



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****

May 28th, 2025 @ 6:00 P.M.

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

APPLICANT: FUM Trust
7388 S Ireland Cir
Aurora, CO 80016

Project Location: 13946 260th Ave
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a non-profit makerspace and woodturning school. This application was tabled from the April 30th, 2025, hearing.

LEGAL LAND DESCRIPTION: Tax ID Number: **19.0314.001** Section 16 Township 138 Range 041; PT LOT 1 BEG AT NE COR TH W 660' S 227.87' E 660' & N 227.87' TO BEG; Lake View 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 # CUP2025-133

Property and Owner Review

| | |
|----------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Owner: FUM Trust | Parcel Number(s): 190314001 |
| Mailing Address: 7388 S Ireland Cir Aurora, CO 80016 | Site Address: 13946 260th Ave Detroit Lakes, MN 56501 |
| | Township-S/T/R: LAKE VIEW-16/138/041 |
| | Shoreland? No Name: Curfman (Lake View) [RD] |
| Legal Descr: PT LOT 1 BEG AT NE COR TH W 660' S 227.87' E 660' & N 227.87' TO BEG | |

Conditional Use Details Review

Description of Conditional Use Request: **The property will be used for a Nonprofit Makerspace and Woodturning School. Members of the makerspace will come to the property shop to work on their own projects, community projects or learn how to use power tools.**

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.
No effect to surrounding properties and everything is to be conducted in the current residence as it is except for a new shop, 15' longer than the current which will boost value by matching aesthetics to the house and add curb appeal to the overall property.

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.
To my knowledge, there are no vacant properties in the surrounding area

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
All facilities; parking, driveway and privacy of the property give all that is needed. Regardless of business a new shop is to be constructed conforming to all county codes and will go through permitting separately, which is 15' longer than what currently resides in the exact same location and does not change any line of sight for any surrounding properties.

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.
Off street parking is more than adequate as it exists on the property. Parking areas will be specific to the existing driveway and near the house off street. Driveway already supports many vehicles, just like a large family, which this property holds.

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 building will be insulated to help eliminate sound that will be coming from inside the building and larger pieces of equipment will only be turned on when needed to keep sound at a minimum. Items like air compressors and vacuums, will be in a separate sound proof room inside the building and upon purchase of this equipment decibel ratings will be considered to keep sound at a minimum. The vacuums will also help keep the wood dust at a minimum. All projects will be completed inside of the building, and rarely will there be any work performed outside, this will reduce noise and dust from the neighboring properties. If any additional spot lights need to be installed on the building, they will not be pointed in the neighboring residences.

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: **DL Makerspace**

Business Owners: **Jessica Edwards**

Business Type: **Other - Please describe below** If 'Other', explain: **The DL Makerspace is a nonprofit, community-driven shared space dedicated to empowering makers, creators, and individuals seeking opportunities in the trades and craftsmanship industries**

Type of Merchandise:

Type of Service:

Hours and Days of Operation: **Weekdays 8AM-7:00PM**

Number of Employees: **1**

Off-Street Parking Plan: **Off street parking is more than adequate as it exists on the property. Parking areas will be specific to the existing driveway and near the house off street. Driveway already supports many vehicles, just like a large family, which this property holds.**

Size of structure to be used for Business: **It will use the current shop footprint and expand 15' larger to an overall of 40'x45' workshop matching and coordinating with the house on the property. This building will be filed separately to follow county codes and permitting process.**

New or Existing: **New Structure**

Signage Plan: **Signage will be minimal to maintain a residential vibe and will not be a nuisance or illuminated more than typical residential up/down light and no commercial lighting kits will be used.**

Exterior Lighting Plan: **Exterior lighting will fit standard up/down residential lighting and will be above doors, signage and other entrance areas similar to other residences.**

Known Environmental Hazards: **no**

Additional Business Plan Information: **Business plan is attached. Direct neighbors will have free memberships to the Makerspace.**

DL Makerspace
Business Plan

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Executive Summary

Our Mission

The DL Makerspace is a nonprofit, community-driven shared space dedicated to empowering makers, creators, and individuals seeking opportunities in the trades and craftsmanship industries. Our mission is to foster creativity, collaboration, and economic mobility by providing accessible tools, resources, and education for all ages and skill levels. Through hands-on learning, workforce development, and entrepreneurial support, we strive to break down barriers and create opportunities for those who may not have the means to pursue traditional training programs.

Our Vision

We envision a vibrant, inclusive hub where the Detroit Lakes community can gather to build, innovate, and share knowledge while developing trade skills and creating career pathways. Through hands-on training, mentorship, and access to essential tools and resources, we aim to inspire personal growth, strengthen community bonds, and equip individuals with the skills necessary for sustainable employment and small business creation within the trades and craftsmanship industries.

Our Offerings

The makerspace will provide:

- State-of-the-art equipment for woodworking, woodturning, 3D printing, and CNC machining.
- Educational classes and hands-on training led by skilled tradespeople and industry experts.
- Collaborative events and community projects aimed at skill-building and workforce preparation.
- Affordable membership plans and pay-as-you-go options to ensure accessibility for those with financial limitations.

Community Impact

By nurturing a culture of making and sharing, the DL Makerspace will:

- Provide hands-on training to individuals who lack access to formal trade education.
- Support entrepreneurs and small business owners in the trades with affordable prototyping and workspace options.
- Foster mentorship opportunities between seasoned tradespeople and aspiring artisans.
- Strengthen workforce development and job readiness in skilled labor industries.

Our Goals

In our first year, we aim to:

- Establish partnerships with local schools, workforce development organizations, and businesses.

- Launch a membership program with at least 50 founding members, prioritizing accessibility for underprivileged individuals.
- Host monthly workshops and quarterly community events focused on workforce development and entrepreneurship in the trades

DL Makerspace is more than just a workshop — it's a place to create, connect, and inspire. Together, we build more than projects — we build community.

Business Description

The DL Makerspace is a nonprofit organization dedicated to fostering creativity, trade skills, and entrepreneurship in an inclusive and affordable environment. Located in Detroit Lakes, MN, it serves as a community hub and training center, providing access to woodworking, 3D printing, woodturning, and CNC machining. Through hands-on learning and mentorship, we empower makers, artisans, and aspiring tradespeople to innovate, connect, and grow.

Our Purpose

The makerspace aims to break down barriers to innovation by providing affordable access to high-end equipment and fostering a spirit of shared learning. We believe that creativity thrives when people have the resources and support to bring their ideas to life. Our space will be a welcoming environment where hobbyists, artists, entrepreneurs, and students alike can collaborate and grow.

Target Audience

We strive to serve a diverse range of community members, including:

- Aspiring tradespeople and craftsmen who need affordable training.
- Local artists and craftspeople looking for workspace and tools
- Students and educators seeking hands-on learning opportunities
- Entrepreneurs and small business owners developing prototypes and product ideas
- Retirees and veterans interested in learning new skills and engaging in the community.
- Families and youth eager to participate in workforce readiness programs.

Our Unique Value

What sets the Detroit Lakes Makerspace apart is our commitment to accessibility, community, and workforce development. As a nonprofit, we prioritize inclusivity, ensuring financial barriers do not prevent individuals from gaining valuable trade skills. Through partnerships with local schools, libraries, businesses, and workforce development programs, we create a thriving ecosystem of makers, learners, and career opportunities—strengthening community bonds and fostering economic growth.

We are proud to collaborate with the Holmes Artist Collective to support local artists and showcase their work, and with the Detroit Lakes High School Pathways Academy to provide students with practical, hands-on learning experiences that spark creativity and career exploration. Additionally, we look forward to working with Project 412 to foster innovation and creative problem-solving within the community and to engage surrounding businesses in collaborative projects and events.

Through creativity, innovation, and shared purpose, the Detroit Lakes Makerspace will be a cornerstone of community development, empowering individuals and strengthening connections.

Market Analysis

Industry Overview

Makerspaces have emerged as vital community resources across the country, fostering innovation, education, and collaboration. These spaces provide access to expensive tools and industry-grade equipment, allowing individuals to gain hands-on experience and technical skills. According to recent studies, makerspaces not only support small businesses and startups but also enhance STEM education and creative expression.

Target Market

Our primary audience includes:

- Local artists and craftspeople seeking a supportive space and specialized tools to create and exhibit their work.
- Students and educators from Detroit Lakes High School Pathways Academy, who will benefit from skill-building workshops and project-based learning.
- Entrepreneurs and inventors looking for prototyping equipment like CNC machines and 3D printers.
- Hobbyists and retirees exploring new crafts or trades.
- Families and youth who wish to engage in workforce-readiness training.

Competitive Analysis

While Detroit Lakes currently has limited makerspace options, our focus on workforce development and accessibility makes us uniquely positioned to fill a critical gap. Rather than competing with other local initiatives, we prioritize collaboration.

- **Holmes Artist Collective:** A partner in supporting artisans and creative workshops, helping individuals turn craftsmanship into income.
- **Detroit Lakes High School Pathways Academy:** A key collaborator in integrating hands-on learning into education, bridging classroom theory with real-world applications.
- **Project 412:** A vital partner in fostering innovation and connecting makers with local businesses to create pathways into employment.

We differentiate ourselves by offering a wide range of equipment, flexible membership options, and a nonprofit model that fosters a thriving and self-sufficient community in Detroit Lakes and beyond.

SWOT Analysis

- **Strengths:** Strong community support, partnerships with local organizations, and diverse equipment offerings.
- **Weaknesses:** Initial funding and startup costs, building community awareness.

- **Opportunities:** Collaborations with schools, artist collectives, and local businesses; securing grants and sponsorships.
- **Threats:** Limited public knowledge about makerspaces, competition from online learning platforms.

The Detroit Lakes Makerspace stands as a collaborative and inclusive environment, ready to serve as a creative catalyst for the entire community.

Operations Plan

Daily Operations

The DL Makerspace will be open daily from 8:00 AM to 7:00 PM, providing members with flexible access to develop workforce skills, participate in training, and collaborate on entrepreneurial projects. Our focus is on making trade skills and craftsmanship accessible to underserved communities, ensuring that financial limitations do not prevent entry into high-demand industries.

