



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****

June 25th, 2025 @ 6:00 P.M.

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

APPLICANT: Rory Wolff & Erin Wolff
40226 160th St
Frazee, MN 56544

Project Location: 25115 Broadway Ave
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Final Plat for six (6) lots to be known as REGISTERED LAND SURVEY NO. 2.

LEGAL LAND DESCRIPTIONS: Tax ID Numbers: **16.0121.000 & 16.0122.001** Section 17 Township 140 Range 040; 17-140-40 PT GOVT LOT 8: COMM W QTR COR SEC 17, S 1322.29', S 660.01', NELY 237.18' TO POB; SWLY 237.18', S 662.27', E 257.81' TO ROCK LK, NLY 730.03', WLY 298.59' TO POB. TRACT K, H. & 17-140-40 PT GOVT LOT 8: COMM W QTR COR SEC 17, S 1322.29', E 113.64', S 11.47', E 178.32' TO POB; W 178.32', N 11.47', W 113.64', S 494.65', E 602.26' TO ROCK LK, N 572.57' AL LK, W 11' TO POB. TRACT J.; Holmesville 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: Rory Wolff & Ern Wolff

Developer's Address: 40226 160th St
Frazee, MN 56544

Telephone(s): 218-252-5123 Date of Application: 5/27/25

Signature of Applicant: _____

Parcel ID Number: 16.0121.000 & 16.0122.001 Project Address: 25115 Broadway Ave

Proposed Plat Name: REGISTERED LAND SURVEY NO. 2

.....
To be completed by Office

Date of preliminary approval: PC - 4/3/2025 ; Board - 5/6/2025

What was approved & stipulations: Approved a Preliminary Plat for
six(6) lots to be known as REGISTERED LAND SURVEY
No. 2.

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;

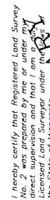
_____ Title Opinion

_____ 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 _____.

REGISTERED LAND SURVEY NO. 2



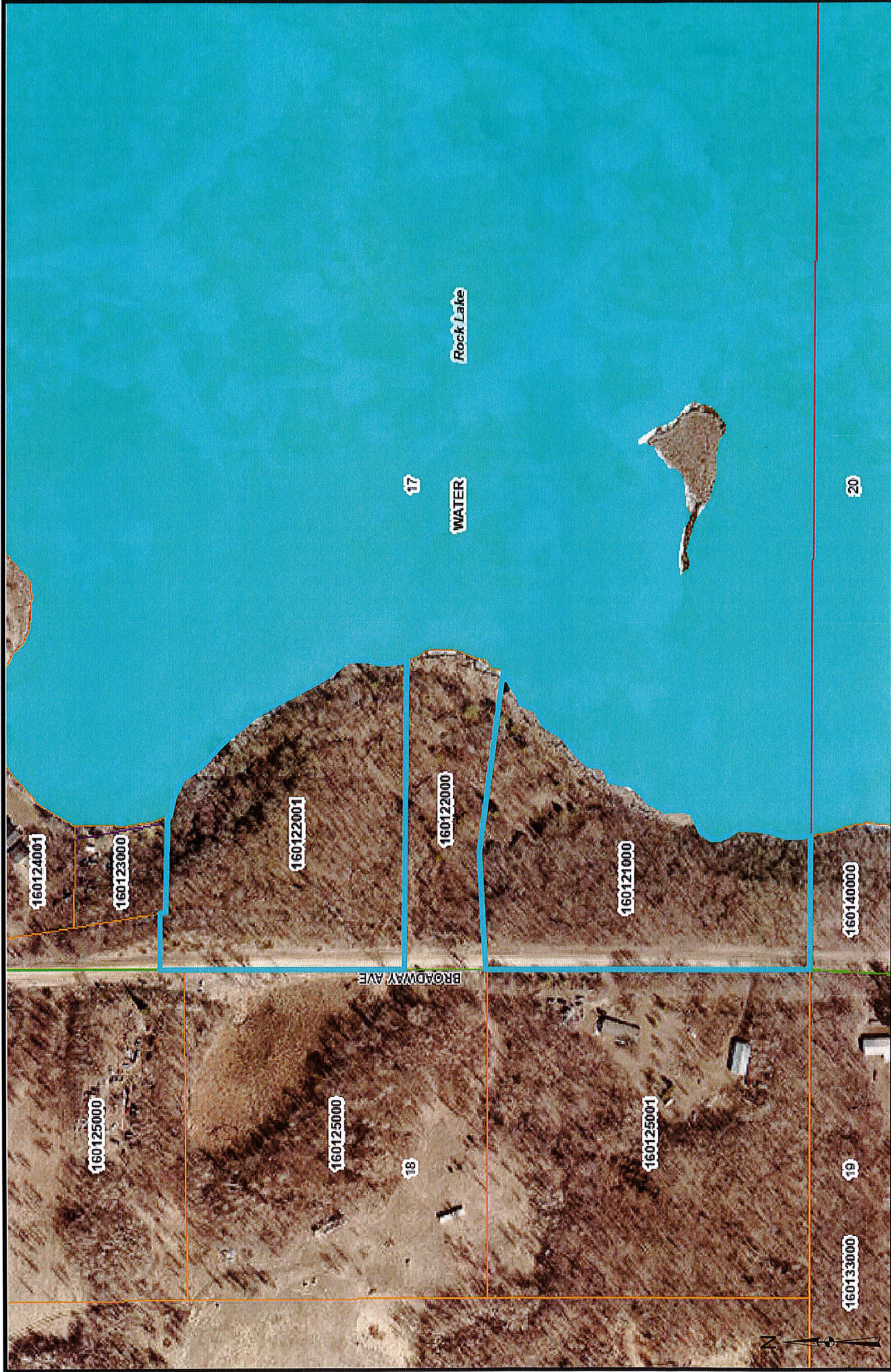
Print Name: _____
Signature: _____
Date: _____
License # _____

