COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 ~ Fax: 218-846-7266

PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION
November 18th, 2026 @ 6:00 P.M.
****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Stella Blue Properties LLC
32955 Carlson Dr
Rochert, MN 56578

Project Location: 34386 St Hwy 34
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request for the Planning Commission to interpret table 5-1, Letter B for a single-family residence on a commercially zoned parcel in accordance with Chapter 5, Section 1, Letter D.

LEGAL LAND DESCRIPTION: Tax ID Number: **10.0402.001** Section 24 Township 139 Range 040; PT E1/2 SW1/4 BEG 806.5'N 1982.86'NE &175' E OF SW SEC COR TH S471.46'TO HWY E AL HWY TO E LN N TO PT E OF BG & W 711.2' TO BEG; Erie 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.

LAND USE DISTRICT ALLOWED USES AND DIMENSIONAL REQUIREMENTS

Table of Permitted, Conditional and Not Permitted Uses by District

The following table, Table 5-1, establishes the allowed uses in zoning districts within Becker County. The following rules shall apply to the use table:

A. **Permitted uses**. Uses specified with a "P" are permitted uses in the district designated provided that the use complies with all other applicable provisions of this Ordinance.

B. **Conditional uses.** Uses specified with a "C" are allowed as conditional uses in the district designated if granted through the conditional use process and provided that the use complies with all other applicable provisions of this Ordinance.

C. **Uses specifically not permitted.** Uses specified with an "N" are not permitted in the district designated.

D. **Use interpretation.** If a use is not listed or does not have a designated type of use, the use may be allowed if it is of the same general character as those listed as Permitted (P), or Conditional (C) uses in the use table, provided the use is deemed fitting and compatible to the district by the Becker County Planning Commission, and is not listed as a Not Permitted (N) Use.

E. **Industrial land use classes.** All allowable industrial uses will be categorized in one or more of the following general classifications:

1. **Manufacturing** - Any manufacturing use or process including repairing, assembling, fabricating, altering, converting, finishing, processing, treating, testing, packaging, crop drying, or bottling of the itemized materials.
2. **Warehousing, Storage, Wholesaling** - The storage, handling, assembly and distribution of goods and materials for wholesaling or on-site use of the itemized materials; or
3. **Administrative offices** for the conduct of the allowable manufacturing, warehousing, storage, and wholesaling operations.
4. **Determination of use type.** The products or materials involved, and the type of operation will determine whether the use is permitted or conditional and in which zoning district the use is allowed.

Table 5-1 Permitted, conditional and not permitted uses by land use district on following pages.

	Table 5-1 Land Use Districts																	
	General Agriculture		Special Protection		Residential			High Density Residential		Water Oriented Commercial			Commercial			Industry	
Use Type	All Lakes Rivers	Non Shore land	All Lakes Rivers	Non Shore land	GD & RD Lakes	NE Lakes & Rivers	Non Shore land	All Lakes Rivers	Non Shore land	GD & RD Lakes Rivers	NE Lakes	Non Shore land	GD & RD Lakes Rivers	NE Lakes	Non Shore land	Mfg	Adm. & Whsg
A. Agricultural Uses																	
Agricultural building	P	P	P	P	C	C	C										
Cropland and pasture	P	P	P	P	C	C	C										
Feedlots, under 1,500 animal units	P	P	C	C													
Feedlots, over 1,500 animal units	C	C	C	C													
Forestry	P	P	P	P	P	P	P			P	P		P	P	P		
B. Residential Uses																	
Single-family residence-one per lot	P*	P*	C	C	P	P	P	P	P								
Duplex residential, twin homes					P	N –NE P-Rivers	P	P	P								
Home occupation[1]	C	C			C	C	C	C	C								
Group care facility	C	C			C	C	C	C	C								

*One temporary single family residential unit may be permitted in an agricultural zone if one of the following apply: the residential unit is occupied by persons who are engaged in the care of an elder, engaged in the occupation of farming on the premises or a family member. Once this use ceases, the residential unit must be removed from the property within one year.

[1] When home occupation use does not exceed one-third (1/3) the floor area of the dwelling or an accessory building not exceeding the floor area of the building.



