

Notice of Public Hearing
And
Notice of Intent to Amend an Ordinance

Pursuant to Minnesota Statutes, Chapter 394 and Chapter 375, notice is hereby given that the Becker County Planning Commission shall conduct a public hearing on Tuesday, May 12th, 2015 at 7:00 P.M. in the Jury Assembly Room, 3rd Floor, New Wing, Becker County Courthouse, 915 Lake Avenue, Detroit Lakes, Minnesota to consider the enactment of Becker County Zoning Ordinance.

The general purpose and subject matter of Zoning Ordinance Sections is as follows:

1. Purpose: To Amend Chapter 5, Section 2, Table 5-5
Subject Matter: Amend Nonriparian lot sizes on Natural Environment Lakes.
Nonriparian lots 400 feet and greater from the ordinary high water mark of the lake will be reduced to 2.5 acres of lot area and 200 feet of lot width from 200,000 sq ft of lot area and 400 feet of lot width.
2. Purpose: To Amend Chapter 3, Section 8
Subject Matter: Amend Setback Average plus 20 feet to Setback Average plus a lot width ratio. Setback Average plus 20 feet would be replaced with setback average plus a predetermined footage according to lot width.
3. Purpose: To Amend Chapter 3, Section 11
Subject Matter: Amend Setback Average plus 20 feet to Setback Average plus a lot width ratio. Setback Average plus 20 feet would be replaced with setback average plus a predetermined footage according to lot width.
4. Purpose: To Amend Chapter 5, Section 2, Paragraph C
Subject Matter: Amend setback average plus 20 ft to Setback Average plus a lot width ratio. Setback Average plus 20 feet would be replaced with setback average plus a predetermined footage according to lot width.
5. Purpose: Petition for Surface Water Use Ordinance
Subject Matter: To review a petition form that would allow citizens to petition for a Surface Water Use Ordinance. The petition is a form for review only. If the form is approved, the form would allow citizens to petition for a standalone Surface Water Use Ordinance for a particular lake.

Copies of the proposed amendments are on file at the Becker County Planning & Zoning Office, 915 Lake Avenue, Detroit Lakes, Minnesota.

All interested persons are invited to attend said hearing or submit written testimony prior to the hearing date. Written testimony should be submitted to Patricia L. Swenson, Acting Becker County Planning & Zoning Administrator, 915 Lake Ave, Detroit Lakes, MN 56501 or email: zoning@co.becker.mn.us.

April 21st , 2015

BECKER COUNTY PLANNING COMMISSION SETS PUBLIC HEARING

Notice is hereby given that the Becker County Planning Commission will conduct a Public Hearing on **Tuesday, May 12th, 2015 at 7:00 p.m. in the 3rd Floor Jury Assembly Room of the Becker County Courthouse, 915 Lake Ave, Detroit Lakes, MN.**

Old Business: None

New Business:

1. **APPLICANT: Mikki Groft** 18847 230th Avenue Detroit Lakes, MN 56501 **Project Location:** 18847 230th Avenue **LEGAL LAND DESCRIPTION:** 080312000 Detroit Pt Gov't Lt 1, commencing NW cor sec 19, Section 19, TWP 139, Range 41 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for a Small Engine Repair Shop on Agricultural zoned property. The proposal includes the use of an existing building and a sign at the end of the driveway and on the building.
2. **APPLICANT: Brookside Resort (Stevens Property)** 31671 County Highway 60 Park Rapids, MN 56470 **Project Location:** 31490 County Hwy 50 **LEGAL LAND DESCRIPTION:** 340089000 Two Inlets Two Inlets N 100' OF GOVT LOT 3 LYING W OF HWY, Section 13, TWP 141, Range 36 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to use an existing dwelling on an individual lot as an additional rental cabin for Brookside resort. They have a purchase agreement contingent on the approval of application and this would remain a separate parcel from the resort.
3. **APPLICANT: The Wilds Resort Inc. (Barry Wilde)** 45120 Maple Shores Ln Osage, MN 56570 **Project Location:** 45120 Maple Shores Ln **LEGAL LAND DESCRIPTION:** 280073000 and 280081001 Shell Lake Shell GOVT LOT 1 LESS 4.88 AC, Section 15, TWP 140, Range 38 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to expand an existing resort by 31 seasonal RV units. All expansion is proposed within the 2nd tier. The resort will then consist of 4 existing cabins, 14 existing seasonal RV units and the proposed 31 seasonal RV units for an overall total of 49 units.
4. **APPLICANT: Rebecca Hass** 55789 Co. Hwy 44 Park Rapids, MN 56470 **Project Location:** 55789 Co. Hwy 44 **LEGAL LAND DESCRIPTION:** 340057000 Two Inlets None BEG 20 RDS W OF NE COR OF NE1/4 TH W 20 RDS TH S 16 RDS TH E 20 RDS TH N 16 RDS TO BEG, Section 10, TWP 141, Range 36 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to use an existing dwelling for Transitional Housing with Recovery Counseling Services for Veterans only. The request includes the use of an existing bunkhouse for caretaker purposes as a second dwelling on a Residential zoned property.
5. **APPLICANT: Greater Minnesota and Viking Gas Companies (Fisher Property)** PO Box 68 Le Sueur, MN 56058 **Project Location:** 15464 Co Hwy 19 **LEGAL LAND DESCRIPTION:** 190067000 Lake View Pt W 1/2 of SE 1/4, Section 05, TWP 138, Range 41 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to install a natural gas regulator station on property zoned Agricultural for essential services. ****This same request was on last months agenda but is now proposed on different property.**

All interested persons are invited to attend or submit written comments.

Patricia Swenson, Acting Zoning Administrator

PLS/jmh