Membership Structure & Fees

To ensure accessibility while sustaining operational costs, we offer the following membership options:

- **Student Membership:** \$30/month – For students seeking hands-on learning in trades and entrepreneurship.
- **Basic Membership:** \$60/month – Full access to the makerspace, ideal for aspiring tradespeople and small business owners.
- **Two-Member Bundle:** \$90/month – Affordable access for families or partners pursuing workforce development together.
- **Yearly Membership:** \$600/year – Discounted annual rate for committed members.
- **Sponsored Membership:** Available for individuals from low-income backgrounds, funded through grants and community sponsorships.
- **Lifetime Membership:** \$5,000 (includes board privileges) – For long-term supporters dedicated to expanding access to trade education.

Membership dues help cover essential expenses such as electricity, heating, and facility maintenance.

Tool Certifications

Certain high-risk or specialized equipment (such as CNC machines, advanced woodworking tools, or laser cutters) will require certification before use. These certification courses will have associated fees, which will be directly allocated to the maintenance and upkeep of the respective tools.

Shop Fees for Consumables

To maintain a steady supply of consumables (e.g., sandpaper, glues, screws), we will implement a donation-based shop fee system with suggested contributions pertaining to the amount of time spent within the makerspace. Suggested contributions are as following:

- \$2/hour
- \$5/week
- \$30/month

Classes & Workshops

Workshops and skill-building classes will be available for both members and non-members. Offerings will depend on instructor availability and demand. Members will receive discounted rates on all classes. These workshops will range from introductory sessions on power tools to advanced project-based learning experiences.

Partnership Involvement

- **Detroit Lakes High School Pathways Academy:** Providing students with hands-on learning experiences.
- **Holmes Artist Collective:** Hosting specialized artistic and craft-based workshops while involving members of the collective to act as instructors and educators.
- **Project 412:** Collaborate to amplify each other's missions and drive community development by incubating startups and entrepreneurs, hosting community events and workshops, and facilitating skill development

Management & Organization

As a nonprofit, the DL Makerspace is led by a Board of Directors composed of trades professionals, educators, and business leaders who ensure strategic direction, financial oversight, and long-term sustainability.

- **Executive Director:** Oversees daily operations, partnerships, and funding initiatives.
- **Operations Manager (Future Position):** Manages facility maintenance and member engagement.
- **Instructors & Volunteers:** Provide hands-on training, mentorship, and safety oversight.

Programs & Offerings

The DL Makerspace provides a range of programs and services for workforce development programs and is designed to support makers, artists, entrepreneurs, and community members of all skill levels. Through accessible tools, hands-on training, and collaborative events, the makerspace fosters creativity, skill development, and economic opportunity.

Open Shop Access

Members have access to the makerspace during operating hours (8:00 AM - 7:00 PM) to work on personal projects, collaborate with others, and utilize the facility's tools and equipment. Tool safety guidelines and certifications ensure responsible use of specialized machines.

Classes & Workshops

We offer regularly scheduled workshops covering topics such as:

- Intro to Power Tools & Safety – Essential for woodworking and shop safety.
- 3D Printing & CNC Basics – Training on digital fabrication equipment.
- Skill Certifications – Training required for specific tools like CNC machines, laser cutters, woodturning lathes and saws.
- Project-Based Classes – DIY furniture making, sculpture, electronics, and more.
- Art & Craft Workshops – Partnering with the Holmes Artist Collective to offer creative courses.

Tool & Equipment Access

Members can use a variety of specialized tools, including:

- Woodworking Tools – Saws, sanders, routers, and woodturning lathes.
- 3D Printing & CNC Machines – Digital fabrication equipment for rapid prototyping.
- General Crafting & Assembly Areas – Workstations for, crafting, and assembly of projects.

Some tools require certification courses before use, with associated fees supporting tool maintenance.

Community Events & Partnerships

We host community-driven events and initiatives, including:

- Collaborations with Detroit Lakes High School Pathways Academy to provide hands-on learning experiences for students.
- Public Art & Design Projects in partnership with Holmes Artist Collective and Project 412.
- Makers Markets & Showcases where members can sell and display their work.

- Business & Innovation Events connecting makers with entrepreneurs and local businesses.

Entrepreneurial Support & Small Business Development

The makerspace serves as a launchpad for local entrepreneurs and small businesses by providing:

- Prototyping Resources – Access to 3D printing and CNC machines for product development.
- Mentorship & Networking – Connections with local businesses through Project 412.
- Startup Support – Workshops on product design, branding, and business strategy.

By offering affordable access to high-quality tools, education, and networking opportunities, the Detroit Lakes Makerspace empowers individuals to develop new skills, start businesses, and contribute to the local creative economy.

Financial Plan & Sustainability

To ensure long-term viability, the DL Makerspace will implement a diverse funding strategy that balances membership dues, class fees, grants, sponsorships, and community support. Our goal is to maintain financial stability while keeping access affordable for all members.

Revenue Streams

Membership Dues & Benefits

The Detroit Lakes Makerspace offers multiple membership tiers designed to meet the diverse needs of our community while maintaining financial accessibility. Membership dues primarily cover facility costs, utilities, and general maintenance.

1. Student Membership – \$30/month
 - Available to students (high school and college) with valid ID.
 - Access to the makerspace during open hours.
 - Discounted rates on workshops and tool certifications.
 - A great opportunity for students to gain hands-on experience in trades and creative fields.

2. Basic Membership – \$60/month
 - Full access to the makerspace and general-use tools during open hours.
 - Eligibility to take tool certification courses for specialized equipment.
 - Discounts on workshops and community events.
 - Ideal for hobbyists, makers, and those looking to learn new skills.

3. Two-Member Bundle – \$90/month
 - Designed for families, partners, or friends who want to share access.
 - Includes all benefits of the basic membership for two individuals.
 - Encourages collaborative projects and learning.

4. Yearly Membership – \$600/year
 - Provides a discounted rate for those who prefer to pay annually.
 - Includes all benefits of the basic membership.
 - Ensures committed engagement in the makerspace community.

5. Lifetime Membership – \$5,000 (Board Privileges)
 - Lifetime access to the makerspace, including all tools and equipment.
 - Priority registration for workshops and events.
 - Eligibility to serve on the board of directors, providing input on the makerspace's direction.

- Best suited for long-term supporters and community leaders who believe in the mission of the makerspace.
6. Sponsored Membership
- Available to low-income individuals who may not have the financial means to join.
 - Funded through grants, business sponsorships, and community donations.
 - Helps ensure accessibility for all, regardless of financial status.

Classes & Workshops

Workshops and classes will be available to both members and non-members, offering hands-on learning in a wide variety of skills. While class fees will vary depending on the instructor and materials required, members will receive discounted rates.

Examples of Classes Offered:

1. Intro to Woodworking – Covers fundamental skills such as measuring, cutting, and assembling wooden projects.
2. CNC Machine Basics – Teaches how to program and operate CNC machines for precision cutting and carving.
3. 3D Printing 101 – Introduction to 3D modeling, slicing software, and operating a 3D printer.
4. Woodturning Fundamentals – Teaches how to safely use wood lathes to create bowls, spindles, and other turned objects.
5. Laser Cutting & Engraving – Covers design software and how to operate a laser cutter for engraving and precision cutting.
6. Furniture Making – Teaches joinery techniques and how to build functional furniture pieces.
7. Entrepreneurship for Makers – Focuses on how to turn creative skills into a business, covering branding, pricing, and marketing.

Tool Certification Fees

Certain high-risk or specialized tools require certification to ensure safety and proper use. Certification fees contribute directly to tool maintenance and replacement. Members must complete a certification course before using the following equipment:

- CNC Machines
- 3D Printers
- Woodturning Lathes
- Laser Cutters & Engravers

Fees for certification courses will vary based on equipment complexity, typically ranging from \$20 to \$75 per certification.

Shop Fees & Consumable Donations

Since many projects require consumable materials such as sandpaper, glue, screws, and 3D printer filament, members are encouraged to contribute through a shop fee donation system.

Suggested donation amounts are based on time spent using the space and resources:

- \$2/hour – Ideal for quick use of tools or minor projects.
- \$5/week – Suitable for those working on a medium-sized project over several days.
- \$30/month – Best for frequent users who rely on consumables for multiple projects.

This system ensures that members contribute fairly based on their usage, allowing us to keep material costs manageable while ensuring continued access to necessary supplies.

Grants & Sponsorships

To support the makerspace's sustainability and growth, we will actively pursue grant opportunities and sponsorships. Specifically, we will explore grants for women in business and entrepreneurship, including:

- **Amber Grant for Women** – Monthly grants for women entrepreneurs to support creative businesses.
- **National Association of Women Business Owners (NAWBO) Grants** – Funding opportunities for women-led initiatives.
- **Eileen Fisher Women-Owned Business Grant** – Grants for women-focused community development projects.
- **Small Business Administration (SBA) Women's Business Grants** – Government-backed funding for skill development and entrepreneurship.
- **Local & State Economic Development Grants** – Minnesota-based funding programs that support workforce development and trades education.

Additionally, corporate sponsorships and in-kind donations will be sought from local businesses and larger companies that support workforce development, technology, and community-driven education.

By implementing a strong financial strategy, prioritizing accessibility, and fostering partnerships, the DL Makerspace will remain a sustainable and inclusive resource, providing underserved individuals with the tools, training, and opportunities to enter the workforce and build thriving careers in skilled trades.

Marketing Strategy

To reach potential members and supporters, we will implement a multi-channel marketing approach, including:

1. Social Media & Digital Marketing

- **Platforms:** Facebook, Instagram, LinkedIn, and YouTube will serve as primary channels for outreach.
- **Content Strategy:**
 - Member success stories, project showcases, and behind-the-scenes content.
 - Live demonstrations of tools and equipment.
 - Promotion of upcoming classes, events, and partnerships.
 - Engaging DIY and maker-related content to inspire participation.
- **Paid Advertising:** Targeted ads to reach local residents, students, and businesses interested in making and trades.

2. Website & Email Marketing

- A professional website featuring membership options, class schedules, event listings, and a blog with maker-related content.
- Email newsletters sent to subscribers with updates on classes, promotions, and community projects.

