



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****

March 26th, 2025 @ 6:00 P.M.

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

APPLICANT: Mark Rasmussen
11659 US Hwy 10
Lake Park, MN 56554

Project Location: TBD Co Hwy 11
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Final Plat for seventeen (17) lots to be known as RAZ ESTATES.

LEGAL LAND DESCRIPTION: Tax ID Number: **17.0173.001** Section 17 Township 138 Range 042; 17-138-42 PT S1/2 NE1/4; COMM NW COR SW1/4 NE1/4, S 736.65' TO POB; S 560.69', E 2621.64', N 633.88', NW 572.95', W 1496.7', W 340.88', W 611.88' TO POB. TRACT D.; 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.



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: Mark Rasmussen

Developer's Address: 11659 OS Hwy 10
Lake Park, MN 56554

Telephone(s): _____ Date of Application: 2/18/25

Signature of Applicant: _____

Parcel ID Number: 17.0173.001 Project Address: TBD Co Hwy 11

Proposed Plat Name: Raz Estates



To be completed by Office

Date of preliminary approval: 9/21/21

What was approved & stipulations: Approval attached

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 _____.

Aquatic Invasive Species (AIS) appropriation, as discussed, in the amount of \$8,712.00. (Knutson, Grimsley), carried.

Planning & Zoning – Kyle Vareberg presented:

1. It was moved and seconded to concur with the Planning Commission (September 14, 2021), to approve the request submitted by Jimmy Kaiser, for a Final Plat for Birch Lake Heights, with a Change of Zone from Agricultural to Residential, for the project located at TBD Bullert Road, Ogema, MN (Parcel #: 32.0077.000). (Knutson, Okeson), carried.

2. It was moved and seconded to concur with the Planning Commission (September 14, 2021), to approve the request as submitted by Mark Rasmussen for a Preliminary Plat for Raz Estates (17 lots), for the project located at TBD County Highway 11, Audubon, MN (Parcel #: 17.0173.001). (Knutson, Vareberg). Chair Nelson called for any other discussion.

Chair Nelson noted his concerns regarding the cul-de-sac and referenced the practicality of building on some of the lots given the topography (huge slopes). Discussion followed with Scott Walz from Meadowland Surveying also presenting. Chair Nelson noted that he would support the project, with an amendment to the motion to include the stipulation that a buffer be added, with two (2) rows of trees (seedlings) to be planted on the north side of the property, just east of Gary Dorff's property.

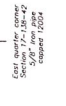
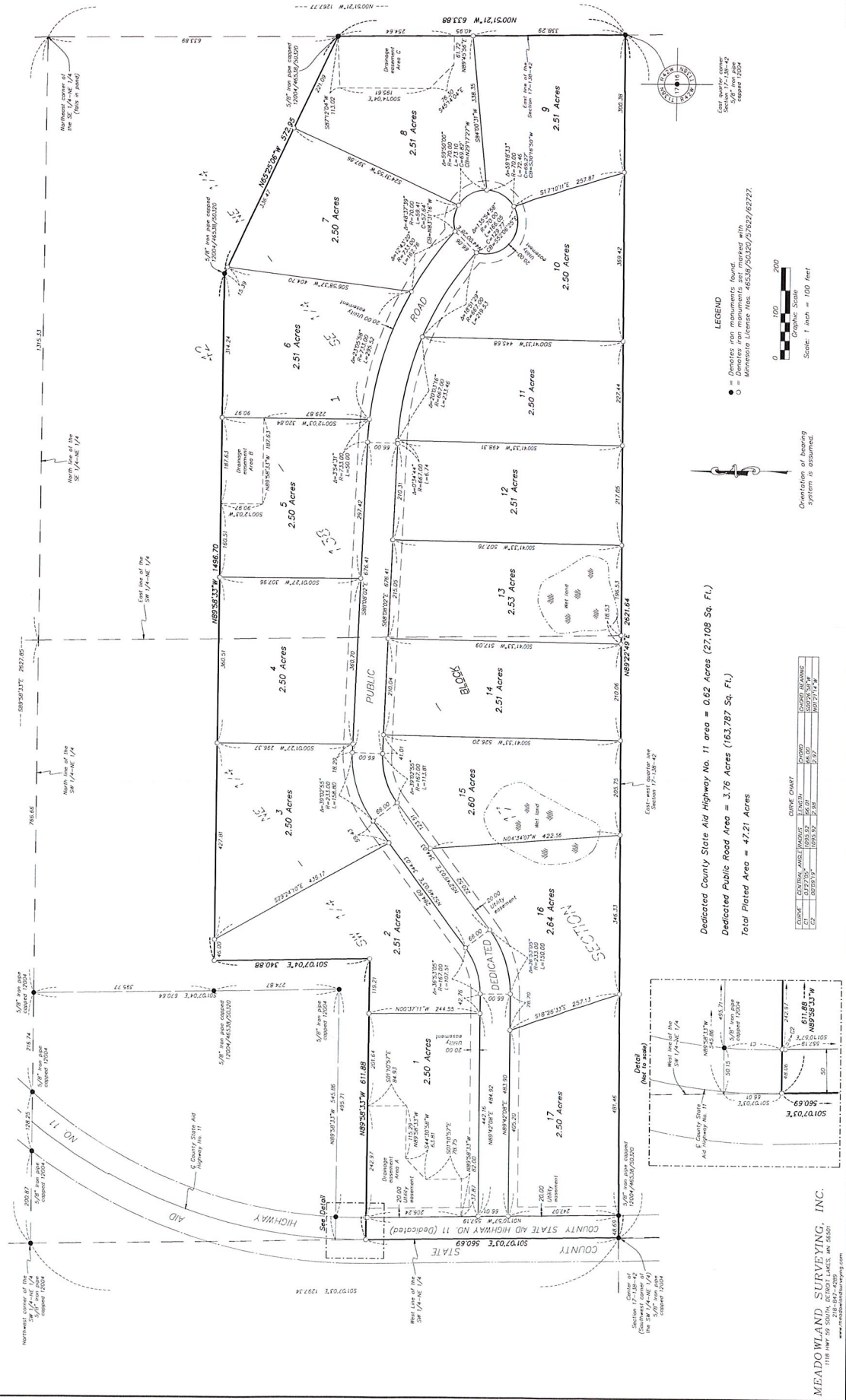
Commissioners Knutson and Vareberg, were both in agreement to amend their original motion, as noted.

