



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****

April 29th, 2026 @ 6:00 P.M.

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

APPLICANT: John Berry & Jenna Berry
53819 Co Hwy 26
Osage, MN 56570

Project Location: 53819 Co Hwy 26
Osage, MN 56570

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a transportation business to include temporary storage of homes and structures.

LEGAL LAND DESCRIPTION: Tax ID Number: **21.0152.001** Section 20 Township 140 Range 036; 20-140-36 PT NW1/4; COMM NE COR NW1/4, W 2637.71', S 1308.7' TO POB; E 1586.38', N 1311.89', W 1554.29', S 1308.7' TO POB.; Osage 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 # CUP2026-157

Property and Owner Review

Owner: John Berry & Jenna Berry	Parcel Number(s): 210152001
Mailing Address: 53819 Co Hwy 26 Osage, MN 56570	Site Address: 53819 Co Hwy 26 Osage, MN 56570
	Township-S/T/R: OSAGE-20/140/036
	Shoreland? Yes Name: Straight (Osage) [RD]

Legal Descr: **20-140-36 PT NW1/4: COMM NE COR NW1/4, W 2637.71', S 1308.7' TO POB; E 1586.38', N 1311.89', W 1554.29', S 1308.7' TO POB.**

Conditional Use Details Review

Description of Conditional Use Request: **To operate a transportation business to include temporary storage of homes and structures.**

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. **There are trees surrounding the whole property. Any structures stored on the property are not visible to neighbors or from the road.**

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.

Most of the surrounding properties are used for farming. This will not hinder that.

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

Driveway maintained to accommodate heavier loads.

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.

This is a large property with lots of space for parking. The public cannot not come and view any structures without an appointment.

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 additional lighting will be necessary for storage.

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

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

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

NA

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

NA

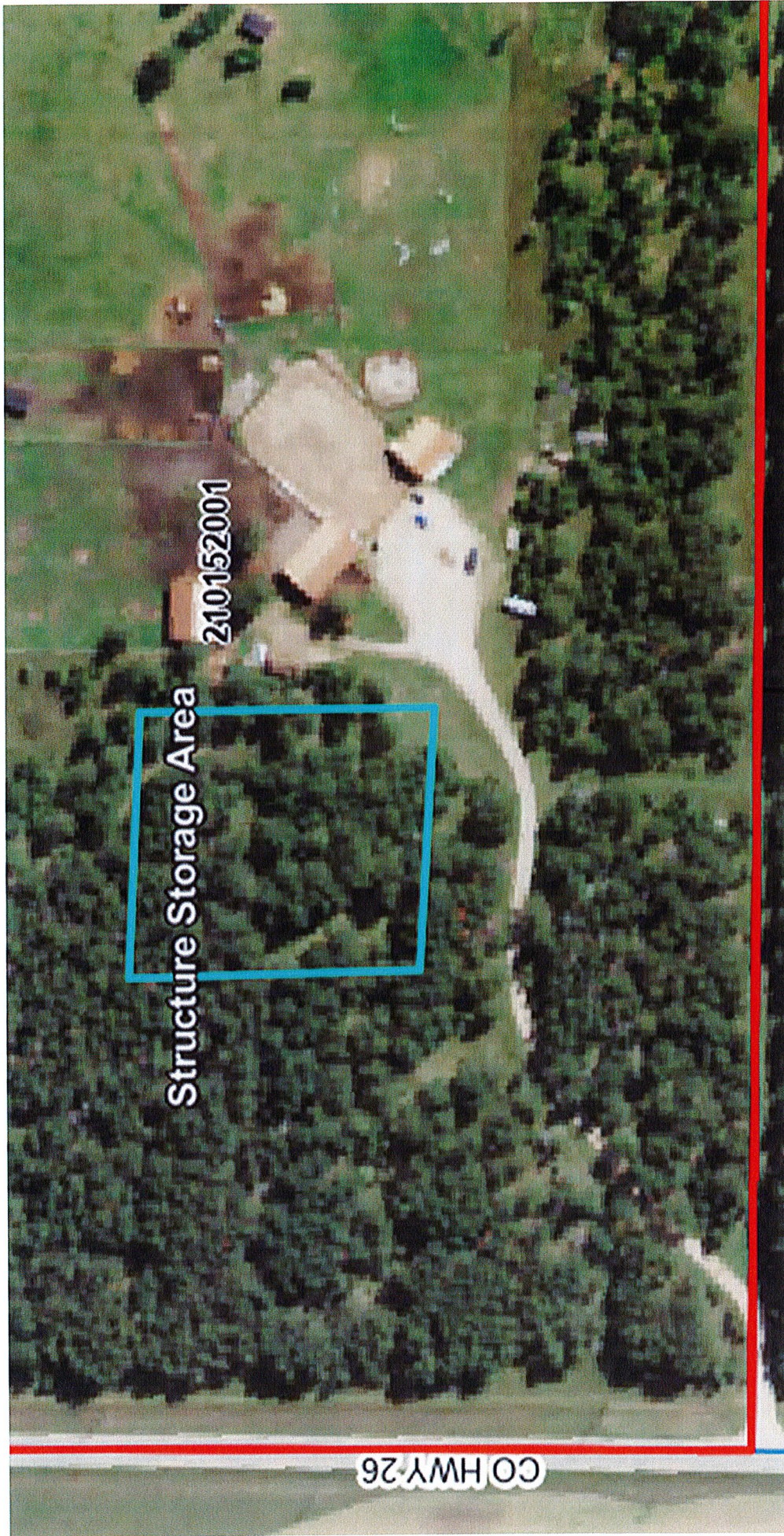
Business Plan Review

Name of Business: **JB Transportation**

Business Owners: **John and Jenna Berry**

Business Type: **Other - Please describe below** If 'Other', explain: **Sales and Service**

