



# COUNTY OF BECKER

## Planning and Zoning

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

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### PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

September 24<sup>th</sup>, 2025 @ 6:00 P.M.

**\*\*3<sup>RD</sup> 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](mailto: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/](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: Sonset Farms, Inc

Developer's Address: 12263 Frazee Rd  
Frazee, MN 56544

Telephone(s): 218-849-6853 Date of Application: 8/25/25

Signature of Applicant: \_\_\_\_\_

Parcel ID Number: 03.0265.003 Project Address: 32611 Co Hwy 10

Proposed Plat Name: OLD 10 STORAGE

.....  
To be completed by Office

Date of preliminary approval: PC- 10/30/24 3 Burlington Twp 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 \_\_\_\_\_.



COMMON INTEREST COMMUNITY NUMBER 110  
**OLD 10 STORAGE**  
A COMMON INTEREST COMMUNITY PLAT



Note: There are no upper or lower boundaries for these units.

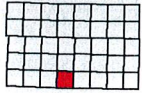
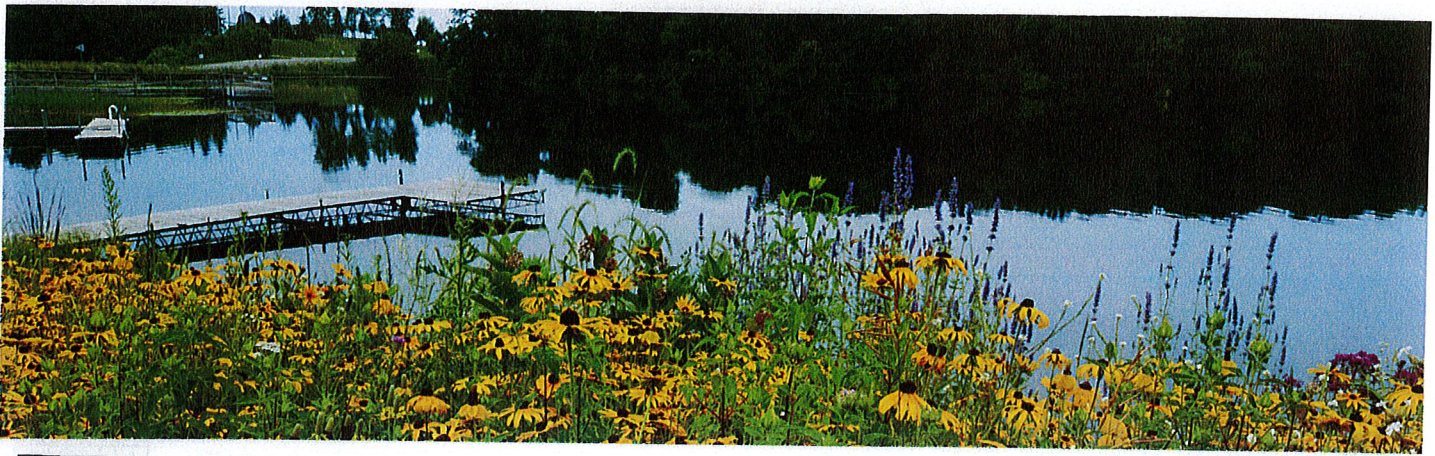
**MEADOWLAND SURVEYING, INC.**  
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501  
218-847-4289  
[www.meadowlandsurveying.com](http://www.meadowlandsurveying.com)

