



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****

November 19th, 2025 @ 6:00 P.M.

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

APPLICANT: DHV Ventures LLC
190 Gleason Lake Rd
Wayzata, MN 55391

Project Location: 28774 St Hwy 34
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to rent out shop space for commercial use and storage.

LEGAL LAND DESCRIPTION: Tax ID Number: **08.1049.304** Section 25 Township 139 Range 041; HILLCREST ACRES Lot 004 Block 001 25-139-41 LOT 4 HILLCREST AC LESS .1AC (PT 8-432). PT NE1/4 NE1/4, PT SE1/4 NE1/4: COMM NE COR LOT 4 BLK 1 HILLCREST AC, S 145.71' TO POB; S 145.71', S 305.83' TO N ROW TH 34, NE 122.39' AL HWY, NW 277.56' TO POB.; Detroit 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 # CUP2025-150

Property and Owner Review

Owner: DHV Ventures LLC	Parcel Number(s): 081049304 Adjoining lots of the same ownership
Mailing Address: 190 Gleason Lake Rd Wayzata, MN 55391	Site Address: 28774 St Hwy 34
	Township-S/T/R: DETROIT-25/139/041
	Shoreland? Yes Name:

Legal Descr: Lot 004 Block 001 of HILLCREST ACRES|25-139-41 LOT 4 HILLCREST AC LESS 0.1AC (PT 8-432). PT NE1/4 NE1/4, PT SE1/4 NE1/4: COMM NE COR LOT 4 BLK 1 HILLCREST AC, S 145.71' TO POB; S 145.71', S 305.83' TO N ROW TH 34, NE 122.39' AL HWY, NW 277.56' TO POB.

Conditional Use Details Review

Description of Conditional Use Request: Request a Conditional Use Permit to rent out shop space for commercial use and storage.

This was previously listed as commercial/residential and was rezoned in 2022 to residential by the previous owners. All the other lots surrounding this lot are all commercial/residential with warehouses, etc

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 would not harm surrounding properties because the surrounding properties are already all commercial/residential, including the several lots around this lot that we use for storage. It's off a major highway not anywhere close to another residential district.

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 won't impeded the normally, orderly development of the surrounding properties because the surrounding properties are already zoned commercial/residential, including the surrounding lots that we already own. This area is predominately commercial/industrial, located off a major artery. This property was commercial/residential up until 2022 when it was rezoned by the previous owner.

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

The same roads exist from back in 2022 when it was listed commercial/residential. Our surrounding properties are used as a self storage facility and our neighbor to the west is a commercial/residential zoning where they have a large warehouse as well.

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.

What were intending the use as being won't require an abundant amount of parking, however, there is already infrastructure that exists to accommodate a commercial/residential rezoning back when it used to be zoned that way in 2022.

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 of the activities above will be present at this property. However, we already own most of the surrounding lots and our neighbor to the West also has a warehouse that business is being conducted out of. It's off a major highway, no where near housing developments.

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 - Property is over 600' from public waters.

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 - Not visible from public waters.

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

Existing well and septic on property.

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

NA

Business Plan Review

Name of Business: **State Storage Detroit Lakes**

Business Owners: **DHV Ventures LLC**

Business Type: **Service** If 'Other', explain:

Type of Merchandise: **N/A**

Type of Service: **Small service business. Home service, business to business.**

Hours and Days of Operation: **8 AM - 5 PM**

Number of Employees: **0**

Off-Street Parking Plan: **This lot has large warehouse that will accommodate parking for a small business.**

Size of structure to be used for Business: **8,000 square foot warehouse**

New or Existing: **Existing Structure**

Signage Plan: **Signage plan already exists for this property as it was previously zoned as commercial/residential up until 2022. Our surrounding lot is also a storage facility with signage already in place.**

Exterior Lighting Plan: **The exterior lighting for the warehouse is already installed. Modest outdoor lights. The warehouse is well off the road and not very visible to passing traffic on US-34.**

Known Environmental Hazards: **None**

Additional Business Plan Information: **Would like to use the warehouse for small business operations.**

Detroit Lakes

X

Up Down Door

SHOP C

SHOP B

SHOP A

OFFICE

HOUSE

28774
STORAGE

etroit Lakes

X

Directions

Start

Save

A





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

1:2,257

Date: 10/30/2025

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

MEADOWLAND SURVEYING INC

Surveying the Lakes Area Since 1946

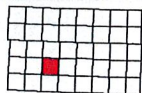
For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

218-847-4289

www.meadowlandsurveying.com

Meadowland Surveying, Inc. is a local family owned company and has performed over 10,000 surveys in the lakes area. Our office routinely works with attorneys, architects, engineers and governmental agencies to ensure successful project completion for our clients.

