



# 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\*\*

February 25<sup>th</sup>, 2026 @ 6:00 P.M.

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

APPLICANT: New Life Farms LLLP  
802 Jenny Ave SW  
Perham, MN 56573

Project Location: 32617 Co Hwy 10  
Units 2, 4, & 6  
Frazee, MN 56544

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a first amendment to Common Interest Community Number 110 known as OLD 10 STORAGE.

LEGAL LAND DESCRIPTION: Tax ID Numbers: **03.0585.002, 03.0585.004, 03.0585.006** Section 27 Township 138 Range 040; InitPoint Meridian TownshipN Tract Section 27 Township 138 Range 040 OLD 10 STORAGE CIC 110; 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/](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: New Life Farms LLLP

Developer's Address: 802 Jenny Ave SW  
Perham, MN 56573

Telephone(s): \_\_\_\_\_ Date of Application: 1/26/26

Signature of Applicant:

Parcel ID Number: 03.0585.002, 03.0585.004, Project Address: 32617 CO Hwy 10  
UNITS 2, 4, 3, 6

Proposed Plat Name:

Common Interest Community Number 110 OLD TEN STORAGE First Amendment to  
CIC Plat

To be completed by Office

Date of preliminary approval: N/A

What was approved & stipulations: N/A

#### 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 \_\_\_\_\_.







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

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

Date: 2/5/2026

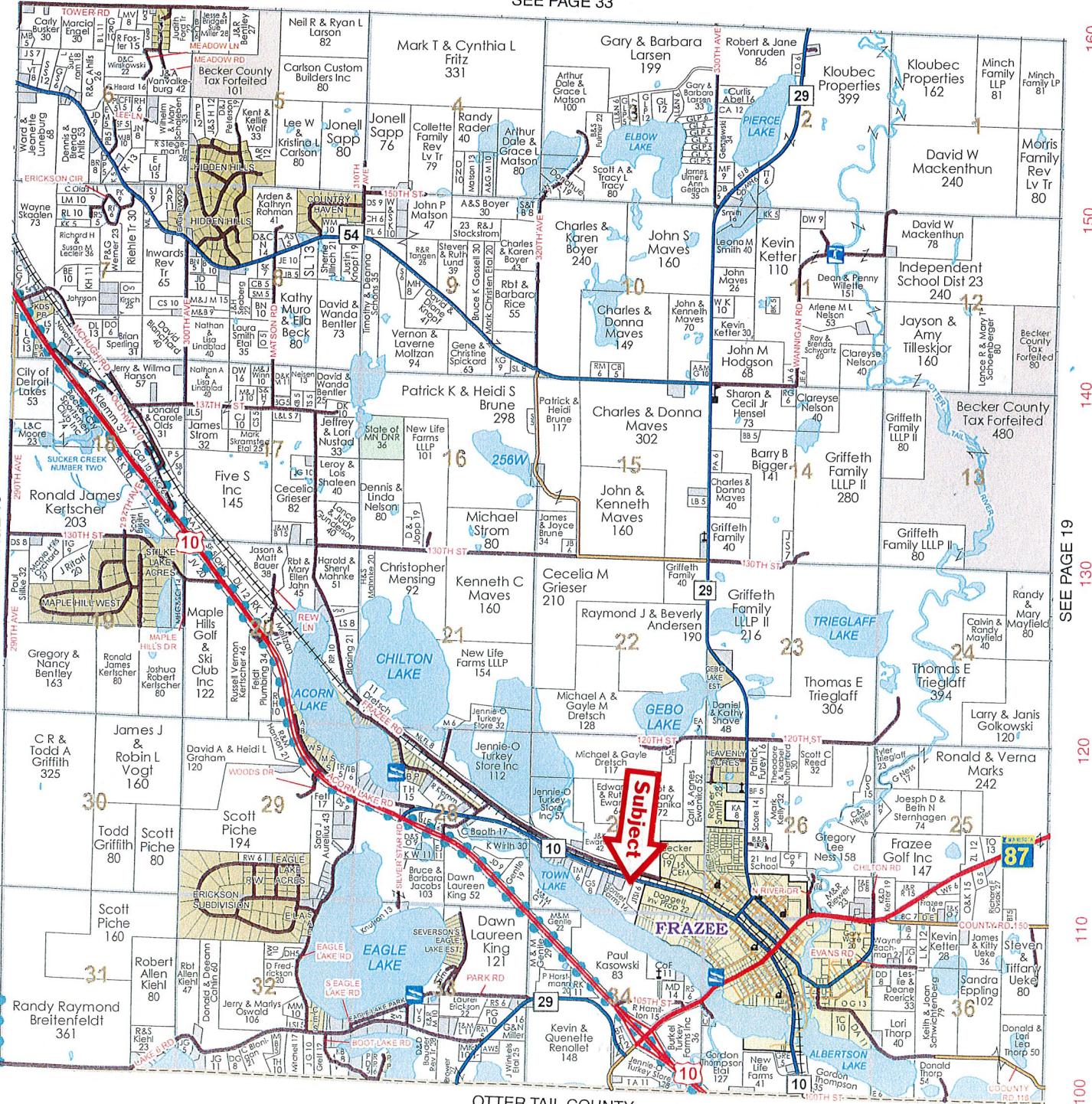


## Burlington

## Township 138N - Range 40W

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SEE PAGE 33





# 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\*\*

February 25<sup>th</sup>, 2026 @ 6:00 P.M.

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

APPLICANT: Rural Cellular Corporation  
PO Box 2549  
Addison, TX 75001

Project Location: 40921 St Hwy 113  
Waubun, MN 56589

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request an amendment to recorded document number 407873 to allow for a forty (40) foot tower extension for a total height of four hundred and forty (440) feet along with a twelve (12) foot lightning rod.

LEGAL LAND DESCRIPTION: Tax ID Number: **25.0175.001** Section 06 Township 142 Range 038; PT GOVT LOT 1; BEG 338.41'E OF NE COR TH SE 576.30', NW 707.87', TH NE 417.44' TO N LN TH E 341.59' TO BEG; Round Lake 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/](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 # CUP2026-153

## Property and Owner Review

Owner: Rural Cellular Corporation	Parcel Number(s): 250175001
Mailing Address: <b>PO Box 2549 Addison, TX 75001</b>	Site Address: 40921 St Hwy 113
	Township-S/T/R: ROUND LAKE-06/142/038
	Shoreland? <b>No</b> Name:

Legal Descr: **PT GOVT LOT 1; BEG 338.41' E OF NE COR TH SE 576.30', NW 707.87', TH NE 417.44' TO N LN TH E 341.59' TO BEG**

## Conditional Use Details Review

Description of Conditional Use Request: **AT&T proposes a 40' tower extension, and to add antennas, radio equipment on the tower.**

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.*  
**Extending the tower will not create any changes in the vicinity.**

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.*

**The tower is already in existence. We are just requesting to extend the height of the tower.**

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

**NA**

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.*

**NA**

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.*

**NA**

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 accommodated.*

## 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:

STATE OF MINNESOTA

407873

BECKER COUNTY ZONING

COUNTY OF BECKER

PERMIT FOR USE

This is to Certify that under the Zoning Ordinance of Becker County, property described as follows may be used as indicated:

ADDRESS OF PROPERTY: R.R. 1 WAUBUN, MN. 56589

ZONE: AGRICULTURAL

LEGAL DESCRIPTION:

SEE THE REVERSE SIDE.....ROUND LAKE TOWNSHIP

OWNER: RURAL CELLULAR CORP. OWNERS ADDRESS: P.O. BOX 1027  
STEVE VOSS ALEXANDRIA, MN. 56308

EXACT DESCRIPTION OF USE PERMITTED AND CONDITIONS:

A CONDITIONAL USE PERMIT TO CONSTRUCT A FOUR HUNDRED (400) FOOT RADIO CELLULAR TOWER AND COMMUNICATIONS BUILDING ON THE ABOVE DESCRIBED PROPERTY HAS BEEN GRANTED AS IT IS COMPATIBLE WITH THE AREA. MUST MEET ALL COUNTY AND STATE REGULATIONS.

