



# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 ~ Fax: 218-846-7266

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### PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

February 22<sup>nd</sup>, 2023 @ 6:00 P.M.

**\*\*3<sup>RD</sup> FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE\*\***

APPLICANT: Richard & Dana Laine  
20781 Co Rd 117  
Osage, MN 56570

Project Location: 20781 Co Rd 117  
Osage, MN 56570

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request an Amendment to remove all stipulations from Conditional Use Permit Recorded Document number 680083, to allow for an expansion for a total of twenty-four (24) RV sites and twenty-one (21) mooring spaces.

LEGAL LAND DESCRIPTION: Tax ID number: **33.0118.000** Section 10 Township 139 Range 038; LOT 1 & SW1/4 OF NW1/4; Toad Lake 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](mailto: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/](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.

680083

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

**Document No. 680083**

May 28, 2021 at 11:49 AM

I hereby certify that the within  
instrument was recorded in this office.

Patricia Swenson, County Recorder

By \_TKS\_\_\_\_\_ Deputy

STATE OF MINNESOTA

BECKER COUNTY ZONING

COUNTY OF BECKER

PERMIT FOR USE

This is to Certify that under the Zoning Ordinance of Becker County, Property described as follows may be used as indicated:

ADDRESS OF PROPERTY: 20781 Co Rd 117 Osage, MN 56570

CURRENT ZONE: Agricultural

LEGAL DESCRIPTION: PID Number 33.0118.000

Complete Legal Description on Attachment A.

OWNER: Richard & Dana Laine

OWNERS ADDRESS: 20781 Co Rd 117 Osage, MN 56570

**EXACT DESCRIPTION OF USE PERMITTED AND CONDITIONS:**

Approve a conditional use permit for a Commercial Planned Unit Development (PUD) to have eight (8) RV sites and an 8-slip dock system to include the following Stipulations:

1. No sub leasing of separate RV sites.
2. Maximum of fifty (50) feet of recreation area located approximately three hundred (300) feet North of the existing driveway.
3. CUP is non-transferable to non-blood family members.
4. CUP is for eight (8) RV sites only, no expansion.
5. Screening-transplant five (5) – six (6) feet high conifers at fifteen (15) foot intervals along Co 117, the North side, South side, and back side of camper for screening, planted equally spaced to screen.
6. "L" shaped wood fence at each RV site to hide loose items and garbage cans.
7. Split rail fence along Co 117 and a six (6) foot high fence along the North side with 90% opaque minimum
8. RV's must be placed at least one-hundred and ten (110) feet from the centerline of Co 117.
9. No mobile homes, pop up campers, or pick up toppers.
10. No overnight or transient RVs; all must be seasonal lease holders.
11. Access to park must be via existing driveway only.
12. Narrow side of RVs must face Toad Lake.

APPROVED by the Becker County Planning Commission: 03/08, 20 21  
APPROVED by the Becker County Board of Commissioners: 03/16, 20 21

STATE OF MINNESOTA)

) SS

BECKER COUNTY PLANNING, ZONING  
AND LAND USE OFFICE

COUNTY OF BECKER )

I, Kyle Vareberg, Becker County Zoning Administrator, certify that I have compared the foregoing copy of PERMIT FOR USE with the original Record preserved in the Zoning Office, and have found the same to be true and correct.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Detroit Lakes, Minnesota, in the County of Becker on the 27<sup>th</sup> day of May 20 21.

