



# 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\*\***

January 29<sup>th</sup>, 2025 @ 6:00 P.M.

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

APPLICANT: Lakeside Estates LLC  
415 38<sup>th</sup> St SW Suite E  
Fargo, ND 58103

Project Location: TBD Grandview Ln  
Lake Park, MN 56554

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Supplemental Plat for ten (10) lots to be known as GRAND VIEW ESTATES OF NELSON LAKE THIRD SUPPLEMENTAL COMMON INTEREST COMMUNITY PLAT.

LEGAL LAND DESCRIPTION: Tax ID Number: **06.0757.501** Section 15 Township 138 Range 043; GRAND VIEW ESTS OF NELSON LAKE Block 001 LOT 1 LESS CIC NO 42 & FIRST SUPPLEMENT AKA 14.66 ACRES & LESS SECOND SUPPLEMENT AKA 13.53 AC ; Cormorant 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](mailto: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/](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.



# FINAL PLAT APPLICATION

## BECKER COUNTY PLANNING & ZONING

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

· PARCEL	
APP	Plat
YEAR	
SCANNED	

Developer's Name: Lakeside Estates LLC

Developer's Address: 415 38th St. SW Suite E  
Fargo, ND 58103

Telephone(s): \_\_\_\_\_ Date of Application: 1/13/25

Signature of Applicant: \_\_\_\_\_

Parcel ID Number: 06.0757.501 Project Address: TBD Grandview Ln

Proposed Plat Name: Grandview Estates of Nelson Lake  
3rd Supplemental CIC Plat



To be completed by Office

Date of preliminary approval: \_\_\_\_\_

What was approved & stipulations: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

### Checklist

\_\_\_\_\_ Final Plat with appropriate landowner, mortgagee, surveyor, notary and township signatures;

\_\_\_\_\_ Certification that current year's taxes have been paid;

\_\_\_\_\_ Road Certification from County Highway Engineer on newly constructed roads;

\_\_\_\_\_ Road agreement from Township for newly constructed roads;

\_\_\_\_\_ Title Opinion

\_\_\_\_\_ Stipulations have been met

\_\_\_\_\_ Final plat fee, check made payable to Becker County Zoning, amount \_\_\_\_\_;

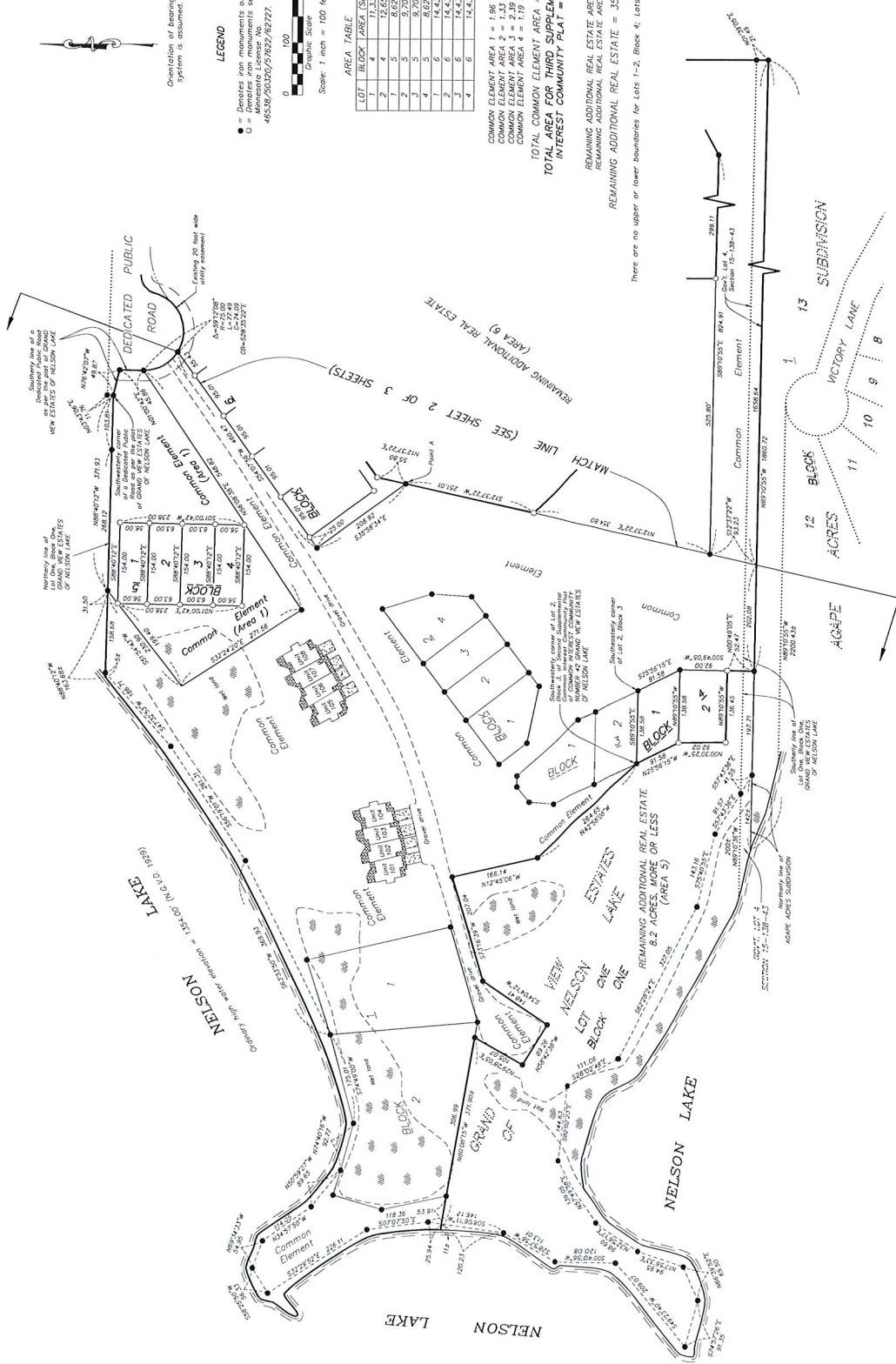
\_\_\_\_\_ Recording fee, check made payable to Becker County Recorder, amount \_\_\_\_\_.

OFFICIAL PLAT

COMMON INTEREST COMMUNITY NUMBER 42

# GRAND VIEW ESTATES OF NELSON LAKE

## THIRD SUPPLEMENTAL COMMON INTEREST COMMUNITY PLAT



Orientation of bearing system is assumed.

**LEGEND**

- = Dangles iron monuments of record.
- o = Dangles iron monuments set marked with 458567-200607-21021-08727.

