECTION 2

*Certificate Of Survey: Number of Lots _____
Shoreland (within 1000 ft of lake) _____ Nonshoreland _____
Current Zoning of property _____
Is a change of zone required? _____ yes _____ no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided _____
Is the change within 2 miles of any city limits? _____

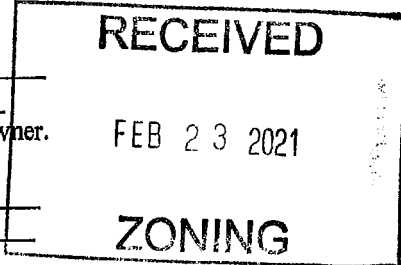
**Include a copy of the purchase agreement if applicant is not the owner of the

SECTION 3

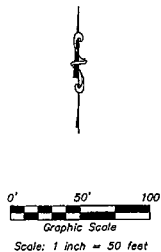
property.
*For Preliminary Plat:
Number of Lots _____
Name of Subdivision _____
Name of Proposed Roads _____
Shoreland (within 1000 ft of lake) _____ Non-shoreland _____
Current Zoning of property _____
Is a change of zone required? _____ yes _____ no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided _____
Is the change within 2 miles of any city limits? _____

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

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



PRELIMINARY PLAT OF ROCK RIDGE



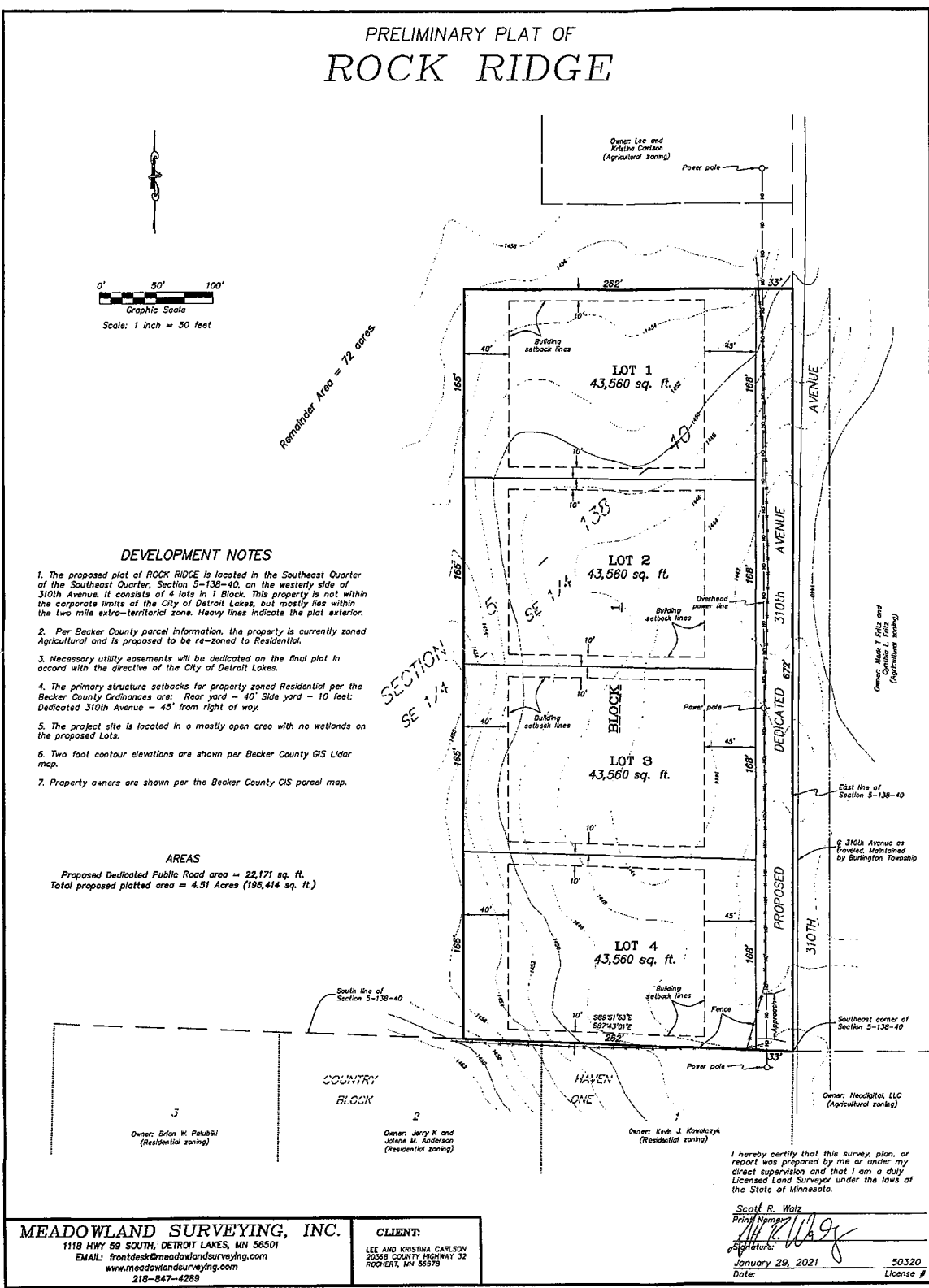
Remainder Area = 72 acres

DEVELOPMENT NOTES

1. The proposed plot of ROCK RIDGE is located in the Southeast Quarter of the Southeast Quarter, Section 5-138-40, on the westerly side of 310th Avenue. It consists of 4 lots in 1 Block. This property is not within the corporate limits of the City of Detroit Lakes, but mostly lies within the two mile extra-territorial zone. Heavy lines indicate the plot exterior.
2. Per Becker County parcel information, the property is currently zoned Agricultural and is proposed to be re-zoned to Residential.
3. Necessary utility easements will be dedicated on the final plat in accord with the directive of the City of Detroit Lakes.
4. The primary structure setbacks for property zoned Residential per the Becker County Ordinances are: Rear yard - 40' Side yard - 10 feet; Dedicated 310th Avenue - 45' from right of way.
5. The project site is located in a mostly open area with no wetlands on the proposed Lots.
6. Two foot contour elevations are shown per Becker County GIS Lidar map.
7. Property owners are shown per the Becker County GIS parcel map.