MUST MAKE APPLICATION FOR ALL BUILDING PERMITS.

NOTICE: This Use must not be changed to any other Use without a new Permit from the Zoning Administrator.

APPROVED BY THE BECKER COUNTY PLANNING COMMISSION : DATE 6-21, 1994

APPROVED BY THE BECKER COUNTY BOARD OF COMMISSIONERS: DATE 6-28, 1994

STATE OF MINNESOTA )

BECKER COUNTY ZONING OFFICE

COUNTY OF BECKER )

I, FLOYD SVENBY, ZONING ADMINISTRATOR FOR THE COUNTY OF BECKER, WITH AND IN FOR SAID COUNTY, DO HEREBY CERTIFY THAT I HAVE COMPARED THE FOREGOING COPY OF PERMIT FOR USE WITH THE ORIGINAL RECORD THEREOF PRESERVED IN MY OFFICE, AND HAVE FOUND THE SAME TO BE A CORRECT AND TRUE TRANSCRIPT OF THE WHOLE THEREOF.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AT DETROIT LAKES, MINNESOTA, IN THE COUNTY OF BECKER ON THE 28 DAY OF JUNE, 19 94.

FLOYD SVENBY *Floyd Svenby*  
BECKER COUNTY ZONING ADMINISTRATOR

DRAFTED BY THE BECKER  
COUNTY ZONING OFFICE

Charge
Paid
Numerical
Tract
Grantor
Grantee
Compared

LAND DESCRIPTION CONTINUED.....

PARCEL APPROXIMATELY SIX HUNDRED TWENTY (620) FEET EAST AND WEST BY SIX HUNDRED TWENTY (620) FEET NORTH AND SOUTH IN THE NORTHEAST QUARTER NORTHEAST QUARTER (NE $\frac{1}{4}$ NE $\frac{1}{4}$ ) OF GOVERNMENT LOT ONE (1), A PART OF THE PROPERTY DESCRIBED AS: GOVERNMENT LOT ONE (1), CONTAINING ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, 40.17 ACRES, IN SECTION SIX (6), TOWNSHIP 142, RANGE 38, ROUND LAKE TOWNSHIP, PROPERTY OWNED BY STEVEN E. VOSS.

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

Microfilm No. 407873  
Date AUG 15 1994 20<sup>th</sup> PM.  
I hereby certify that the within instrument  
was recorded in the office of Becker  
County Recorder  
M. M. Martinson  
Dpy Em Co. Recorder



**Mastec**

Network Solutions

2000 MARITIME CENTER PARK SUITE 300  
MATTAWAMIE, PA 18057  
(866) 254-5702

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## COAXIAL ANTENNA CABLE NOTES:

1. TYPES AND SIZES OF THE ANTENNA FEEDLINES ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
2. CONTRACTOR SHALL VERIFY THE DOWNTILT OF EACH ANTENNA WITH A DIGITAL LEVEL.
3. CONTRACTOR TO CONFIRM FEEDLINE COLOR CODING PRIOR TO CONSTRUCTION. REFER TO "ANTENNA SYSTEM LABELING STANDARD" ND-00027 LATEST VERSION.
4. JUMPS TO ANTENNAS FROM THE MAIN TRANSMISSION LINE WILL BE 1/2" Dia. 12" FROM THE CONNECTOR THEN AT DISTANCES NOT TO EXCEED 3'-0" O.C.
5. FEEDLINES WILL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE STARTING AT 12" FROM THE CONNECTOR.
6. CONTRACTOR MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR THE INSTALLATION OF FEEDLINES, CONNECTORS, AND ANTENNAS.
7. AT CONNECTORS, FEEDLINES SHALL BE STRAIGHT A MINIMUM OF 6" FOR 1/2" CONNECTIONS AND A MINIMUM OF 12" FOR CONNECTIONS > 1/2".
8. WEATHERPROOF ANTENNA CONNECTORS WITH BUTYL TAPE SHALL HAVE A MINIMUM OF ONE-HALF TAPE WITH OVERLAP ON EACH TURN. WEATHERPROOF SHALL BE SMOOTH WITHOUT BUCKLING, NO BUTYL BLEEDING ALLOWED.
9. FEEDLINES SHALL NOT BE DAMAGED BY OVERBENDING. CONTRACTOR SHALL FOLLOW MANUFACTURER RECOMMENDATIONS FOR MAXIMUM SINGLE BEND RADIUS.
10. CONTRACTOR SHALL INSTALL DRIE LOOPS TO PREVENT WATER MIGRATION TO THE EQUIPMENT.
11. RF CONNECTIONS GROUNDING HARDWARE AND ANTENNA HARDWARE SHALL HAVE A TORQUE REQUIREMENT OF 10 INCH POUNDS.
12. RF CONNECTIONS SHALL BE TIGHTENED BY A TORQUE WRENCH.
13. RF CONNECTIONS GROUNDING HARDWARE AND ANTENNA HARDWARE SHALL HAVE A TORQUE REQUIREMENT OF 10 INCH POUNDS.
14. RF CONNECTIONS BOTH SIDES OF THE CONNECTOR.
15. GROUNDING AND ANTENNA HARDWARE SHALL BE TIGHTENED UNTIL THE NUT SIDE STARTING FROM THE THREADS TO THE SOLID SURFACE. EXAMPLE OF SOLID SURFACE: GROUND BAR, ANTENNA BRACKET METAL.
16. DIN TYPE CONNECTIONS SHALL BE TIGHTENED TO 18-22 LB-FT (24.4 - 29.9 NM)
17. N TYPE CONNECTIONS SHALL BE TIGHTENED TO 15-20 LB-FT (11.7 - 2.3 NM)

