



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****

July 30th, 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 Preliminary Plat for twenty-five (25) lots to be known as PRAIRIE LAKE ESTATES.

LEGAL LAND DESCRIPTION: Tax ID Number: **17.0368.043** Section 31 Township 138 Range 042; 31-138-42 SE1/4 NE1/4 LESS N 330'. N1/2 SE1/4 LESS 20AC (17-368-0, -2).; 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.



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 X Preliminary Plat
(Complete Section 1) (Complete Section 2) (Complete Section 3)

Applicant's Name: Prairie Lake Investments, LLC

Applicant's Address: 30871 Sunset Rd
Detroit Lakes, MN 56501

Telephone(s): 218-234-7147 (Nick Bowers) Date of Application: 6/30/25

Signature of Applicant: Nick Bowers

Parcel ID Number: 170368043 Project Address: Adj to 10710 Heimark Ave.

Legal Description of Project:

See Attached

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

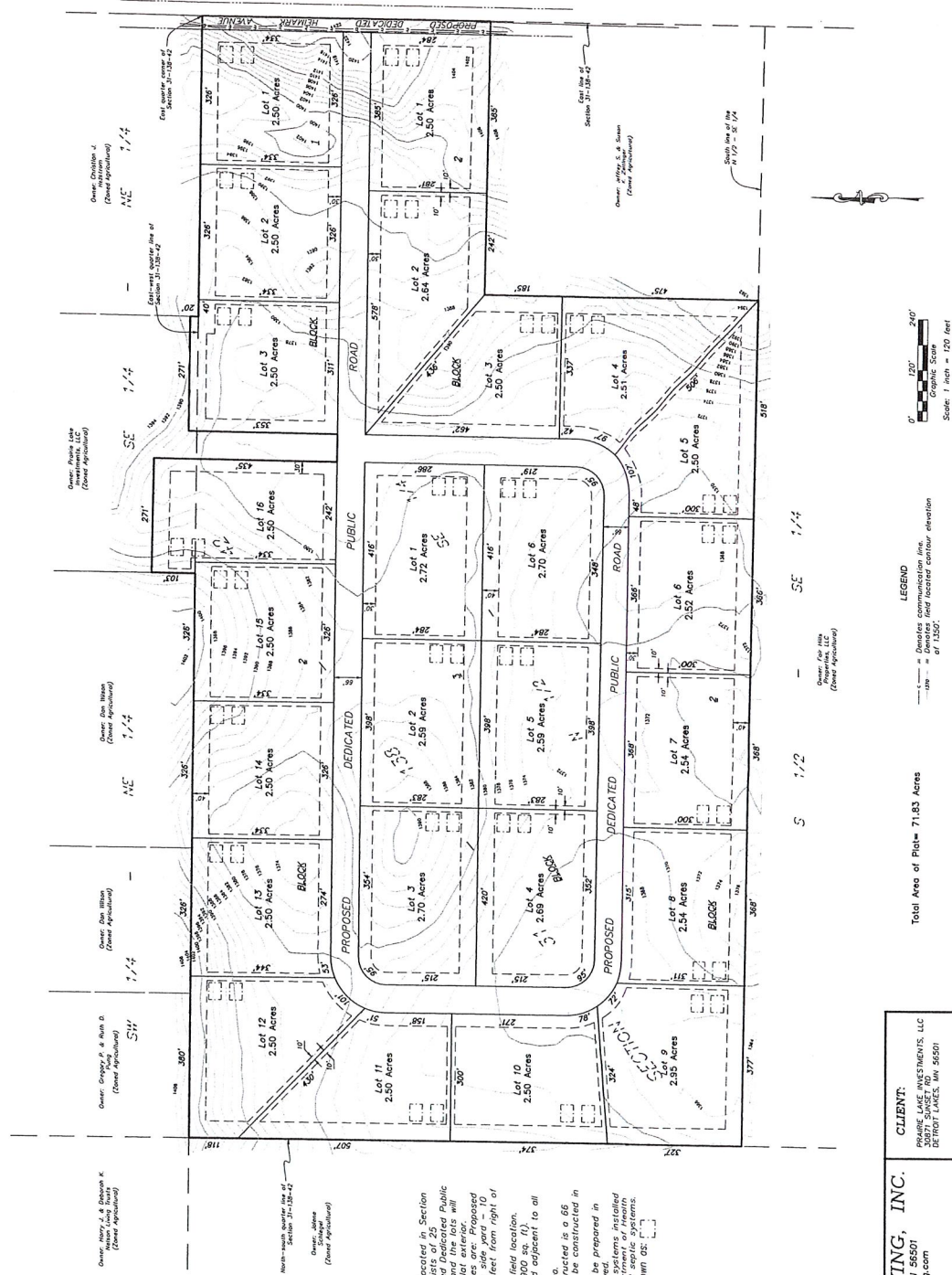
SECTION 3 property.