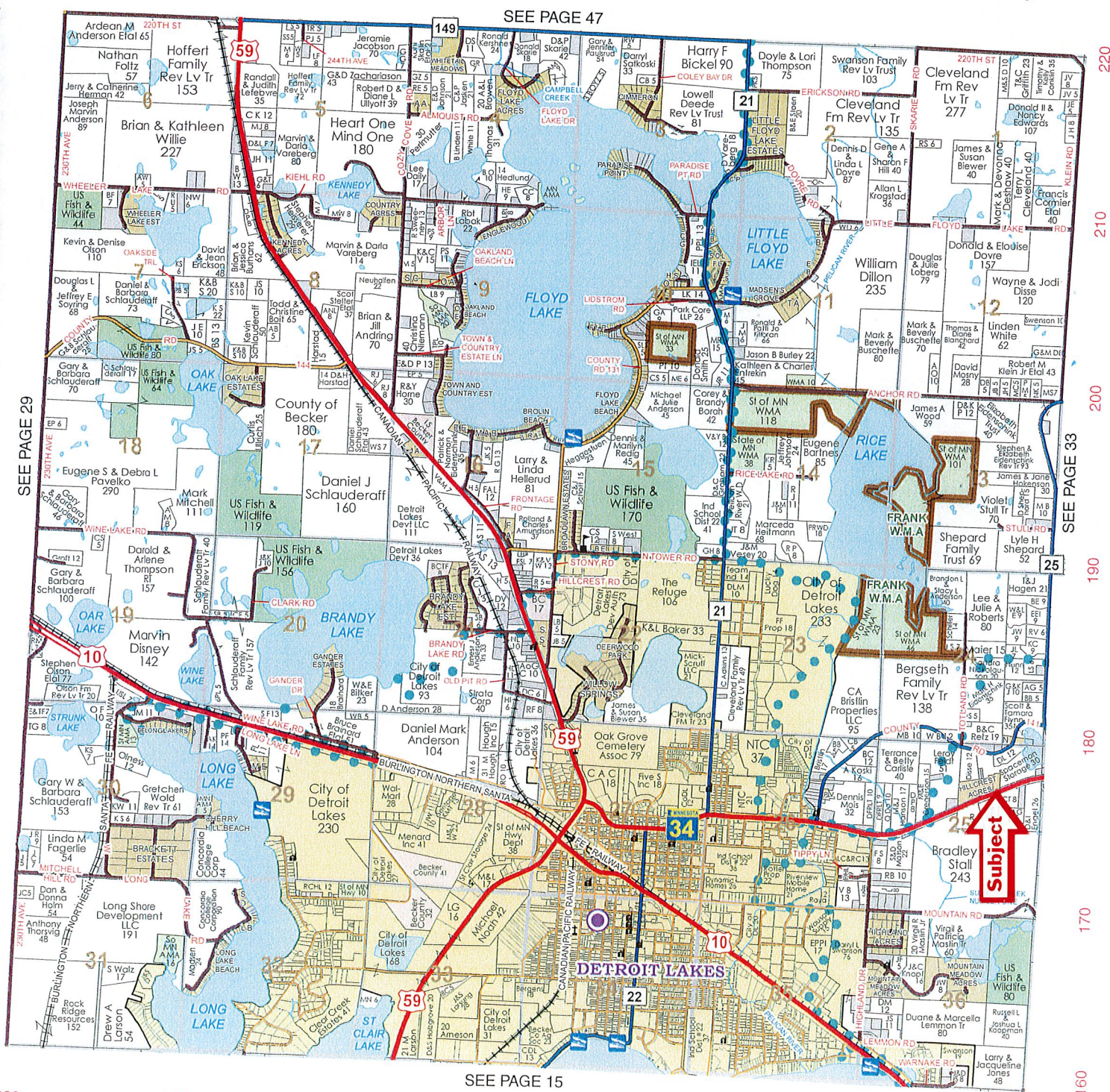
EXPERIENCE MATTERS!



