

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 September 24th, 2025 @ 6:00 P.M.

3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE

APPLICANT: Sonset Farms, Inc 12263 Frazee Rd

Frazee, MN 56544

Project Location: 32611 Co Hwy 10

Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Final Plat for Common Interest Community Number 110 consisting of seven (7) lots to be known as OLD 10 STORAGE.

LEGAL LAND DESCRIPTION: Tax ID Number: **03.0265.003** Section 27 Township 138 Range 040; 27-138-40 PT SEC 34. PT GOVT LOT 6, 7 (SEC 34). PT GOVT LOT 2 (SEC 34): COMM WLY COR LOT 5 BLK 1 OTTO PK, NW 3699.21', WLY 180.16' TO POB; ELY 180.16', SE 257.89', E 109.13', NLY 360.3' TO SLY ROW, ELY 600', SLY AL DAGGETT LAND TO TOWN LK, NW AL LK TO PT SLY OF POB, NLY 425.34'. LESS 14AC (03.0265.002, -004, -005).; Burlington 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

PARCEL	
APP	Plat
YEAR	
SCANNED	

BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501 PHONE (218) 846-7314 - FAX (218) 846-7266

Developer's Name: Sonset farms, Inc
Developer's Address: 12263 Frazel Rd
Frazel, MN 56544
Telephone(s): 218-849-6853 Date of Application: 8 25 25
Signature of Applicant:
Parcel ID Number: 03.0265.003 Project Address: 3261 Co Hwy 10
Proposed Plat Name:
OLD 10 STORAGE
To be completed by Office
Date of preliminary approval: PC-10/30/24 3 Burlington Tup 11/8/24
What was approved & stipulations: Approve a Preliminary Plat for a
Common interest community consisting of Seven (7) units
to be known as OLD 10 STORAGE
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

10 STORAGE COMMON INTEREST COMMUNITY NUMBER 110

A COMMON INTEREST COMMUNITY PLAT

STATE

County State Aid Highway No. 10

COUNTY

I, Scott R, Watz, do hereby certify that the work was undertaken by, or reviewed and approved by, me for this Common interest Community Plat of Coloughan Witters Couldayin Witters Couldayin Witters Couldayin Witters Couldayin Witters Couldayin Witters of Covernment Lat 6 in Section 27. Dentificate SIB North, Range 40 West of the Fifth Preparable Meridian in Beceler County, Manasota, as shown an Meadowinad Surveying Int. 5. Conflicting of Surveying int. 5.

Commencial of the found of record in mountain the northwestery count of Lot 1, Block Fam, in LAKEVER TERRACE FIRST ADDITION, on on assume benefit of other three of seal CLE 1 to in the mountain set of seal cuts to the ord or on manufact and security line of seal CLE 1 to in or commencial countains set of seal cuts and the design of the seal countains and the seal of the

TOOCTHER WITH a 60,00 foot wide easement for ingress, egress and utility purposes over, under and across part of said Government Lot 6. The easterly sideline of said 60,00 foot wide easement is described as follows:

and the sound of the description of the sound of the soun

SUBJECT TO

Said common interest community plot fully and accurately depicts all information required by Minnesota Statutes, Section 5159.2–1101(c). Dated this

Scott R. Walz, Licensed Land Surveyor Minnesota License No. 50320

State of Minnesota County of Becker)

The foregoing surveyor's certificate was acknowledged before Scott R. Walz, Minnesota Licensed Land Surveyor No. 50320.

Notary Public of Minnesota My Commission Expires

This common interest community plat of COMMON INTEREST COMMUNITY NUMBER 110 OLD 10 STORAGE is hereby Planning Commission this day of

This common interest community plot of COMMON INTREST COMMUNITY NUMBER 110 OLD 10 STORAGE is nereby Burlington Township, Becker County, Minnesota, this _____day ol____