It was moved and seconded to amend the original motion relative to the Preliminary Plat for Raz Estates; to add in the stipulation that a buffer be added, to include two (2) rows of trees (seedlings) be planted on the north and east side of the property, as identified. (Nelson, Grimsley), carried.

Chair Nelson read the amended motion: "to concur with the Planning Commission (September 14, 2021), to approve the request submitted by Mark Rasmussen for a Preliminary Plat for Raz Estates (17 lots), for the project located at TBD County Highway 11, Audubon, MN (Parcel #: 17.0173.001), with the stipulation, as approved, that a buffer be added, with two (2) rows of trees (seedlings) be planted on the north and east side of the property, as identified. (Knutson, Vareberg), carried.

3. It was moved and seconded to concur with the Planning Commission (September 14, 2021), to approve the request as submitted by Lakeside Estates, LLC, for a revision to Grandview Estates of Nelson Lake – Common Interest Community Number 42; for the

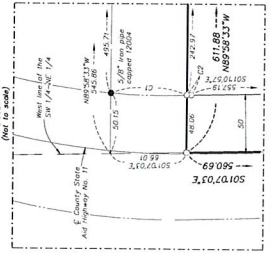
RAZ ESTATES



- LEGEND**
- = Demolite iron monuments found
 - = Demolite iron monuments not marked with Minnesota License Nos. 46538/200320/37822/82727, 46539/200320/37822/82727

CURVE DATA

CURVE	CENTRAL ANGLE (MINUS)	RADIUS	CHORD BEARING	CHORD
1	89.13°	158.53'	S 74.56° E	158.53'
2	89.13°	158.53'	N 15.44° W	158.53'



MEADOWLAND SURVEYING, INC.
 210-447-4299
 118 HWY 29 SOUTH, DEWITT PARKS, MN 55001
 www.meadowlandsurveying.com

RAZ ESTATES

KNOW ALL MEN BY THESE PRESENTS: That Mark Rasmussen, a single person, is the owner and possessor of that part of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter in Section 17, Township 138 North, Range 42 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which describes the northeast corner of said Southwest Quarter of the Northeast Quarter, thence South 89 degrees 58 minutes 33 seconds East 209.87 feet to the assumed bearing, along the north line of said Southwest Quarter of the Northeast Quarter to a found iron monument; thence continuing South 89 degrees 58 minutes 33 seconds East 128.25 feet along the north line of said Southwest Quarter of the Northeast Quarter to a found iron monument; thence continuing South 89 degrees 58 minutes 33 seconds East 216.74 feet along the north line of said Southwest Quarter of the Northeast Quarter to a found iron monument; thence continuing North 89 degrees 58 minutes 33 seconds West 50.15 feet to the west line of said Southwest Quarter of the Northeast Quarter of the Northeast Quarter, thence continuing South 07 degrees 07 minutes 03 seconds East 360.69 feet along the west line of said Southwest Quarter of the Northeast Quarter of the Northeast Quarter to a found iron monument; thence continuing North 89 degrees 58 minutes 33 seconds East 48.89 feet along the east-west quarter line of said Section 17 to a found iron monument; thence continuing North 89 degrees 22 minutes 49 seconds East 252.95 feet along said east-west quarter line to a found iron monument; thence North 85 degrees 25 minutes 06 seconds West 572.95 feet to a found iron monument; thence North 89 degrees 58 minutes 33 seconds West 611.88 feet to the point of beginning; thence South 07 degrees 07 minutes 03 seconds East 340.88 feet; thence North 89 degrees 58 minutes 33 seconds West 611.88 feet to the point of beginning.

