



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****

August 27th, 2025 @ 6:00 P.M.

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

APPLICANT: James R & Rebecca A Thibert
409 Rensvold Blvd
Moorhead, MN 56560

Project Location: 34327 Strawberry Ln S
Ogema, MN 56569

APPLICATION AND DESCRIPTION OF PROJECT:

Request an after-the-fact Conditional Use Permit for retaining walls.

LEGAL LAND DESCRIPTION: Tax ID Number: **20.0429.000** Section 35 Township 142 Range 040; PT LOT 3 N 75' OF S 580' E OF PRIVATE RD KNOWN AS LOT 5 & N1/2 OF LOT 4; Maple Grove 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 # CUP2025-144

Property and Owner Review

Owner: James R & Rebecca A Thibert	Parcel Number(s): 200429000
Mailing Address: 409 Rensvold Blvd Moorhead, MN 56560	Site Address: 34327 Strawberry Ln S Ogema, MN 56569
	Township-S/T/R: MAPLE GROVE-35/142/040
	Shoreland? Yes Name: Strawberry (Sugar Bush W & Maple Grove) [RD]
Legal Descr: PT LOT 3 N 75' OF S 580' E OF PRIVATE RD KNOWN AS LOT 5 & N1/2 OF LOT 4	

Conditional Use Details Review

Description of Conditional Use Request: **Replace retaining wall, add rip rap**

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 impact to vegetation, reduces erosion at lakefront, improves usability of lakefront and property. No impact to neighbors.

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 impact on surrounding areas.

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

No impact to utilities, access roads, drainage.

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.

Does not affect 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 after work is complete; minimal during work period.

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.

Rip rap and retaining wall to contain erosion at lake front. Project is replacing existing retaining wall.

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

Retaining wall currently exists; project replaces existing wall with stone. Better aesthetics from water view and more durable.

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.

No change.

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:



**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: James or Rebecca Thibert (J) 701.261.3341
701.367.3948
2. Property Owners Name: James & Rebecca Thibert
3. Parcel Number: 20.0429.000
4. Legal Description: PT LOT 3 N75' of S 580'E of PRIVATE RD....
5. Section 35 Township 142 Range 040
6. Lake Name: Strawberry Lake Classification RD
7. Length of shoreline in Project: Approx 12'
8. Is the proposal to replace an existing retaining wall? Yes X No
9. Length and Height of existing retaining wall: 2' x 12'
10. To construct a new retaining wall or expand an existing? New Expand Add 2nd wall
11. Length and Height of new or expansion requested: 3' x 18'
12. Is there any existing rip rap along the shoreline? Yes No X Adding rip rap
13. Distance work will be from the Ordinary High Water Mark 8'
14. Amount of cubic yards of earth movement requested:
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? X
18. Does the site contain any steep slopes? Yes Are there any bluffs present? No
19. Do any parties involved in this application have any ownership interest in, or options on, other properties in the vicinity of the project? No

Brief description of request:

