



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****

September 14th, 2022 @ 6:00 P.M.

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

APPLICANT: Raymond & Kristine Johnston
27185 Little Floyd Lake Rd
Detroit Lakes, MN 56501

Project Location: 22966 Co Hwy 21
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for storage units and onsite sales.

LEGAL LAND DESCRIPTION: Tax ID number: **24.0197.000** Section 26 Township 140 Range 041; 26-140-41 PT SW1/4 SW1/4; PT NE1/4 SW1/4: COMM SW COR SEC 26 E 782.20' TO POB; N 38.20', ELY 358.22', N 927.34', NELY 428.01', W 998.76', S 945.47', E 487.77', S 390.48' TO POB.; 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.

Conditional Use Application Review

Permit # CUP2022-69

Property and Owner Review

Owner: RAYMOND & KRISTINE JOHNSTON	Parcel Number(s): 240197000
Mailing Address: RAYMOND & KRISTINE JOHNSTON 27185 LITTLE FLOYD LAKE RD DETROIT LAKES MN 56501	Site Address: 22966 CO HWY 21
	Township-S/T/R: RICHWOOD-26/140/041
	Shoreland? No Name:

Legal Descr: **26-140-41 PT SW1/4 SW1/4; PT NE1/4 SW1/4: COMM SW COR SEC 26 E 782.20' TO POB; N 38.20', ELY 358.22', N 927.34', NELY 428.01', W 998.76', S 945.47', E 487.77', S 390.48' TO POB.**

Conditional Use Details Review

Description of Conditional Use Request: **Commercial Storage and Sales**

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.

It is very well screened by natural vegetation, topography, and other buildings from nearly all directions.

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.

Storage is not prone to impede any type of development.

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

Access to the building is existing and all drainage will be in accordance with the Becker County Zoning Ordinance.

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.

Outside parking is abundant if necessary.

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.

Outside of regular traffic to and from the building for loading and unloading, storage does not create any of the listed nuisances.

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: **TBD**

Business Owners: **TBD**

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

Type of Merchandise: **Various Items**

Type of Service: **Storage Rental and Sales**

Hours and Days of Operation: **24hrs/day, 7 days/week for Storage**

Number of Employees: **0**

Off-Street Parking Plan: **Adequate measures have been or will be taken to provide the sufficient off street parking and loading space to serve the proposed use.**

Size of structure to be used for Business: **A couple buildings sitting on blocks waiting for permit approval before setting permanently.**

New or Existing: **Existing Structure**

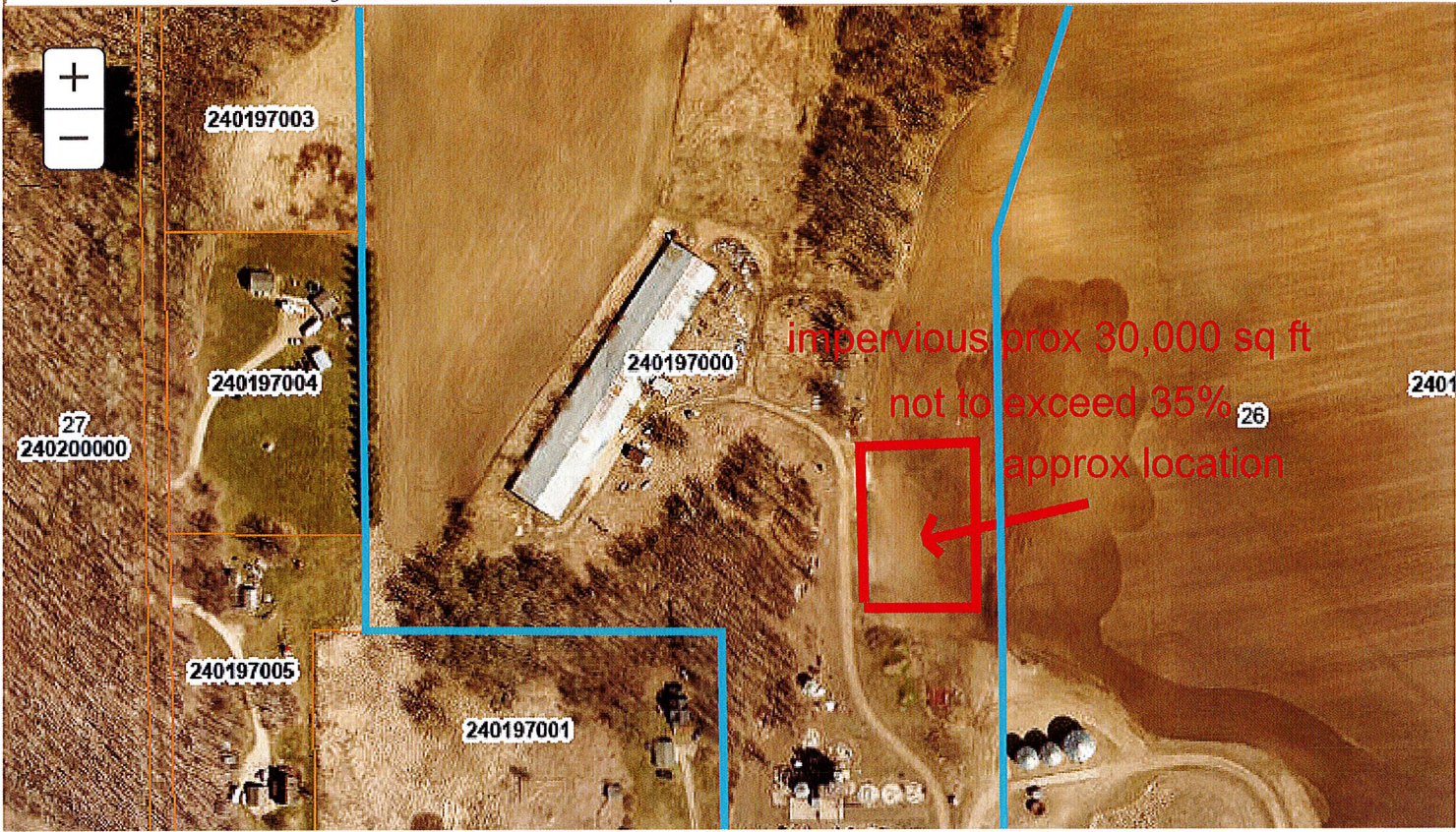
Signage Plan: **Signage to be as allowed by ordinance**

Exterior Lighting Plan: **Lighting to be as allowed by ordinance.**

Known Environmental Hazards: **NA**

Additional Business Plan Information:

<input type="button" value="Zoom In"/>	<input type="button" value="Zoom Out"/>	<input type="button" value="Pan"/>	<input type="button" value="Zoom Prev Navigation"/>	<input type="button" value="Zoom Next"/>	<input type="button" value="Zoom Select"/>	<input type="button" value="Zoom Extent"/>	<input type="button" value="Clear"/>	<input type="button" value="Search Commands"/>	<input type="button" value="Identify"/>	<input type="button" value="Links"/>	<input type="button" value="Legend View"/>	<input type="button" value="Results View"/>	<input type="button" value="X/Y"/>
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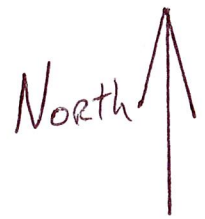


Scale 1:

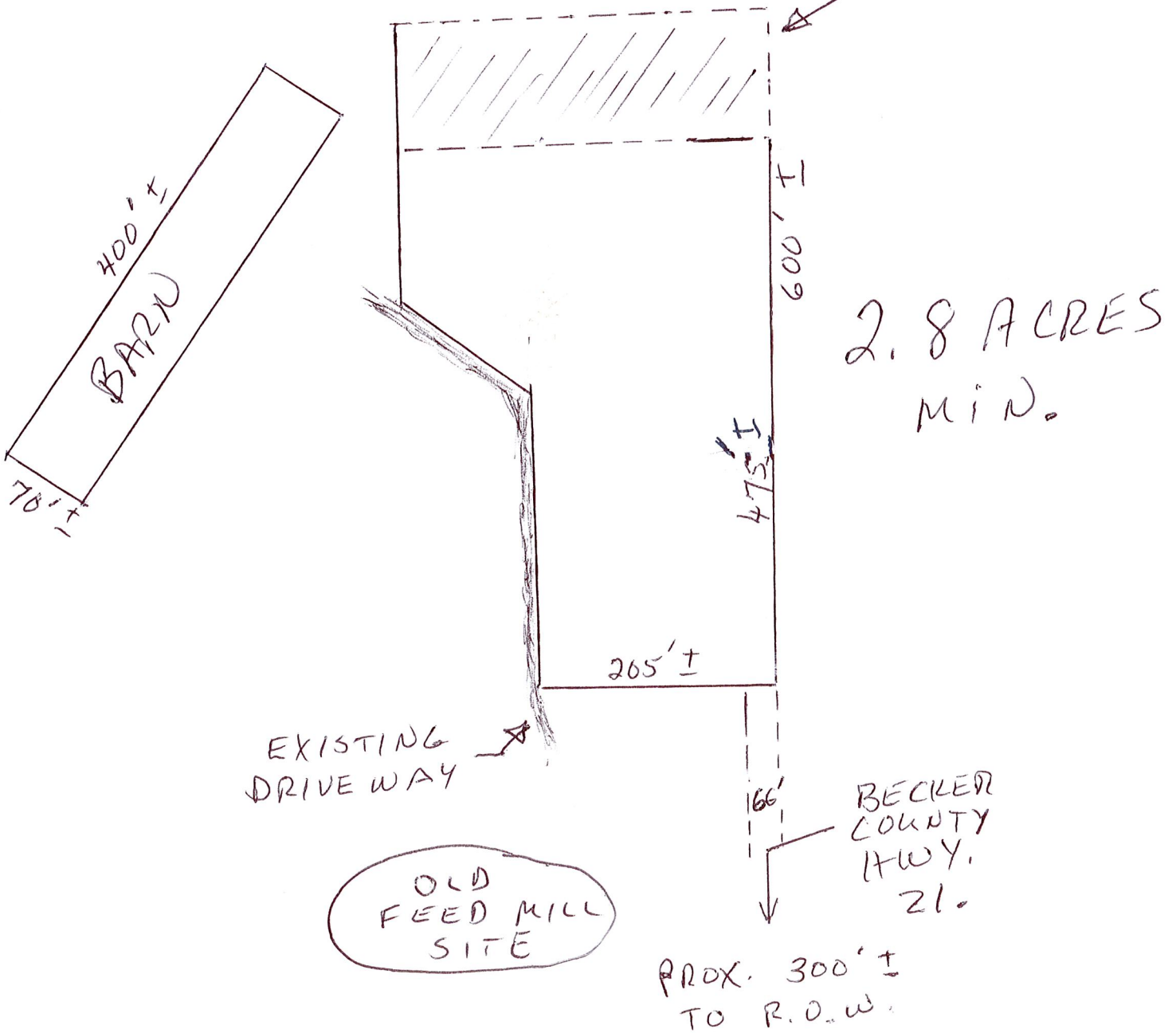
RAY JOHNSTON

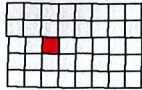
PARCEL NO. 240197000

22966 COUNTY HWY. 21



IN THIS AREA:
NORTH EAST/WEST
LINE TBD
BY SURVEY.





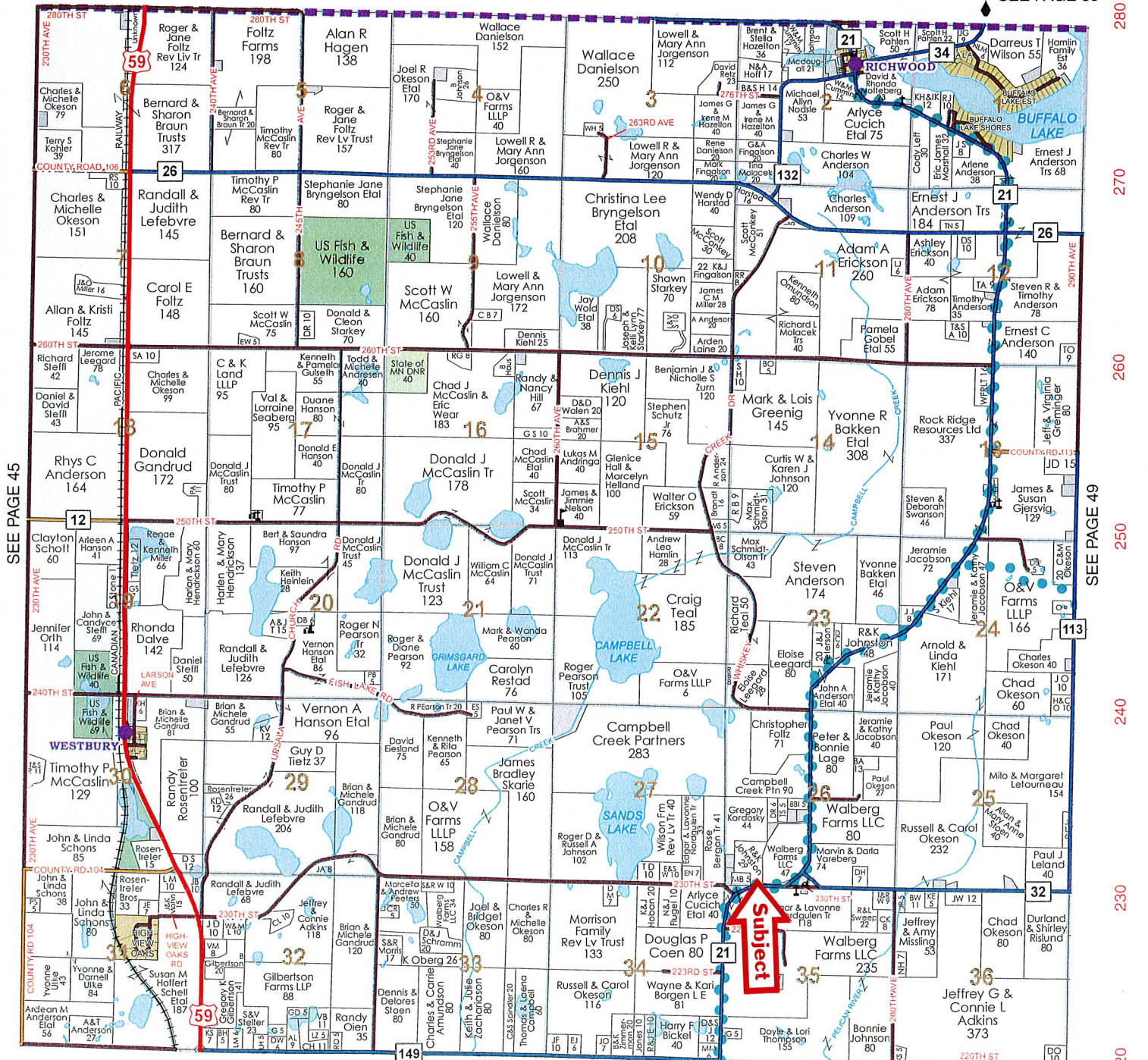
Richwood

Township 140N - Range 41W

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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****

September 14th, 2022 @ 6:00 P.M.

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

APPLICANT: Jill L Mohn & Kevin J Mohn
34172 Camp Cherith Rd
Frazee, MN 56544

Project Location: 23938 Highview Oaks Rd
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Change of Zone from Agricultural to Residential for proposed Tracts A and B.

