



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****

October 29th, 2025 @ 6:00 P.M.

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

APPLICANT: Soo Pass Ranch Inc & Lake Sallie Homes, LLC
900 Wayzata Blvd E Suite# 130
Wayzata, MN 55391

Project Location: TBD Lake Ridge Ln
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Final Plat for Common Interest Community Number 108 consisting of sixteen (16) lots to be known as LAKE SALLIE BLUFFS.

LEGAL LAND DESCRIPTION: Tax ID Numbers: **19.0320.000, 19.0338.002, 19.0338.001, & 19.1433.000** Sections 16 & 17 Township 138 Range 041; 16-138-41 GOVT LOT 5. GOVT LOT 6 LESS S 34.75'. LESS 1.06AC (PT 19-321-1).; PT GOVT LOT 1; BEG AT MOST WLY COR OUTLOT A OF LAKERIDGE PLAT TH N 24.56', NW 164.85' TO LK, SWLY AL LK 100', & E 200.62' AL N LN OF OUTLOT A TO POB; N 600 FT OF LOT 1 EX .40 AC TR; & LAKERIDGE Block 001 OUTLOT 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.



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: Soo Pass Ranch Inc and Lake Sallie Homes, LLC

Developer's Address: 900 Wayzata Blvd E Suite 130
Wayzata, MN 55391

Telephone(s): _____ Date of Application: 9/29/25

Signature of Applicant: _____

Parcel ID Number: 19.0320.000, 19.0338.002,
19.0338.001 & 19.1433.000 Project Address: TBD Lake Ridge Ln

Proposed Plat Name: LAKE SALLIE BLUFFS

.....
To be completed by Office

Date of preliminary approval: 2/6/24

What was approved & stipulations: Approved a Conditional Use Permit
for a Shoreland Conservation Subdivision consisting of sixteen (16)
units to be known as LAKE SALLIE BLUFFS

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 _____;

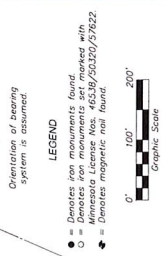
_____ Recording fee, check made payable to Becker County Recorder, amount _____.

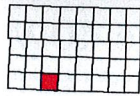
LAKE SALLIE BLUFFS

SUBJECT TO the ingress and egress easement as described in Torrens Document No. 6038, on file and of record in the office of the Recorder in said County. FURTHER SUBJECT TO the ingress and egress easement as described in Torrens Document No. XXXX, on file and of record in the office of the Recorder in said County. FURTHER SUBJECT TO other easements, restrictions and reservations of record, if any.

Total Unit Areas = 5.21 Acres
Common Element = 26.33 Acres, more or less
Common Interest Community Number 108 LAKE SALLIE
BLUFFS total area = 32.02 acres, more or less

MEADOWLAND SURVEYING, INC.
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501