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:2,257

Date: 11/2/2026

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

Becker County



Erie

Township 139N - Range 40W

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SEE PAGE 35

SEE PAGE 17

Subject

PICKEREL WILDLIFE MANAGEMENT AREA

PICKEREL LAKE

COTTON LAKE

SCHULTZ LAKE

ST PATRICK LAKE

ROLLING HILLS

HIDDEN ACRES

HOWE LAKE

FOX LAKE

RICE LAKE

HUBBEL POND W.M.A.

SHELLY ISLAND W.M.A.

ROCHERT

STROBEL SHORES

COTTON LAKE BEACH

SUNSET VIEW BEACH

THORSON ACRES

WOODLAND PARK

TWIN HAVEN ESTATES

GOLDEN FAWN ESTATES

Charles A Grose 143

Gordon & Lillian Shafer Fm Rv Tr 241

Gordon & Lillian Shafer Fm Rv Tr 81

Jeffrey & Connie Adkins Etal 64

Dean J Mace Etal 74

Arthur & Arlene Bakker 80

Michael & Sue Dahring Trs 181

Michael Hutchinson 88

Barbara L Wilke Rev Lv Tr 124

Dennis A Mace 76

Clifford L Adkins Jr 70

Wayne & Jodi Disse 38

Amanda Thorsvig 111

Lois M Wood Rev Lv Tr 68

Clifford L Adkins Jr 36

Michael Hutchinson 193

Michael & Brenda Eidenschink 107

Archie & Linda L Wiedewitsch 115

Paige H & Hailey C Blonigan 93

Robert R Rumquist Jr 80

Steven J Rumquist 40

Erica L Scott Etal 40

No Data

David & Andrea Smilanich 80

Lois M Wood Rev Lv Tr 70

Craig Pratt 40

Kowalski Fm Tr 80

Steven C Eidenschink Etal 100

Christopher Tyge 73

Deanna Nelson 30

Jeffrey & Connie Adkins Etal 120

Land & Lakes Properties LLC 100

Jeffrey & Connie Adkins Etal 94

Dean J Mace Etal 40

Brian E & Sandra A Torgusson 80

State of MN Dept of Natural Resources 640

Cynthia L Fritz Rev Lv Tr 208

Lee W & Kristina L Carlson 150

Colton Olson 34

Dean Eidenschink 112

Dean Mace Etal 80

Brian & Sandra Torgusson 80

Michelle Sonnenberg 145

Florence J Renner Rev Tr 158

Ward T Muscatell 280

Jodi Disse 159

Peter Ewals 40

Paul Bakken Etal 59

Jed J & Leah Restad 59

Sunset View Place LLC 40

Harold Duane Hickel 113

Alissa Ratz 51

Marc Lynn Muscatell Tr 60

Ardelle E Kindy 75

Bill B & Terry Buhr 80

Randolph R Ronning 81

Ida & George Cook 76

Brian & Mary Schermerhorn 71

Donald F Tate 42

Grant & Brenda Graham 85

Shane C & Sheila L Poss 80

Carlson Living Trust 65

Becker County Tax Forfeited 24

Sandra Orthmeyer Vetter 47

Rodger Allen Joseph Klemm Rev Lv Tr 170

Michael West & David Moen 73

Nolan 10

Nielsen 20

Piche Fm Tr 108

Evergreen LLC 199

Terry & Susan Mackner 216

Jacob L Nordick 185

Rock Ridge Bison Ranch LLC 140

Disse Lake Partnership 172

Money Fm Tr 81

Connie M & Dale D Jr Oswald 148

Calvin & Tamara Shipman 114

Joel & Jason Hauder 80

Gill S Gigstead 145

Kyle A Fondrick 50

Jeffrey Alberts 40

Anthony Neuner 57

Kevin Ketter 78

Ladene Earley 61

Morris Family Rev Lv Tr 158

City of Detroit Lakes 363

Joseph & Doris Gravelle 75

No Data

Laurel James Tollefson 80

Kerry L Evans & Laurel James Tollefson 80

Richard W & Gail M Hokenson 107

Bigger Farmland Fm Tr 200

Robert L & Colleen Schmit 135

Neil R & Ryan L Larson 70

Michael Johnson 40

Robert & Holly Skillings 96

Robert & Jane Vorruden 75

Cary & Bobbi Mercil 53

Wayne & Janice Tinjum 110

David & Lois Kaatka 40