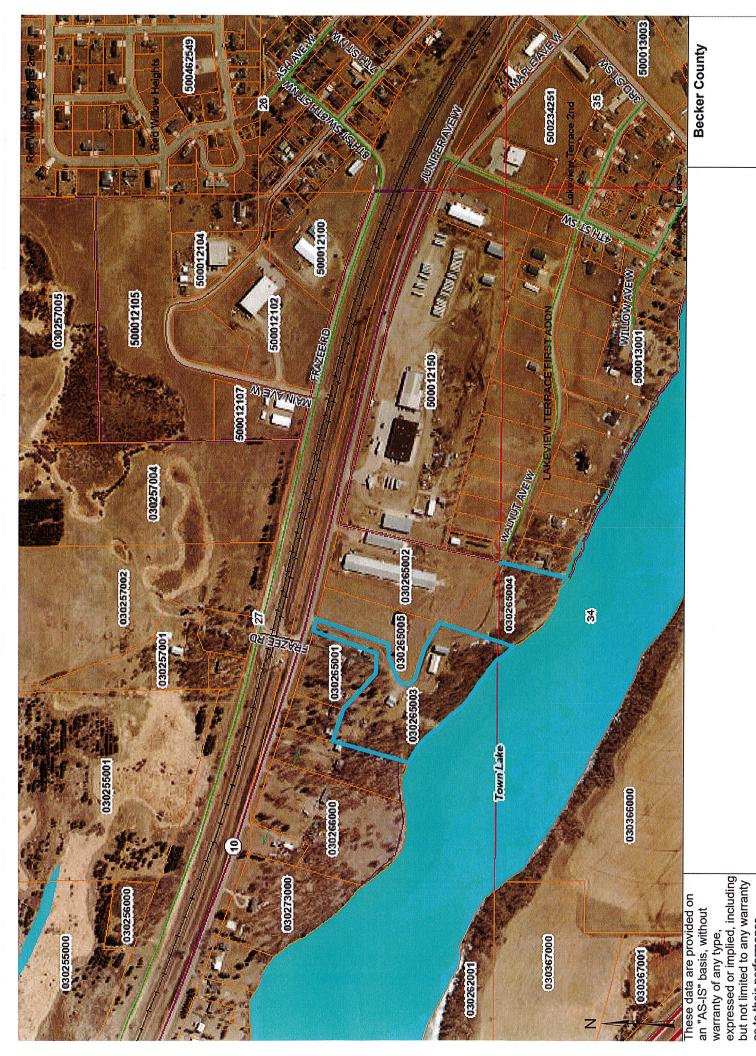
are paid and no delinquent taxes and transfer the lands I hereby certify that the taxes for the

County Auditor/Treasurer

County Recorder

TEARACE 10017100h 42 10 Chi Northwesterly corner Lot 1, Stock Two. LAKEMEW TERRACE FIRST ADDITION NO. CAKES NEW WALNUT AVENUE WEST (Dedicated as WALNUT AVENUE in the plat of LAKEMEW TERRACE FIRST ADDITION) 5 15/RS7 (1) Westerly line of Lot 1, Block Two, LAKEVEW TERRACE FIRST ADDITION 5 Southwesterly corner of Lot 1, Block Two, LAKEVEW TERRACE FIRST ADDITION 138 5000 Total Platted Area = 140,910 Sq. Ft. Total Units Area = 18,491 Sq. Ft. Total Common Element Area = 122,419 Sq. Ft. 1,1 Note: There are no upper or lower boundaries for these units. A=140'52'46" R=52.05' >L=127.98' C=98.09' CB=S0172'44"E Scale: 1 inch = 50 feet Orientation of bearing system is assumed. いいないない。 LEGEND

MEADOWLAND SURVEYING, INC. 1118 HWY 59 SQUIN, DETROIT LANCE, MY 56501 STOR 647-4520 NES. MY 56501 STOR 647-4500 NEW TOTAL STORY OF THE STORY OF THE



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as to their performance, merchantability, or fitness for any particular purpose.

