

**Becker County Board of Adjustments**  
**May 8<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: Chairman Roger Boatman, Craig Hall, Delvaughn King, Larry Knutson, Greg Meyer and Kohl Skalin.

**Absent:** Mike Sharp

Chairman Roger Boatman 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.

**OLD BUSINESS:**

**FIRST ORDER OF OLD 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 1st LOT 1 GILBERTSON BCH 1ST. PT GOVT LOT 6, PT VAC RD: BEG ELY COR LOT 1 GILBERTSON BCH 1ST, NE 69.34', NW 65', SW 74' TO NLY COR LOT 1, SE TO POB, 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. All requests are due to lot size and setback issues. This application was tabled at the April 10, 2025, Hearing.

**The Applicant tabled the application.**

**SECOND ORDER OF OLD 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 NE1/4 OF SE1/4, 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. This application.

**Motion:** Skalin motioned to **approve** the application based on the fact it's in harmony with the neighborhood and it's an agricultural community. **Meyer seconded.** All in favor. **Motion carried.** Variance **approved.**

#### **NEW BUSINESS:**

**FIRST ORDER OF NEW BUSINESS: APPLICANT:** Jeffrey Meyer & Julie Meyer 9532 River Otter Dr Fort Myers FL 33912. **Project Location:** 15128 E Munson Dr Detroit Lakes, MN **Tax ID Number:** 19.1158.000 **LEGAL LAND DESCRIPTION:** Section 05 Township 138 Range 041 R S Dutton's Sub Div Lots 45,46 & 47, Munson Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing pervious deck seventeen (17) feet from the ordinary high water (OHW) mark, and move the location to the northwest side, add a handicap ramp on both sides, and platform to allow entrance for handicap person, due to the substandard size lot of record and dwelling built prior to zoning.

**The applicant tabled the application before the hearing.**

**SECOND ORDER OF NEW BUSINESS: APPLICANT:** John Melland & Jennifer Melland 6217 31st St S Fargo, ND 58104. **Project Location:** 21447 Co Hwy 32 Rochert, MN. **Tax ID Number:** 10.0562.000 **LEGAL LAND DESCRIPTION:** Section 03 Township 139 Range 040; Aljoe Beach 139 40 Lots 1,2,3,4 & 5, Cotton Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace a detached garage fifty-six (56) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake and one point five (1.5) feet from the ROW of a County Highway deviating from the required setback of forty-five (45) feet due to lot size and setback issues.

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89           **The applicant tabled the application.**  
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92   **THIRD ORDER OF NEW BUSINESS: APPLICANT:** Brad Lonnie Huseby & Donna  
93   Huseby 7411 Elm Ct Horace, ND 58047. **Project Location:** 15360 E Summer Island Rd, Lake  
94   Park, MN **Tax ID Numbers:** 17.1178.000, 17.1179.000, 17.1180.000 & 17.1227.000 **LEGAL**  
95   **LAND DESCRIPTIONS:** Section 06 Township 138 Range 042 Summer Island 138 42 Block  
96   002 Lots 12,13,14, 15 & Outlot A Less 1.2 Ac (17-1227-1), Leaf Lake. **APPLICATION AND**  
97   **DESCRIPTION OF PROJECT:** Request a variance to separate non-conforming lots in  
98   contiguous ownership.  
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101           **Motion: Hall** motioned to **approve** the application based on the fact it will not change  
102           the character of the locality, and it puts the land to good and reasonable use. **King**  
103           **seconded.** All in favor. **Motion carried.** Variance **approved.**  
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106   **FOURTH ORDER OF NEW BUSINESS: APPLICANT:** Gregory C Jensen & Petrice L  
107   Balkan 12805 Dorff Beach Rd Audubon, MN 56511. **Project Location:** 20306 Co Rd 131  
108   Detroit Lakes, MN **Tax ID Number:** 08.1002.000 **LEGAL LAND DESCRIPTION:** Section  
109   10 Township 139 Range 041; Floyd Lake Point, Lot 28, Floyd Lake. **APPLICATION AND**  
110   **DESCRIPTION OF PROJECT:** Request a variance for thirty-three (33) percent impervious  
111   coverage deviating from the allowable coverage of twenty-five (25) percent in the shoreland  
112   district.  
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114           **Motion: Hall** motioned to **approve** the application based on the fact it's a reasonable  
115           request, they are making it better for the lake, it fits within the character of the locality,  
116           and it is a positive improvement. **Skalin seconded.** All in favor. **Motion carried.**  
117           Variance **approved.**  
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**FIFTH ORDER OF NEW BUSINESS: APPLICANT:** Nicholas Slavicek & Gretchen Slavicek 44314 Ida's Rd Osage, MN 56570. **Project Location:** 22281 Bass Lake Rd Osage, MN **Tax ID Number:** 28.0271.000 **LEGAL LAND DESCRIPTION:** Section 36 Township 140 Range 038; Basswood Heights Lot 5, Bass Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace a dwelling to be located two (2) feet from the right-of-way (ROW), deviating from the required setback of twenty (20) feet on a Township Road, and sixty-five (65) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one hundred fifty (150) feet on a Natural Environment Lake due to lot size and setback issues.

**Motion: Hall** motioned to **approve** the application with the addition to allow for a setback of two (2) feet from the top of a bluff, if it is determined to be a bluff based on the fact that it's a reasonable request, he has a clear hardship, this is a lot of record, it's in harmony with the purposes and intent of the ordinance, it fits within the character of the locality, and it puts the property to good use. **King seconded.** Skalin, Meyer, King, and Hall in favor. Knutson opposed. **Motion carried.** Variance **approved.**

**SIXTH ORDER OF NEW BUSINESS: APPLICANT:** Robert L & Colleen Schmit 25804 230th Ave Detroit Lakes, MN 56501. **Project Location:** 34405 Strawberry Ln S Ogema, MN **Tax ID Number:** 20.0422.000 **LEGAL LAND DESCRIPTION:** Section 35 Township 142 Range 040; PT LOT 3; B EG AT W QTR COR SEC 35, TH S 1350.05', E 1411.42', N 316', NELY 159.90', E 532.79' & N 580.84' TO POB; TH CONT N 124.03', E 156.65' TO WTR EDGE, SLY AL LK TO PNT E OF POB & W 148.47' TO POB, Strawberry Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an addition to a non-conforming structure to be thirty-six (36) feet from the Ordinary High Water (OHW) mark, deviating from the required setback of one hundred (100) feet, on a Recreational Development Lake.

**Motion: Knutson** motioned to **approve** the application with the stipulation they obtain a stormwater management plan through Becker Soil and Water based on the fact it is in harmony with the location. **Skalin seconded.** All in favor. **Motion carried.** Variance **approved.**

**SEVENTH ORDER OF NEW BUSINESS: APPLICANT:** Derek John Mackner 27117 Rice Lake Rd Detroit Lakes, MN 56501. **Project Location:** 30344 St Hwy 34 Detroit Lakes, MN **Tax**

**ID Number:** 10.0459.003 **LEGAL LAND DESCRIPTION:** Section 29 Township 139 Range 040; 29-139-40 PT NE1/4 NW1/4: COMM N QTR COR SEC 29, W 264' TO POB; W 370.5', S 412.2' TO N ROW TH 34, ELY AL RD 377.51', N 359.95' TO POB, Erie Township.

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a dwelling to be located twenty (20) feet from the rear property line, deviating from the required setback of forty (40) feet due to topographical issues.

**The applicant withdrew the application before the hearing.**

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 7:28 pm.

ATTEST

Acting Chairman, Mike Sharp

Kyle Vareberg,  
Planning and Zoning Administrator