Detroit

Township 139N - Range 41W

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Planning and Zoning

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

November 19th, 2025 @ 6:00 P.M.

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

APPLICANT: Devin Wood on behalf of
Timothy D Heggstuen
19553 Co Hwy 131
Detroit Lakes, MN 56501

Project Location: 19553 Co Hwy 131
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a firearms business.

LEGAL LAND DESCRIPTION: Tax ID Number: **08.0248.000** Section 15 Township 139 Range 041; 15-139-41 PT GOVT LOT 5: BEG SW COR GOVT LOT 5, E 472', N 461.6', W 472', S 461.6' TO POB. PARCEL A.; Detroit 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.

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Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

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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 # CUP2025-151

Property and Owner Review

Owner: Timothy D Heggestuen	Parcel Number(s): 080248000
Mailing Address: 19679 Co Rd 131 Detroit Lakes, MN 56501	Site Address: 19553 Co Hwy 131
	Township-S/T/R: DETROIT-15/139/041
	Shoreland? Yes Name: Floyd (south bay) (Detroit) [GD]

Legal Descr: **15-139-41 PT GOVT LOT 5: BEG SW COR GOVT LOT 5, E 472', N 461.6', W 472', S 461.6' TO POB. PARCEL A.**

Conditional Use Details Review

Description of Conditional Use Request: **Request a Conditional Use Permit to operate a firearms business.**

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.

None

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.

None

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

The driveway comes off county road 131. All facilities are good.

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 Plenty of parking in the driveway.

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. The office is at least a 100 yards from the road. There will be no additional lighting.

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.

Not Applicable.

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

Not Applicable.

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

Not Applicable.

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

Not Applicable.

Business Plan Review

Name of Business: **Woodsman Firearms LLC**

Business Owners: **Devin Wood**

Business Type: **Retail Sales** If 'Other', explain:

Type of Merchandise: **Firearms and ammunition**

Type of Service: **sales**

Hours and Days of Operation: **8-5, 5 Monday - Friday, Days open will vary**

Number of Employees: 0
Off-Street Parking Plan: There is plenty of parking in front of the garage in the driveway.
Size of structure to be used for Business: 1100 square foot home used as an office. New or Existing: Existing Structure
Signage Plan: I will put a sign in the yard away from the county road.
Exterior Lighting Plan: None. There are 2 exterior lights that are left on at night. One on the garage and one on the house.
Known Environmental Hazards: No
Additional Business Plan Information:

Authorized Agent Form

(If you are the owner completing & signing the site application no need to complete this form)

1. Form must be legible and completed in ink.
2. Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX"). If you want your agent to represent you on a conditional use or variance application and also be authorized to obtain the related permit(s), be sure to check and complete the "permit application" item as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature on this form until Becker County Planning and Zoning receives signed, written notification from the property owner(s) stating otherwise or the property's ownership changes.

I (we), Tim & Lisa Heggsetuen hereby authorize Devin Wood to act
(landowner-print name) (agent-print name)
as my (our) agent on the following item(s): appropriate box(es)

☐ permit application (write in permit "type" – e.g. site, septic, etc.): _____

☐ plat application: _____

☒ conditional use application: **Firearms Business**

☐ variance application: _____

☐ other: _____

on my (our) property located at:

Tax Parcel Number(s): _____ Physical Site Address: **19553 County Road 131 Detroit Lakes MN, 56501**

Legal Description: **080248000 Section 15 Township 139 Range 041**

15-139-41 PT GOVT LOT 5: BEG SW COR GOVT LOT 5, E 472', N 461.6', W 472', S 461.6' TO POB. PARCEL A.