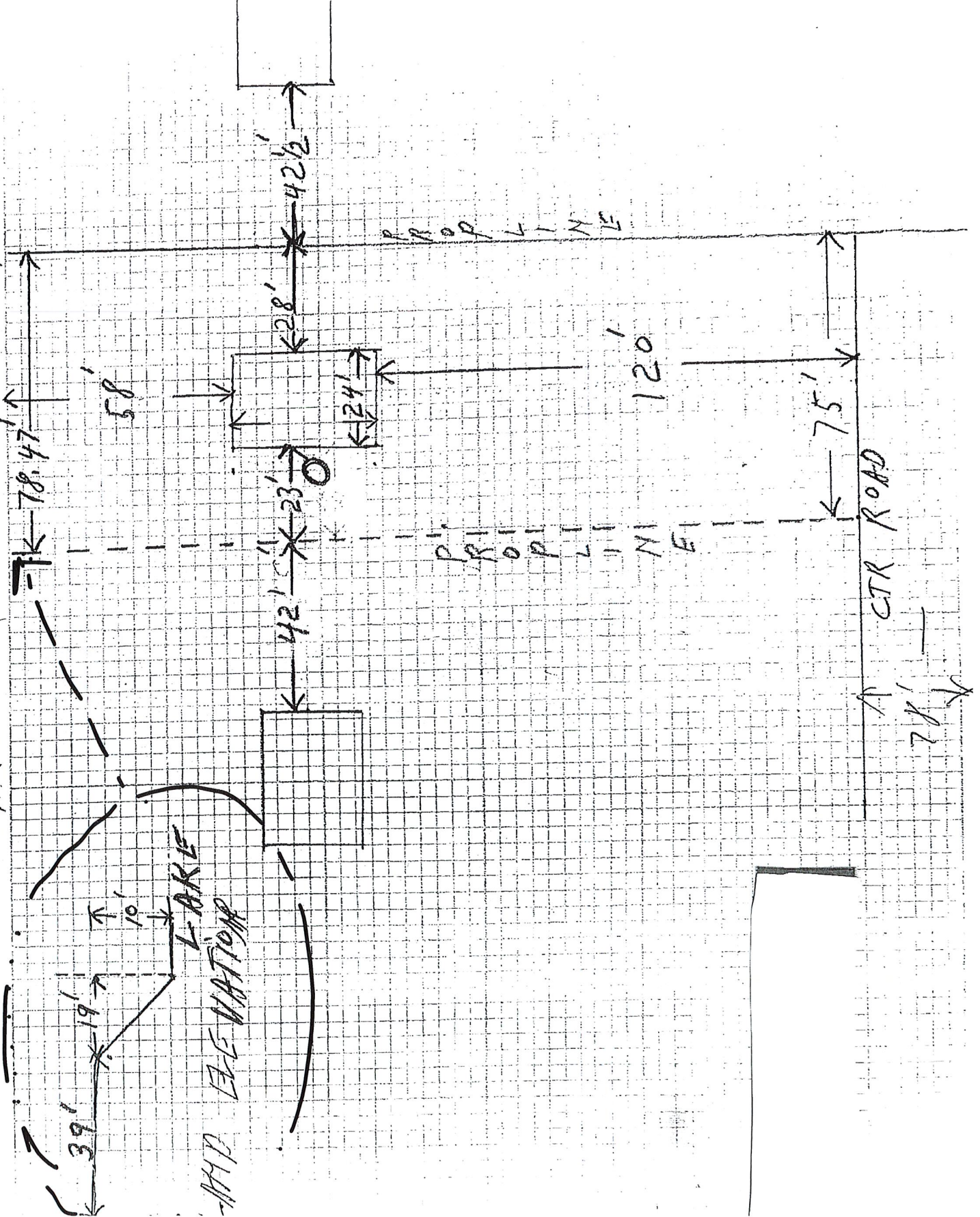
replace existing retaining wall with brick
add rip rap
add 2nd retaining wall behind existing