Type of Merchandise: Structure transportation and dealership
Type of Service: Structure transportation and dealership
Hours and Days of Operation: Monday through Friday 8-5
Number of Employees: 0
Off-Street Parking Plan:
Size of structure to be used for Business: New or Existing:
Signage Plan: Only what is allowed per ordinance
Exterior Lighting Plan: No additional lighting is necessary.
Known Environmental Hazards: None
Additional Business Plan Information:

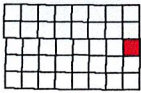




Becker County

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1:4,514
 Date: 4/2/2026
 This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

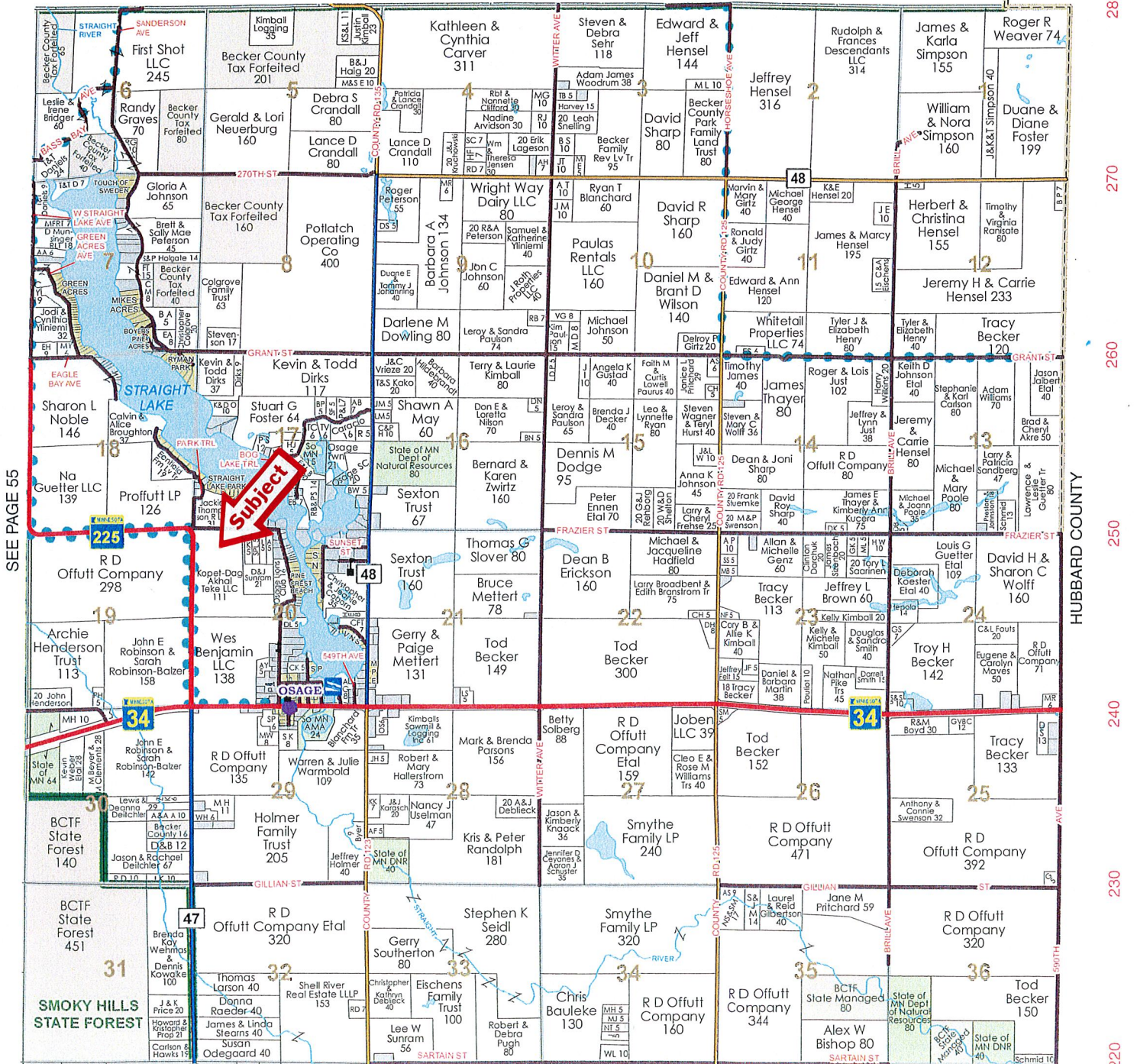


Osage

Township 140N - Range 36W

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