County Recorder







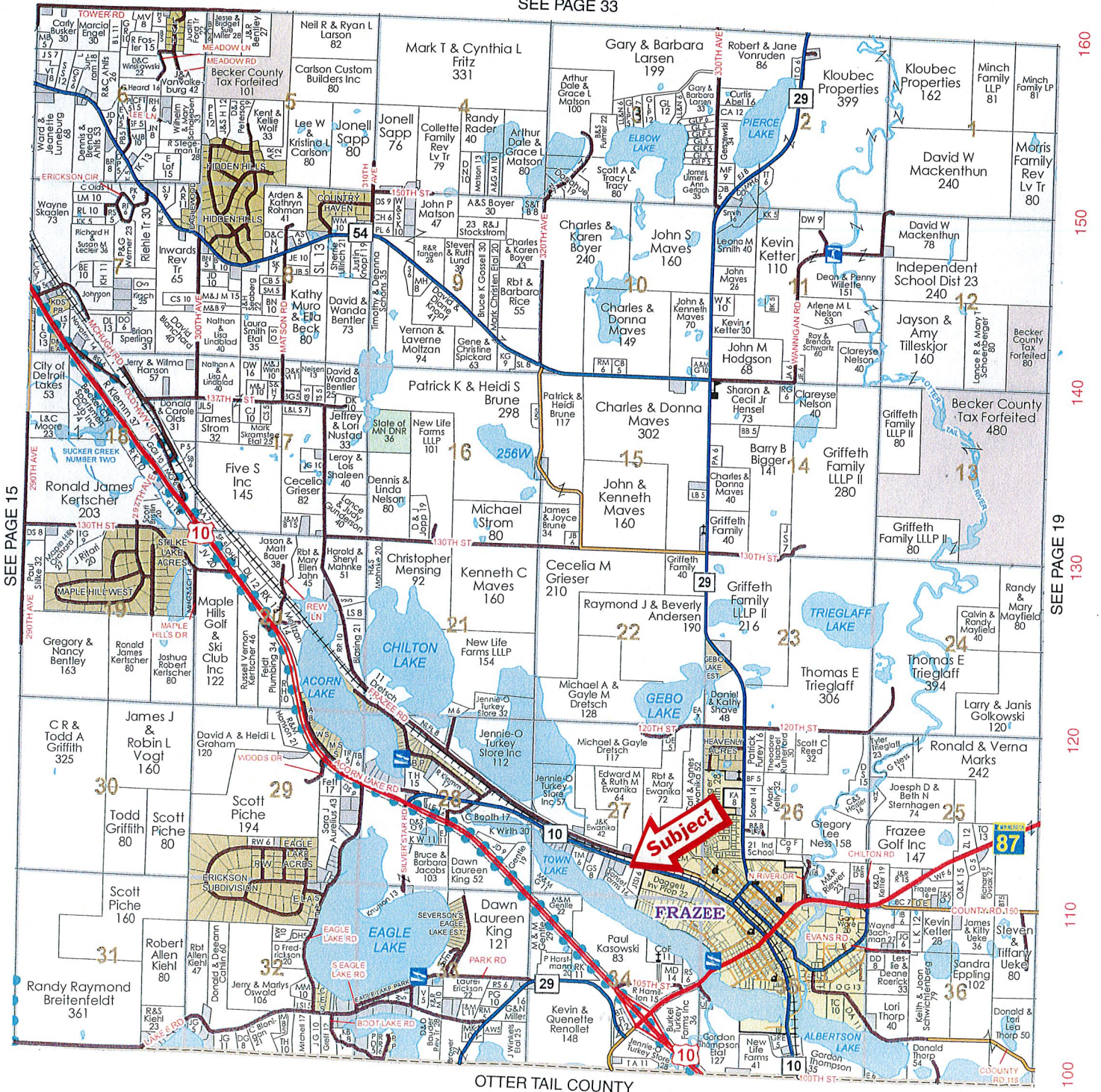


# Burlington

# Township 138N - Range 40W

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

September 24<sup>th</sup>, 2025 @ 6:00 P.M.

**\*\*3<sup>RD</sup> FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE\*\***

APPLICANT: Kari Warren & Allen Gulseth & Mark Gulseth  
24427 260<sup>th</sup> St  
Detroit Lakes, MN 56501

Project Location: 24427 260<sup>th</sup> 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:

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](mailto: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/](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: <b>Pamelia A Gulseth</b>	Parcel Number(s): <b>240132000</b>
Mailing Address: <b>24427 260th St Detroit Lakes, MN 56501</b>	Site Address: <b>24427 260th St Detroit Lakes, MN 56501</b>
	Township-S/T/R: <b>RICHWOOD-17/140/041</b>
	Shoreland? <b>No</b> 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.