218-847-4289
www.meado-landsurveying.com

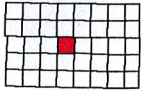
[illegible]

County Auditor / Treasurer

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



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.			Becker County
	1:4,514	Date: 6/8/2025	
	This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.		



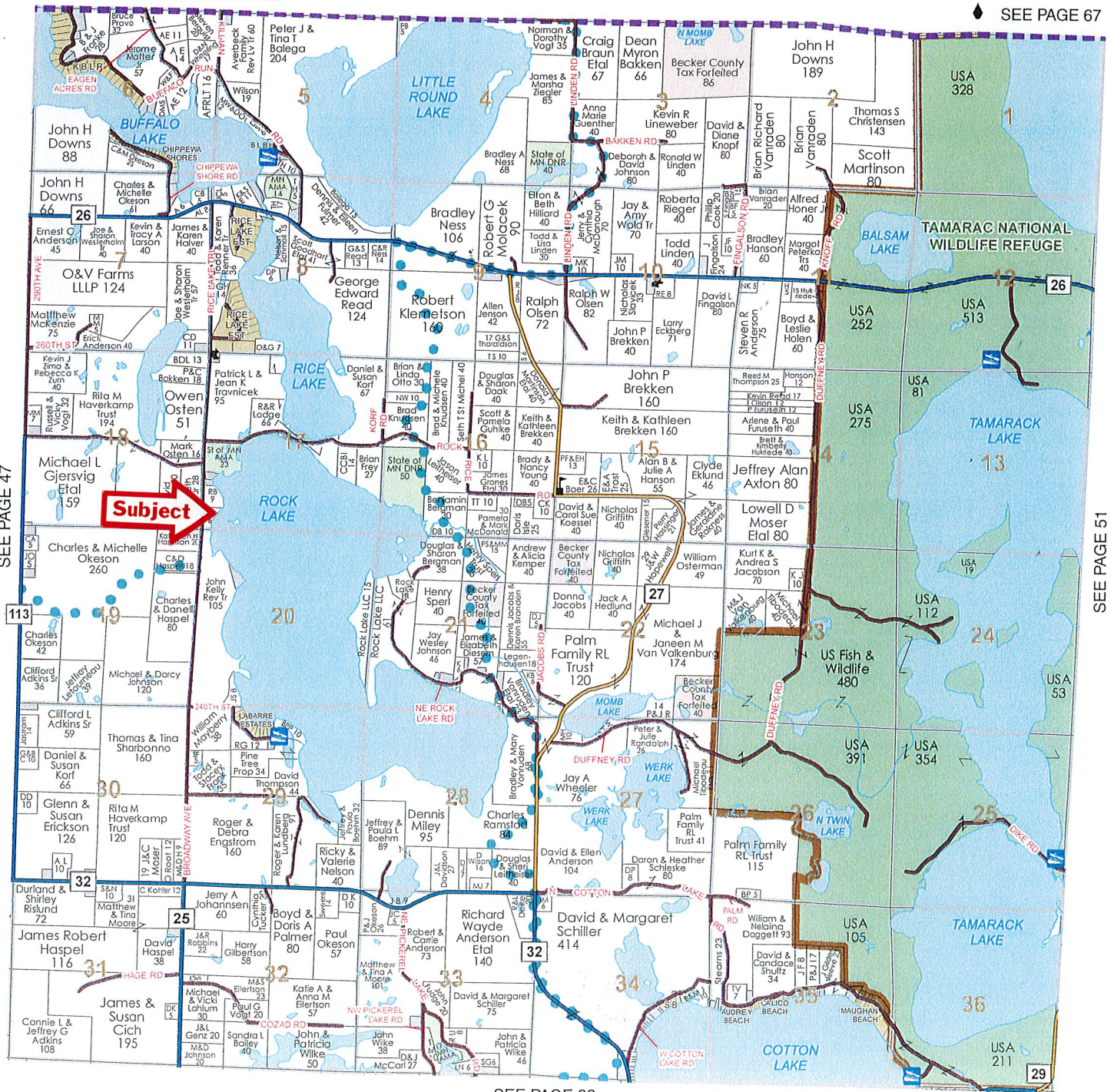
Holmesville

Township 140N - Range 40W

Copyright © 2019 Mapping Solutions

SEE PAGE 65

SEE PAGE 67



SEE PAGE 33



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****

June 25th, 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: 14844 Co Hwy 4
Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Final Plat for a common interest community consisting of 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.