AREAS

Proposed Dedicated Public Road area = 22,171 sq. ft.
Total proposed platted area = 4.51 Acres (195,414 sq. ft.)



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Scott R. Wolz
Print Name
[Signature]
Signature
January 29, 2021
Date
50320
License #

MEADOWLAND SURVEYING, INC.

1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
EMAIL: frontdesk@meadowlandsurveying.com
www.meadowlandsurveying.com
218-847-4289

CLIENT:

LEE AND KRISTINA CARLSON
20388 COUNTY HIGHWAY 32
ROCHERT, MN 56578



COUNTY OF BECKER

Planning and Zoning

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Phone: 218-846-7314 ~ Fax: 218-846-7266

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**** 3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE OR JOIN VIA
MICROSOFT TEAMS MEETING****

APPLICANT: Michael Griffin
1710 Brainard Blvd Apt 209
Detroit Lakes, MN 56501

Project Location: 29999 McHugh Rd
Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Change of Zone from Agricultural to Commercial.

LEGAL LAND DESCRIPTION: Tax ID number: **03.0175.001** Section 18 Township 138 Range 040; 18-138-40 PT NE1/4 SE1/4, PT SE1/4 SE1/4 COMM E QTR COR SEC 19, W 1472.46', W 14.03', W 266.66' TO NE HWY ROW, SE AL HWY ROW 1086.89' TO POB; NE 342.06' TO SW RR ROW, SELY AL ROW 926.73', SW 229.46', NW AL HWY ROW 915.56' TO POB. TRACT B; Burlington Township

REFER TO BECKER COUNTY ZONING ORDINANCE

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Replies/Comments:

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Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN. 56501

EMAIL: nicole.hultin@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.



**SUBDIVISION / ZONE CHANGE
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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: Michael Griffin G-FOAM@hotmail.com

Applicant's Address: 20753 big rock Rd Detroit Lakes
MN 56501

Telephone(s): 218-841-3999 Date of Application: _____

Signature of Applicant: [Signature]

Parcel ID Number: 030175001 Project Address: 39999 McHugh

Legal Description of Project:

SECTION 1

*Zone Change For Existing Parcel Number 030175001
Current Zoning Ag Requested Zoning Com
Is the change within 2 miles of any city limits? Yes

SECTION 2

*Certificate Of Survey: Number of Lots _____
Shoreland (within 1000 ft of lake) _____ Nonshoreland _____
Current Zoning of property _____
Is a change of zone required? _____ yes _____ no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided _____
Is the change within 2 miles of any city limits? _____