## LTE, RET AND COAXIAL CABLE INSTALLATION NOTES:

1. FOR BOTTOM JUMPERS (FROM THE MAIN FEEDLINE TO THE BTS CONNECTOR) LONGER THAN 15'-0" USE 7/8" COAX. FOR BOTTOM JUMPERS LESS THAN 15'-0" USE 1/2" EC4 OR APPROVED EQUAL.
2. FABRICATE JUMPERS TO ASSURE THAT THE 90° CONNECTOR IS 56° FROM THE FLOOR ALLOWING ENOUGH SLACK TO REACH ALL BTS (DUAMCO) CONNECTIONS IF CABINET IS NOT IN PLACE.
3. MOUNT POUL IN F/F RACK AND ENSURE THAT THE PREFABRICATED CONDUCTORS SUPPLIED WITH B&T WILL REACH THE DESIGNATED TERMINATION ONTS.
4. SUPPLY AND INSTALL 6 AWG GROUNDING TO TELCO RACK FROM THE MAIN GROUNDING BUS SUPPLIED AND INSTALLED BY CONTRACTOR.
5. ALL TRUNK CABLES AND JUMPERS SHALL BE SIZED AS REQUIRED.
6. LIMIT OVERALL RET CABLE RUN TO LESS THAN 400 FT.
7. SUPPORT RET ASSY COIN CABLE TO BE SUPPORTED USING 1/2" CLIPS WITH 3/8" RUBBER INSERT GROMMETS.
8. USE 6 AWG STRANDED COPPER THHN-2 GREEN INSULATED GROUNDING CONDUCTOR UNLESS OTHERWISE NOTED. CONNECT THE PCU TO EXISTING TELCO RACK GROUNDING BAR.
9. ROUTE CONDUITS IN CABLE TRAY OR EXIT CONDUITS TO THE EXISTING +240VDC PULL CLOUT +48VDC POU PANELS. PROVIDE THE APPROPRIATE SIZE OF OVERCURT PROTECTION AND FOLLOW THE TERMINATION PROCEDURES IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
10. TOWER MOUNT APPLICATION WILL DICTATE THE LENGTH OF CABLE TO BE USED.
11. AISG CABLES PROVIDE CONTROL AND POWER TO ELECTRICAL DOWN TILT DRIVES ON THE ANTENNAS.
12. THE CABLES ARE FACTORY ASSEMBLED WITH ONE MALE AND ONE FEMALE CONNECTOR ON EACH END. SUPPORT EVERY 18" USING TIE WRAPS SUITABLE FOR OUTDOOR USE. INSTALL DRIE LOOPS AT EVERY LOCATION WHERE WATER MAY CONSTITUTE.
13. NO TESTING OF THE CABLE IS REQUIRED.
14. SEE DETAIL ON SECTOR CONFIGURATION SHEETS FOR AISC BIAS-T PLACEMENT.
15. DURING INSTALLATION, RECORD THE FOLLOWING INFORMATION FOR USE DURING THE COMMENCING PHASE:
  - A. RET ACTUATOR/MOTOR SERIAL NUMBER
  - B. ANTENNA SERIAL NUMBER
  - C. LOCATION (SECTOR IN WHICH THE ANTENNA WILL OPERATE)
16. ANTENNA CONFIGURATION IS SHOWN DIAGRAMMATICALLY ONLY AS A REPRESENTATION.
17. IF A JUNCTION BOX WILL NOT BE USED AT THE TOP OF THE RET SYSTEM, IT IS RECOMMENDED THAT AN ADDITIONAL LIGHTNING PROTECTION UNIT BE INSTALLED AT THE TOP OF THE TOWER.
18. FOR RET CABLES 50 METER OR LESS, THE AISC CABLE GROUNDING KIT IS NOT REQUIRED AT THE SHELTER END.
19. ALL RET CONNECTIONS SHALL BE WEATHERPROOFED. PREFERRED METHOD OF WEATHER PROOFING SHALL BE TO HEAT SHRINK ALL RET CONNECTIONS PER NG-156 RET GUIDELINES SECTION 3.3 AISG (RS 485) CABLE - "ALL CABLE CONNECTIONS REQUIRE WEATHERPROOFING."

## ANTENNA CABLE AND ACCESSORY NOTES AND REQUIREMENTS:

1. GENERAL: PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY FOR RECEIVING, INSTALLING, TESTING, AND ADJUSTING ANTENNA CABLES FROM THE ANTENNA TO THE CONNECTIONS AT THE BASE TRANSCIVER STATION (BTS). THIS SHALL INCLUDE ALL EQUIPMENT, SHOWN OR REQUIRED FOR A COMPLETE OPERATING SYSTEM, ANTENNA, ANTENNA CABLES, CONNECTORS, AND FITTINGS SHALL BE THIRD PARTY FURNISHED COMPONENTS AS SHOWN ON THE BILL OF MATERIALS.
2. MATERIALS
  - A. ANTENNA CABLES: AS SCHEDULED
  - B. ANTENNA CONNECTORS: AS SCHEDULED
  - C. CABLE HANGERS: INSTALLED AT MAXIMUM 4' SPACING
  - D. GROUNDING KITS: AS SPECIFIED
3. INSTALLATION
  - A. ANTENNA CABLE LENGTHS SHALL BE FIELD MEASURED. INSTALLER SHALL NOTIFY A&T PRIOR TO PURCHASE OF CABLE OF THE OVERALL LENGTH REQUIRED.
  - B. CABLES SHALL BE LABELED IN ACCORDANCE WITH AT&T ELECTRICAL MATERIALS AND METHODS SPECIFICATIONS.
  - C. ALL CABLE CONNECTIONS OUTSIDE SHALL BE COVERED WITH WEATHERPROOFING TAPE.
  - D. THE MINIMUM BENDING RADIUS FOR ALL ANTENNA CABLES SHALL BE AS SHOWN BELOW OR PER THE MANUFACTURER, WHICHEVER IS MORE CONSERVATIVE:

2000 MARITIME CENTER PARK SUITE 300  
MATTAWAMIE, PA 18057  
(866) 254-5702

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PROJECT NO: 25-00492  
CHECKED BY: ANP  
ISSUED FOR: B&T ENGINEERING, INC.

B. CABLES SHALL BE MADE WEATHER TIGHT USING WEATHERPROOF KITS. THESE KITS SHALL BE MADE OF SMOOTH MATERIALS. THE CABLE SHALL BE BROUGHT OUT THE DINNER END OF THE CONNECTOR. GROUND CONNECTIONS SHALL BE MADE TO THE ANTENNA CABLE WITHOUT ANY SHARP BENDS (MINIMUM RADIUS 10") AND CONNECTION SHALL BE MADE TO GROUNDING SYSTEM.

C. CABLES SHALL BE INSTALLED WITH THE MINIMUM NUMBER OF BENDS.

D. CABLE SHALL NOT BE LEFT UNTERMANTED IN THE FIELD.

E. GROUNDING KITS: AFTER INSTALLATION OF GROUND STRAPS, THE CONNECTIONS SHALL BE MADE WEATHER TIGHT USING WEATHERPROOF KITS. THESE KITS SHALL BE MADE OF SMOOTH MATERIALS. THE CABLE SHALL BE BROUGHT OUT THE DINNER END OF THE CONNECTOR. GROUND CONNECTIONS SHALL BE MADE TO THE ANTENNA CABLE WITHOUT ANY SHARP BENDS (MINIMUM RADIUS 10") AND CONNECTION SHALL BE MADE TO GROUNDING SYSTEM.

F. PROFESSIONAL ENGINEER OR CERTIFIED LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF PENNSYLVANIA.

Print Name: CHAD E. TUTTLE  
Signature:   
Date: 1/26/2016

License # 42966

IT IS A VIOLATION OF LAW FOR ANY PERSON TO MAKE OR USE A COPIED OR UNAUTHORIZED DOCUMENT.

MAIKONCE  
40921 ST HWY 113  
WAUBUN, MN 56589

10/14/2015

E/// MODERNIZATION

10/14/2015

W.AUBUN, MN 56589

10/14/2015



**MoSTec**  
Network Solutions

2000 MARTIN CENTER PARK SUITE 300  
MARTIN, MN 56275-1135  
(866) 245-5792



PROJECT NO: 25-004392  
CHECKED BY: ANP  
ISSUED FOR:  
REV. DATE DESCRIPTION  
B 9/2/25 CLS PRELIMINARY REVIEW  
C 9/26/25 CLS PRELIMINARY REVIEW  
D 9/26/25 CLS PRELIMINARY REVIEW  
0 10/7/25 CLS CONSTRUCTION  
1 1/9/26 CLS CONSTRUCTION

B&T ENGINEERING, INC.  
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Kansas, U.S.A.

