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**
May 10th, 2022 @ 6:00 P.M.
**3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE**

APPLICANT: Gerald Wettels
29288 Co Hwy 37
Ponsford, MN 56575

Project Location: TBD Co Hwy 35
Ponsford, MN 56575

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Conditional Use Permit for mining operations.

LEGAL LAND DESCRIPTION: Tax ID number: 25.0106.000 Section 34 Township 141 Range 038; S1/2 OF NE1/4; 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.hultin@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

### Property and Owner Review

<table>
<thead>
<tr>
<th>Owner:</th>
<th>GERALD WETTLES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Number(s):</td>
<td>250106000</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>GERALD WETTLES</td>
</tr>
<tr>
<td>Site Address:</td>
<td>TBD CO HWY 35 PONSFORD, MN 56575</td>
</tr>
<tr>
<td>29288 CO HWY 37</td>
<td>Township-S/T/R: ROUND LAKE-34/141/038</td>
</tr>
<tr>
<td>PONSFORD MN 56575</td>
<td>Shoreland? No Name:</td>
</tr>
<tr>
<td>Legal Descr: S1/2 OF NE1/4</td>
<td></td>
</tr>
</tbody>
</table>

### Conditional Use Details Review

Description of Conditional Use Request: Wm. D. Scepaniak, Inc. would like to permit a gravel pit that would allow us to crush and wash materials for commercial sales.

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. This property is well insulated from residential and commercial business.

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.

There is an existing pit in this section that has been used many times for county projects. We want this permit so there is no gray area on sales outside of the count.

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. There is already an established access to the county highway.

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.

**We will be building a stockpile lay down area. This will provide 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.

**Water will be drawn from either a well or a man made pond system. We will use this water source to suppress dust.**

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.

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### Business Plan Review

<table>
<thead>
<tr>
<th>Name of Business:</th>
<th>WM. D. Scepaniak Inc</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Owners:</td>
<td>WM. D. Scepaniak Inc</td>
</tr>
<tr>
<td>Business Type:</td>
<td>Retail Sales</td>
</tr>
<tr>
<td>If 'Other', explain:</td>
<td></td>
</tr>
<tr>
<td>Type of Merchandise:</td>
<td>Aggregates</td>
</tr>
<tr>
<td>Type of Service:</td>
<td>Aggregates Sales</td>
</tr>
<tr>
<td>Hours and Days of Operation:</td>
<td>24 hours a day Monday through Saturday no Sundays</td>
</tr>
<tr>
<td>Number of Employees:</td>
<td>5 employees on-site</td>
</tr>
<tr>
<td>Off-Street Parking Plan: <strong>30 acres will be cleaned off creating parking for employees.</strong></td>
<td></td>
</tr>
<tr>
<td>Size of structure to be used for Business: <strong>30 acre gravel pit</strong></td>
<td></td>
</tr>
<tr>
<td>New or Existing:</td>
<td></td>
</tr>
<tr>
<td>Signage Plan: <strong>Gates will be in place</strong></td>
<td></td>
</tr>
<tr>
<td>Exterior Lighting Plan: <strong>Lights will be on portable plant while operating.</strong></td>
<td></td>
</tr>
<tr>
<td>Known Environmental Hazards: <strong>none</strong></td>
<td></td>
</tr>
<tr>
<td>Additional Business Plan Information: <strong>We want to create quality aggregates suitable for asphalt and concrete. We would like to be able to crush and wash aggregates.</strong></td>
<td></td>
</tr>
</tbody>
</table>
# Field Review Form

## Property and Owner
- **Parcel Number:** 250106000  
- **Owner:** GERALD WETTELS  
- **Site Address:**  
- **Township-S/T/R:** ROUND LAKE-34/141/038

## Project Details
- **Project Start & End Date:** 6/1/2022-12/31/2030  
- **Distance from OHW:** N/A  
- **Proj 1 Type:** Other (Please explain next)  
- **Proj 1 Purpose:** Clear Land  
- **Proj 1 Type Descr:** Gravel Pit  
- **Proj 1 Purpose Descr:** Land has been clear cut by owner already, we will need to remove stumps.