3. Local Media & Press

- Press releases and media outreach to local newspapers, radio stations, and TV to highlight major milestones, grand openings, and community initiatives.
- Partnerships with Detroit Lakes-focused blogs and influencers to feature the makerspace.

4. Word-of-Mouth & Referral Program

- Encouraging current members to refer new members through incentives such as free class vouchers or membership discounts.
- Highlighting community impact stories to inspire organic sharing.

Community Outreach & Partnerships

Strong partnerships are critical to the makerspace's success. We will actively engage with schools, businesses, and organizations to drive participation and collaboration.

1. Holmes Artist Collective

- Hosting joint art and maker workshops, bridging the gap between fine arts and trades.

- Providing a venue for artists to prototype work using tools such as CNC machines and laser cutters.
- Collaborative exhibitions where makerspace members can showcase their work.

2. Detroit Lakes High School Pathways Academy

- Offering hands-on skill development workshops for students exploring trades, engineering, or entrepreneurship.
- Working with teachers to incorporate makerspace resources into their curriculum.
- Providing internship and mentorship opportunities for students to gain real-world experience.

3. Project 412

- Supporting business and economic development through prototyping, product development, and innovation.
- Offering workforce development programs to help businesses train employees in specialized maker skills.
- Hosting entrepreneurial workshops that focus on bringing new products to market.

4. Local Businesses & Tradespeople

- Establishing sponsorships and tool donation programs.
- Partnering with construction, carpentry, and manufacturing companies to provide industry training sessions.
- Creating apprenticeship opportunities for makerspace members interested in skilled trades careers.

Events & Public Engagement

Hosting regular events will be key to drawing in new members and strengthening community involvement. Planned events include:

- **Grand Opening Celebration:** A public event featuring live demonstrations, tool showcases, and community networking.
- **Maker Fairs:** Quarterly events where members can display and sell their projects, attracting local shoppers and businesses.
- **Open House Nights:** Monthly nights where non-members can tour the space and try out equipment.
- **Community Build Days:** Collaborative projects such as public art installations, furniture-making for nonprofits, or school repair projects.
- **Guest Speaker Series:** Featuring local makers, entrepreneurs, and tradespeople who can share insights and inspire innovation.

Branding & Online Presence

A strong brand identity will help Detroit Lakes Makerspace stand out and build trust within the community. Our branding strategy includes:

- **Consistent Visual Identity:** A recognizable logo, professional signage, and branded merchandise such as T-shirts, stickers, smocks and toolbags.
- **Active Online Community:** Creating Facebook groups or Discord channels where members can ask questions, share projects, and connect outside of in-person meetings.
- **Member Features:** Showcasing makerspace members and their projects on social media and the website to build engagement and inspiration.

Measuring Success

To ensure our marketing efforts are effective, we will track key performance indicators, including:

- Growth in membership numbers and class enrollments.
- Engagement on social media (followers, shares, and comments).
- Attendance at community events.
- Retention rates of existing members.

By continuously refining our strategies and listening to community feedback, we will keep the DL Makerspace thriving and ensure it remains a central hub for creativity, skill-building, and community collaboration.

Risk Management & Contingency Plan

The DL Makerspace is committed to providing a safe, sustainable, and well-managed environment for all members and visitors. To ensure the long-term success of the makerspace, we have identified potential risks and developed strategies to mitigate them.

1. Potential Risks & Mitigation Strategies

A. Financial Risks

Risks:

- Insufficient membership enrollment or class participation affecting revenue.
- Unexpected expenses such as equipment repairs.
- Dependence on grants and donations, which can fluctuate annually.

Mitigation Strategies:

- Diverse Revenue Streams: We will maintain a balance of membership dues, class fees, sponsorships, and grants to avoid over-reliance on any single income source.
- Membership Growth Strategy: Regular marketing efforts, community engagement, and partnerships will drive steady membership growth.
- Emergency Fund: A portion of revenue will be set aside for unforeseen expenses.
- Annual Budget Review: The board will assess financial sustainability and adjust fees, fundraising efforts, and expenses as needed.

B. Safety & Liability Risks

Risks:

- Potential injuries from power tools, machinery, and hazardous materials.
- Fire or other accidents due to improper use of equipment.
- Liability issues related to member or visitor accidents.

Mitigation Strategies:

- Mandatory Tool Certifications: Members must complete safety courses before using high-risk equipment like woodworking machines, CNC machines, and woodturning lathes.
- Strict Safety Protocols: Clear guidelines for personal protective equipment (PPE), machine use, and emergency procedures will be posted and enforced.
- Liability Waivers: All members and guests must sign liability waivers before using the space.
- Insurance Coverage: The makerspace will carry general liability insurance and additional coverage for equipment-related injuries.

- Emergency Preparedness: First-aid kits, fire extinguishers, and emergency exits will be clearly marked, and staff will be trained in emergency response procedures.

C. Equipment & Maintenance Risks

Risks:

- Equipment failure leading to downtime or expensive repairs.
- Wear and tear from frequent use of tools and machines.
- Lack of proper training leading to misuse and damage of equipment.

Mitigation Strategies:

- Routine Maintenance Schedule: Regular inspections and servicing of machines to prevent breakdowns.
- Tool Certification Fees: Funds from certification fees will go toward equipment upkeep.
- Clear Usage Guidelines: Members will be required to follow proper usage protocols, and misuse may result in loss of access privileges.
- Equipment Fund: A portion of revenue will be allocated toward upgrading or replacing tools as needed.

D. Operational Risks

Risks:

- Staff or volunteer shortages impacting daily operations.
- Member conflicts or rule violations affecting community culture.

Mitigation Strategies:

- **Volunteer & Internship Programs:** Partnerships with Detroit Lakes High School Pathways Academy and local colleges can provide a pipeline for interns and volunteers.
- **Clear Member Code of Conduct:** A set of community guidelines will ensure respect, collaboration, and adherence to rules.

2. Operational Continuity Plan

To ensure the makerspace can adapt to unexpected challenges and continue serving the community, we have developed a continuity plan:

A. Economic Downturn or Decline in Membership

- Increase outreach and marketing efforts to attract new members.
- Offer discounted promotional rates or referral incentives.
- Apply for emergency grants and funding opportunities.
- Introduce corporate partnerships to sponsor memberships for individuals in need.

B. Equipment Failure or Damage

- Establish a tool replacement fund.
- Implement a temporary equipment rental program or collaborate with other makerspaces.
- Host fundraising events to cover replacement costs if needed.

D. Staff or Leadership Changes

- Train a core group of volunteers or part-time staff to step in if leadership or management changes occur.
- Maintain thorough documentation of operational procedures to ensure smooth transitions.
- Establish a board-driven approach to governance, ensuring stability through leadership changes.

Conclusion

By proactively identifying risks and implementing strong mitigation strategies, the DL Makerspace is well-positioned to remain a safe, financially sustainable, and community-driven organization. Our risk management plan ensures that members have access to a well-maintained, secure, and supportive environment for creativity and skill-building.

Marketing & Community Outreach

The success of the DL Makerspace relies heavily on raising awareness and attracting a diverse group of members. This section outlines our strategies for effectively marketing the makerspace, engaging the community, and establishing a strong brand identity.

1. Branding & Identity

To stand out as a community-driven and accessible resource, the DL Makerspace will develop a strong, recognizable brand that resonates with both local residents and potential members.

Key Branding Elements:

- **Inclusive & Welcoming Atmosphere:** The makerspace will emphasize that it is open to everyone, from artists and entrepreneurs to hobbyists and students.
- **Innovation & Hands-on Learning:** We will highlight our commitment to providing access to state-of-the-art equipment and fostering hands-on experiences.
- **Community Impact:** Our branding will reflect our mission to strengthen the local economy and empower individuals by providing access to trade skills, tools, and entrepreneurship opportunities.

Logo & Visual Identity:

The makerspace logo will embody the values of innovation, creativity, and collaboration. The color scheme will be bold and energizing, reflecting the vibrant spirit of the community, with modern typography to represent forward-thinking and progress.

2. Marketing Strategies

To reach a broad audience, we will implement a mix of online and offline marketing strategies.

A. Online Marketing

- **Website & Blog:** A user-friendly website will serve as the central hub for information about membership options, workshops, and events. It will feature a blog with project ideas, member success stories, and tips for makers.
- **Social Media:** Social platforms like Facebook, Instagram, and YouTube will be used to showcase member projects, post updates, and promote workshops. Engaging content such as behind-the-scenes looks at tool certifications or project tutorials will attract followers.

- **Email Newsletters:** Regular email updates will keep potential and existing members informed about upcoming classes, events, and promotions.
- **Local SEO:** We will optimize our website for search engines, making sure that "DL makerspace" and related terms are easy to find for those searching online.

B. Offline Marketing

- **Flyers & Posters:** Local flyers and posters placed in high-traffic areas (libraries, coffee shops, schools, etc.) will spread the word about the makerspace.
- **Community Events:** Hosting "open house" days or free classes will attract people who are curious about the makerspace but might not be ready to commit to a membership.
- **Local Media:** Press releases and local news features will keep the community updated on the latest happenings at the makerspace. We will also explore interviews and features in local magazines and radio stations.

3. Community Engagement

We will deepen our community ties through collaboration and partnerships with local organizations, businesses, and schools.

- **Partnerships with Local Businesses:** Collaborating with local businesses such as Project 412 will help foster creative problem-solving and provide mutual benefits. By offering workshops and events that bring businesses and makers together, we can promote local entrepreneurship and innovation.
- **Collaborations with Schools:** The Detroit Lakes High School Pathways Academy will be an essential partner for creating educational programs for students. Workshops can be co-hosted with the school, focusing on skills such as carpentry, digital design, and entrepreneurship.
- **Support for Local Artists:** Through our partnership with the Holmes Artist Collective, we can feature local artists' work, host art shows, and organize creative events that will draw people into the makerspace.

4. Member Retention & Growth

To ensure that the makerspace thrives and remains relevant, we will focus on both retaining existing members and growing our membership base.