Section: **15** Township: **139** Range: **41**, **15-139-41 PT GOVT** Lot: **5** Block: _____ Plat Name: _____

Agent Contact Information

Agent address: **19553 County road 131** Detroit Lakes MN 56501
Street City State Zip Code

Agent phone #(s): **(612) 390-6004** Agent fax #: _____

Agent email address: **Devinwood1997@yahoo.com** _____

[Signature] 10/31/25
Property Owner(s) Signature(s) Date

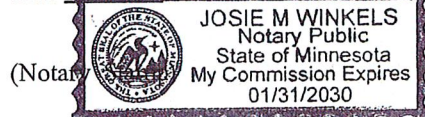
State of Minnesota

County of Becker

On this 31st day of October 2025 before me personally appeared Tim Heggsetuen

to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged

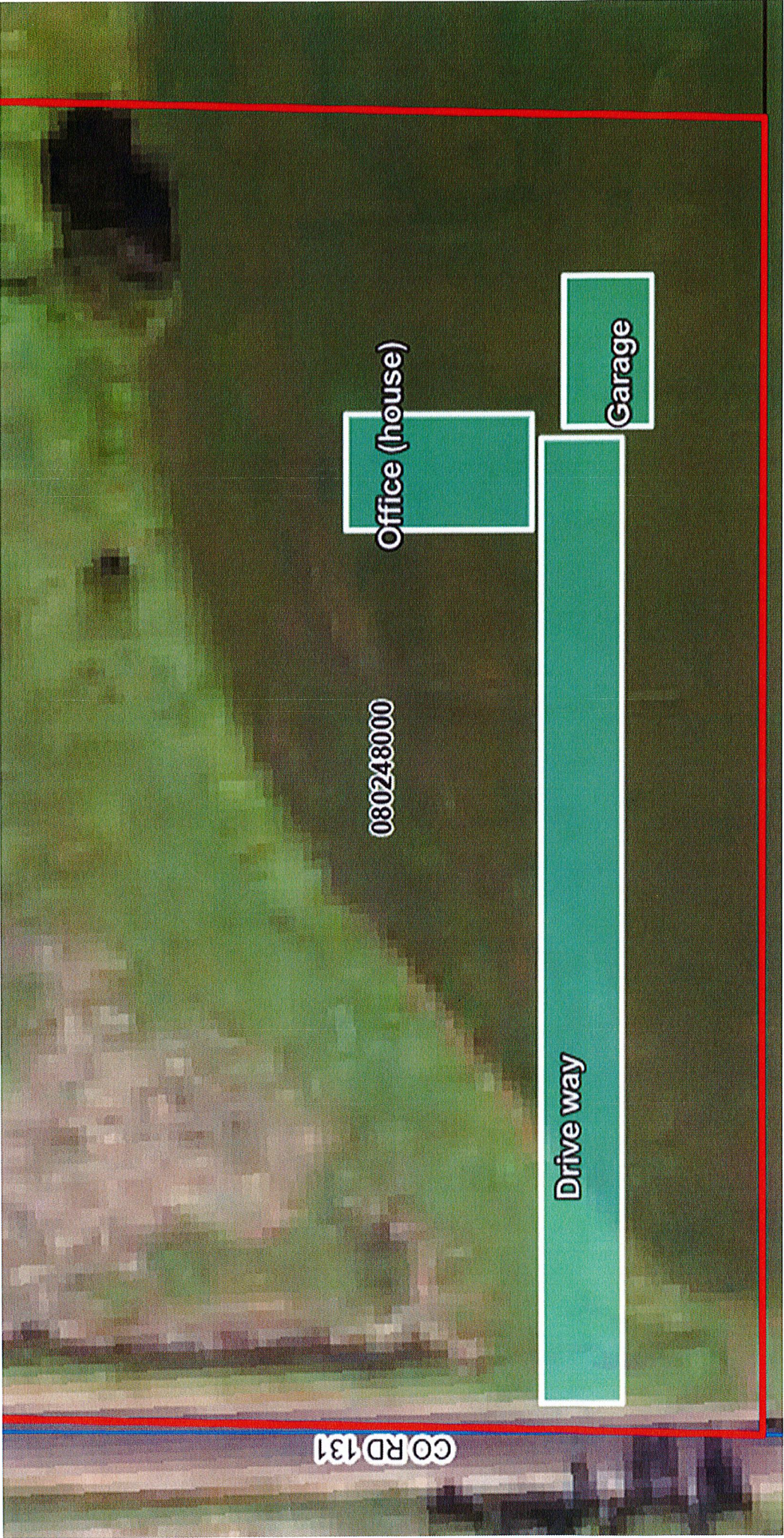
that He/She executed the same as her/his free act and deed.