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: Michael D Anderson

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

Telephone(s): 218-841-1278 Date of Application: 6/4/25

Signature of Applicant: _____

Parcel ID Number: 06.0833.155 Project Address: 14844 Col Hwy 4

Proposed Plat Name: IDA LAKE STORAGE

.....
To be completed by Office

Date of preliminary approval: May 28th, 2025 (PC) June 3rd, 2025 (County Board)

What was approved & stipulations: Approved a Preliminary Plat for ten (10)
units to be known as IDA LAKE STORAGE with the stipulation that
a minimum of ten (10) trees be planted between the road and the first
building.

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 _____.

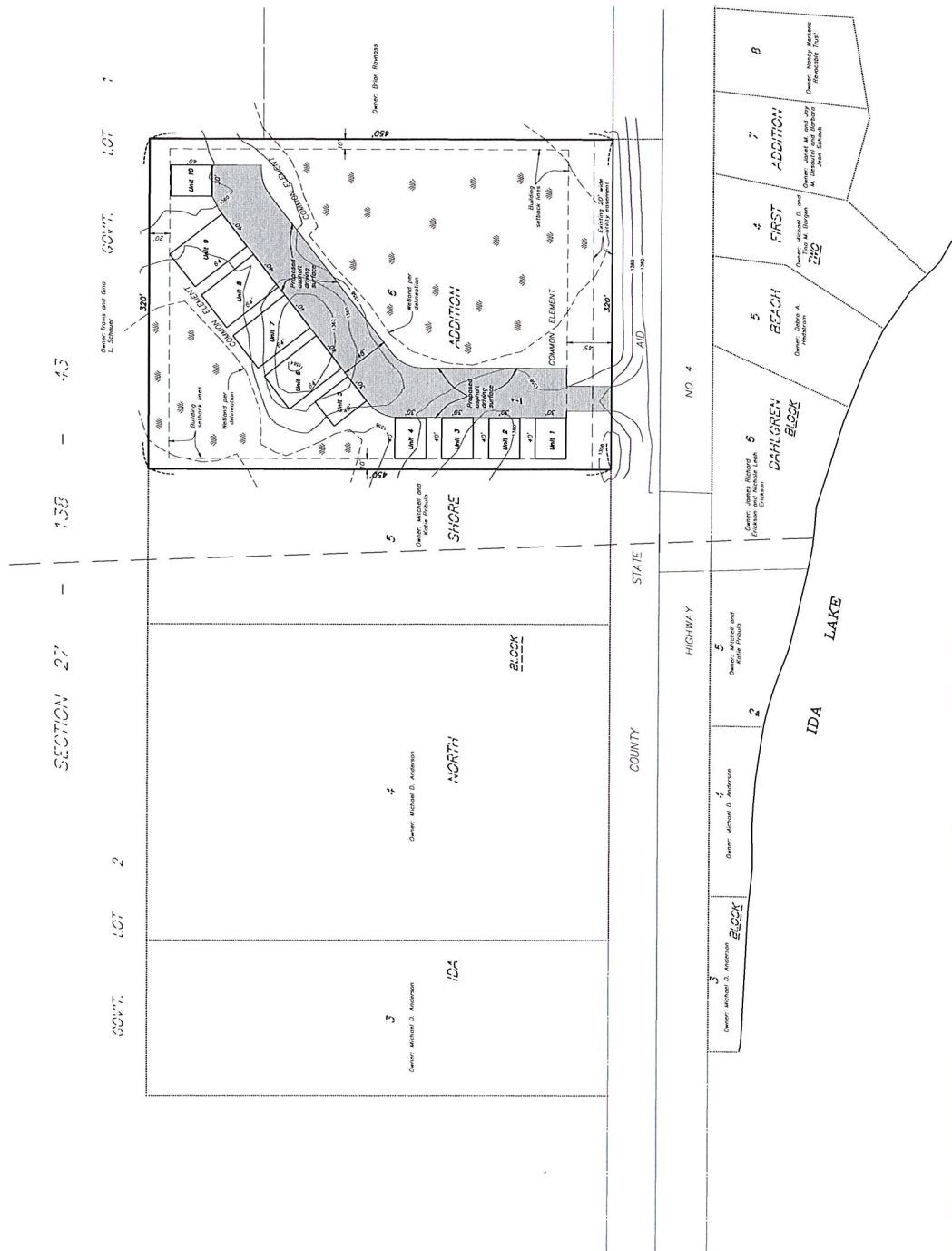
COMMON INTEREST COMMUNITY NUMBER 111
IDA LAKE STORAGE
A COMMON INTEREST COMMUNITY