  
\_\_\_\_\_  
Kyle Vareberg,

Kyle

Vareberg,

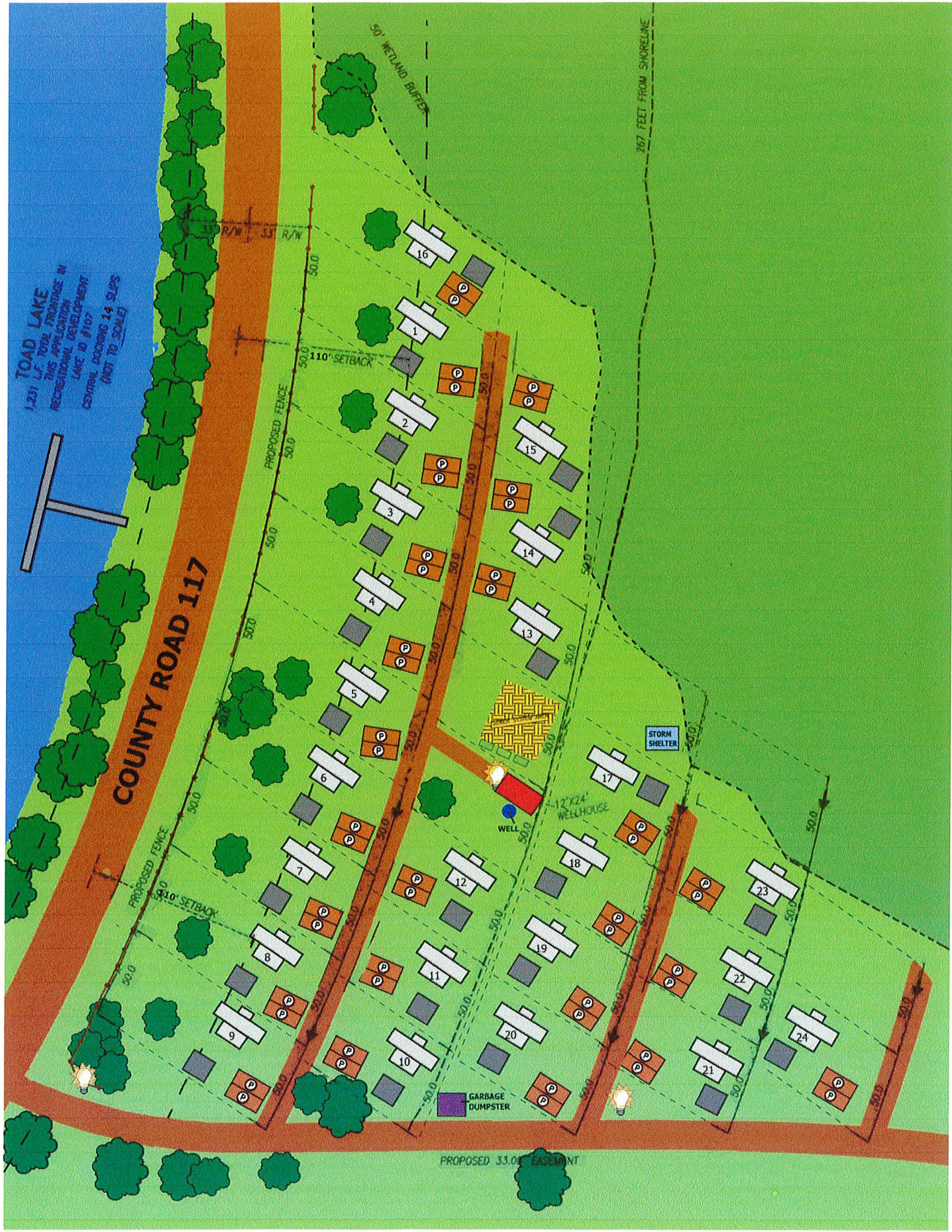
Planning and Zoning

To:

Drafted By the Becker County  
Administrator  
Planning & Zoning Office

TOAD LAKE  
1,231 LF TOTAL FRONTAGE IN  
THIS APPLICATION  
RECREATIONAL DEVELOPMENT  
LAKE ID #107  
CENTRAL DOCKING 14 SLIPS  
(NOT TO SCALE)