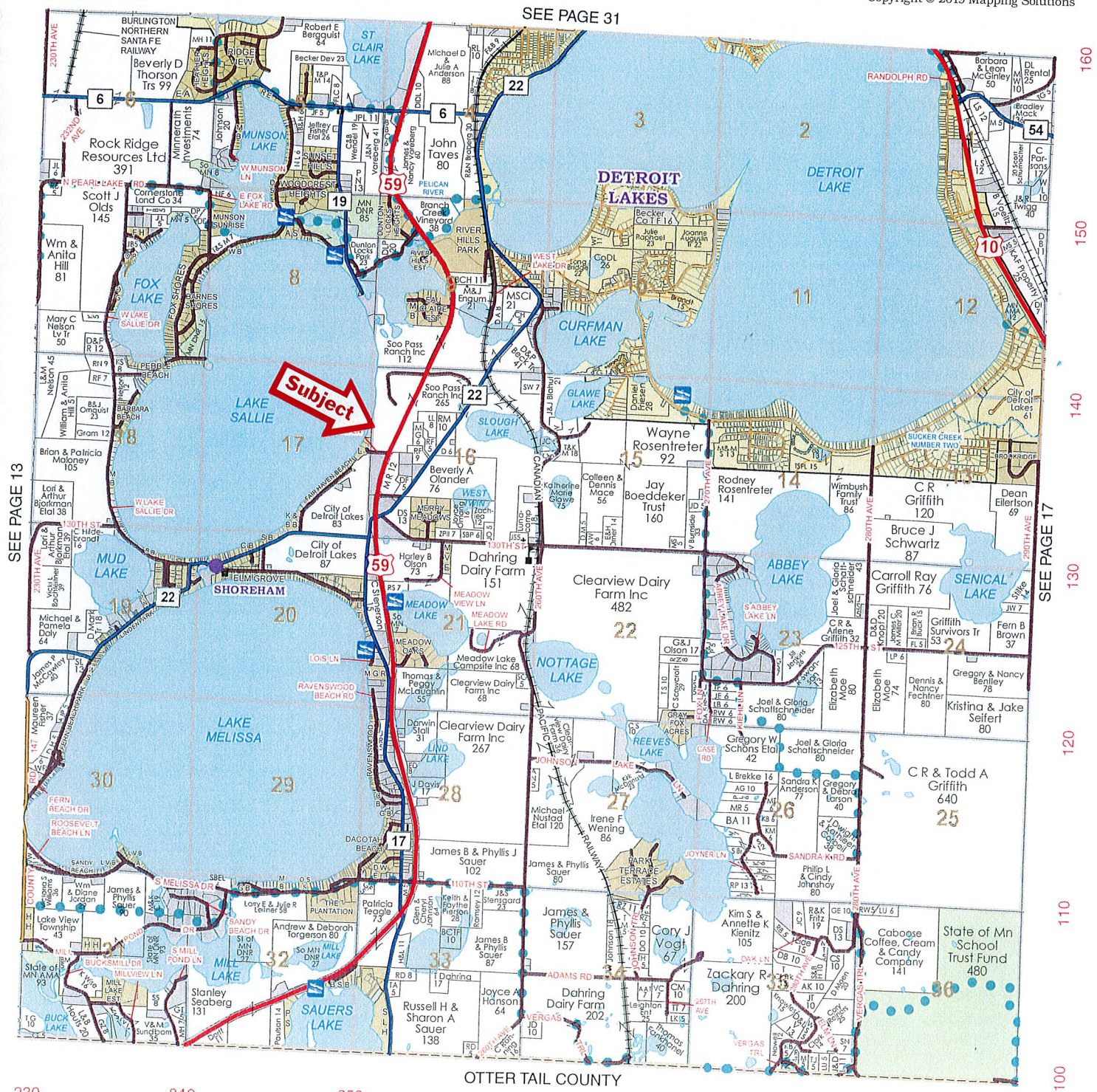


Lake View

Township 138N - Range 41W

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SEE PAGE 31



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****

October 29th, 2025 @ 6:00 P.M.

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

APPLICANT: Sunny's Dock and Lift LLC on behalf of
Jason Askelson & Whitney L Askelson
625 Main Ave Unit 169
Moorhead, MN 56560

Project Location: TBD Co Hwy 1
Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a dock and lift company to include storage.

LEGAL LAND DESCRIPTION: Tax ID Number: **18.0217.002** Section 32 Township 139 Range 043; 32-139-43 PT NE1/4 SE1/4; BEG E QTR COR SEC 32 S 481.72', W 452.15', N 481.72', E 452.15' TO POB. TRACT C-1.; Lake Park Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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Replies may be addressed to:

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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 # CUP2025-147

Property and Owner Review

Owner: Jason Askelson & Whitney L Askelson	Parcel Number(s): 180217002
Mailing Address: 15972 Co Hwy 1 Lake Park, MN 56554	Site Address: TBD Co Hwy 1 Lake Park, MN 56554
	Township-S/T/R: LAKE PARK-32/139/043
	Shoreland? No Name:

Legal Descr: **32-139-43 PT NE1/4 SE1/4: BEG E QTR COR SEC 32 S 481.72', W 452.15', N 481.72', E 452.15' TO POB. TRACT C-1.**

Conditional Use Details Review

Description of Conditional Use Request: **To use this lot to build a building to run our Dock and Lift Company out off. Building will be used to store our barge and have an office space. Storage of boats, docks and Lifts is also our plan. Buildings for storage of those would be in a couple years after we build a building for office and barge storage.**

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 hazardous materials our vehicles will be on site. Storage would be seasonal and tidy. Always kept professional.

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.
Building and storage would be contained to this lot only and would not impede any of the surrounding land use.