And he has caused the said land to be surveyed and platted as RAZ ESTATES and he does hereby donate and dedicate to the public for drainage purposes the DRAINAGE EASEMENTS as shown on the herein plat, he does hereby donate and dedicate to the public for road and utility purposes the PUBLIC ROAD as shown on the herein plat, SUBJECT TO easements, restrictions and reservations of record, if any.

IN WITNESS WHEREOF said Mark Rasmussen, a single person, has hereunto set his hands this _____ day of _____, 202__.

OWNERS:

Mark Rasmussen
 State of Minnesota)
 County of Becker)

The foregoing instrument was acknowledged before me, a Notary Public in and for the State of Minnesota, on this _____ day of _____, 202__ by Mark Rasmussen, a single person.

Notary Public of Minnesota
 My Commission Expires _____

I, Scott R. Weitz, do hereby certify that this plat of RAZ ESTATES was prepared by me or under my direct supervision; that I am a duly licensed surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey that I have made; that the monuments shown on this plat were placed by me or under my supervision as defined in Minnesota Statutes, Section 505.01, Subdivision 3, as of the date shown on this plat; that the monuments were set in accordance with the laws of Minnesota and labeled on this plat, and all public ways are shown and labeled on this plat.

Scott R. Weitz, Licensed Land Surveyor
 Minnesota License Number 30320

State of Minnesota)
 County of Becker)

The foregoing surveyor's certificate was acknowledged before me, a Notary Public, Licensed Land Surveyor No. 50320, _____, 202__ by Scott R. Weitz, Minnesota

Notary Public of Minnesota
 My Commission Expires _____

I hereby certify that proper evidence of title has been presented to and do hereby approve this plat as to form and execution _____, 202__ and I

Attorney _____

This plat is hereby approved by the Becker County Planning Commission this _____ day of _____, 202__.

Secretary _____

Chairman _____

This plat is hereby approved by the Town Board of the Township of Lake Eunice, Becker County, Minnesota, this _____ day of _____, 202__ and said Town Board and the developer of said plat have entered into a written agreement with the County Recorder relating to the acceptance and maintenance of all roads delineated by the plat.

Chairman of Town Board _____

Clerk of Town Board _____

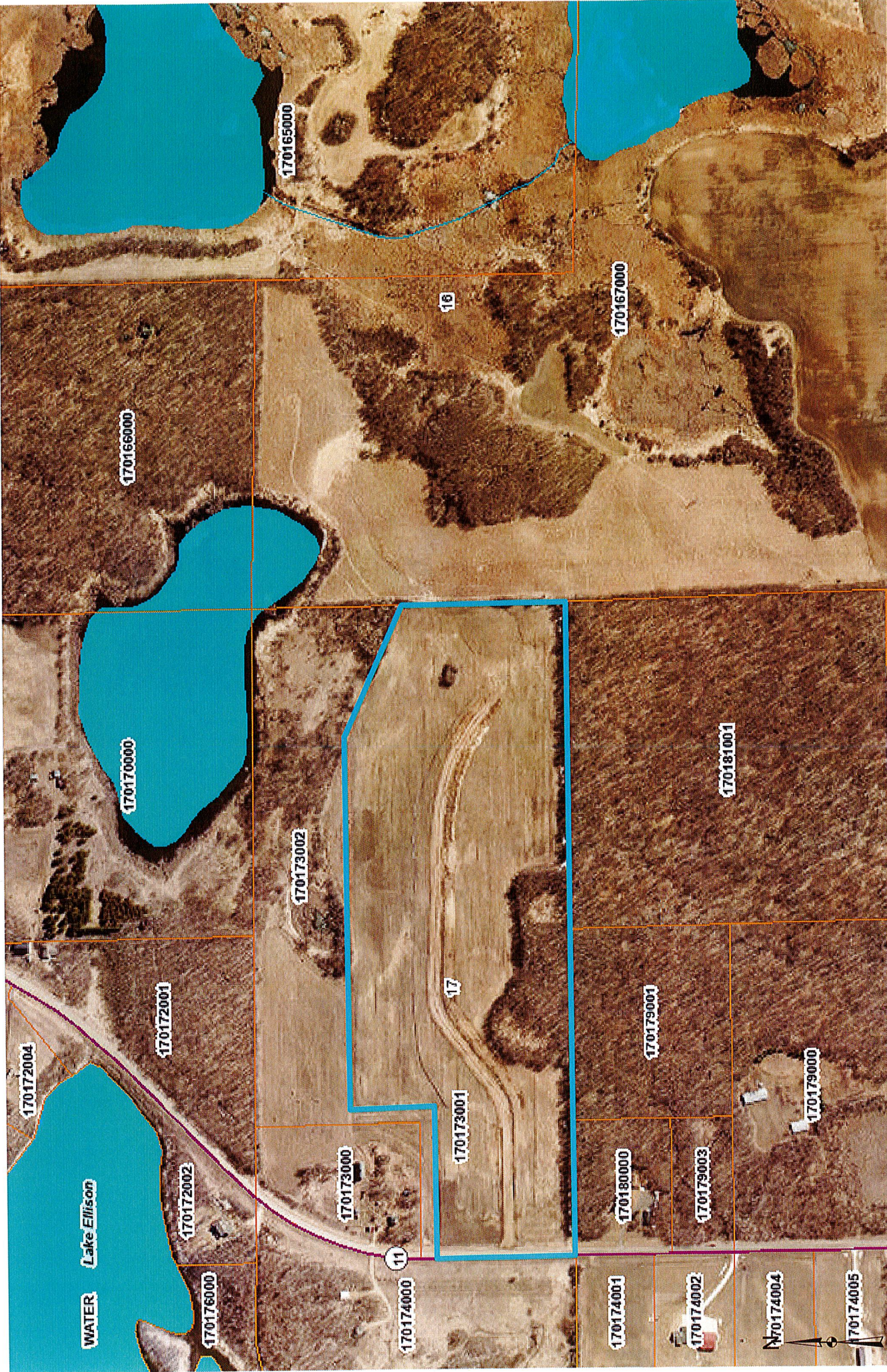
I hereby certify that the taxes for the year _____ for the lands described within are paid and no sales tax _____, 202__.