LEGAL LAND DESCRIPTION: Tax ID number: **24.0237.000** Section 31 Township 140 Range 041; S 720' OF NE1/4 OF NE1/4 W OF HWY #59 EX .21 AC FOR HWY; Richwood Township

REFER TO BECKER COUNTY ZONING ORDINANCE

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
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: Kevin Mohn

Applicant's Address: 34172 Camp Cherith Rd, Frazee MN 56544

Telephone(s): 2182341616 Date of Application: 07/25/22

Signature of Applicant: Kevin Mohn

Parcel ID Number: 24.0237.050 Project Address: 23938 Highway 60 Lakes Rd

Legal Description of Project: Detroit Lakes, mn 56501

SECTION 1

*Zone Change For Existing Parcel Number 24.0237.00 - Tracts A & B only
Current Zoning Ag Requested Zoning Residential
Is the change within 2 miles of any city limits? no

SECTION 2

*Certificate Of Survey: Number of Lots 2 new
Shoreland (within 1000 ft of lake) _____ Nonshoreland
Current Zoning of property Agricultural
Is a change of zone required? yes _____ no - for tracts A & B
If yes, change from Ag Zone to Residential Zone.
Total acreage of parcel to be subdivided 14.79
Is the change within 2 miles of any city limits? no

**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.

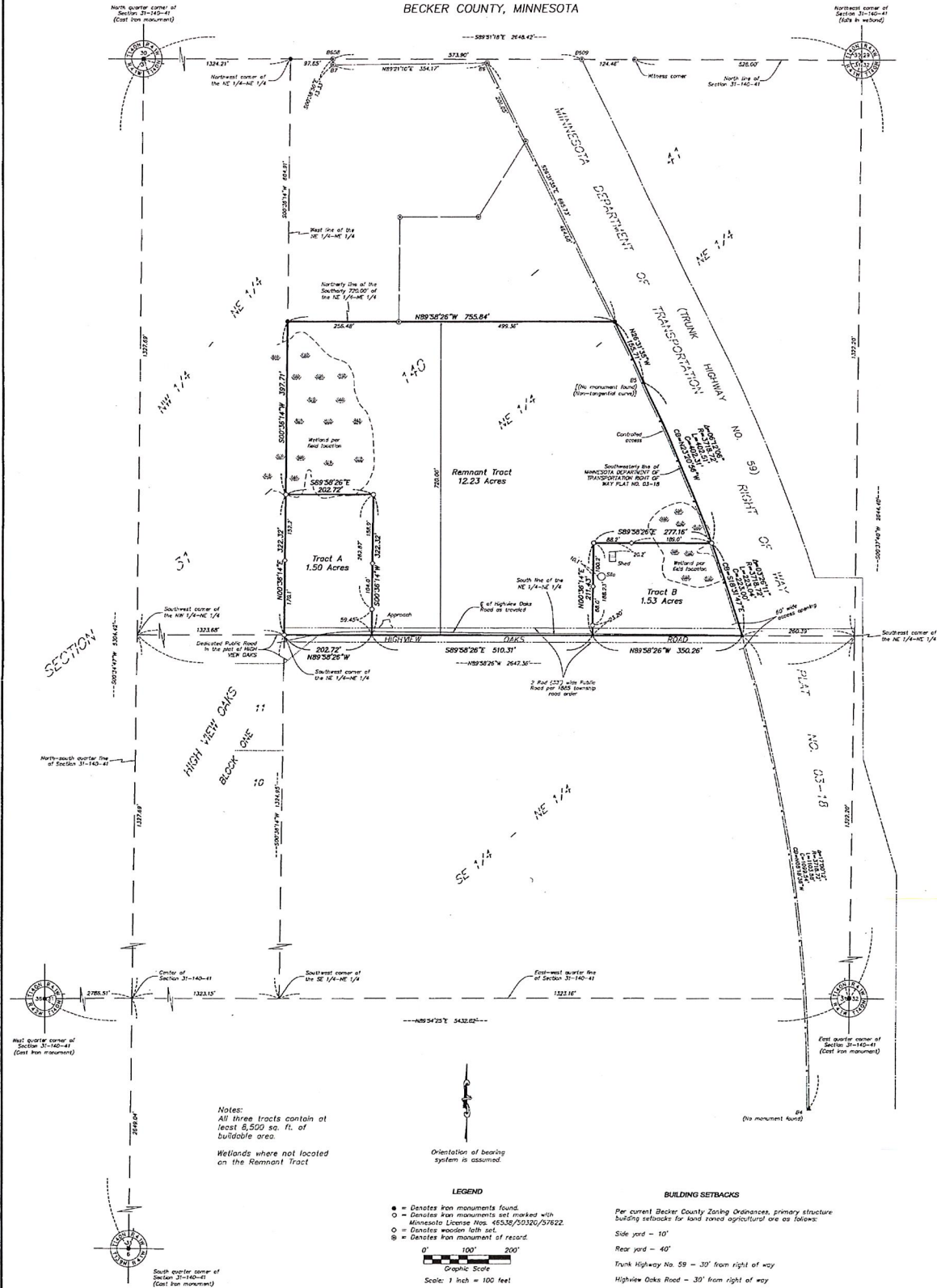
Date Received 7/25 Date Accepted _____ Authorized Signature _____

Application Fee _____ Notice Fee _____ Recording Fee _____ Date Paid _____

Receipt Number _____

CERTIFICATE OF SURVEY

IN THE NE 1/4-NE 1/4
SECTION 31-140-41
BECKER COUNTY, MINNESOTA



Notes:
All three tracts contain at least 5,500 sq. ft. of buildable area.
Wetlands where not located on the Remnant Tract

LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments not marked with Minnesota License Nos. 46236/50320/57622
- = Denotes wooden faith set.
- ⊙ = Denotes iron monument of record.

0' 100' 200'
Graphic Scale
Scale: 1 inch = 100 feet

BUILDING SETBACKS

Per current Becker County Zoning Ordinances, primary structure building setbacks for land zoned agricultural are as follows:

Side yard - 10'
Rear yard - 40'
Trunk Highway No. 59 - 30' from right of way
Highway Oaks Road - 30' from right of way

SURVEY DISCLAIMER:
This survey was prepared without the benefit of either a title commitment or an opinion of title, or an abstraction of the parties or interests of record and/or rights of way. Meadowland Surveying, Inc., and the undersigned professional surveyors make no warranties or representations regarding information shown herein, including but not limited to, easements, reservations, rights of way, adjacent lines, agreements, mortgages, or other similar matters other than those shown upon this survey or related plat. The undersigned surveyor has not made a search of the public records for any liens, mortgages, easements, reservations, rights of way, adjacent lines, agreements, mortgages, or other similar matters other than what is readily ascertainable through the County records. The use of the County records in this manner shall be confined to a general or thorough investigation of the public records as much as is practicable by an abstractor of the public or copies of title by an abstractor of title. Meadowland Surveying, Inc., and the undersigned surveyor make no representation as to the status of title or interests on the property described herein.

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

CLIENT:
KEVIN MOHN & JILL MOHN
34722 CAMP CHERITH ROAD
FRAXEE, MN 56544

COMP FILE: J3SECTION(0000)
S/T/R: 31/140/41
DWG FILE: 31MOWN_C05
COMP BY: JEL
DRAWN BY: JEL

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.

Justin P. Pfeiffer
Prof. Stamp
Signature: _____
Date: July 22, 2022 License # 57622

Released and indicates a official seal.