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
2 approaches would be installed on hwy 1. Toward the south and north side of the lot. When the building goes up all appropriate septic, well, electric and gas would be brought in by the accompanying providers.

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 main building would have parking on the front and each side of the building. Gravel, pavement or concrete will be installed.

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.
No part of our business is creating any of these issues. All storage would be tidy, and attempted to keep out of direct site lines. Lighting on site would be around the building and kept at a minimum.

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: **Sunny's Dock and Lift LLC**

Business Owners: **Nickolas Bultman and Nicholas Akers**

Business Type: Service If 'Other', explain:
Type of Merchandise:
Type of Service: We provide Dock and Lift removal and installation with our Barge. With this lot we hope to expand into storage as well.
Hours and Days of Operation: 9-5 Monday- Friday.
Number of Employees: 0
Off-Street Parking Plan: Gravel, pavement or concrete will be around the building.
Size of structure to be used for Business: 30x60 building built first at the north east side of lot for our offices and barge. Storage unit building to be built in the future. Unsure of size yet as that is a couple years out. New or Existing: New Structure
Signage Plan: Signs to be on the main building with our business name and phone number.
Exterior Lighting Plan: Lighting on the building to light around the building. Future storage building would also have lighting around it.
Known Environmental Hazards: No
Additional Business Plan Information: Future possible storage building.