**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:** 700 x 700 x 30  
- **Area to be Filled/Leveled:** 20  
- **Total Cubic Yards of Earthmoving:** 400,000  
- **Fill Type/Material:** n/a  
- **Project Summary and/or Additional Projects & Information:**
- **Erosion Control Method (1):** Seed & Mulch  
- **Erosion Control Method (2):** Other (Please specify next)  

**Additional Erosion Control Information:**

**Inspector Notes (Earthmoving and Erosion Control):**
Operation Plan for Aggregate Mining
Tax Parcel – 25.0106.000

1. **Name of Applicant:**  Wm. D. Scepaniak, Inc.
2. **Street Address:**  P.O. Box 299 Holdingford, MN 56340
   **Phone Number:**  320-250-2133

3. **Landowner:**  Gerald Wettels

4. **Legal Description:**  S ¼ of NE ¼ Section 34, Township 34, Range 038

Mining plan. A mining plan containing the following information:

(1) **Map.** A general map of the area defining: See Attached.
(2) **Property boundaries;** See attachment for map defining property boundaries.
(3) **Location and names of all streams and roads on or within three hundred feet (300’) of the project site;** The site is accessed county road 35. There are no identified wetlands, or lakes.
(4) **Location of structures on or adjacent to the site, identifying the purpose of each structure;** Structures on the property and adjacent to the property are used either for residential purposes or agricultural purposes.
(5) **Boundaries of previous excavations on the property;** There are no known previous excavation boundaries on the site.
(6) **Location and description of proposed mining site boundary stakes with the permanent reference point described.** See attached boundary point map.

1. **Attachments:**  See attachment for map defining property boundaries, phase locations, mine boundaries and estimated volume of materials.

2. **Current land use:**  Agricultural

3. **Current Zone:**  Agricultural

4. **Material to be Excavated:**  Sand, gravel and rocks.

5. **Estimated Groundwater Depth:**  Observed 35’.
6. **Timetable for commencement and cessation of mining operations:** June 2022.
   
   **Months of Operation:** Thaw-freeze.
   **Days:** Mon- Sat.
   **Hours:** 24 hours a day for crushing, and 6am-8pm for sales.

7. **Topsoil Management:** Top soil will be stripped and stockpiled for future reclamation and used for erosion control.

8. **Primary Method of Mining:** Wheel loaders, excavator and dozer. There will also be a screen plant, wash plant, crusher and stacker.

9. **Screening necessary:** The site should not need additional screening due to the distance off the public roadway and adjacent residences.

10. **Noise Control:** The noise generated by the operation will be screened by keeping the equipment in the mining cut and the distance to the roadway, our crusher and screen plant are mobile units designed to operate in urban areas and produce relatively low noise.

11. **Dust Control:** Dust will be controlled by applying water when needed.

12. **Pollution control:** There will be no storage of tanks or chemicals on the site. All equipment will be monitored frequently to ensure it is operating properly.

13. **Erosion Control:** Erosion will be confined to the area of the proposed pit. Topsoil from the area will be used a flat top berm.

14. **Site plan and staging plan.**
   1. Site plan drawing and description of the sequential stages of the mining activity. See attached map.
   2. No mining refuse dumps, will be on site. Equipment utilized for crushing and screening will be located in the best placement of each phase to minimize noise.
   3. Estimated total volume of materials to be extracted by phase. 540,000 ton.
15. **Post Mining Reclamation Plan:** When mining is complete pit banks will be sloped and topsoil will be placed back and reseeded as phases are completed.

16. **Access to Pit Area/Haul Route:** We will access the county road 35 from the existing field entrance.

20. **Extractive use standards.**

1. **Shoreland areas.** Processing machinery in shoreland shall be located consistent with all setback standards for structures from ordinary high water levels of public waters and from bluffs. Setbacks should not be needed on this property.

2. **Metals and peat.** Mining of metallic minerals and peat shall meet the provisions of Minnesota Statutes, Sections 93.44 to 93.51. N/A
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), Gerald Wettels hereby authorize Chuck Andrews 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: Gravel Pit Permit

☐ variance application:

☐ other:

on my (our) property located at:
Tax Parcel Number(s): 2501060000 Physical Site Address: Yimm E 61st 37 D 35 15

Legal Description: S IV of NE 1/4

Section: 34 Township: 141 Range: 38 Lot: _____ Block: _____ Plat Name: ________________________________

Agent Contact Information

Agent address: P.O. Box 299 Holdisco MN 56340

Agent phone #: 320-746-3334 Agent fax #: 320-746-2294

Agent email address: candrews@wdscepanian.com.

