

**Becker County Board of Adjustments**  
**April 10<sup>th</sup>, 2025**

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 Chairman Mike Sharp, Craig Hall, Delvaughn King, Larry Knutson, Greg Meyer and Kohl Skalin.

**Absent:** Roger Boatman

Acting Chairman Mike Sharp called the meeting to order at 6:00 p.m. Planning & Zoning Administrator Kyle Vareberg recorded the minutes.

Introductions were given.

Acting Vice 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: Skalin** made a motion to **approve** the minutes from the February 13<sup>th</sup>, 2025, meeting; **Hall second.** All in favor. Motion carried.

**NEW BUSINESS:**

**FIRST ORDER OF BUSINESS: 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 1<sup>st</sup> 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.

Per the request of the Cormorant Lakes Watershed District, **Knutson** made a motion to table the application till the May 2025 meeting. **Skalin** Seconded. All in favor. **The application was tabled.**

**SECOND ORDER OF BUSINESS: APPLICANT:** Bryan L & Anna M Vidden 6526 59<sup>th</sup> 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.

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

**THIRD ORDER OF BUSINESS: APPLICANT:** Amanda Younggren & Corey Younggren 710 4<sup>th</sup> 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.

One letter was received for this application and is on file with the Becker County Zoning office and available upon request.

**Motion: Hall** motioned to **approve** the application with the amendment to be ten (10) feet from the top of a bluff with the stipulation they complete a stormwater mitigation plan and that the contractor consults with the property owner on getting an engineered plan to ensure ground stability and that any plan will not cause erosion that degrades

the lake based on the fact that it fits within the harmony and intent of the ordinance, it puts the property to good use, and it won't change the character of the locality. **Skalin seconded.** Skalin, Meyer, Sharp, King, and Hall in favor. Knutson opposed. **Motion carried.** Variance **approved.**

**FOURTH ORDER OF BUSINESS: 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.

Two (2) letters were received in regard to this application and are on file with the Becker County Zoning office and available upon request.

**Motion: Knutson** motioned to **approve** the application based on the fact it fits within the character of the locality and is in harmony with the purposes and intent of the ordinance. **Meyer seconded.** All in favor. **Motion carried.** Variance **approved.**

**FIFTH ORDER OF BUSINESS: APPLICANT:** Potts Properties MN LLC 23875 N 91<sup>st</sup> 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.

126

127 Nancy Olson, neighbor, spoke and shared her concerns with protecting the lake, lack of details  
128 for the plan, and lack of hardship.

129

130 Scott Aaron, neighbor, spoke and shared his concerns about the lack of plans for a home that's  
131 going to be so close to the lake.

132

133 Kent Bjelke, representing the Hokensons, and shared concerns about this affecting the neighbor's  
134 view.

135

136 Eight (8) letters were received in regard to this application and are on file with the Becker  
137 County Zoning office and available upon request.

138

139 **Motion: Skalin** motioned to **deny** the application based on the fact there is no practical  
140 difficulty. **Knutson seconded.** All in favor. **Motion carried.** Variance **denied.**

141

142

143 **SIXTH ORDER OF BUSINESS: APPLICANT:** Spirit & Life Evangelistic Association 1150  
144 West Ave Detroit Lakes, MN 56501. **Project Location:** TBD 120<sup>th</sup> Ave Lake Park, MN **Tax ID**  
145 **Number:** 18.0057.002 **LEGAL LAND DESCRIPTION:** Section 08 Township 139 Range 043;  
146 8-139-43 PT GOVT LOT 1: COMM NW COR GOVT LOT 1, S 200', SE 628.91', SE 595.48', E  
147 234.16', ELY 281.18', S 254.76' TO SAND LAKE AND POB; N 254.76', WLY 281.18', W  
148 234.16', NW 162.72', N 540.29', W 454.92', N AL DRVIE 500.54', W 38.47', S 1050.07' TO  
149 SAND LK, SLY & ELY AL SAND LK TO POB. INCL TRACT B. LESS 2.76AC (18-57-3,  
150 CEMETERY), Sand Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a  
151 variance to construct an attached garage and sidewalk to an existing non-conforming structure to  
152 be located eighty-one (81) feet from the ordinary high-water (OHW) mark deviating from the  
153 required setback of one hundred and fifty (150) feet on a Natural Environment Lake due to lot  
154 size and setback issues.

155

156 Jim Anderson, neighbor, shared that he has no issues with this improvement to the property.

157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185

**Motion: Hall** motioned to **approve** the application based on the fact it won't alter the character of the locality, it falls within the harmony of the purposes and intent of the ordinance, and it puts the property to a good and reasonable use. **Knutson seconded.** All in favor. **Motion carried.** Variance **approved.**

**SEVENTH ORDER OF BUSINESS: 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.

Irma Gillespie, a neighbor, spoke and shared her concerns about the ability to resale properties  
security and increased crime.

John Hanson, a neighbor, spoke and stated his opposition to the application.

Leilani Dahlen, neighbor, spoke and shared her concerns about the ability to resell her home and  
increased traffic to the neighborhood.

Anne Koste inquired some details about the business and shared her opposition.

Melvin, a neighbor, stated his opposition.

186 Allen Gillespie, neighbor, shared his opposition to this application and his concern about the  
187 ability to resale properties in the neighborhood.

188

189 Mary Hanson, a neighbor, shared her opposition to this application and concerns about extra  
190 traffic and security.

191

192 **The applicant tabled the application.**

193

194

195 As there was no further business to come before the Board, **Hall** made a motion to adjourn the  
196 meeting. **Knutson** seconded. All in favor. Motion carried. The meeting adjourned at 7:20 pm.

197

198

199

200

201

_____	ATTEST	_____
Acting Chairman, Mike Sharp		Kyle Vareberg, Planning and Zoning Administrator