



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****

August 28th, 2024 @ 6:00 P.M.

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

APPLICANT: Brandon E Shipman
1101 26th Ave W
West Fargo, ND 58078

Project Location: 15877 W Little Cormorant Rd
Audubon, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to construct a retaining wall.

LEGAL LAND DESCRIPTION: Tax ID Number: **17.0560.000** Section 05 Township 138 Range 042; BLACKHWK MT BCH 1ST Block 001 LOTS 11, 12 BLK 1. LESS PT LOT 12 (.01AC, PT 17-562).; 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.bradbury@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 # CUP2024-116

Property and Owner Review

Owner:	Parcel Number(s): 170560000
Mailing Address:	Site Address:
	Township-S/T/R: LAKE EUNICE-05/138/042
	Shoreland? Yes Name: Little Cormorant (Lake Eunice & Audubon) [RD]

Legal Descr: **Lot Block 001 of BLACKHWK MT BCH 1ST|LOTS 11, 12 BLK 1. LESS PT LOT 12 (0.01AC, PT 17-562).**

Conditional Use Details Review

Description of Conditional Use Request: **Retaining Wall**

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 retaining wall will improve the property with no negative effects on neighboring properties.

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.

NA

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.

NA

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.

NA

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.

A silt fence will be used for erosion control.

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

NA

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

NA

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

NA

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:



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:

- Contact Name and Phone Number: Brian Cooksey - 218-841-7112
- Property Owners Name: Brendon Shipman
- Parcel Number: 17.0560.000
- Legal Description: Block 1 of Blackhawk MT BCH 15th Add.
- Section 05 Township 13B Range 042
- Lake Name: Little Corm. Lake Classification RD
- Length of shoreline in Project: 102
- Is the proposal to replace an existing retaining wall? Yes _____ No X
- Length and Height of existing retaining wall: N/A
- To construct a new retaining wall or expand an existing? New X Expand _____
- Length and Height of new or expansion requested: 75' x 8'
- Is there any existing rip rap along the shoreline? Yes X No _____
- Distance work will be from the Ordinary High Water Mark 20
- Amount of cubic yards of earth movement requested: 100 yds
- Are emergent aquatic plants found along shoreline? Yes
- Does the site have any wetlands and/or low areas? Yes _____ No X
- Are any springs or seeps present? X
- Does the site contain any steep slopes? X Are there any bluffs present? X
- 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:

2 Tier Retaining Wall

(more information on back)

Field Review Form

Permit # LALT2024-307

Property and Owner

Parcel Number: 170560000

Site Address: 15877 W LITTLE CORMORANT RD

Owner: BRANDON SHIPMAN

Township-S/T/R: LAKE EUNICE-05/138/042

Project Details

Project Start & End Date: 09/04/2024-09/04/2025

Distance from OHW: 20

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:

Proj 1 Purpose Descr:

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: 75'x2'

Area to be Filled/Leveled: 75'x2'

Total Cubic Yards of Earthmoving: 100

Fill Type/Material: **Class 5 base, granular back fill**

Project Summary and/or Additional Projects & Information: **Construct two 4' retaining walls with stairs**

Erosion Control Method (1): **Other (Please specify next)**

Erosion Control Method (2):

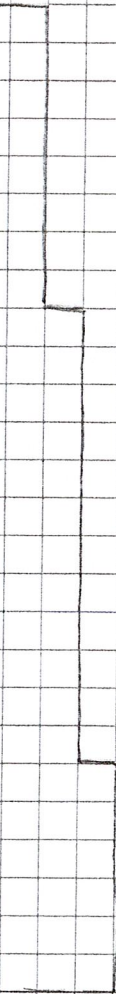
Additional Erosion Control Information: **Construct two 4' retaining walls with stairs**

Inspector Notes (Earthmoving and Erosion Control):