*For Preliminary Plat:

Number of Lots 25
Name of Subdivision PRAIRIE LAKE ESTATES
Name of Proposed Roads NA
Shoreland (within 1000 ft of lake) _____ Non-shoreland X
Current Zoning of property Agricultural
Is a change of zone required? _____ yes X _____ no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided 71.83
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 6/30 Date Accepted _____ Authorized Signature _____
Application Fee _____ Notice Fee _____ Recording Fee _____ Date Paid _____
Receipt Number _____

PRELIMINARY PLAT OF



APPLICATION NOTES

31. The proposed yard of **PHASE 1A, LANE ESTATES** is located in Section 31, T115N 044W, R14E, Lake Umbagog, and is located in the 25 non-riparian lots in three blocks, and a Proposed Dedicated Public Road - the land is currently zoned Agricultural and the lots will be zoned Residential.
 32. The building setbacks for primary structures are: Proposed Dedicated Road - 30 feet, rear yard - 40 feet, side yard - 10 feet.
 33. Proposed Dedicated Hemlock Avenue - 30 feet from right of way.
 34. Contour lines are shown at 10 foot intervals per local location.
 35. All lots exceed the minimum of 2.3 acres (108,900 sq. ft.).
 36. A 20 foot wide utility easement will be dedicated adjacent to all lots.
 37. This project site is located in a mostly open area.
 38. The Proposed Dedicated Public Road to be constructed is a 66 foot wide road approximately 3,120 feet long to be constructed in accordance with the Maine Department of Transportation's storm water pollution and prevention plan will be prepared in accordance with MPCA requirements, if paid for.
 39. Lots are bordered by private wells and public systems installed in 2007.
 40. All lots have adequate area for 2 septic systems.
- Possible septic locations of 1,200 sq. ft. are shown as: ~~~~~

MEADOWLAND SURVEYING, INC.
11118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
EMAIL: frontdesk@meadowlandsurveying.com
www.meadowlandsurveying.com

Total Area of Plat= 71.83 Acres

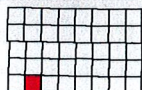
LEGEND

Denotes communication line.
Denotes field located contour elevation of 1350'.

0' 120' 240'