30x60 Building

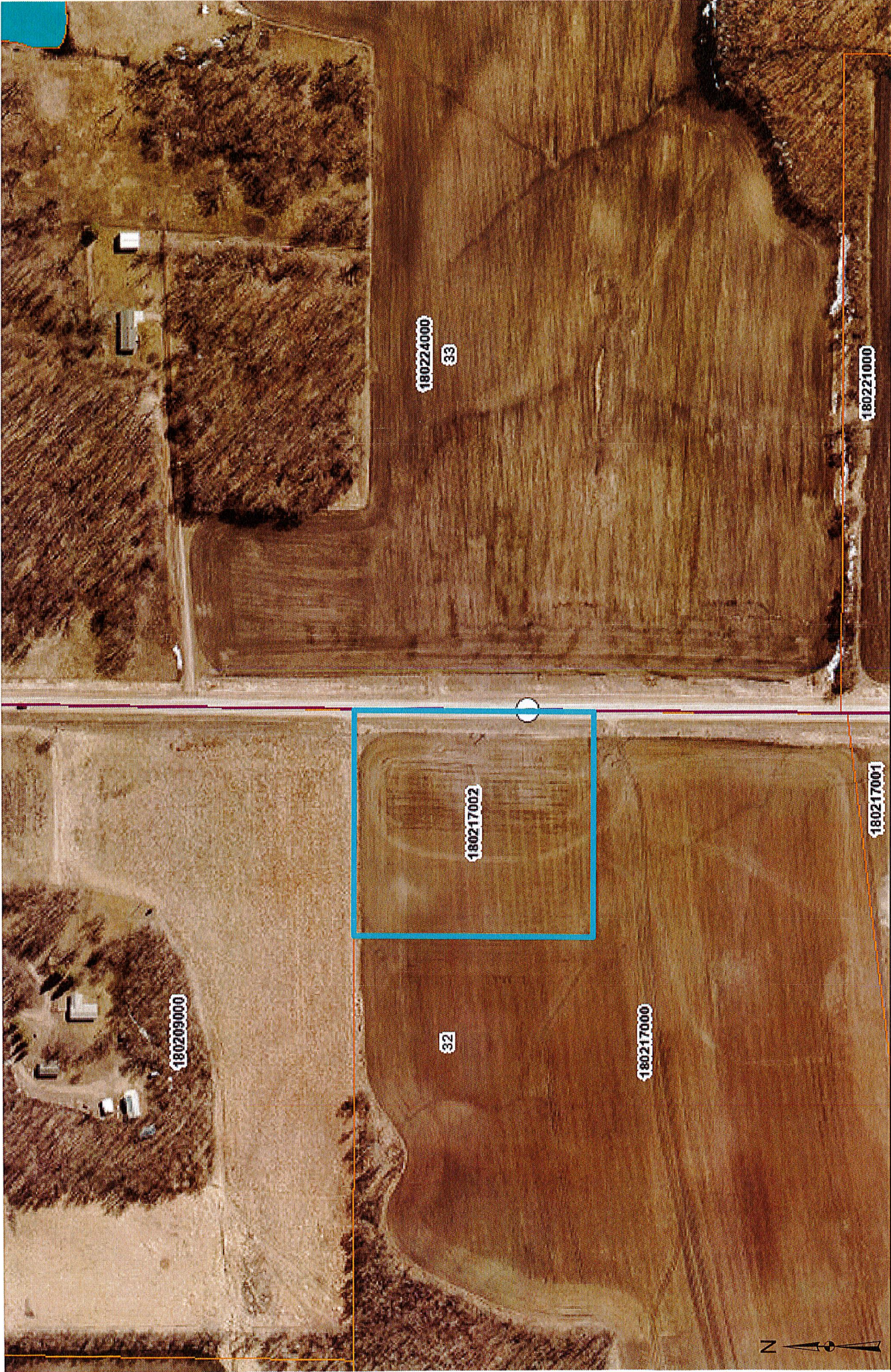
Approach

180217002

CO HWY 1

Future storage building or buildings

Approach



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

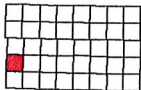
1:4,514

Date: 10/2/2025

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

Need Additional Plat Books?

Becker Soil & Water Conservation District • 809 - 8th Street SE • 218-846-7360
Becker County Auditor/Treasurer's Office • Courthouse, 2nd Floor • 218-846-7311
Detroit Lakes Sport Shop • 930 Washington Avenue • 218-846-2645
Chamber of Commerce • 700 Summit Avenue • 218-846-9202