Scale: 1 inch = 100 feet  
 COMMON INTEREST COMMUNITY NUMBER 42

**AREA TABLE**

LOT	BLOCK	AREA (SQ. FT.)
1	4	11,333
2	4	12,652
3	4	9,702
4	4	9,702
5	4	8,224
6	4	14,435
7	4	14,435
8	4	14,435
9	4	14,435
10	4	14,435
11	4	14,435
12	4	14,435

COMMON ELEMENT AREA 1 = 1.96 acres (on Sheet 2)  
 COMMON ELEMENT AREA 2 = 1.33 acres (on Sheet 2)  
 COMMON ELEMENT AREA 3 = 2.39 acres (on Sheet 2)  
 COMMON ELEMENT AREA 4 = 1.19 acres (on Sheet 2)

**TOTAL COMMON ELEMENT AREA = 6.87 ACRES**

**TOTAL AREA FOR THIRD SUPPLEMENTAL COMMON INTEREST COMMUNITY PLAT = 9.09 ACRES**

REMAINING ADDITIONAL REAL ESTATE AREA 5 = 8.2 acres, more or less  
 REMAINING ADDITIONAL REAL ESTATE AREA 6 = 27.23 acres, more or less

**REMAINING ADDITIONAL REAL ESTATE = 35.93 ACRES, MORE OR LESS**

There are no upper or lower boundaries for Lots 1-2, Block 4; Lots 1-4, Block 5 and Lots 1-4, Block 6

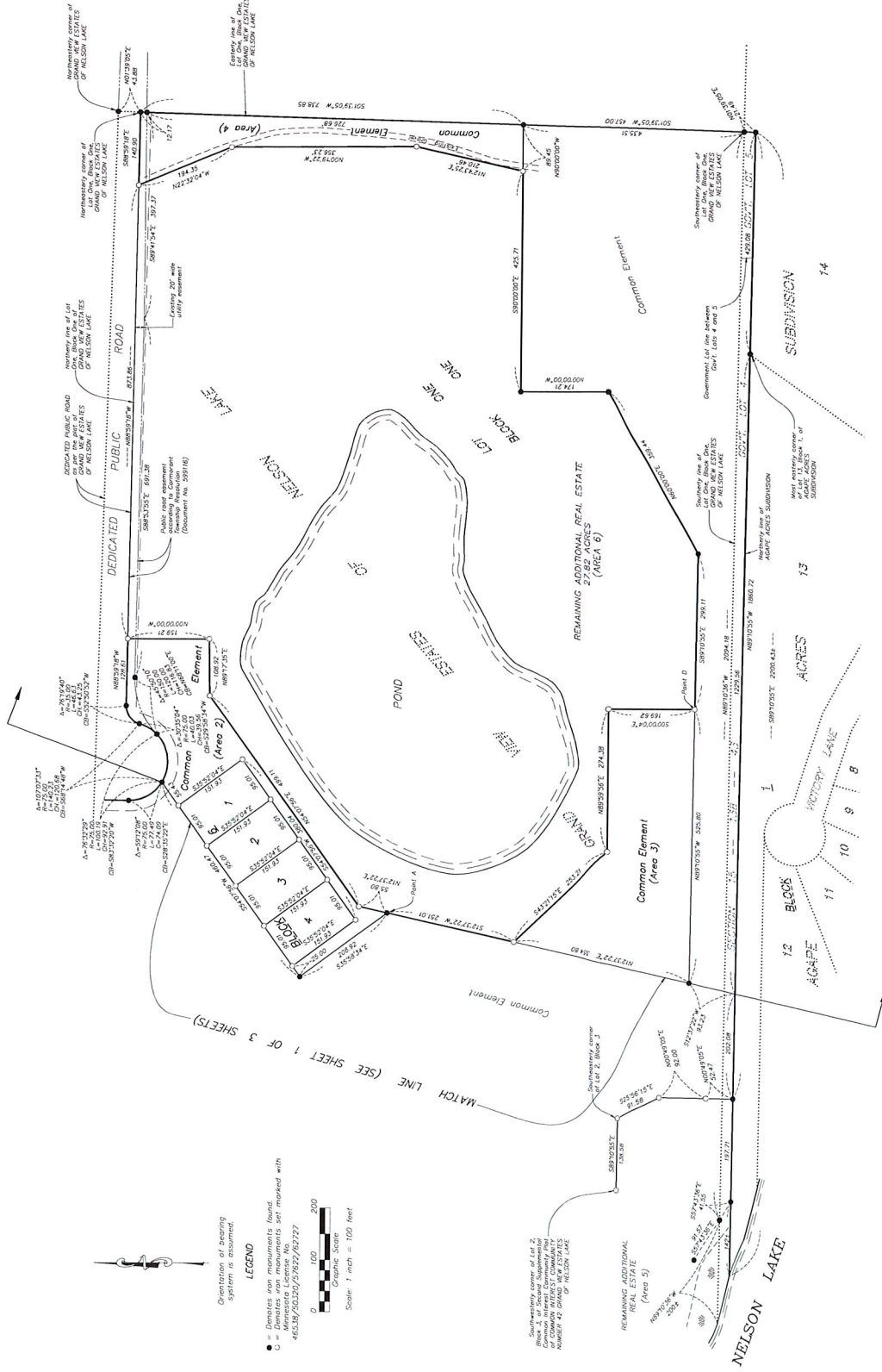
SITE PLAN - EXHIBIT B

SHEET 1 OF 3 SHEETS

10864-144

OFFICIAL PLAT

# COMMON INTEREST COMMUNITY NUMBER 42 GRAND VIEW ESTATES OF NELSON LAKE THIRD SUPPLEMENTAL COMMON INTEREST COMMUNITY PLAT



SITE PLAN - EXHIBIT B

COMMON INTEREST COMMUNITY NUMBER 42

GRAND VIEW ESTATES OF NELSON LAKE

THIRD SUPPLEMENTAL COMMON INTEREST COMMUNITY PLAT

I, Scott R. Wahl, do hereby certify that the work was undertaken by or received and approved by me for this common interest community plat of Third Supplemental Common Interest Community Plat of Common Interest Community Number 42 GRAND VIEW ESTATES OF NELSON LAKE...

Beginning at a found iron monument which designates the southwest corner of a Dedicated Public Road according to said Grand View Estates of Nelson Lake, thence North 88 degrees 40 minutes 12 seconds West 103.81 feet on an assumed bearing...

AND

That part of Lot One, Block One, of said GRAND VIEW ESTATES OF NELSON LAKE described as follows: Common Interest Community Plat of Common Interest Community Number 42 GRAND VIEW ESTATES OF NELSON LAKE...

AND

That part of Lot One, Block One, of said GRAND VIEW ESTATES OF NELSON LAKE described as follows: Commencing at a found iron monument which designates the southwest corner of a Dedicated Public Road according to said Grand View Estates of Nelson Lake...

AND

That part of Lot One, Block One, of said GRAND VIEW ESTATES OF NELSON LAKE described as follows: Commencing at the aforementioned Point A, thence South 12 degrees 37 minutes 22 seconds West 251.01 feet to the point of beginning...

AND

That part of Lot One, Block One, of said GRAND VIEW ESTATES OF NELSON LAKE described as follows: Beginning at Point B, thence North 89 degrees 15 minutes 22 seconds West 251.01 feet to the point of beginning...

SUBJECT TO A 20.00 FOOT WIDE UTILITY EASEMENT AS DESIGNATED IN SAID GRAND VIEW ESTATES OF NELSON LAKE.

FURTHER SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

Said common interest community plat fully and accurately depicts all information required by Minnesota Statutes, Section 50B.2-10(1).

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Scott R. Wahl, Licensed Land Surveyor

Minnesota License No. 50320

State of Minnesota

County of Becker

The foregoing surveyor's certificate was acknowledged before me, a Notary Public, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Scott R. Wahl, Minnesota Licensed Land Surveyor No. 50320.

