

**Becker County Board of Adjustments
December 12th, 2024**

An audio recording of this meeting is available at:

https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

Present: Members: Acting Chairman Craig Hall, Delvaughn King, Larry Knutson, and Kohl Skalin.

Absent: Roger Boatman, Greg Meyer, and Mike Sharp

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

Introductions were given.

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

Motion: Knutson made a motion to **approve** the minutes from the November 14, 2024, meeting; **King second.** All in favor. Motion carried.

OLD BUSINESS:

FIRST ORDER OF BUSINESS: APPLICANT: C & C Real Estate LLC, PO Box 272 Audubon, MN 56511 **Project Location:** 19063 Co Rd 131 Detroit Lakes, MN 56501 **Tax ID Number:** 08.0334.000 **LEGAL LAND DESCRIPTION:** Section 21 Township 139 Range 041: 21-139-41 PT NW1/4 NE1/4: COMM NE COR SEC 21, W 860.8' TO POB; W 50', S 163', E 50', N 163' TO POB, Detroit Township. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a detached structure to be located six (6) feet from the side property lines deviating from the required setback of fifteen (15) feet on a commercially zoned lot and to be fifteen (15) feet from the rear property line deviating from the required setback of twenty (20) feet all due to lot size and setback issues. This application was tabled from the May 9th, 2024, hearing.

Andy Bosovsky, neighbor, shared concerns of snow and water coming off the roof of the proposed building into their yard, parking, and the effect on property values.

One letter regarding this application was received before the May 9th, 2024, hearing, is on record in the May 9th, 2024, meeting minutes, and is available upon request from the Becker County Planning and Zoning Department.

Motion: Skalin motioned to **approve** the application with the amendment to allow six (6) feet from the east property line, ten (10) feet from the west property line and to be fifteen (15) feet from the rear property line with stipulations that they mitigate storm-water and they use snow guards on the west side of the building's roof based on the fact that it fits with the harmony of the neighborhood. **King seconded.** All in favor. **Motion carried.** Variance **approved.**

NEW BUSINESS:

FIRST ORDER OF BUSINESS: APPLICANT: Detroit Township, 26324 N Tower Rd Detroit Lakes, MN 56501 **Project Location:** 26134 N Tower Rd, Detroit Lakes, MN 56501 **Tax ID Number:** 08.7013.000 **LEGAL LAND DESCRIPTION:** Section 15 Township 139 Range 041; PT S1/2 SW1/4: BEG 38 RODS AKA 627' E OF SW COR SEC 15 TH N 108', E 408', S 108' TH W 408' TO POB TOWNHALL, Detroit Township. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance for a boundary line adjustment to create a substandard lot.

Joann Schott, neighbor and purchaser of the property, shared the history of the land and explained how they came to take care of that portion of land and the driveway going into it.

Motion: Skalin motioned to **approve** the application with the stipulation that if the township ever decides to sell the town hall property it must be sold to an adjacent neighbor. **Knutson seconded.** All in favor. **Motion carried.** Variance **approved.**

SECOND ORDER OF BUSINESS: APPLICANT: Andrew J Vinson & Kathleen J Carton, 5911 Westcliffe Place Saint Cloud, MN 56303 **Project Location:** 20317 Oakland Beach Rd, Detroit Lakes, MN 56501 **Tax ID Number:** 08.1163.000 **LEGAL LAND DESCRIPTION:** Section 09 Township 139 Range 041; Oakland Beach Block 002, Lot 6, Big Floyd Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to be at twenty-nine (29) percent impervious surface coverage deviating from the allowable twenty-five (25) percent impervious surface coverage within the shoreland district due to lot size.

Motion: Skalin motioned to **approve** the application with the stipulation that they work with Pelican River Watershed District to obtain a storm-water management plan prior to the start of construction based on the fact that it's in harmony with the neighborhood and that by reducing the overall impervious coverage they are reducing the impact to the environment. **Knutson seconded.** All in favor. **Motion carried.** Variance **approved.**

THIRD ORDER OF BUSINESS: APPLICANT: John K Stibbe, 31370 S Eagle Lake Rd Frazee, MN 56544 **Project Location:** 31370 S Eagle Lake Rd Frazee, MN 56544 **Tax ID Number:** 03.0488.000 **LEGAL LAND DESCRIPTION:** Section 33 Township 138 Range 040; Eagle Lake Park, Lots 3 & 4, Eagle Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a

variance to construct two additions to an existing non-conforming structure with the first addition to be located at forty-six (46) feet from the ordinary high-water (OHW) mark and the second addition to be located seventy-four (74) feet from the OHW deviating from the required setback of one hundred (100) feet due to setback issues.

Motion: King motioned to **approve** the application based on the fact that it fits within the character of the locality, it's in harmony with the community, and it's a reasonable request. **Skalin seconded.** All in favor. **Motion carried.** Variance **approved.**

FOURTH ORDER OF BUSINESS: APPLICANT: David & Jill Suppes. 4601 Timberline Dr S Fargo, ND 58104 **Project Location:** 13677 Barbara Beach Ln Detroit Lakes, MN 56501 **Tax ID Number:** 19.0802.000 **LEGAL LAND DESCRIPTION:** Section 18 Township 138 Range 041; Barbara Beach 138 41 Lot 9, Lake Sallie. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a deck to be located sixty-five (65) feet from the ordinary high-water (OHW) mark deviating from the required setback of seventy-five (75) feet due to topographical and setback issues.

After some discussion, the applicant tabled the application.

As there was no further business to come before the Board, **King** made a motion to adjourn the meeting. **Skalin** seconded. All in favor. Motion carried. The meeting adjourned at 6:41 pm.

_____	ATTEST	_____
Acting Chairman Craig Hall		Kyle Vareberg,
		Planning and Zoning Administrator