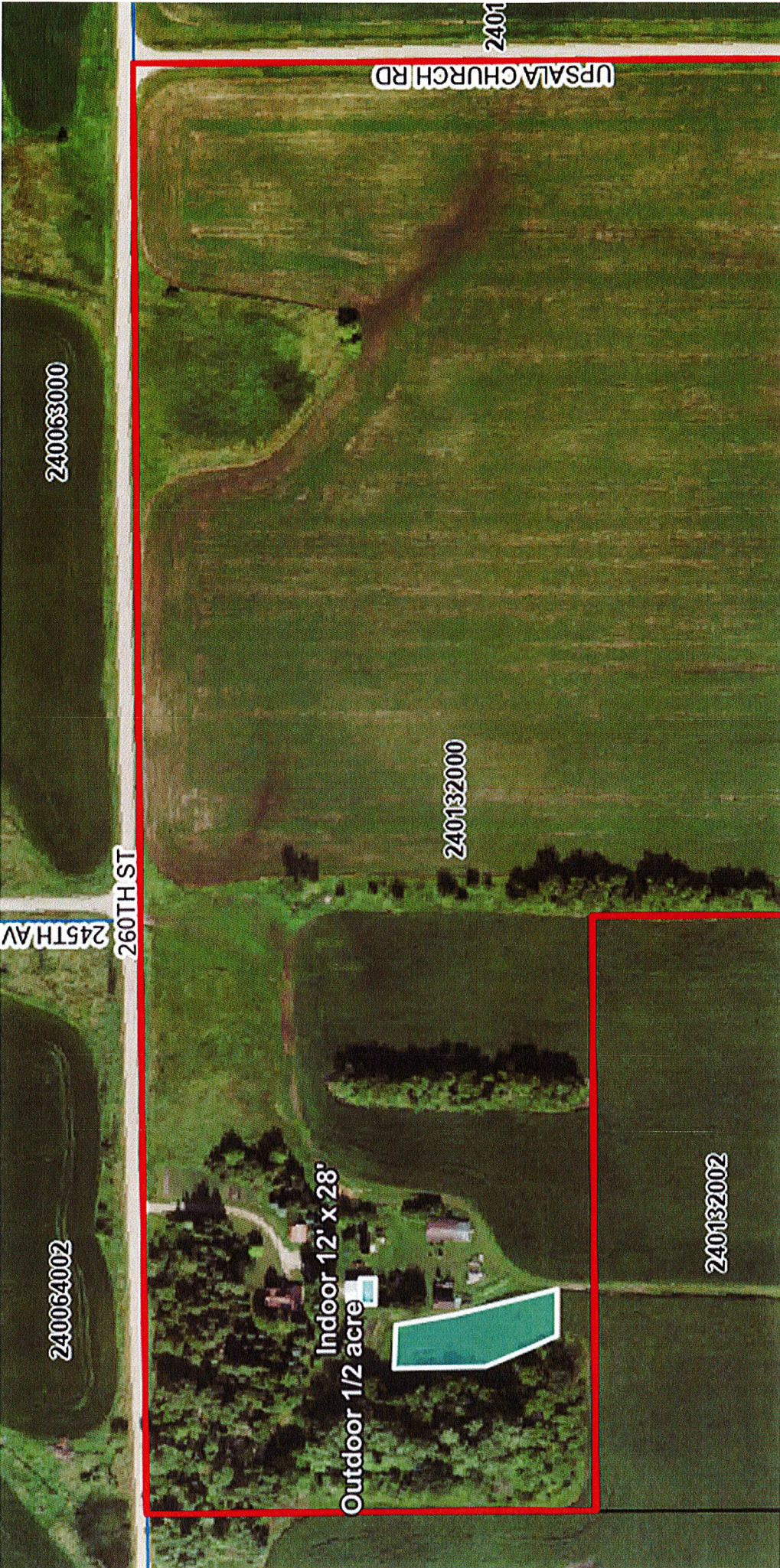
6d. Describe how the types, uses and number of watercrafts that the project will generate can be safely accomodated.

### Business Plan Review



Name of Business: <b>Norgreen, LLC</b>
Business Owners: <b>Allen T. Gulseth, Conner Gulseth</b>
Business Type: <b>Other - Please describe below</b> If 'Other', explain: <b>Cannabis Grower</b>
Type of Merchandise: <b>Cannabis flower</b>
Type of Service: <b>Cannabis grower.</b>
Hours and Days of Operation: <b>Weekly watering and trimming.</b> <b>Yearly harvest for outdoor grow. Estimated 40 hours with 2 people.</b> <b>Quarterly harvesting for indoor grow.</b>
Number of Employees: <b>2</b>
Off-Street Parking Plan: <b>Not applicable. Access to the family farm is all that is required.</b>
Size of structure to be used for Business: <b>Outdoor: up to 1/2 acre with security fence, cameras and lighting.</b> <b>Indoor: Existing building converted into indoor grow facility. Initial size is 12' by 28'</b> New or Existing: <b>Existing Structure</b>
Signage Plan: <b>Signage to indicate restricted areas to help prevent unauthorized access and ensures that the farm is compliant with state regulations.</b>
Exterior Lighting Plan: <b>Motion detecting lights with security cameras powered by solar.</b>
Known Environmental Hazards: <b>None</b>
Additional Business Plan Information:





2401

UPSALA CHURCH RD

240063000

240132000

245TH AV  
260TH ST

240064002

240132002

Indoor 12' x 28'  
Outdoor 1/2 acre





Indoor 12' x 28'

Outdoor 1/2 acre

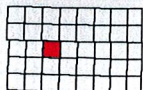
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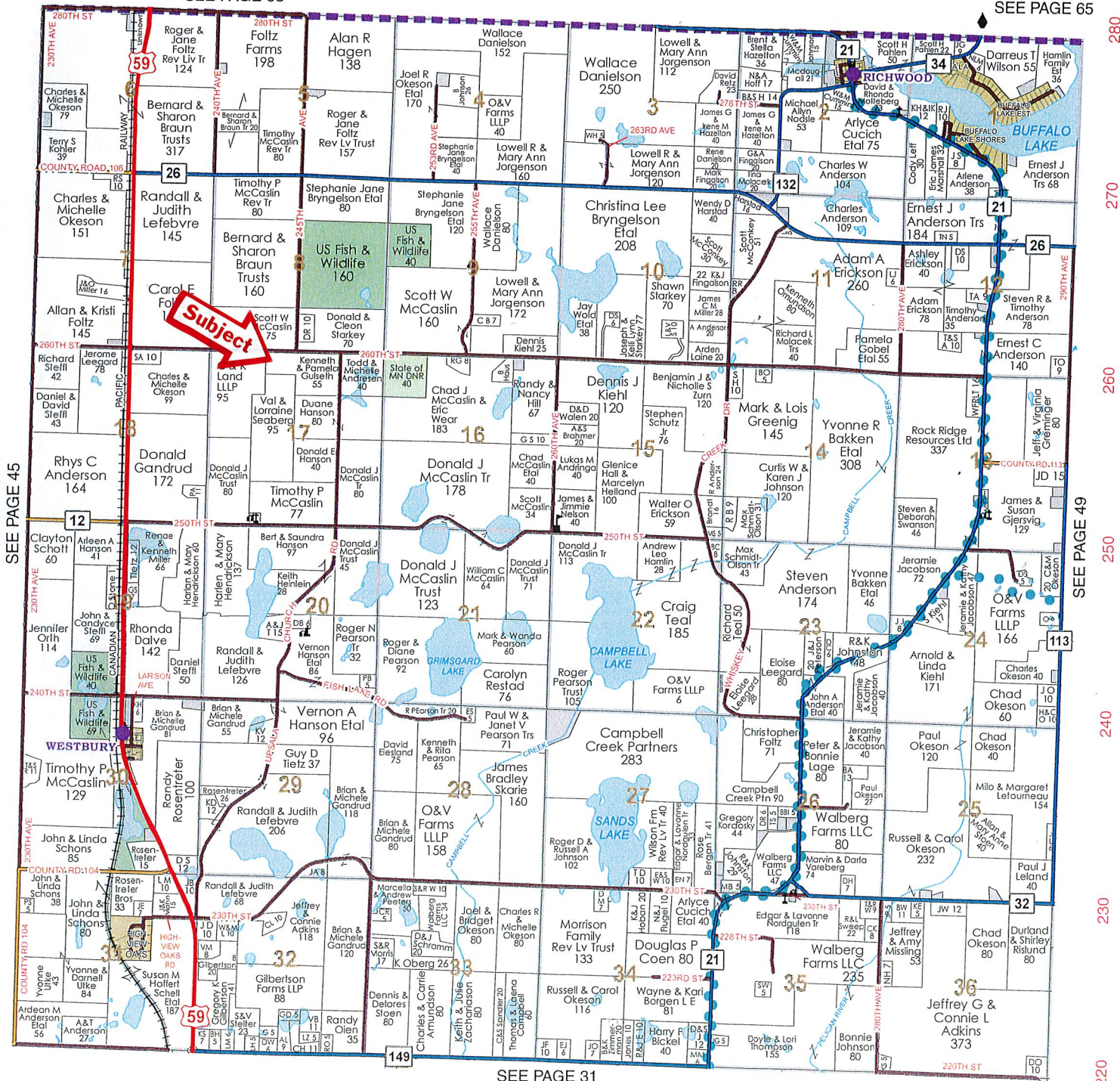
# Richwood