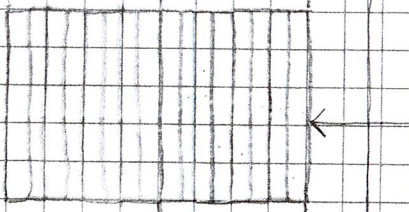
Brandon Shipman

15877 W Little Corn-R.
Audubon, MN

House



Versa-lok
4ft w/cap



Versa-lok RW
4ft w/cap

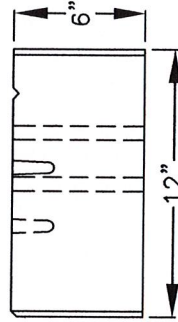
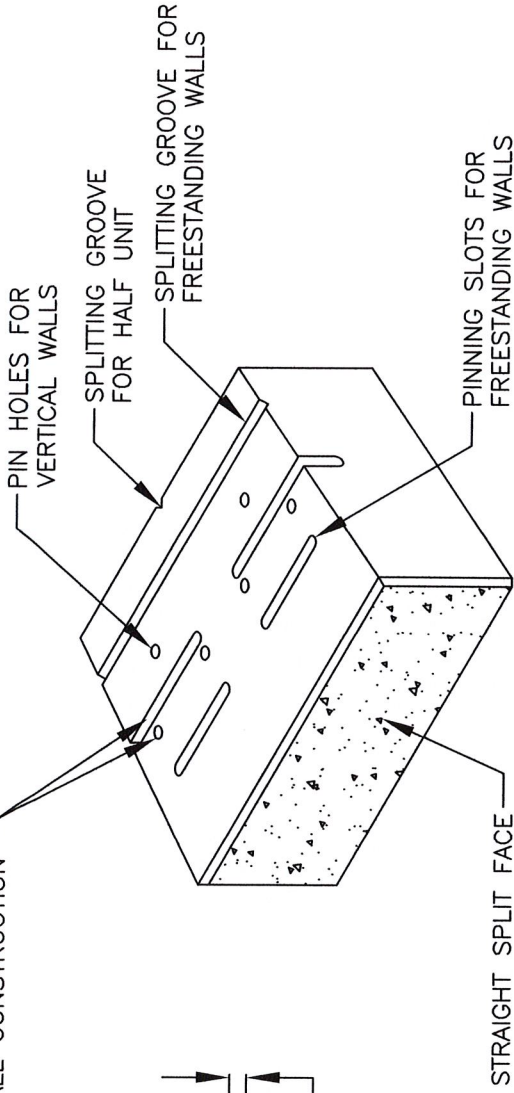
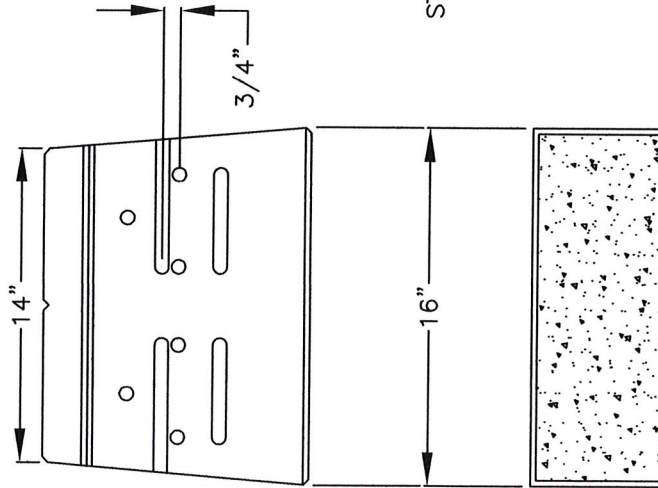
8ft of Planting bed
Grass