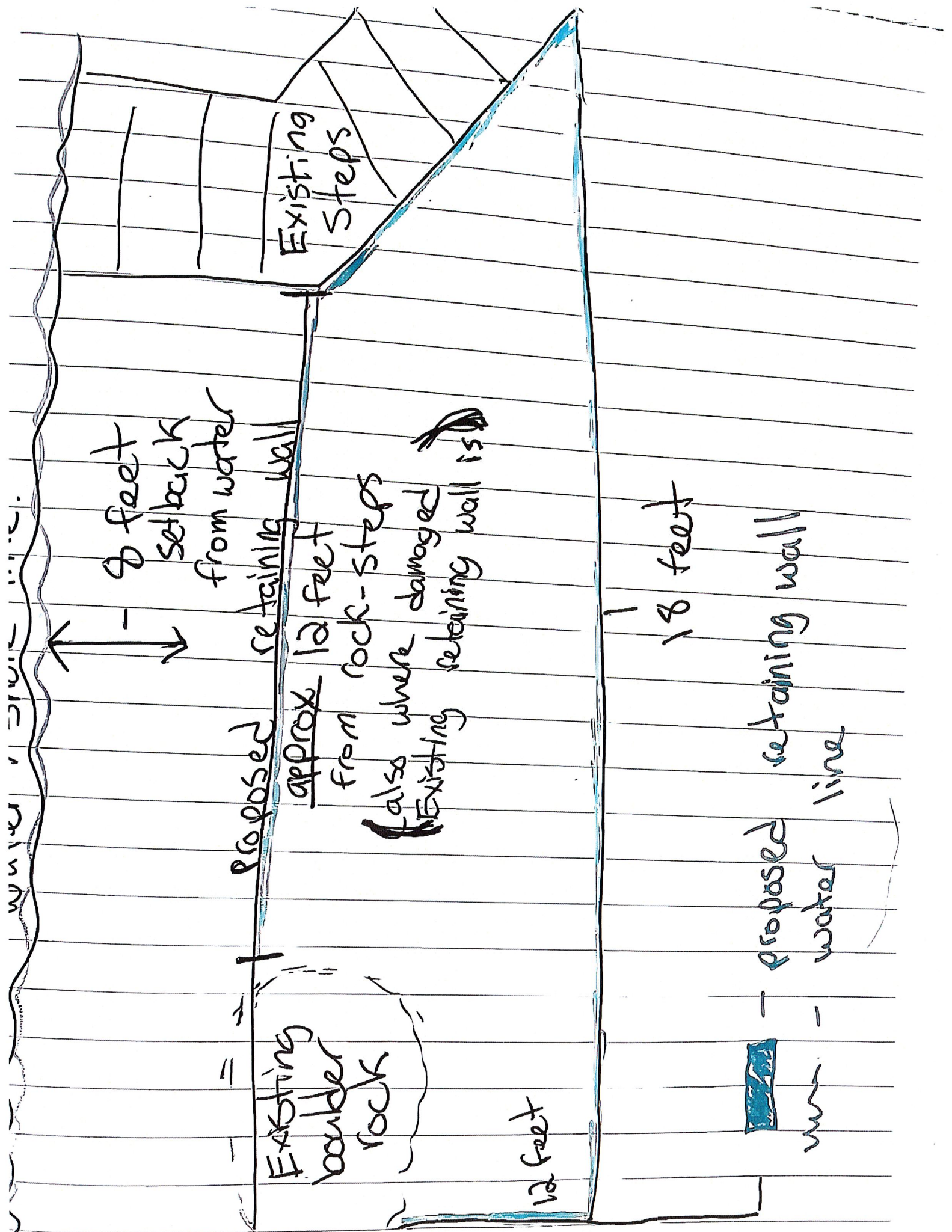
(more information on back)

SITE MAP

Signature _____

FENCE





8 feet
setback
from water

proposed retaining wall
approx 12 feet
from rock-steps

(also where damaged
Existing retaining wall is)

