



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****

October 12th, 2021 @ 6:00 P.M.

****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Eric Nemeth
158 Rainbow Dr #5810
Livingston, TX 77399-1058

Project Location: TBD County Hwy 44
Park Rapids, MN 56470

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

LEGAL LAND DESCRIPTION: Tax ID number: **34.0050.001** Section 09 Township 141 Range 036; W1/2 NW1/4, W 760' E1/2 NW1/4, NW1/4 SW1/4.; Two Inlets Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the 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 # CUP2021-48

Property and Owner Review

Owner: ERIC NEMETH	Parcel Number(s): 340050001
Mailing Address: ERIC NEMETH 158 RAINBOW DR # 5810 LIVINGSTON TX 77399-1058	Site Address: TBD County Hwy 44 Park Rapids, MN 56470
	Township-S/T/R: TWO INLETS-09/141/036
	Shoreland? Yes Name: Indian Creek

Legal Descr: W1/2 NW1/4, W 760' E1/2 NW1/4, NW1/4 SW1/4

Conditional Use Details Review

Description of Conditional Use Request: **WOULD LIKE TO MINE SOME GRAVEL, SAND AND ROCK FROM THIS FIELD.**

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.

WILL BE MINING A FIELD OF GRAVEL, SAND AND ROCK. THIS SHOULD NOT IMPACT ANY SURROUNDING AREAS AROUND WHERE ITS LOCATED BECAUSE OF NO HOUSING NEAR BY, AND THERES GRAVEL PITS ALL AROUND THIS ONE THAT ARE BEING USED. IF ANYTHING, IT WOULD INCREASE THE VALUE OF LAND AROUND IT, BECAUSE RIGHT NOW ITS JUST USED AS A DRYLAND FIELD.

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 LAND THAT I WILL BE MINING IS ALOT OF HILLS ON IT THAT I WOULD LIKE TO TAKE AND LEVEL OFF WHEN IM DONE MINING THE MATERIAL AND WHICH THE LAND VALUE WILL INCREASE BECAUSE IT WILL BE NICE AND LEVEL AND CAN BE USED FOR BUILDING LOTS IN THE FUTURE.

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

AS OF THIS TIME, I HAVE TO ACCESS APPROACHES OFF OF COUNTY 44, WILL BE PUTTING A BERM AROUND AREA EFFECTED BY THE MINING. AT A LATER DATE, ILL LOOK INTO PUTTING POWER IN.

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.

WILL HAVE 10 ACRES LFASDFAGA FROM THE FAFDFAF

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.

WILL ONLY CRUSH DURING NORMAL 8-5 HOURS OF OPERATION, HAVING A CRUSHING COMPANY COME IN AND DO THE WORK FOR ME. THEY WILL TAKE ALL THE MEASURES TO MAKE SURE THESE TAKING CARE OF.

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.

WILL MAKE A BERM AROUND THE PERIMETER OF THE AREA OF CRUSHING THE MATERIAL

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

THERES JUST A STREAM RUNNING THROUGH PART OF THE PROPERTY, NEVER SEEN ANYONE ON THE LITTLE CREEK AS LONG AS I LIVE AROUND HERE.

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

THERE WILL BE NO WELL OR SEWER AT THIS TIME.

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

NO WATERCRAFT

Business Plan Review

Name of Business: **Thelen's Precast Inc.**

Business Owners: **JASON THELEN**

Business Type: **Other - Please describe below** If 'Other', explain: **USING MATERIALS FOR MY CONCRETE COMPANY**

Type of Merchandise: **SAND/ROCK/GRAVEL**

Type of Service: **MATERIALS TO BE DELIVERED, SAND/ROCK/GRAVEL**

Hours and Days of Operation: **7:00AM TO 5:30 PM M-F**

Number of Employees: **8**

Off-Street Parking Plan: **THERE WILL BE PARKING AS SOON AS I GET A SPOT CLEARED OFF FROM THE CRUSHING TO LEVEL A SPOT**

Size of structure to be used for Business: **WILL BE NO STRUCTURES**
New or Existing:

Signage Plan: **WILL BE DANGER SIGNS ALONG WITH NO TRESPASSING SIGNS, ALSO PUTTING A GATE AT EACH APPROACH.**

Exterior Lighting Plan: **THERE WILL BE NO LIGHTING**

Known Environmental Hazards: **NO**

Additional Business Plan Information: **NO**

Field Review Form**Permit # LALT2021-162****Property and Owner**Parcel Number: **340050001**

Site Address:

Owner: **ERIC NEMETH**Township-S/T/R: **TWO INLETS-09/141/036****Project Details**Project Start & End Date: **4/1/2022-5/1/2022**

Distance from OHW:

Proj 1 Type: **Other (Please explain next)**Proj 1 Purpose: **Other (Please specify next)**Proj 1 Type Descr:
**WILL BE MINING GRAVEL, SAND AND ROCK FROM
THE DESCRIBED AREA ON THE MAP**Proj 1 Purpose Descr: **WILL BE MAKING A
GRAVEL/SAND PIT FOR MY CONCRETE COMPANY.**

Inspector Notes (Project 1):

Proj 2 Type:

Proj 2 Purpose:

Proj 2 Type Descr:

Proj 2 Purpose Descr:

Inspector Notes (Project 2):

Additional Details/Erosion ControlArea to be Cut/Excavated: **500'X500'X15'**Area to be Filled/Leveled: **NA**Total Cubic Yards of Earthmoving: **25,000 YARDS OF
SAND/ROCK/GRAVEL**Fill Type/Material: **NA**Project Summary and/or Additional Projects & Information: **TAKING OFF THE TOPSOIL AND MAKE A BERM
AROUND AREA TO BE SETUP TO CRUSH CLASS 5 ALONG WITH MINING CLEAN SAND AND ROCK.**Erosion Control Method (1): **Other (Please specify
next)**

Erosion Control Method (2):

Additional Erosion Control Information: **TAKING OFF THE TOPSOIL AND MAKE A BERM AROUND AREA TO
BE SETUP TO CRUSH CLASS 5 ALONG WITH MINING CLEAN SAND AND ROCK.**

Inspector Notes (Earthmoving and Erosion Control):

**Operation Plan for Aggregate Mining
Tax Parcel – 340050001**

1. Name of Applicant: Thelen's Precast Inc.
Street Address: 26341 US 71
City, State, Zip Code: Park Rapids MN 56470
Phone Number: 218-252-6892

2. Landowner: Eric Nemeth

3. Legal Description: Section 9 Township 141 Range 036 W1/2 NW1/4,
W 760' E1/2 NW1/4, NW1/4 SW1/4

4. Attachments: Map

5. Current Zone: Agricultural

6. Material to be Excavated: Fill sand, various rock sizes, and gravel.

7. Estimated Groundwater Depth: Greater than 30ft.

8. Timetable for commencement and cessation of mining operations:

Months of Operation: Thaw – Freeze
Days: Monday – Friday
Hours: 7:00 am – 5:30 pm

9. Topsoil Management: The topsoil will be stripped and stockpiled for future reclamation. Topsoil will be pushed back when project is complete. Seeding will be done where necessary to reduce storm water erosion.

10. Primary Method of Mining: The primary method of mining to be used on 24 acres of land will be with loaders, and a dozer excavator. The additional machinery involved will include a conveyor and trucks.

11. Screening necessary: The operation should not need additional screening from the view of the surrounding land uses since the area cannot be seen from the road.

12. Noise Control: The noise generated from the operation will be controlled by tree buffering and working in a lower area.

13. Dust Control: The dust generated from the operation will be controlled by applying water when dust is flying.
14. Erosion Control: Any erosion from the exposed earth will be confined to the area of the proposed pit and will be controlled in the best way possible.
15. Post Mining Reclamation Plan: Upon completion of the removal of aggregate materials the pit edges will be sloped, and topsoil will be spread of the unused portions of the pit area and planted with grass. The pit restoration will be ongoing with the depletion of the material.
16. Access to Pit Area: We will be using an existing approach to the property.