A. Member Retention

- **Engagement:** Regular member check-ins, feedback surveys, and member spotlights on social media will help us keep members engaged and connected to the makerspace community.
- **Exclusive Events:** Offering members-only workshops, events, and early access to new equipment will keep members motivated to remain involved.
- **Member Discounts:** Members will receive discounts on classes, tool certifications, and access to exclusive workshops or project-based learning events.

B. Membership Growth

- **Referral Program:** We will offer incentives, such as discounted fees or additional hours of shop access, for members who refer others to join.
- **Corporate & Group Memberships:** Offering special rates for groups or local businesses will expand our reach beyond individual memberships.
- **Student & Low-Income Memberships:** Our commitment to inclusivity will attract diverse members from various backgrounds, with discounted rates for students and low-income individuals.

Conclusion

The marketing and community outreach strategies outlined above will position the DL Makerspace as a vital, community-driven hub for innovation, learning, and collaboration. By using a combination of digital outreach, local partnerships, and member engagement strategies, we will grow the makerspace's membership and create a sustainable community space that empowers individuals and strengthens the local economy.

Financial Plan

The Financial Plan for the DL Makerspace outlines the projected costs, revenue, and funding required to successfully launch and sustain the operation. This section will provide a comprehensive overview of the financial outlook for the makerspace and outline key revenue streams and expenses.

1. Startup Costs

The initial setup of the makerspace will involve a variety of costs to secure the necessary tools, equipment, and space. Below is a breakdown of the projected startup costs:

| Startup Costs | |
|--------------------------------------------|------------------------|
| Expense Item | Estimated Costs |
| Building Construction | \$200,000 |
| Tools and Equipment | \$70,000 |
| Furniture and Fixtures | \$2,500 |
| Office Equipment (computers, phones, etc) | \$2,500 |
| Initial Marketing & Branding | \$3,000 |
| Website & Digital Setup | \$2,000 |
| Legal & Licensing Fees | \$1,000 |
| Insurance | \$2,000 |
| Miscellaneous (Cleaning, Supplies) | \$1,500 |
| Contingency Fund | \$3,000 |
| Startup Costs | \$287,500 |
| Funding Requirements | |
| Donations/Grants/Sponsorships | \$200,000 |
| Total Startup Costs | \$87,500 |

2. Revenue Projections

Revenue for the Detroit Lakes Makerspace will come from a variety of sources, including membership dues, class fees, and other services. Below is an estimate of monthly and annual revenue based on the current membership model and projected class participation:

| Revenue Projections | | | | | | | |
|--------------------------------|----------------------|------------------------------------------|-------------------------------------|-------------------------------------|-------------------|-------------------------|--|
| Membership Revenue | | | | | | | |
| Membership Type | Monthly Fee | Projecte d Members Yr1 | Monthly Revenue | Annual Revenue | | | |
| Student Membership | \$30 | 10 | \$300 | \$3,600 | | | |
| Basic Membership | \$60 | 25 | \$1,500 | \$18,000 | | | |
| Two-Member Bundle | \$90 | 7 | \$630 | \$7,560 | | | |
| Yearly Membership | \$600 | 5 | 0 | \$3,000 | | | |
| Lifetime Membership | \$5,000 | 2 | 0 | \$10,000 | | | |
| Total Monthly Revenue | | | \$2,430 | | | | |
| Total Annual Revenue | | | | \$42,160 | | | |
| | Fee | No. Participa nts | Monthly Revenue | Annual Revenue | | | |
| Classes & Fees | 25-250 | 5-15 | \$3,000 | \$36,000 | | | |
| Tool Certification Fees | 25-100 | | \$1,500 | \$18,000 | | | |
| | Suggeste d Amount | Time spent at DL Makerspa ce | Monthly Revenue per member | % of members contributi ng | Members/ Month | 1 Monthly Revenue | |
| Shop Fees | | | | | | | |
| Hourly -Based Donation | \$2 | 16 | \$32 | 25% | 3 | \$80 | |
| Weekly -Based Donation | \$5 | 4 | \$20 | 15% | 2 | \$30 | |
| Monthly -Based Donation | \$30 | 1 | \$30 | 10% | 1 | \$30 | |
| Total Monthly Revenue | | | | | | \$140 | |
| Total Annual Revenue | | | | | | \$1,680 | |

| | | | | | | |
|---------------------------------|-----------------|-----------|-----------|--|--|--|
| Projected Annual Revenue | \$97,840 | \$102,732 | \$107,869 | | | |
|---------------------------------|-----------------|-----------|-----------|--|--|--|

3. Expense Projections

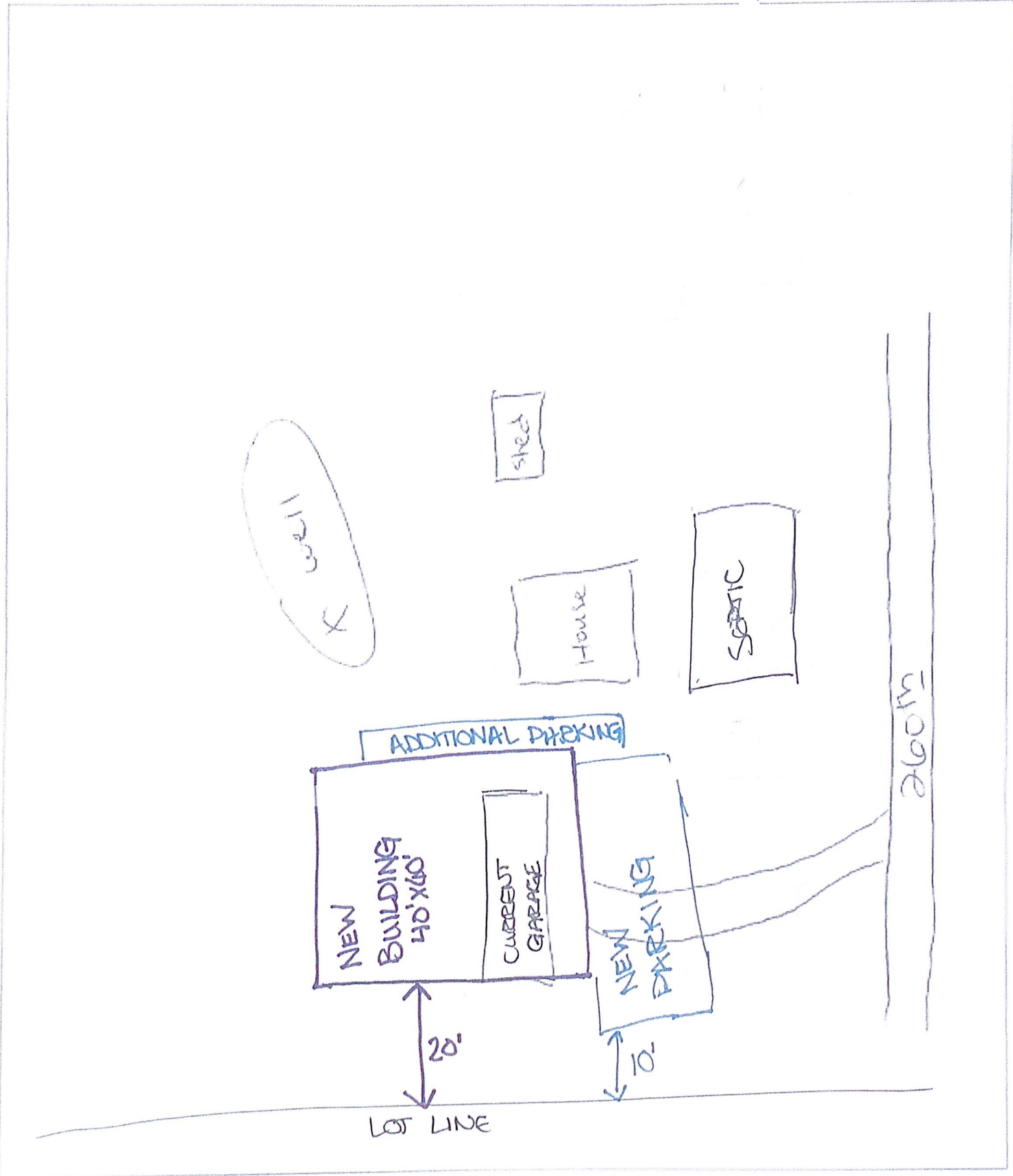
Ongoing operational expenses for the makerspace will include rent, utilities, staffing, tool maintenance, and marketing. Below is an estimate of monthly and annual expenses:

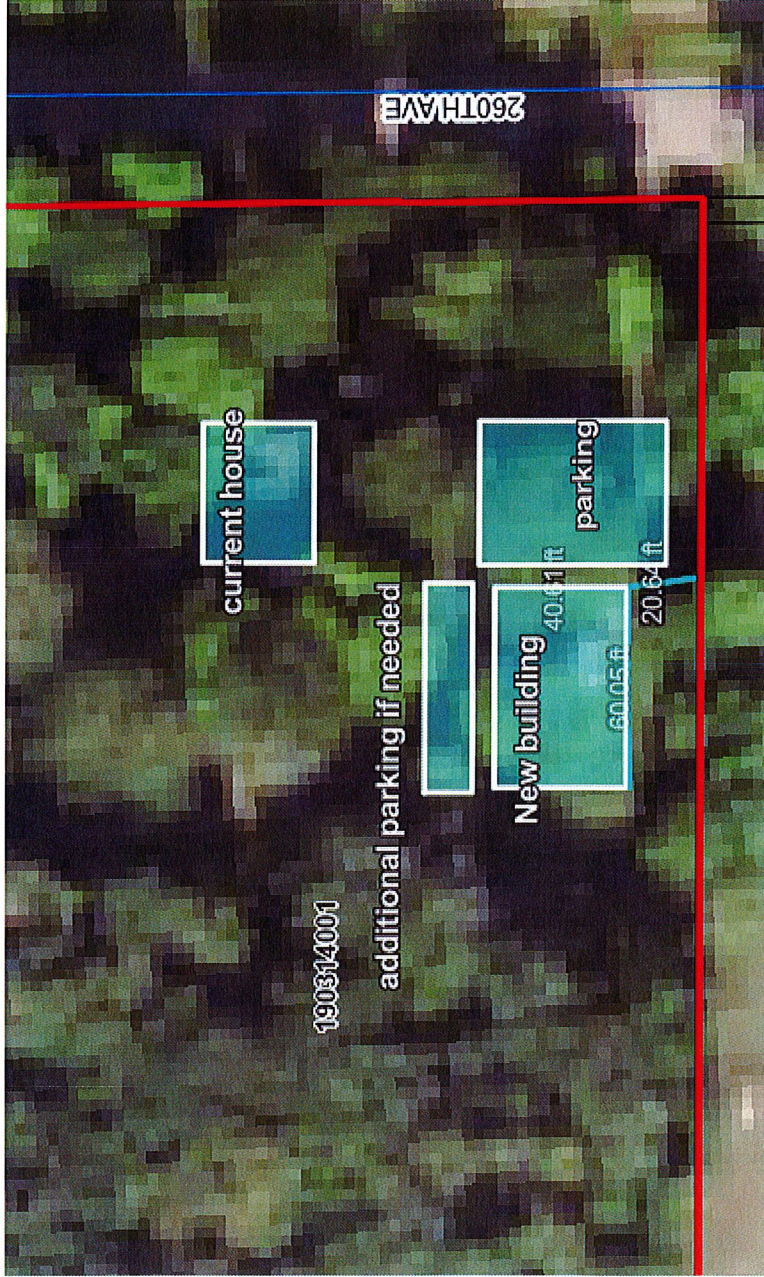
| | | |
|---------------------------------------|------------------|----------|
| Total Projected Annual Revenue | \$137,840 | |
| Expense Projections | | |
| Expense Item | Monthly Cost | Annual |
| Utilities (Electricity, Heat, Water) | \$800 | \$9,600 |
| Staff Salaries (Executive Director) | \$5,000 | \$60,000 |
| Marketing & Advertising | \$500 | \$6,000 |
| Tool Maintenance & Consumables | \$1,500 | \$18,000 |
| Insurance | \$200 | \$2,400 |

4. Profit and Loss Statement

During the first year, the DL Makerspace expects a slight loss due to the startup costs as well as the time for building the membership. As membership grows, class offerings increase, and the makerspace becomes more established, we anticipate turning a profit.

| | |
|---------------------------------|------------------|
| Profit and Loss Y1 | |
| Startup Costs | \$87,500 |
| Total Projected Revenue | \$137,840 |
| Total Projected Expenses | \$99,600 |
| Net Profit (Loss) | -\$49,260 |





260TH AVE

current house

parking

New building

40.41 ft

60.05 ft

20.64 ft

additional parking if needed

180514001



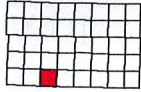
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:2,257

Date: 4/7/2025

Becker County

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

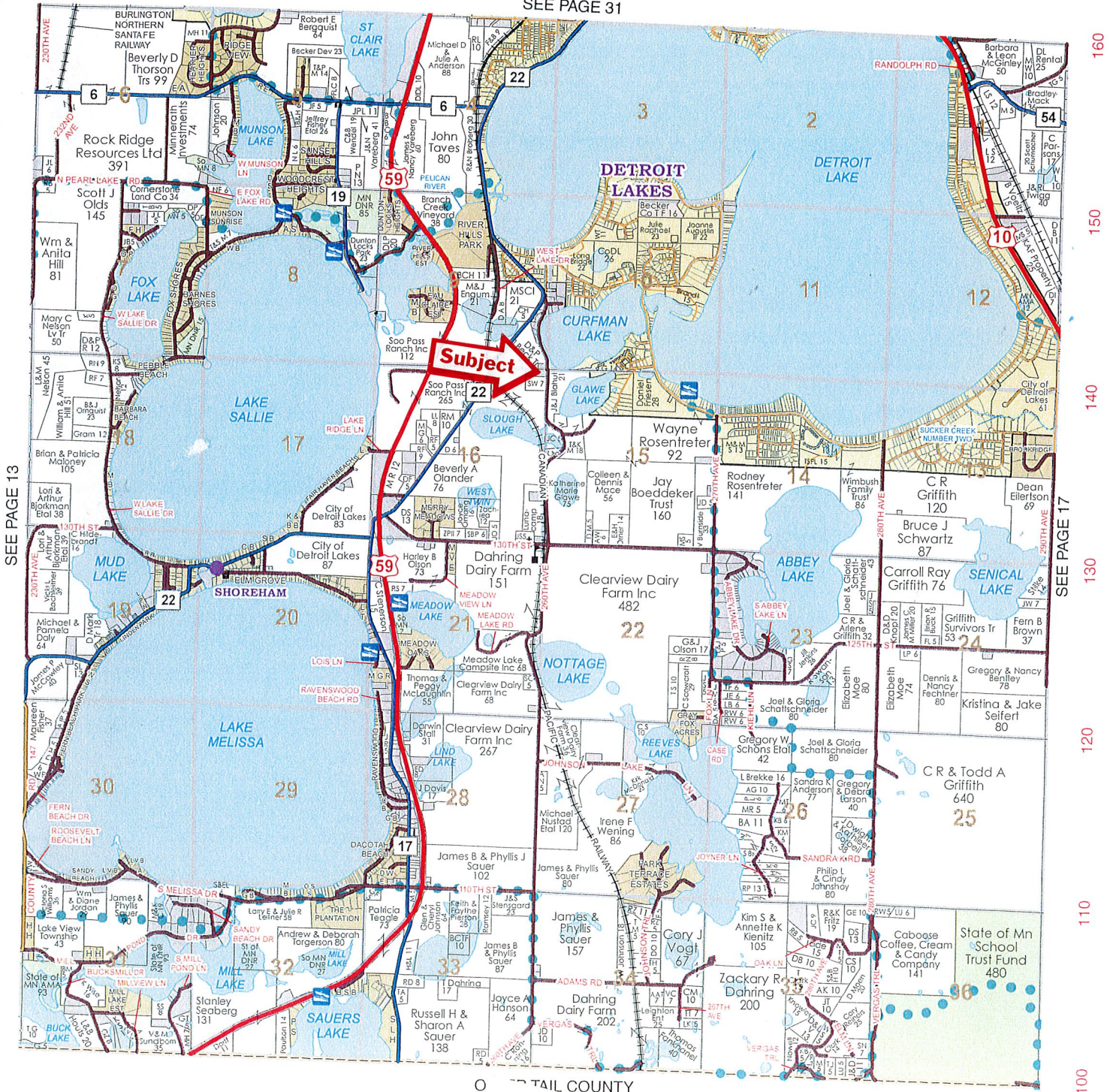


Lake View

Township 138N - Range 41W

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SEE PAGE 31





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****

May 28th, 2025 @ 6:00 P.M.

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

APPLICANT: Michael D Anderson
213 Willow St E
Detroit Lakes, MN 56501

Project Location: Co Hwy 4
Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Preliminary Plat for ten (10) units to be known as IDA LAKE STORAGE.

LEGAL LAND DESCRIPTION: Tax ID Number: **06.0833.155** Section 27 Township 138 Range 043; Block 001 Lot 006
IDA NORTH SHORE ADDITION LOT 6 BLK 1; 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

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: Michael D. Anderson

Applicant's Address: 213 Willow St. E
Detroit Lakes, MN 56501

Telephone(s): 218-841-1278 Date of Application: 5/14/25

Signature of Applicant: Adam H Deiger (Meadowland Surveys, Inc. Agent for Mike Anderson)

Parcel ID Number: 060833155 Project Address: Adjacent to the East of 14824 Co Hwy 4

Legal Description of Project:
Lot 6, Block 1 of IDA NORTH SHORE ADDITION

SECTION 1

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

SECTION 2

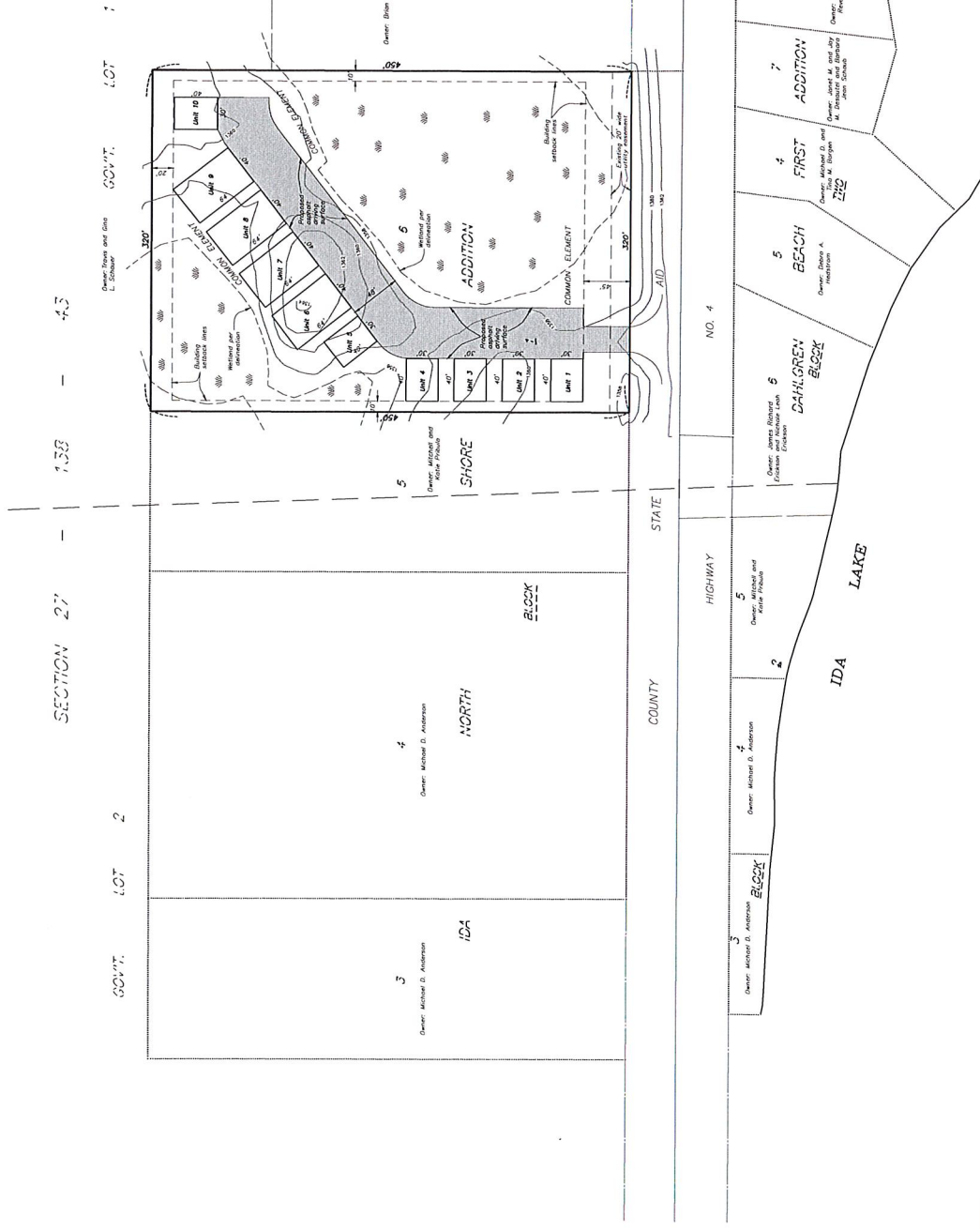
*Certificate Of Survey: Number of Lots _____
 Shoreland (within 1000 ft of lake) _____ Nonshoreland _____
 Current Zoning of property _____
 Is a change of zone required? _____ yes _____ no
 If yes, change from _____ Zone to _____ Zone.
 Total acreage of parcel to be subdivided _____
 Is the change within 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 10
 Name of Subdivision IDA LAKE STORAGE
 Name of Proposed Roads NA
 Shoreland (within 1000 ft of lake) Yes Non-shoreland _____
 Current Zoning of property Agricultural
 Is a change of zone required? _____ yes no
 If yes, change from _____ Zone to _____ Zone.
 Total acreage of parcel to be subdivided 3.31 Acres
 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.