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

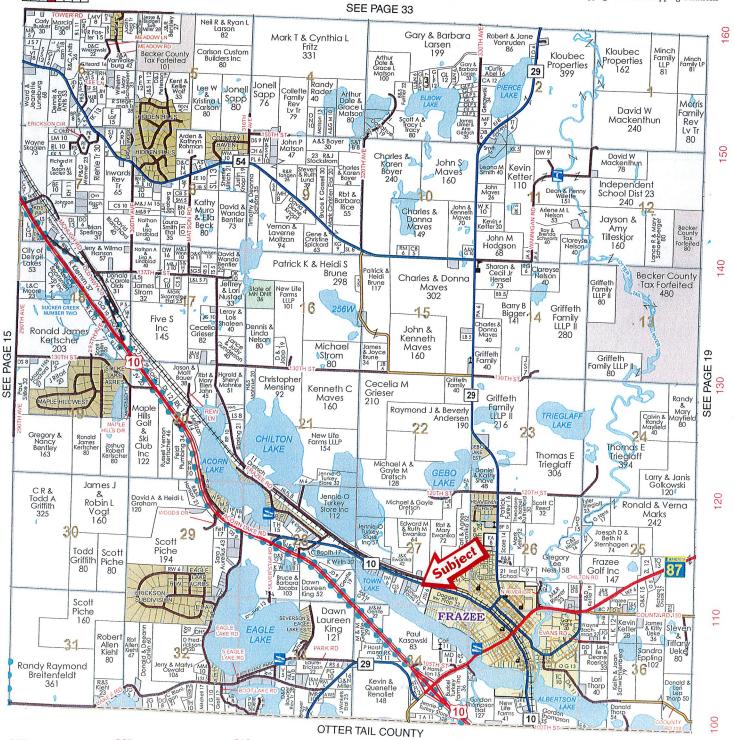
Date: 9/9/2025



Burlington

Township 138N - Range 40W

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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

September 24th, 2025 @ 6:00 P.M.

3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE

APPLICANT: Kari Warren & Allen Gulseth & Mark Gulseth

24427 260th St

Detroit Lakes, MN 56501

Project Location: 24427 260th St

Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for the cultivation, manufacture, and wholesale of cannabis.

LEGAL LAND DESCRIPTION: Tax ID Number: **24.0132.000** Section 17 Township 140 Range 041; NW1/4 NE1/4 & PT NE1/4 NW1/4: COMM NW COR SEC 17, E 1771.63' TO POB; S 697.43', E 917.28', N 707.01' TO N LN SEC 17, W 919.75' TO POB. TRACT B.; Richwood Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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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 # CUP2025-143

Property and Owner Review	
Owner: Pamelia A Gulseth	Parcel Number(s): 240132000
24427 260th St Detroit Lakes MNI 56504	Site Address: 24427 260th St Detroit Lakes, MN 56501
	Township-S/T/R: RICHWOOD-17/140/041

Shoreland? No Name:

Legal Descr: NW1/4 NE1/4 & PT NE1/4 NW1/4: COMM NW COR SEC 17, E 1771.63' TO POB; S 697.43', E 917.28', N 707.01' TO N LN SEC 17, W 919.75' TO POB. TRACT B.

Conditional Use Details Review

Description of Conditional Use Request: Cannabis cultivation indoor and outdoor.

- 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.

 Minnesota regulations and compliance will be followed that has specific regulations regarding the cultivation of cannabis. I have gone through the state office and have been awarded a preliminary license for commercial growing. This land is away from residential neighborhoods or any public facility.
- 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.

Being this is cultivation only, this will not create any additional noise or traffic. The cultivation area is at least 100 yards within the border of the entire land borders.

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. No additional access roads are required. Access to the Gulseth farm is all that will be required via a gravel driveway.

There will be security fencing and cameras for security purposes in conjunction with the State of Minnesota Office of Cannabis requirements.

Indoor facilities will also be secured and monitored in conjunction with the State of Minnesota Office of Cannabis requirements.

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.

Not applicable. There will be no need for parking or loading spaces.

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.

Being at least 100 yards from the border of the land, any odor should be far enough away to dissipate. The closest neighbor is to the north and west which typically is upwind from this land location (being this area has a prevailing wind from the north-west). The grow area is also surrounded by wooded area to the north and to the west of at least 75 yards that will also act as a buffer of anything detectible.

