



COUNTY OF BECKER

Planning and Zoning

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Becker County Board of Adjustments Meeting

April 10th, 2025, ~ 6:00pm

1st Floor Commissioner's Room – Becker County Courthouse

~ Tentative Agenda ~

I. Roll Call of Members

II. Minutes approval for the February 13, 2025, hearing.

III. New Business:

- 1. APPLICANT:** John E. Braun & Day R. Braun 539 Prescott Place West Fargo ND 58078. **Project Location:** 12114 Gilbertson Place Audubon, MN 56511 **Tax ID Number:** 17.0678.000 **LEGAL LAND DESCRIPTION:** Section 19 Township 138 Range 042; Gilbertson Beach 1st Lot 1, Big Cormorant Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to: 1) replace an existing dwelling with a dwelling, attached garage, and entry deck to be located: five (5) feet from the road right-of-way (ROW) deviating from the required setback of twenty (20) feet from the ROW of a township road within the shoreland district, to be located fifty (50) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake, and ten (10) feet from the rear property line deviating from the required setback of forty (40) feet; 2) to construct a patio and an upper deck to be located thirty-six (36) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one-hundred (100) feet and to be fifteen (15) feet from the rear property line deviating from the required setback of (40) feet; 3) to be at twenty-seven and four tenths (27.4) percent impervious surface coverage deviating from the allowable twenty-five (25) percent within the shoreland district. All requests are due to lot size and setback issues.
- 2. APPLICANT:** Bryan L & Anna M Vidden 6526 59th Ave S Fargo, ND 58104. **Project Location:** 37566 Tulaby Lake Dr Waubun MN 56589 **Tax ID Number:** 09.0565.000 **LEGAL LAND DESCRIPTION:** Section 03 Township 142 Range 039 Peaceful Bay 142 39 Lot 7, Tulaby Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to : 1) construct two (2) additions to the existing non-conforming dwelling, with one addition to be located nine (9) feet from the side property line deviating from the required setback of ten (10) feet and for both additions to be located fifty (50) feet from the ordinary high-water (OHW) mark deviating from the required setback of one-hundred (100) feet on a recreational development lake 2) construct a deck to be located forty-two (42) feet from the OHW 3) construct an attached garage to be located nine (9) feet from the side property line and to be ten feet from the road right-of-way deviating from the required setback of twenty (20) feet from the right of way of a township road within the shore land district. All requests due to lot size and setback issues.
- 3. APPLICANT:** Amanda Younggren & Corey Younggren 710 4th St Se Hallock, MN 56728. **Project Location:** 33915 N Cotton Lake Rd Rochert, MN 56578 **Tax ID Number:** 16.0356.000 **LEGAL LAND DESCRIPTION:** Section 35 Township 140 Range 040; MAUGHAN BEACH 140 40 Lots 6-10 INCLUSIVE, Cotton Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a dwelling with attached garage, deck, and patio to be located zero (0) feet from the top of a bluff deviating from the required setback of thirty (30) feet due to setback and topographical issues.

4. **APPLICANT:** Jeff M Rockwell & Susan J Rockwell 16336 Gunflint Trail Lakeville, MN 55044. **Project Location:** 48407 Dolly's Trl, Ponsford, MN **Tax ID Number:** 12.0094.000 **LEGAL LAND DESCRIPTION:** Section 16 Township 142 Range 037; PT GOVT LOT 3; BEG 1306.5' W, 1000.11' S, 510' E, 829.43'S & 13.88' SW OF N 1/4 COR SEC 16; TH NE 100.39', TH SE 126.98' TO LK, TH SW AL LK TO PT SE OF POB TH NW 115.4' TO POB, Bass Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a detached garage sixty-five (65) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake and ten (10) feet from the front property line deviating from the required setback of twenty (20) feet due to lot size and setback issues.

5. **APPLICANT:** Potts Properties MN LLC 23875 N 91st St Scottsdale, AZ 85255. **Project Location:** 24155 SW Island Dr Rochert, MN **Tax ID Number:** 15.0339.000 **LEGAL LAND DESCRIPTION:** Section 24 Township 140 Range 039; PT LOT 4 BEG 1243'W & 316' N OF MC #7 TH NW 100'AL LK SW 371.23' S 117.11' & NE 445.71' TO BEG, Island Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a dwelling to be located thirty-five (35) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one hundred (100) feet on a recreational development lake due to lot size and setback issues.

6. **APPLICANT:** Spirit & Life Evangelistic Association 1150 West Ave Detroit Lakes, MN 56501. **Project Location:** TBD 120th Ave Lake Park, MN **Tax ID Number:** 18.0057.002 **LEGAL LAND DESCRIPTION:** Section 08 Township 139 Range 043; 8-139-43 PT GOVT LOT 1: COMM NW COR GOVT LOT 1, S 200', SE 628.91', SE 595.48', E 234.16', ELY 281.18', S 254.76' TO SAND LAKE AND POB; N 254.76', WLY 281.18', W 234.16', NW 162.72', N 540.29', W 454.92', N AL DRVIE 500.54', W 38.47', S 1050.07' TO SAND LK, SLY & ELY AL SAND LK TO POB. INCL TRACT B. LESS 2.76AC (18-57-3, CEMETERY), Sand Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an attached garage and sidewalk to an existing non-conforming structure to be located eighty-one (81) feet from the ordinary high-water (OHW) mark deviating from the required setback of one hundred and fifty (150) feet on a Natural Environment Lake due to lot size and setback issues.

7. **APPLICANT:** Bryan S Willms & Marie L Willms 25352 Co Hwy 13 Audubon, MN 56511. **Project Location:** 25352 Co Hwy 13 Audubon, MN 56511 **Tax ID Number:** 14.0076.001 **LEGAL LAND DESCRIPTION:** Section 16 Township 140 Range 042; NLY 250' of ELY 875' OF NE ¼ of SE ¼, Hamden Township. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct non-dwelling related structures for a cannabis cultivation, manufacture, and wholesale facility to be located fifteen (15) feet from the North property line deviating from the required setback stated in Chapter 8, Section 17, Letter B; a.ii. of the Becker County Zoning ordinance due to lot size and setback issues.

IV. Other Business

1. Set Tentative Date for Next Informational Meeting, May 01, 2025, 8:00 am, 3rd Floor Zoning Meeting Room

V. Adjournment