218-847-4289



- [illegible]

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. (27.5%)





Becker County	
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: 6/8/2025
	This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

- Visitor Information
- Vacation Planning

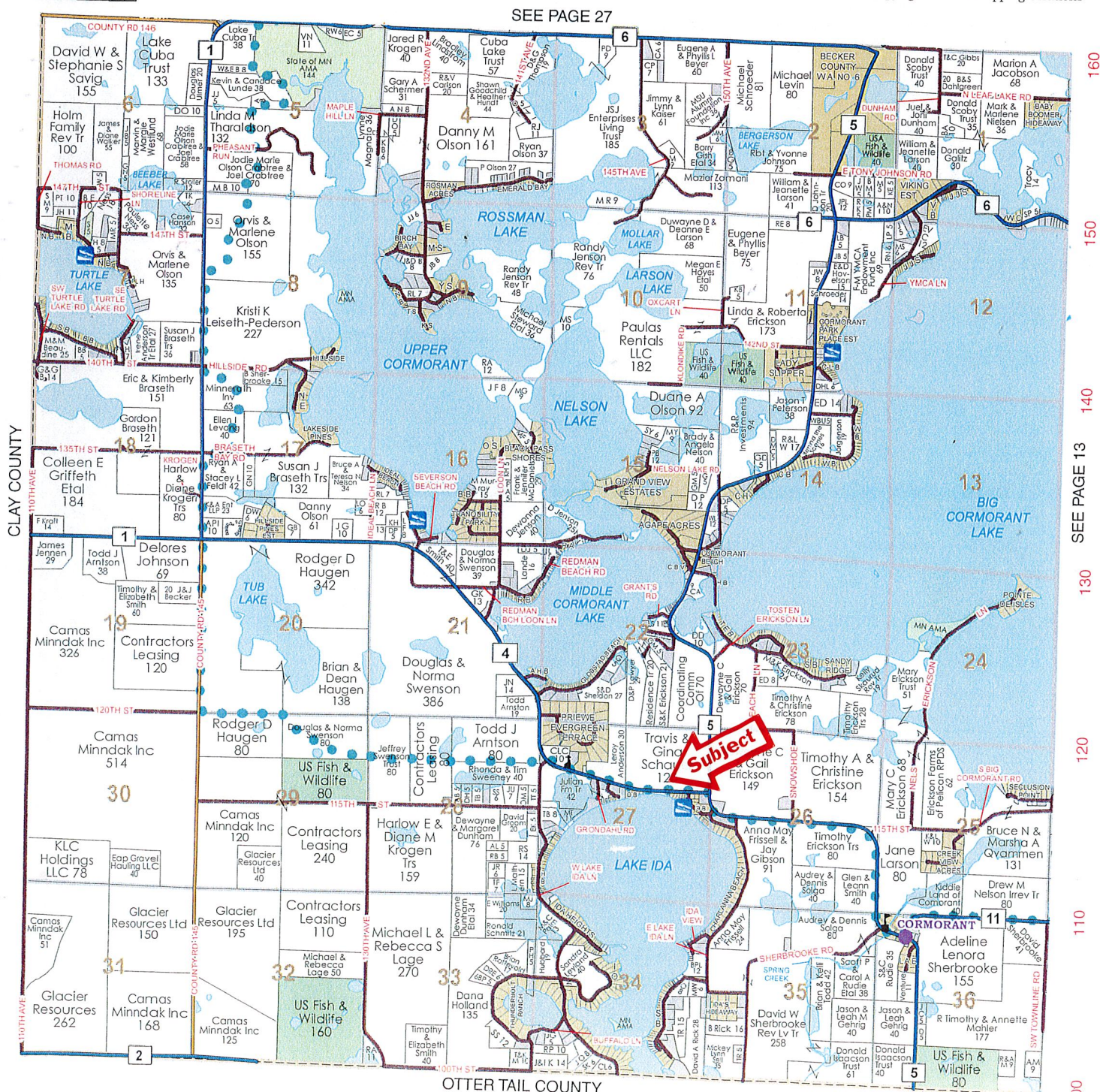


Detroit Lakes, MN 56501



Township 138N - Range 43W

Copyright © 2019 Mapping Solutions





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****

June 25th, 2025 @ 6:00 P.M.

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

APPLICANT: Nicole L Strand
24413 Woodland Ln
Detroit Lakes, MN 56501

Project Location: 24413 Woodland Ln
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a retaining wall.