DRAWING NUMBER: 10185-15

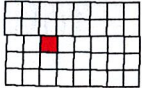


These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:4,514

Date: 8/15/2022

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



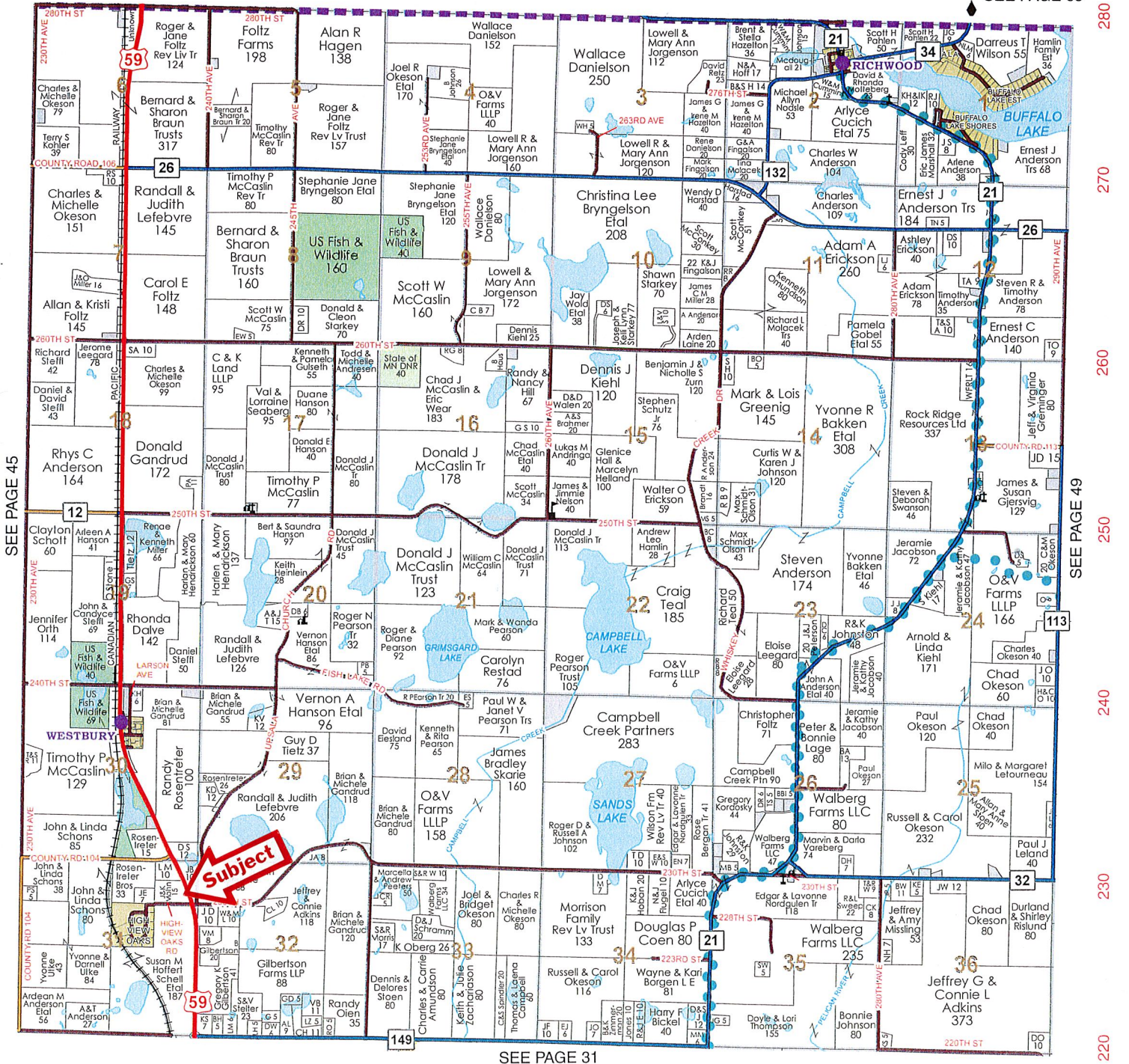
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Township 140N - Range 41W

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September 14th, 2022 @ 6:00 P.M.

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

APPLICANT: 2J2 Investment Group LLC
1415 W Gateway Cir S #9
Fargo, ND 58103

Project Location: TBD Sayler's Beach Rd
Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT:

1. Request a Change of Zone from Agricultural to Residential.
2. Request a Preliminary Plat for two (2) riparian lots and seven (7) non-riparian lots to be called THE PRESERVE AT STAKKE LAKE.

LEGAL LAND DESCRIPTION: Tax ID number: **18.0176.000** Section 27 Township 139 Range 043; GOVT LOTS 8 & 9 LESS PLAT SAYLER'S BEACH EST AKA 31 AC; Tax ID number: **18.7018.002** Section 34 Township 139 Range 043; LOT 5 REF:18.0233.001; Lake Park Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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915 Lake Avenue
Detroit Lakes, MN 56501

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

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SUBDIVISION / ZONE CHANGE
BECKER COUNTY
PLANNING & ZONING

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

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

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

Applicant's Name: Don Hochhalter 2J2 Investment Group LLC

Applicant's Address: 1415 W Gateway Cir S, Unit #9
Fargo, ND 58103

Telephone(s): 701-388-9339 Date of Application: _____

Signature of Applicant: *[Signature]*

Parcel ID Number: 180176000 and 187018002 Project Address: Lake Park Township

Legal Description of Project:

Gov Lots Eight (8) and Nine (9) of Section Twenty-seven (27), Township One Hundred Thirty-nine (139) North of Range Forty-three (43) West of the Fifth Principal Meridian in Becker County, Gov. lot 5 in Section 34, Township 139 North Range 43 west

SECTION 1

*Zone Change For Existing Parcel Number 180176000 and 187018002
 Current Zoning Ag Requested Zoning Residential
 Is the change within 2 miles of any city limits? _____

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 property.

SECTION 3

*For Preliminary Plat:
 Number of Lots 9
 Name of Subdivision The Preserve at Stakke Lake
 Name of Proposed Roads _____
 Shoreland (within 1000 ft of lake) _____ Non-shoreland _____
 Current Zoning of property Agricultural
 Is a change of zone required? yes no
 If yes, change from Ag Zone to Residential Zone.
 Total acreage of parcel to be subdivided 25.1
 Is the change within 2 miles of any city limits? No

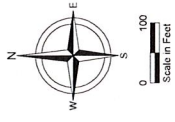
**Include a copy of the purchase agreement if applicant is not the property owner.

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

PRELIMINARY PLAT OF THE PRESERVE AT STAKKE LAKE

IN GOVT. LOTS 8 AND 9 OF SECTION 27, AND GOVT. LOT 5 OF SECTION 34,
ALL IN TOWNSHIP 139 NORTH, RANGE 43 WEST
BECKER COUNTY, MINNESOTA

CURVE #	BEARING	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
C1	S85°54'20"E 289.70'	S85°54'20"E 289.70'	289.70'	S85°54'20"E 289.70'
C2	S85°54'20"E 289.70'	S85°54'20"E 289.70'	289.70'	S85°54'20"E 289.70'
C3	S85°54'20"E 289.70'	S85°54'20"E 289.70'	289.70'	S85°54'20"E 289.70'
C4	S85°54'20"E 289.70'	S85°54'20"E 289.70'	289.70'	S85°54'20"E 289.70'
C5	S85°54'20"E 289.70'	S85°54'20"E 289.70'	289.70'	S85°54'20"E 289.70'
C6	S85°54'20"E 289.70'	S85°54'20"E 289.70'	289.70'	S85°54'20"E 289.70'
C7	S85°54'20"E 289.70'	S85°54'20"E 289.70'	289.70'	S85°54'20"E 289.70'



- LEGEND**
- FOUND IRON MONUMENT WITH LAND SURVEY NO. 54133
 - METAL
 - POSSIBLE SEPTIC LOCATIONS 1:500 S.F.
 - ▨ 3 STEP SLOPES
 - DOWNSLOPE CONTOUR LINE WITH SLOPE PERCENTAGE BASED FROM DRAINAGE DIRECTION
 - GENERAL DRAINAGE DIRECTION
 - Total Plat Area: 25.12 Acres
- DEVELOPER: DYN HOLDINGS LLC
 1415 W. GARDEN COR. S. #2
 MINNEAPOLIS, MN 55425
- SURVEYOR: CHRIS H. HANSEN
 MOORE ENGINEERING, INC.
 FORTUNE PAVILION, MN

PROPERTY DESCRIPTION

Government Lots Eight (8) and Nine (9) of Section Twenty-seven (27), Township One Hundred Thirty-nine (139) North of Range Forty-three (43) West of the Fifth Principal Meridian in Becker County, Minnesota, EXCEPTING THEREFROM the Plat of Sawyer's Block in Becker County, Minnesota.

AND

Government Lot Five (5) of Section Twenty-seven (27), said Township One Hundred Thirty-nine (139) North of Range Forty-three (43) West of the Fifth Principal Meridian in Becker County, Minnesota;

GENERAL NOTES

THE PROPOSED LOTS ARE ALL WITHIN 1000' OF STAKKE LAKE (AS SHOWN ON THE SURVEY). THE PROPOSED LOTS ARE ALL WITHIN 100' OF STAKKE LAKE (AS SHOWN ON THE SURVEY). THE PROPOSED LOTS ARE ALL WITHIN 100' OF STAKKE LAKE (AS SHOWN ON THE SURVEY). THE PROPOSED LOTS ARE ALL WITHIN 100' OF STAKKE LAKE (AS SHOWN ON THE SURVEY).