Existing
boulder
rock

12 feet

18 feet

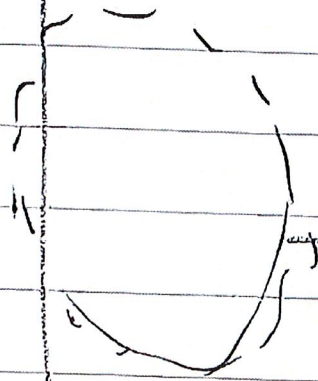
proposed retaining wall
water line

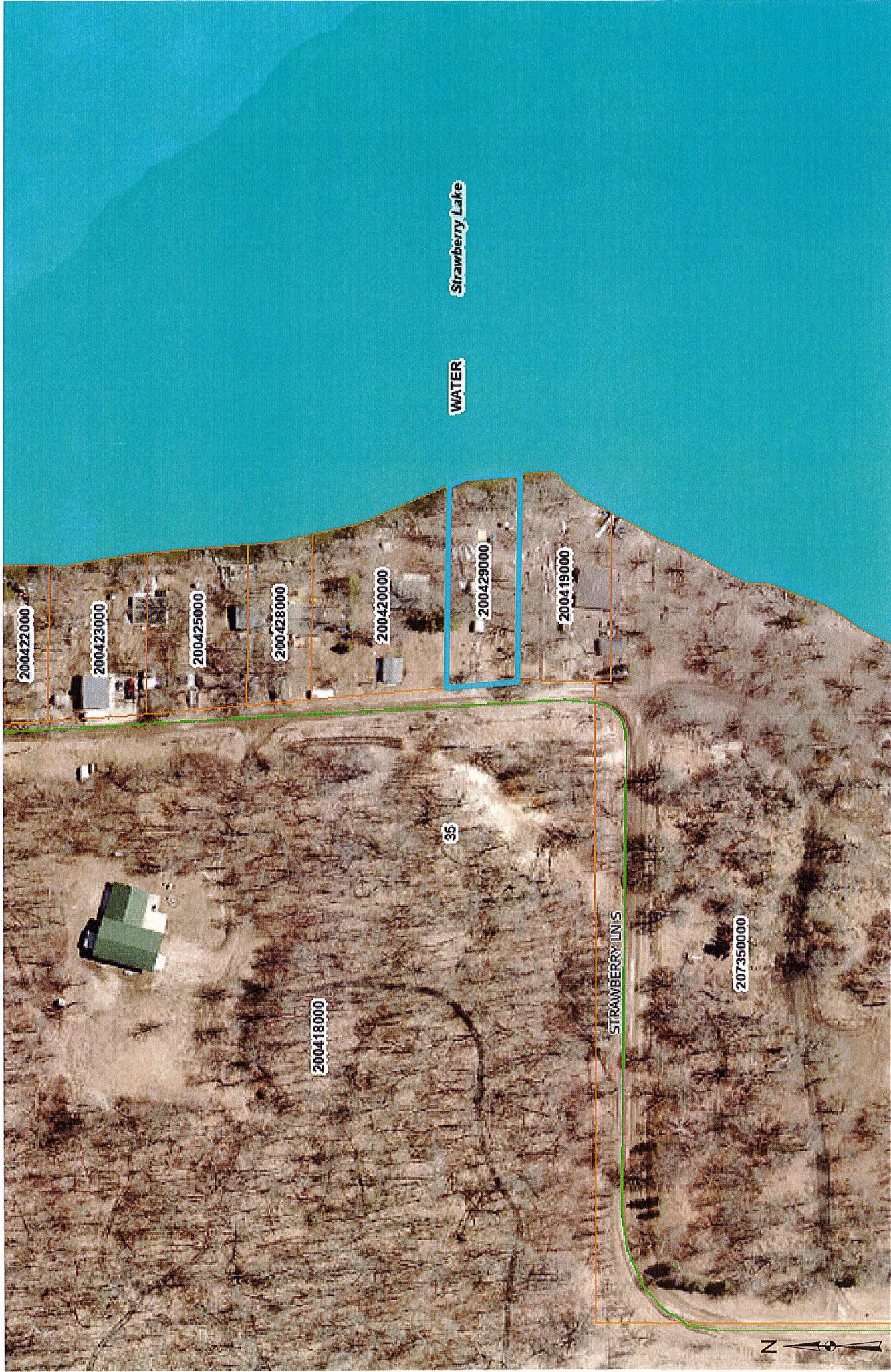
Existing
Steps

shoreline

wall Height 2'

wall Height 3'





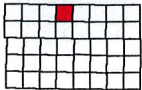
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Becker County