10ft wide Versa-lok steps (16 total)
Versa-lok RW 4ft w/cap

* Face of wall be
90ft from dthw

Lake

PIN HOLES AND SLOTS FOR 3/4" SETBACK WALL CONSTRUCTION



VERSA-LOK UNIT

UNIT DIMENSIONS

SCALE: NONE

THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

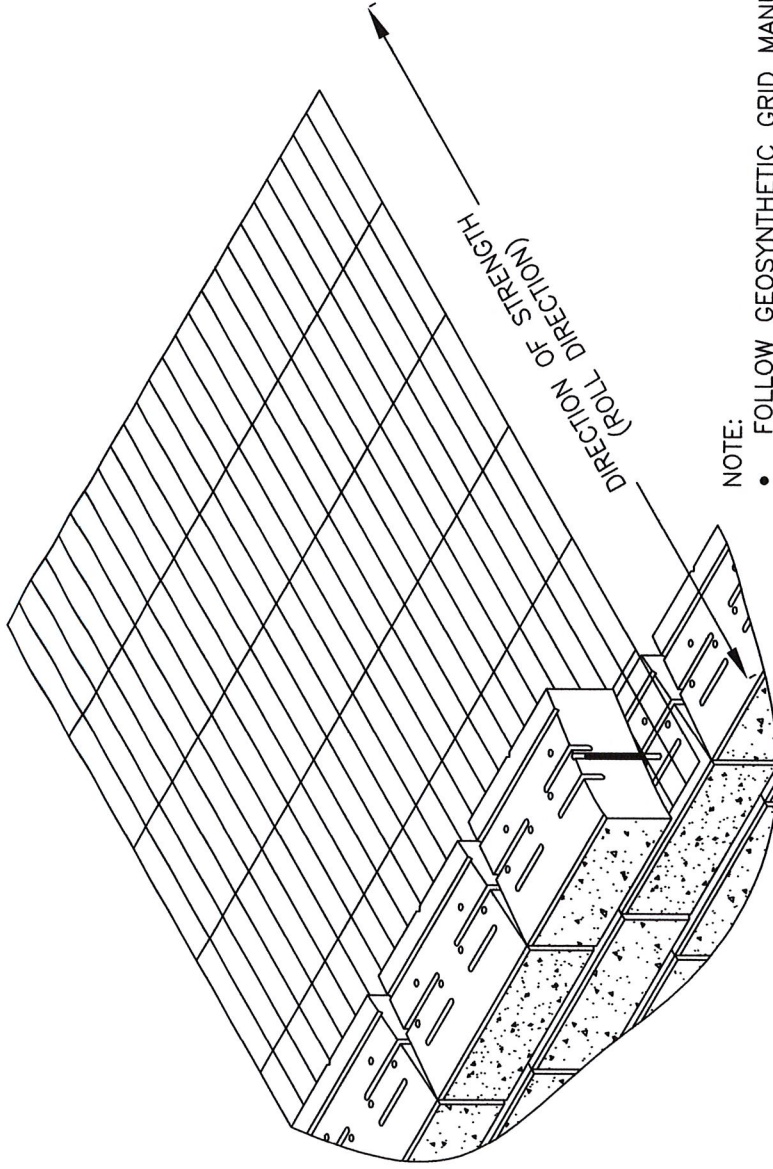


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Solid Solutions™
(800)770-4525 fax:(651)770-4089
6348 Hwy 36 Ste 1, Oakdale, MN 55128

VERSA-LOK STANDARD DETAILS

STANDARD UNIT

SCALE	1 1/2"=1'
DRAWN BY	PPS
CHECKED BY	
DATE	10/2007
DWG. NO.	and standard unit



NOTE:

- FOLLOW GEOSYNTHETIC GRID MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS
- GEOGRID LENGTH AND ELEVATION PLACEMENT SHALL BE DETERMINED BY WALL DESIGN ENGINEER