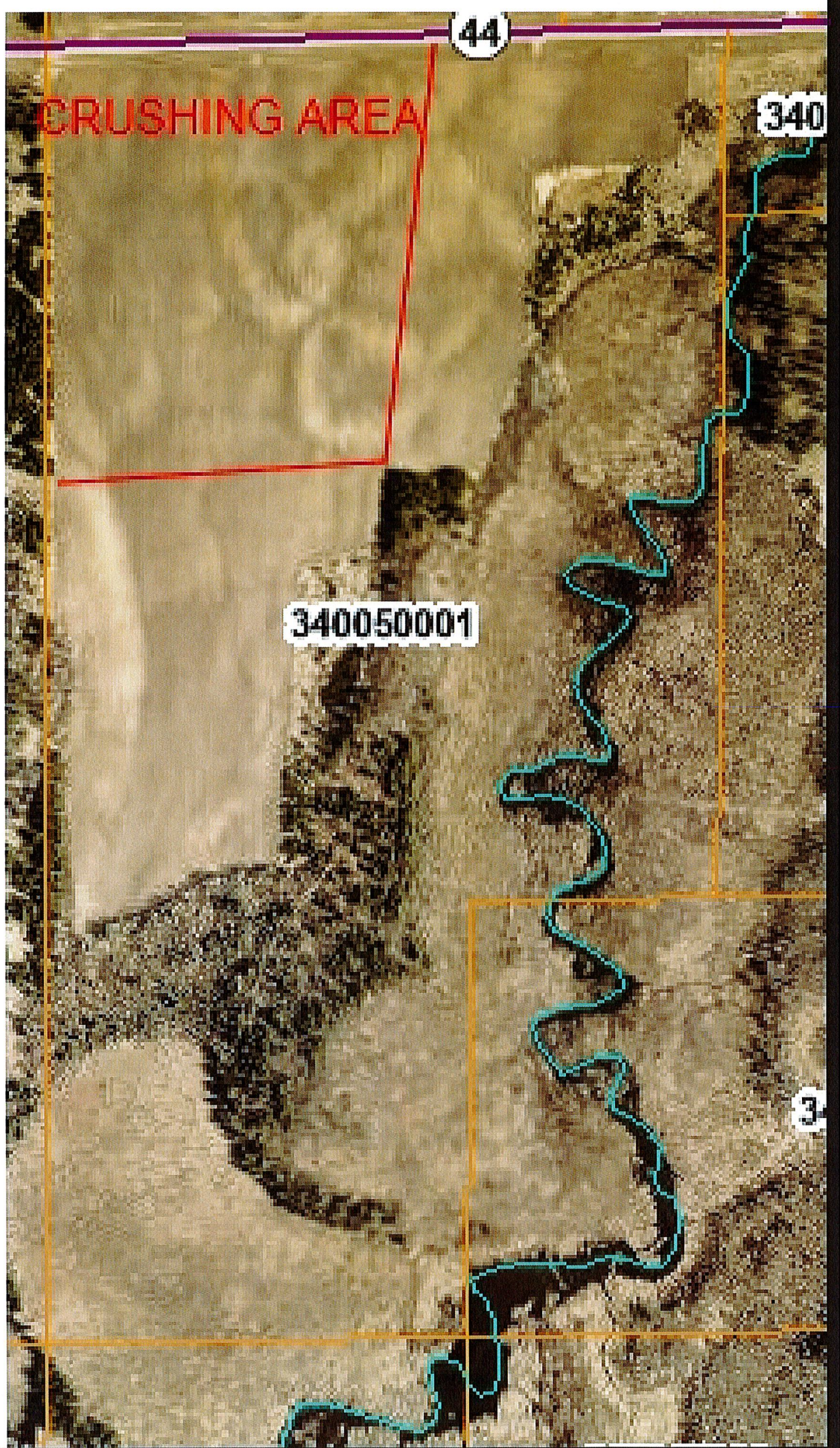
44

CRUSHING AREA

340

340050001

3



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), Eric Nemeth hereby authorize Jason Thelen 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.): Land Alteration
- plat application: _____
- conditional use application: _____
- variance application: _____
- other: _____

on my (our) property located at:

Tax Parcel Number(s): 340050001 Physical Site Address: _____

Legal Description: W 1/2 NW 1/4, W 760' E 1/2 NW 1/4, NW 1/4 SW 1/4

Section: 9 Township: 141 Range: 36 Lot: _____ Block: _____ Plat Name: _____

Agent Contact information

Agent address: 26341 US 71 Porte Rapids MN 56478
Street City State Zip Code

Agent phone #(s): 218-252-6892 Agent fax #: _____

Agent email address: jt precast@yahoo.com

Eric Nemeth

Property Owner(s) Signature(s)

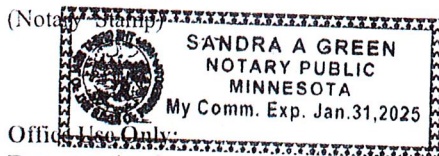
9/16/21
Date

State of Minnesota
County of Becker

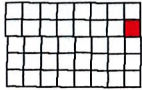
On this 16th day of September, 2021 before me personally appeared Eric Nemeth

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.



Jandra A. Green
Notary Public

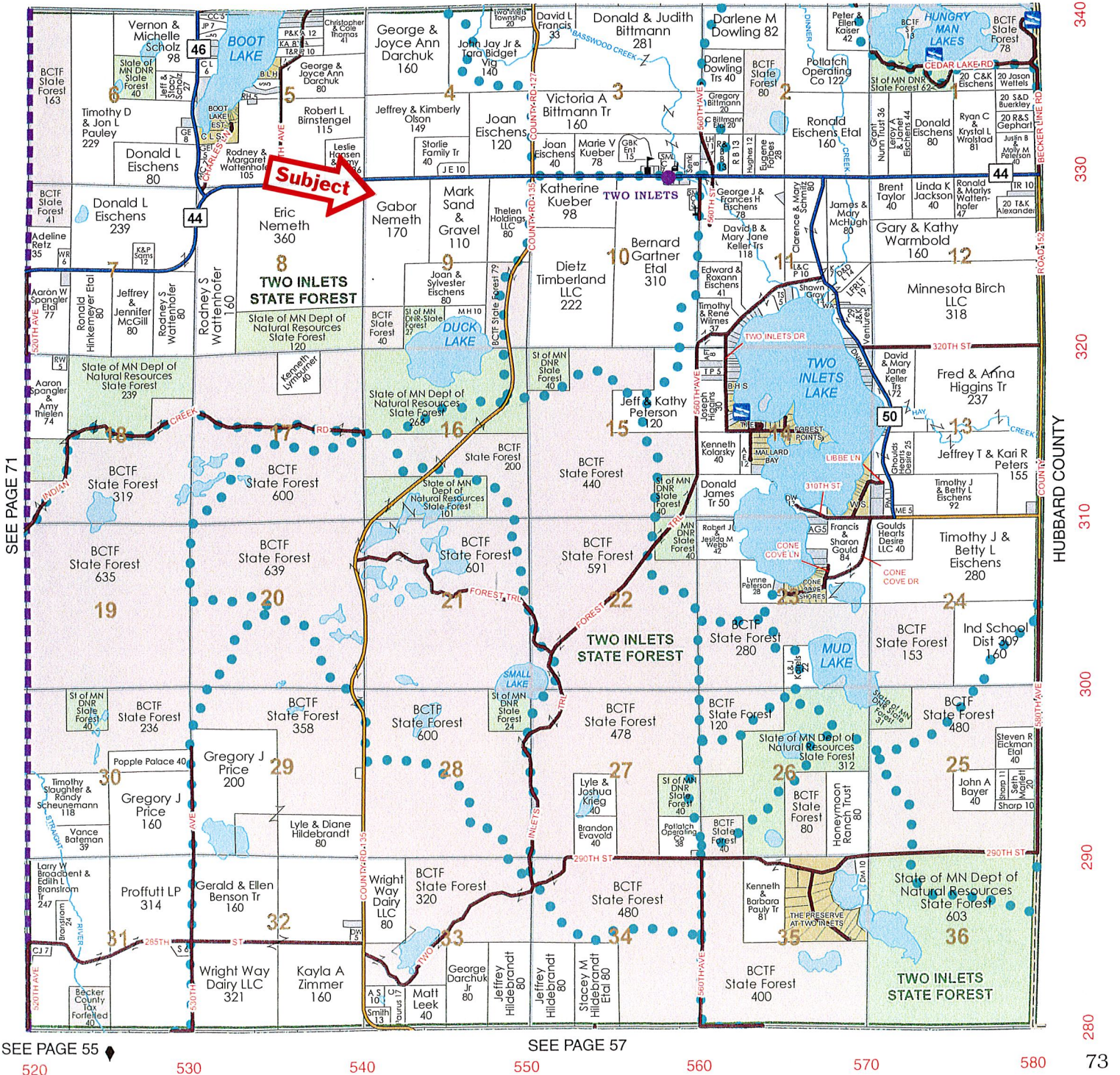


Two Inlets

Township 141N - Range 36W

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PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

October 12th, 2021 @ 6:00 P.M.

****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Kevin P & Todd A Dirks
54097 Grant St
Osage, MN 56570

Project Location: 54097 Grant St
Osage, MN 56570

Todd A & LeeAnn M Dirks
54125 Grant St
Osage, MN 56570

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for an expansion to an existing licensed resort for twenty-six (26) units.

LEGAL LAND DESCRIPTION: Tax ID number: **21.0109.000** Section 17 Township 140 Range 036; GOVT LOTS 1 & 2 EX 10 AC TO BURR, 13.65 AC TO SARGENT & 6 AC TO 21.0109.001. **21.0109.001** Section 17 Township 140 Range 036; EAST 175' OF GOVT LOT 1, WEST 100' OF NE1/4 NW1/4 & PT GOVT LOT 2: BEG NE COR GOVT LOT 2 TH S 138.60', W TO STRAIGHT LK NWLY AL LK TO N LN GOVT LOT 2, TH E AL N LN TO POB EX TWP RD.; Osage Township

REFER TO BECKER COUNTY ZONING ORDINANCE

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PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