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: Norgreen, LLC

Business Owners: Allen T. Gulseth, Conner Gulseth

Business Type: Other - Please describe below If 'Other', explain: Cannabis Grower

Type of Merchandise: Cannabis flower

Type of Service: Cannabis grower.

Hours and Days of Operation: Weekly watering and trimming.

Yearly harvest for outdoor grow. Estimated 40 hours with 2 people.

Quarterly harvesting for indoor grow.

Number of Employees: 2

Off-Street Parking Plan: Not applicable. Access to the family farm is all that is required.

Size of structure to be used for Business: Outdoor: up to 1/2 acre with security fence, cameras and lighting.

Indoor: Existing building converted into indoor grow facility. Initial size is 12' by 28'

New or Existing: Existing Structure

Signage Plan: Signage to indicate restricted areas to help prevent unauthorized access and ensures that the farm is compliant with state regulations.

Exterior Lighting Plan: Motion detecting lights with security cameras powered by solar.

Known Environmental Hazards: None

Additional Business Plan Information:







Becker County

as to their performance, merchantability, or fitness for any particular purpose.

expressed or implied, including but not limited to any warranty

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

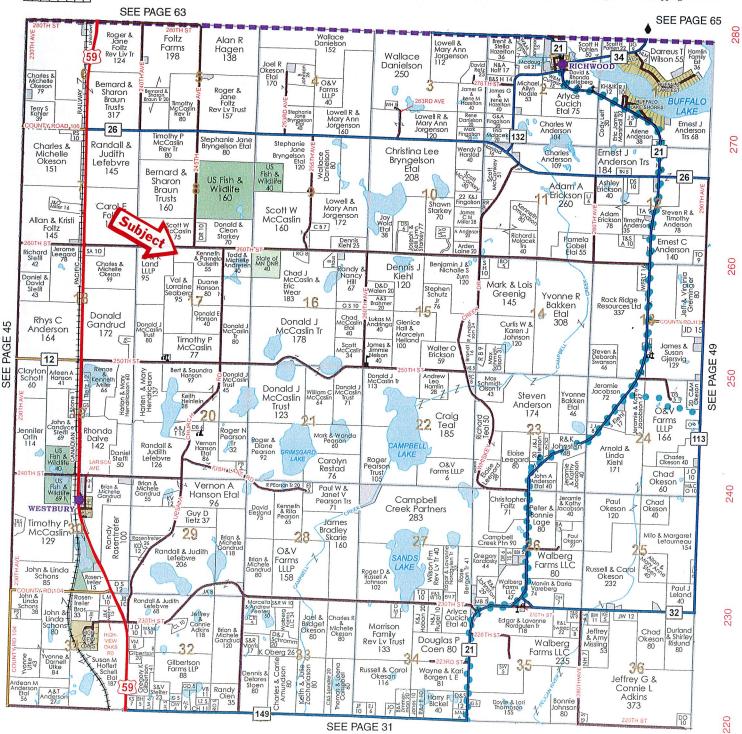
Date: 7/14/2025



Richwood

Township 140N - Range 41W

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COUNTY OF BECKER

Planning and Zoning

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HEARING DATE AND LOCATION

September 24th, 2025 @ 6:00 P.M.

3RD FLOOR JURY ASSEMBLY ROOM - BECKER COUNTY COURTHOUSE

APPLICANT: Austin McConkey

26626 Whiskey Creek Dr Detroit Lakes, MN 56501 Project Location: TBD Whiskey Creek Dr

Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a cemetery.

LEGAL LAND DESCRIPTION: Tax ID Number: **24.0079.000** Section 10 Township 140 Range 041; 10-140-41 SE1/4 NE1/4 LESS S 330'.; Richwood Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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Conditional Use Application Review

Permit # CUP2025-146

Property and Owner Review	
Owner: Austin McConkey	Parcel Number(s): 240079000
Mailing Address: 26626 Whiskey Creek Dr Detroit Lakes, MN 56501	Site Address: 26626 Whiskey Creek Dr. Detroit Lakes, MN 56501
	Township-S/T/R: RICHWOOD-10/140/041
	Shoreland? No Name:

Legal Descr: 10-140-41 SE1/4 NE1/4 LESS S 330'.