GEOSYNTHETIC INSTALLATION DETAIL

SCALE: NONE

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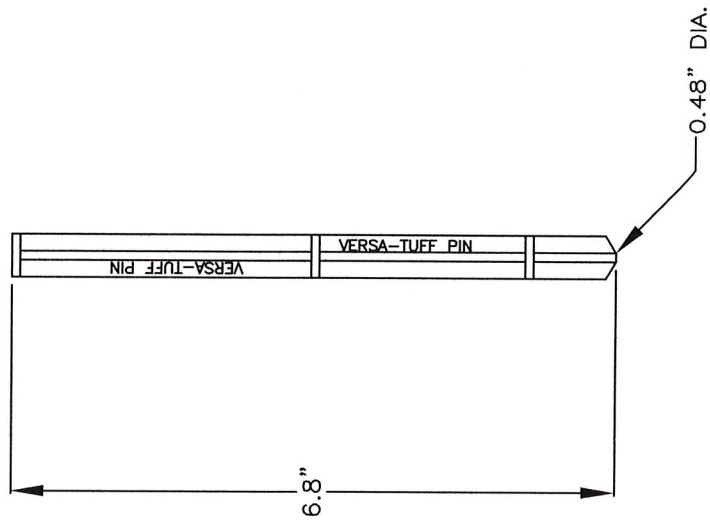
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Solid Solutions™

VERSA-LOK STANDARD DETAILS

GEOSYNTHETIC INSTALLATION

SCALE	3/4"=1'
DRAWN BY	PPS
CHECKED BY	
DATE	10/2007
DES. NO.	and geosynthetic detail



VERSA-TUFF PIN

PIN DIMENSIONS

SCALE: NONE

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VERSA-LOK STANDARD DETAILS

PIN

SCALE 6"=1'

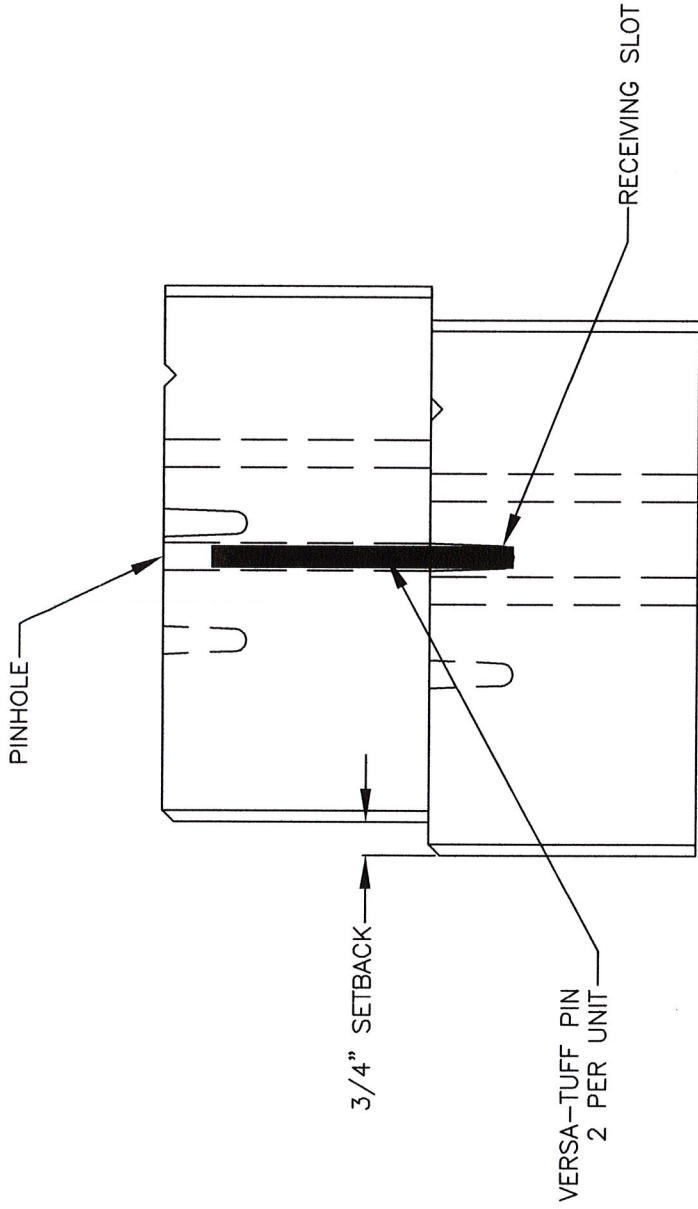
DRAWN BY: PPS

CHECKED BY:

DATE: 10/2007

BY: J.S.