[Signature]
Notary Public

Office Use Only:

Date received: _____ Expiration Date: _____



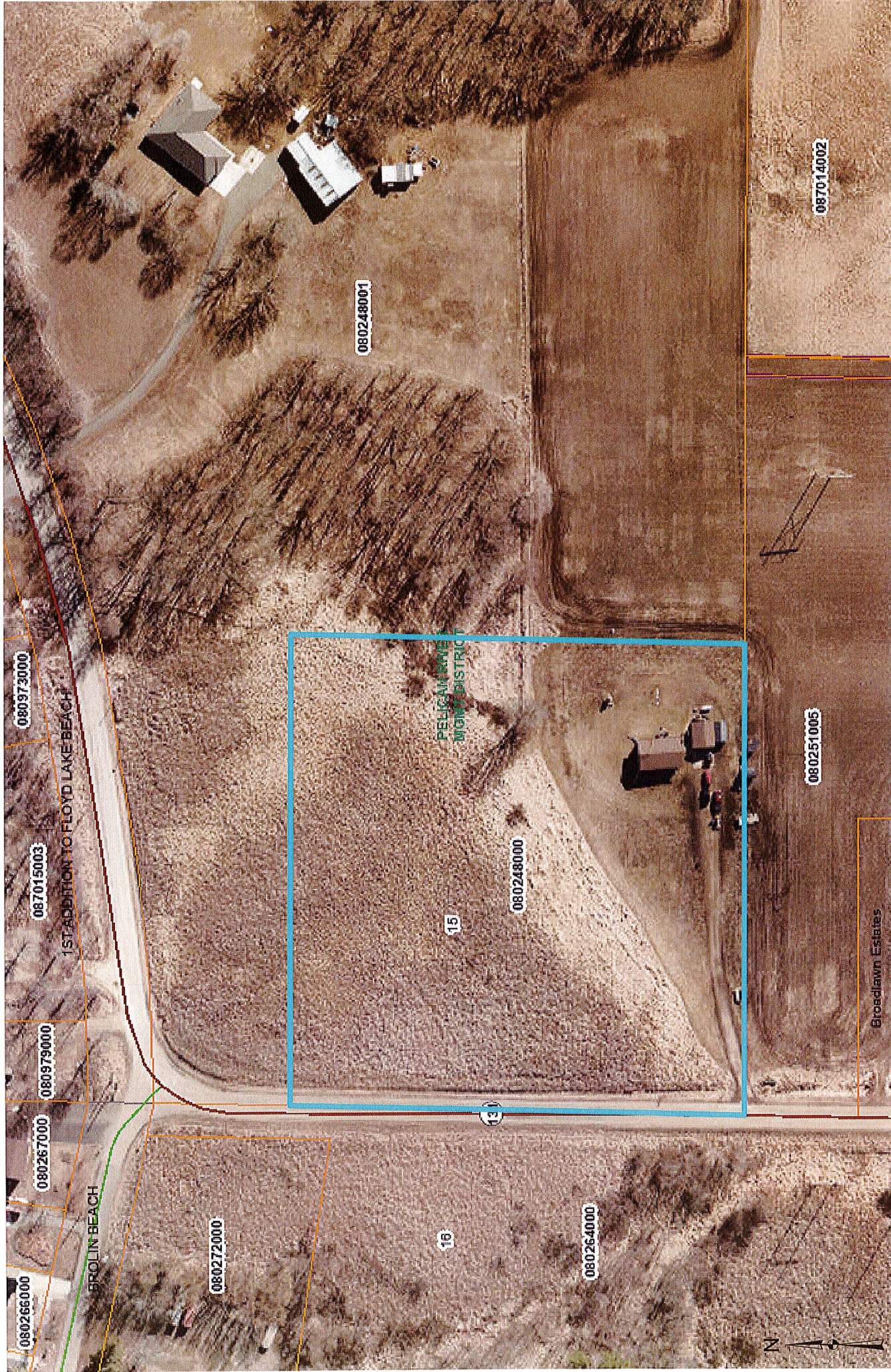
Office (house)

Garage

Drive way

080248000

CO RD 131



Becker County	
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: 11/3/2025	

MEADOWLAND SURVEYING INC.