LEGAL LAND DESCRIPTIONS: Tax ID Number: **19.0786.000** Section 08 Township 138 Range 041; AUD PLAT 138 418-138-41 PT GOVT LOT 3 (AKA PT AUD LOTS 9-12): COMM NORTH COR SEC 8, E 500', S 1173.36', SW 895.21', NE 312.27' TO BOUND LN, NLY 396.57' TO CTR RD AND POB; SLY AL RD 324.27', SLY 203.79' TO LK SALLIE, W AL LK TO BOUND LN, N 650.91', WLY 123.67' TO JOHNSON LK, SLY AL LK TO PT WLY OF POB, ELY 67.7' TO POB.; 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 # CUP2025-139

Property and Owner Review

Owner: Nicole L Strand	Parcel Number(s): 190786000
Mailing Address: 24413 Woodland Ln Detroit Lakes, MN 56501	Site Address: 24413 Woodland Ln
	Township-S/T/R: LAKE VIEW-08/138/041
	Shoreland? Yes Name: Sallie (Lake View) [GD]

Legal Descr: AUD PLAT 138 41|8-138-41 PT GOVT LOT 3 (AKA PT AUD LOTS 9-12): COMM N QTR COR SEC 8, E 500', S 1173.36', SW 895.21', NE 312.27' TO BOUND LN, NLY 396.57' TO CTR RD AND POB; SLY AL RD 324.27', SLY 203.79' TO LK SALLIE, W AL LK TO BOUND LN, N 650.91', WLY 123.67' TO MUNSON LK, SLY AL LK TO PT WLY OF POB, ELY 67.7' TO POB.

Conditional Use Details Review

Description of Conditional Use Request: **Heavy rain in May 2022 resulted in land collapse along our cliff going to the lake. Has been settling the last couple years with some additional land slippage, bending of tram posts and rail and further encroachment of backyard. Want to stop the erosion and secure the cliff. At this point would like to use the erosion that's occurred and place a retaining type of wall with a pass/trail down to the lake.**

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 cliff collapse and significant erosion into yard toward dwelling is decreasing value of home/property. Plus, will require further Tram repair to get to lake, already have tried to adjust rails, but tram company advising new deep poles into ground that would not bend with cliff/land slippage. Also, want to use the erosion to create a walking path down to lake and then place retaining wall to try and stop further erosion. Land erosion so far only affecting our property. Could create risk to both neighbors if our cliff erosion is not stopped.

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.

Will have no effect on either neighbor.

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

No impact. Hopefully, would improve water drainage. There is a 220 electrical cable going to the Tram that is running under the land slippage. Tram company was called to try and get Tram working for now, so we can get down to lake.

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.

No effect.

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.

Access to area will be all via our land. Will work on project during daytime hours. There would be some noise, will try to only work on project during week.

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.

There's already erosion. Significant erosion. Though it doesn't extend into the actual lake.

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 effect. Will improve appearance.

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

Meeting standards already. Should have no effect on water supply or sewage area.

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

No effect other than we can get down to our own lakeshore and actually use the lake.

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:

This Application has been Tabled

Field Review Form**Permit # LALT2025-328****Property and Owner**Parcel Number: **190786000**Site Address: **24413 WOODLAND LN**Owner: **NICOLE STRAND**Township-S/T/R: **LAKE VIEW-08/138/041****Project Details**Project Start & End Date: **06/03/2025-10/10/2026**

Distance from OHW:

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: **Bluff erosion occurred 3 years ago. Have been waiting for it to settle and haven't noted any further erosion in the last couple years. See pictures. Need to secure the Bluff and prevent further erosion into yard. Would like to place a retaining wall along the ledge created from the land collapse. Also, it made a switch back to walk downhill. Would like to incorporate that into a path to walk down to lake. Will need to add retaining rock onto hillside for both path and retaining wall.**

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 ControlArea to be Cut/Excavated: **NA**Area to be Filled/Leveled: **NA**Total Cubic Yards of Earthmoving: **NA**Fill Type/Material: **NA**

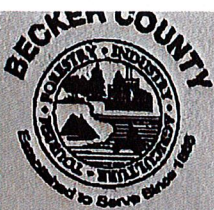
Project Summary and/or Additional Projects & Information:

Erosion Control Method (1):

Erosion Control Method (2):

Additional Erosion Control Information:

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	

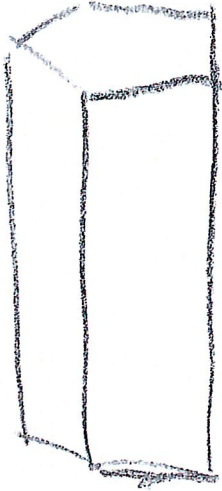
The Planning & Zoning Department and the Environmental Review Panel will hold a pre-application meeting with Applicants regarding conceptual plans submitted for retaining wall requests. The request should include any proposed projects that will be located within the shore impact zone of any Lake, River 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: Nicole Strand / Brent Sjogren ²¹⁸⁻²⁵¹⁻⁸³⁹⁴ ²¹⁸⁻⁸³¹⁻⁰⁰⁵⁰
2. Property Owners Name: as above
3. Parcel Number: 190786000
4. Legal Description: _____
5. Section _____ Township Lake View Range _____
6. Lake Name: Sallie Lake Classification _____
- * 7. Length of shoreline in Project: _____
8. Is the proposal to replace an existing retaining wall? Yes _____ No X
9. Length and Height of existing retaining wall: _____
10. To construct a new retaining wall or expand an existing? New X Expand _____
11. Length and Height of new or expansion requested: 100'
12. Is there any existing rip rap along the shoreline? Yes X No _____
13. Distance work will be from the Ordinary High Water Mark 175'
14. Amount of cubic yards of earth movement requested: 50
15. Are emergent aquatic plants found along shoreline? NO
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? YES
19. Do any parties involved in this application have any ownership interest in, or options on, other properties in the vicinity of the project? YES

Brief description of request:

top of Bluff eroded down hill approx 6 ft.
Created a switchback that we'd like to landscape with
Rock to Re-inforce Bluff from any further erosion while
also being able to access the Lake via path. Would like
path to be (more information on back)
approx 6 ft wide.