1:2,257

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

Date: 8/12/2025

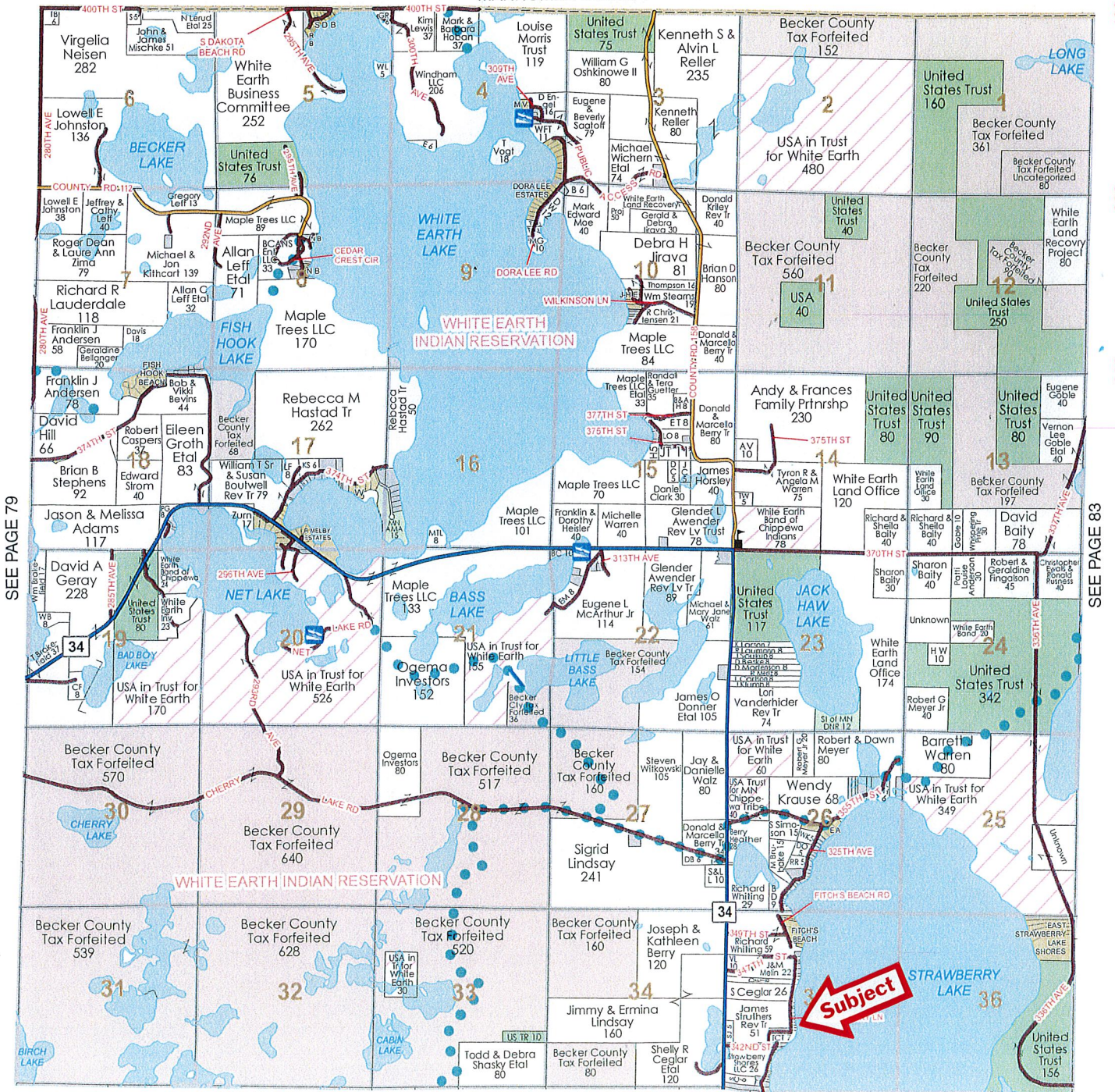


Maple Grove

Township 142N - Range 40W

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MAHNOMEN 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****

August 27th, 2025 @ 6:00 P.M.

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

APPLICANT: Denise K Geritz
40335 Little Toad Rd
Frazee, MN 56544

Project Location: 40335 Little Toad Rd
Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a non-shoreland campground expansion consisting of seven (7) recreational vehicle (RV) sites.

LEGAL LAND DESCRIPTION: Tax ID Number: **15.0236.000** Section 24 Township 139 Range 039; 24-139-39 PT GOVT LOT 2: COMM SE COR LOT 10 GORANSON BCH, E 68.47' NLY 659.22', NE 230', E 1286.16', S 932' TO S LN GOVT LOT 2, W 1259', NLY 96' TO POB.; Height of Land 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:

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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 # CUP2025-145

Property and Owner Review

Owner: Denise K Geritz	Parcel Number(s): 150236000
Mailing Address: 40335 Little Toad Rd Frazee, MN 56544	Site Address: 40335 Little Toad Rd Frazee, MN 56544
	Township-S/T/R: HEIGHT OF LAND-24/139/039
	Shoreland? Yes Name: Little Toad (Height of Land S) [RD]

Legal Descr: **24-139-39 PT GOVT LOT 2: COMM SE COR LOT 10 GORANSON BCH, E 68.47', NLY 559.22', NE 230', E 1286.16', S 932' TO S LN GOVT LOT 2, W 1259', NLY 96' TO POB.**

Conditional Use Details Review

Description of Conditional Use Request: **Add 7 new seasonal RV sites**

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.

This would be an addition to an already established RV resort/campground. The property is currently used as summer time boat storage and a small area that is currently leased as a hay field. The area that we wish to establish RV sites on has a roadway on 2 sides of the property. The RV sites will be on the East side of our property, toward the roadway and away from the lake.

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 area is already predominantly used as a campground.

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

The property is surrounded by roadways on 2 sides. Wild Rice Electric already has service here. We would install a new septic system to this area as needed as well as a new well/water supply if it is determined that is necessary.

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.

The RV sites will be large enough to provide necessary parking for the RV owners

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.

This project would not contribute to the above listed nuisances. We would install necessary yard lights to ensure safety.

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.

This project will be minimally invasive. After construction the area will be predominately green space.

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

This portion will not be visible from the lake.

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

If permits are granted, we will install a septic system approved by the state and county. We will get a determination if our current well is adequate to supply this project as well as continue to serve the area it is already in use for.