Print Name: CHAD E. TUTTLE

Signature:

Date: 1/15/26

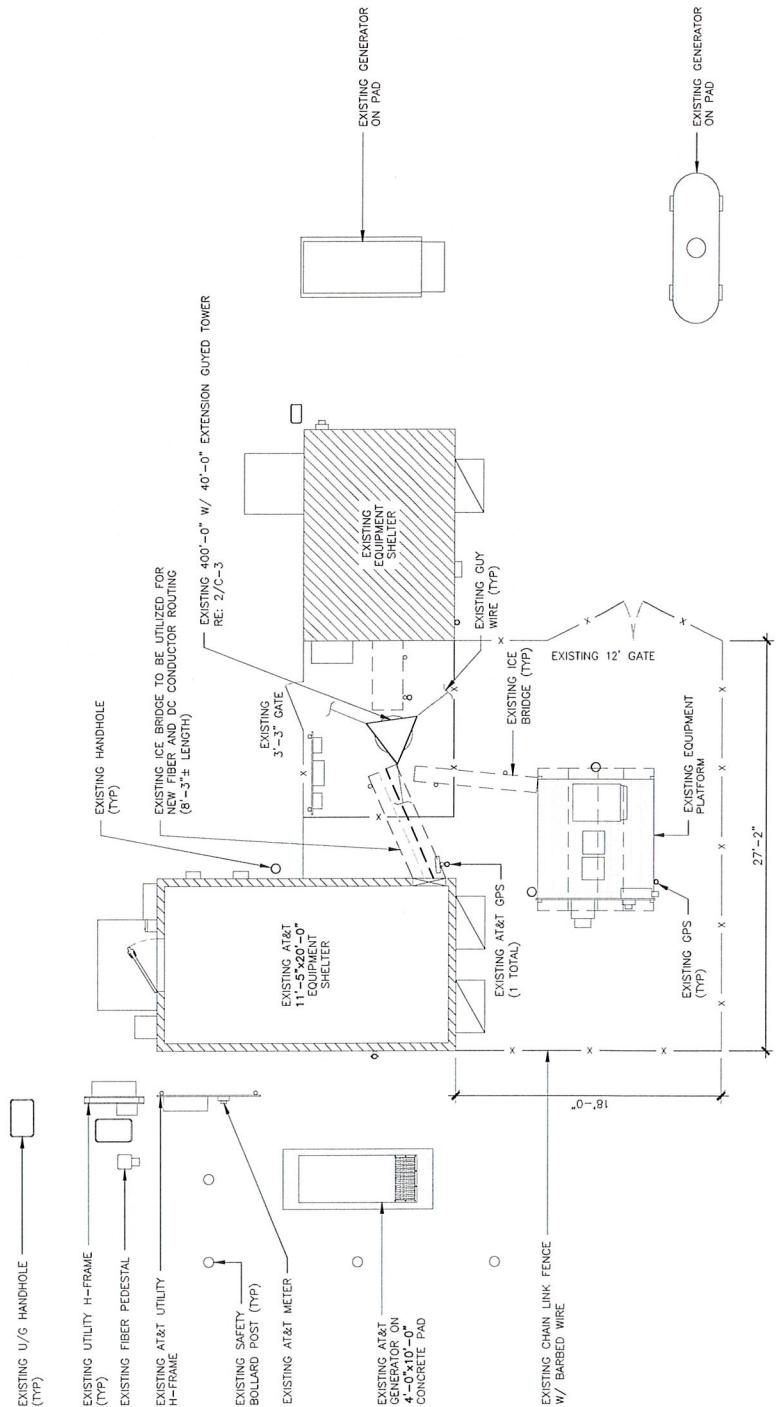
License # 42966

E/// MODERNIZATION  
10140550  
MAHKONCE  
40921 ST HWY 113  
WAUBUN, MN 56589

SHEET NUMBER: C-1 | REVISION: 1



1 COMPOUND PLAN  
1 SCALE: 1" = 20'





**MoSTec**  
Network Solutions

2300 MARTIN CENTER, SUITE 300  
MARIETTA, GA 30060  
(866) 244-5702

**B+T GRP**

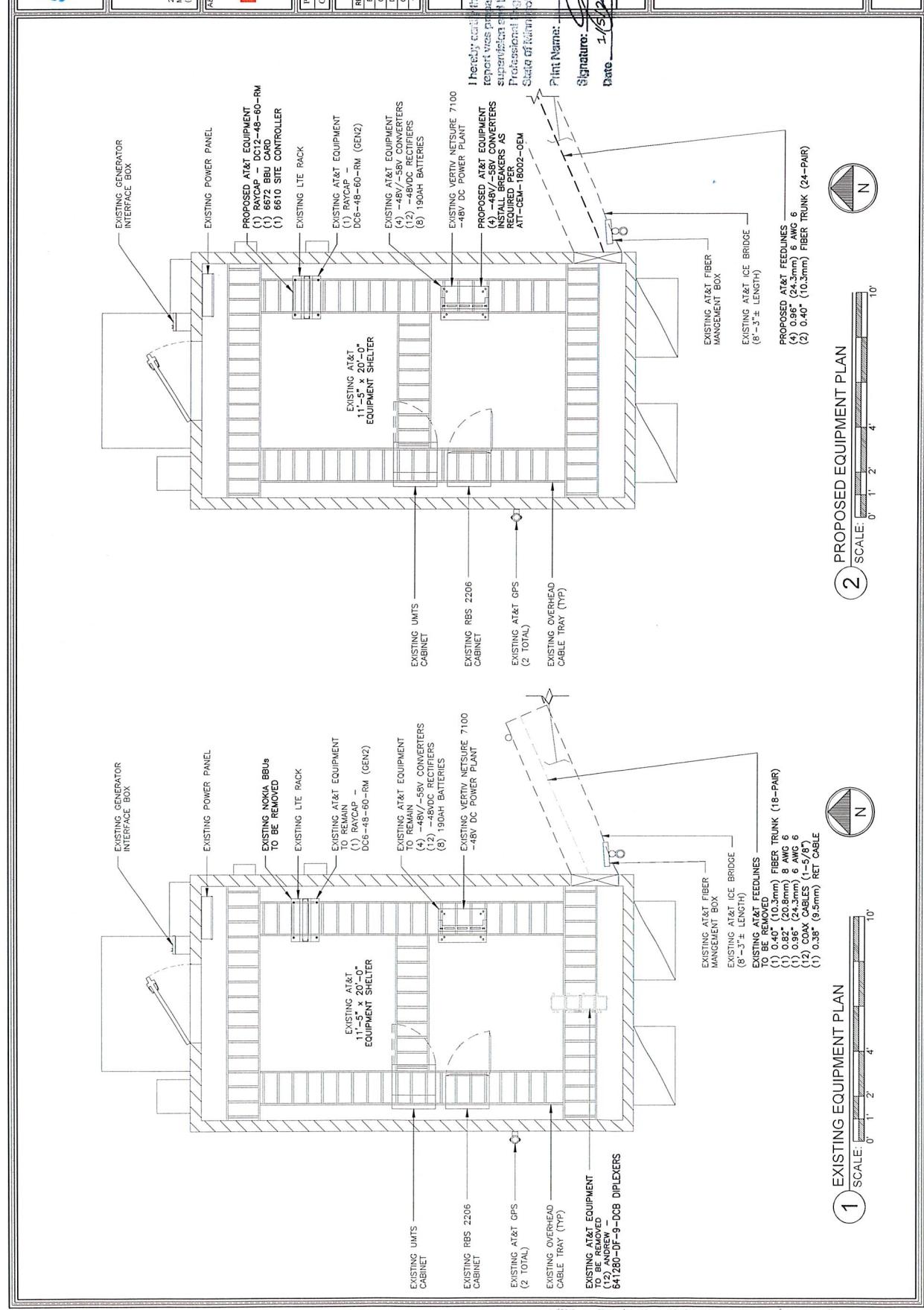
PROJECT NO: 25-004292  
CHECKED BY: ANP  
ISSUED FOR:  
REV. DATE DESCRIPTION  
A 9/26/25 CLS PRELIMINARY REVIEW  
B 9/26/25 CLS PRELIMINARY REVIEW  
C 9/26/25 CLS PRELIMINARY REVIEW  
D 10/7/25 CLS CONSTRUCTION  
E 1/5/26 CLS CONSTRUCTION

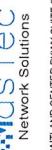
B&T ENGINEERING, INC.  
I hereby certify that this plan, specification, or report was prepared by me or under my direction, supervision, and control, and is my original work. I am a duly licensed professional engineer under the laws of the State of North Carolina.