State of MN Dept of Natural Resources 320

Morris Family Rev Lv Tr 40

Richard Douglas Hecock Jr Etal 47

Deer Farm LLP 98

Lakeview Dairy Farm 124

Phillip & Karen Seastrom 95

Michelle Stearns Etal 106

Clifford Adkins 96

Billie Marie Keyser 40

B Keyser & E Buzzard Tr 74

Lee W & Kristina L Carlson 150

Michael West & David Moen 73

Randall & Marti Peterson 60

Donald L Davis 38

State of MN DNR - Hunting & Refuges 217

Ida & George Cook 76

Ardelle E Kindy 75

Bill B & Terry Buhr 80

Marc Lynn Muscatell Tr 60

Brian L Frey 48

Grant & Brenda Graham 85

Shane C & Sheila L Poss 80

Connie M & Dale D Jr Oswald 148

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Money Fm Tr 81

Gill S Gigstead 145

Wayne & Janice Tinjum 38

Randy J Baana 40

Thomas & Sharon King 35

Drew Larson 23

Wayne & Janice Tinjum 110

David & Lois Kaatka 40

State of MN Dept of Natural Resources 320

Morris Family Rev Lv Tr 40

Robert & Jane Vorruden 75

Jamie & Tina Wenina 57

Cary & Bobbi Mercil 53

Armand Kaatka 15

Morris Family Rev Lv Tr 158

Timothy Ray 39

Matthew Smith 50

Kelly & Brenda Smith 45

Lance B Smith 44

Debrah Smith 36

Jason Rolf 21

Garret S Frank 39

Christopher Kennedy 37

Timothy Alexander 58

WMDS LLC 42

Michael Kerscher 35

Kirk Stewart 30

Roger Schermerhorn 40

Bryan & Cynthia Sangberg 40

David & Elaine Hansen 40

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CARLSON DR

LEONA BEACH RD

S COTTON LAKE RD

TIEDEMAN RD

SANDY BEACH RD

HUBBEL POND RD

HANSON LAKE RD

COTTON EAST

ELIZABETH BEACH

WESTWOOD

NE PICKEREL LAKE DR

NW PICKEREL LAKE RD

SW PICKEREL LAKE LN

NE PICKEREL LAKE RD

322ND AVE

305TH ST

309TH AVE

295TH AVE

340TH AVE

335TH AVE

330TH AVE

324TH AVE

315TH AVE

350TH AVE

190TH ST

179TH ST

170TH ST

337TH AVE

344TH AVE

COUNTY RD 120

PEACE RIVER RANCH RD

POPLAR LN

DISSE RD

E HOWE LAKE RD

MCKENZIE RD

BIGGER RD

GRAVELLE LN

TOWER RD

OTTO ZECK RD

MOUNTAIN RIDGE RD

SE PERCH LAKE

BORAH RD

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Notice of Public Hearing
And
Notice of Intent to Enact an Amendment to the Zoning Ordinance

Pursuant to Minnesota Statutes, Chapter 375.51, notice is hereby given that the Becker County Planning Commission shall conduct a public hearing on **November 18th, 2026, at 6:00 P.M**. in the Jury Assembly Room, Third Floor, Becker County Courthouse, 913 Lake Avenue, Detroit Lakes, Minnesota to consider revisions to the Becker County Zoning Ordinance. Public testimony regarding this application will only be received by email, in writing, or by participating in the public hearing.

The general purpose of the Amendments is as follows:

To consider revisions to the Becker County Zoning Ordinance to:

1. Remove the provisions establishing the Planning Commission.

* The entirety of the Zoning Ordinance is subject to change as the amendment may affect more than one chapter or section.

Written comments will be accepted until 12:00 P.M. on November 18th, 2026. All comments shall be addressed to Planning and Zoning Department, Attention: Zoning Administrator, Becker County Courthouse, 915 Lake Ave, Detroit Lakes, MN 56501.