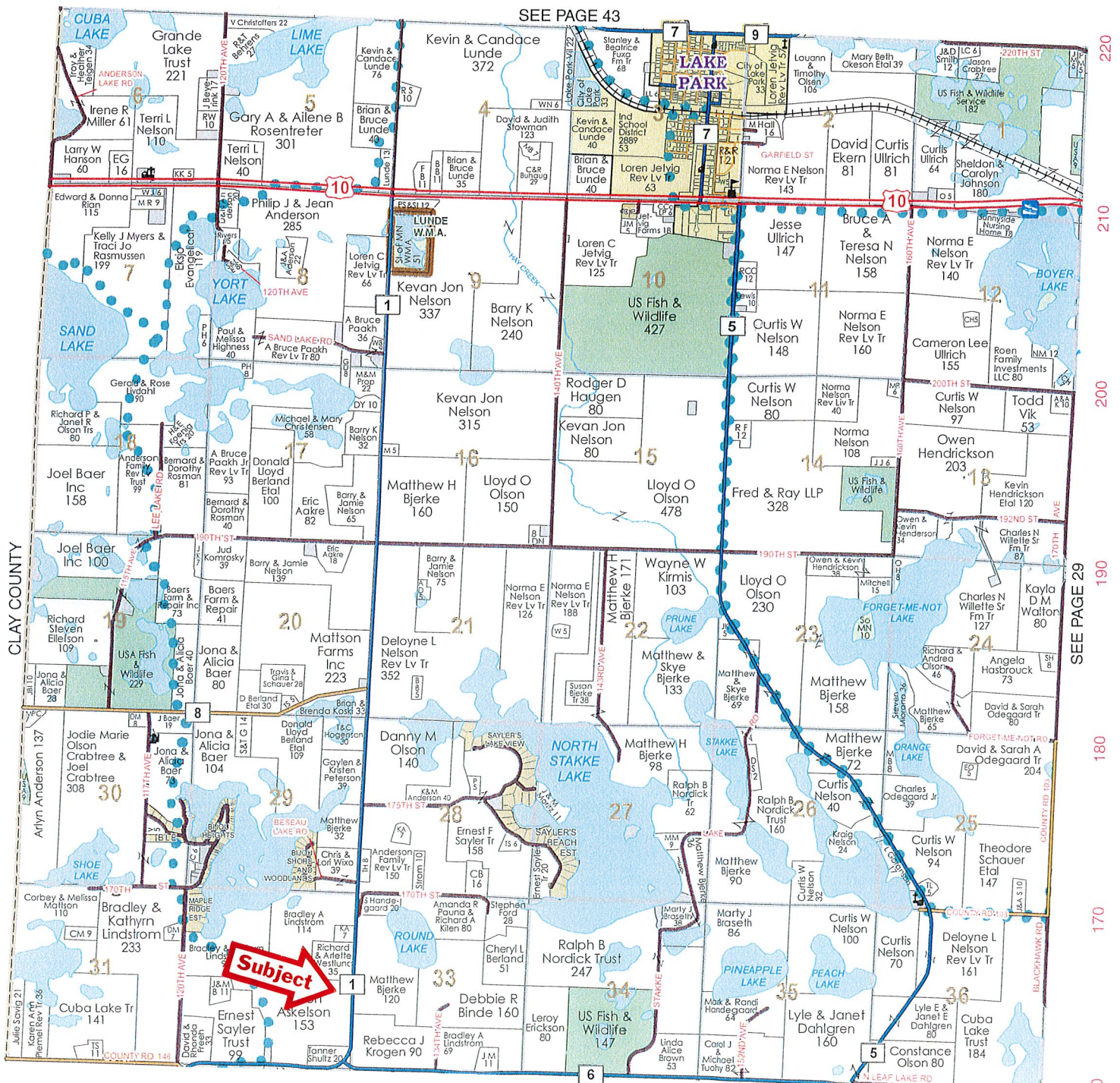


Lake Park

Township 139N - Range 43W

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SEE PAGE 11



COUNTY OF BECKER

Planning and Zoning

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PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

October 29th, 2025 @ 6:00 P.M.

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

APPLICANT: Devon Green
PO Box 188
Ogema, MN 56569

Project Location: 38173 Co Hwy 34
Ogema, MN 56569

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a retaining wall.

LEGAL LAND DESCRIPTION: Tax ID Number: **20.0527.001** Section 17 Township 142 Range 040; R MELBY ESTATES PT LOT 1 BLK 1 R MELBY ESTATE BEG 30' SE OF SW COR LOT 1, TH 220' SE AL LOT LN, NE 150.24', N 127.33' TO LK, W AL LK TO PT 30' E OF W LOT LN LOT 1, S TO POB; 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:

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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 # CUP2025-148

Property and Owner Review

Owner: Devon Green	Parcel Number(s): 200527001
Mailing Address: PO Box 188 Ogema, MN 56569	Site Address: 38173 Co Hwy 34 Ogema, MN 56569
	Township-S/T/R: MAPLE GROVE-17/142/040
	Shoreland? Yes Name: White (Maple Grove & White Earth) [NE Tier 3]

Legal Descr: **R MELBY ESTATES|PT LOT 1 BLK 1 R MELBY ESTATE BEG 30' SE OF SW COR LOT 1, TH 220' SE AL LOT LN, NE 150.24', N 127.33' TO LK, W AL LK TO PT 30' E OF W LOT LN LOT 1, S TO POB**

Conditional Use Details Review

Description of Conditional Use Request: **Replace a failing wooden retaining wall with block**

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.

Should be no effects to surrounding property

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.

nothing should change as we are just replacing what is there

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

nothing should change as we are just replacing what is there

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 lot is 1 acre with more than enough off steet 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.

we will control any dust with water and our working hours are 8am-4pm

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.

we will be installing silt fence and hydroseeding with erosion control blanket at the end of the project

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

nothing should change as we are just replacing what is there

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

nothing should change as we are just replacing what is there

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

nothing should change as we are just replacing what is there

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:

Field Review Form

Permit # LALT2025-373

Property and Owner

Parcel Number: **200527001**

Site Address: **38173 CO HWY 34**

Owner: **DEVON GREEN**

Township-S/T/R: **MAPLE GROVE-17/142/040**

Project Details

Project Start & End Date: **10/07/2025-10/21/2025**

Distance from OHW: **20' plus**

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:
Replace a failing wooden retaining wall with blocs

Proj 1 Purpose Descr: **Replace a failing wooden retaining wall before it collapses into the lake**

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 Control

Area to be Cut/Excavated: **100'L x 4'W x 4'D**

Area to be Filled/Leveled: **100L x 4'W x 4'D**

Total Cubic Yards of Earthmoving: **59.2 yds**

Fill Type/Material: **everything we dig out will go back into the area we dug**

Project Summary and/or Additional Projects & Information: **no just replacing the wall**

