



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****

November 9th, 2021 @ 6:00 P.M.

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

APPLICANT: Scott L McConkey
26626 Whiskey Creek Dr
Detroit Lakes, MN 56501

Project Location: 26626 Whiskey Creek Dr
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Change of Zone from agricultural to residential for a tract of land approximately 2.2 acres in size with the remainder of the parcel to stay agricultural.

LEGAL LAND DESCRIPTION: Tax ID number: **24.0084.001** Section 11 Township 140 Range 041; 11-140-41 S1/2 NW1/4 NW1/4; SW1/4 NW1/4 W OF RD; PT GOVT LOT 4: COMM NE COR SEC 10, W 168.4', SELY AL RD 1266.7', SE 425.1 TO W LN GOVT LOT 4 TO POB; SE 459.3', SW 435', N AL W LN GOVT LOT 4 TO POB (2.1AC).; Richwood 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.



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: Scott McConkey

Applicant's Address: 26626 Whiskey Creek Dr
Detroit Lakes, MN 56501

Telephone(s): 218-280-7784 Date of Application: 9/27/2021

Signature of Applicant: Scott McConkey

Parcel ID Number: 24.0084.001 Project Address: 26626 Whiskey Creek Dr.

Legal Description of Project:

SECTION 1

*Zone Change For Existing Parcel Number 24.0084.001
 Current Zoning Ag Requested Zoning Residential
 Is the change within 2 miles of any city limits? No

SECTION 2 (split will be for a 2.2 ac tract to be zoned res.)

*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? _____

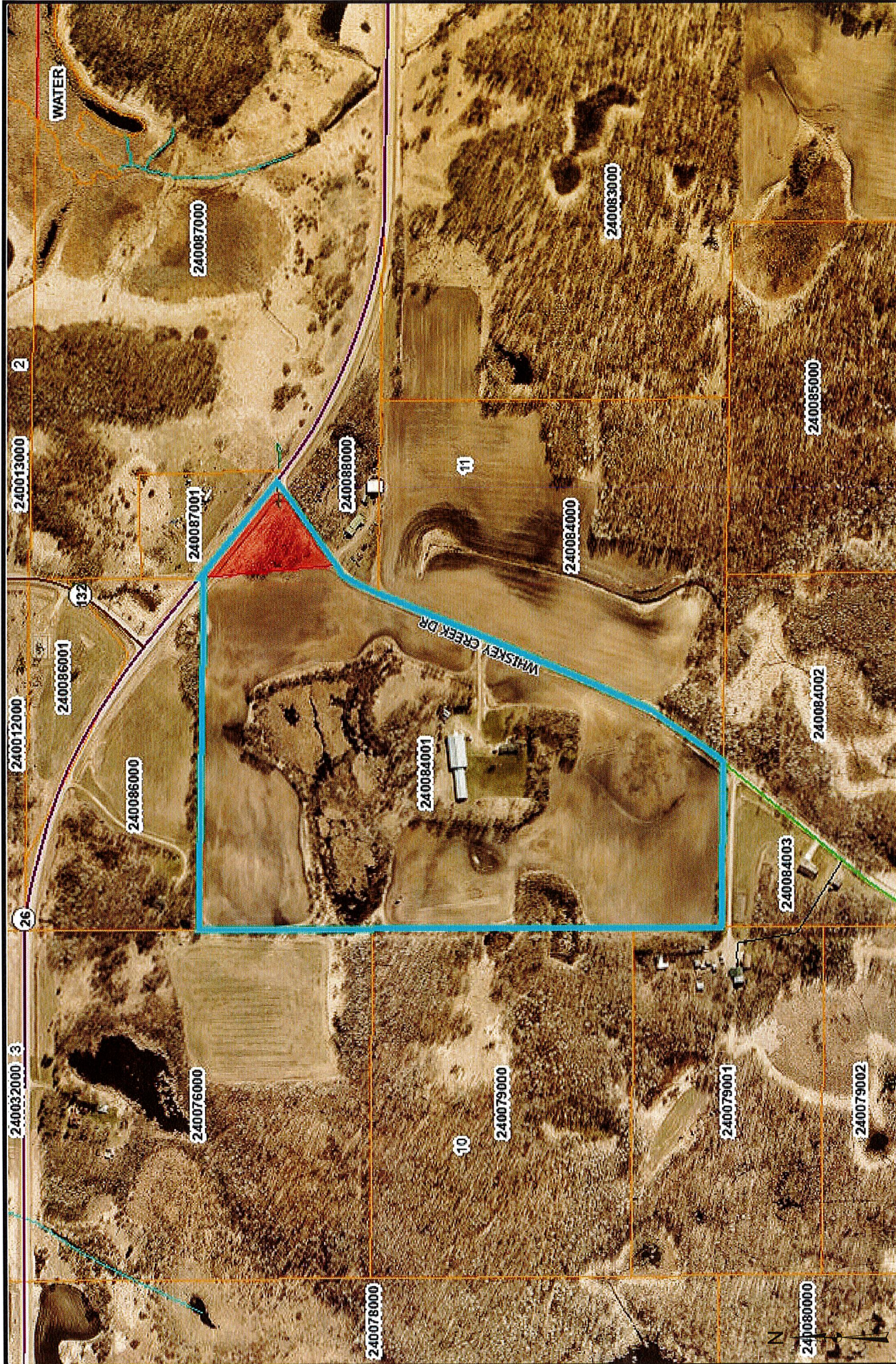
**Include a copy of the purchase agreement if applicant is not the owner of the property.