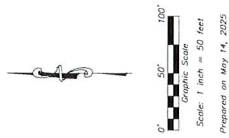
Date Received 5/14 Date Accepted _____ Authorized Signature _____
 Application Fee _____ Notice Fee Recording Fee _____ Date Paid _____
 Receipt Number _____

PRELIMINARY PLAN OF
IDA LAKE STORAGE
 A COMMON INTEREST COMMUNITY



- APPLICATION NOTES:**
- IDA LAKE STORAGE is a common interest community consisting of 10 units in a proposed common interest community located in Lot 6, 339' x 1,138' of IDA NORTH SHORE ADDITION in Section 27, Township 14N, Range 14E, County of Becker, Minnesota. The unit areas shown will contain a storage building. The unit areas shown will be commonly owned and maintained through an association.
 - The applicant received a variance from Common Township for applicant's ability to have 300' for all impervious surfaces.
 - All buildings will be at least 10 feet apart.
 - The units will be owner occupied.
 - No outdoor storage will be permitted.
 - No units will be allowed to conduct business in the property.
 - Property is being subdivided by Becker County and the property is within 1000' from Ida Lake shoreline.
 - Only downward facing lighting will be allowed.
 - Site plan was prepared by MEADOWLAND SURVEYING, INC. and was engineered in accordance with Becker County and MPCA requirements. (See Apex Engineering Group SWPPP plan).
 - Adjacent owner names are per the Becker County GIS map.
 - Elevation contours shown at 2' intervals per final location.

AREA CALCULATIONS:
 Total proposed project area = 144,030 sq. ft. (3.31 acres)
 Proposed asphalt driving surface area = 22,267 sq. ft.
 Units area = 17,440 sq. ft.
 Total proposed impervious = 39,707 sq. ft. (91.5%)



MEADOWLAND SURVEYING, INC.
 1114 W. 15th St., Duluth, MN 55812
 758-867-2299
 www.meadowlandsurveying.com



CORMORANT TOWNSHIP

10929 County Highway 5
Pelican Rapids, MN 56572-9324
Phone: 218-532-7042 **Fax:** 218-532-3997
E-Mail: cormorantcc@loretel.net
Web: www.cormoranttownship.org

May 14, 2025

Becker County Planning and Zoning
915 Lake Avenue
Detroit Lakes, MN 56501

RE: May 13th, 2025, tabled Variance Hearing for **Michael D Anderson**, TBD Co Hwy 4,
Lake Ida, Sect. 27 (tabled from April 29th, 2025)

Dear Zoning,

Please note the Board unanimously voted to alter this variance request to grant as follows:

Grant a variance request for 10 storage sheds to be at thirty (30) percent impervious surface coverage, deviating from the allowable twenty-five (25) percent, within the shoreland district.

If you have any questions about this, please feel free to contact Steve, chairperson, or myself at the phone numbers listed below.

Sincerely,

Claudia M. Hanson
Clerk

cc: Micheal D Anderson
Steve Sorenson, Chairperson
File

Supervisor
Tony Hubbard
13875 Thunderbolt Ranch Rd
Lake Park, MN 56554
Phone: 218-234-1057

Supervisor
John Buhaug
11335 147th St.
Lake Park, MN 56554
Phone: 218-532-3181

Supervisor
Steve Sorenson
10194 Sherbrooke Bch. Ln.
Pelican Rapids, MN 56572
Phone: 218-532-7717

Clerk
Claudia Hanson
14321 Oak Ridge Rd
Lake Park, MN 56554
Phone: 218-234-9218

Treasurer
Cindy Wipperling
13793 Thunderbolt Ranch Rd
Lake Park, MN 56554
Phone: 701-306-7726



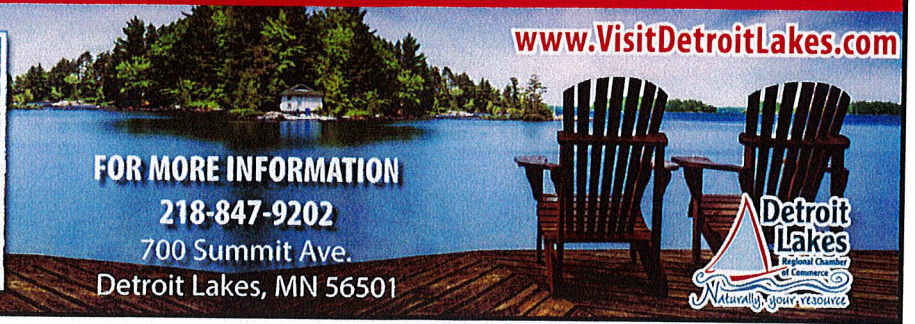
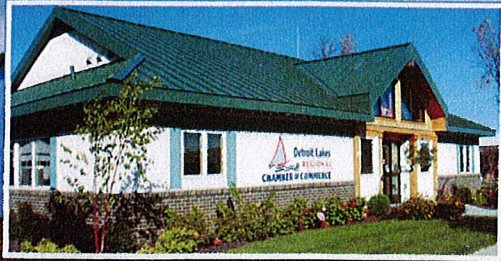
| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| <p>These data are provided on an "AS-IS" 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>Becker County</p> |
| <p>1:4,514</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: 5/13/2025</p> |

Your Chamber is Naturally
Your Resource for ...

- Business Development
- Community Development

- Economic Development
- Business Resources

- Visitor Information
- Vacation Planning



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

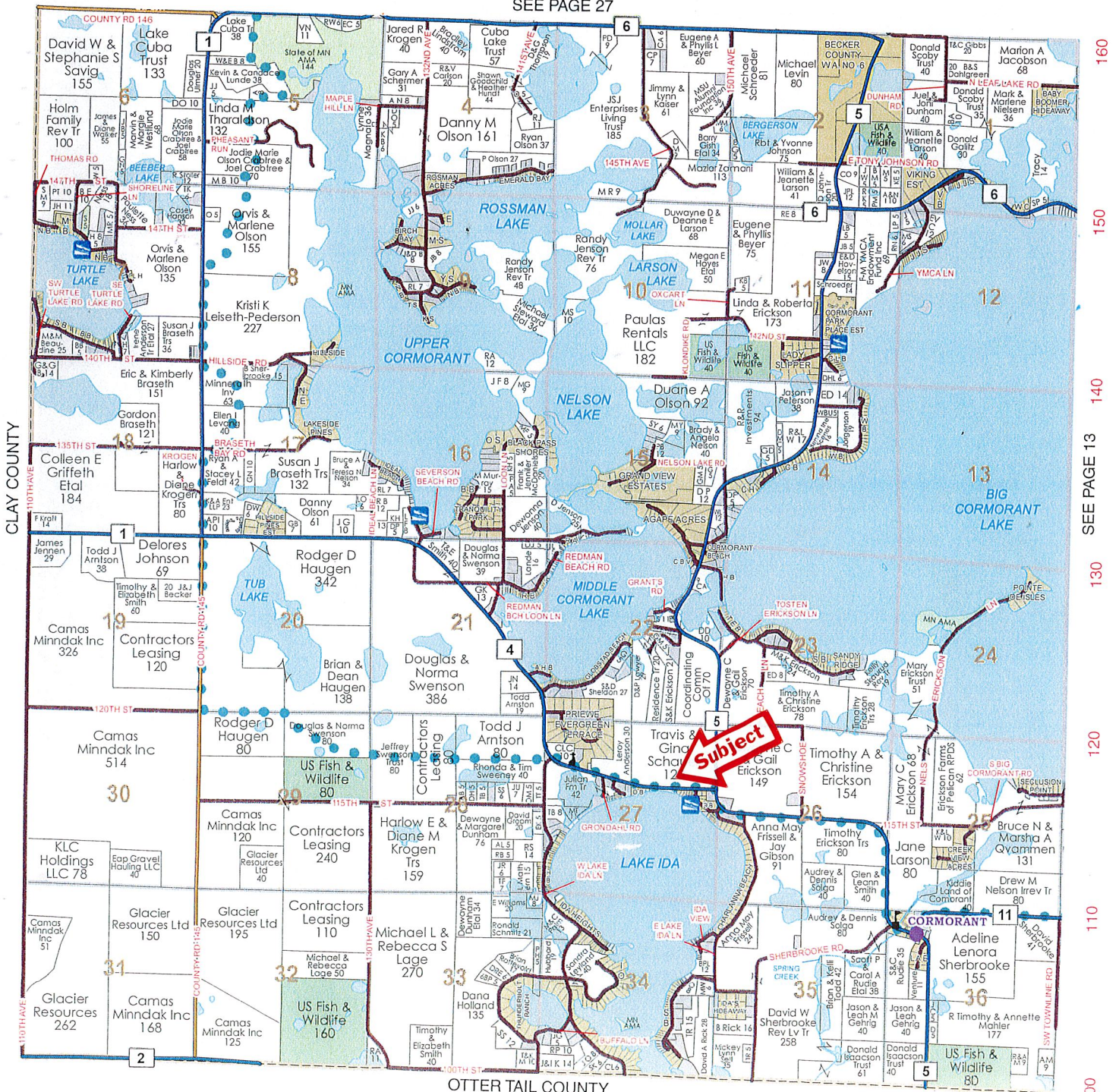


Cormorant

Township 138N - Range 43W

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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****

May 28th, 2025 @ 6:00 P.M.