Conditional Use Details Review

Description of Conditional Use Request: private cemetary

1. Describe how the conditional use permit, if granted, will not harm the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

It will have no affect

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.

It will have no affect

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

There is a easement to get directly to this property

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.

There is roughly 30 acres to park on away from the county road

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.

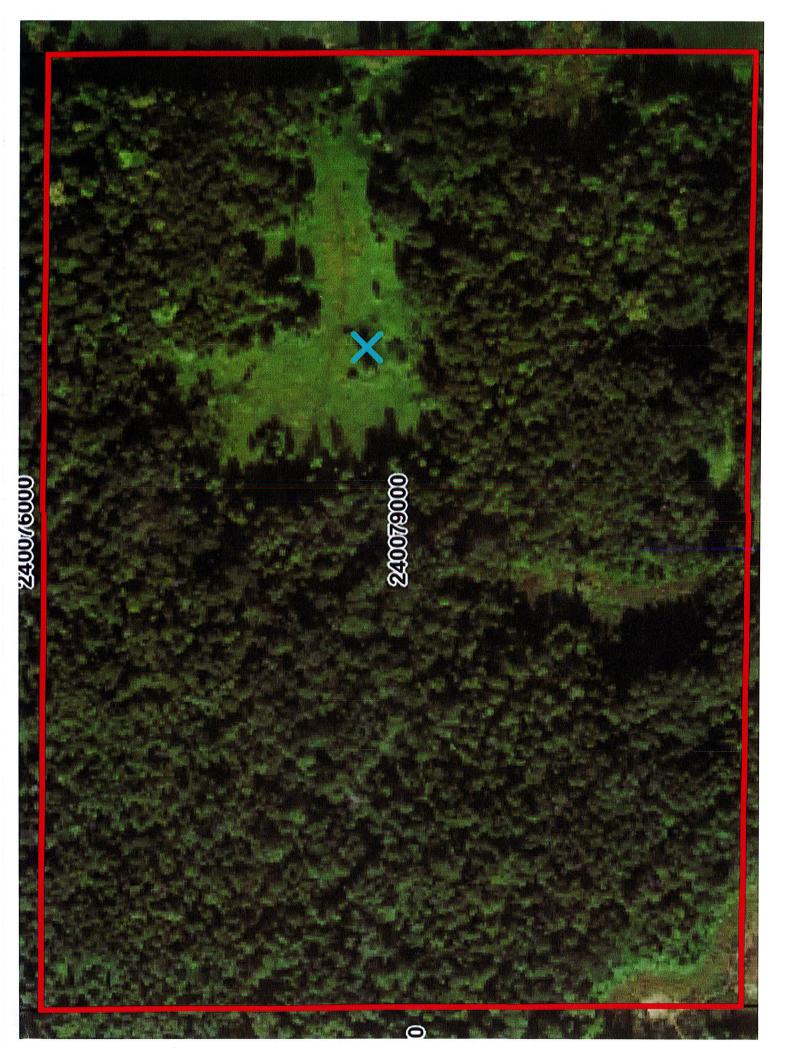
There will be no nuisances

Additional shoreland questions below (if applicable)