Gerald Wettels Property Owner(s) Signature(s) 03-28-2022 Date

State of Minnesota
County of Becker

On this 28 day of March 2022 before me personally appeared Gerald Wettels

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.

(Notary Stamp)

Laurel Marie Catton Notary Public

Office Use Only:
Date received: 
Expiration Date: ________________________________
Dear Commissioner,

Please see the attached comments of concern about the proposed land use and zoning proposal for Wettels' Tax ID number: 25.0106.000 being presented in the hearing today. I urge you to reconsider the project for further environmental review before approving this mining operation by Green Water Lake.

Miigwech,
Winona LaDuke
Re: Threat to Green Water Lake

nicole.hultin@co.becker.mn.us

April 11, 2022

Dear Nicole Hultin,

I am writing to you with concern about the Green Water Lake Natural Area located on the eastern side of the Tamarac National Wildlife Refuge. There’s a proposal for aggregate mining operations by Gerald Wettels, who intends to expand his already operating mining operations to an area very close to Green Water Lake. That should not be allowed for a protected Lake. This proposal will damage the Green Water Lake Watershed and should require a full environmental review. I am asking you to review the impacts of such a proposal on the Lake and the scientific area.

The Green Water Lake Natural Area is a 326-hectare (805-acre) unit in central Becker County, adjoining the Refuge and within the White Earth reservation. This is a unique lake that is protected and provides an essential part of our ecosystem for all animals and water quality. Referenced to as the Pine Moraine Landscape Region (Fig. 1 Green Water Lake), the area is predominantly a second-growth mixed hardwood and coniferous forest. The lake occupies a narrow, deep trough that probably formed as a drainage way for glacial meltwater. Most of the nearshore area is underlain by calcium carbonate deposits; peat accumulations above these deposits support a sedge mat which is most extensive at the lake’s northwestern end.

The request is by Wettels who would support the permit of Wm Scepaniak Inc, to create a gravel pit and crush and wash materials for commercial sales. Wettels has already cleared most of the site, which also has impacts on the watershed, as the forest provided some benefit to the ecosystem. This proposal would create a thirty-acre gravel site and a parking lot and proposes either a well or holding ponds for dust suppression.

This lake is pristine, and a natural area. This project should require an environmental assessment in the minimum, and possibly an environmental impact statement to protect the White Earth and federally protected resources. We would request this now.

Miigwech,

[Signature]
Becker County Commissioners  
April 14, 2022

Regarding Greenwater Lake:

I am writing to you with concern about the Green Water Lake Natural Area located on the eastern side of the Tamarac National Wildlife Refuge. There's a proposal for aggregate mining operations by Gerald Wettels, who intends to expand his already operating mining operations (known locally as the Ponsford Pyramids) to an area very close to Green Water Lake. That should not be allowed for a protected Lake. This proposal will damage the Green Water Lake Watershed and should require a full environmental review. I am asking you to review the impacts of such a proposal on the Lake and the scientific area. The Becker County Land commissioners are reviewing the proposal on May 12, and we will need to express our concerns quickly.

This is also a place of cultural significance, noting the depth of the water and the many stories of underground tunnels between this lake and other lakes and of sacred beings in the lake. Our tribe needs to protect this lake from the gravel pit.

The Green Water Lake Natural Area is a 326-hectare (805-acre) unit in central Becker County, adjoining the Refuge and within the White Earth reservation. This is a unique lake which is protected, and provides an essential part of our ecosystem for all animals and water quality. Referred to as the Pine Moraine Landscape Region (Fig. 1), the area is predominantly a second-growth mixed hardwood and coniferous forest. The lake occupies a narrow, deep trough that probably formed as a drainage way for glacial meltwater. Most of the nearshore area is underlain by calcium carbonate deposits; peat accumulations above these deposits support a sedge mat which is most extensive at the lake's northwestern end.

The request is by Wettels who would support the permit of Wm Scepaniak Inc, to create a gravel pit and crush and wash materials for commercial sales. Wettels has already cleared most of the site, which also has impacts on the watershed, as the forest provided some benefit to the ecosystem. This proposal would create a thirty acre gravel pit and a parking lot, and also proposes either a well or holding ponds for dust suppression.

This lake is pristine, and a natural area. This project should require an environmental assessment in the minimum, and possibly an environmental impact statement to protect the White Earth and federally protected resources. Wettels and his colleagues should put a gravel pit somewhere else.

We need to request a full environmental review.