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

We will not add any additional dock spaces. At this time our current RV tenants mostly use pontoons or fishing boats.

Business Plan Review

Name of Business: **Little Toad Lake Campground**

Business Owners: **Dale and Denise Geritz**

Business Type: **Other - Please describe below** If 'Other', explain: **We are a seasonal RV resort**

Type of Merchandise: **site rental**

Type of Service: **site rental**

Hours and Days of Operation: **Our tenants are usually on site between May and September**

Number of Employees: **At this time we have no hired employees**

Off-Street Parking Plan:

Size of structure to be used for Business: **40 to 50 foot by 100 foot RV site**

New or Existing: **New Structure**

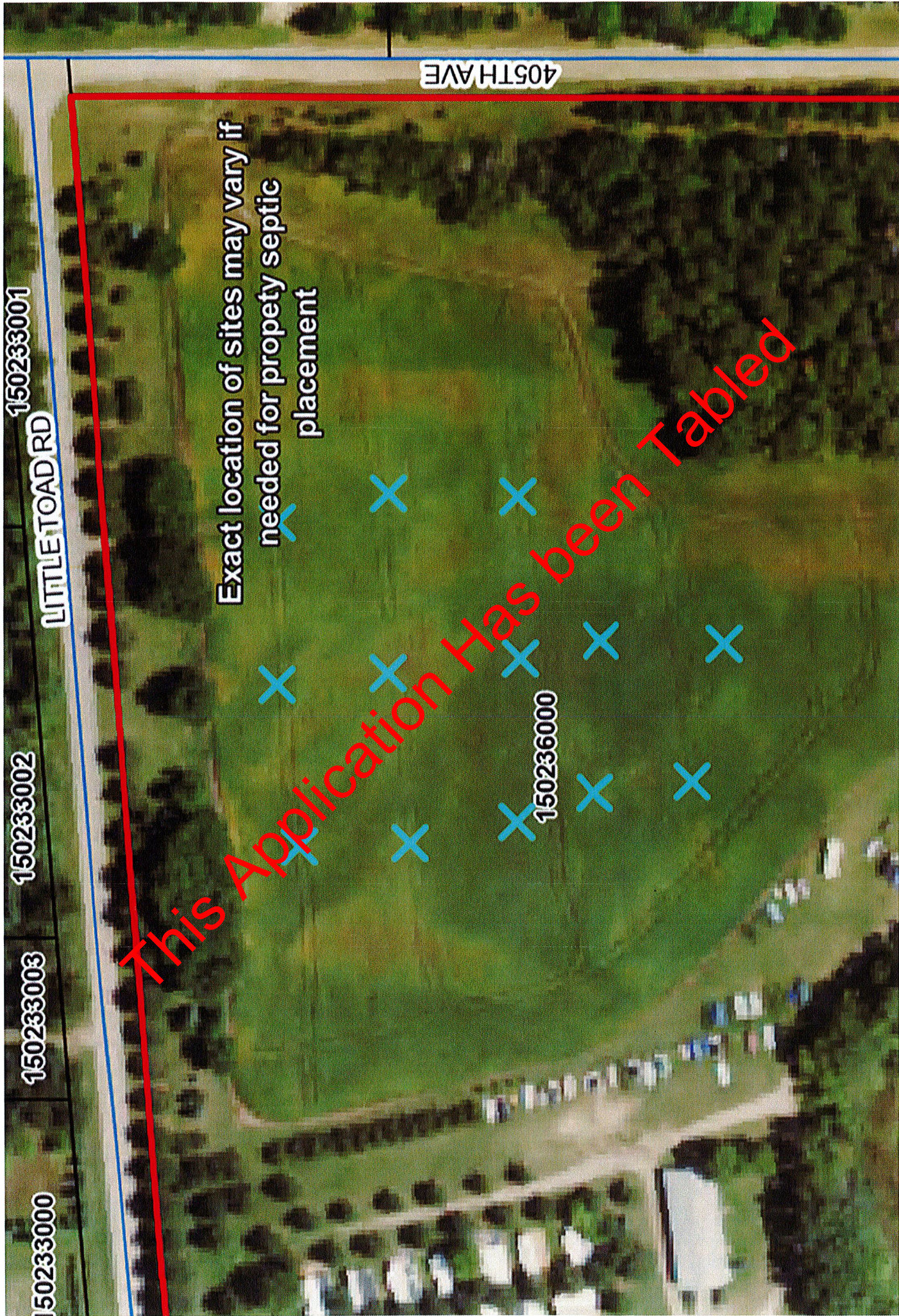
Signage Plan: **None other than what we currently have**

