

1 **Becker County Board of Adjustments**

2 **June 12th, 2025**

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4 An audio recording of this meeting is available at:

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

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7 **Present:** Members: Acting Chairman Mike Sharp, Craig Hall, Delvaughn King, Larry Knutson, and
8 Zoning Administrator Kyle Vareberg.

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10 **Absent:** Roger Boatman, Greg Meyer, and Kohl Skalin.

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12 Acting Chairman Mike Sharp called the meeting to order at 6:01 p.m. Planning & Zoning
13 Technician Nicole Bradbury recorded the minutes.

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15 Introductions were given.

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

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20 **Knutson** motioned to **approve** the minutes with corrections from the April 10, 2025, and May 8,
21 2025, meetings with corrections. **King seconded.** All in favor. **Motion carried. Approved.**

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24 **OLD BUSINESS:**

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26 **FIRST ORDER OF OLD BUSINESS: APPLICANT:** John E. Braun & Day R. Braun 539 Prescott Place
27 West Fargo ND 58078. **Project Location:** 12114 Gilbertson Place Audubon, MN 56511 **Tax ID**
28 **Number:** 17.0678.000 **LEGAL LAND DESCRIPTION:** Section 19 Township 138 Range 042;
29 Gilbertson Beach 1st LOT 1 GILBERTSON BCH 1ST. PT GOVT LOT 6, PT VAC RD: BEG ELY COR LOT
30 1 GILBERTSON BCH 1ST, NE 69.34', NW 65', SW 74' TO NLY COR LOT 1, SE TO POB, Big Cormorant
31 Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to: 1) replace an existing
32 dwelling with a dwelling, attached garage, and entry deck to be located: five (5) feet from the road
33 right-of-way (ROW) deviating from the required setback of twenty (20) feet from the ROW of a
34 township road within the shoreland district, to be located fifty (50) feet from the Ordinary High-Water
35 (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational
36 Development Lake, and ten (10) feet from the rear property line deviating from the required setback
37 of forty (40) feet; 2) to construct a patio and an upper deck to be located thirty-six (36) feet from the
38 Ordinary High Water (OHW) mark deviating from the required setback of one-hundred (100) feet and
39 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, Hearing.

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

Motion: Hall motioned to **approve** the amended application with the removal of the request to construct a patio and upper deck at thirty-seven (37) feet based on the fact it puts the land to good and reasonable use, it falls within the harmony and intent of the ordinance, and it won't change the character of the community. **Knutson seconded** based on the fact it's consistent with the rest of the buildings in the neighborhood. All in favor. **Motion carried.** Variance **approved.**

SECOND ORDER OF OLD BUSINESS: 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.

Motion: Knutson motioned to **approve** the application based on the fact it's in harmony with the ordinance and it fits the character of the locality. **King seconded.** All in favor. **Motion carried.** Variance **approved.**

NEW BUSINESS:

FIRST ORDER OF NEW BUSINESS: 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.

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

Motion: Hall motioned to **approve** the application based on the fact it falls within the harmony and intent of that community, and it doesn't deviate from the plan of the official control. **Knutson seconded**. All in favor. **Motion carried**. Variance **approved**.

SECOND ORDER OF NEW BUSINESS: 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.

Motion: Knutson motioned to **approve** the application based on the fact it's in harmony with the ordinance and the location. **King seconded**. All in favor. **Motion carried**. Variance **approved**.

THIRD ORDER OF NEW BUSINESS: 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.

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

Motion: Hall motioned to **approve** the amended application to be at sixty (60) feet from the OHW based on the fact it's in harmony with the purpose and intent of the ordinance, it fits within the character of the locality, and it puts the land to good and reasonable use. **Knutson seconded.** All in favor. **Motion carried.** Variance **approved.**

FOURTH ORDER OF NEW BUSINESS: 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.

Motion: Hall motioned to **approve** the application based on the fact it's a great and reasonable use. **King seconded.** All in favor. **Motion carried.** Variance **approved.**

FIFTH ORDER OF NEW BUSINESS: 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.

Motion: Knutson motioned to **approve** the application with the understanding that this will create a non-conforming side yard setback based on the fact it's a reasonable request and it fits within the harmony of the ordinance. **Hall seconded.** All in Favor. **Motion carried.** Variance **approved.**

SIXTH ORDER OF NEW BUSINESS: 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.

Motion: Hall motioned to **approve** the application with the amendment to change the ROW setback from thirty (30) feet to twenty (20) feet based on the fact it puts the land to a good and reasonable use. **King seconded.** All in favor. **Motion carried.** Variance **approved.**

SEVENTH ORDER OF NEW BUSINESS: 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.

This application was moved to the end of the meeting.

EIGHTH ORDER OF NEW BUSINESS: 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.

Motion: Knutson motioned to **approve** the application based on the fact it's in harmony with the location and the ordinance. **King seconded.** All in favor. **Motion carried.** Variance **approved.**

NINETH ORDER OF NEW BUSINESS: 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.

Motion: Hall motioned to **approve** the application based on the fact it's in harmony with the intent of the ordinance, it will not alter the character of the locality, and it puts the land to a good and reasonable use. **Knutson seconded.** All in favor. **Motion carried.** Variance **approved.**

TENTH ORDER OF NEW BUSINESS: 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

221 construct a dwelling to be located eighty-five (85) feet from the Ordinary High Water (OHW) mark
222 and a deck to be located sixty-five (65) feet from the OHW, deviating from the required setback of
223 one hundred (100) feet on a Recreational Development Lake.

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225 One letter was received in regard to this application and is on file with the Becker County Zoning
226 office and available upon request.

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229 **Motion: Hall** motioned to **approve** the application based on the fact it fits within the
230 harmony and intent of the ordinance, and it puts the property to a good reasonable use.

231 **King seconded.** All in favor. **Motion carried.** Variance **approved.**

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235 As there was no further business to come before the Board, **King** made a motion to adjourn the
236 meeting. **Knutson** seconded. All in favor. Motion carried. The meeting adjourned at 7:02 pm.

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240 _____ ATTEST _____

241 Acting Chairman, Mike Sharp

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Kyle Vareberg,
Planning and Zoning Administrator