Miigwech

Winona LaDuke
April 11, 2022
Becker County
Planning and Zoning Department
915 Lake Avenue
Detroit Lakes, MN 56501

RE: Gerald Wettels permit request

To Whom This May Concern:

Because of negative impacts to the environment, increased risk to the safety of our tribal membership, and potential destruction of cultural resources, the White Earth Band of Ojibwe asks that the Becker County Planning and Zoning Department deny the conditional use permit request submitted by Gerald Wettels for a proposed mining operation.

Water Resources Impacts
Main concerns are the proximity of the proposed project to Green Water Lake and White Earth’s fish hatchery located on nearby Ice Cracking Lake.

- Green Water Lake is designated as a Scientific and Natural Area (SNA). This lake carries a 2B use classification and has no development. It has tremendous water clarity and quality and is held in high regard by White Earth. This project would negatively impact this designated SNA.
- The proposed project falls within the Ottertail Watershed and has the potential to impact surface and groundwaters within the area. This includes negative impacts to the aquifer our fish hatchery draws from for our fish rearing operations.

White Earth is aware of the existing impacted area located to the east of this site. However, the program feels additional impacts will amplify harmful effects to the surface waters and aquifer in the area.

Environmental impacts of aggregate extraction specifically to land:

- Once an aggregate extraction has occurred there is no possibility for restoration to its original state.
- The occurrence of open dumps within scarred lands is more prevalent than non-impacted lands
- A description to the long-term plans for the specific area of impact should be address in detail. (Example - what will the property look like in 20 years?)

Human Health
It is our duty to protect the health, safety, and welfare of our tribal members. County Highway 35 is a main thoroughfare used by our tribal membership to access services including health care, social services, and schooling. It is also used to access areas in which our members regularly exercise protected treaty rights.

- This facility proposes to operate 24 hours per day, 6 days per week, for approximately 6 months out of the year. Increased traffic, noise & dust need to be evaluated.
- Human health impacts have not been adequately addressed.
- Environmental Justice needs to be considered.
Because of the reasons stated above and other impacts (i.e. destruction of cultural resources, impacts to air quality, increased pressure on wildlife, etc.) that need to be addressed, White Earth objects to this project moving forward. The permit application is extremely lacking in detail on the multiple negative effects this project will cause. At the very least, a full environmental assessment including cumulative impacts must be performed prior to consideration of this project.

Thank you for your attention to this matter.

Sincerely,

[Signature]

Michael Fairbanks, Chairman
White Earth Reservation Business Committee
White Earth Band of Ojibwe
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**
May 10th, 2022 @ 6:00 P.M.
**3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE**

APPLICANT: Michael Hjeldness &
Dana Hjeldness
1282 8th Ave NE
Thompson, ND 58278

Project Location: 27300 125th St
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Conditional Use Permit for Storage units.

LEGAL LAND DESCRIPTION: Tax ID number: 19.0748.000 Section 23 Township 138 Range 041; ABBEY LAKE
ESTATES Lot 020 Block 002.; 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.hultin@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

### Property and Owner Review

<table>
<thead>
<tr>
<th>Owner: MICHAEL HJELDNESS</th>
<th>Parcel Number(s): 190748000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address: MICHAEL HJELDNESS</td>
<td>Site Address: 27300 125TH ST</td>
</tr>
<tr>
<td>1282 8TH AVE NE THOMPSON ND 58278</td>
<td>Township-S/T/R: LAKE VIEW-23/138/041</td>
</tr>
<tr>
<td>Legal Descr: Lot 020 Block 002 of ABBEY LAKE ESTATES</td>
<td>Shoreland? No Name:</td>
</tr>
</tbody>
</table>

### Conditional Use Details Review

**Description of Conditional Use Request:** New storage container units for lease

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.**

2. **New units**
   - 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.

3. **It adds options for community for storage units on south side of Detroit Lakes**

4. **Have already spoken with Pelican Watershed in regards to what is needed for drainage and it is minimal**