County Auditor/Treasurer _____

Deputy _____

I hereby certify that the within instrument was filed in this office for record on this _____ day of _____, 202__ at _____ M and _____ and was duly recorded in Book _____ of _____, page _____, slip _____.

County Recorder _____



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.

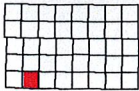
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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 3/4/2025

Becker County



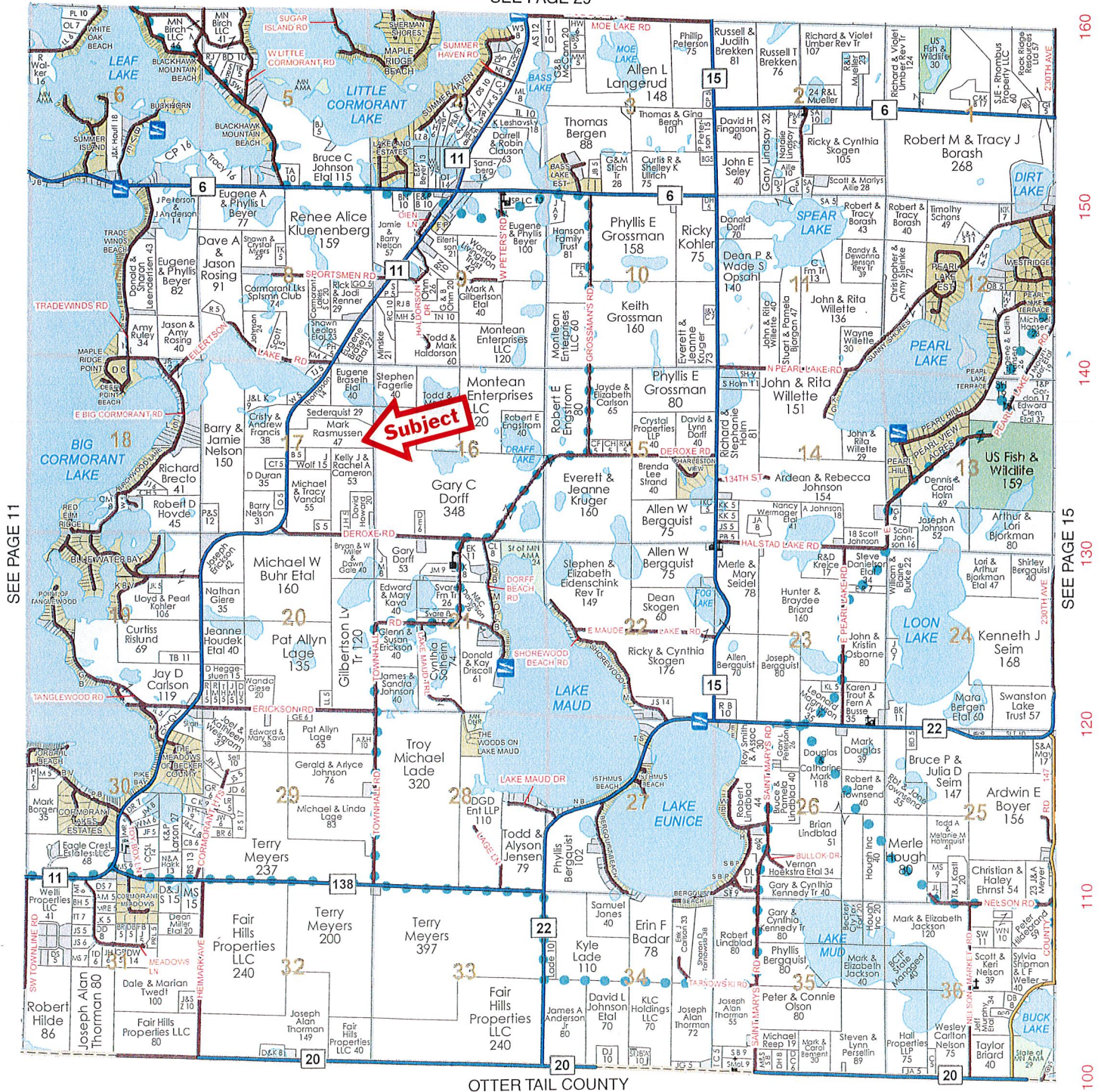


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29



OTTER TAIL COUNTY



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****

March 26th, 2025 @ 6:00 P.M.

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

APPLICANT: Michael J & Michelle R Willard
1257 Pioneer CT
Shakopee, MN 55379

Project Location: 35300 E Boot Lake Rd
Park Rapids, MN 56470

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a retaining wall.

LEGAL LAND DESCRIPTION: Tax ID Number: **27.0150.005** Section 29 Township 142 Range 036; 29-142-36 PT GOVT LOT 7, PT SW1/4 SE1/4; COMM S QTR COR SEC 29, SW 66.04', N 66.04', E 66.04', E 291.07', N 517.15' TO CTR RD, NW 66' TO POB; NW 494', SW 1293' TO BOOT LK, S AL LK TO PT SW OF POB, NE TO POB. TRACT C.; Savannah 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 # CUP2025-129

Property and Owner Review

Owner: Michael J & Michelle R Willard	Parcel Number(s): 270150005
Mailing Address: 1257 Pioneer Ct Shakopee, MN 55379	Site Address: 35300 E Boot Lake Rd
	Township-S/T/R: SAVANNAH-29/142/036
	Shoreland? Yes Name: Boot (Two Inlets & Savannah) [RD]

Legal Descr: **29-142-36 PT GOVT LOT 7, PT SW1/4 SE1/4: COMM S QTR COR SEC 29, SW 66.04', N 66.04', E 66.04', E 291.07', N 517.15' TO CTR RD, NW 66' TO POB; NW 494', SW 1293' TO BOOT LK, S AL LK TO PT SW OF POB, NE TO POB. TRACT C.**

Conditional Use Details Review

Description of Conditional Use Request: **creating leveled sitting area + retaining hillside**

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 won't affect surrounding properties negatively. a sitting area will be created in a timely fashion (3-4 days) with little to no disturbance of surrounding residences.

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.

No negative effects

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

erosion control and drainage will be properly implemented.

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 is a small operation. One truck + trailer will fit easily in the owners driveway.

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.

No neighboring properties will be affected by the project.

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.