BUILDING DETAILS ARE SHOWN THIS

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS



PARCEL ID NUMBER
 18.076.000

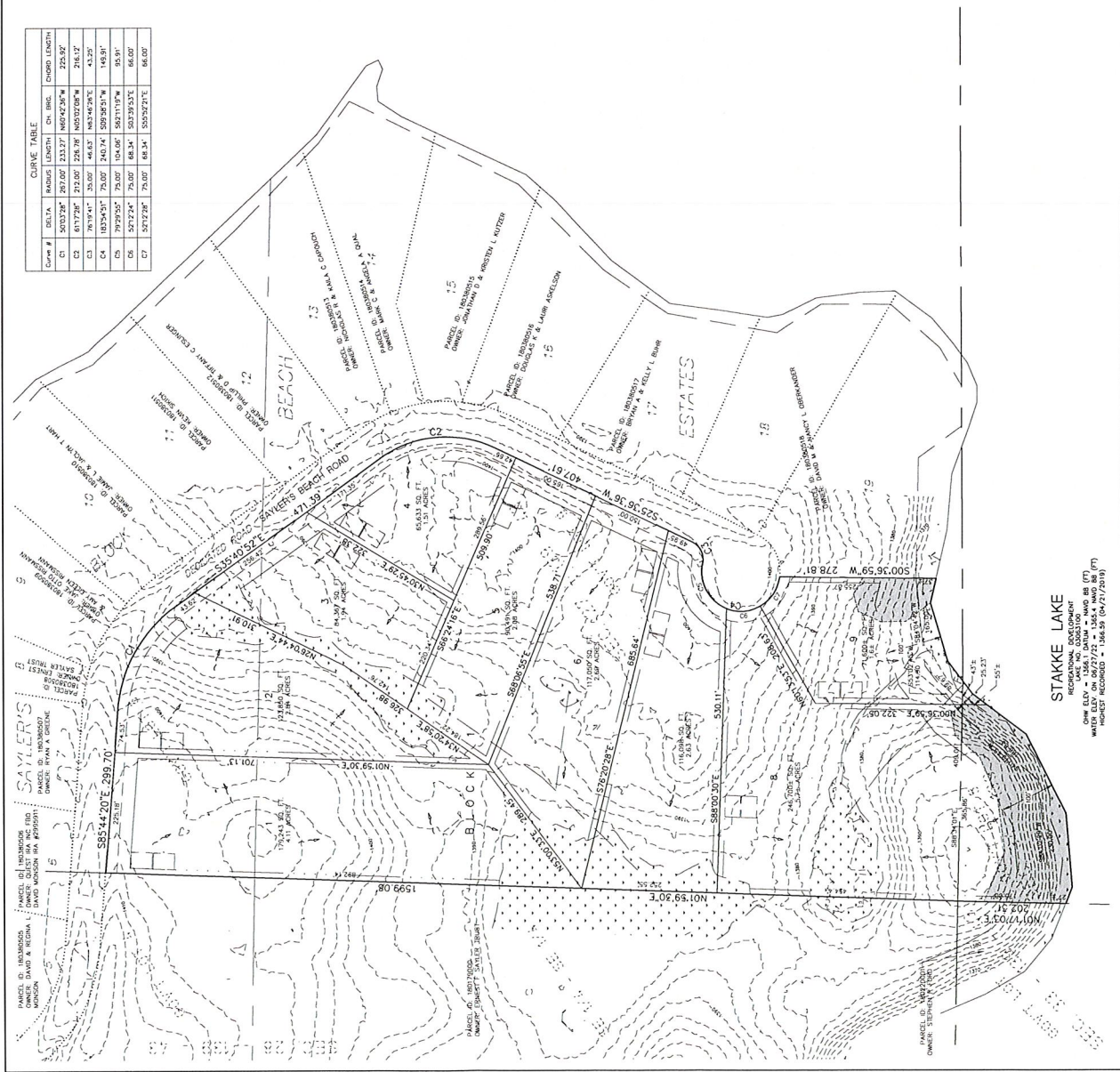
PROPERTY ADDRESS
 18.076.000

CERTIFICATION

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

Chris Hansen
 State of Minnesota
 License No. 156259

Date above August 15, 2018



STAKKE LAKE
 RESERVOIR, DOUGLASSHOLE
 OWN ELEV. - 445.00' (M)
 WATER ELEV. ON 06/27/12 = 434.4' NAVD 83 (FT)
 HIGHEST RECORDED = 436.59' (04/17/2018)

8/15/2022

THE PRESERVE AT STAKKE LAKE

Government Lots 8 and 9 of Section 27, Township 139 North of Range 43 West of the Fifth Principal Meridian known as Parcel ID 180176000, and Government Lot 5 in Section 34, Township 139 North Range 43 West known as Parcel ID 187018002.

DECLARATION OF PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that the owners of all the lots located within The Preserve at Stakke Lake according to the certified plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota, do hereby adopt the following protective covenants to apply to all lots in the plat of The Preserve at Stakke Lake, prepared by Moore Engineering, Inc.

1. All buildings shall be located on their respective lot in accordance with the applicable state, county, city or township regulations, ordinances or laws which shall supersede any provisions contained herein.
2. Use of Land. All the lots in said subdivision shall be known and described as single-family residential lots and each of said lots shall be used for single-family residential purposes only. Any dwelling erected on any lot in the plat shall be new construction only and shall have a ground floor area of not less than 1,600 square feet, excluding decks, patios, and garages. The dwelling shall be erected on a permanent foundation including, but not limited to, a basement or concrete slab. No manufactured trailer homes having wheels shall be placed on any lot within the subdivision at any time. With the exception of lots 3 and 4, an outbuilding and detached garage may be permitted without a residence with the consent of the developer.
3. Structures Other Than Residence. All outbuildings shall match and conform to the residence. No sheds, shops or outbuildings of any kind which may be considered unsightly or objectionable to other residents of said subdivision are permitted.
4. Construction Time. Once started, all construction, including landscaping, on any building in the subdivision shall be completed within one (1) year from the starting date. No motor home, camper, fifth wheeler, trailer, tent, or shack shall be occupied upon any lot in the subdivision except for a period not to exceed one (1) year during the construction of a permanent dwelling. During construction, the builder or lot owner shall be responsible for keeping the construction debris contained on the lot and in construction waste containers.
5. Lot Condition. All lots shall be kept free of noxious weeds and shall be mowed during the summer months.
6. Minnesota Water and Pollution Agency (MWPA). When building or landscaping, all lot owners must follow the rules and regulations of the Minnesota Water and Pollution Agency.

7. Sewage Disposal. All sewage and wastewater from indoor toilets or sinks shall be disposed of through underground septic tanks and/or cesspools. All such septic tanks and cesspools shall be properly installed and shall have proper underground drainage so that no offensive orders will be created. No outdoor toilets shall be erected or maintained anywhere in this subdivision, except for and during construction.
8. Animals. No livestock, except domestic household pets shall be permitted. All dogs in the subdivision shall be always under the control of the owner or shall be confined strictly to the owner's property. Dogs that are habitually noisy or cause damage to persons or property shall be deemed a nuisance and may be eliminated from the area. No cows, goats, or any domestic or other animal, poultry, or fowl of any kind shall be kept in said subdivision except dogs and cats, and the keeping of dogs shall be subject to regulations set forth in the preceding paragraph. No household shall keep more than two (2) dogs or two (2) cats or any combination of no more than two pets.
9. Vehicles and Equipment. No household shall keep more than three cars or pickups and no disabled vehicles shall remain on lot. No lot shall be used for exterior storage of recreational vehicles, boats, watercraft, trailers, tractors, or large equipment. Other motorized vehicles, such as motorcycles and snowmobiles, shall not be driven anywhere in the development except for ingress and egress on dedicated roads.
10. Commercial Activities or Buildings. No commercial buildings of any kind shall be permitted upon any lot in said subdivision, but this restriction shall not preclude the pursuit of hobbies which are wholly confined within the dwelling and which are not offensive or of a kind which may in any way become an annoyance or nuisance to the neighborhood. No commercial activity of any kind shall be permitted except for a home business and/or residents that are employed as a remote worker. A home business is a business operated out of the Owner's residence and is allowed only if there is no external evidence of the business other than a business sign, not to exceed 2 feet by 2 feet in size. Lot 9, the Developer's lot, is the single exception whereby Developer will maintain a private job site for managing development improvements.
11. Garbage and Refuse Disposal. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall be kept in sanitary containers and neatly stored. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No junked vehicles or accumulation of unsightly refuse shall be permitted.
12. View Obstructions. No fences, walls, hedges, or other shrubbery shall be constructed or maintained so as to restrict the view of adjoining property Owners or at intersections that might interfere with traffic.
13. Fences. No fences are permitted except for pool enclosure and then must not be chain link.
14. Hunting. There shall be no hunting of any kind within the subdivision.
15. Enforcement. If any party violates or attempts to violate any of these Protective Covenants during the life thereof, it shall be lawful for any party in interest in any plot, parcel, or lot in said subdivision to institute and prosecute proceedings at law or in equity against such party, either to prevent the said violation or to recover damages.
16. Invalidation. Invalidation of any one of these Protective Covenants by judgement or court order shall in no way affect any other of the said covenants and all other covenants shall remain in full force and effect.
17. Purpose and Modification. The foregoing Protective Covenants are created to establish a desirable and uniform plan for the development and protection of the said subdivision and of the Owners of all the lots therein. The covenants and restrictions herein created and adopted may be waived, terminated, or modified as to the whole of The Preserve at Stakke Lake or any portion thereof with the written consent of the Owners of 75% of the

lots of said The Preserve at Stakke Lake. No such waiver, termination or modification shall be executed and recorded in the Office of the County Recorder of Becker County, Minnesota.