COUNTY ROAD 117



PROPOSED 33.00' EASEMENT



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: 1/30/2023

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

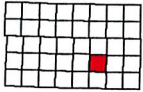
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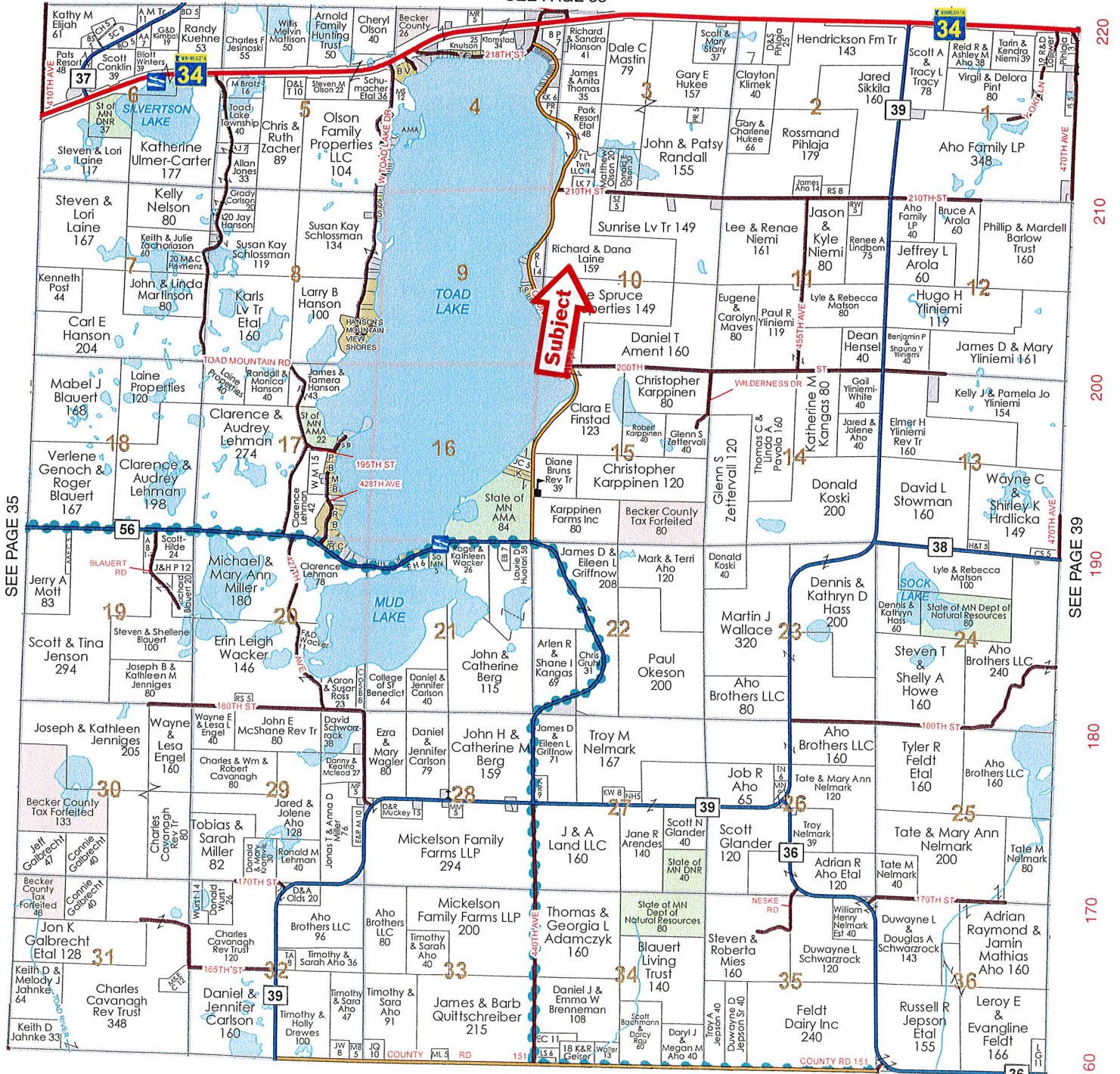


Toad Lake

Township 139N - Range 38W

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SEE PAGE 53



SEE PAGE 35

220  
210  
200  
190  
180  
170  
160

SEE PAGE 21



# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 ~ Fax: 218-846-7266

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### PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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APPLICANT: Deanna L Noel  
40358 Little Toad Rd  
Frazee, MN 56544

Project Location: 40358 Little Toad Rd  
Frazee, MN 56544

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Change of Zone from Agricultural to Residential for proposed Tract B.