During construction pollution of waters will not be an issue. After construction future erosion will be prevented through revegetation and erosion control fabric (if necessary)

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

No trees will be taken down, retaining wall will be created from natural stones, sitting area revegetated.

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:

Field Review Form

Permit # LALT2025-325

Property and Owner

Parcel Number: 270150005

Site Address: 35300 E BOOT LAKE RD

Owner: MICHAEL J & MICHELLE R WILLARD

Township-S/T/R: SAVANNAH-29/142/036

Project Details

Project Start & End Date: 05/15/2025-05/21/2025

Distance from OHW: 15'

Proj 1 Type: **Retaining Wall (Requires an Approved Conditional Use Permit - Must submit CUP application along with land alteration application)**

Proj 1 Purpose: **Other (Please specify next)**

Proj 1 Type Descr:

Proj 1 Purpose Descr: **create sitting area and retain hillside**

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: **sitting area will be approx 15'x8' (partial area is already level so the hillside won't be cut into the full 8' for depth)**

Area to be Filled/Leveled: **sitting area approx 15'x8' leveled**

Total Cubic Yards of Earthmoving: **1 cubic yard**

Fill Type/Material: **NA**

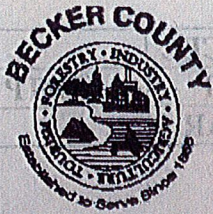
Project Summary and/or Additional Projects & Information: **Construct steps and walkway down to lake. 8'x15' sitting area cut out of hillside (at a naturally level area so the full 8' in depth will not need to be cut into the hillside) retaining wall will be constructed out of natural rock to retain hillside. Sitting area will be revegetated.**

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

Erosion Control Method (2):

Additional Erosion Control Information: **Construct steps and walkway down to lake. 8'x15' sitting area cut out of hillside (at a naturally level area so the full 8' in depth will not need to be cut into the hillside) retaining wall will be constructed out of natural rock to retain hillside. Sitting area will be revegetated.**

Inspector Notes (Earthmoving and Erosion Control):



**BECKER COUNTY PLANNING & ZONING
ENVIRONMENTAL REVIEW TECHNICAL PANEL
(ERTP) APPLICATION FOR RETAINING WALLS**

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

PARCEL	
APP	ERTP
YEAR	

The Planning & Zoning Department and the Environmental Review Panel will hold a pre-application meeting with Applicants regarding conceptual plans submitted for retaining wall requests. 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 submittal of a formal application to the Planning & Zoning Department. If the ERTP recommends approval to proceed, the Applicant may proceed with the public hearing process.