This Application has been Tabled

60 FT
60 FT

AND COLD

YARD BOTTOM OF
WELL

TOTAL TO LAKE

LAKE





This Application has been Tabled

This Application has been Tabled



This Application has been Tabled

This Application has been Tabled



This Application has been Tabled



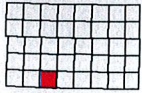


This Application has been Tabled

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: 6/8/2025
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.		

Becker County

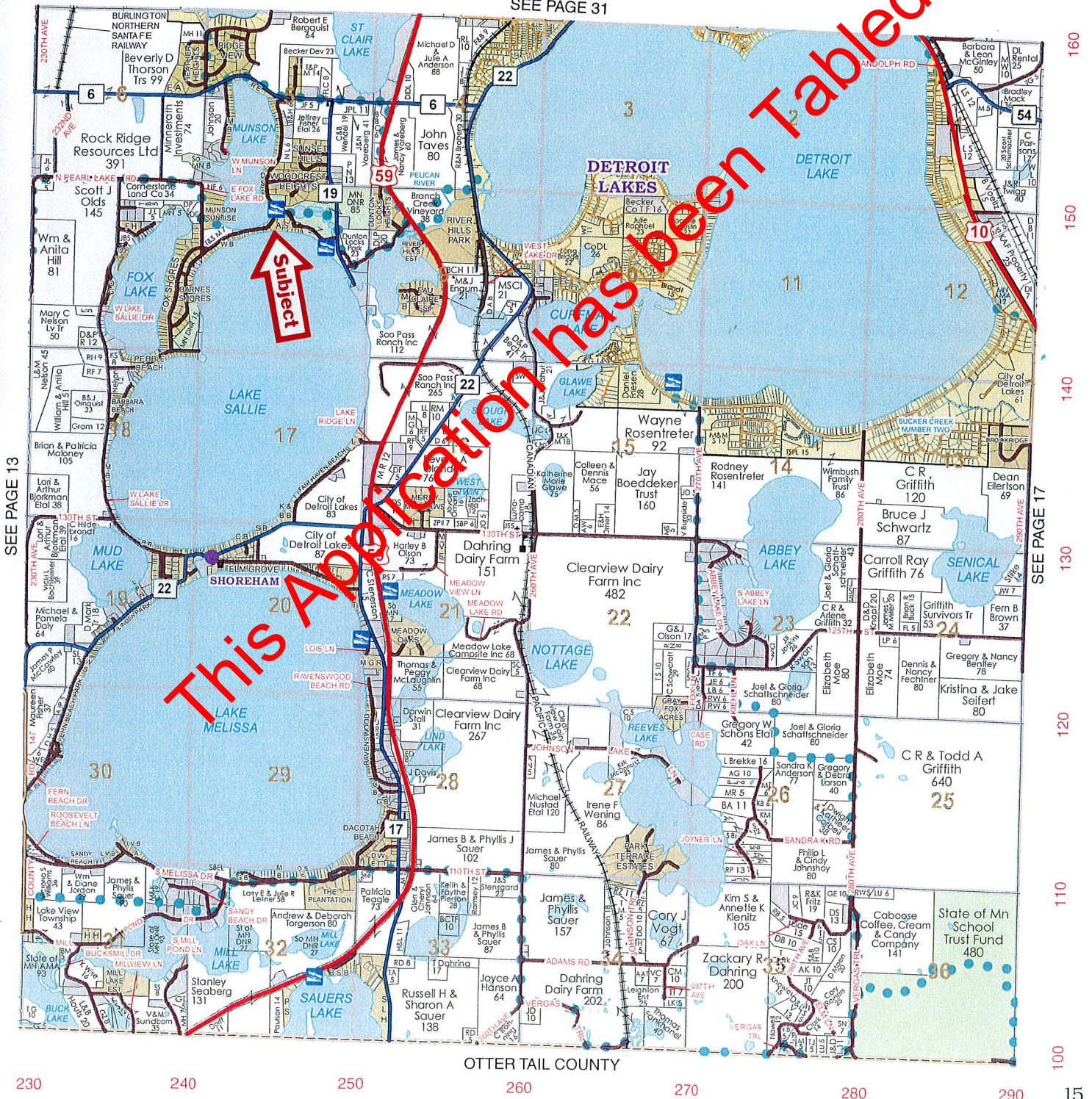


Lake View

Township 138N - Range 41W

Copyright © 2019 Mapping Solutions

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****

June 25th, 2025 @ 6:00 P.M.