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 _____
 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 9/27/21 Date Accepted 9/27/21 Authorized Signature [Signature]
 Application Fee _____ Notice Fee _____ Recording Fee _____ Date Paid _____
 Receipt Number _____

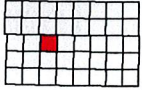


These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:8,451

Date: 9/28/2021

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



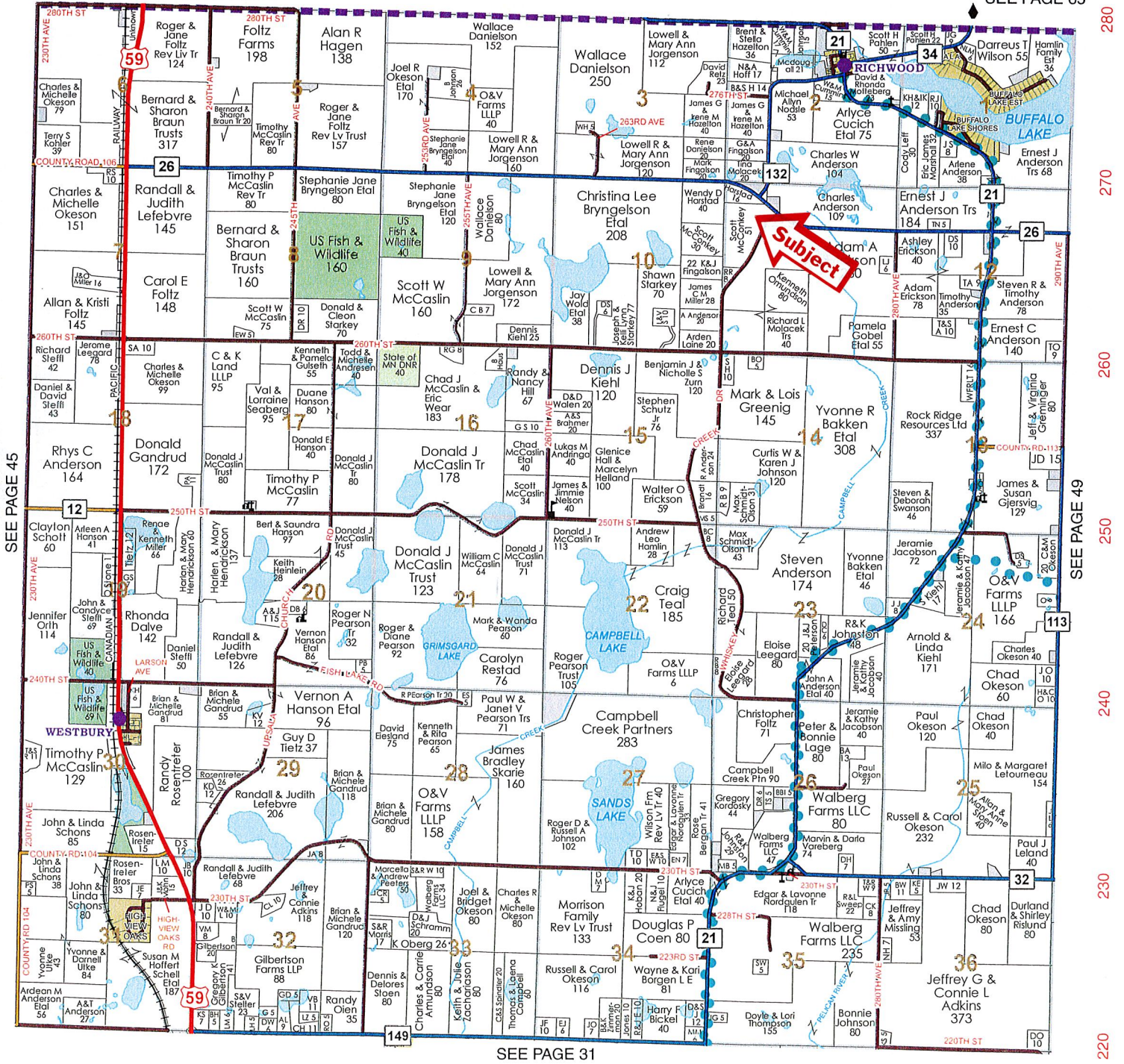
Richwood

Township 140N - Range 41W

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November 9th, 2021 @ 6:00 P.M.