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

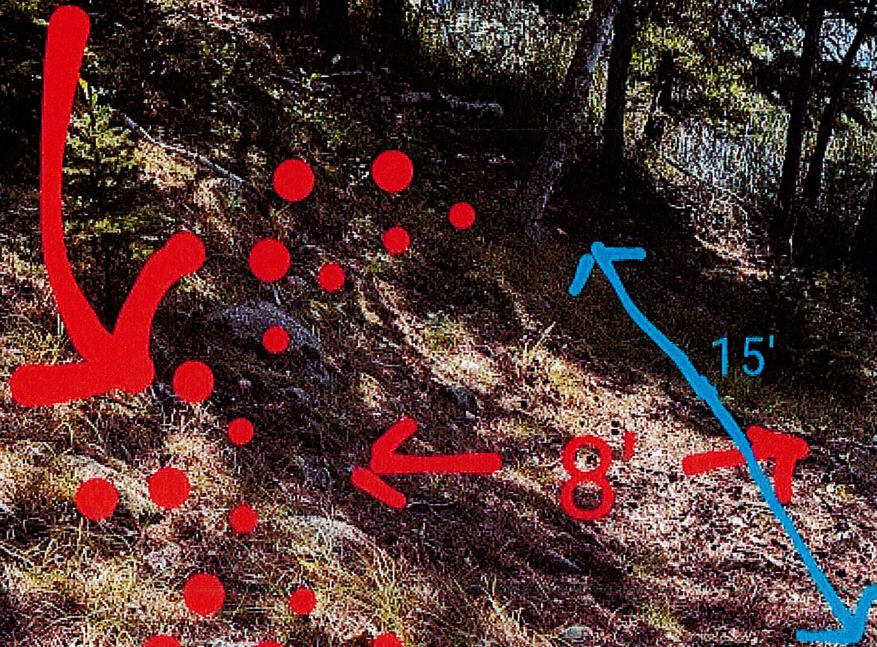
1. Contact Name and Phone Number: Chris Kimball (218) 262-1219
2. Property Owners Name: Michael J and Michelle R. Willard
3. Parcel Number: 270150605
4. Legal Description: 29-142-36 PT GOVT. LOT 7, PT SW1/4 SE 1/4 COMM SQTR COR SEC
5. Section 29 Township 142 Range 030
6. Lake Name: Boat Lake Lake Classification RD
7. Length of shoreline in Project: NA
8. Is the proposal to replace an existing retaining wall? Yes _____ No X
9. Length and Height of existing retaining wall: NA
10. To construct a new retaining wall or expand an existing? New X Expand _____
11. Length and Height of new or expansion requested: 15' x 4'
12. Is there any existing rip rap along the shoreline? Yes _____ No X
13. Distance work will be from the Ordinary High Water Mark 15'
14. Amount of cubic yards of earth movement requested: 1 cu-yard
15. Are emergent aquatic plants found along shoreline? yes
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? yes Are there any bluffs present? _____
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:

8' x 15' sitting area leveled / cut in hillside (at a naturally level area so the full 8' in depth will not be cut in)
Construct retaining wall with natural stones to retain hillside.
Wall - 4' high (at highest) tapering down on sides x 15' long (approx.)
(more information on back)