Notary Public for Minnesota

My Commission Expires \_\_\_\_\_

ADDITIONAL REAL ESTATE

AREA 5 8.2 acres, more or less

That part of Common Interest Community Number 42, Block 3 of Grand View Estates of Nelson Lake, Minnesota, and that part of Lot One, Block One, of said GRAND VIEW ESTATES OF NELSON LAKE, Minnesota, described as follows: Beginning at a found iron monument...

AND

AREA 6 27.89 acres

That part of Lot One, Block One, of said GRAND VIEW ESTATES OF NELSON LAKE described as follows: Beginning at a found iron monument at the aforementioned Point A, thence South 12 degrees 37 minutes 22 seconds West 251.01 feet...

South 12 degrees 37 minutes 22 seconds East 251.01 feet, thence North 89 degrees 15 minutes 22 seconds East 274.38 feet, thence South 12 degrees 37 minutes 22 seconds West 251.01 feet to the point of beginning...

Secretary

Chairman

This Third Supplemental Common Interest Community Plat of Common Interest Community Number 42 GRAND VIEW ESTATES OF NELSON LAKE is hereby approved by the Becker County Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman of County Board

Administrator

Deputy

I hereby certify that the taxes for the year \_\_\_\_\_ for the lands described within are paid and no delinquent taxes and transfer notices filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

County Auditor/Treasurer

I hereby certify that the within instrument was filed in this office for record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and was duly recorded in Book \_\_\_\_\_ of \_\_\_\_\_ pages \_\_\_\_\_ info.

County Recorder



Becker County



<p>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.</p>	<p>1:9,028</p>
<p>This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.</p>	<p>Date: 1/13/2025</p>

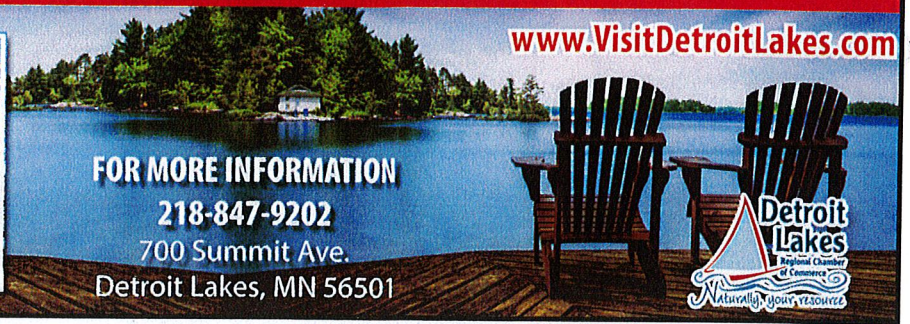


Your Chamber is Naturally  
Your Resource for . . .

- Business Development
- Community Development

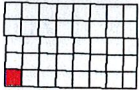
- Economic Development
- Business Resources

- Visitor Information
- Vacation Planning



[www.VisitDetroitLakes.com](http://www.VisitDetroitLakes.com)

FOR MORE INFORMATION  
218-847-9202  
700 Summit Ave.  
Detroit Lakes, MN 56501

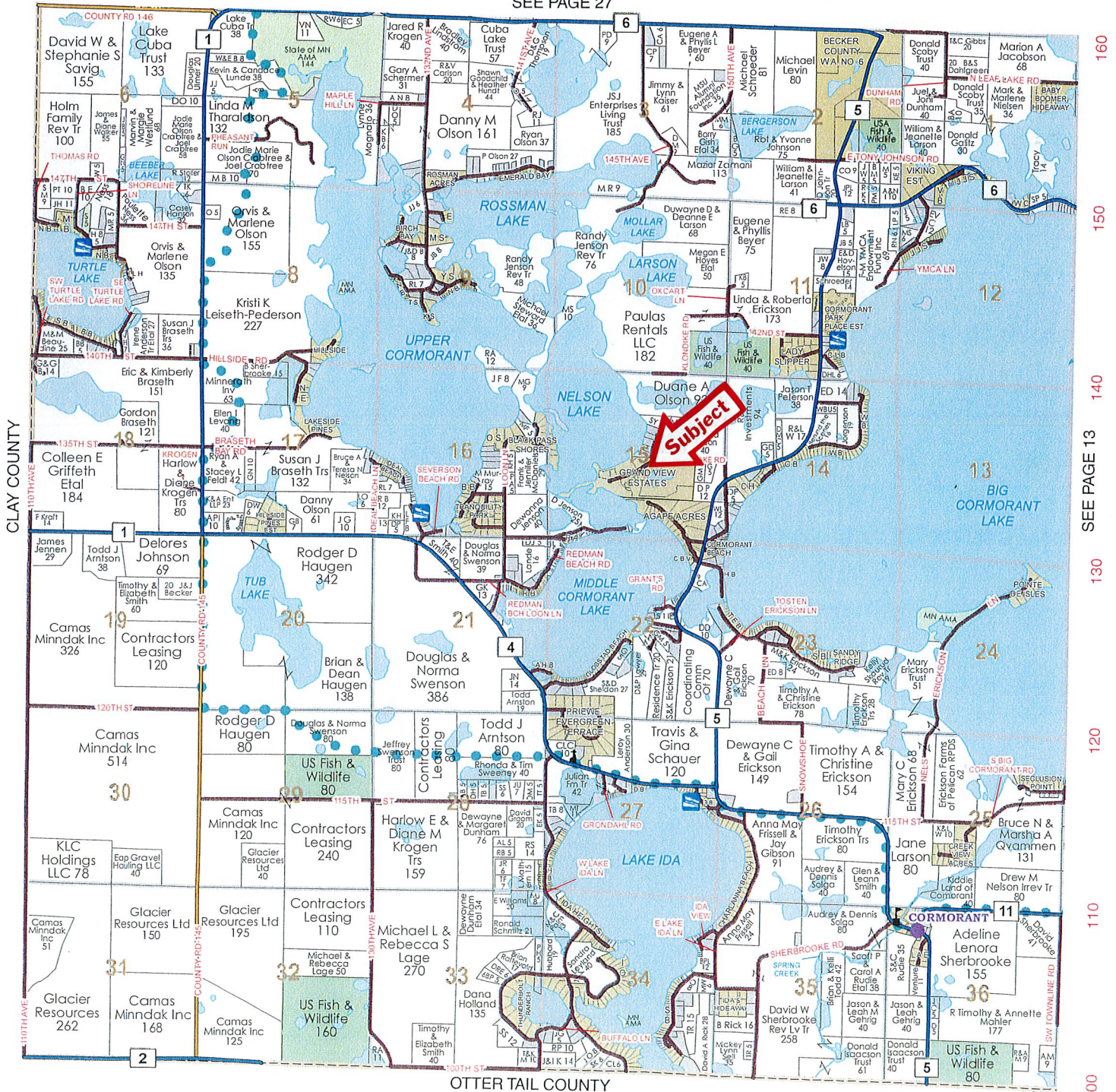


Cormorant

Township 138N - Range 43W

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SEE PAGE 27





# 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\*\***

January 29<sup>th</sup>, 2025 @ 6:00 P.M.

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

APPLICANT: William Pedersen  
716 Cathy Dr W  
West Fargo, ND 58078

Project Location: 50275 Co Hwy 26  
Ponsford, MN 56575

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for the cultivation, manufacture, and wholesale of cannabis.