Erosion Control Method (1): **Seed & Mulch**

Erosion Control Method (2): **Other (Please specify next)**

Additional Erosion Control Information: **no just replacing the wall**

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: Cody Vargason. 218-849-3412
2. Property Owners Name: Devon green
3. Parcel Number: 20052701
4. Legal Description: Block 1 plot 1 R.Melby estate
5. Section 17 Township 142 Range 040
6. Lake Name: White earth Lake Classification
7. Length of shoreline in Project: 165
8. Is the proposal to replace an existing retaining wall? Yes X No
9. Length and Height of existing retaining wall: 100'x3'
10. To construct a new retaining wall or expand an existing? New X Expand
11. Length and Height of new or expansion requested: 100'x3'
12. Is there any existing rip rap along the shoreline? Yes No X
13. Distance work will be from the Ordinary High Water Mark 15-20'+
14. Amount of cubic yards of earth movement requested: On permit
15. Are emergent aquatic plants found along shoreline? N/a
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? 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? No

Brief description of request:

The current retaining wall is wooden and is failing we are going to replace it with a very heavy

Duty wall block. We will have drainage rock geogrid silt fence and hydroseed on this project

For question 14. I don't have that answer but it is on the permit.

(more information on back)

WATER

White Earth Lake

200528000

Retaining wall replacement 3'H by

100'L

32.82 ft 34.74 ft 6.04 ft
10:11

200527001



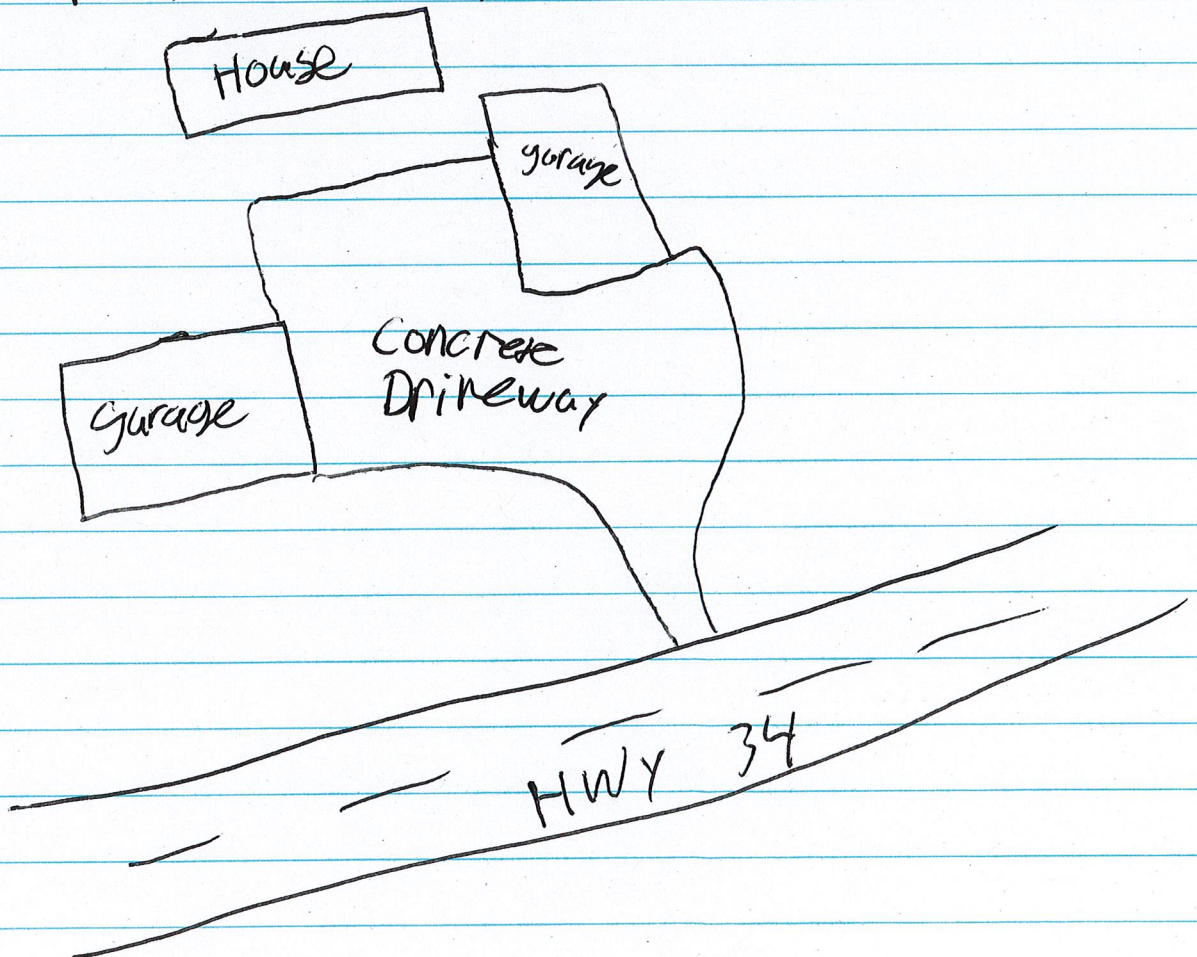
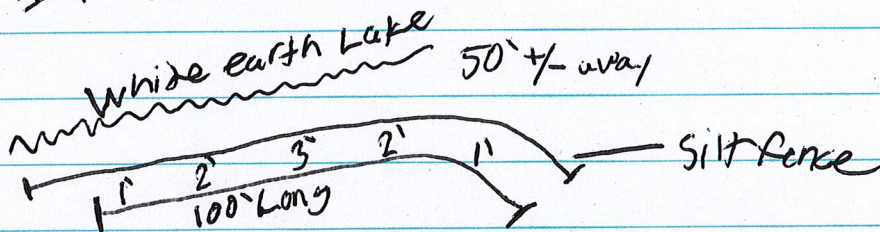
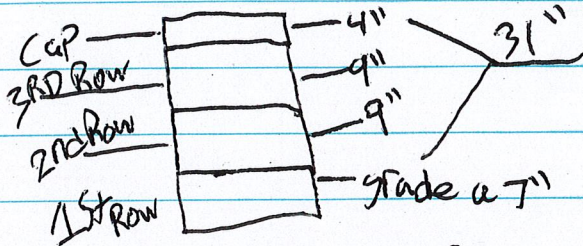
Vall replacement 3'h by 100'L