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EMAIL: nicole.hultin@co.becker.mn.us

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Conditional Use Application Review

Permit # CUP2021-49

Property and Owner Review

Owner: KEVIN P & TODD A DIRKS	Parcel Number(s): 210109000 210109001
Mailing Address: KEVIN P & TODD A DIRKS 54097 GRANT ST OSAGE MN 56570	Site Address: 54097 GRANT ST
	Township-S/T/R: OSAGE-17/140/036
	Shoreland? Yes Name: Straight (Osage) [RD]
Legal Descr: GOVT LOTS 1 & 2 EX 10 AC TO BURR, 13.65 AC TO SARGENT & 6 AC TO 21.0109.001	

Conditional Use Details Review

Description of Conditional Use Request: **Request a Conditional Use Permit for an expansion to an existing licensed resort for twenty-six (26) units.**

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.

New units will not be any closer to neighbors than existing units.

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.

na

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

New Septic and Drainfield to be installed. Electric fence installed to keep animals out of garbage. Bathrooms open 24/7.

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.

Parking available at each unit.

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.

Scraps from fish Cleaning station that are taken off site to reduce odors. Guests sign a contract that says they won't partake in loud or reckless behavior. Contract can be terminated if problems occur.

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.

na

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

New units won't be visible from the water.

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

Existing well. New Septic and Drain field to be installed.

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

Not increasing dock slips. Boats would need to go in and out same day. Boat landing can be used to get in and out of water.