LEGAL LAND DESCRIPTION: Tax ID Number: **05.0015.001** Section 04 Township 140 Range 037; PT SE1/4: BEG SW COR SE1/4, N 846.52', SLY 425.54', SELY 451.19', ELY 317.79', W 66', W 848.51' TO POB.; Carsonville 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](mailto: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/](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 # CUP2025-126

## Property and Owner Review

Owner: Jesse Keller & Laura Keller	Parcel Number(s): <b>050015001</b>
Mailing Address: 50275 Co Hwy 26 Ponsford, MN 56575	Site Address: 50275 Co Hwy 26
	Township-S/T/R: <b>CARSONVILLE-04/140/037</b>
	Shoreland? <b>No</b> Name:

Legal Descr: **PT SE1/4: BEG SW COR SE1/4, N 846.52', SLY 425.54', SELY 451.19', ELY 317.79', W 66', W 848.51' TO POB.**

## Conditional Use Details Review

Description of Conditional Use Request: **Request a Conditional Use Permit for the cultivation, manufacture, and wholesale of cannabis.**

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.

**Everything will be over 1000 ft from nearest dwelling.**

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.

**Surrounding property is either wooded or farmland. Our greenhouse should not have any impact on how the neighboring properties are used or developed.**

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.

**N/A**

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.

**Existing lighting. At this time there are no plans for additional lighting. I will be utilizing natural sunlight for the greenhouses.**

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: **10k Exotics**

Business Owners: **Will Pedersen**

Business Type: **Other - Please describe below** If 'Other', explain: **Cultivation, Manufacture, and Wholesale**

Type of Merchandise: **Cannabis**

Type of Service: **Cultivation, Manufacture, and Wholesale**

Hours and Days of Operation: **7days a week, hours as needed.**

Number of Employees: **1**

Off-Street Parking Plan:

Size of structure to be used for Business: **Existing shop - 1944 sq ft**

**New greenhouse(s) up to an additional 5,000 sq ft**

New or Existing: **Existing Structure**

Signage Plan: **N/a**

Exterior Lighting Plan: **Limited outdoor lighting**

Known Environmental Hazards: **N/A**

Additional Business Plan Information: **Solid Waste Plan: Will have a compost pile for old potting soil and leaf matter, and a burn pile for any cannabis material that fails to meet quality standards, is contaminated, expired, or otherwise unsuitable for sale or use.**

# **Facility and Operations Plan**

## **Site Plan:**

For operations I will be applying for a Cannabis Microbusiness License through the Minnesota Office of Cannabis Management.

Cannabis microbusinesses are permitted to grow, produce, sell, and purchase cannabis (including plants, seedlings, and lower-potency hemp products). This license limits the indoor plant canopy to 5,000 square feet. The canopy space will be divided between indoor grow tents located within the shop and greenhouses situated inside a securely fenced area.

The primary purpose of this property is the cultivation and manufacturing of cannabis and cannabis products. It will not be used as a public retail dispensary, as we value our peace and privacy just like anyone else. If I choose to open a dispensary in the future, it will be established at a separate location.

Our primary business model will focus on wholesale deliveries and e-commerce. However, I would like to request the flexibility to conduct occasional sales on the property, limited to invited guests. All such transactions would take place inside the shop and not in the residence. If this arrangement is not permitted, I am willing to comply with the regulations.

## **Security:**

### **1. Perimeter Security**

Fencing:

- Install a durable and secure fence around the entire perimeter of the greenhouses.
- Fence height will comply with local regulations

Access Points:

- Limit entry and exit points to a single secured gate.
- Maintain security footage of all personnel and vehicles entering and leaving the farm.

Signage:

- Post clear signage indicating that the area is under surveillance and is a restricted zone.
- Include warnings about trespassing and penalties for unauthorized access.

## 2. Surveillance Systems

### Cameras:

- Deploy high-definition (HD) surveillance cameras with night vision capability.
- Cover all critical areas, including:
  - Perimeter fencing
  - Entry and exit points
  - Cultivation areas
  - Storage and processing facilities
- Ensure cameras record 24/7 and have backup storage for at least 90 days.

## 3. Lighting

There is a floodlight installed at the front of the shop, along with external lighting on the front of the residence, providing clear visibility of anyone entering the premises. If additional lighting is necessary, I am willing to make adjustments to ensure adequate illumination. That being said I need to minimize excessive lighting within the fenced area of the greenhouses at night, as it can disrupt the photoperiod plants' natural growth cycle. To be sure the areas with no lighting are secure, all cameras are equipped with night vision and are configured to notify me of any motion, effectively monitoring sensitive areas that may be more dimly lit.

## **Solid Waste Disposal:**

### Procedure

#### 1. Identification of Defective Material

- Inspect cannabis materials during production, storage, or quality checks.
- Identify defective material based on the following criteria:
  - Expired products.
  - Contaminated or compromised packaging.
  - Products that fail laboratory testing.
- Tag material as "DEFECTIVE" and quarantine it in a designated area..

#### 2. Disposal Methods

- Follow applicable state and local regulations for cannabis waste disposal. Acceptable methods include:
  - Rendering material unusable and unrecognizable by mixing with non-cannabis waste (e.g., soil, food waste)
  - Incineration

- Transporting material to a licensed waste management facility.

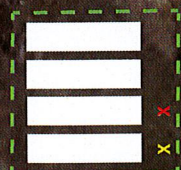
### 3. Recordkeeping

- Record the following information in the Waste Disposal Log:
  - Date and time of disposal.
  - Type and quantity of material.
  - Disposal method and location.
  - Names of authorized personnel handling the disposal.
  - Disposal vendor details (if applicable).

# Overhead Property View Legend

- Lot Line
- - - Greenhouse Cultivation Area Fence Line
- - - Indoor Cultivation/Manufacturing Facility
- X Compost Pile (Old potting soil, fan leaf matter, etc.)
- X Burn Pile (Any cannabis material that fails to meet quality standards, is contaminated, expired, or otherwise unsuitable for sale or use.)

Indoor Cultivation/Manufacturing Facility  
36'x54' = 1,944sqft



1,245.37 ft 1,000.00 ft

Nearest residence 1200ft+ from lot line

0



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.