Graphic Scale

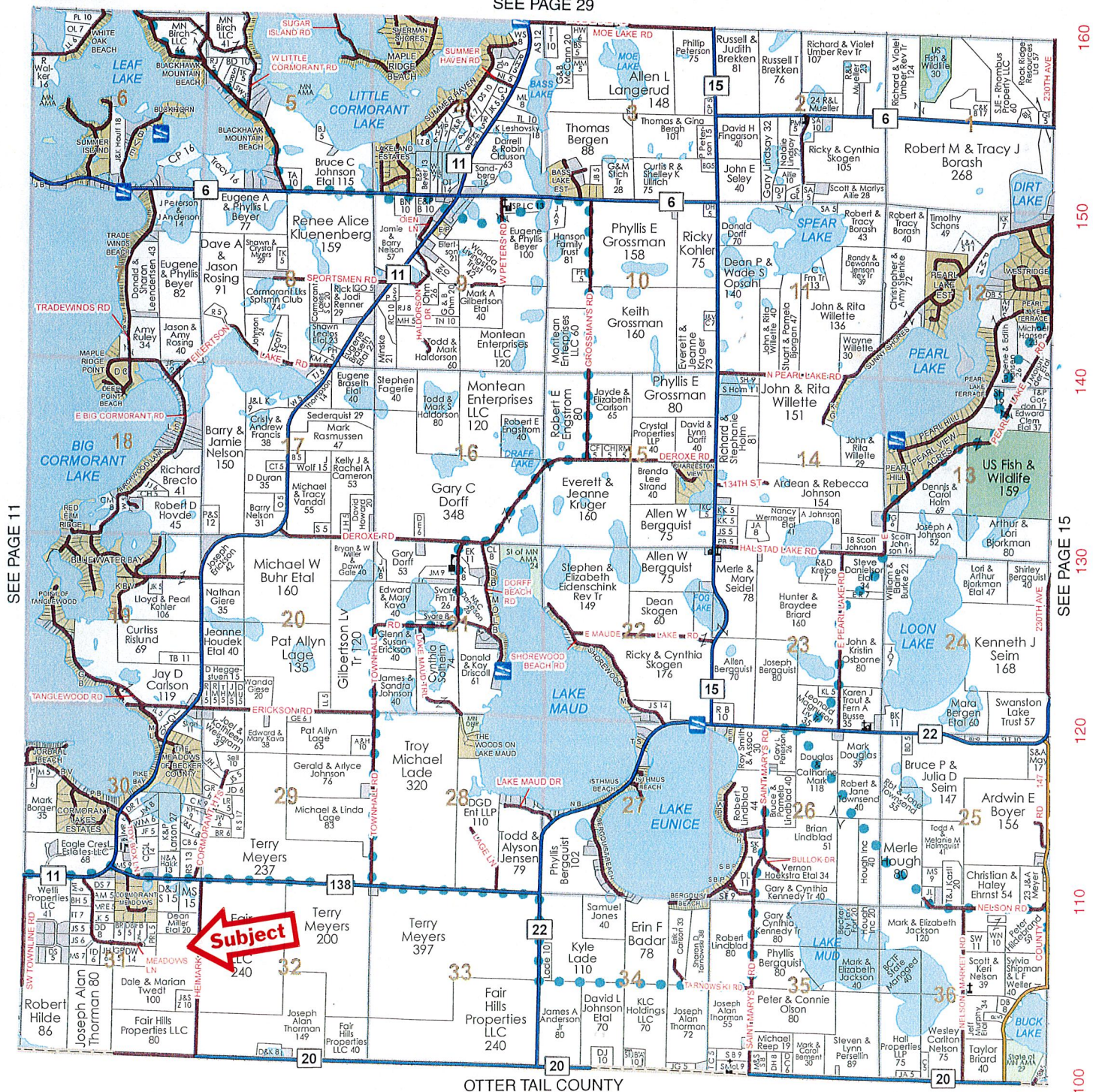
Scale: 1 inch = 120 feet



Township 138N - Range 42W

Copyright © 2019 Mapping Solutions

SEE PAGE 29



OTTER TAIL COUNTY



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 ~ Fax: 218-846-7266

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

July 30th, 2025 @ 6:00 P.M.

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

APPLICANT: M&M Prime Properties LLC
1271 Hwy 10 W Ste 10
Detroit Lakes, MN 56501

Project Location: 21601 US Hwy 10
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Change of Zone from Agricultural to Commercial.