Business Plan Review

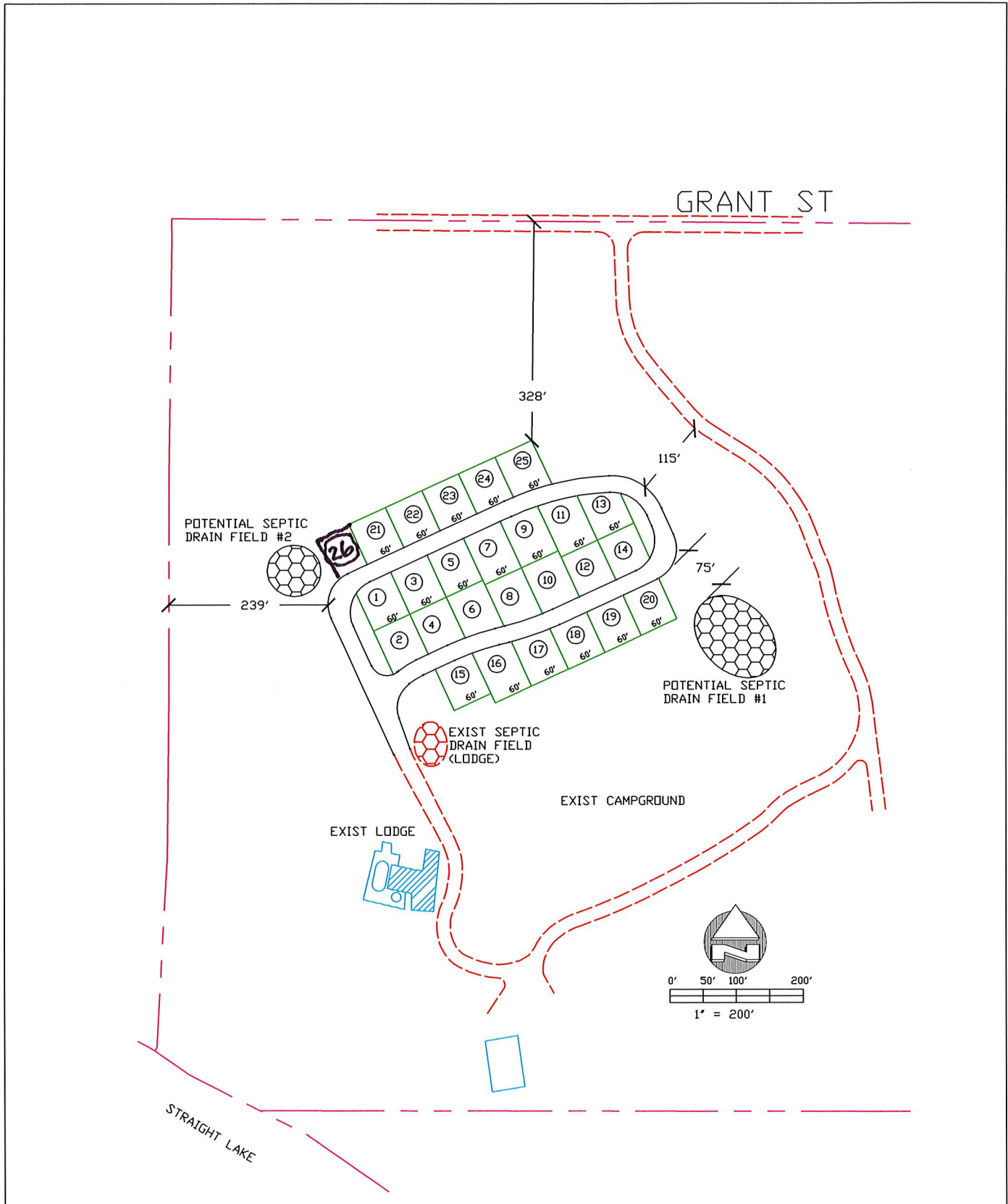
Name of Business: **R & D Resort and Campground**