LEGAL LAND DESCRIPTION: Tax ID number: **15.0233.000** Section 24 Township 139 Range 039; 24-139-039 GOVT LOT 2 LESS PLAT GORANSON BCH AKA 9.43 AC & LESS .50 AC TO STATE & EX 27 AC FOR 15.0236.000 & EX 1.65 AC FOR 15.0232.000 & EX 1.42 AC FOR 15.0234.000 & EX ROADS; Height of Land Township

REFER TO BECKER COUNTY ZONING ORDINANCE

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915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL: [nicole.hultin@co.becker.mn.us](mailto: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  Certificate of Survey  Preliminary Plat  
(Complete Section 1) (Complete Section 2) (Complete Section 3)

X Applicant's Name: Deanna Noel

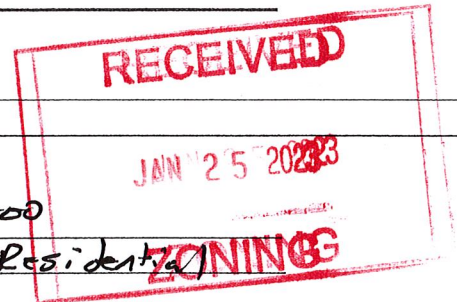
X Applicant's Address: 40358 Little Toad Rd, Frazee, MN 56544

+ Telephone(s): 218-850-0228 Date of Application: \_\_\_\_\_

Signature of Applicant: Deanna Noel

Parcel ID Number: 15.0233.000 Project Address: \_\_\_\_\_

Legal Description of Project: \_\_\_\_\_



SECTION 1

\*Zone Change For Existing Parcel Number 15.0233.000  
Current Zoning A1 Requested Zoning Residential ZONING  
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

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? \_\_\_\_\_

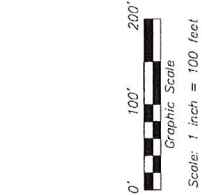
\*\*Include a copy of the purchase agreement if applicant is not the property owner.

Date Received 1/25/23 Date Accepted \_\_\_\_\_ Authorized Signature \_\_\_\_\_  
Application Fee \_\_\_\_\_ Notice Fee Recording Fee \_\_\_\_\_ Date Paid \_\_\_\_\_  
Receipt Number \_\_\_\_\_



# CERTIFICATE OF SURVEY

IN GOVERNMENT LOT 2  
SECTION 24-139-39  
BECKER COUNTY, MINNESOTA



Orientation of bearing system is assumed.

### LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments of record per Meadowland Surveying, Inc., Certificate of Survey T7921-15 dated Oct. 15, 2009.
- = Denotes iron monuments set marked with Minnesota License Nos. 465.38/50320/57622.
- ◇ = Denotes wood lathe set.
- ◇--- = Denotes fence (only remnants in places).

NOTE: The purpose of this survey is to subdivide the Deanna Noel property into three tracts: Tracts A, B, and C, each containing at least 8,500 sq. ft. of buildable area. The structures on the property are and have been rental storage units. A change of zone or conditional use permit may be required for Tract B.

### BUILDING SETBACKS

Per the current Becker County Zoning Ordinance, primary structure setbacks for non-riparian land zoned agricultural are as follows:

- Little Toad Road right of way - 45' in shoreline area
  - 30' in non-shoreland area
  - Side yard - 10'
  - Rear yard - 40'
- For land zoned commercial, the road and rear setbacks above are the same, but the side yard setback is: 15' when adjacent property is zoned the same 30' when adjacent property is zoned differently

**SURVEY DISCLAIMER:**  
This survey was prepared without the benefit of either a title commitment, or an opinion of title, or an abstraction of the record. The surveyor has reviewed the public records and other information shown herein pertaining to easements, reservations, rights of way, setbacks lines, agreements, variances, or other similar matters other than those shown upon this survey or noted upon it. The surveyor has no knowledge of any unrecorded interests, easements, variances, or other similar matters other than what is readily identifiable through the public records as shown on this survey. The use of the County website is by no means to be construed as a proper or thorough investigation of the public records as would be accomplished by an abstract of title and/or an opinion of title by an attorney at law. Meadowland Surveying, Inc., and the undersigned surveyor make no representation as to the status of title or easements on the property described herein.