# Township 140N - Range 41W

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**\*\*3<sup>RD</sup> 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: <b>Austin McConkey</b>	Parcel Number(s): <b>240079000</b>
Mailing Address: <b>26626 Whiskey Creek Dr Detroit Lakes, MN 56501</b>	Site Address: <b>26626 Whiskey Creek Dr. Detroit Lakes, MN 56501</b>
	Township-S/T/R: <b>RICHWOOD-10/140/041</b>
	Shoreland? <b>No</b> 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)

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:

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:

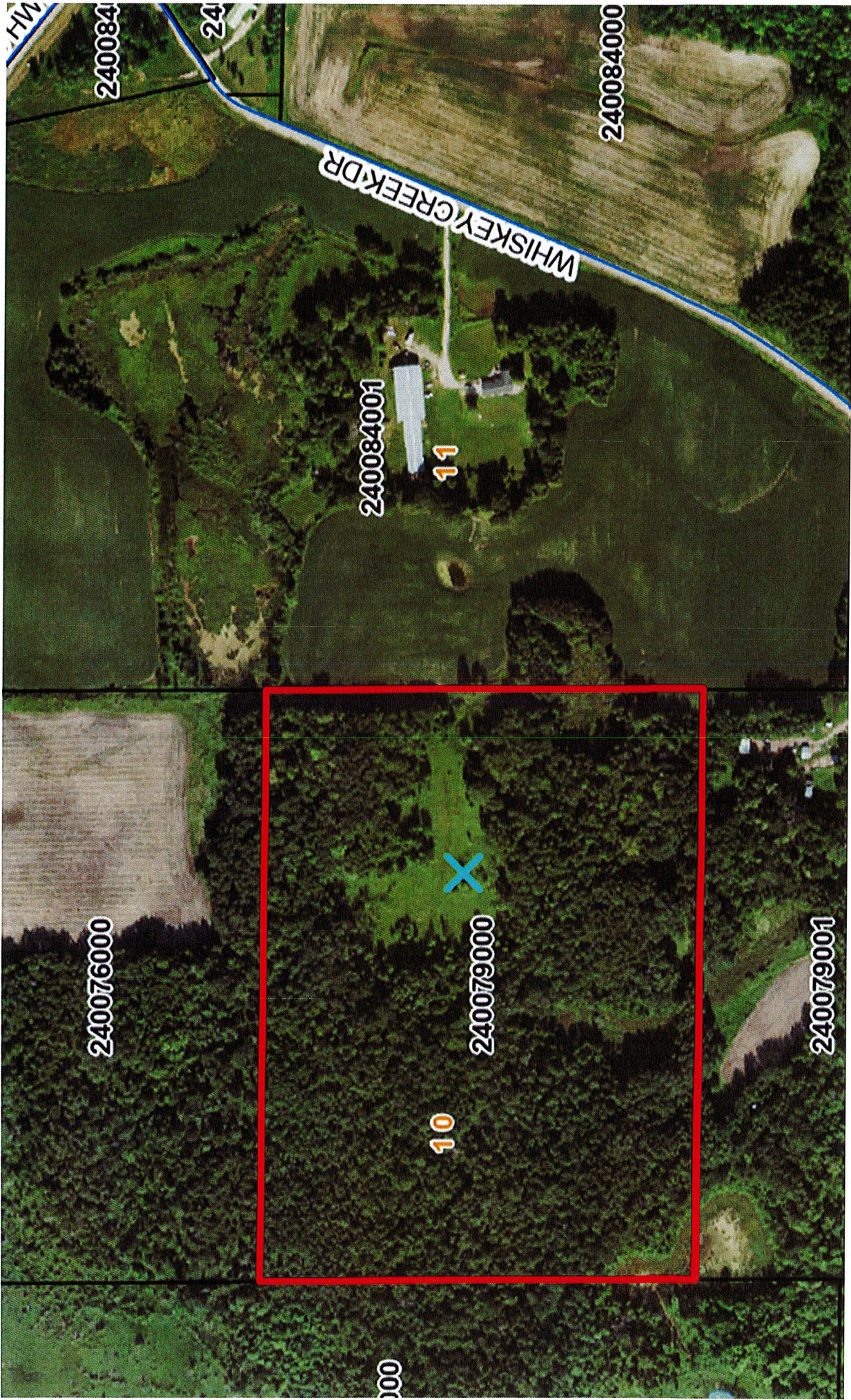


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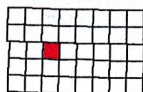












# Richwood

# Township 140N - Range 41W

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