5. **Location will have green space in all open areas**

6. **Trees have been added to property to conceal units in future**

**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:** Abbey Lake Storage LLP

**Business Owners:** Michael Hjeldness and Dana Hjeldness

**Business Type:** Service

**Type of Merchandise:** New Storage Units for Lease

**Type of Service:** Rental and Sales of one time use storage containers

**Hours and Days of Operation:** Self access storage containers

**Number of Employees:** 1

**Off-Street Parking Plan:** Non needed

**Size of structure to be used for Business:** 10' by 20' and 10' by 40' new storage containers

**New or Existing:** New Structure
<table>
<thead>
<tr>
<th>Signage Plan:</th>
<th>4' by 8' sign off of road on corner of property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Lighting Plan:</td>
<td>Yard light is already in place and low lighting will be added for containers</td>
</tr>
<tr>
<td>Known Environmental Hazards:</td>
<td>No</td>
</tr>
<tr>
<td>Additional Business Plan Information:</td>
<td>Call if need</td>
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NOTICE OF PUBLIC HEARING
**HEARING DATE AND LOCATION**
May 10th, 2022 @ 6:00 P.M.
**3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE**

APPLICANT: Dunnigan Homes Chapel LLC
16519 Bird Dog Rd
Audubon, MN 56511

Project Location: 22700 175th St
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Conditional Use Permit to operate an event space.

LEGAL LAND DESCRIPTION: Tax ID number: 02.0171.002 Section 25 Township 139 Range 042; PT SE1/4
NE1/4 & PT SW1/4 OF NE1/4: COMM E QTR COR SEC 25 TH E 1187.24' TO POB; CONT W 471.65' AL S LN,
TH NLY 231.91 NW 52.31', SELY 415.91', TH S 211.56' TO CTR LN 175 ST & POB; Audubon Township

REFER TO BECKER COUNTY ZONING ORDINANCE

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<tr>
<td><strong>Owner:</strong> DUNNIGAN HOMES CHAPEL LLC</td>
</tr>
<tr>
<td><strong>Mailing Address:</strong> DUNNIGAN HOMES CHAPEL LLC 16519 BIRD DOG RD AUDUBON MN 56511</td>
</tr>
<tr>
<td><strong>Legal Descr:</strong> PT SE1/4 NE1/4 &amp; PT SW1/4 OF NE1/4: COMM E QTR COR SEC 25 TH E 1187.24' TO POB; CONT W 471.65' AL S LN, TH NLY 231.91 NW 52.31', SELY 415.91', TH S 211.56' TO CTR LN 175 ST &amp; POB</td>
</tr>
<tr>
<td><strong>Shoreland? No Name:</strong></td>
</tr>
</tbody>
</table>

**Conditional Use Details Review**

**Description of Conditional Use Request:** We would like to open the Chapel on the Hill to the public for small events and family gatherings. Examples include craft shows, family reunions, free kid’s movie night in the parking lot, baby showers, small corporate meetings, continuing education classes, 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.**

   The Chapel on the Hill is a beloved structure by many people in the area, including ourselves. The Chapel was always a place for people to gather but without A/C, heat or insulation it wasn’t getting much use. When we purchased it, it was in a state of disrepair. We hope that by saving the structure and putting over $250K of improvements into it that it will not only increase property values of those surrounding us today but also in the future. We hope to sell it as a 3 bed, 2.5 bath ~3,000 sq ft residential home in the future. In addition, it did tend to draw riff-raff in the form of vandalism and trespassing, reported by the neighbors. By having people utilize the space we’re hoping to see those issues greatly diminish/ disappear. The Chapel is set up high and away from other properties in the immediate vicinity. Vast majority of activity will be within the walls of the Chapel and quiet hours will be set starting at 10:00pm (unless an additional permit is obtained).

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 CUP will not impede the orderly development of the surrounding vacant property. Agriculture to the east, gravel (mining?) to the west and south, golf course and new builds to the north and residential and business between. We’re happy to have it all!

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

   The Chapel was already used as a gathering space and has utilities (well) and septic. We are working with Dewey’s Septic to update the septic to accommodate small gatherings as well as serving as a residential dwelling. The access roads and drainage are adequate. We will be improving the drainage with landscaping. Electrical has been updated and inspected.

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 Chapel already has a large parking lot. Plenty of room!

5. **Describe how adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.**

   There shouldn’t be any offensive odor other than occasional grilling or fire pit. Any guests will have to agree to quiet hours starting at 10pm unless an additional permit is obtained. No lighted signs on the property. The church is offset from the surrounding areas but we do not plan to have any obnoxious or loud events.