Rock retaining wall



Walkway



Rock retaining wall

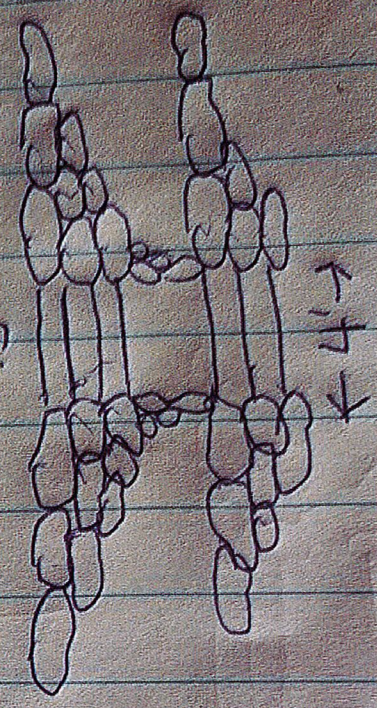
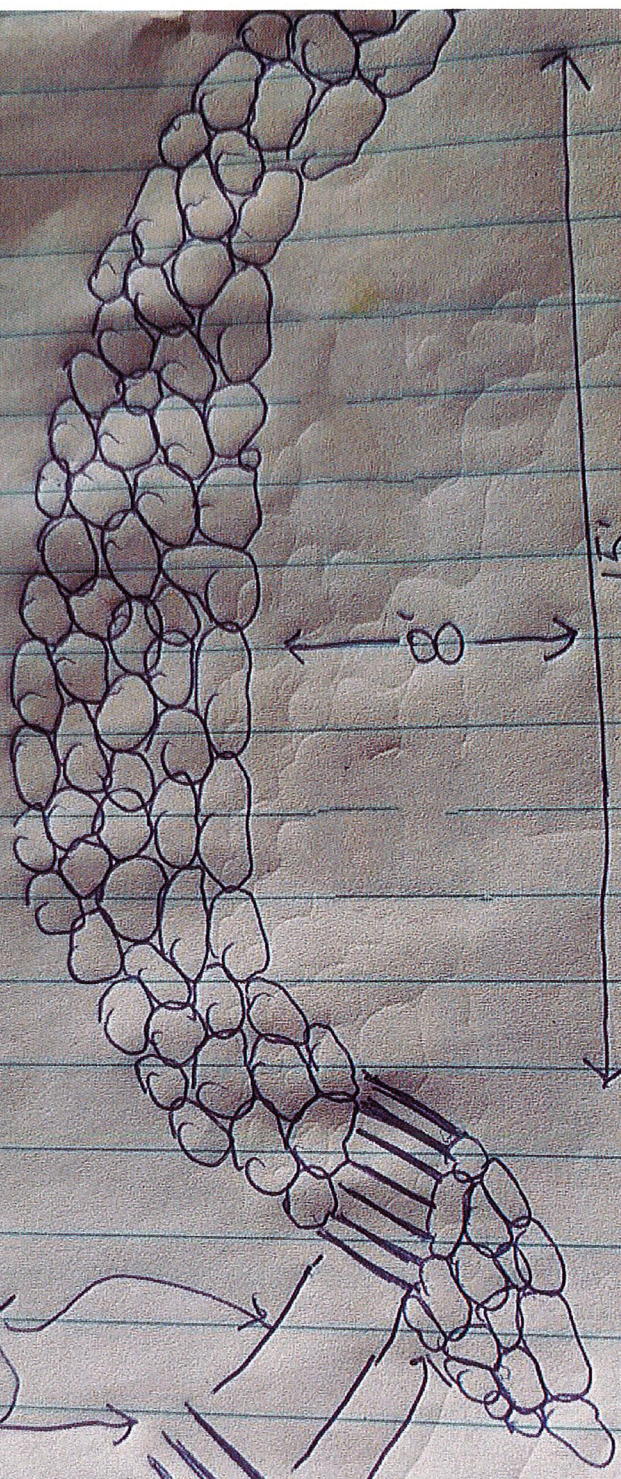
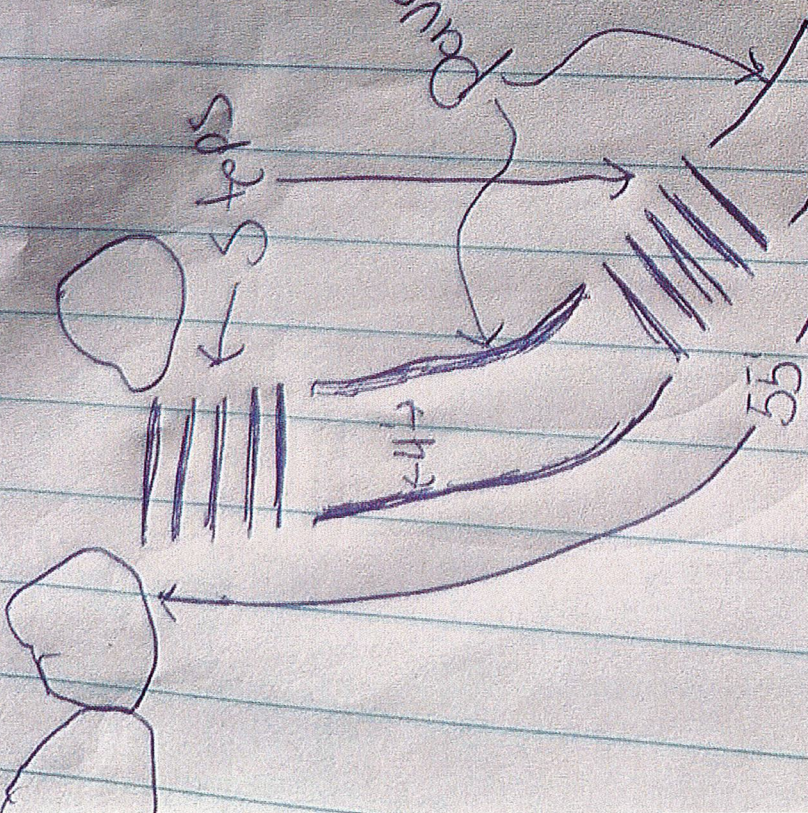
Steps/walkway