Exterior Lighting Plan: **Yard lights for safety**

Known Environmental Hazards: **None**

Additional Business Plan Information: **This would be a small expansion of an already existing campground/RV resort. Our family has operated Little Toad Lake Campground for 45 years.**

This Application Has been Tabled



Exact location of sites may vary if
needed for property septic
placement

This Application Has been Tabled

Potential locations for up to 7 sites



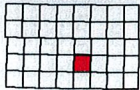
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Becker County

1:9,028

Date: 8/12/2025

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

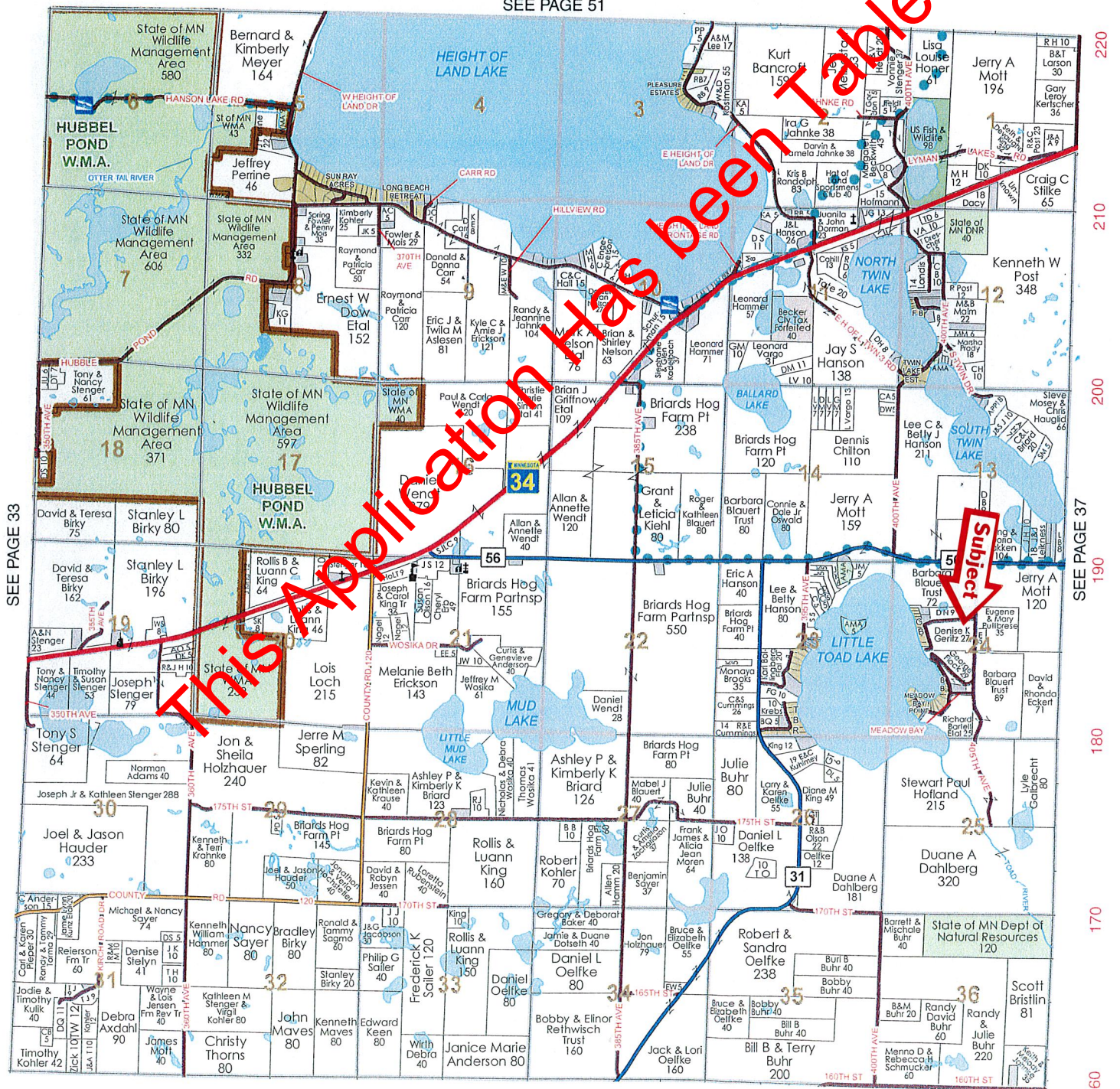


Height of Land (S)