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

APPLICANT: AnnaRose Steger
28219 Co Rd 135
Osage, MN 56570

Project Location: 28219 Co Rd 135
Osage, MN 56570

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a small engine repair business.

LEGAL LAND DESCRIPTION: Tax ID Number: **34.0151.001** Section 33 Township 141 Range 036; N1/2 W1/2 SW1/4 SW1/4; Two Inlets 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 # CUP2025-135

Property and Owner Review

| | |
|------------------------------------------------------------|-------------------------------------------------------------------|
| Owner: AnnaRose Steger | Parcel Number(s): 340151001 |
| Mailing Address: 28219 Co Rd 135 Osage, MN 56570 | Site Address: 28219 Co Rd 135 Osage, MN 56570 |
| | Township-S/T/R: TWO INLETS-33/141/036 |
| | Shoreland? Yes Name: Wapsi (Two Inlets) [NE Tier 2] |
| Legal Descr: N1/2 W1/2 SW1/4 SW1/4 | |

Conditional Use Details Review

Description of Conditional Use Request: **Started small engine repair business that will be ran on this property**

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.

None

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 effect

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

Nothing changes

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.

More than enough room in yard for parking

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.

None of this is of any issue.

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.

NA property is over 600' from the lake and separated by a road.

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 property is over 600' from the lake and separated by a road.

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

Existing well and septic system

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: **Two Inlets Repair, LLC**

Business Owners: **Jonathan Eidenschink**

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

Type of Merchandise:

Type of Service: **Small engine repair**

Hours and Days of Operation: **Nothing set**

Number of Employees: **0**

Off-Street Parking Plan: **More than enough room in yard for parking.**

Size of structure to be used for Business: **Pole building 24' x 36'**

New or Existing: **New Structure**

Signage Plan:

Exterior Lighting Plan: **Just typical lights around building.**

Known Environmental Hazards: **No**

Additional Business Plan Information:

CO RD 135

Parking
Building

340151001



347140000

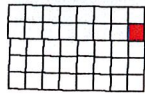
340151001

Parking

Building

CO RD 135



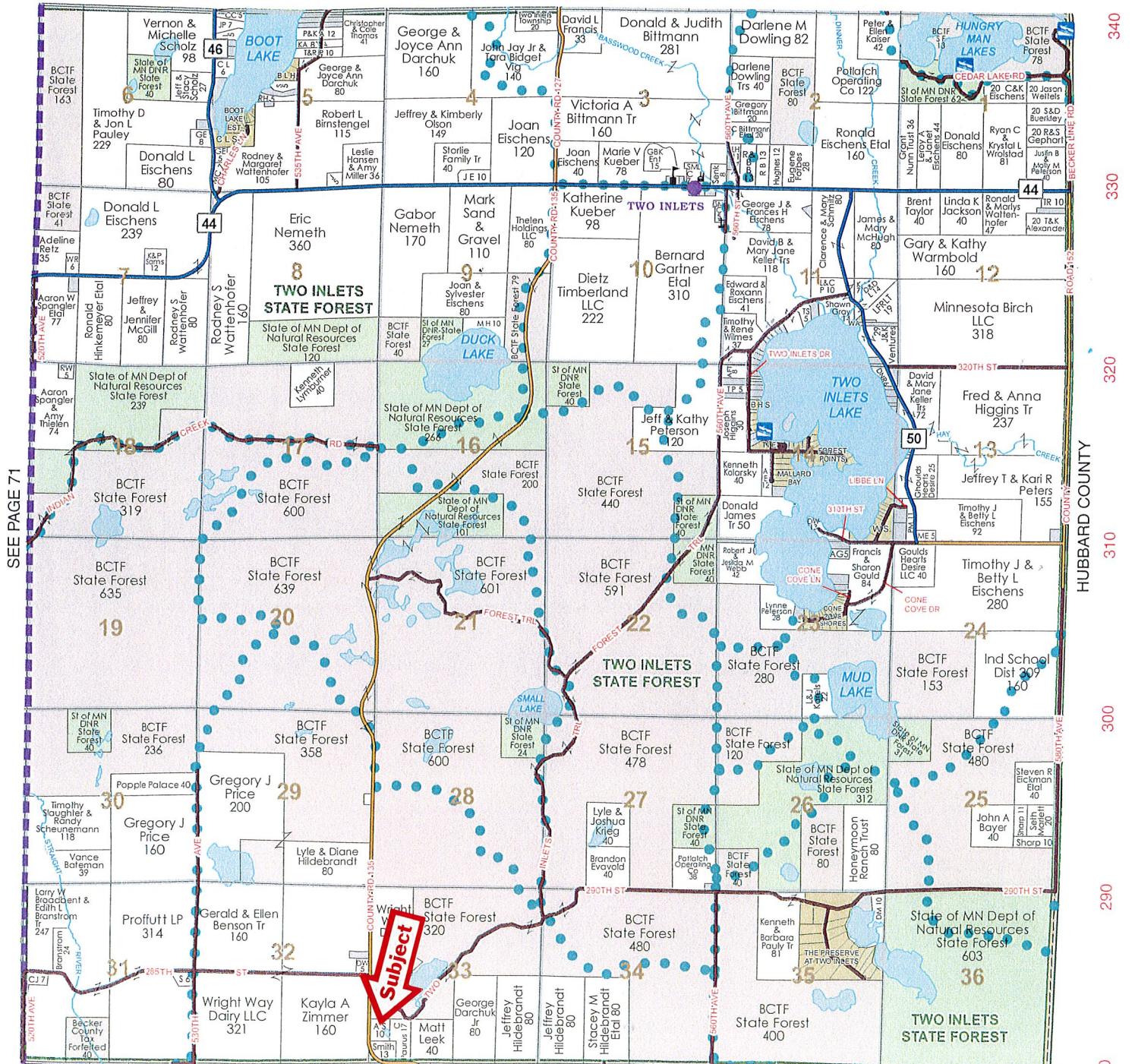


Two Inlets

Township 141N - Range 36W

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SEE PAGE 55

SEE PAGE 57



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****

May 28th, 2025 @ 6:00 P.M.

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

APPLICANT: Prairie Lake Investments LLC
30871 Sunset Rd
Detroit Lakes, MN 56501

Project Location: TBD Heimark Ave
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for mining operations.

LEGAL LAND DESCRIPTION: Tax ID Number: **17.0368.043** Section 31 Township 138 Range 042; S 990' OF SE1/4 NE1/4, NW1/4 OF SE1/4, NE1/4 SE1/4 LESS 10 AC IN SE COR LESS REC DOC NO 711615; 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 # CUP2025-137

Property and Owner Review

| | |
|-------------------------------------------------------------|----------------------------------------|
| Owner: Prairie Lake Investments LLC | Parcel Number(s): 17.0368.043 |
| Mailing Address: 30871 Sunset Rd Detroit Lakes, MN 56501 | Site Address: TBD Heimark Ave |
| | Township-S/T/R: LAKE EUNICE-31/138/042 |
| | Shoreland? No Name: |

Legal Descr: S 990' OF SE1/4 NE1/4, NW1/4 OF SE1/4, NE1/4 SE1/4 LESS 10 AC IN SE COR LESS DOC 711615

Conditional Use Details Review

Description of Conditional Use Request: **Request a conditional use permit for mining operations.**

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 request will be a temporary operation. Limited days and hours of operation will ensure no negative effect on surrounding properties. Certain operations such as crushing of material will not happen year round or every day of the week. There are a limited number of full time residential dwellings in close proximity to the project.

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.
This is a temporary project with no know effect on surrounding vacant property for use or development. The property is being excavated and mined to establish a buildable grade on one portion of the property and to provide materials for roads on the property. Once this is established the project will cease and development will commence that is consistent with the locality.

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
Utilities for the site will be minimal outside of a portable toilet provided by a local company. Access from Heimark Avenue will be applied for through Lake Eunice Township. Drainage and erosion control will be in accordance with a storm water pollution prevention plan approved by the Minnesota Pollution Control Agency (MPCA).

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.
Parking is not anticipated to be necessary beyond one or two spots but there will be adequate space on the 90 acre parcel if needed.

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 produce any above nuisances at an offensive level. Mining equipment used will be newer in age to prevent anything on site becoming offensive. Dust control will be applied on Heimark Ave to limit dust from the mine traffic. There is no planned lighting on site.

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: Prairie Lake Investments LLC |
| Business Owners: Nick Bowers & Matt Hedstrom |
| Business Type: Other - Please describe below If 'Other', explain: Gravel Mine |
| Type of Merchandise: Gravel, sand and rock |
| Type of Service: N/A |
| Hours and Days of Operation: Monday thru Friday, 7:00 AM to 6:00 PM. |
| Number of Employees: 3 |
| Off-Street Parking Plan: Parking will be minimal outside of the few employees onsite operating equipment. |
| Size of structure to be used for Business: N/A |
| New or Existing: Existing Structure |
| Signage Plan: The only planned signs onsite will be provided for mine safety in accordance with the Mine Safety and Health Administration (MSHA). |
| Exterior Lighting Plan: None. |
| Known Environmental Hazards: No. |
| Additional Business Plan Information: No. |

Mining Operation Plan

Applicant: Nick Bowers, Matt Hedstrom, owners of Prairie Lake Investments, LLC.