Sitting area

Stomach

Power Calthrus

Stops





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: 3/5/2025

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

Becker County



BRUSTAD LAND SURVEYING

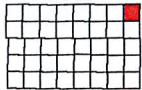
SURVEYING NORTHWESTERN MINNESOTA: **(218) 694-5280**

Boundary Surveys — Division Surveys
 Legal Descriptions — Construction Staking

PO BOX 567, BAGLEY, MN 56621

ajbrustad@gmail.com

AMANDA J. BRUSTAD, MNLS 47934

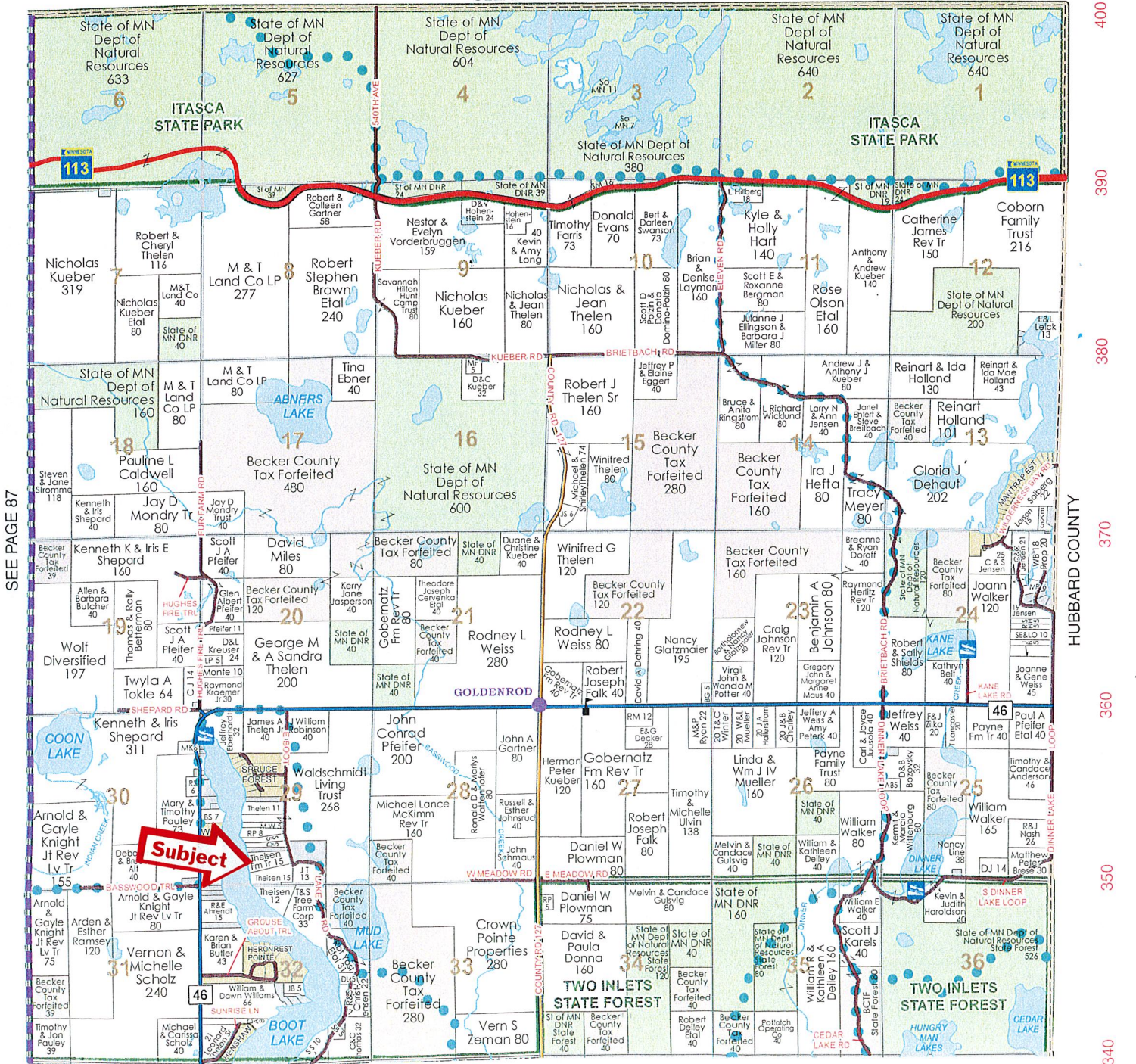


Savannah

Township 142N - Range 36W

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CLEARWATER COUNTY



SEE PAGE 87

SEE PAGE 73