**MEADOWLAND SURVEYING, INC.**  
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501  
EMAIL: [frontdesk@meadowlandsurveying.com](mailto:frontdesk@meadowlandsurveying.com)  
www.meadowlandsurveying.com  
278-847-4289

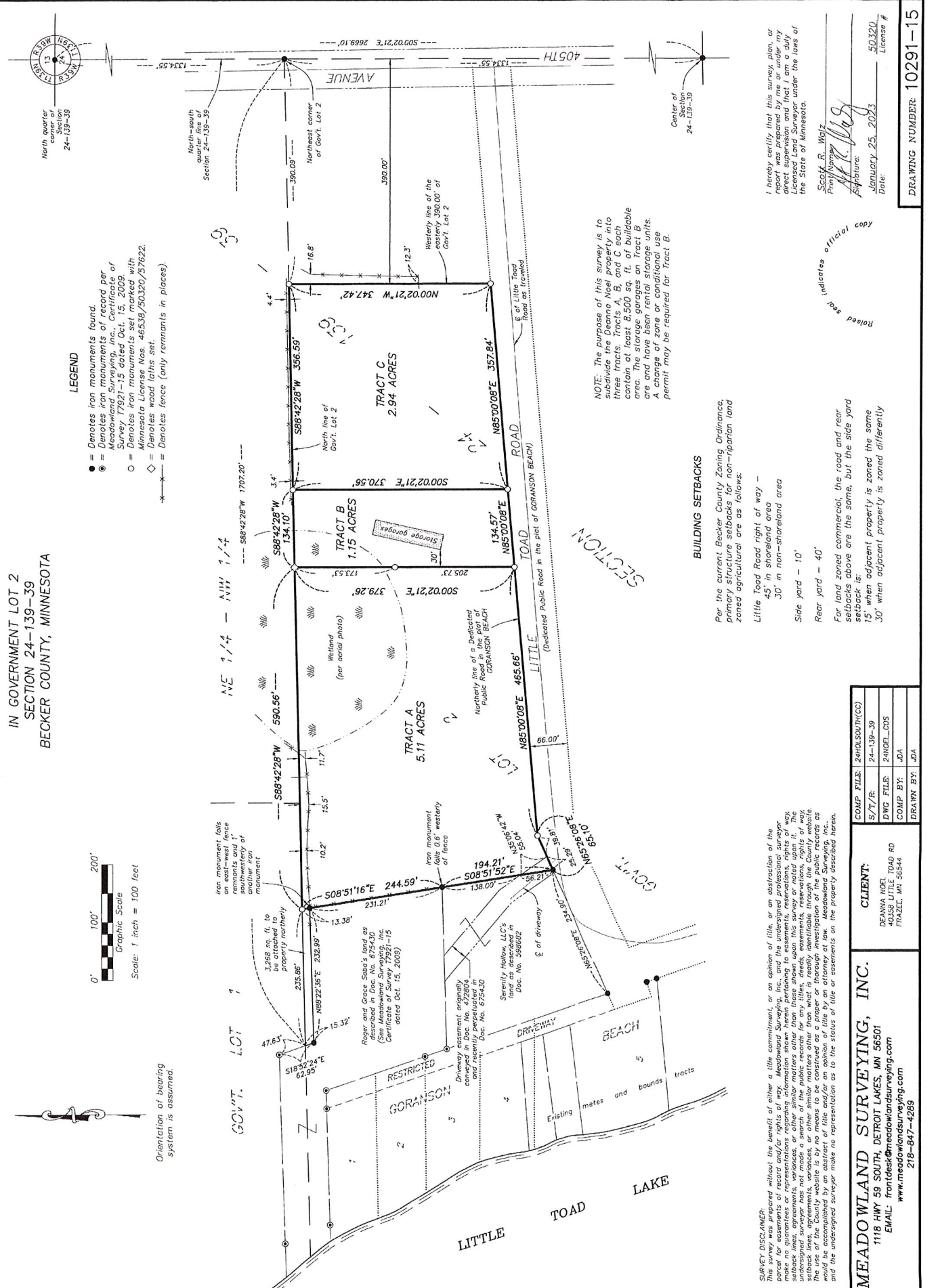
COMP. FILE:	24HOLSOUTH(C)
S/T/R:	24-139-39
DWG FILE:	24NOEL_C05
COMP. BY:	JDA
DRAWN BY:	JDA