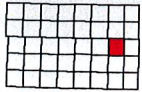
1:4,514

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

Date: 11/13/2024

Becker County





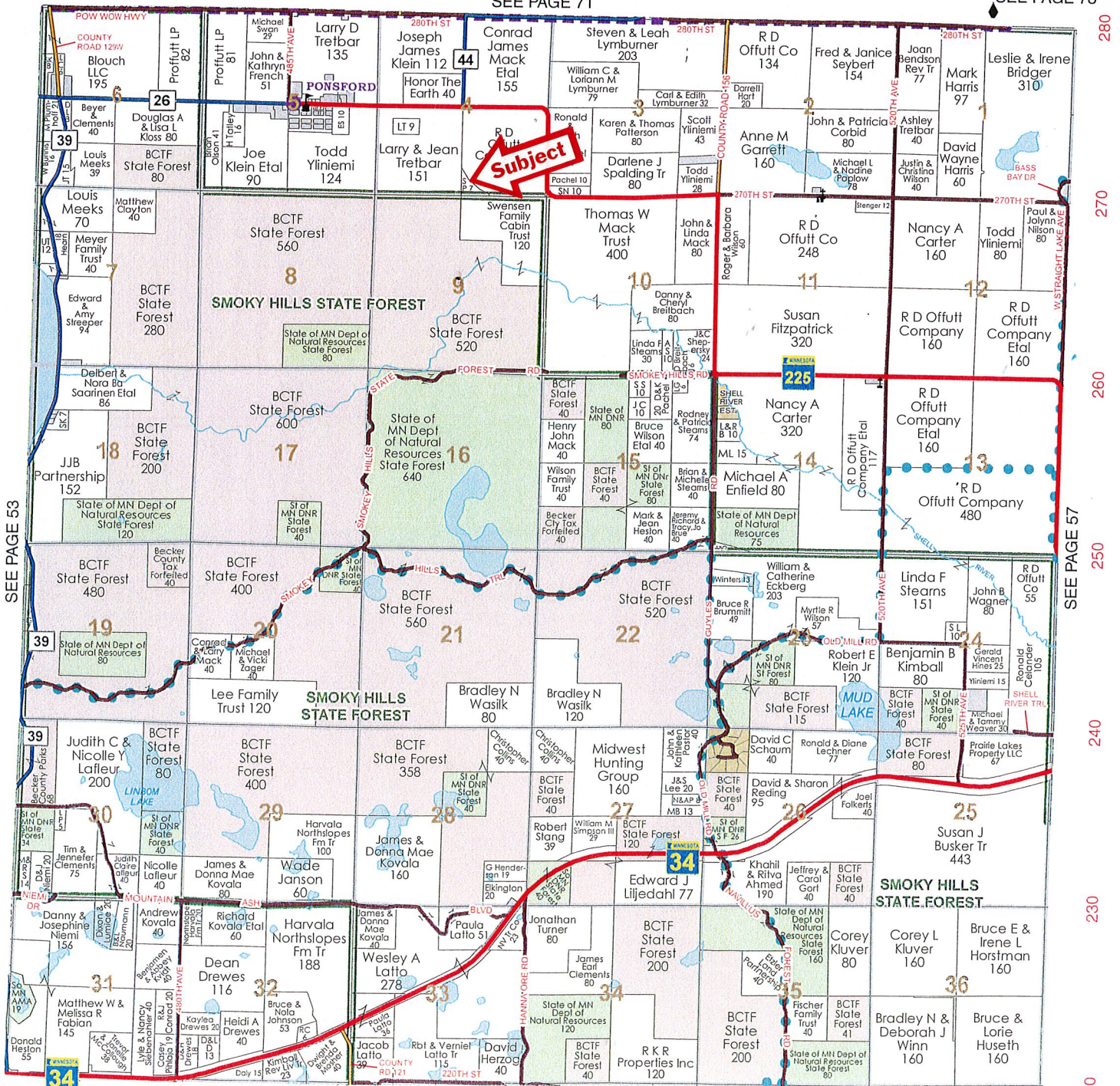
# Carsonville

# Township 140N - Range 37W

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Phone: 218-846-7314 ~ Fax: 218-846-7266

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

APPLICANT: Minnkota Power COOP  
5301 32<sup>nd</sup> Ave S  
Grand Forks, ND 58201

Project Location: 16448 360<sup>th</sup> Ave  
Frazee, MN 56544

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a substation.

LEGAL LAND DESCRIPTION: Tax ID Number: **15.0290.000** Section 31 Township 139 Range 039; 31-139-39 NE1/4 SE1/4 LESS S1/2 NE1/4 SE1/4 (15-290-1); Height of Land Township

REFER TO BECKER COUNTY ZONING ORDINANCE

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# Conditional Use Application Review

Permit # CUP2025-125

## Property and Owner Review

Owner: Minnkota Power Coop	Parcel Number(s): <b>150290000</b>
Mailing Address: 5301 32nd Ave S Grand Fork, ND 58201	Site Address: 16448 360th Ave
	Township-S/T/R: <b>HEIGHT OF LAND-31/139/039</b>
	Shoreland? <b>No</b> Name:

Legal Descr: **31-139-39 NE1/4 SE1/4 LESS S1/2 NE1/4 SE1/4 (15-290-1)**

## Conditional Use Details Review

Description of Conditional Use Request: **Minnkota Power will be Building a 115kV/69kV substation to feed a new 69kV transmission that will provide redundant service to the members of Wild Rice Electric Cooperative in the area.**

*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 Substation will be set on the back half of the property, approximately 600' from the roadway. The property owner to the South is is Ottertail Power (OTP) and they have a larger 230kV/115kV substation currently in operation, as for the property owners to the North and West there is forest coverage to block any visual impact.**

*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.*

**Site that will be utilized is directly North of the OTP site, making it an ideal spot for us to construct. This site would not have been ideal for any residential building because of the OTP site and no visual screening between that site and ours.**

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

**A site plan of the area has been developed by our Civil Engineers, this plan will show how we will manage waterflow on the site, access that site, as well as the overall construction of the site.**

*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 site will not be a residential or business lot, however we will provide adequate parking for the construction and maintenance of the site.**

*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.*

**The site will not be producing any odors or dust, as far as the noise, the site will be set back from the road and should have adequate forest cover to diminish any normal substation noise.**

**If Dust control is deemed necessary during construction we will work with the county and or Township to manage those issues.**

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 accomodated.*

## Business Plan Review

Name of Business: **Minnkota Power Cooperative Inc.**

Business Owners: **Minnkota Power Cooperative Inc.**

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

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:

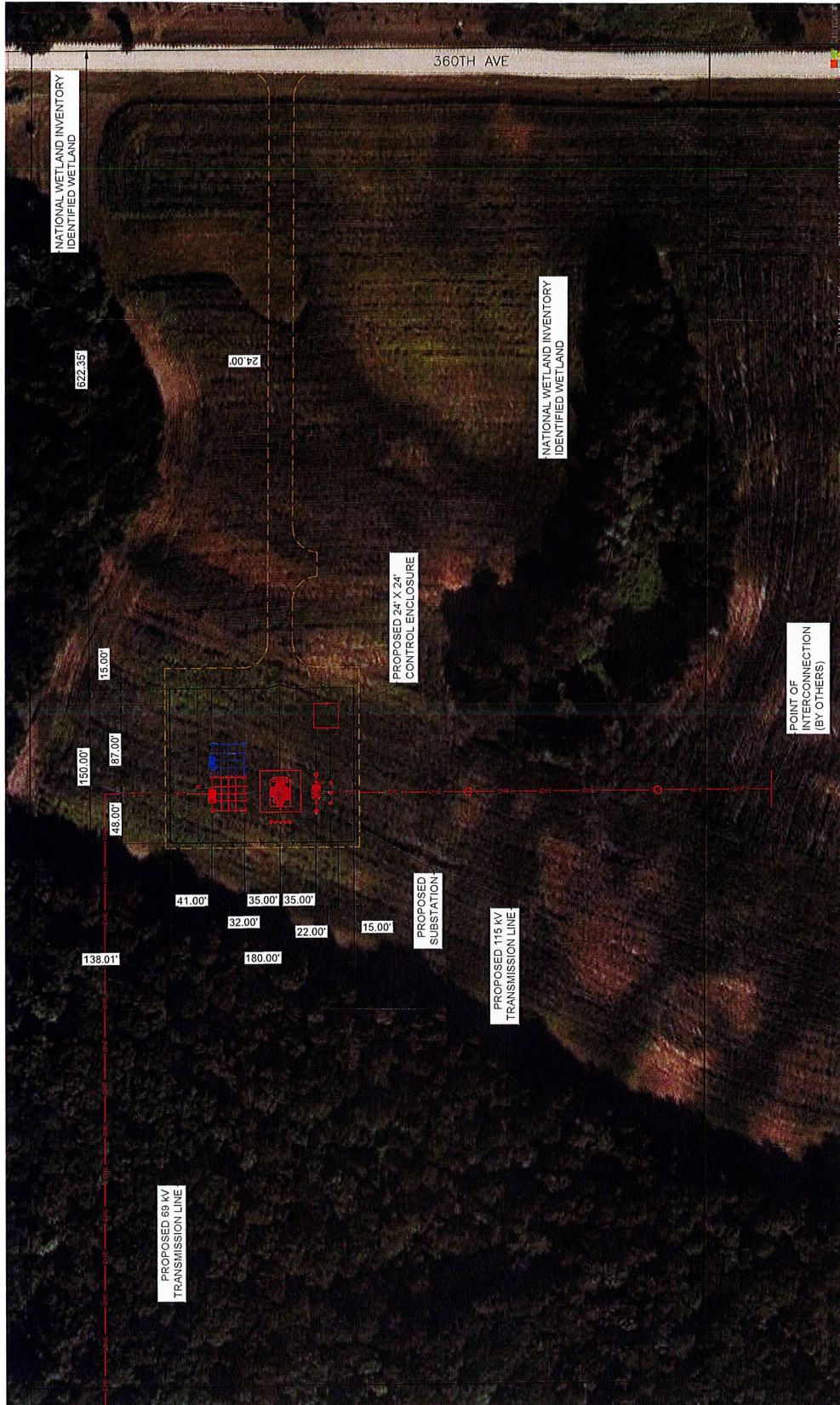
New or Existing:

Signage Plan:

Exterior Lighting Plan:

Known Environmental Hazards:

Additional Business Plan Information:



**LEGEND**

- PROPOSED
- EXISTING
- SECTION LINE
- SECTION CORNER
- PROPERTY LINE
- FENCE - CHAINLINK
- ELECTRIC - OVERHEAD
- POWER POLE
- SURFACE - GRAVEL
- PROPOSED
- FUTURE



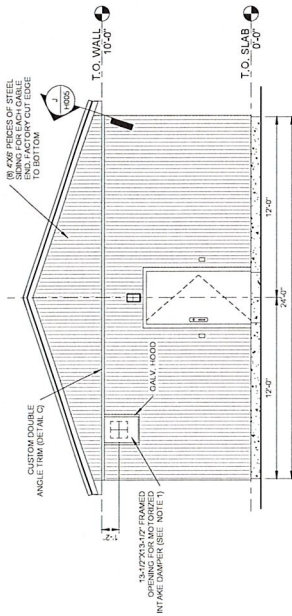
**ERIE 115 SUBSTATION  
PLOT PLAN**

DRAWN: JPB	PROJECT: 21654	SCALE: 1" = 50'	UNIT
DATE: 12/11/24	REVISION	DWG. NO.	ER250-CV-PTN-0001

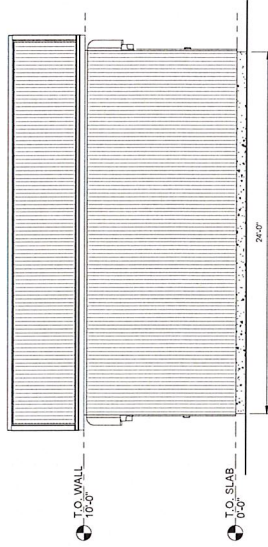


**GENERAL NOTES**

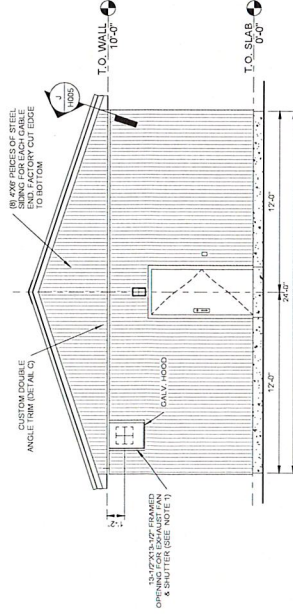
1. THE CONTRACTOR SHALL INSTALL 1/4" MINIMAL THICKNESS BRASS OR ALUMINUM TRIM FOR THE EXHAUST FAN AND MOTORIZED DAMPER SUCH THAT NO WOOD IS EXPOSED IN THE ROUGH OPENING.



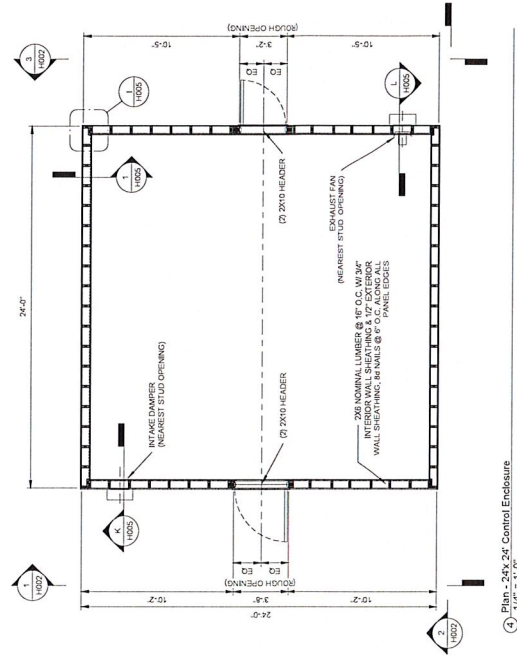
1 Elevation 1 - 24x 24' Control Enclosure  
1/4" = 1'-0"



2 Elevation 2 - 24x 24' Control Enclosure  
1/4" = 1'-0"



3 Elevation 3 - 24x 24' Control Enclosure  
1/4" = 1'-0"



4 Plan 2 - 24x 24' Control Enclosure  
1/4" = 1'-0"

**STANDARD SUBSTATION**

HOUSE  
24x24 CONTROL ENCLOSURE PLAN & ELEVATIONS

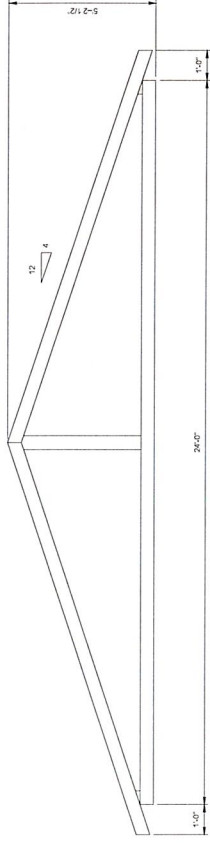


DRAWN ML PROJECT  
DATE 02/12/24 REVISION

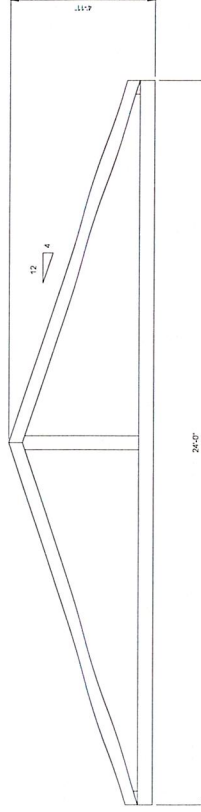
SCALE As indicated  
DWG. NO. S1770-PHY-HOUSE-0002  
UNIT H002