**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.

<table>
<thead>
<tr>
<th>Business Plan Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Business: Chapel on the Hill</td>
</tr>
<tr>
<td>Business Owners: O'Mara and Adam Dunnigan/ Dunnigan Homes Chapel, LLC</td>
</tr>
<tr>
<td>Business Type: Other - Please describe below If 'Other', explain: Small events and short term residential rental</td>
</tr>
<tr>
<td>Type of Merchandise: n/a unless offered by vendors renting the space</td>
</tr>
<tr>
<td>Type of Service: Just the furnished space for small gatherings and overnight stays. Not to be used as a long term retail space.</td>
</tr>
<tr>
<td>Hours and Days of Operation: All. For short term rentals check-out at 11am. Check-in at 3pm. For events, TBD.</td>
</tr>
<tr>
<td>Number of Employees: 0</td>
</tr>
<tr>
<td>Off-Street Parking Plan: There is already a large parking lot attached to the property. 30+ parking places already established.</td>
</tr>
<tr>
<td>Size of structure to be used for Business: Church. 28ft x 44ft + 15ft deck</td>
</tr>
<tr>
<td>New or Existing: Existing Structure</td>
</tr>
<tr>
<td>Signage Plan: Just the one that is already existing (white wood sign with black lettering) - may change it to say &quot;all are welcome&quot; instead of listing the church times.</td>
</tr>
<tr>
<td>Known Environmental Hazards: No</td>
</tr>
<tr>
<td>Additional Business Plan Information: The plan has 3 tiers: 1.) Small events and gatherings as discussed here 2.) Short term overnight stays (minimum 2 nights) for a maximum of 12 people. 3.) Residential home for resale. All design elements are geared to be eventually residential (2 bedrooms in lower level with egress windows, open concept kitchen, etc).</td>
</tr>
</tbody>
</table>
NOTE: THESE FLOOR PLANS ARE ONLY FOR CONCEPTUAL DESIGN PURPOSES. THEY ARE NOT CONSTRUCTION DRAWINGS. ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY AN ARCHITECT, STRUCTURAL ENGINEER OR LICENSED BUILDER.
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**
May 10th, 2022 @ 6:00 P.M.
**3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE**

APPLICANT: Bradley Olek
12803 140th Ave N
Felton, MN 56536

Donald S Goering
3676 Houkom Dr E
West Fargo, ND 58078

Project Location: TBD Bird Dog Rd
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Preliminary Plat for nine (9) lots to be called, DON’S ANGELS ADDITION.

LEGAL LAND DESCRIPTION: Tax ID number: 02.0226.004 Section 32 Township 139 Range 042; PT GOVT LOT 3,4,6, PT NW1/4 NE1/4: COMM NLY COR LOT 1 BLK1 COURAGE VIEW BCH SE 444.59’ TO POB; NW 444.59’, NLY 130.75’, SE 304.4’, N 154.2’, E 52.84’, N 154.20’, E 52.84’, NLY 295’, ELY 412.05’, SE 348.35’, SLY 650.28’ TO LIT CORM LK, NWLY AL LK 307.94’, NLY 238.69’ TO POB.; Tax ID number: 02.0226.000 Section 32 Township 139 Range 042; PT GOVT LOTS 3 & 6 & PT NW1/4 NE1/4: BEG N QTR COR SEC 32 TH E 167.29’, SLY 213.66’, SELY 933.81’, SWLY 371.48’, SE 121.75’, E 545.59’, S 371.48’ TO LIT CORM LK, WLY, SWLY, & NWLY AL LK TO W LN GOVT LOT 6, SE 20’, NELY 650.28’, NWLY 348.35’, WLY 412.05’, N TO BIRD DOG RD, CONT N 93.72’ TO N LN SEC 32, TH E 462’ TO POB; Audubon 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.hultin@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.
SUBDIVISION / ZONE CHANGE
BECKER COUNTY
PLANNING & ZONING
915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

Application for: Zone Change
(Complete Section 1) Certificate of Survey
(Complete Section 2) Preliminary Plat
(Complete Section 3)

Applicant's Name: Bradley Olek

Applicant's Address: 12803 140th Ave N

Telephone(s): 701-238-4085 Date of Application: 4/11/22

Signature of Applicant:

Parcel ID Number: 020226000 Project Address: NA

Legal Description of Project:

SECTION 1
*Zone Change For Existing Parcel Number
Current Zoning Requested Zoning
Is the change within 2 miles of any city limits?

SECTION 2
*Certificate Of Survey: Number of Lots
Shoreland (within 1000 ft of lake) Nonshoreland
Current Zoning of property
Is a change of zone required? yes no
If yes, change from Zone to Zone.
Total acreage of parcel to be subdivided
Is the change within 2 miles of any city limits?