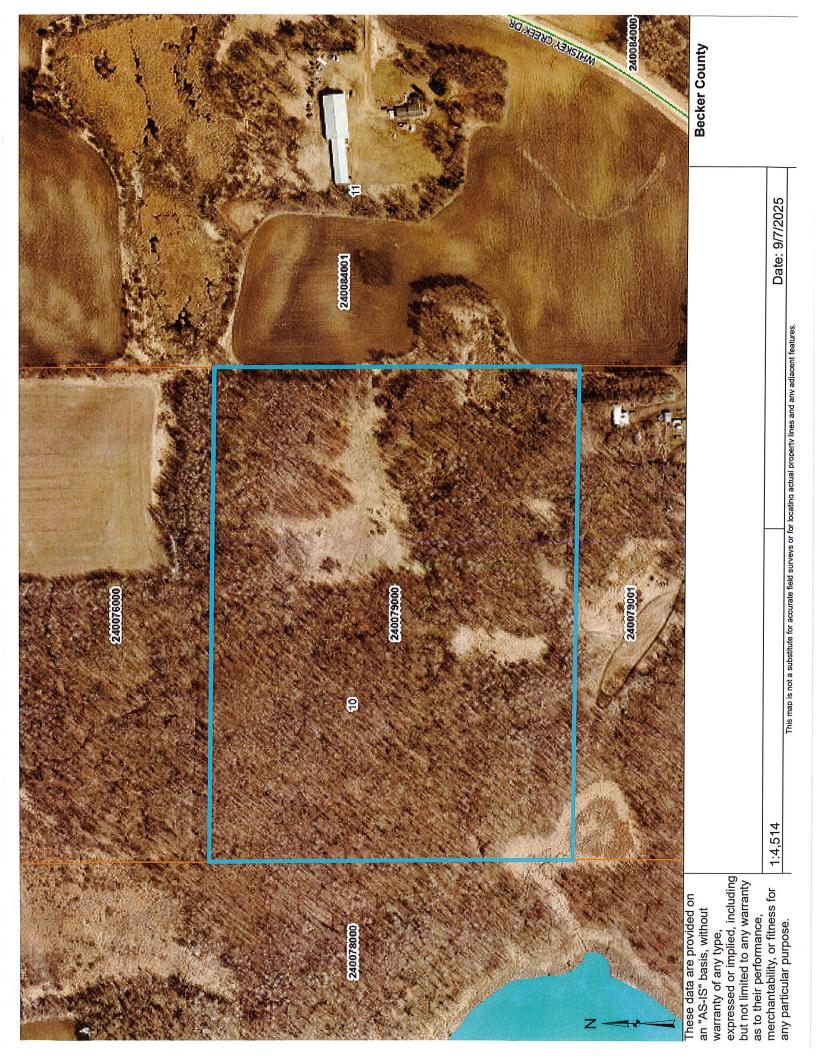
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- 6b. What measures have been taken to assure that the visibility of structures and other facilities as viewed from public waters will be limited.
- 6c. What measures have been taken to assure that the site is adequate for water supply and on-site 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:	
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:	





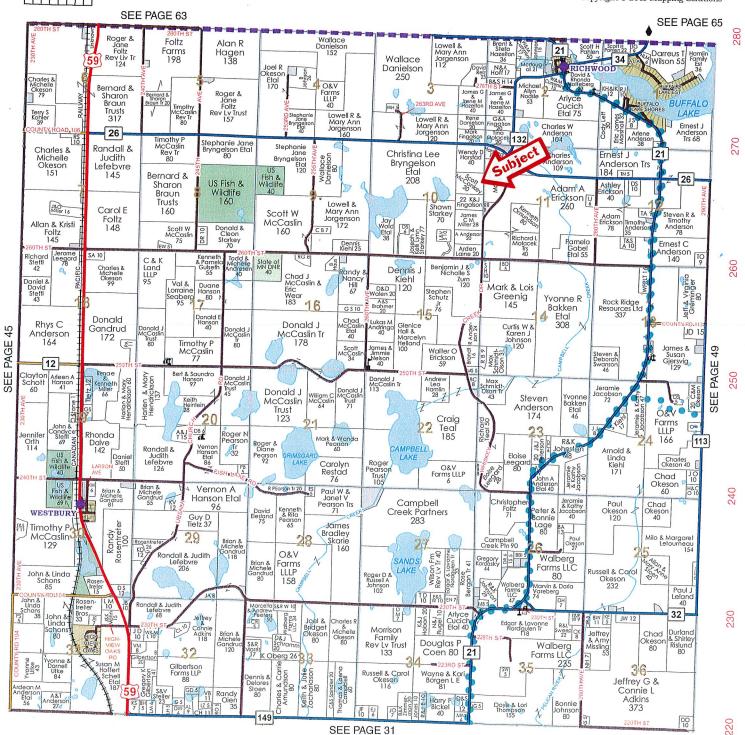




Richwood

Township 140N - Range 41W

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