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

APPLICANT: Grethe Winther Beyer RLT
46788 Foss Rd
Osage, MN 56570

Project Location: 53351 St Hwy 34
Osage, MN 56570

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a manufacturing facility.

LEGAL LAND DESCRIPTION: Tax ID number: **21.0303.000** Section 30 Township 140 Range 036; PT NE1/4 NW1/4 & PT SE1/4 NW1/4 COMM N QTR COR, S 673.58' TO POB; SW 659.81', S 1842', E 633.88', N 2009.27' TO POB. TRACT B.; Osage Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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Conditional Use Application Review

Permit # CUP2021-50

Property and Owner Review

Owner: GRETHE WINTHER BEYER RLT	Parcel Number(s): 210303000
Mailing Address: GRETHE WINTHER BEYER RLT 46788 FOSS RD OSAGE MN 56570	Site Address: 53351 ST HWY 34
	Township-S/T/R: OSAGE-30/140/036
	Shoreland? No Name:
Legal Descr: PT NE1/4 NW1/4 &PT SE1/4 NW1/4 COMM N QTR COR, S 673.58' TO POB; SW 659.81', S 1842', E 633.88', N 2009.27' TO POB. TRACT B.	

Conditional Use Details Review

Description of Conditional Use Request: **This location has a 4,992 Sq. foot steel building that will house our Solar Thermal manufacturing. There is also a Quonset on the property that we will use for storing our solar panels.**

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.

This property is located on 28 acres with no neighbors in close proximity to the shop.

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.

Planned activities will have limited impact on the surrounding area. Intended use will not produce any agriculturally significant waste or situations

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

The location has all necessary utilities and access roads

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.

This location has more than adequate parking as it was previously used as a flea market.

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.

This property has no neighbors in close proximity. Assembly will take place in the existing wood frame/steel building and will not create any offensive odors, fumes, dust, noise or vibration. The lighting will be surrounded by existing tree cover and will not disturb neighboring properties.

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: **Akiing/8th Fire Solar**

Business Owners: **Akiing/8th Fire Solar**

Business Type: **Other - Please describe below** If 'Other', explain: **Solar Thermal Panel manufacturing**

Type of Merchandise: **Solar Thermal panels**

Type of Service: **Manufacture solar panels that provide additional heat source**

Hours and Days of Operation: **M-F 8:00am - 6:00 pm**

Number of Employees: **8**

Off-Street Parking Plan: **The building we intend to use for manufacturing is approximately 350ft from Highway 34**

Size of structure to be used for Business: **48x104 wood frame steel building and we will use the existing 30x40 Quonset also for storage of the "ready to ship" solar panels.**

New or Existing: **Existing Structure**

Signage Plan: **We would like to have signage off Highway 34- 4x8 or larger depending on what is allowable**

Exterior Lighting Plan: **The current lighting at the property may be sufficient-we may want to add additional exterior lights to the front of the existing building**

Known Environmental Hazards: **NO**

Additional Business Plan Information: **If the conditional use plan is approved - we plan to move 8th Fire Solar from our current location 49164 County Highway 26 in Ponsford to this location**



MLS 5769149 (Pending)

\$469,900

Osage MN 56570

<p>Print Flyer</p>	<p>Print Brochure</p>	<p>Back To Listings</p>
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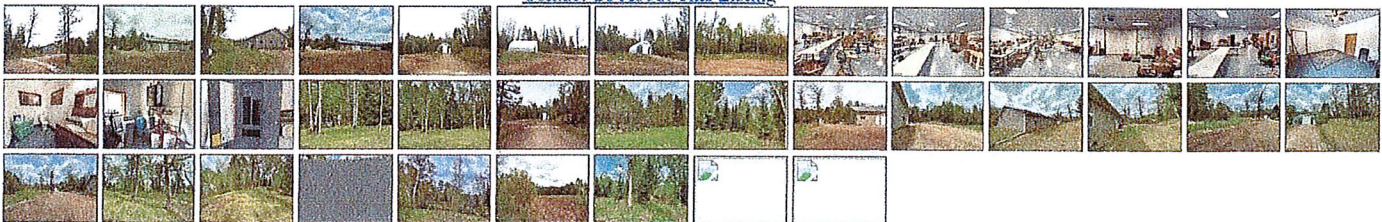
Great offering west of Osage on 28 wooded acres. The numerous opportunities makes this property so desirable. Features a 48 x 104 building with in-floor heat, kitchen area, bathroom which is also plumbed for a shower, office/bedroom and utility room with storage area. Currently used for manufacturing but if you are looking for a "shouse", the house of the future, what an opportunity! To add to the charm is a 30x40 hoop building for additional storage. Whether you are looking for storage, business opportunity, hunting, or living quarters, come check it out and see how you can make this great property work to complete that dream you always had.

