

**Becker County Board of Adjustments**  
**August 8<sup>th</sup>, 2024**

An audio recording of this meeting is available at:  
[https://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

**Present:** Members: Acting Chair Mike Sharp, Delvaughn King, Greg Meyer, Larry Knutson, Craig Hall, and Planning and Zoning Administrator Kyle Vareberg.

**Absent:** Roger Boatman and Kohl Skalin

Acting Chairman Mike Sharp called the meeting to order at 6:00 p.m. Planning & Zoning Technician Nicole Bradbury recorded the minutes.

Introductions were given.

Acting Chairman Mike Sharp read the protocol for the meeting.

Acting Vice Chairman Craig Hall read the guidelines of the Minnesota statutes the board must follow in order to support or deny any request.

**Motion: Hall** made a motion to **approve** the minutes from the July 18, 2024, meeting; **King second**. All in favor. Motion carried.

**OLD BUSINESS:**

**FIRST ORDER OF BUSINESS: APPLICANT: Hanson Properties of Shoreham** 1462 East Shore Dr, Detroit Lakes, MN 56501 **Project Location:** 24110 Co Hwy 22, Detroit Lakes, MN 56501 **Tax ID Numbers:** 191869.000 & 19.1870.000 **LEGAL LAND DESCRIPTION:** Section 20 Township 138 Range 041; Wests add - Shoreham Block A Lot 1 Ex Nely 235' & Wests Add - Shoreham Block A A 95' strip lying 140' W of SLY Line of Lot 1, Lake Sallie. **APPLICATION AND DESCRIPTION OF PROJECT:** : Request a variance to 1) rebuild a dwelling to be located twenty (20) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred (100) feet from a Tributary, 2) construct a deck onto a dwelling to be located twenty (20) feet from the OHW deviating from the required setback of one hundred (100) feet from a tributary and to be located seventy-two (72) feet from the OHW deviating from the required setback of seventy-five (75) feet on a General Development Lake, 3) construct a deck onto a dwelling to be located twenty (20) feet from the OHW deviating from the required setback of one hundred (100) feet from a Tributary, 4) be at thirty-seven (37) percent impervious surface coverage deviating

41 from the allowable impervious surface coverage of twenty-five (25) percent within the shoreland  
42 district all due to setback issues. This application was tabled from the July 18<sup>th</sup>, 2024, hearing.

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44 **This application was tabled before the meeting.**

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46 **NEW BUSINESS:**

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48 **FIRST ORDER OF BUSINESS: APPLICANT:** Sarah A Merwin ET AL 10313 Carolina Hills  
49 Ave, Las Vegas, NV 89144, **Project Location:** TBD S Lake Eunice Rd, Detroit Lakes, MN 56501  
50 **Tax ID Number:** 17.0297.004 **LEGAL LAND DESCRIPTION:** Section 26 Township 138  
51 Range 042, 26-138-42, PT GOVT LOT 3. PT NE1/4 SW1/4, PT SE1/4 SW1/4: COMM NE COR  
52 LOT 16 HANUSCH 1ST, ELY 953.07' TO CTR LN RD, SW 459.03', S 150.24', SE 9.79', SLY  
53 51.76' TO POB; SLY 163.55', S 247.33', SLY 209.05', SW 11.53', E 231.35', S 674.05', E 29.1'  
54 TO CTR RD, NLY 710.52 AL CTR RD, E 97.39', N 594.97', W 552.32' TO POB (TRACTC-2).  
55 LESS 4.5AC (17-297-5, PT 17-713). **TRACT C. APPLICATION AND DESCRIPTION OF**  
56 **PROJECT:** Request a variance to construct a detached garage to be located sixty-five (65) feet  
57 from a tributary deviating from the required setback of one hundred (100) feet due to topographical  
58 issues.

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61 **Motion: Hall** motioned to **approve** the application based on the findings of fact that it is an  
62 improvement from their request from 2021, it puts the property to reasonable use, and it falls in  
63 line with the harmony and intent of the ordinance. **Knutson seconded.** All in favor. **Motion**  
64 **carried.** Variance **approved.**

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67 **SECOND ORDER OF BUSINESS: APPLICANT:** Stewart Vacation Holdings LLC 154  
68 Woodcrest Dr N, Fargo, ND 58102, **Project Location:** 20688 Co Hwy 29, Rochert, MN 56578  
69 **Tax ID Number:** 10.0209.000 **LEGAL LAND DESCRIPTION:** Section 12 Township 139  
70 Range 040, PT GOVT LOT 4: COMM AT MOST ELY COR LOT 12 DUDLEY BCH, E 14', NE  
71 91.60' AL RD TO POB; ELY 41.11' TO CTR LN CSAH #29, NELY 159.92' AL CTR OF HWY,  
72 NWLY 246.34' TO COTTON LK, SWLY AL LK 142.83', SE 124.90', SE 34.10', SELY 83.23'  
73 TO POB REF: 10.0210.000 IN 2007, Cotton Lake. **APPLICATION AND DESCRIPTION OF**  
74 **PROJECT:** Request a variance to construct a dwelling seventy-five (75) feet from the Ordinary-  
75 High Water (OHW) mark deviating from the required setback of one hundred (100) feet on a  
76 Recreational Development Lake due to setback issues.

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79 **Motion: Hall** motioned to **approve** the request with the amendment to be located seventy-five  
80 (75) feet from the OHW and to be located thirty-five (35) feet from the road right-of-way (ROW)  
81 based on the fact that it will be improved with the removal of existing structures, that it will  
82 improve the character of the locality, and it will fit well within the community. **Knutson**  
83 **seconded.** All in favor. **Motion carried.** Variance **approved.**

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As there was no further business to come before the Board, **King** made a motion to adjourn the meeting. **Meyer** seconded. All in favor. Motion carried. The meeting adjourned at 6:17 pm.

\_\_\_\_\_ ATTEST \_\_\_\_\_  
Chairman Roger Boatman Kyle Vareberg,  
Planning and Zoning Administrator