GENERAL NOTES

1. TRUSS DESIGN IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.



① Elevation - 24' Roof Truss  
1/2" = 1'-0"



② Elevation - 24' Roof Truss, Cable End  
1/2" = 1'-0"

STANDARD SUBSTATION  
HOUSE  
CONTROL ENCLOSURE TRUSS DESIGN

DRAWN I.M.L.	PROJECT
DATE 02/15/24	REVISION

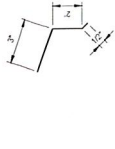
Minnesota Power  
A Public Service Company

SCALE As indicated	UNIT
DWG. NO.	ST170-PHY-HOUSE-0004

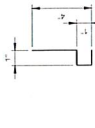
H004

**GENERAL NOTES**

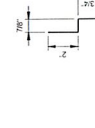
1. ALL WOOD SHALL BE S4S UNLESS OTHERWISE NOTED. ALL WOOD SHALL NOT EXCEED 6".
2. DOOR FRAMES, DOORS, DUMP CUPS AND THRESHOLDS ARE FINISHED AND INSTALLED BY MFC.
3. THE CONTRACTOR SHALL INSTALL 2" X 8" METAL FASCIAS AROUND THE ENTIRE ROUGH OPENING FOR THE EXHAUST FAN AND MOTORISED DAMPER SUCH THAT NO WOOD IS EXPOSED IN THE ROUGH OPENING.
4. ALL METAL SHALL BE FASTENED TO THE WALLS STARTING AT 4" FROM EACH EDGE AND THEN APPROXIMATELY EVERY 2'-0" O.C.



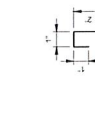
**A** Detail - Residential Eave Moulding  
3/4" = 1'-0"



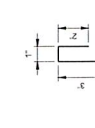
**B** Detail - Wall Starter Edge  
3/4" = 1'-0"



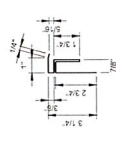
**C** Detail - Custom Double Angle Trim  
3/4" = 1'-0"



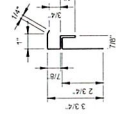
**D** Detail - 2" J-Channel  
3/4" = 1'-0"



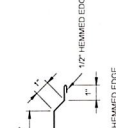
**E** Detail - 3" J-Channel  
3/4" = 1'-0"



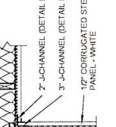
**F** Detail - 3/8" Soffit Starter  
3/4" = 1'-0"



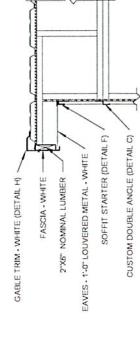
**G** Detail - 3/4" Ceiling Trim  
3/4" = 1'-0"



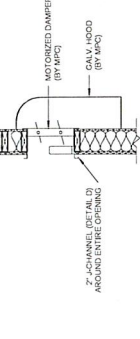
**H** Detail - Gable Trim  
3/4" = 1'-0"



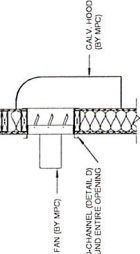
**I** Detail - Interior Wall Corner  
3/4" = 1'-0"



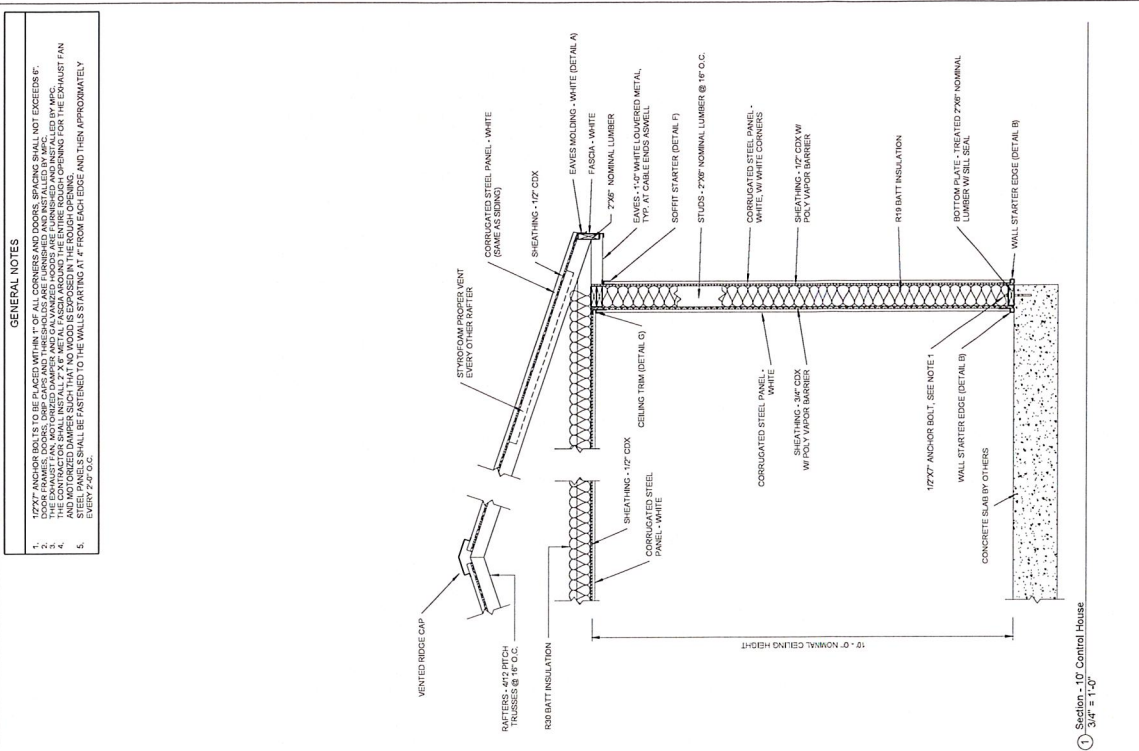
**J** Detail - Roof Truss  
3/4" = 1'-0"