DATE: J.S.



PINNING DETAIL

CROSS SECTION

SCALE: NONE

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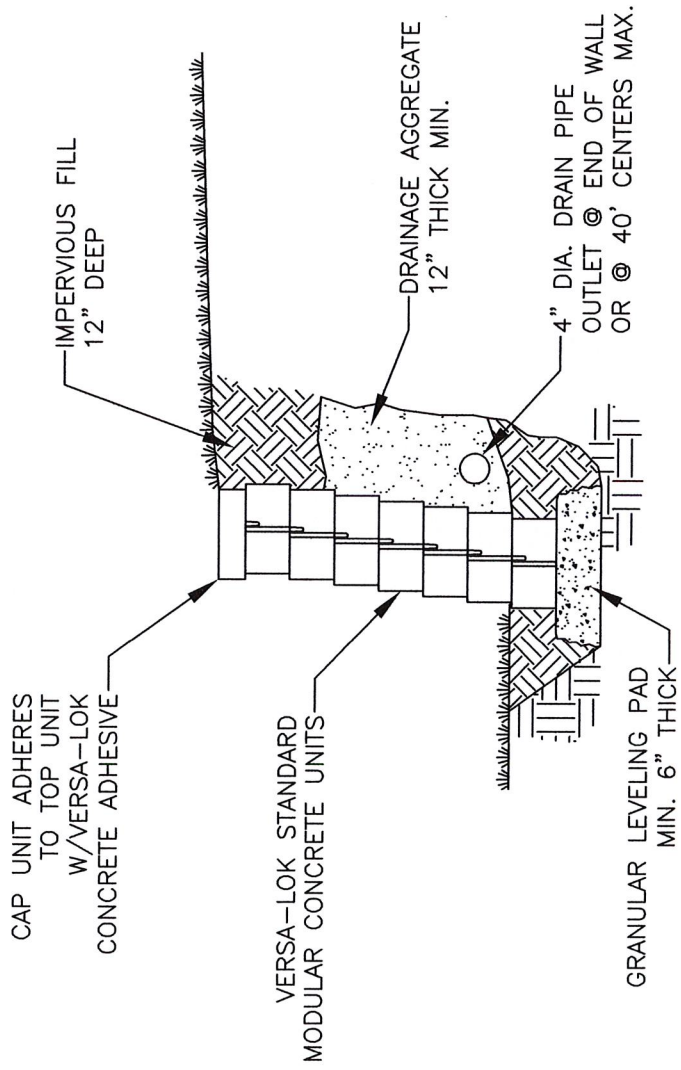