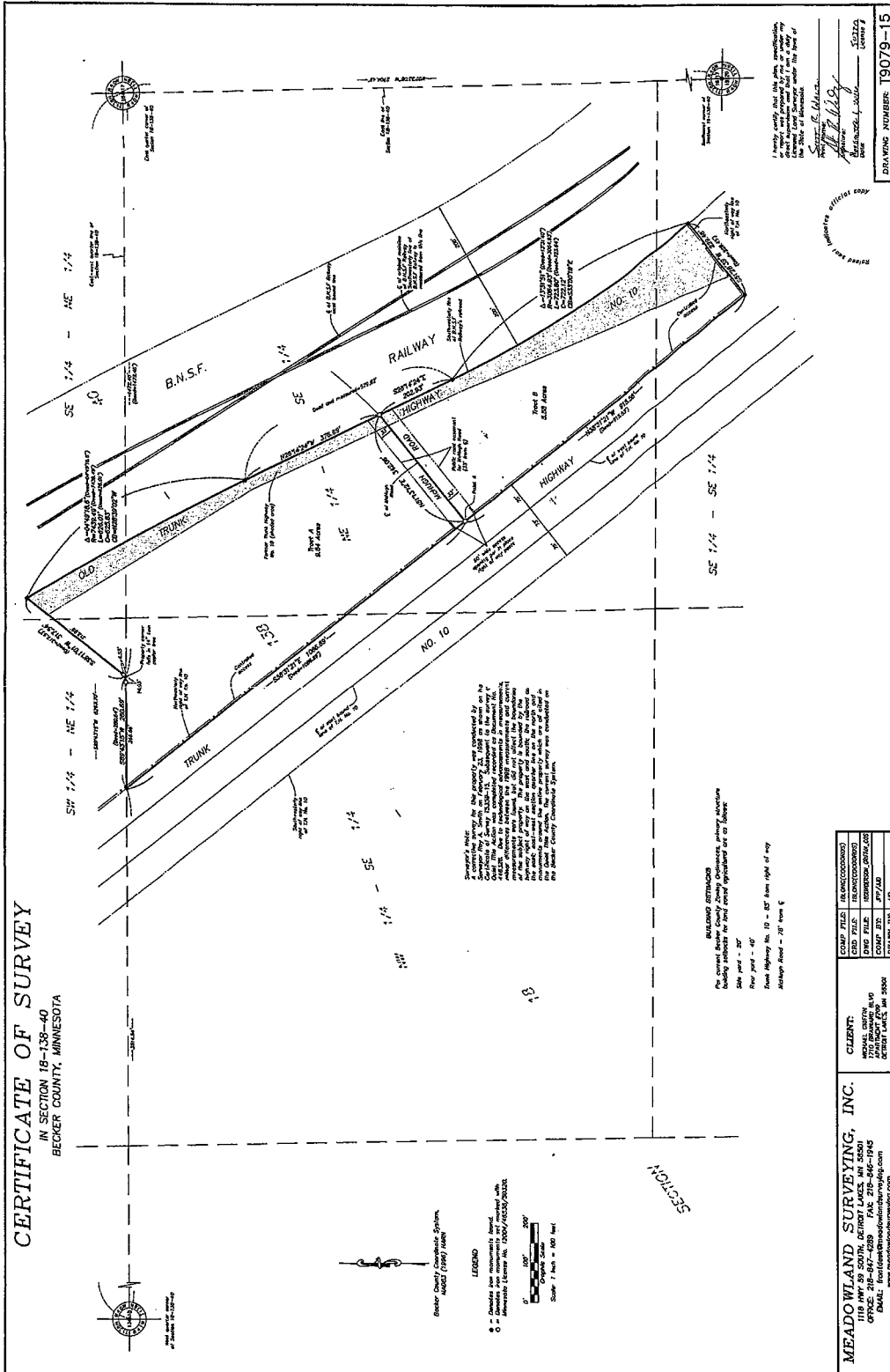
SECTION 3

property.
*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 _____
Is the change within 2 miles of any city limits? _____
**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received 2/18/21 Date Accepted 2/19/21 Authorized Signature [Signature]
Application Fee _____ Notice Fee Recording Fee _____ Date Paid _____
Receipt Number _____

CERTIFICATE OF SURVEY

IN SECTION 18-138-40
BECKER COUNTY, MINNESOTA



A certificate for the property and contained by the Certificate of Survey No. 138-40, is hereby acknowledged and approved by the State of Minnesota, to the effect that the same is a true and correct copy of the original as filed in the office of the State Register, and that the same is a true and correct copy of the original as filed in the office of the State Register, and that the same is a true and correct copy of the original as filed in the office of the State Register.

MILEAGE STATEMENTS
The correct mileage statements where shown building setbacks for road every 100 feet or so along.
Side yard - 20'
Front yard - 20'
Rear yard - 20'
Setback from - 20' from E

Becker County Certificate System
MSD (1998) MARK

LEGEND
● = denotes per monument found
○ = denotes per monument found
○ = denotes per monument found
○ = denotes per monument found

Scale: 1 inch = 200 feet

COMP FILE	FILED (00000000)
COMP FILE	FILED (00000000)
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COMP FILE	FILED (00000000)
COMP FILE	FILED (00000000)

CLIENT:
MEADOWLAND SURVEYING, INC.
1015 1/2 1st St. N.
St. Cloud, MN 56301
PHONE: 218-837-4283 FAX: 218-846-1945
EMAIL: frontdesk@meadowlandsurveying.com
www.meadowlandsurveying.com

MEADOWLAND SURVEYING, INC.
1015 1/2 1st St. N.
St. Cloud, MN 56301
PHONE: 218-837-4283 FAX: 218-846-1945
EMAIL: frontdesk@meadowlandsurveying.com
www.meadowlandsurveying.com

I hereby certify that this is a true and correct copy of the original as filed in the office of the State Register, and that the same is a true and correct copy of the original as filed in the office of the State Register, and that the same is a true and correct copy of the original as filed in the office of the State Register.

Surveyor
[Signature]
Becker County, Minnesota
Date: 10/15/2008

DRAWING NUMBER: 18079-15



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**** 3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE OR JOIN VIA
MICROSOFT TEAMS MEETING****

APPLICANT: Edwin W Smith
26207 Co Hwy 37
Detroit Lakes, MN 56501

Project Location: 48513 Pow Wow Hwy
Ponsford, MN 56575

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a job-training center.

LEGAL LAND DESCRIPTION: Tax ID number: **05.0050.000** Section 05 Township 140 Range 037; BEG NW COR NW1/4 OF NE1/4 TH E 225', TH S 175', TH W 225', TH N 175' TO POB REF: 05.7005.004 IN 2009; Carsonville Township

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Detroit Lakes, MN. 56501

EMAIL: nicole.hultin@co.becker.mn.us

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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.

Conditional Use Application Review

Permit # CUP2021-29

Property and Owner Review

Owner: EDWIN W SMITH	Parcel Number(s): 050050000
Mailing Address: EDWIN W SMITH 26207 CO HWY 37 DETROIT LAKES MN 56501	Site Address: 48513 POW WOW HWY
	Township-S/T/R: CARSONVILLE-05/140/037
	Shoreland? No Name:
Legal Descr: BEG NW COR NW1/4 OF NE1/4 TH E 225', TH S 175', TH W 225', TH N 175' TO POB REF: 05.7005.004 IN 2009	

Conditional Use Details Review

Description of Conditional Use Request: **This is a request to use the aforesaid property for a vocational/ on-the-job training manufacturing center in the village of Pine Point.**

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 closest inhabitants are directly across PowWow Hwy. from this property. They are the Chief Corner Store and St Theodore's Catholic Church. The Vocational training center will not be open on Sundays, so will not affect the church, which only has services on Sunday. The presence of the Vocational center should bring an increase of needed business to the Chief Corner store. The land adjoining this property is rural vacant land. The homestead on the adjoining land is 2000 feet from this property and shielded by a stand of trees, so the manufacturing center would not harm the use and enjoyment of that landowner.