18. Existing Sub-Division Roads, Right of Way, Easements and Accessibility. Lake Park Township is responsible for the inspection, service, maintenance, and overall safety associated with any improvements of dedicated access roads(s), known as 175th Street and Saylor's Beach Road.

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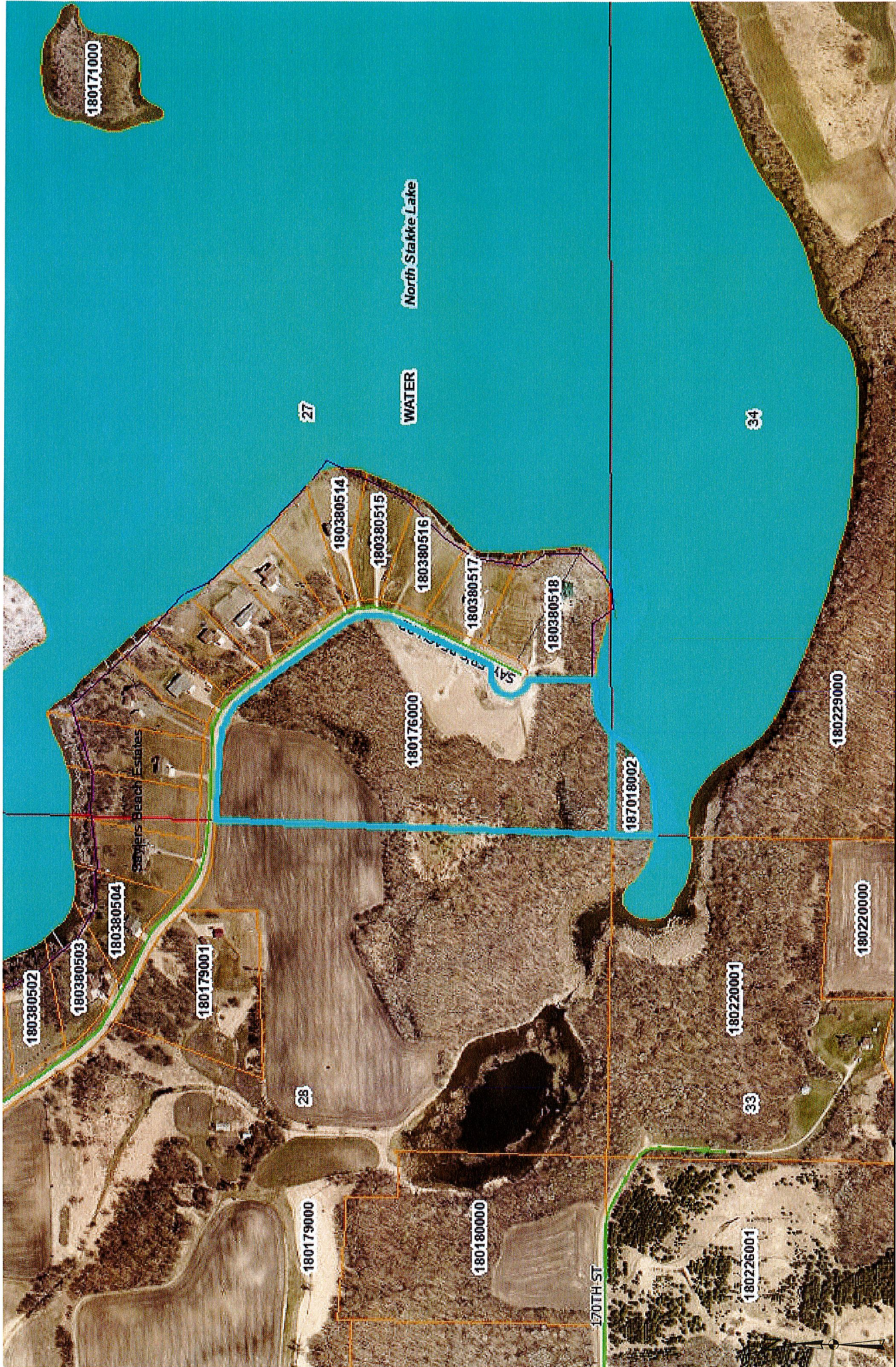
IN TESTIMONY WHEREOF, 2J2 Investment Group LLC, the Developer has hereunto set their hands this ____ day of _____, 2022.

Donald G. Hochhalter
President/Developer

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by Donald G. Hochhalter.

Notary Public



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.

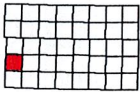
1:9,028

Date: 8/17/2022

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

Need Additional Plat Books?

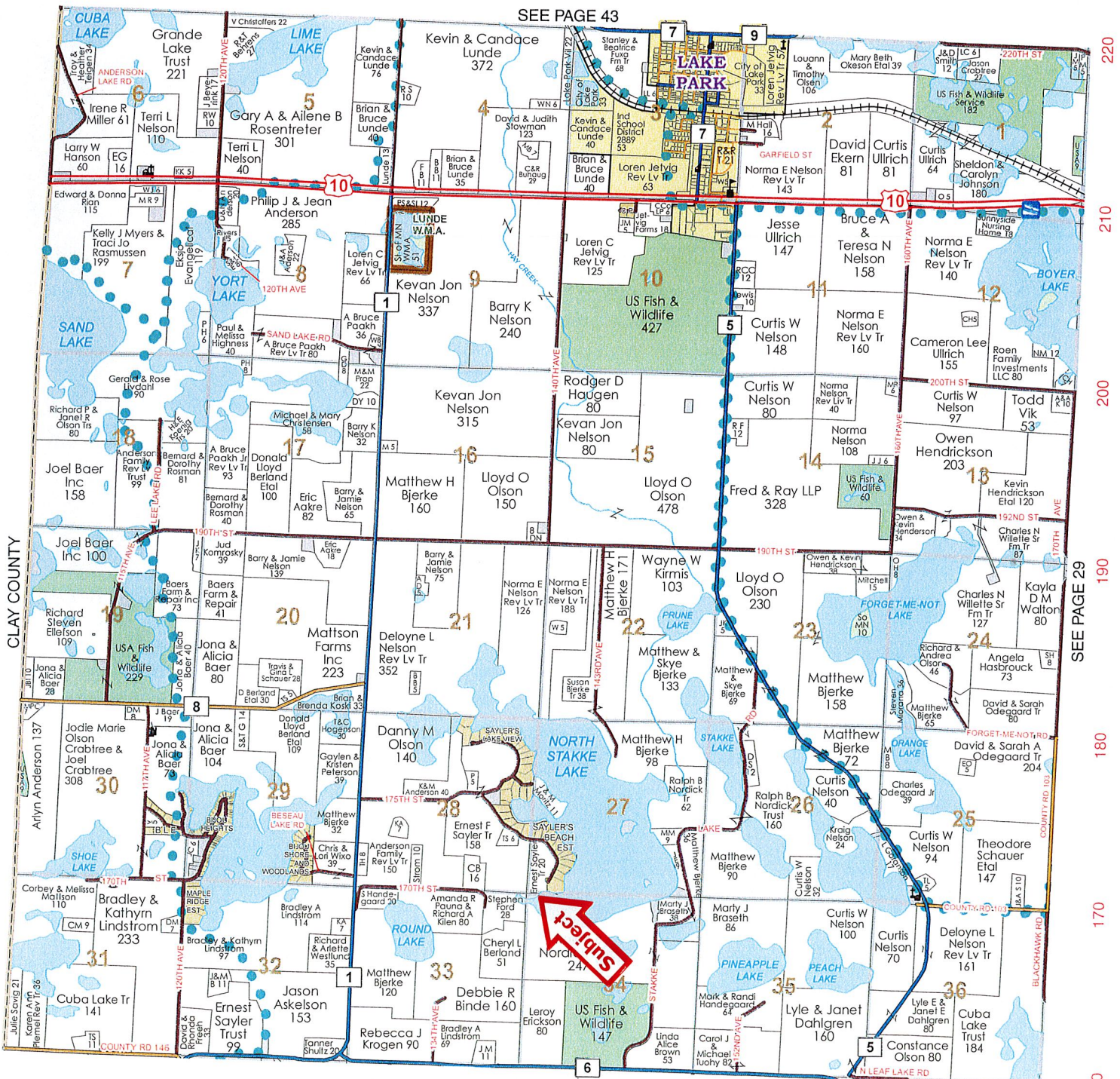
Becker Soil & Water Conservation District • 809 - 8th Street SE • 218-846-7360
 Becker County Auditor/Treasurer's Office • Courthouse, 2nd Floor • 218-846-7311
 Detroit Lakes Sport Shop • 930 Washington Avenue • 218-846-2645
 Chamber of Commerce • 700 Summit Avenue • 218-846-9202



Lake Park

Township 139N - Range 43W

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SEE PAGE 11



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****

September 14th, 2022 @ 6:00 P.M.