SECTION 3
*For Preliminary Plat:
Number of Lots
Name of Subdivision DON'S ANGELS ADDITION
Name of Proposed Roads NA
Shoreland (within 1000 ft of lake) Non-shoreland
Current Zoning of property Agricultural
Is a change of zone required? yes no
If yes, change from Zone to Zone.
Total acreage of parcel to be subdivided 13.2 Acres, more or less
Is the change within 2 miles of any city limits? NO

**Include a copy of the purchase agreement if applicant is not the owner of the property.

Date Received _____ Date Accepted _____ Authorized Signature

Application Fee Notice Fee Recording Fee __ Date Paid

Receipt Number

Becker County
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
**HEARING DATE AND LOCATION**
May 10th, 2022 @ 6:00 P.M.
**3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE**

APPLICANT: Amy J Ruley
3137 N 10th St
Fargo, ND 58102

Project Location: TBD Tradewinds Rd
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Final Plat for a multi-unit storage structure development.

LEGAL LAND DESCRIPTION: Tax ID number: 17.0079.001 Section 07 Township 138 Range 042; 7-138-42 PT GOVT LOT 7: COM S QTR COR SEC 7, E 326.23' TO POB; E 921.77', N 1319.04', W 858.1', S 22.6', W 33.79' TO CTR RD, S AL CTR RD 473.85', W 33.06', S 788.51' TO POB. TRACT B.; Lake Eunice 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.hultin@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

Developer’s Name: Amy Rule
Developer’s Address: 3139 N 10th St
Fargo, ND 58102
Telephone(s): __________________________ Date of Application: 4/1/22
Signature of Applicant: __________________________
Parcel ID Number: 17.0059.001 Project Address: TBD Tradewinds Rd
Proposed Plat Name: __________________________

To be completed by Office

Date of preliminary approval: Planning Commission: 06/08/21 & County Board 06/15/21
What was approved & stipulations: Approval of a Preliminary Plat for a multi-unit storage structure development

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 ______.
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**
May 10th, 2022 @ 6:00 P.M.
**3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE**

APPLICANT: SNBA Development LLC
1112 South Shore Dr
Detroit Lakes, MN 56501

Project Location: 20488 Co Hwy 20
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:
Request approval for a third (3rd) Supplemental Plat for a Common Interest Development for sixteen (16) units (unit 15 and units 24-38).

LEGAL LAND DESCRIPTION: Tax ID number: 17.0393.000 Section 34 Township 138 Range 042; 34-138-42 PT SW1/4 SE1/4: BEG S QTR COR SEC 34, E 668.2', N 612.63', W 669.02', S 637.44' TO POB. LESS 5.45 FOR PLAT.; Lake Eunice 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.hultin@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

Developer’s Name: SNRA Development LLC
Developer’s Address: 1112 South Shore Dr
                     Detroit Lakes, MN 56501
Telephone(s): __________________________ Date of Application: 4/11/22
Signature of Applicant: __________________________
Parcel ID Number: 17.0893.0800 Project Address: 20488 Co Hwy 20
Proposed Plat Name: Toy Locker

To be completed by Office
Date of preliminary approval: 12/14/14 County Board
What was approved & stipulations: 
   Approve a Preliminary Plat - w-
   the stipulation there be no outside storage
   around the structures on the property.

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 ________.
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**
May 10th, 2022 @ 6:00 P.M.
**3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE**

APPLICANT: Grimes LLC
11067 Co Hwy 17
Detroit Lakes, MN 56501

Project Location: 25296 S Melissa Dr
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:
Request approval of a Preliminary Plat for a multi-unit storage structure development.

LEGAL LAND DESCRIPTION: Tax ID number: 19.0548.000 Section 28 Township 138 Range 041; 28-138-41 PT SE1/4 SW1/4: COMM NE COR LOT 5 DACOTA BCH 5TH, S 432.77', SE 115.43', W 4.56' TO E ROW CSAH 17, S 548.44' TO POB; E 200.12', N 99.95', N 199.64', E 102.16' TO W ROW US HWY 10, S AL HWY 599.1', W 212.58', N 276.84' TO POB.; 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.hultin@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.
Application for: Zone Change
(Complete Section 1)
Certificate of Survey
(Complete Section 2)
Preliminary Plat
(Complete Section 3)