LEGAL LAND DESCRIPTIONS: Tax ID Numbers: **02.0087.002 & 02.0090.000** Section 14 Township 139 Range 042; PT SE1/4 S OF RWY BEG AT NE COR OF PARCEL 1 OF PLAT W A #26; TH W 825.99', N 451.14' TO RWY, SE AL RWY 842', & SW 273.11' TO BEG & 17.01 AC TRACT IN SE COR OF SE1/4 OF SE1/4.; Audubon 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: M?ll Prime Properties LLC

Applicant's Address: 1271 Hwy 10 W Ste 10
Detroit Lakes, MN 56501

Telephone(s): _____ Date of Application: 6/30/25

Signature of Applicant: _____

Parcel ID Number: 020087002 020090000 Project Address: 21601 US Hwy 10

Legal Description of Project: _____

SECTION 1

*Zone Change For Existing Parcel Number 020087.002 & 02.0090.000
Current Zoning Agricultural Requested Zoning Commercial
Is the change within 2 miles of any city limits? yes - DL @ Audubon

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

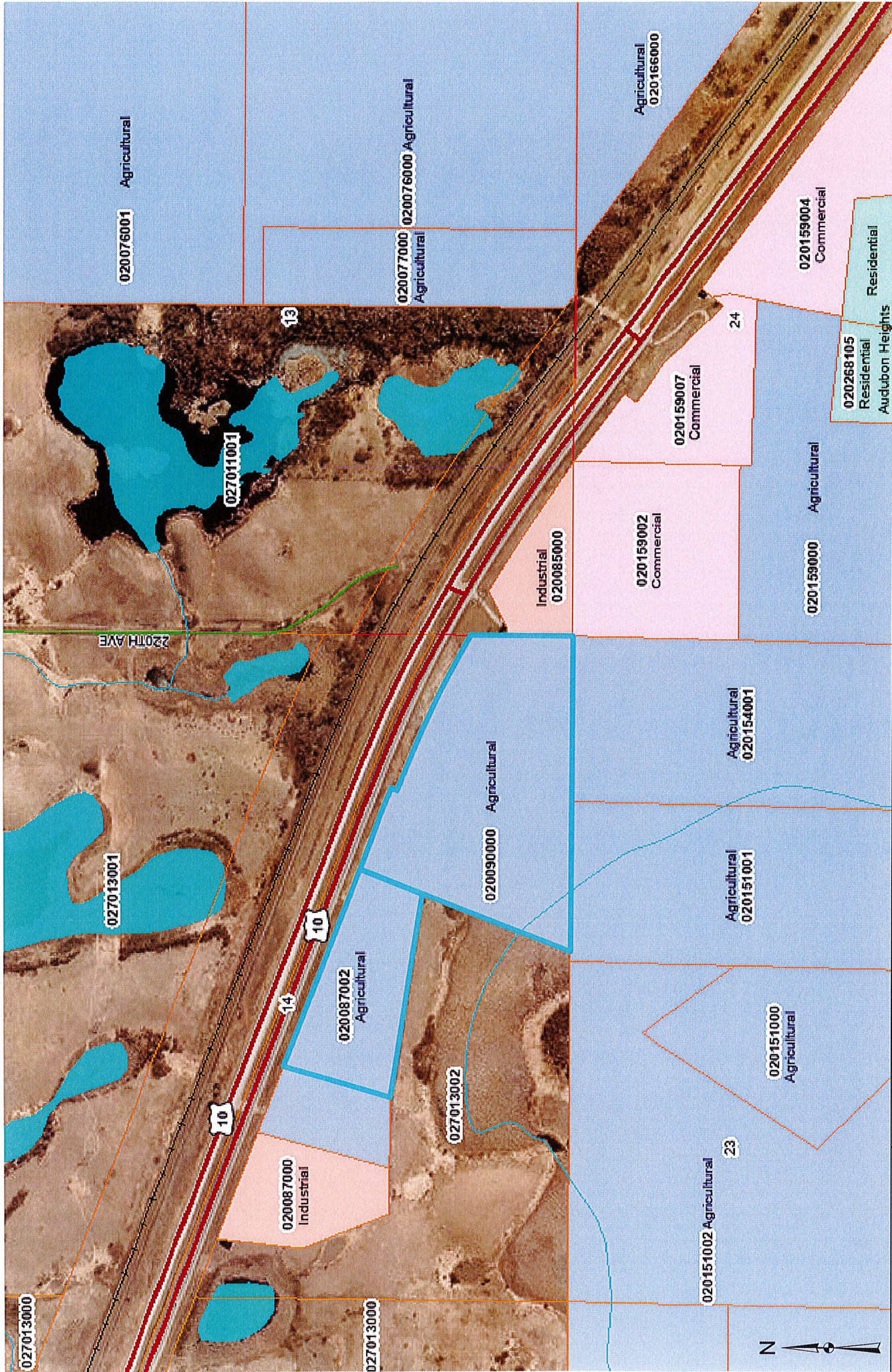
SECTION 3 property.