Print Name: CHARLES TUTTLE  
Signature:   
Date: 1/15/26  
License #: 42966  
I, a woman, do solemnly swear, that I am a duly licensed professional engineer, and that this plan, specification, or report was prepared by me or under my direction, supervision, and control, and is my original work. I am a duly licensed professional engineer under the laws of the State of North Carolina.

E// MODERNIZATION  
10140550  
MAHKONCE  
40921 ST HWY 113  
WAUBUN, MN 56589

SHEET NUMBER: C-2 | REVISION: 1









MASTEC

Network Solutions

2390 MATTLAND CENTER PKWY SUITE 300  
MADISON, WI 53719  
(866) 459-7192

A/E

PROJECT NO.: 25-004202

CHECKED BY: ANP

ISSUED FOR:

REV. DATE DRAWN DESCRIPTION

B 9/7/25 CLS PRELIMINARY REVIEW

C 9/26/25 CLS PRELIMINARY REVIEW

D 9/26/25 CLS PRELIMINARY REVIEW

E 10/7/25 CLS CONSTRUCTION

F 1/5/26 CLS CONSTRUCTION

## PROPOSED RF SCHEDULE

SECTOR	ANTENNA	TECHNOLOGY	MANUFACTURER	ANTENNA MODEL	AZIMUTH RAD CENTER	TOWER EQUIPMENT	GROUND EQUIPMENT	CABLE (QTY) & TYPE	CABLE LENGTH	SURGE SUPPRESSION
ALPHA	A1	LTE 700/850	ROSENBERGER	120816 - CMA-UBTBLBULBHHP/6516/16/21/21	60°	435'-0"	(1) 4490 B5/B12A	-	-	-
	A2	CBAND	ERICSSON	AIR6472 B77G B77M	60°	435'-0"	INTEGRATED WITHIN	-	-	-
	A3	LTE 700/PCS/AWS	CELLMAX	CMA-UBTBLBULBHHP/6517/17/21/21/21/21	60°	435'-0"	(1) 4494 B14/B29 (1) 4390 B25/B66A	(1) 0.40" (10.3mm) FIBER (24-PAIR) (2) 0.96" (24.3mm) AWG 6	200'-0"	(1) DC9-48-60-24-8C-EV
	A4	-	-	-	-	-	-	-	-	-
BETA	B1	LTE 700/850	ROSENBERGER	120816 - CMA-UBTBLBULBHHP/6516/16/21/21	180°	435'-0"	(1) 4490 B5/B12A	-	-	-
	B2	CBAND	ERICSSON	AIR6472 B77G B77M	180°	435'-0"	INTEGRATED WITHIN	-	-	-
	B3	LTE 700/PCS/AWS	CELLMAX	CMA-UBTBLBULBHHP/6517/17/21/21/21/21	180°	435'-0"	(1) 4494 B14/B29 (1) 4390 B25/B66A	(1) 0.40" (10.3mm) FIBER (24-PAIR) (2) 0.96" (24.3mm) AWG 6	200'-0"	(1) DC9-48-60-24-8C-EV
	B4	-	-	-	-	-	-	-	-	-
GAMMA	C1	LTE 700/850	ROSENBERGER	120816 - CMA-UBTBLBULBHHP/6516/16/21/21	300°	435'-0"	(1) 4490 B5/B12A	-	-	-
	C2	CBAND	ERICSSON	AIR6472 B77G B77M	300°	435'-0"	INTEGRATED WITHIN	-	-	-
	C3	LTE 700/PCS/AWS	CELLMAX	CMA-UBTBLBULBHHP/6517/17/21/21/21/21	300°	435'-0"	(1) 4494 B14/B29 (1) 4390 B25/B66A	-	-	-
	C4	-	-	-	-	-	-	-	-	-
UNUSED FEEDLINES: _____										

NOTES:

1. ANTENNA AND COAX INFORMATION PROVIDED FROM THE SCOPING DOCUMENT DATED 3/12/25.
2. CONTRACTOR TO VERIFY RF INFO WITH CLIENT PRIOR TO CONSTRUCTION.
3. COAX LENGTHS ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
4. ALL COAX SHALL BE COLOR CODED AT TOP AND BOTTOM JUMPER, AND AT TOP OF TOWER, BOTTOM OF TOWER, AND INSIDE SHELTER ON MAIN COAX.
5. EACH MAIN COAX SHALL HAVE CORROSION PROOF 'TO TAOS' INSTALLED INSIDE THE SHELTER AT THE PORT AND AT THE ANTENNA.
6. **BOLD** DENOTES NEW EQUIPMENT.

E/// MODERNIZATION  
10/40550  
MAHKONCE  
40921 ST HWY 113  
W. AUBURN, MN 56589

SHEET NUMBER: C-5 | REVISION: 1

1 PROPOSED RF SCHEDULE  
SCALE: \_\_\_\_\_



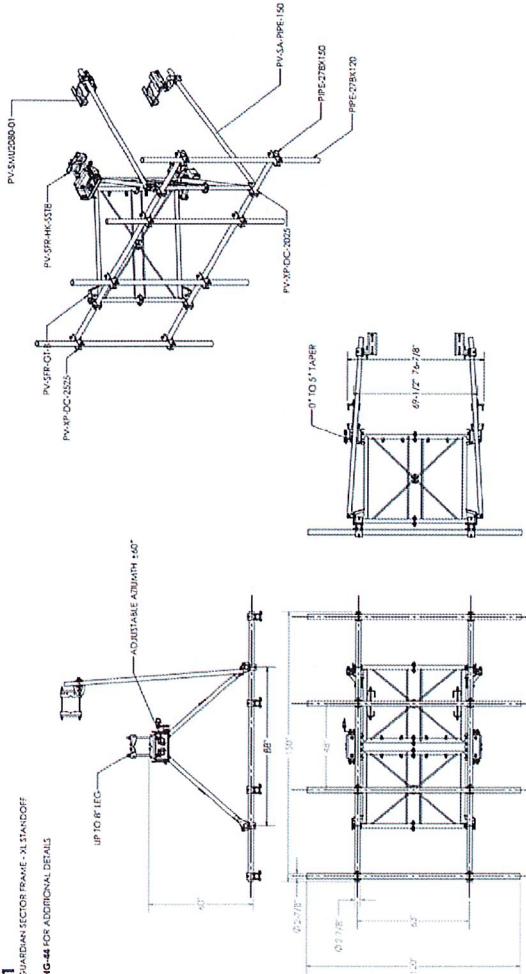






PV-SFR-GT12-25-AP4  
ANT.58931  
SINGLE SECTOR GUARDIAN SECTOR FR  
SEE DOC # SFR-ENG-44 FOR ADDITIONAL

ANL 5893 | SINGLE SECTOR GUARDIAN SECTOR FRAME - XI STANDOFF  
SEE DOC# SEE-ENG-64 FOR ADDITIONAL DETAILS



## INCLUDED PARTS, WEIGHTS, EPA. & MOUNT CLASSIFICATION

TABLE A. UNLISTED PARTS, LPM, WEIGHT

Part Number	Number of components per unit area [m <sup>-2</sup> ]						Weight per unit area [kg/m <sup>2</sup> ]
	0	0.5	1	1.5	2	4	
6050-00001-00000-00000	0	0	0	0	0	0	0
6050-00001-00000-00004	10000	3390	1820	2860	3020	6750	1.0

Table 2: Weight & EPA

XX221  
8-514  
12000  
91414-1  
88155  
88157  
OC-22  
OC-20  
HK-5  
GT-8

Single Sector, 12.6° Face, 0.2775" Face Pitch, (4) 0.2775" x 120° Pitch 1000 1 1 4 6 4 2 2 2 1 1