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

APPLICANT: Christopher & Heather Siverson Et AL
6053 Wildflower Dr S
Fargo, ND 58104

PROJECT LOCATION: 11620 E Lake Eunice Rd
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for retaining walls.

LEGAL LAND DESCRIPTION: Tax ID number: **17.1364.000** Section 26 Township 138 Range 042; WOODLAWN PARK 1ST LOT 5; Lake Eunice 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 # CUP2022-75

Property and Owner Review

Owner: CHRISTOPHER & HEATHER SIVERSON

Parcel Number(s): 171364000

Mailing Address:

CHRISTOPHER & HEATHER SIVERSON
6053 WILDFLOWER DR S
FARGO ND 58104

Site Address: 11620 E LAKE EUNICE RD

Township-S/T/R: LAKE EUNICE-26/138/042

Shoreland? Yes Name: Eunice (Lake Eunice) [GD]

Legal Descr: WOODLAWN PARK 1ST LOT 5

Conditional Use Details Review

Description of Conditional Use Request: **We are hoping to reduce the number of retaining walls from 4 to 2. The existing walls are failing and because of this will ultimately cause extensive run-off and erosion lakeside. By removing 4 walls and installing 2 new walls designed and installed to adequately reduce run-off and function properly we can prevent sediment in lake and the homeowner can use their yard with more function.**

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 CUP if granted will help increase the value of home as it will have new walls that are built to current retaining wall requirements and will aesthetically look more appealing from the lake and therefore not inhibit on the value or views of the neighboring lots.

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.

By approving this CUP, the values of the surrounding properties will not be influenced as the work done on site will not inhibit views or functionality of neighboring lots.

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

If CUP is approved, the proper drainage will be implemented keeping all surface water contained on site and not shedding to either property as well as BMP for letting surface water filter into virgin soil and not run-off into lake

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.

Approving the CUP shall not have any effect on parking at the proposed site or neighboring lots.

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.

Notifications will be sent out to neighboring lots to make aware of proposed construction. All noises and or equipment use and residual will be monitored and controlled and minimized as much as possible. No equipment outside of the normal 8-5 business hours and no work to be done on weekends.

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.

Proper erosion control measures will be taken such as silt fence and straw waddles to prevent any run-off. Also, any disturbed soil will be stabilized within 24 hours of disturbance to further prevent run-off.

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

Jobsite will be kept clean and orderly as to not draw attention to construction area. At the end of each day all equipment and tools will be located out of sight from public waters.

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

No disturbance of water supply or on-site sewage treatment will occur. All utilities will be marked as to avoid and not disturb

6d. Describe how the types, uses and number of watercrafts that the project will generate can be safely accomodated.
the number and use of watercrafts on this project will not be affected.

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:

Field Review Form

Permit # LALT2022-198

Property and Owner

Parcel Number: 171364000	Site Address: 11620 E LAKE EUNICE RD
Owner: CHRISTOPHER & HEATHER SIVERSON	Township-S/T/R: LAKE EUNICE-26/138/042

Project Details

Project Start & End Date: 9/1/2022-9/30/2022	Distance from OHW: 34'
Proj 1 Type: Retaining Wall (Requires an Approved Conditional Use Permit - Must submit CUP application along with land alteration application)	Proj 1 Purpose: Improve Lawn
Proj 1 Type Descr: We would like to replace 2 of the 4 retaining walls on site with larger stone that will hold up over time and remove the other 2 walls on site	Proj 1 Purpose Descr: We would like to make the site more useable. There is no need to have 4 retaining walls. We only want 2 walls and flatter space in between them

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 Control

Area to be Cut/Excavated: 40 x 2 x 2	Area to be Filled/Leveled: 40 x 2 x 2
Total Cubic Yards of Earthmoving: 12 yards	Fill Type/Material: Black dirt

Project Summary and/or Additional Projects & Information: We are proposing to replace 2 of the 4 retaining walls on site and remove the other 2 walls completely

Erosion Control Method (1): Seed & Mulch	Erosion Control Method (2):
--	-----------------------------

Additional Erosion Control Information: We are proposing to replace 2 of the 4 retaining walls on site and remove the other 2 walls completely

Inspector Notes (Earthmoving and Erosion Control):



BECKER COUNTY PLANNING & ZONING APPLICATION FOR RETAINING WALLS

915 LAKE AVE, DETROIT LAKES, MN 56502-0787
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	Retaining Wall
YEAR	

The request should include any proposed projects that will be located within the shore impact zone of any Lake, River or Stream. The process is to review the project plans and conduct a site visit prior to the Planning Commission Hearing.

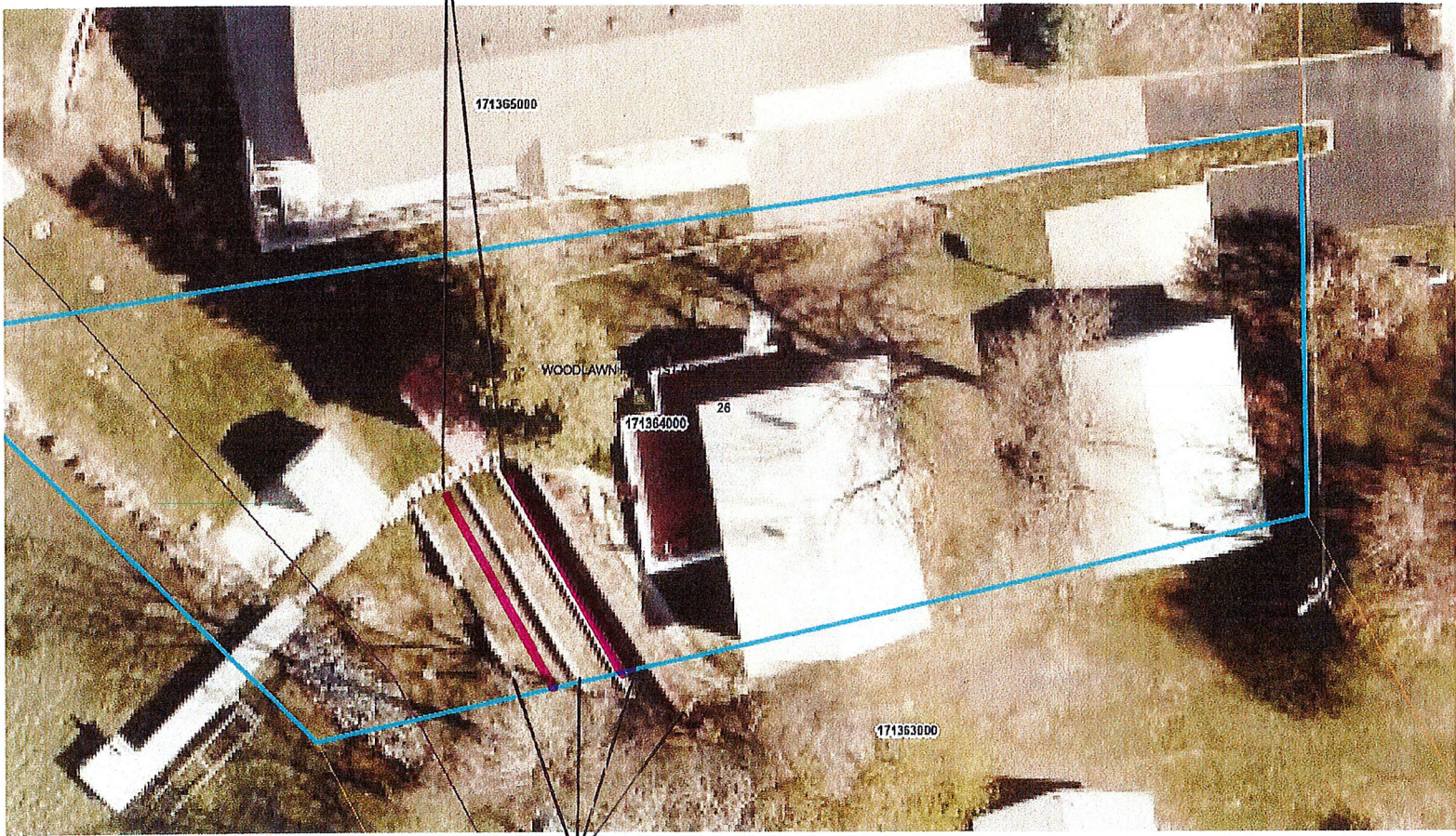
Prior to the pre-application meeting, an applicant should provide the following information about the project:

1. Contact Name and Phone Number: Mark Weekley 612-240-1437 _____
2. Property Owners Name: _Chris & Heather Siverson_____
3. Parcel Number: _171364000_____
4. Legal Description: __WOODLAWN PARK 1ST LOT 5_____
5. Section _26_____ Township _138_____ Range _042_____
6. Lake Name: _Eunice_____ Lake Classification _____
7. Length of shoreline in Project: ___78'_____
8. Is the proposal to replace an existing retaining wall? Yes ___x___ No _____
9. Length and Height of existing retaining wall: __40' x 2-4'_____
10. To construct a new retaining wall or expand an existing? New ___x___ Expand _____
11. Length and Height of new or expansion requested: _40' x 4'_____
12. Is there any existing rip rap along the shoreline? Yes ___x___ No _____
13. Distance work will be from the Ordinary High Water Mark 34'_____
14. Amount of cubic yards of earth movement requested: __30_____
15. Are emergent aquatic plants found along shoreline? ___No_____
16. Does the site have any wetlands and/or low areas? Yes _____ No ___x_____
17. Are any springs or seeps present? ___No_____
18. Does the site contain any steep slopes? ___No_____ Are there any bluffs present? ___No_____
19. Do any parties involved in this application have any ownership interest in, or options on, other properties in the vicinity of the project? ___No_____

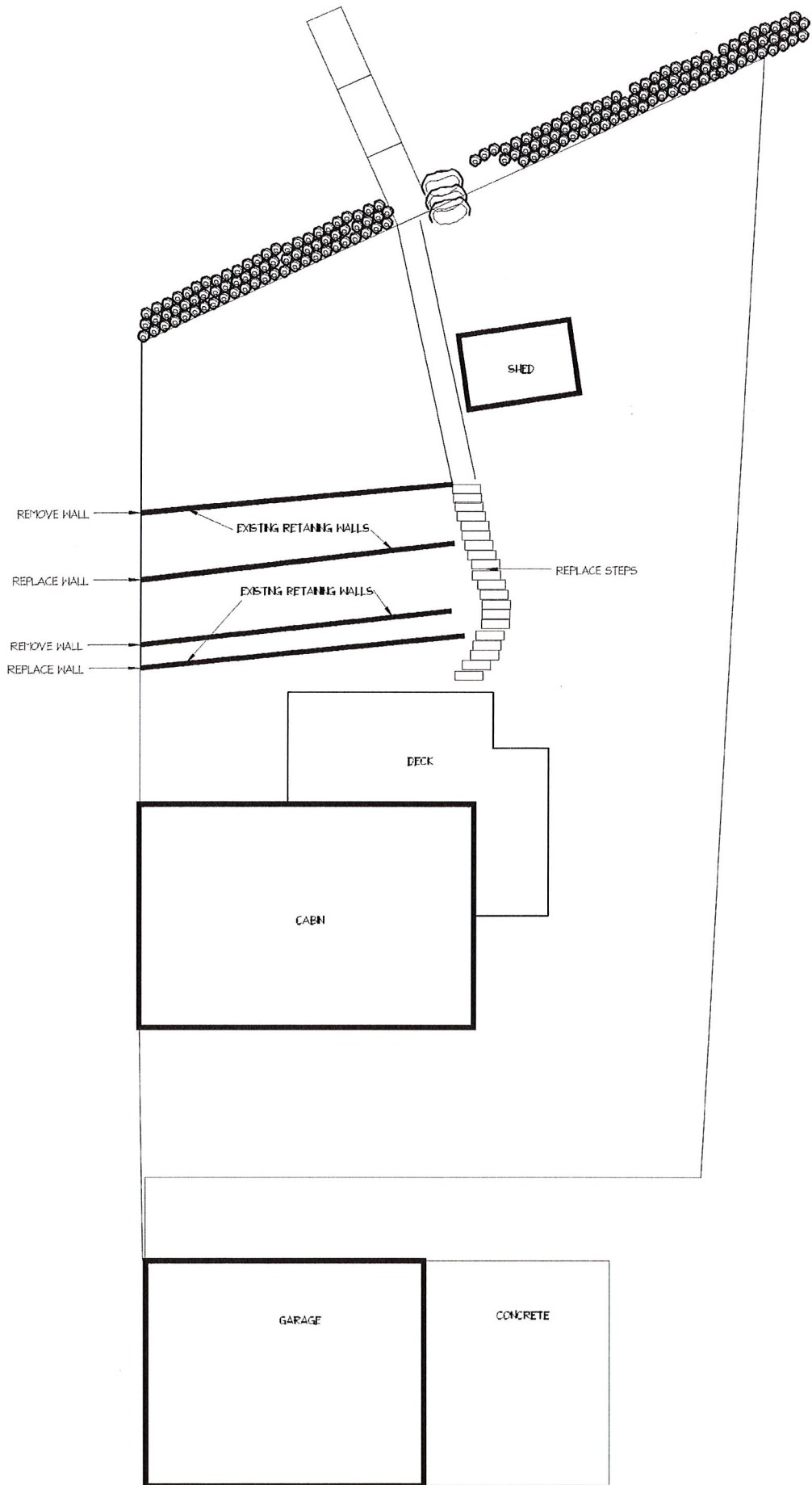
Brief description of request: _____ ***There are currently 4 existing retaining walls on site and we are proposing to reduce the number of walls from 4 walls to just 2 walls. In doing so, this would create a more usable space lakeside and help prevent erosion and run-off to the lake*** _____


(more information on back)

2 PROPOSED WALLS (IN PINK)



4 EXISTING WALLS



A two-story house with a dark brown exterior and white window shutters. A stone retaining wall runs along the front of the property. The house is surrounded by trees and a lawn.


Stone retaining wall

A close-up view of a stone retaining wall made of dark, rectangular stones. The wall is set on a concrete foundation. The background shows a grassy area and a white fence.

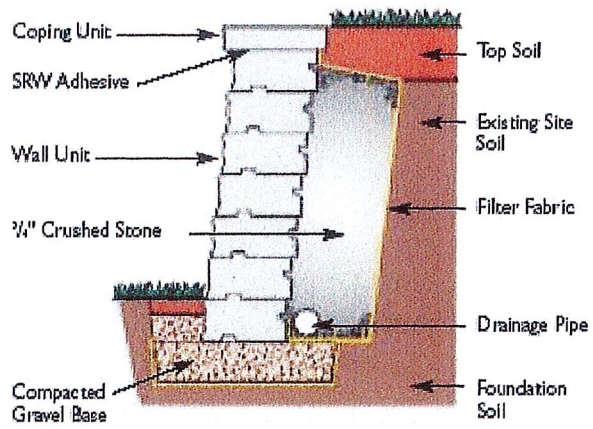
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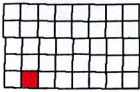
A stone retaining wall made of dark, rectangular stones. A person is standing next to the wall, providing a sense of scale. The wall is set on a concrete foundation. The background shows a grassy area and a white fence.

Stone retaining wall

A stone retaining wall made of dark, rectangular stones. Stone steps lead up to the wall. The steps are made of large, flat stones. The background shows a grassy area and a white fence.

Stone
steps





Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29