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VERSA-LOK STANDARD DETAILS

PINNING

SCALE	3/4"=1'
DESIGNED BY	PPS
CHECKED BY	
DATE	10/2007
BY	PPS
APP. BY	PPS



TYPICAL SECTION - UNREINFORCED RETAINING WALL

SCALE: NONE

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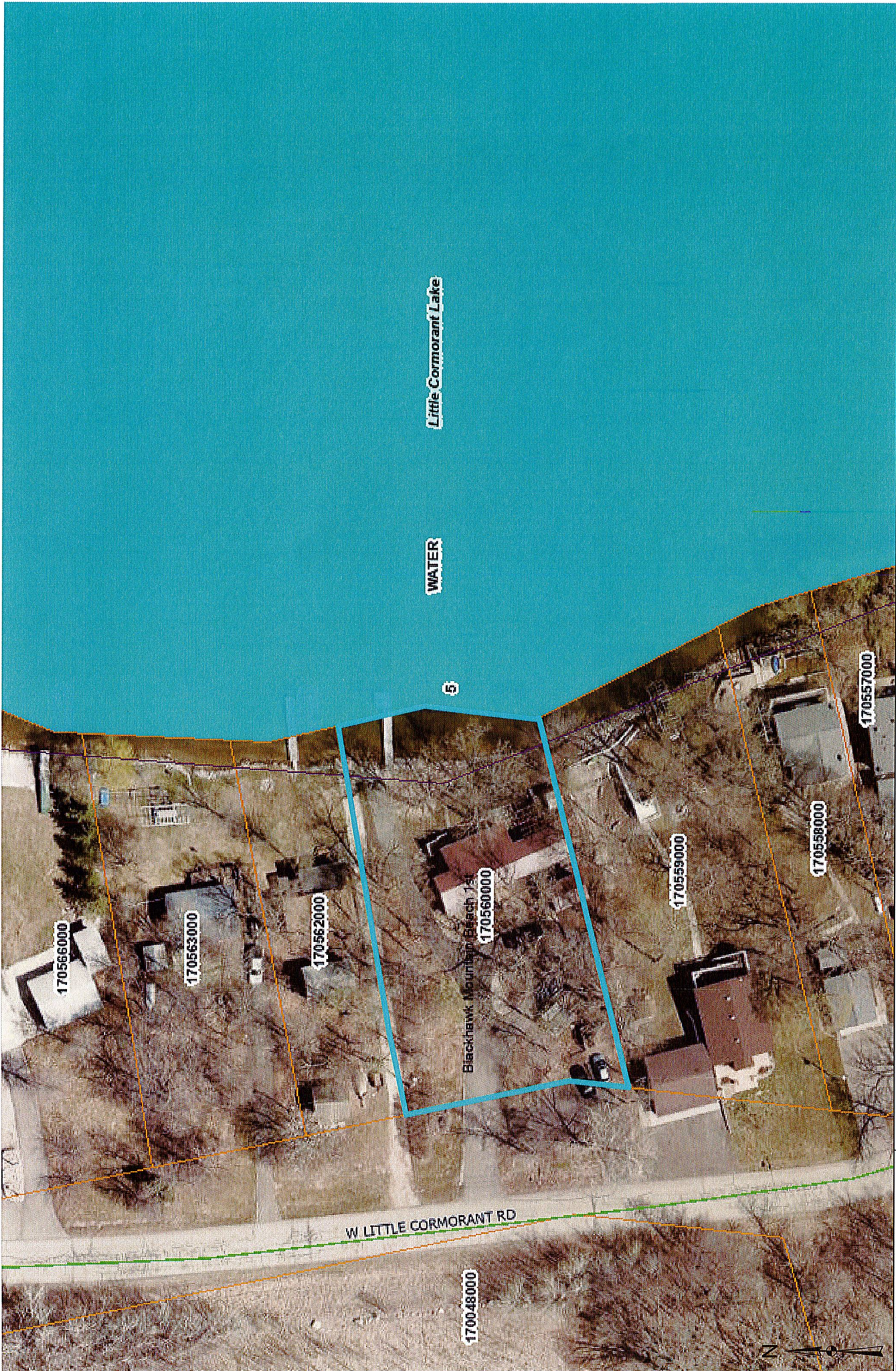


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VERSA-LOK STANDARD DETAILS

UNREINFORCED SECTION

SCALE	1/2"=1'
OWNER	PPS
DESIGNED BY	
DATE	10/2007
BY	PPS
PRINTED	UNREINFORCED



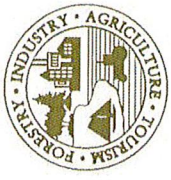
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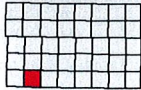
1:1,128

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

Date: 8/14/2024

Becker County





Lake Eunice

Township 138N - Range 42W

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