OUNT CLASSIFICATION INFORMATION:  
STANDARDS: TA-22H, 10A-503-A  
MAX. STRUCTURE HEIGHT: 40'01"  
STRUCTURE CLASS I OR II  
TOPOGRAPHIC CATEGORY: 1  
DESIGN WIND PRESSURE: 15psf  
DESIGN WIND SPEED: 110mph  
DESIGN ICE THICKNESS (PACIFIC): 2.8"

Table 4: Approved Mount Classifications

Part Number	Approved Mount Classification		
	6in	6in	12in
PW-SFA-05712-7404	5116076174401-01[5116076174401-46] N111061712001-41121	5116076174401-01[5116076174401-46] N111061712001-41121	5116076174401-01[5116076174401-46] N111061712001-41121

E// / MODERNIZATION  
10140550  
  
**MAHKONCE**  
40921 ST HWY 113  
WAUBUN, MN 56589

PERFECT VISION - PV-SFR-GT12-25-AP4 MOUNT DETAILS

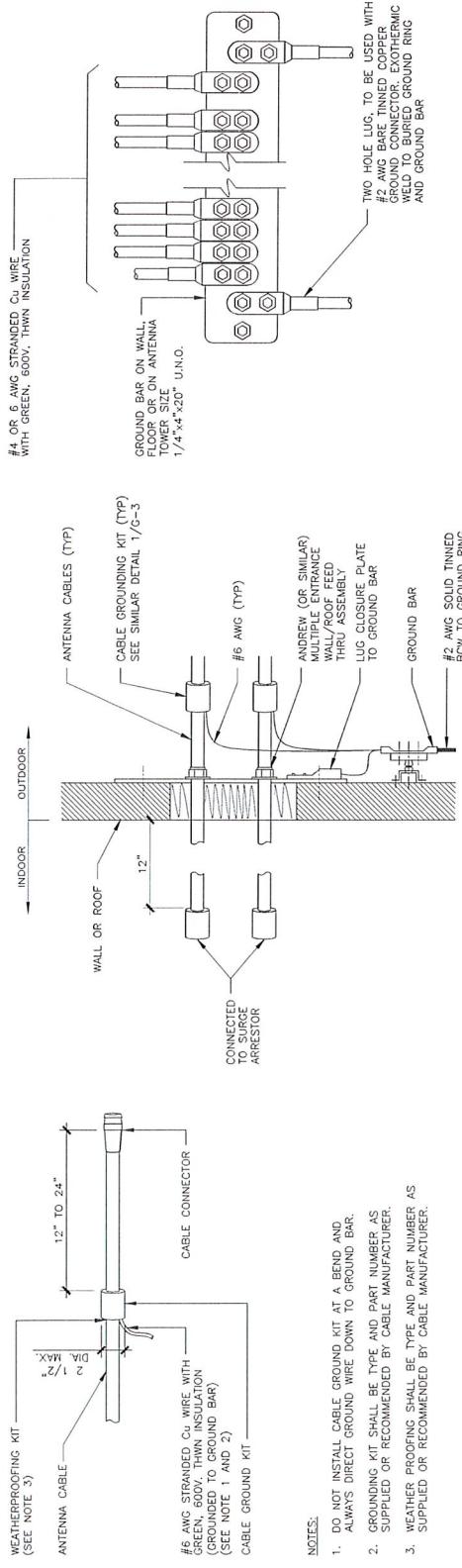
SCALE: N.T.S.

REVISION: 1  
SHEET NUMBER: C-62

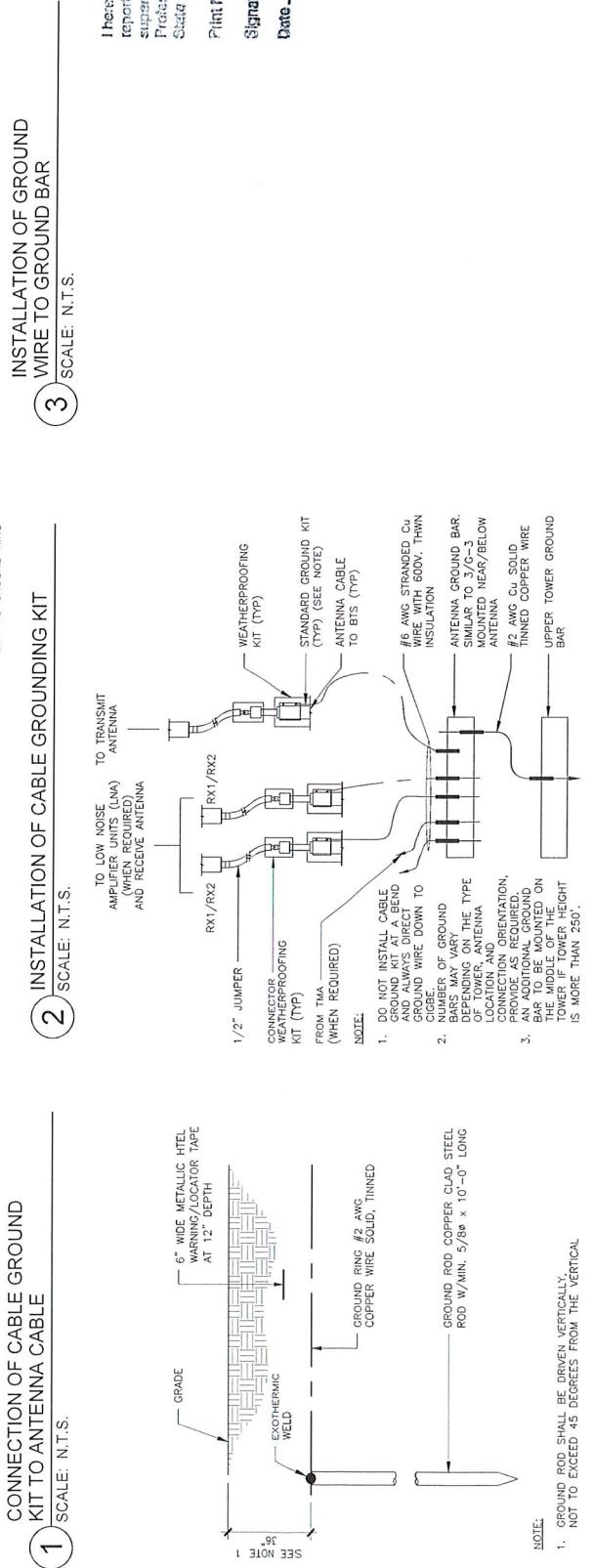


**MASTec**  
Network Solutions  
2300 MALLAND CENTER PAVN SUITE 300  
MATTLAND, FL 32751  
(866) 545-1172

A&E  
PROJECT NO.: 25-00429-2  
CHECKED BY: ANP  
ISSUED FOR: 10/7/26



**1** CONNECTION OF CABLE GROUND KIT TO ANTENNA CABLE  
SCALE: N.T.S.



**4** GROUND ROD DETAIL  
SCALE: N.T.S.

**5** CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)  
SCALE: N.T.S.



I hereby declare that this plan, specification, or report was prepared by me or under my direction, supervision, or control, and is duly licensed Professional Engineer under the laws of the State of North Carolina.