Owner Address: 30871 Sunset Road Detroit Lakes, MN 56501

Authorized Agent: Torrey Sonnenberg, Sonnenberg Excavating, LLC.

Parcel Identification Number: 17.0386.000

Legal Description: Section 31 Township 138 Range 042 S 990' of SE ¼ NE ¼, NW ¼ of SE ¼ less 10 AC in SE Corner.

Zoning District: Agricultural.

Current Land Use: Vacant pastureland.

Materials to be extracted: Pit run sand and gravel, and various aggregate sizes.

Groundwater: Estimated groundwater depth is 24' +/- based off neighboring surface water elevation.

Method of Mining Extraction: Materials will be surfaced mined using excavators, dozers, loaders and conveyors.

Mining Timetable and Hours of Operation: Mining will commence following spring thaw and cease after fall freeze up. Hours of operation will be Monday thru Friday from 7:00 AM to 6:00 PM.

Topsoil management: Topsoil will be stripped and piled onsite to be used for ongoing reclamation as allowed by the project dynamics.

Estimated total cubic yards of material to be extracted: 700,000 cubic yards.

Erosion Control: A stormwater plan will be established in accordance with the Minnesota Pollution Control Agency (MPCA).

Screening Plan: Existing topography and material piles will be used to screen the project along with any vegetation on site not within the mine area.

Noise Control: Setbacks, topography, and hours of operation will be used to prevent offensive noise on the site.

Dust Control: Dust control product will be applied to Heimark Ave in accordance with the road agreement between the applicant and Lake Eunice Township.

Pollution Control: Measures to avoid and prevent any pollution will be established in a plan with the MPCA.

Haul Route: Heimark Ave, Co Rd 138, Co Rd 11, Co Rd 22 and Co Rd 15 will be used for primary haul routes for the project.

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Area to be mined
20 Acres +/-

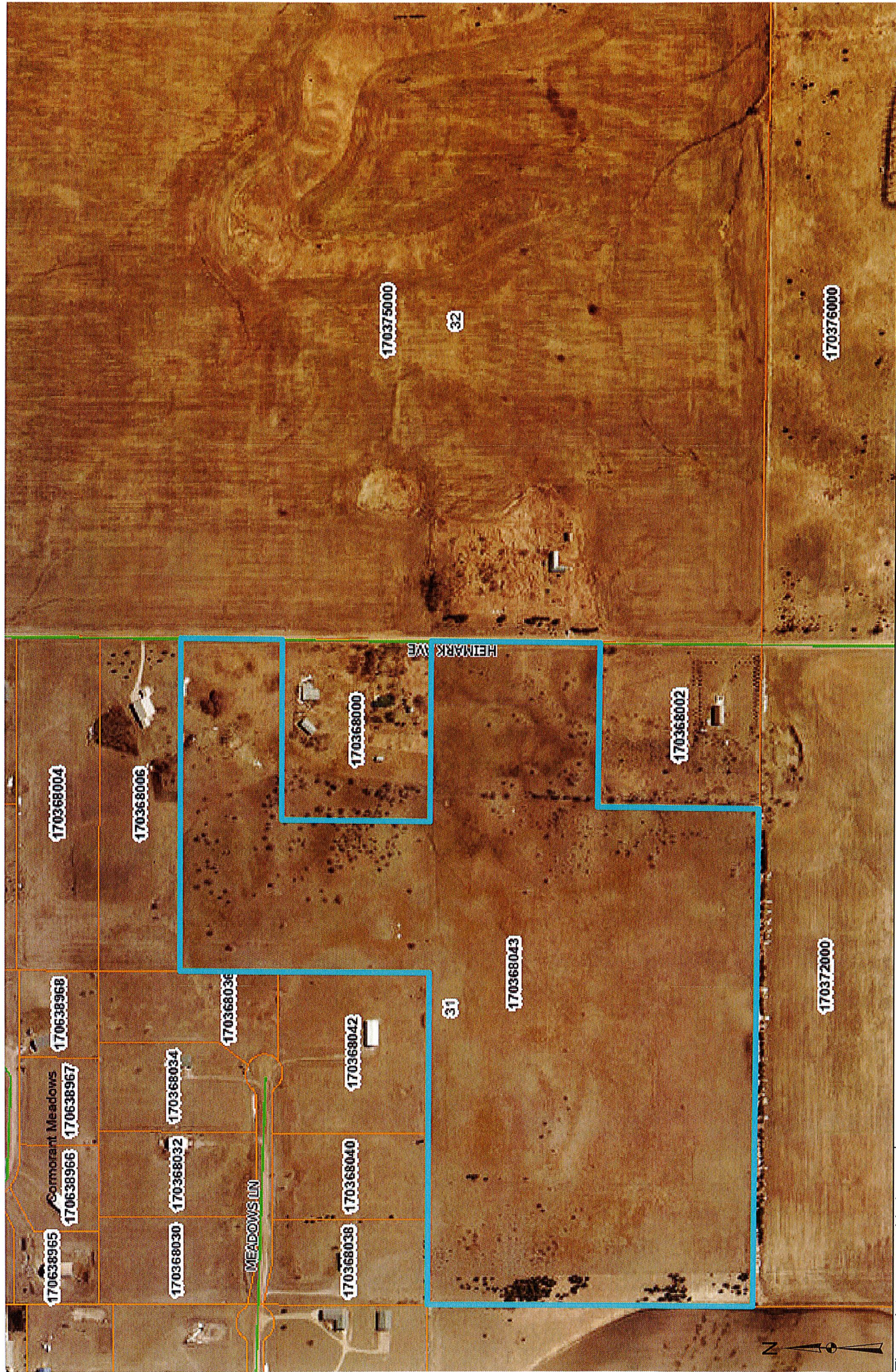
31

170368043

HEIMARK AVE

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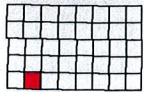
Becker County

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1:9,028

Date: 5/13/2025

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

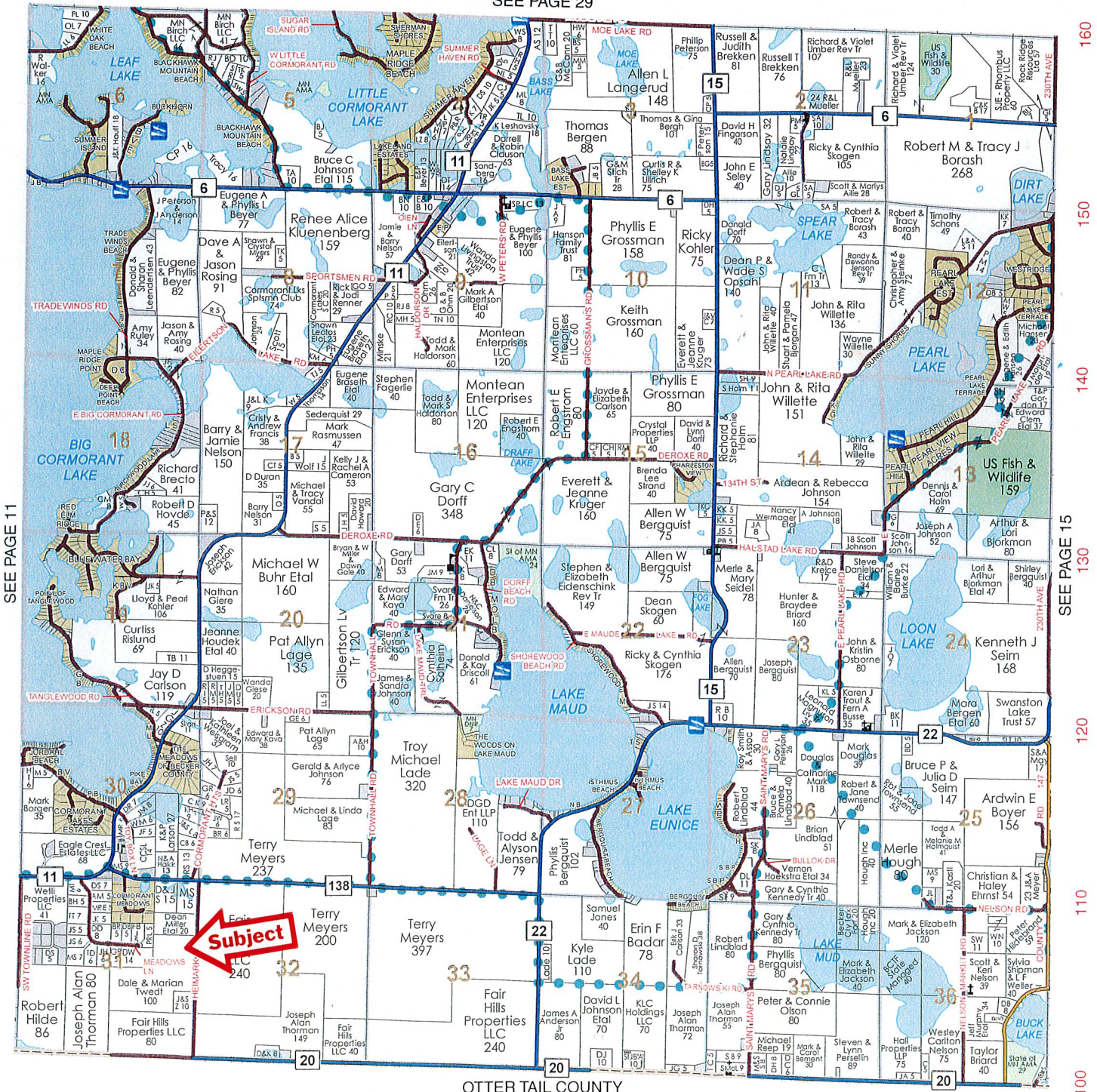


Lake Eunice

Township 138N - Range 42W

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OTTER TAIL COUNTY