Township 139N - Range 39W

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SEE PAGE 51



SEE PAGE 19

Notice of Public Hearing
And
Notice of Intent to Enact an Amendment to the Zoning Ordinance

Pursuant to Minnesota Statutes, Chapter 375.51, notice is hereby given that the Becker County Planning Commission shall conduct a public hearing on **August 27th, 2025, at 6:00 P.M.** in the Jury Assembly Room, Third Floor, Becker County Courthouse, 913 Lake Avenue, Detroit Lakes, Minnesota to consider revisions to the Becker County Zoning Ordinance. Public testimony regarding this application will only be received by email, in writing, or by participating in the public hearing.

The general purpose of the Amendments is as follows:

To consider revisions to the Becker County Zoning Ordinance for:

- 1. Requirements regulating retaining walls to include but not limited to the permitting process through Becker County.**

Written comments will be accepted until 12:00 P.M. on August 27th, 2025. All comments shall be addressed to Planning and Zoning Department, Attention: Zoning Administrator, Becker County Courthouse, 915 Lake Ave, Detroit Lakes, MN 56501.

Recommended Amendments to the Becker County Zoning Ordinance

Proposed language is indicated by underline. Language to be removed has been "strike-throughed".

Proposal # 1) Chapter 6, Section 8, and Chapter 11, Section 2 - Definitions. Retaining Walls.

~~Section 8 Retaining Walls A. Pre-application Meeting. In order to avoid costly revisions of retaining wall plans, the property owner and/or contractor may have a preliminary on-site meeting with the Environmental Review Technical Panel. The preliminary meeting is to insure that the applicant is informed of the procedural requirements or limitations imposed by the ordinances. The property owner and/or contractor may present a conceptual plan to the Zoning Office to have a meeting scheduled with the Environmental Review Technical Panel.~~

B. Conditional Use Permit. A conditional use permit is required to place a retaining wall structure in a shore impact zone or a bluff impact zone or replace an existing failing retaining wall and will not be issued unless; 1. The retaining wall is designed to correct an established shoreland erosion problem; 2. The retaining wall is suitable given the demonstrated shoreland usage needs; 3. The retaining wall may be required to be designed by a registered professional engineer or landscape architect, depending on the scope of the project; and 4. The dimensions of the retaining wall are the minimum necessary to control the shoreland erosion problem. Retaining walls located in the Pelican River Watershed District or Cormorant Lakes Watershed District do not require a permit from Becker County and will be reviewed and considered by the Cormorant Lakes Watershed District in which it is located.

Section 8 Retaining Walls.

- A. A Retaining Wall Under Two Feet in Height. Retaining walls under two feet in height shall not require a permit from the Becker County Zoning Office unless the project will include more than ten cubic yards of land alteration in the shore or bluff impact zone or more than fifty cubic yards outside of the shore or bluff impact zone.
- B. A Retaining Wall Between Two Feet and Four Feet in Height. Retaining walls between two feet and four feet in height shall follow the recommendations of Becker County Soil and Water and the Minnesota Department of Natural Resources Area Hydrologist. A land alteration permit is required from the Becker County Zoning Office. Retaining walls outside of the shore or bluff impact zone shall not require a permit if the total land alteration disturbed is under fifty cubic yards.
- C. A Retaining Wall Above Four Feet in Height. Retaining walls exceeding four feet in height shall require a conditional use permit and engineered plan. Tiered walls shall be considered one wall for height measuring purposes unless they are each separated by horizontal distance of three times the distance of the height of the lower wall. Retaining walls outside of the shore or bluff impact zone are exempt from a conditional use permit. However, a land alteration permit shall be required for those projects exceeding over fifty cubic yards of land alteration.
- D. Retaining Wall Setbacks. Retaining walls shall be exempt from the setbacks of the Becker County Zoning Ordinance but shall not be placed within a road right-of-way.

Definition: Retaining Wall. A wall or similar structure designed and constructed to hold back and prevent lateral movement of earth or other landscaping materials. Landscape edging, less than 6 inches tall, is not considered a retaining wall.

***The entirety of the Zoning Ordinance is subject to change as the amendments may affect more than one chapter or section.**