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 vocational center will be a neat and well maintained building. It will be open only during regular business hours, and will not generate a lot of traffic. It will be in an area of Pine Point that is already used more for commercial than residential, but there would be nothing about the vocational center that would discourage either residential or commercial development in the future.

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

A private well, septic system, electric service and access roads will be built after getting the appropriate permits.

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.

The parcel of land has 33,000 square ft of land. The vocational center will cover approximately 3000 sq. ft. The remainder of the land will be ample for utilities, loading and parking.

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.

The building will properly ventilated, well insulated and will have few windows which will mitigate the noise of the power tools. No ongoing construction projects are planned for outside the walls of the building. No lighted signs are planned.

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.

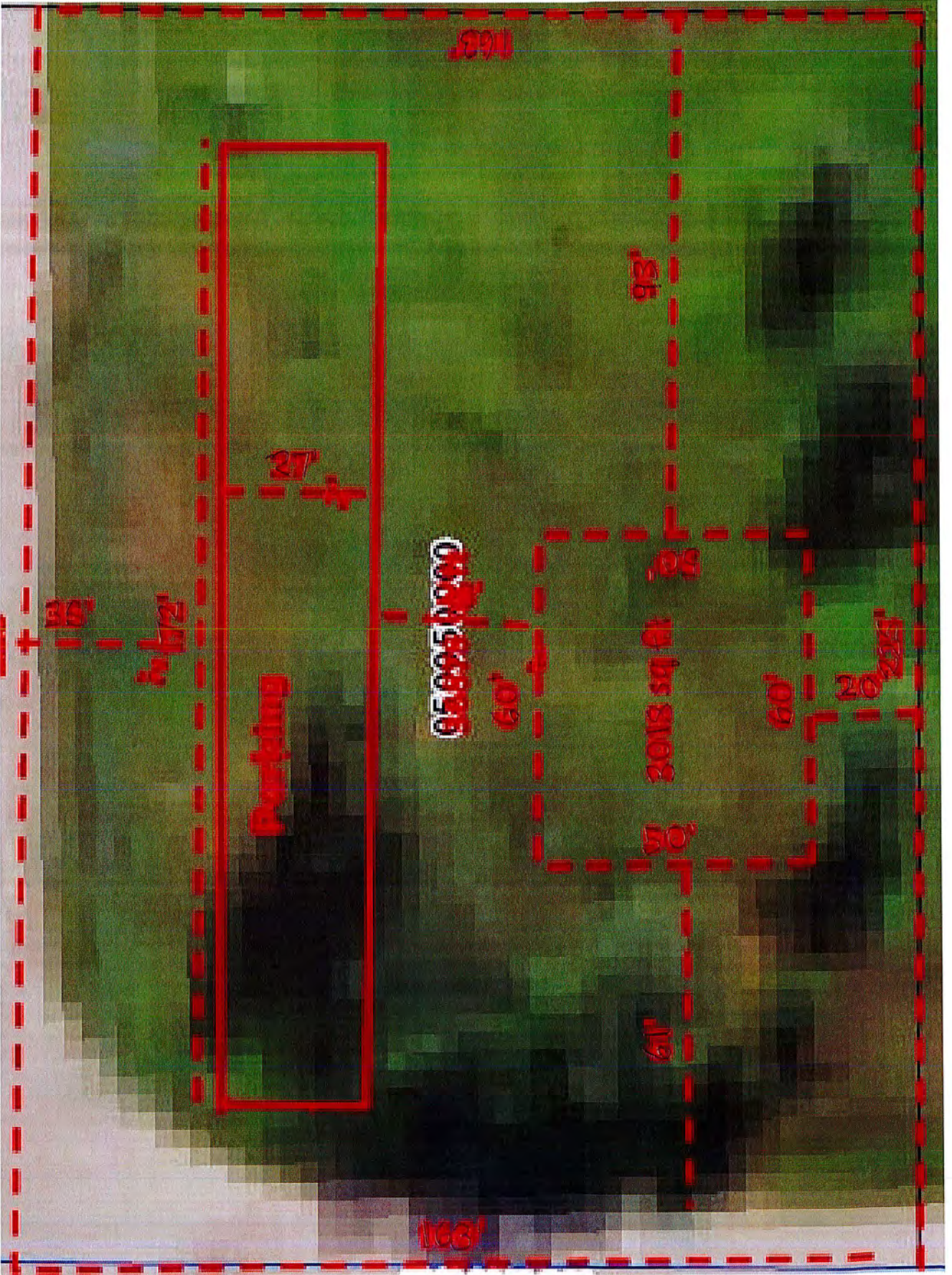
6b. What measures have been taken to assure that the visibility of structures and other facilities as viewed from public waters will be limited.