Print Name: CHASE TUTTLE  
Signature: CHASE TUTTLE  
Date: 10/7/26 License # 42966

E// MODERNIZATION  
10/14/05/50  
MAHRTONE  
40921 ST HWY 113  
WAUBUN, MN 56589

SHEET NUMBER: **G-1** REVISION: **1**



### LETTER OF AUTHORIZATION FOR PERMITTING

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC d/b/a & AT&T  
@ ATC Site Name: Waubun MN ATC Site #: 416413 Project # 15281999  
Site Address: 39917-39999 Utopia Bay Ln Minnesota, Minnesota 56589-9392  
Site Coordinates: 47.15082065, -95.53239757  
Site Acquisition Vendor (Applicant Representative): FULLERTON ENGINEERING CONSULTANTS

I, Regan Buckley, Vice President, Property Management for American Tower\*, owner/operator of the tower facility located at the address identified above (the "Tower Facility"), do hereby authorize AT&T, FULLERTON ENGINEERING CONSULTANTS and their successor(s), assign(s), and/or agent(s), (collectively, the "Licensee") to act as American Tower's non-exclusive agent for the sole purpose of filing and consummating any land-use, building, or electrical permit application(s) as may be required by the applicable permitting authorities for NEW CINGULAR WIRELESS PCS, LLC d/b/a & AT&T's telecommunications' installation on the Tower Facility.

I understand that these applications may be approved with conditions. The above authorization is limited to the acceptance by Licensee only of conditions related to Licensee's installation and any such conditions of approval or modifications will be Licensee's sole responsibility.

Signature:

Print Name: Regan Buckley  
Vice President, Property Management  
American Tower\*

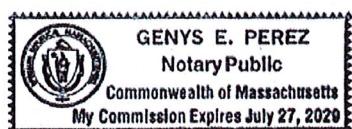
### NOTARY BLOCK

Commonwealth of MASSACHUSETTS  
County of Middlesex

This instrument was acknowledged before me by Regan Buckley, Vice President, Property Management for American Tower\*, personally known to me (or proved to me based on satisfactory evidence of identification) to be the person whose name is signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose.

WITNESS my hand and official seal, this 26<sup>th</sup> day of June 2025

Notary Seal



Notary Public   
Genys E. Perez  
My Commission Expires: July 27, 2029

\* American Tower is defined as American Tower Corporation and any of its affiliates or subsidiaries.



Becker County

Date: 2/1/2026

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

1:9,028

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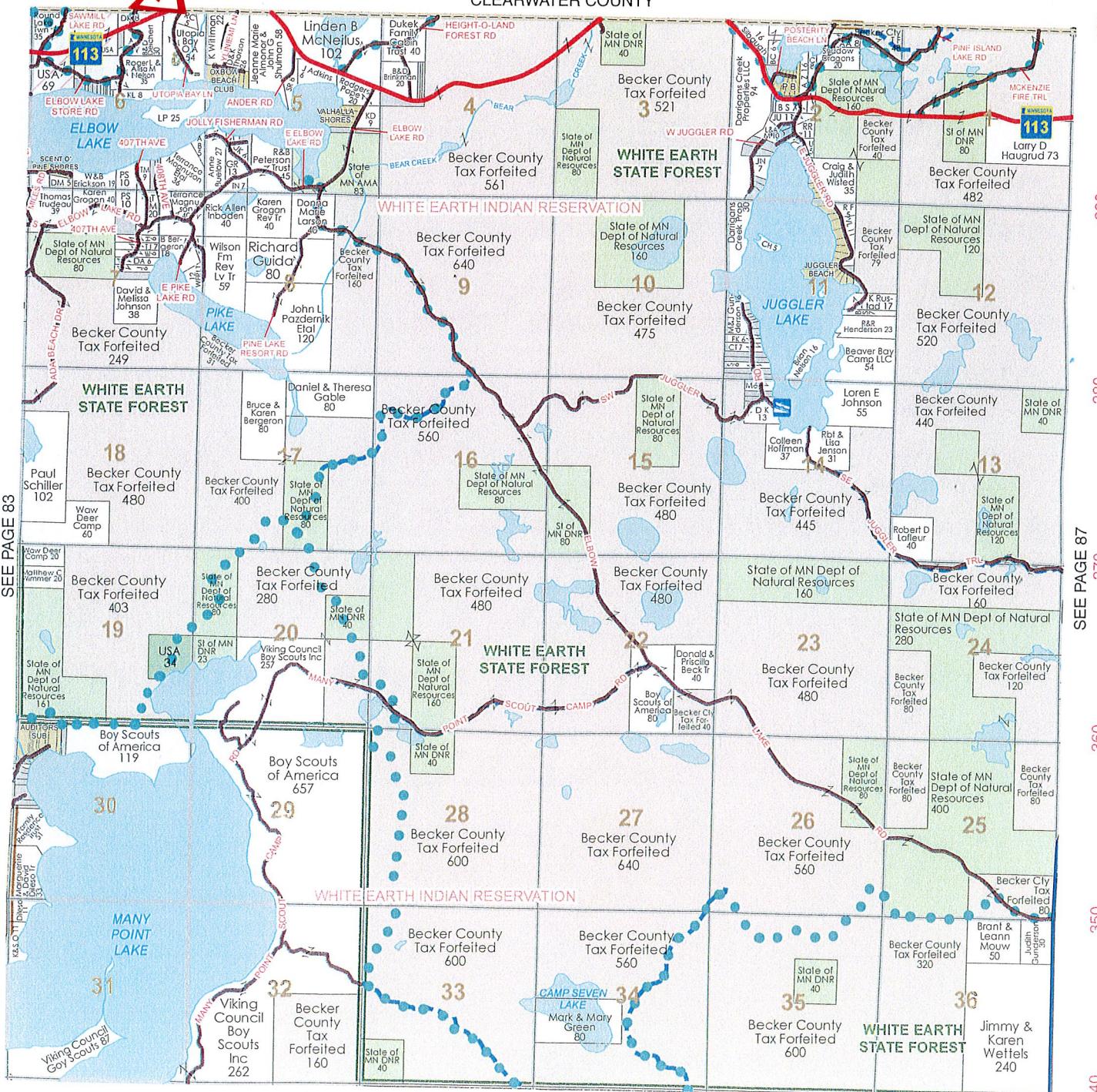
## Round Lake (N)

## Township 142N - Range 38W

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**Subject**

## CLEARWATER COUNTY



SEE PAGE 83

SEE PAGE 87

400

410

420

60

440

450

460

85



# 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\*\*

February 25<sup>th</sup>, 2026 @ 6:00 P.M.

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

APPLICANT: Andrew Huttner  
5835 Emerson Ave N  
Brooklyn Center, MN 55430

Project Location: 11508 515<sup>th</sup> Ave  
Menahga, MN 56464

#### APPLICATION AND DESCRIPTION OF PROJECT:

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

LEGAL LAND DESCRIPTION: Tax ID Number: **31.0153.002** Section 26 Township 138 Range 037; S 330' OF E 660' OF SE1/4 OF NW1/4; Spruce 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/](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 # CUP2026-154

### Property and Owner Review

Owner: Andrew Huttner	Parcel Number(s): 310153002
Mailing Address: 5835 Emerson Ave N Brooklyn Center, MN 55430	Site Address:
	Township-S/T/R: SPRUCE GROVE-26/138/037
	Shoreland? <b>No</b> Name:

Legal Descr: **S 330' OF E 660' OF SE1/4 OF NW1/4**

### Conditional Use Details Review

Description of Conditional Use Request: **We intend to use the property for Cannabis cultivation. We are currently in the process of obtaining this license from the Mn Office of Cannabis Mgmt.**

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.*  
**The cultivation area will be enclosed with a 6-foot tall OCM approved commercial grade chain link fence that has barbwire along the top privacy is accomplished with the tarping along the fence. There will be security cameras with lights along the top of the fence. These will utilize motion sensors. The lights will be positioned as to not cause light pollution to the neighboring properties. Any alarms can be disarmed remotely as per OCM requirements. The security cameras will also be equipped with two-way audio, to assist in deterring intruders. The cameras are state of the art and will be setup to monitor certain areas. The cameras will only alert when a person is detected. This will be monitored by employees per OCM requirements. The proper distance of 100 feet from all property lines will be maintained. The dense wooded area of the property will assist in providing odor control.**