200527001

Novum wall block 9"H x 4'W x 20"D 610 lb ea

geo grid will be installed on the second row of blocks

wall is 100' Long 3 courses of block and one row of cap
to total 31" high with 7" of the first block buried



Novum Wall - Wall Sketcher

Job Name	Project Notes:	
Company/Person	Summary:	
Address	Full blocks	74
City State, Zip	Half blocks	2
Telephone	Cap	25
	Square Feet	216
	Retaining Wall Blocks	76
	Cap	25
	Total Square feet	216

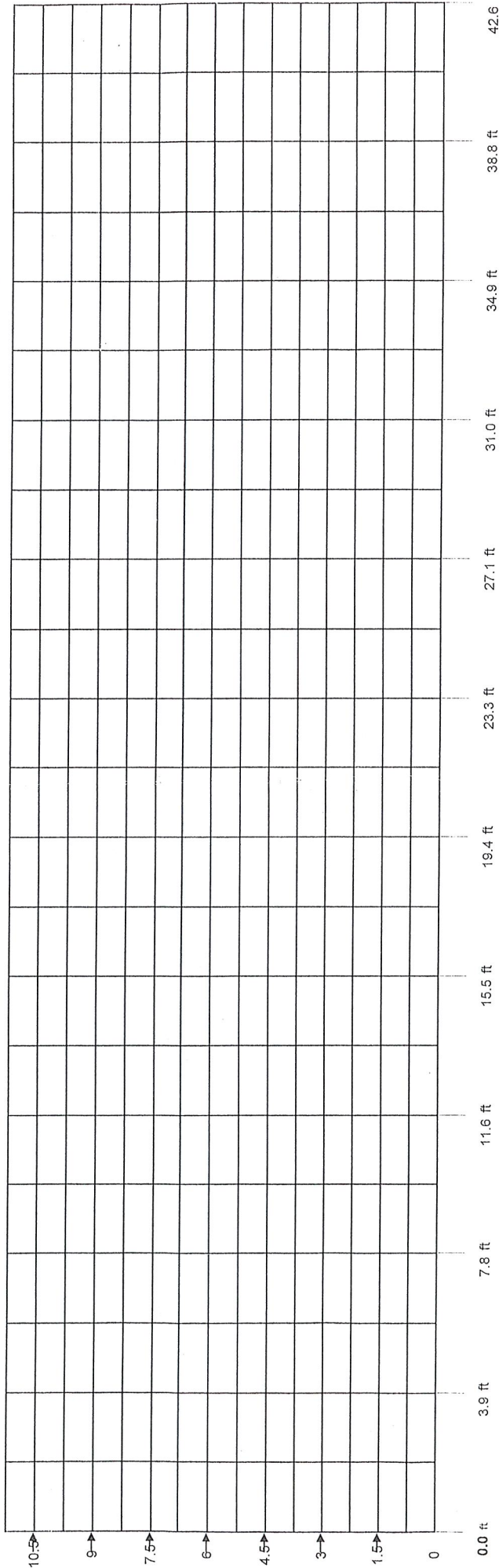
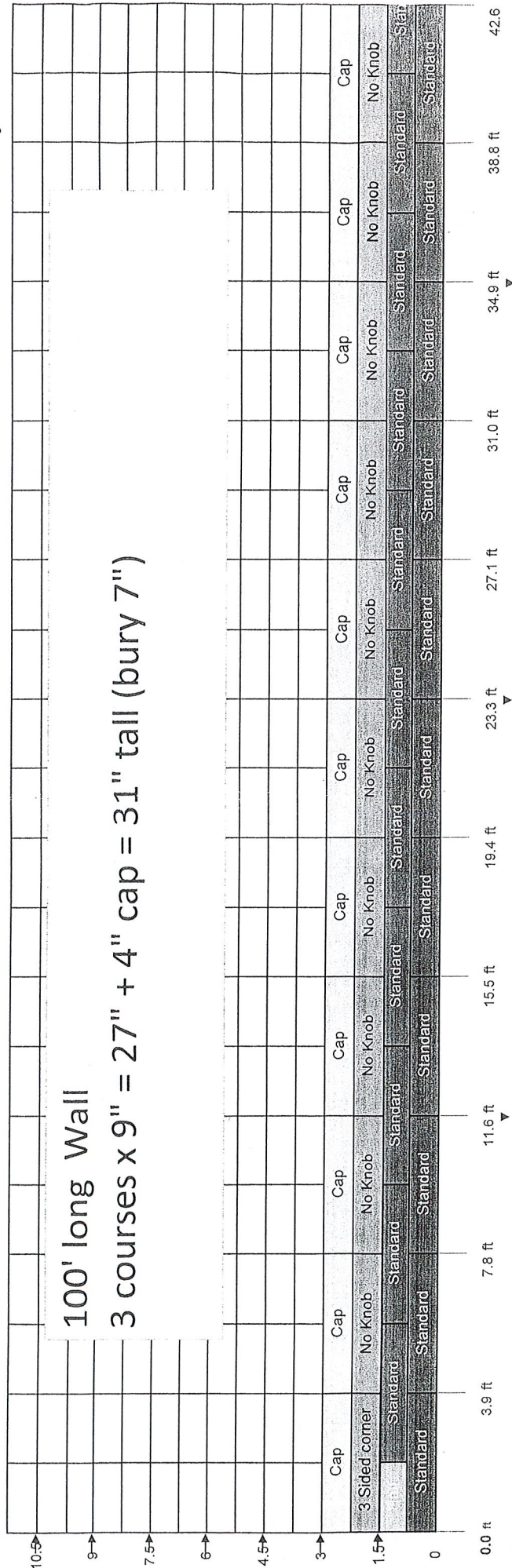
Retaining Blocks

Standard	NW Retaining Block Standard	# of Blocks
No Knob	NW Half Block 3 sided	49
3 Sided corner	NW Retaining Standard No Knobs	2
	NW 3 Sided Flat Block	23
		2
		0
		0
		0
Cap	NW Two/Three-Sided Cap 4" thick	25
* Hlf Cap	NW Two/Three-Sided Half Cap	0

* Half caps shall be field cut from whole caps

100' long Wall

3 courses x 9" = 27" + 4" cap = 31" tall (bury 7")





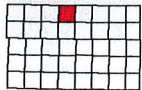
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:2,257

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

Date: 10/7/2025

Becker County



Maple Grove

Township 142N - Range 40W

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