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: Creator's Place LLC
Business Owners: Jean Krufft
Business Type: Other - Please describe below If 'Other', explain: Vocational on-the-job-training Manufacturing Center
Type of Merchandise: No retail sales are planned for the center but we plan to manufacture Wooden Toy buildings and Screen Printed items which will be sold remotely.
Type of Service: Vocational on-the-job training in manufacturing, woodworking, marketing, business technology, accounting and management.
Hours and Days of Operation: Monday through Friday 10-2 for 12 months but after that 9-5 Monday thru Friday.
Number of Employees: 15-20
Off-Street Parking Plan: Twelve 300 sq ft parking spaces will be laid out in front of the building. Parking will be 35 feet from the edge of PowWow Highway and 30 feet from the edge of 485th Ave.
Size of structure to be used for Business: 50 x 60 steel building with 20 foot walls. There will be a 1000 sq ft upper story.
New or Existing: New Structure
Signage Plan: The name of the center will be painted on the long side of the building facing the highway.
Exterior Lighting Plan: Vandal resistant LED safety lighting mounted on the building
Known Environmental Hazards: No
Additional Business Plan Information: No



Authorized Agent Form

(If you are the owner completing & signing the site application no need to complete this form)

1. Form must be legible and completed in ink.
2. Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX"). If you want your agent to represent you on a conditional use or variance application and also be authorized to obtain the related permit(s), be sure to check and complete the "permit application" item as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature on this form until Becker County Planning and Zoning receives signed, written notification from the property owner(s) stating otherwise or the property's ownership changes.

I (we), Edwin W. Smith hereby authorize Jean Kruff to act
 (landowner-print name) (agent-print name)
 as my (our) agent on the following item(s): appropriate box(es)

- permit application (write in permit "type" – e.g. site, septic, etc.): Conditional Use
- plat application: _____
- conditional use application: _____
- variance application: _____
- other: _____

on my (our) property located at:
 Tax Parcel Number(s): 050050000 Physical Site Address: 48513 PowWow Hwy
 Legal Description: _____
 Section: 5 Township: 140 Range: 037 Lot: _____ Block: _____ Plat Name: _____

Agent Contact Information

Agent address: 18463 209th Ave Park Rapids MN 56470
Street City State Zip Code
 Agent phone #(s): 218-616-2203 Agent fax #: _____
 Agent email address: jkruft82@gmail.com

Edwin W. Smith Property Owner(s) Signature(s) 2-24-21 Date

State of Minnesota
 County of Becker

On this 24 day of February 2021 before me personally appeared Edwin Smith
 to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged
 that He/She executed the same as her/his free act and deed.

(Notary Stamp)



Amanda L Walker
 Notary Public

Office Use Only:
 Date received: _____

Expiration Date: January 31, 2026



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MICROSOFT TEAMS MEETING****

APPLICANT: Aaron T Simon
29631 S Dakota Beach Rd
Waubun, MN 56589

Project Location: 29631 S Dakota Beach Rd
Waubun, MN 56589

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to construct a fence eight (8) feet high deviating from the allowable height of six (6) feet.

LEGAL LAND DESCRIPTION: Tax ID number: **20.0600.000** Section 05 Township 142 Range 040; SOUTH DAK BEACH REV Block 002 LOT 15; Tax ID number: **20.0585.000** Section 05 Township 142 Range 040; SOUTH DAK BEACH REV Block 001 LOTS 10 & 11; Maple Grove Township

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Conditional Use Application Review

Permit # CUP2021-30

Property and Owner Review

Owner: AARON SIMON	Parcel Number(s): 200600000 200585000
Mailing Address: AARON SIMON 29631 S DAKOTA BEACH RD WAUBUN MN 56589	Site Address: 29631 S DAKOTA BEACH RD
	Township-S/T/R: MAPLE GROVE-05/142/040
	Shoreland? Yes Name: White Earth (Maple Grove) [RD]
Legal Descr: Block 002 of SOUTH DAK BEACH REV LOT 15	

Conditional Use Details Review

Description of Conditional Use Request: **Request for a fence to be 8ft in height deviating from the allowed height of 6ft. Improving upon our existing 4ft fence.**

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 majority of the fence is already in place. The purpose of this fence is to further provide privacy for the residents and pets. This increased privacy will benefit neighbors and residents alike.

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 fence will only improve upon the existing fence and surroundings

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

Utilities, roads, and drainage will not be affected by this fence. Fence on residential property only.

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. Residential property only.

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.

Minimal request for improved fence height to 8ft. Commercial zone heights are allowed 10ft high fences within the ordinance.

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.

N/A

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

Due to the topography of the area, view of the lake will not be obstructed from any parties due to the construction of the fence.

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

N/A

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

N/A

Business Plan Review

Name of Business:

Business Owners:

Business Type: If 'Other', explain:

Type of Merchandise:

Type of Service:

Hours and Days of Operation:

Number of Employees:

Off-Street Parking Plan:

Size of structure to be used for Business:

New or Existing:

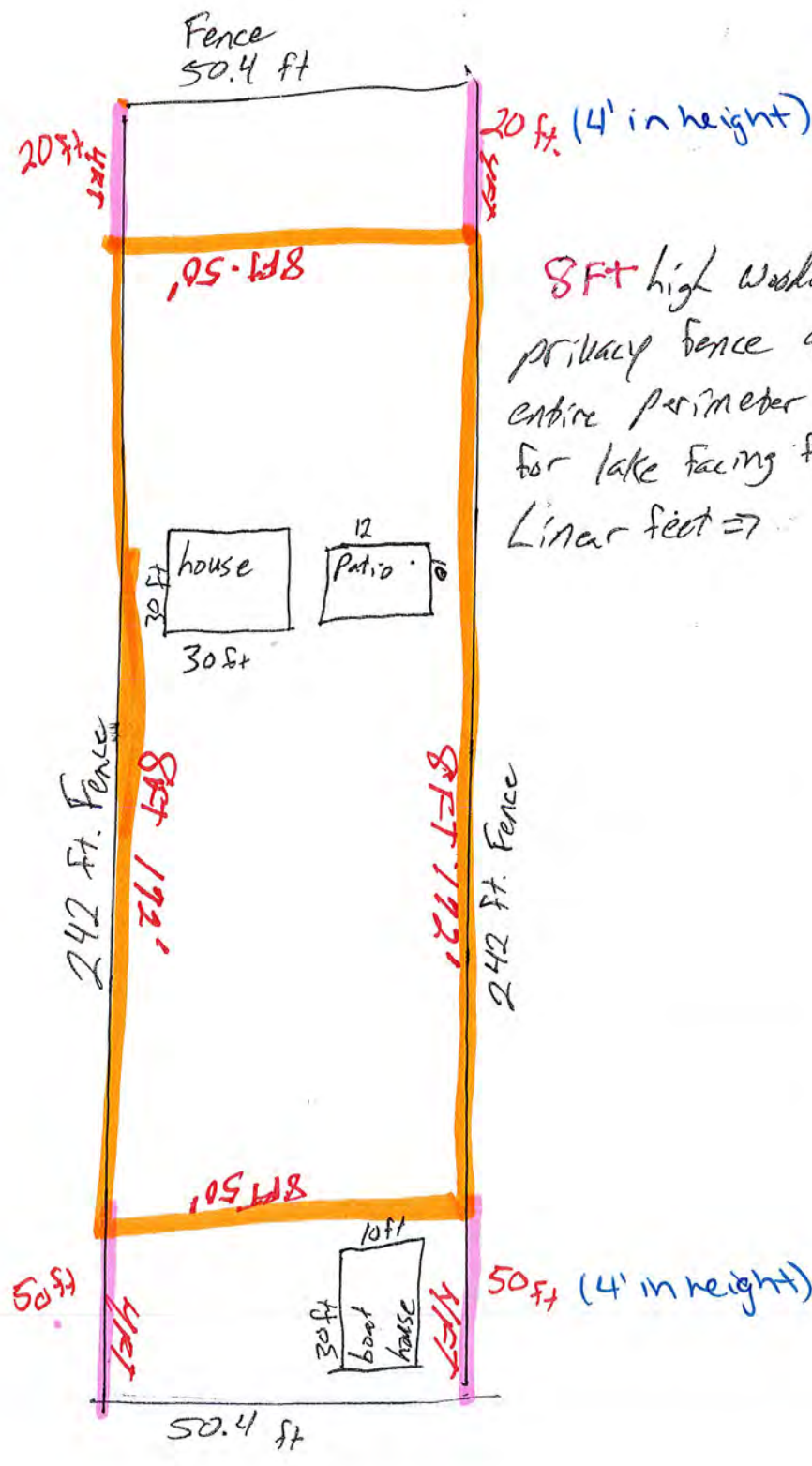
Signage Plan:

Exterior Lighting Plan:

Known Environmental Hazards:

Additional Business Plan Information:

20.0600.000



8 FT high wooden privacy fence around entire perimeter except for lake facing front.
 Linear feet ⇒ "

↑
North

Lake



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.

1:2,113

Date: 3/3/2021

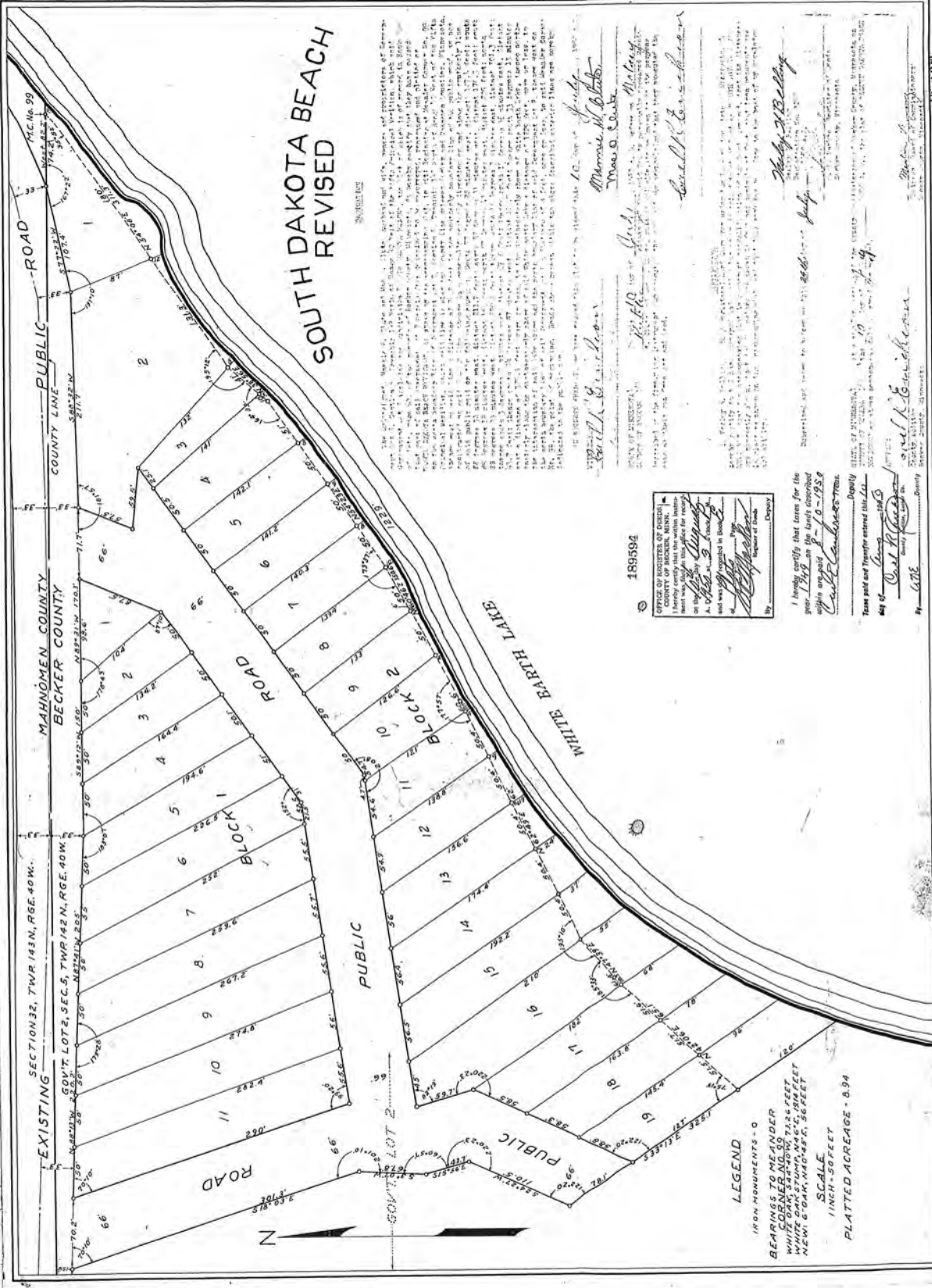
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Becker County