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.*  
**Because this is a cultivation only site, it will not add noise above the allowed local ordinance levels. There will be minimal traffic as only employees will regularly use the area. The fencing, security measures and waste will follow local regulations.**

3. *Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*  
**Electricity will come from the current service already present on the property. Additional electrical will be added per local code by a licensed electrician. Water for the cultivation will be supplied by the well currently on the property. Drainage will not be needed as the plants will be in ground. Access will be provided by the driveway currently on the property. No additional access will be needed. Potable water will be provided by the well currently on the property. An outhouse is in use and a handwashing station will be onsite.**

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 current driveway provides ample space for the number of employees, limited visitors and any deliveries. No additional space is needed. Off-street parking and a dedicated loading zone will not be needed.**

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.*  
**Cultivation will be located amongst the dense wooded area in a manner that will create a natural windbreak. This along with how outdoor cultivation allows for any odors to dissipate will keep orders to a minimum making sure this will not be a nuisance to the neighboring properties. There will be no fumes present. Dust will be no more than an average garden. Noise will be at a level lower than what is allowed per local ordinances. There will be no vibrations from the cultivation. No lighted signs will be used. Security lighting will be controlled by motion sensors and positioned to ensure that it does not create a nuisance to neighboring properties.**

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 accommodated.

## Business Plan Review

Name of Business: **The Grass Company**

Business Owners: **Andrew Huttner(67%) & Krishna Miranda (33%)**

Business Type: **Other - Please describe below** If 'Other', explain: **Outdoor commercial cannabis cultivation**

Type of Merchandise: **Cannabis Flower**

Type of Service: **N/A**

Hours and Days of Operation: **Work will be performed daily throughout the season and will be at a minimum once the sun sets. Harvest begins in the fall, at that time work hours may be extended. Harvest can last for several weeks. The cultivation area will not be open to the general public, and there are no set business hours.**

Number of Employees: **We have 2 business owners currently. During Spring time and harvest time we may seek additional help as needed. Any additional help would be on a limited time(as needed) basis, with a maximum of 5 total employees.**

Off-Street Parking Plan: **N/A as we have plenty of parking for our needs**

Size of structure to be used for Business: **Outdoor cultivation area will be half an acre. Storage will be in a structure of a yet to be determined structure, and will be a new structure or a prefab. This structure will follow all required building codes.**

New or Existing: **New Structure**

Signage Plan: **Signage will be limited to display information about the security cameras, that unauthorized access is prohibited, and persons must be of age 21 and over to be admitted. Along with any additionally required signage.**

Exterior Lighting Plan: **Solar powered security lights that can be remotely controlled with motion sensors will be used. They will be positioned to not disturb the neighboring properties.**

Known Environmental Hazards: **We will be an organically grown cultivator. Any additives used will be non-chemical based, and a list of these can be provided upon request. We are planning on bringing in soil specifically enriched with nutrients. We can provide the specifics of the soil prior to purchasing it IF needed or required.**

Additional Business Plan Information: **We simply want to grow, harvest and sell cannabis to dispensaries in the State of Minnesota.**

**Any additionally required documentation will be provided upon request**

515TH AVE

this setback is 100'

outhouse

fenced in area to be used for plant canopy

cabin

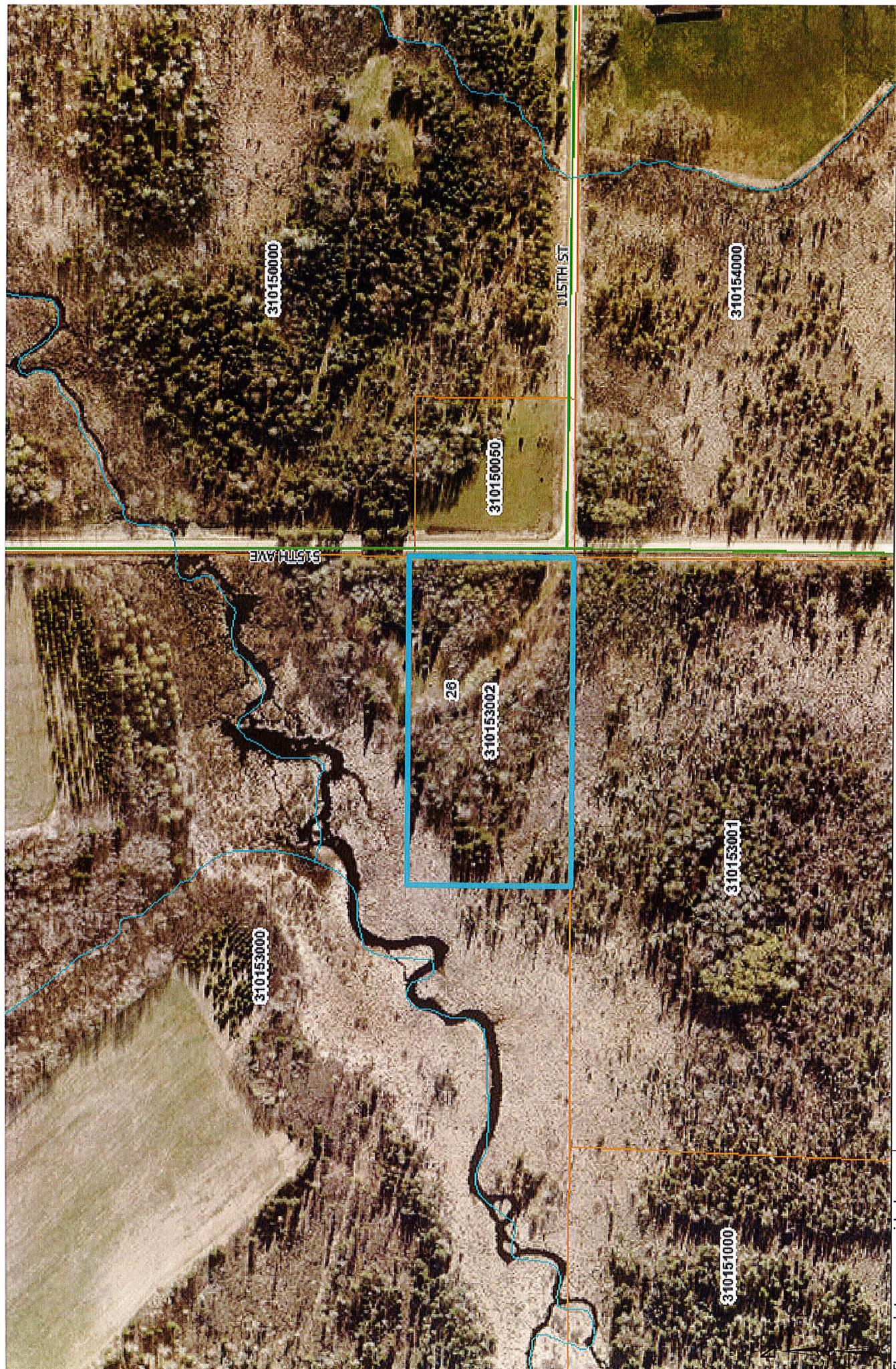
secure

300153002

future site of proposed building

this setback is 100'

parking is more than ample for C  
this setback is 100' + needs



Becker County

Date: 2/3/2026

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

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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.

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- Community Development

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[www.VisitDetroitLakes.com](http://www.VisitDetroitLakes.com)

**FOR MORE INFORMATION**

**218-847-9202**

700 Summit Ave.

Detroit Lakes, MN 56501



## Spruce Grove

## Township 138N - Range 37W

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