



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
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Becker County Board of Adjustments Meeting

June 12, 2025, ~ 6:00pm

1st Floor Commissioner's Room – Becker County Courthouse

~ Tentative Agenda ~

I. Roll Call of Members

II. Minutes approval for the April 10, 2025 and May 8, 2025 Meetings.

III. Old 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 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: four (4) 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-one (51) 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-seven (37) 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, and May 8, 2025, meetings.
- 2. APPLICANT:** John Melland & Jennifer Melland 6217 31st St S Fargo, ND 58104. **Project Location:** 21447 Co Hwy 32 Rochert, MN 56578 **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 (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 ROW of a County Highway deviating from the required setback of forty-five (45) feet due to lot size and setback issues. This application was tabled at the May 8, 2025, meeting.

IV. New Business:

- 1. APPLICANT:** Fred J Williams III Revocable Living Trust 4437 Beach Ln S Fargo, ND 58104. **Project Location:** 23715 Co Hwy 22 Detroit Lakes, MN 56501 **Tax ID Number:** 19.1448.000 **LEGAL LAND DESCRIPTION:** Section 19 Township 138 Range 041; Linden Park 138 41 Block 001 Lot 4 & Lot 3 EX TRI TR IN NE COR, Lake Melissa. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing dwelling with a new dwelling to be located fifty (50) feet from

the Ordinary High-Water (OHW) mark deviating from the required setback of seventy-five (75) feet on a General Development Lake and to replace an existing garage with a new garage to be located zero (0) feet from the road right-of-way (ROW) deviating from the required setback of forty-five (45) feet on a County Highway within the shoreland district all due to lot size and setback issues.

2. **APPLICANT:** Randall J & Debora A Stevens 1418 21ST St S Fargo, ND 58103. **Project Location:** 27388 Little Floyd Lake Detroit Lakes, MN 56501. **Tax ID Number:** 08.0894.000 **LEGAL LAND DESCRIPTION:** Section 11 Township 139 Range 041; ERNIE'S BEACH PT LOT 7: BEG NE COR LOT 7, NW 242.3' TO LIT FLOYD LK, S 115', SE 203.9' TO RD, NE 170' TO POB, Little Floyd Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing dwelling with a new dwelling to be located fifty (50) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of seventy-five (75) feet on a Recreational Development Lake and to be located thirty (30) feet from a Tributary deviating from the required setback of one-hundred feet due to topography and setback issues.
3. **APPLICANT:** Kasey Kluver & Samantha Kluver 26 3RD St S Sabin, MN 56580. **Project Location:** 11600 Lake Eunice Dr Detroit Lakes, MN 56501. **Tax ID Number:** 17.0779.000 **LEGAL LAND DESCRIPTION:** Section 27 Township 138 Range 042; Isthmus Beach 4th Lot 2 Less Pt E of Ln: Comm N Cor Lot 2 Isthmus Bch 4th, Ely 29.99' to POB; Sly 228' to Lk Eunice & Term, Lake Eunice. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a dwelling to be located fifty (50) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of seventy-five (75) feet on a General Development Lake due to lot size and setback issues.
4. **APPLICANT:** Lake Eunice Evangelical Free Church 12986 Co Hwy 15 Detroit Lakes, MN 56501 **Project Location:** 12986 Co Hwy 15 Detroit Lakes, MN 56501. **Tax ID Number:** 17.7012.000 **LEGAL LAND DESCRIPTION:** Section 22 Township 138 Range 042; 22-138-42 PT NE1/4 NE1/4: BEG NE COR SEC 22, W 328.25', S 381.69', E 336.32', N 381.44' TO POB, Lake Eunice Township. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an addition to an existing non-dwelling related structure to be located sixty-one (61) feet from the centerline deviating from the required setback of seventy-eight (78) feet from the centerline of a County Road within the shoreland district and to be at thirty-eight (38) percent impervious coverage deviating from the allowable twenty-five (25) percent within the shoreland district.
5. **APPLICANT:** Lawrence D Noah PO Box 95 Callaway, MN 56521 **Project Location:** TBD South Shores Circle, Lake Park, MN 56554 **Tax ID Number:** 07.0413.000 **LEGAL LAND DESCRIPTION:** Section 35 Township 140 Range 043; Southshores Lot 013 Block 001, Cuba Township. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to allow a non-conforming boundary line adjustment which may result in a non-conforming side-yard setback due to the fact that an existing neighboring structure currently sits across the property line.
6. **APPLICANT:** Michael D Anderson 213 Willow St E Detroit Lakes, MN 56501 **Project Location:** TBD Co Hwy 6 Detroit Lakes, MN 56501 **Tax ID Number:** 19.0047.003 **LEGAL LAND DESCRIPTION:** Section 04 Township 138 Range 041; 4-138-41 PT GOVT LOTS 3-4, PT SE1/4 NW1/4: COMM CTR SEC 4, W 132' TO POB; N 165', E 132', N 1906.08', W 66', N 432.69', NW 103.08', N 150.01', W 1100.2', SLY AL TH 59 1095.52', E 300', NLY 786.06', E 227.28', SELY 599.44', SLY 614.87', S 378.12', SW 894.46', W 326.92', W 105.4', S 58.99', E 1264.98' TO POB. TRACT A-2. LESS 7.06AC (PLAT), Lake View Township. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a non-dwelling related structure to be located thirty (30) feet from the road right-of-way (ROW) deviating from the required setback of fifty (50) feet from the ROW of a state highway within the shoreland district and to be located twenty (20) feet from a wetland deviating from the required set back of fifty (50) due to topography and setback issues.

7. **APPLICANT:** Zachary K Overvold 15583 W Munson Ln Detroit Lakes MN 56501 **Project Location:** 15611 W Munson Ln Detroit Lakes MN 56501 **Tax ID Number:** 19.1468.000 **LEGAL LAND DESCRIPTION:** Section 05 Township 138 Range 041; Munson Beach 138 41 Lots 5 and 6, Munson Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a dwelling to be located eighty-five (85) feet from the Ordinary High Water (OHW) mark and a deck to be located sixty-five (65) feet from the OHW, deviating from the required setback of one hundred (100) feet on a Recreational Development Lake.
8. **APPLICANT:** Denis & Ida Engel 28907 St Hwy 34, Detroit Lakes, MN 56501 **Project Location:** 28907 St Hwy 34, Detroit Lakes, MN 56501 **Tax ID Number:** 08.0434.000 **LEGAL LAND DESCRIPTION:** Section 25 Township 139 Range 041; 25-139-41 E1/2 NE1/4 S OF HWY #34 LESS 15.82 AC & LESS 4.59 AC, Detroit Township. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a non-dwelling related structure to be located sixty (60) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one-hundred and fifty (150) feet from the OHW of a Natural Environment Lake due to topography and setback issues.
9. **APPLICANT:** Curt J Lynde & Kristine M Lynde 27398 Bullert Rd Ogema, MN 56569 **Project Location:** TBD Catherine Ln Waubun, MN 56589. **Tax ID Number:** 36.0146.000 **LEGAL LAND DESCRIPTION:** Section 24 Township 142 Range 041; LOT 3 LESS PLAT, White Earth Township. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a dwelling seventy-five (75) 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 topography and setback issues.

V. Other Business:

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

VI. Adjournment