Applicant’s Name: Brimes LLC

Applicant’s Address: 1607 County 17
Detroit Lakes, MN 56501

Telephone(s): Date of Application: 1/11/22

Signature of Applicant:

Parcel ID Number: 19.0348.000 Project Address: 25296 S Melissa Dr

Legal Description of Project:
Section 28 Township B8 Range 041

SECTION 1
*Zone Change For Existing Parcel Number __________________________
Current Zoning __________________ Requested Zoning __________________
Is the change within 2 miles of any city limits? __________________________

SECTION 2
*Certificate Of Survey: Number of Lots __________________________
Shoreland (within 1000 ft of lake) __________________ Nonshoreland __________
Current Zoning of property __________________________
Is a change of zone required? ________ yes ________ no
If yes, change from __________________ Zone to __________________ Zone.
Total acreage of parcel to be subdivided __________________________
Is the change within 2 miles of any city limits? __________________________
**Include a copy of the purchase agreement if applicant is not the owner of the property.

SECTION 3
*For Preliminary Plat:
Number of Lots __________
Name of Subdivision South Melissa Storage
Name of Proposed Roads __________________________
Shoreland (within 1000 ft of lake) X Non-shoreland __________
Current Zoning of property Agricultural __________________________
Is a change of zone required? ________ yes ________ no
If yes, change from __________________ Zone to __________________ Zone.
Total acreage of parcel to be subdivided __________________________
Is the change within 2 miles of any city limits? ________ no ________
**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received 1/11 Date Accepted ______ Authorized Signature __________________
Application Fee ______ Notice Fee Recording Fee ______ Date Paid ______
Receipt Number __________________
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**
May 10th, 2022 @ 6:00 P.M.
**3rd FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE**

APPLICANT: Keith M & Brandy L Johnson
16516 Maple Ridge Rd
Audubon, MN 56511

Project Location: 16516 Maple Ridge Rd
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Conditional Use Permit to operate a pet grooming business.

LEGAL LAND DESCRIPTION: Tax ID number: 02.0230.002 Section 33 Township 139 Range 042; 33-139-42 PT GOVT LOT5, BEG NW COR LOT 5, E 1182.51' TO CTR RD, SLY AL CNT RD 570.14', W 641.76', S 225', W 519.55', N 743.03' TO POB.; Audubon 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.hultin@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

### Property and Owner Review

**Owner:** KEITH M & BRANDY L JOHNSON  
**Parcel Number(s):** 020230002  
**Mailing Address:** KEITH M & BRANDY L JOHNSON  
16516 MAPLE RIDGE RD  
AUDUBON MN 56511-9433  
**Site Address:** 16516 MAPLE RIDGE RD  
**Township-S/T/R:** AUDUBON-33/139/042  
**Shoreland? Yes Name:** Little Cormorant (Lake Eunice & Audubon) [RD]  
**Legal Descr:** 33-139-42 PT GOVT LOT5, BEG NW COR LOT 5, E 1182.51' TO CTR RD, SLY AL CNT RD 570.14', W 641.76', S 225', W 519.55', N 743.03' TO POB.

### Conditional Use Details Review

**Description of Conditional Use Request:** Pet grooming 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.  
   The pet grooming business will be in the residence. Just a single person business so there will be minimal clients. We are the first house on the township road so the traffic won't be past any other houses.

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.  
   **All business will be done inside the house so no outside affects.**

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.  
   We have a large yard for vehicles to drop off and pick up pets. Very low volume, minimal power requirements.

4. Describe how adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.  
   **Low volume clients with a large yard and a longer 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.  
   **No direct neighbors, and no disruptions to the peace and quiet of our area.**

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.  
   **N/A**

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

6c. What measures have been taken to assure that the site is adequate for water supply and on-site sewage treatment.  
   **Minimal water requirements and we have a well.**

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

### Business Plan Review

**Name of Business:** Doggy Doos Grooming by Brandy  
**Business Owners:** Brandy Johnson  
**Business Type:** Service  
If 'Other', explain:  
**Type of Merchandise:** N/A
| Type of Service: **Pet grooming.**  
| **Hours and Days of Operation:** Weekdays 9-3  
| Number of Employees: 1  
| **Off-Street Parking Plan:** Large yard  
| Size of structure to be used for Business: Main house.  
| New or Existing: **Existing Structure**  
| Signage Plan: Small sign near driveway.  
| Known Environmental Hazards: No  
| Additional Business Plan Information: No |