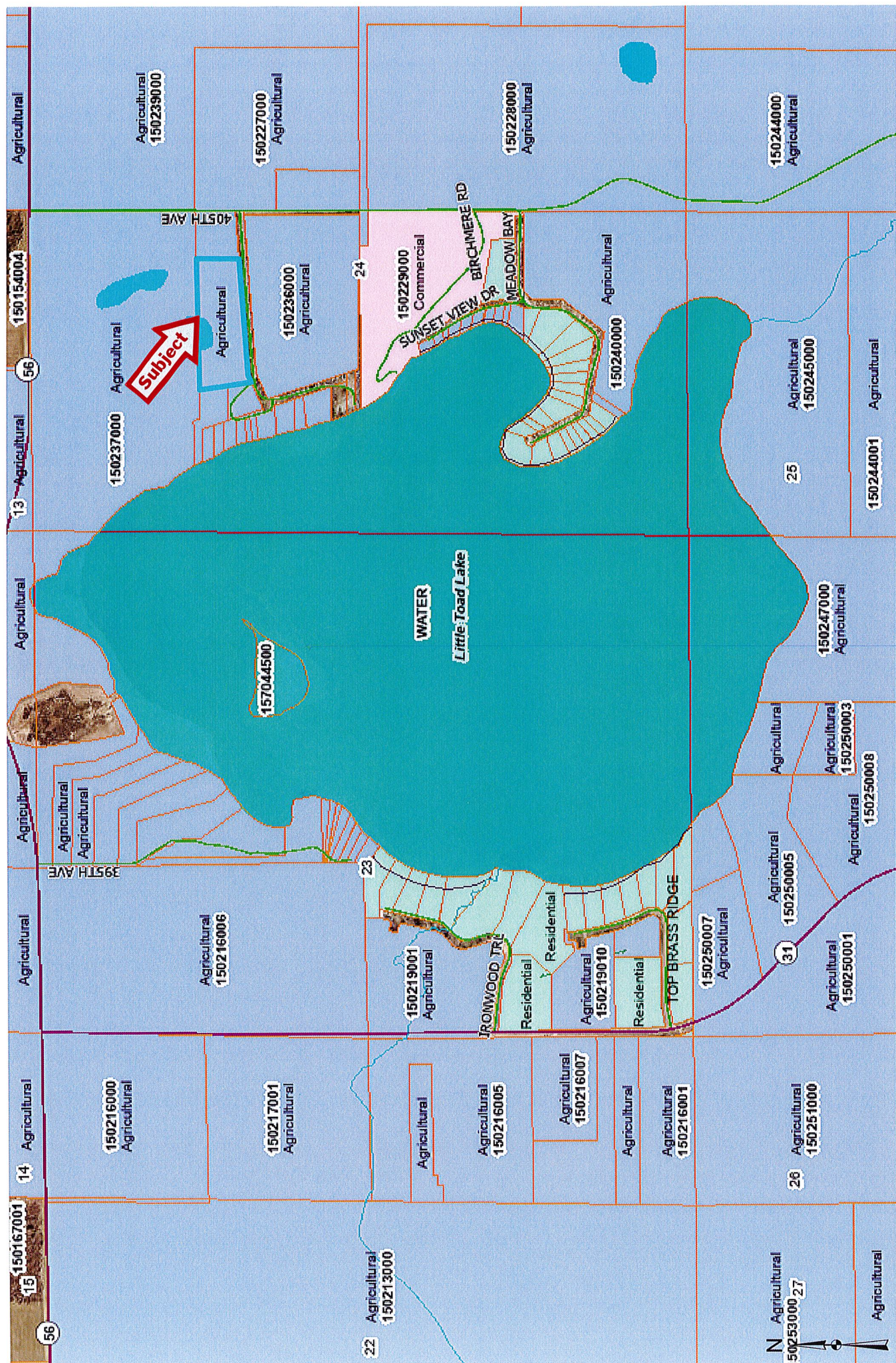
CLIENT:	DEANNA NOEL 40-59 LITTLE TOAD RD FRAZEE, MN 56544
---------	---------------------------------------------------------

Scott R. Weitz  
Professional Surveyor  
Signature: *[Signature]*  
Date: January 25, 2023  
License # 50320

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.

DRAWING NUMBER: 10291-15





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.