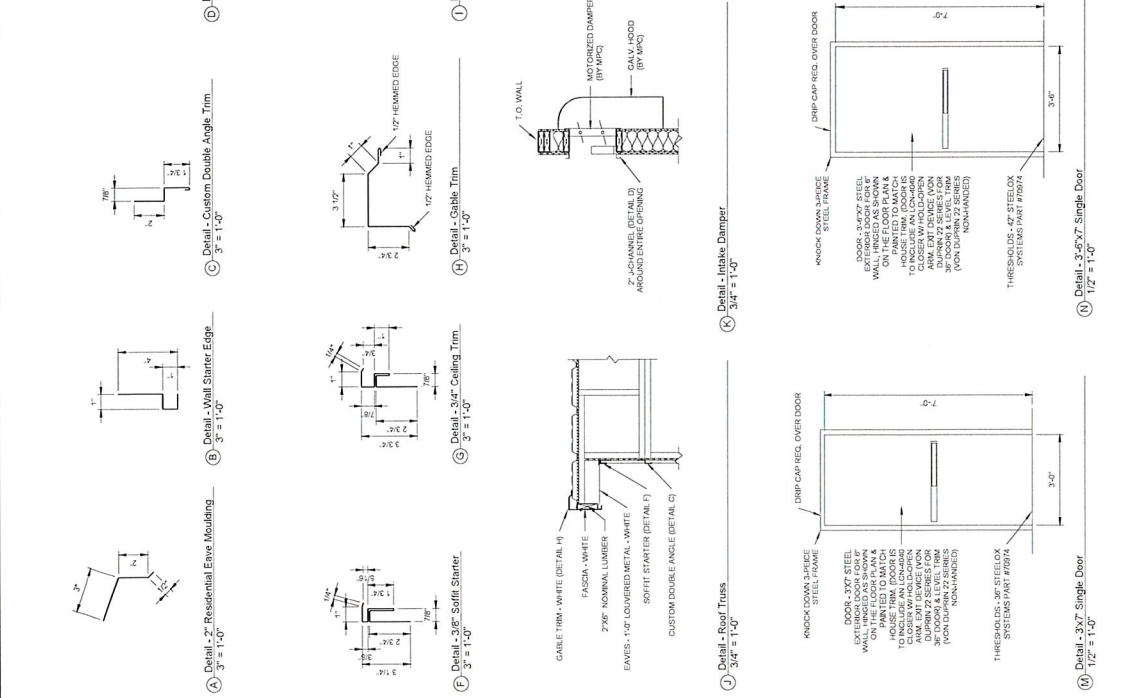
**K** Detail - Inset Damper  
3/4" = 1'-0"



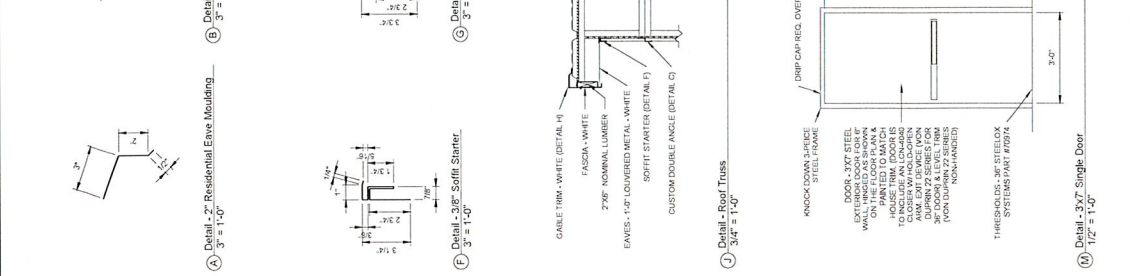
**L** Detail - Exhaust Fan  
3/4" = 1'-0"



**1** Section - 1/2" Control House  
3/4" = 1'-0"



**M** Detail - 3x7 Single Door  
1/2" = 1'-0"



**N** Detail - 3x5x7 Single Door  
1/2" = 1'-0"

**STANDARD SUBSTATION HOUSE ENCLOSURE DETAILS**

DRAWN BY	PROJECT	SCALE	HOS
DATE 02/13/24	REVISION	SCALE AS INDICATED	UNIT
		DWG.NO.	ST720-PHY-HOUSE-0005





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1:4,514

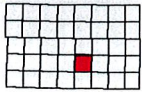
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 1/7/2025

Becker County





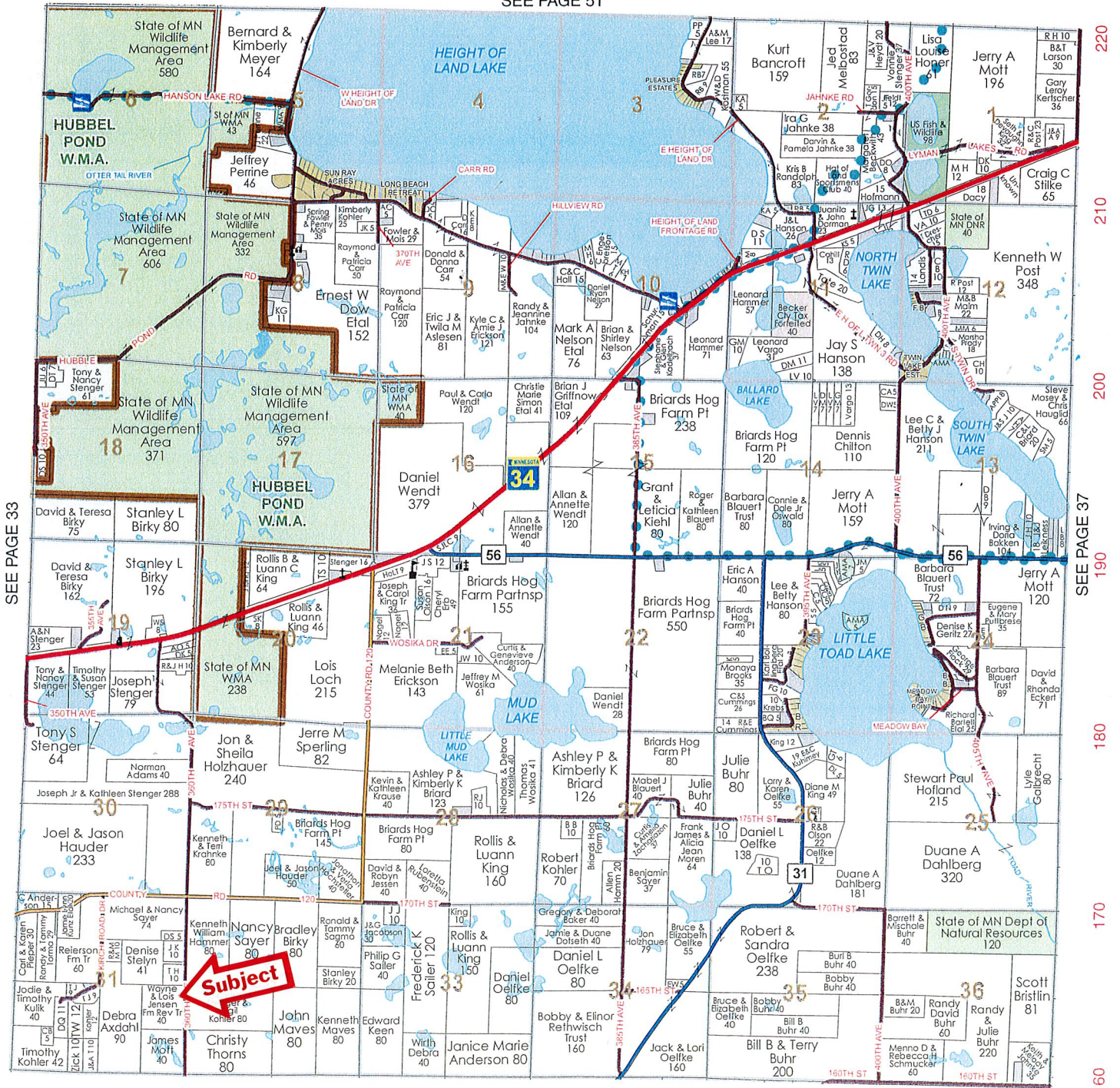


# Height of Land (S)

# Township 139N - Range 39W

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SEE PAGE 51



SEE PAGE 19