Surveying the Lakes Area Since 1946

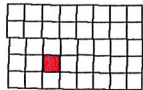
For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

218-847-4289

www.meadowlandsurveying.com

Meadowland Surveying, Inc. is a local family owned company and has performed over 10,000 surveys in the lakes area. Our office routinely works with attorneys, architects, engineers and governmental agencies to ensure successful project completion for our clients.

EXPERIENCE MATTERS!

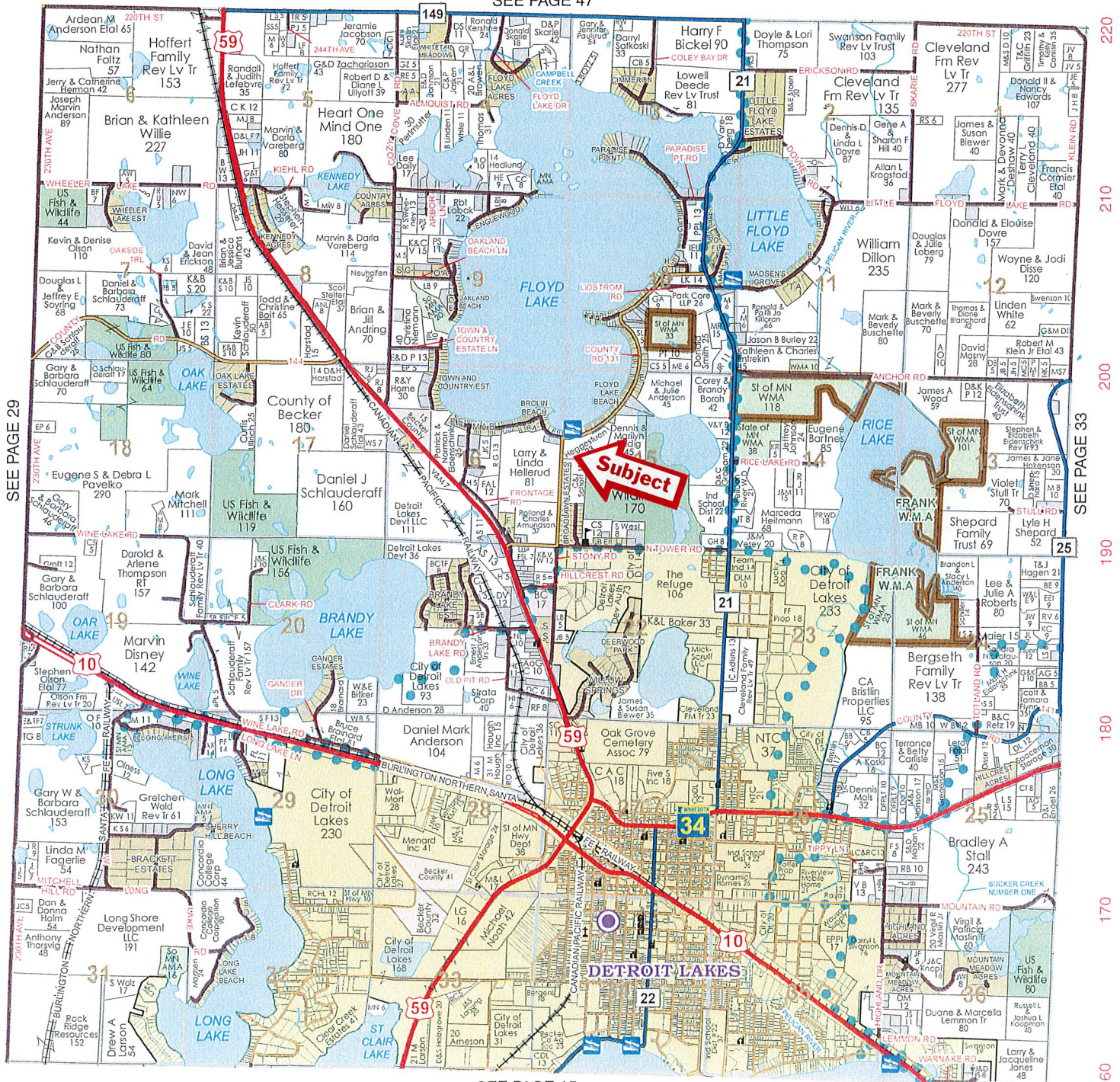


Detroit

Township 139N - Range 41W

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