1:18,056

Date: 1/30/2023

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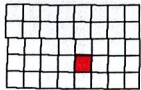
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Date: 1/31/2023

Becker County



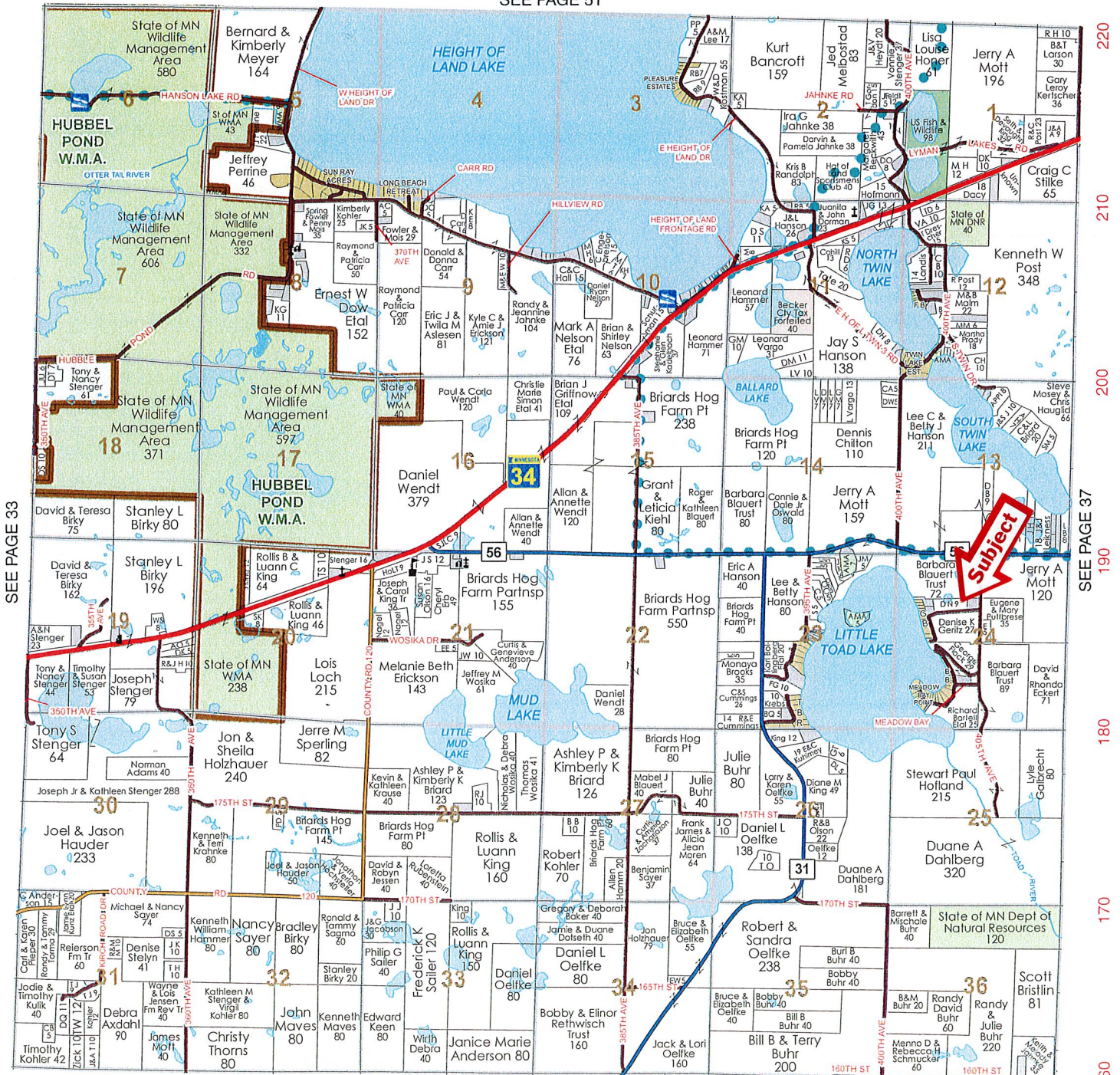


# Height of Land (S)

# Township 139N - Range 39W

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SEE PAGE 51



SEE PAGE 19