Business Owners: **Todd Dirks & Kevin Dirks**

Business Type: **Other - Please describe below** If 'Other', explain: **Resort**

Type of Merchandise: **Ice cream, Pizza, Candy**

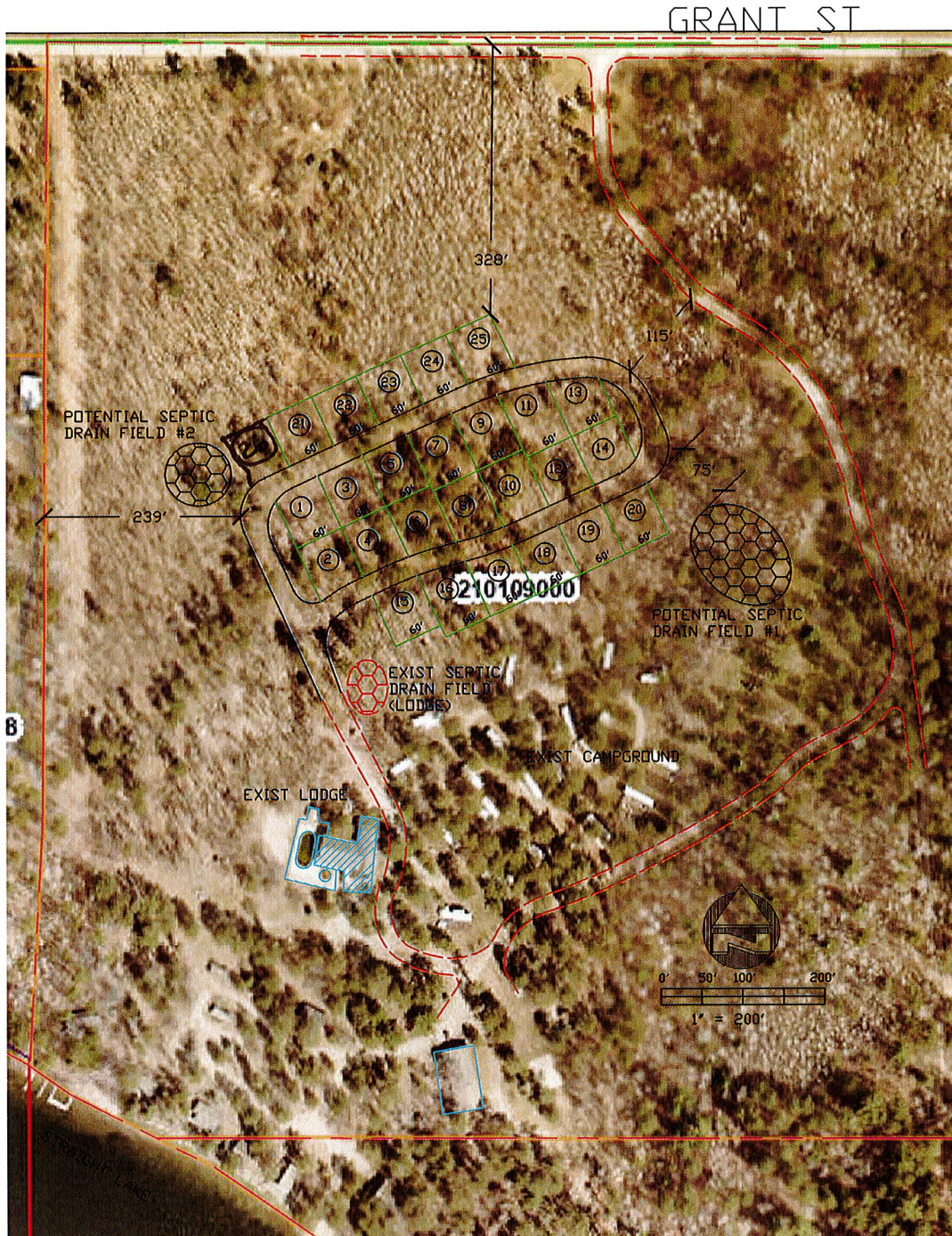
Type of Service: Resort
Hours and Days of Operation: Memorial Day - Oct 1 Camper owners can come to earlier to prepare camper for the season and stay longer to winterize.
Number of Employees: 0
Off-Street Parking Plan: All parking is on the property.
Size of structure to be used for Business: n/a New or Existing:
Signage Plan: Existing directional sign on Cty 48 and Grant St. Also at end of driveway.
Exterior Lighting Plan: Lighting will be added as needed for safety purposes.
Known Environmental Hazards: na
Additional Business Plan Information:



R&D RESORT
 54097 GRANT ST
 OSAGE, MN 56570

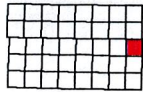


SITE PLAN



R&D RESORT
 54097 GRANT ST
 OSAGE, MN 56570

SITE PLAN



Osage

Township 140N - Range 36W

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