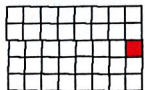
Additional Details

Lot Acres: 28.000
 School District: 309 - Park Rapids
 County: Becker
 Taxes: \$4,416
 Taxes with Assessments: \$4,416
 Tax Year: 2021

Additional Features

Lot Description: Tree Coverage - Heavy, Tree Coverage - Light, Tree Coverage - Medium, Underground Utilities
 Road Frontage: Paved Streets, State Road
[Contact Us About This Listing](#)



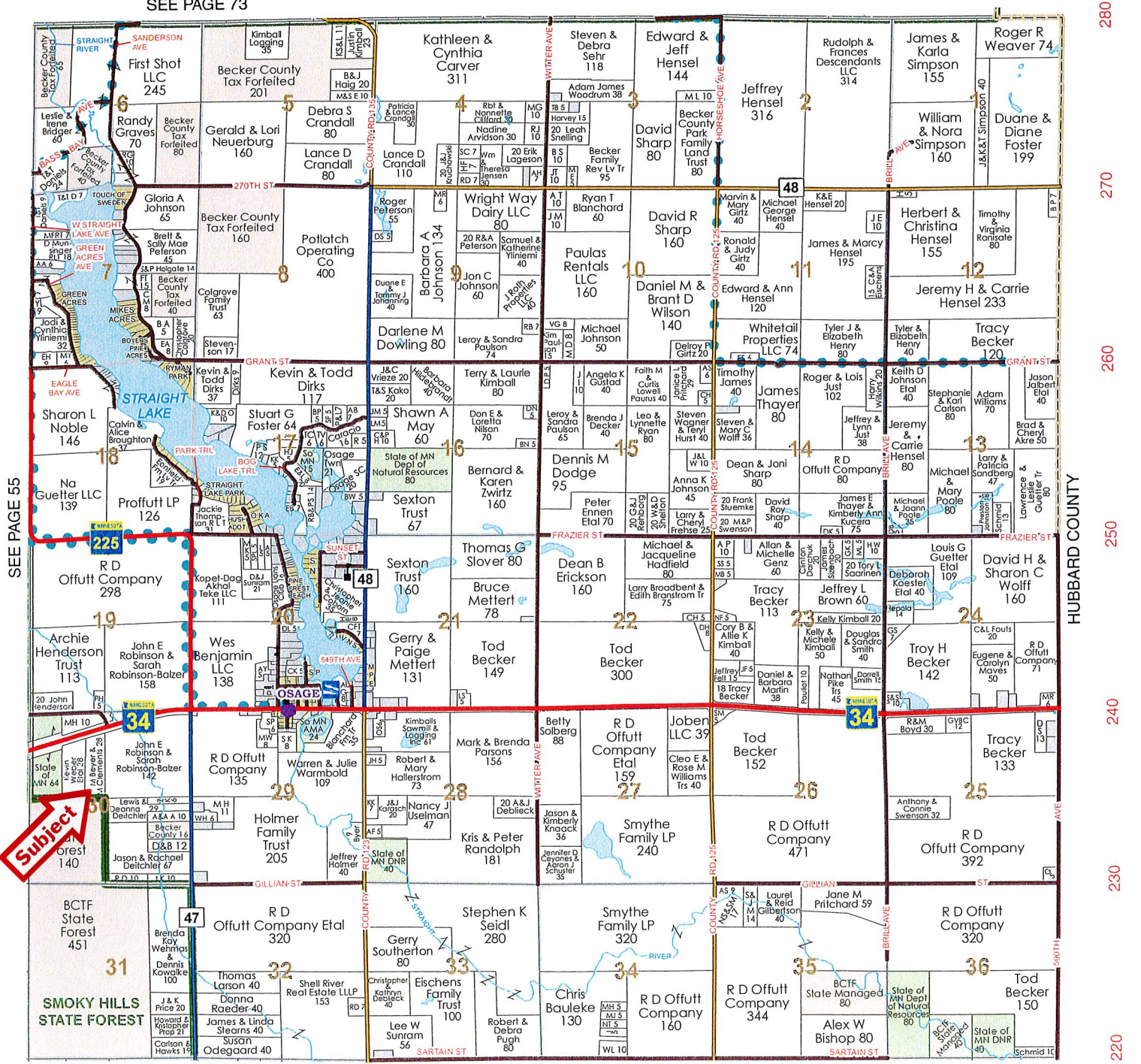


Osage

Township 140N - Range 36W

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