SOUTH DAKOTA BEACH

REVISED



1 hereby certify that lines for the year 1924 on the lands described within are legal and correct.
Carl Lamberson
County Auditor

189594

OFFICE OF REGISTER OF DEEDS
I hereby certify that the within instrument is duly recorded in the records of this office in accordance with the provisions of the laws of the State of South Dakota.
A. C. H. J. ...
Register of Deeds

1 inch = 80 feet
PLATTED ACRES - 0.94

MAHANOMEN COUNTY
BECKER COUNTY

SECTION 32, TWP 143 N., R6E, 40W.
GOV'T LOT 2, SEC. 5, TWP 143 N., R6E, 40W.
MAHONEN COUNTY
BECKER COUNTY
COUNTY LINE

EXISTING ROAD
PUBLIC ROAD
PUBLIC ROAD
GOV'T LOT 2
ROAD
ROAD
ROAD
ROAD

Block 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19
Block 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19
Block 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19
Block 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19
Block 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19
Block 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19
Block 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19
Block 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19
Block 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19
Block 10, 11, 12, 13, 14, 15, 16, 17, 18, 19
Block 11, 12, 13, 14, 15, 16, 17, 18, 19
Block 12, 13, 14, 15, 16, 17, 18, 19
Block 13, 14, 15, 16, 17, 18, 19
Block 14, 15, 16, 17, 18, 19
Block 15, 16, 17, 18, 19
Block 16, 17, 18, 19
Block 17, 18, 19
Block 18, 19

LEGEND
IRON MONUMENTS - 0
BEARINGS TO MEASUREMENT
WHITE CORNER MARKS - 125 FEET
WHITE CORNER MARKS - 125 FEET
WHITE CORNER MARKS - 125 FEET
WHITE CORNER MARKS - 125 FEET
WHITE CORNER MARKS - 125 FEET
SCALE
1 INCH = 80 FEET
PLATTED ACRES - 0.94



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****

April 13th, 2021 @ 6:00 P.M.

**** 3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE OR JOIN VIA
MICROSOFT TEAMS MEETING****

APPLICANT: Christopher W Foltz &
Nicole L Foltz
23748 Co Hwy 21
Detroit Lakes, MN 56501

Project Location: 23748 Co Hwy 21
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a boarding kennel.

LEGAL LAND DESCRIPTION: Tax ID number: **24.0195.000** Section 26 Township 140 Range 041; 26-140-041 PT NE1/4 OF NW1/4, PT SE1/4 OF NW1/4 & PT GOVT LOT 1: COMM N QTR COR SEC 26 TH W 694.11', AL N LN, TH S 1299.83' TO POB; E 694.14', S 66.02', W 694.18', S 62.92', SW 639.39', W 794.14', N 1089.70', E 649.15', SE 449.74', E 427.72' TO POB; Richwood Township

REFER TO BECKER COUNTY ZONING ORDINANCE

** In response to the COVID-19 public health emergency declared by Governor Walz, the April Planning Commission Hearing will be conducted via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use conference ID: **815 114 486#** or to access the meeting virtually please follow the link provided on the Becker County website under News & Announcements, "Planning Commission Public Hearing Link".

Replies/Comments:

Public testimony regarding this application will only be received by email, in writing, or by participating in the remote public hearing. 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

EMAIL: nicole.hultin@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.

Conditional Use Application Review

Permit # CUP2021-31

Property and Owner Review

Owner: CHRISTOPHER W FOLTZ	Parcel Number(s): 240195000
Mailing Address: CHRISTOPHER W FOLTZ 23748 CO HWY 21 DETROIT LAKES MN 56501	Site Address: 23748 CO HWY 21 Township-S/T/R: RICHWOOD-26/140/041 Shoreland? No Name:
Legal Descr: 26-140-041 PT NE1/4 OF NW1/4, PT SE1/4 OF NW1/4 & PT GOVT LOT 1: COMM N QTR COR SEC 26 TH W 694.11', AL N LN, TH S 1299.83' TO POB; E 694.14', S 66.02', W 694.18', S 62.92', SW 639.39', W 794.14', N 1089.70', E 649.15', SE 449.74', E 427.72' TO POB	

Conditional Use Details Review

Description of Conditional Use Request: **dog boarding facility**

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 closest properties are about a 1/2 a mile away so should not affect homes or living situations.