*For Preliminary Plat:
Number of Lots _____
Name of Subdivision _____
Name of Proposed Roads _____
Shoreland (within 1000 ft of lake) _____ Non-shoreland _____
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 property owner.

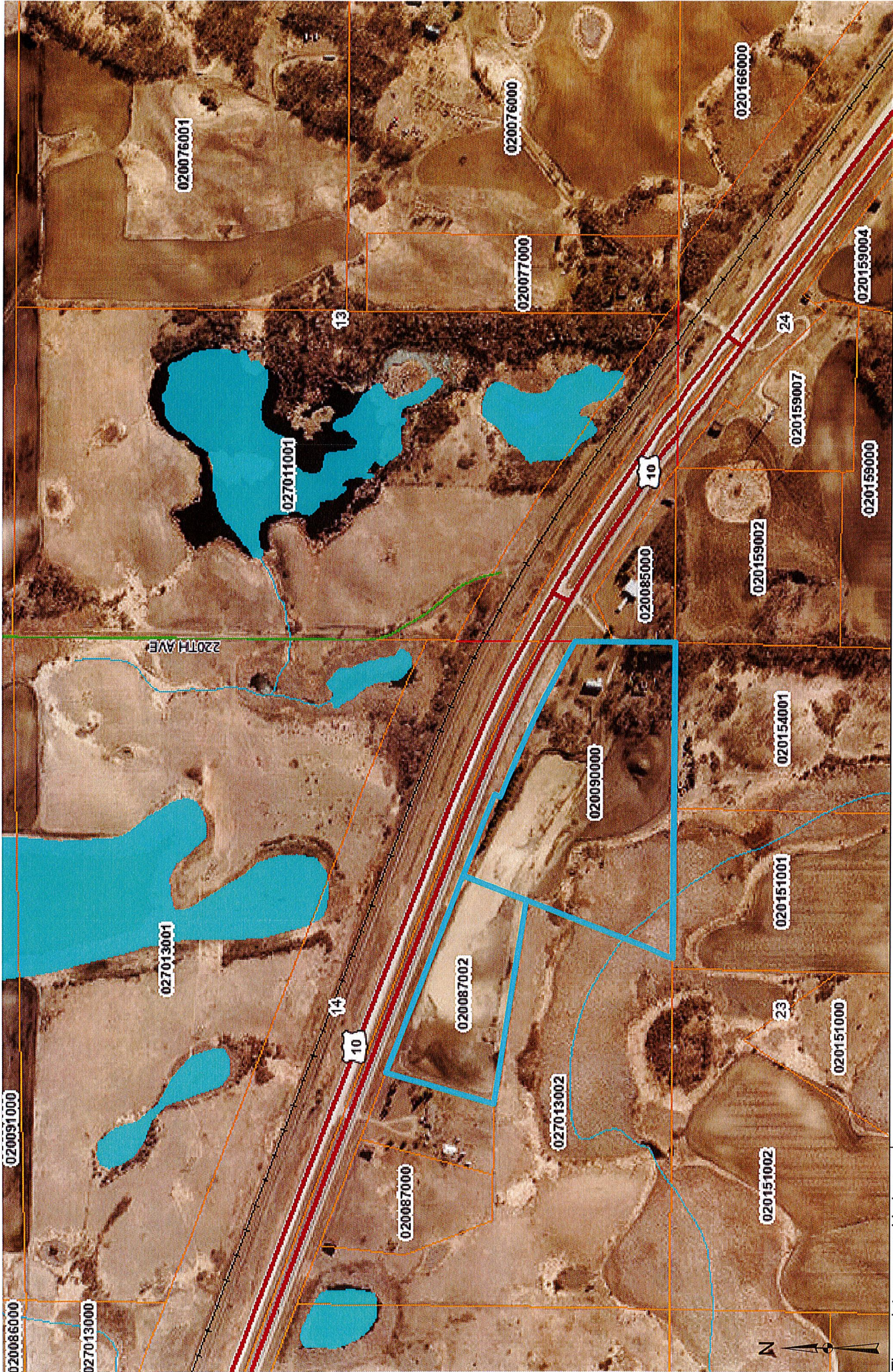
Date Received 6/30 Date Accepted _____ Authorized Signature _____