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

APPLICANT: Victoria Luck
1688 10th St. W
West Fargo, ND 58078

Project Location: 23064 N Pearl Lake Rd
Detroit Lakes, MN 56501

Property Owner: Vicki A Bjorklund Revocable Trust Agreement
23064 N Pearl Lake Rd
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a boarding kennel.

LEGAL LAND DESCRIPTIONS: Tax ID Number: **19.0103.001** Section 07 Township 138 Range 041; PT LOT 1 BEG 654.35' E & 425.86' S OF NW COR TH W 600.47' TO RD NLY AL RD 671.3' E AL RD 409.67' & S 372.97' 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 # CUP2025-141

Property and Owner Review

Owner: Vicki A Bjorklund Revocable Trust Agreement	Parcel Number(s): 190103001
Mailing Address: 23064 N Pearl Lake Rd Detroit Lakes, MN 56501	Site Address: 23064 N Pearl Lake Rd
	Township-S/T/R: LAKE VIEW-07/138/041
	Shoreland? No Name:

Legal Descr: PT LOT 1 BEG 654.35' E & 425.86' S OF NW COR TH W 600.47' TO RD NLY AL RD 674.1' E AL RD 409.67' & S 372.97' TO BEG

Conditional Use Details Review

Description of Conditional Use Request: **Dog Boarding Kennels**

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.

If granted, the dog boarding kennel will be designed to minimize any impact on neighboring properties. The 5-acre property allows for ample space to reduce noise, traffic, and visual disturbances. Soundproofing measures, such as solid fencing and landscaping, will be used to contain noise, particularly in outdoor areas, while ensuring the facility blends with the surrounding environment. Dogs will be managed to minimize barking, with scheduled playtimes to avoid disruptions during early or late hours.

Traffic and parking will be carefully managed with designated spaces on-site to prevent overflow into the neighborhood. Drop-offs and pick-ups will be spaced throughout the day to avoid congestion. The kennel's layout ensures minimal disruption to local traffic, and the property will be designed to blend aesthetically with nearby properties through thoughtful landscaping and design that complements the area's character.

Safety is a top priority, with secure fencing, monitored entrances, and a waste management plan to prevent odor or cleanliness issues. The kennel's operation will be well-maintained, and the facility will maintain open communication with neighbors to address any concerns. Given the ample space and careful planning, the kennel will have a minimal impact on surrounding properties, preserving their enjoyment and value.

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.

The dog boarding kennel will not impede the orderly development of surrounding properties. The 5-acre parcel provides ample space for the kennel without interfering with neighboring vacant land, which remains suitable for residential, agricultural, or other compatible uses. The facility will be designed to blend with the area's existing character, ensuring that surrounding properties can continue to develop as intended, without any adverse impact on their future use or improvement.

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

The property is fully equipped with the necessary utilities to support the dog boarding kennel. A well provides water, and electricity is supplied by Lake Region Electric Co-op. The existing septic system is in place for residential use. The property has direct access to N Pearl Lake Rd, a well-maintained road, with minimal traffic expected due to the nature of the kennel's operations. Additionally, proper drainage is already in place to manage runoff and ensure the facility operates smoothly without impacting the surrounding area.

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.

Ample off-street parking will be provided on the 5-acre property, with designated spaces for both staff and customers near the entrance. The layout ensures minimal traffic impact, with enough space for loading and unloading supplies without affecting the surrounding area.

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.

Dog waste will be regularly managed to control odors, and outdoor activities will be scheduled to minimize noise. The tarred driveway eliminates dust concerns, and lighting will be kept low and directed away from neighboring properties. These measures will prevent any nuisances and ensure the kennel operates without disturbing the area.

Additional shoreland questions below (if applicable)

6a. Describe how adequate measures have been or will be taken to assure that soil erosion or other possible pollution of public waters will be prevented, both during and after construction.

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

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

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

Business Plan Review

Name of Business: **Wagon Tails Pet Care**

Business Owners: **Victoria Luck**

Business Type: **Service** If 'Other', explain: **Dog boarding, pet sitting and some grooming services.**

Type of Merchandise:

Type of Service: **Pet care.**

Hours and Days of Operation: **Sunday to Saturday
6am to 8pm**

Number of Employees: **3**

Off-Street Parking Plan: **A designated parking area on the property, providing sufficient space for both staff and customer vehicles. The parking area will be located near the facility entrance for easy access and will ensure that no parking spills over onto N Pearl Lake Rd. This layout minimizes traffic congestion and allows for smooth drop-offs and pick-ups.**

Size of structure to be used for Business: **30 x 40 heated foils shop.**

New or Existing: **Existing Structure**

Signage Plan: **A small, professionally designed sign at the entrance to the property, clearly identifying the dog boarding kennel. The sign will be in compliance with local zoning regulations and positioned to avoid visual disturbances to neighboring properties. Lighting for the sign will be minimal and directed downward to prevent light spill onto surrounding areas, ensuring no disruption to the neighborhood.**