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.

There are no surrounding vacant properties and this is within our existing building.

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

This will be at our home so we will use our driveway, land and buildings.

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.

We have our own land in front of existing buildings for parking.

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.

Since our closest neighbors are about a 1/2 mile away there should be no disturbance but we do plan to using sound proofing materials to keep noise controlled and adequate fencing for supervised outdoor time.

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 accommodated.

Business Plan Review

Name of Business: **Whiskey Creek Boarding and Training**

Business Owners: **Christopher and Nicole Foltz**

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

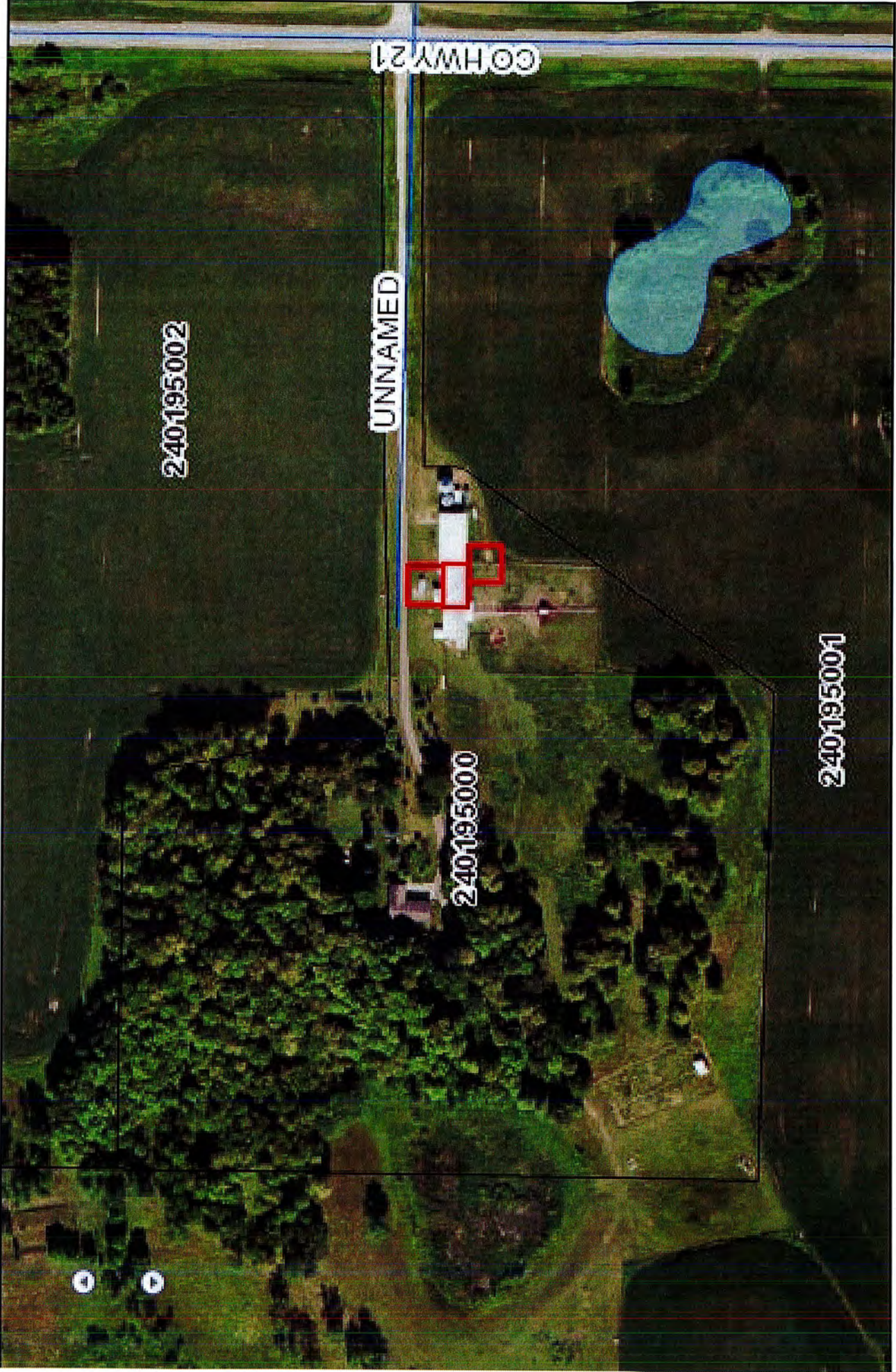
Type of Merchandise: **NA**

Type of Service: **dog boarding**

Hours and Days of Operation: **24/7**

Number of Employees:

Off-Street Parking Plan: Down our current drive way in front of our current existing building
Size of structure to be used for Business: 72x36 existing building
New or Existing: Existing Structure
Signage Plan: On front of building and possible one close to the end of our driveway
Exterior Lighting Plan: Existing one that we can turn off and on in front of the building.
Known Environmental Hazards: NO
Additional Business Plan Information: None



CO HWY 21

UNNAMED

240195002

240195000

240195001

1

2

240195002

UNNAMED

240195000

240195001