Application Fee _____ Notice Fee Recording Fee _____ Date Paid _____

Receipt Number _____



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	
1:9,028		Date: 7/16/2025	
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.			



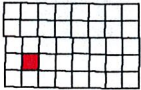
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Becker County

1:9,028

Date: 7/16/2025

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

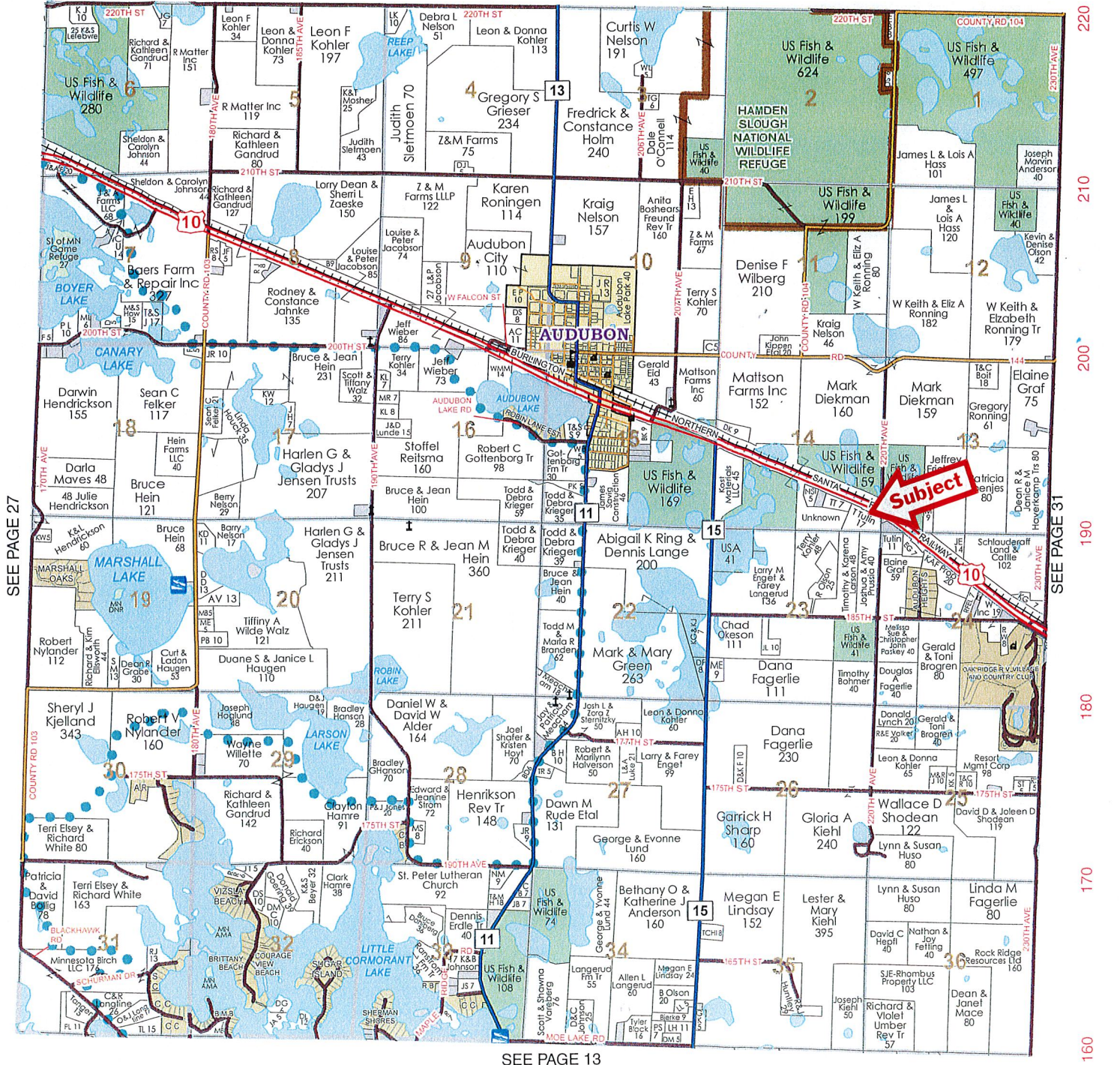


Audubon

Township 139N - Range 42W

Copyright © 2019 Mapping Solutions

SEE PAGE 45





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****

July 30th, 2025 @ 6:00 P.M.

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

APPLICANT: Joyce A Omang
25652 130th St
Detroit Lakes, MN 56501

Project Location: 25674 130th St
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request an after-the-fact Conditional Use Permit for day and overnight parking during We Fest.

LEGAL LAND DESCRIPTION: Tax ID Number: **19.0336.000** Section 16 Township 138 Range 041; PT SW1/4 SE1/4: COMM SW COR SE1/4, E 997.11' TO POB; N 653.06', E 328.16', S 653.14 W 338.86' TO POB. TRACT A.; 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 # CUP2025-142

Property and Owner Review

Owner: Joyce A Omang	Parcel Number(s): 190336000
Mailing Address: 25652 130th St Detroit Lakes, MN 56501	Site Address: 25674 130th St
	Township-S/T/R: LAKE VIEW-16/138/041
	Shoreland? Yes Name: West Twin (Lake View) [NE Tier 2]

Legal Descr: PT SW1/4 SE1/4: COMM SW COR SE1/4, E 997.11' TO POB; N 653.06', E 328.16', S 653.14 W 338.86' TO POB. TRACT A.

Conditional Use Details Review

Description of Conditional Use Request: **Overnight parking for We Fest**

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.

I also own the property to the West and Soo Pass Ranch is on the East side with camping and parking. The properties North and South are vacant.

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 request is only for the week of We Fest. There is other parking and camping in the area, so this use is consistent with the neighboring properties in the area during this time frame.

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

NA

4. Describe how adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

Driveway and parking area are already established. I have been using this property for parking for the past 15 years as well as the previous property owner.

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.

We Fest is allowed to release their parking first at the end of the shows. After that, we are allowed to let our cars leave, but it is done under the direction of the Sheriff's Department to maintain orderly flow.

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

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

NA

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

NA

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

NA

Business Plan Review

Name of Business: **NA**

Business Owners: **Joyce Omang**

Business Type: Service If 'Other', explain:
Type of Merchandise: NA
Type of Service: Parking
Hours and Days of Operation: Wednesday-Sunday during We Fest
Number of Employees: 2
Off-Street Parking Plan: Fenced in Pasture in front of yard.
Size of structure to be used for Business: NA
New or Existing:
Signage Plan: 2x2 Overnight parking sign
Exterior Lighting Plan: NA
Known Environmental Hazards: No
Additional Business Plan Information:



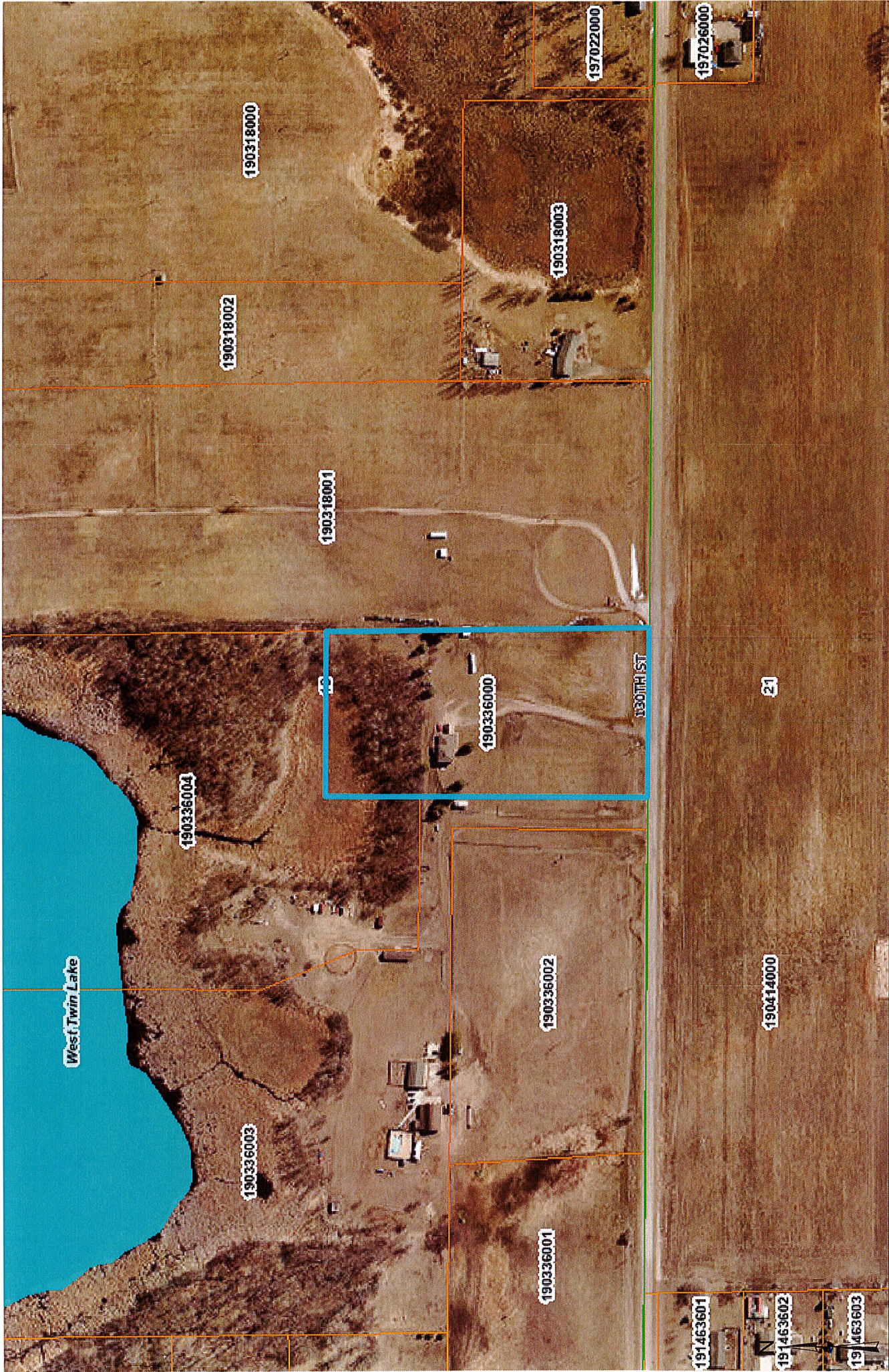
190336000

An aerial photograph of a parking lot area. A red rectangular border highlights a specific section. Within this section, two trapezoidal areas are outlined in blue. The left blue area is labeled 'overnight Parking' and the right blue area is labeled 'Day Parking'. A white road or path runs vertically through the center of the highlighted area. At the bottom of the red border, the text '130TH ST' is visible. The background shows a grassy field with some trees and buildings in the distance.

overnight Parking

Day Parking

130TH ST



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: 7/11/2025

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