Exterior Lighting Plan: **Minimal, low-level lighting focused on security and safety. Lights will be strategically placed along pathways and near the entrance to ensure clear visibility for staff and customers without spilling onto neighboring properties. All lighting will be shielded and directed downward to prevent light pollution or disturbances to the surrounding area. The lighting will be turned off during non-operating hours to further minimize any impact on the neighborhood.**

Known Environmental Hazards: **There are no known environmental hazards on the property. The kennel will implement proper waste management and drainage to prevent runoff, and the well and septic system are regularly maintained. All operations will comply with local environmental regulations to ensure minimal impact.**

Additional Business Plan Information:

N PEARL LAKE RD

190103002

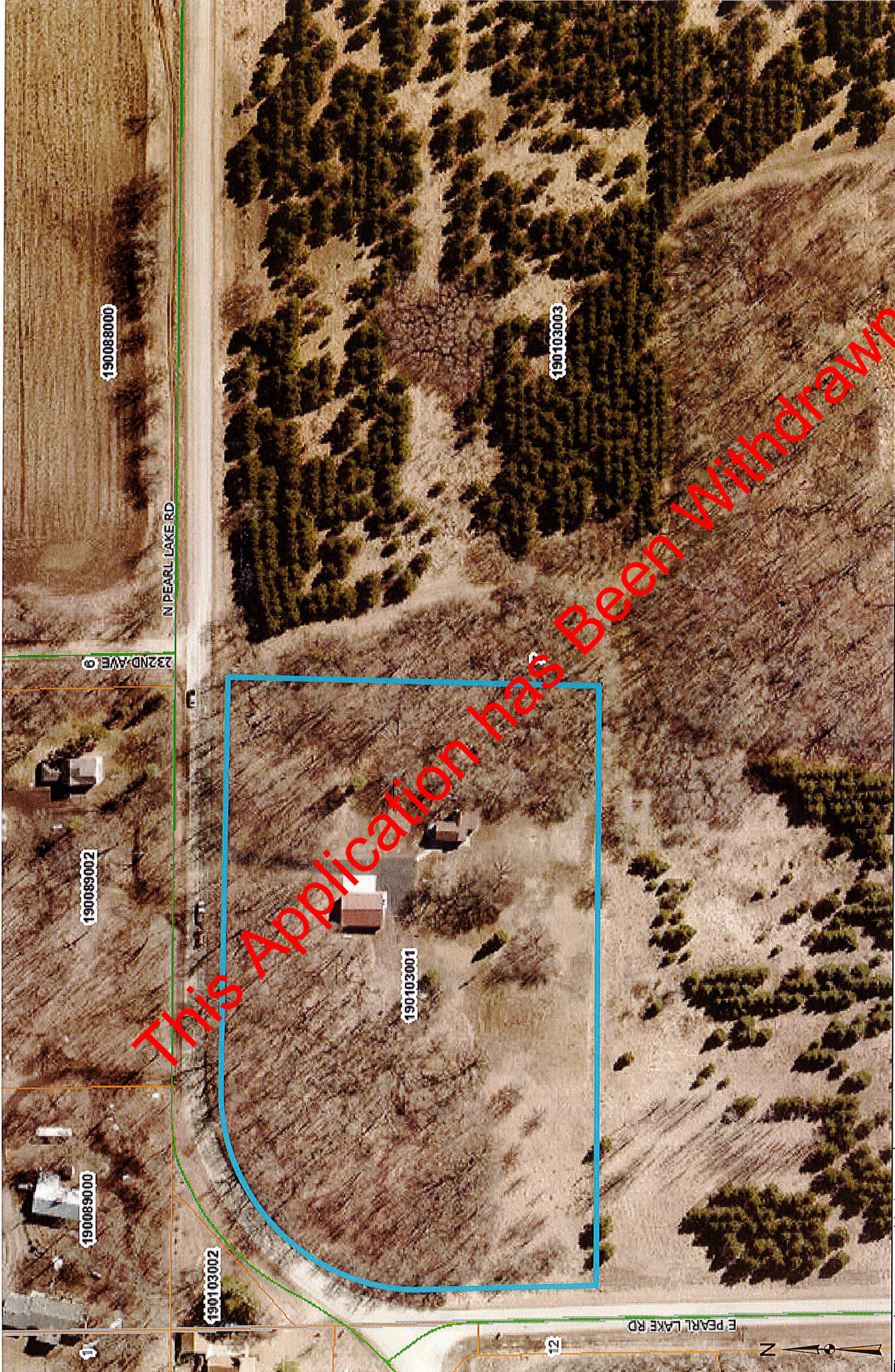


190103001

190103002

N PEARL LAKE RD

This Application has Been Withdrawn



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.

Becker County

1:2,257

Date: 6/10/2025

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

