

1 **Becker County Board of Adjustments**

2 **August 14<sup>th</sup>, 2025**

3  
4 An audio recording of this meeting is available at:

5 [https://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

6  
7 **Present:** Members: Chairman Roger Boatman, Craig Hall, Delvaughn King, Larry Knutson, Mike  
8 Sharp, Greg Meyer, and Zoning Administrator Kyle Vareberg.

9  
10 **Absent:** Kohl Skalin.

11  
12 Chairman Roger Boatman called the meeting to order at 6:00 p.m. Planning & Zoning  
13 Administrator Kyle Vareberg recorded the minutes.

14  
15 Introductions were given.

16  
17 Vice Chairman Mike Sharp 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.

19  
20 **King** motioned to **approve** the minutes with corrections from the July 10, 2025, meeting. **Hall**  
21 **seconded.** All in favor. **Motion carried. Approved.**

22  
23  
24 **OLD BUSINESS:**

25  
26 **FIRST ORDER OF OLD BUSINESS: APPLICANT:** Jaroslav & Jarmila Solc 1514 Kings View Dr Grand  
27 Forks, ND 58201. **Project Location:** 37129 Red Top Rd, Ponsford, MN 56575. **Tax ID Number:**  
28 12.0118.000 **LEGAL LAND DESCRIPTION:** Section 18 Township 142 Range 037 PT LOT 5;  
29 BEG 1059.02' E & 497.95' NE ALONG SELV LN OF PUBLIC RD OF SW SEC COR, TH CONT NE  
30 180', SE 189.99' TO WTR EDGE, TH SWLY TO PT SE OF POB & NW 279.67' TO POB, Bad Medicine  
31 Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct  
32 an addition to an existing non-conforming dwelling to be located fifty-nine (59) feet from the  
33 Ordinary High Water (OHW) mark, and a deck to be located at fifty-three (53) feet from the OHW  
34 deviating from the required setback of one hundred (100) feet on a recreational development lake  
35 due to setback issues. This application was tabled from the July 10<sup>th</sup>, 2025, hearing.

36  
37  
38 **Motion: Craig** motioned to **approve** the amended application with the stipulation they  
39 add French drains to contain the water before it runs to the lake and with the note that  
40 the deck will start at fifty-one (51) feet, the house at fifty-six (56) feet, and the addition

at seventy-six (76) feet based on the fact it's an existing structure, it's out of the shore impact zone, the modified request is further from the lake, and a new foundation will make it better and minimize impact to the area. Meyer **seconded**. Meyer, King, and Hall in favor; Sharp and Knutson opposed. **Motion carried**. Variance **approved**.

**NEW BUSINESS:**

**FIRST ORDER OF NEW BUSINESS: APPLICANT:** Bradley J Cossette 13895 Pearl Lake Ln, Detroit Lakes, MN 56501. **Project Location:** 13895 Pearl Lake Ln, Detroit Lakes, MN 56501. **Tax ID Number:** 17.0830.000 **LEGAL LAND DESCRIPTION:** Section 14 Township 138 Range 042; Knollwood Glen 1<sup>st</sup> Lots 4 & 5, Pearl Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request an after the fact variance to construct a garage to be located ninety (90) 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, deviating from the required setback of twenty (20) feet, due to lot size and setback issues.

**Motion: Sharp** motioned to **approve** the application with the condition that the homeowner voluntarily removes the shed by the lake and based on the fact its in harmony with the purposes and intent of the ordinance and comprehensive plan, it puts the property to use in a reasonable manner, there are circumstances unique to the property with the depth, and it will not alter the character of the locality. **Knutson seconded**. All in favor. **Motion carried**. Variance **approved**.

**SECOND ORDER OF NEW BUSINESS: APPLICANT:** James Madrinan & Pamela Madrinan 15191 Japanese Maple Ln Frisco, TX 75035. **Project Location:** 43463 218<sup>th</sup> St Osage, MN 56570. **Tax ID Number:** 33.0343.000 **LEGAL LAND DESCRIPTION:** Section 04 Township 139 Range 038; 2<sup>ND</sup> ADD TO THE PINES LOTS 19 & 20, Big Toad Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a carport over existing impervious surface on a non-conforming lot with an existing impervious coverage of twenty-seven (27) percent deviating from the allowable coverage of twenty-five (25) percent in the shoreland district.

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

**THIRD ORDER OF NEW BUSINESS: APPLICANT:** Lance & Tammy Sayler 3922 Dacotah View Ct Grand Forks, ND 58201. **Project Location:** 37478 Tulaby Lake Dr Waubun, MN 56589. **Tax ID Numbers:** 09.0559.000, 09.0560.000, & 09.0561.000, **Legal Land Descriptions:** Section 03 Township 142 Range 039; Peaceful Bay 142 39 Lots 1,2 & 3, Tulaby Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing dwelling and detached garage with a dwelling, attached garage, patio, deck, and porch to be located sixty-eight (68) 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 topography issues.

**The applicant withdrew the application.**

**FOURTH ORDER OF NEW BUSINESS: APPLICANT:** Troy Goering 21035 Co Hwy 22, Detroit Lakes, MN 56501. **Project Location:** 21035 Co Hwy 22, Detroit Lakes, MN 56501. **Tax ID Number:** 17.0294.000 **Legal Land Description:** Section 26 Township 138 Range 042; 26-138-42 PT GOVT LOT 1: COMM NW COR SEC 26, E 140.05' TO POB; E 334.34', S 216.99', SW 154.8' TO LK EUNICE, NW AL LK TO E LN LOT 1 BLK 1 LANGSETH BCH, N 223.49' TO POB, Eunice Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to 1) be at forty-five (45) percent impervious surface coverage deviating from the allowable thirty (30) percent for commercially zoned properties within the shoreland district and 2) vary from the required parking requirements.

**Motion: Hall** motioned to **approve** the application with the stipulation they work with Becker Soil and Water to create a storm water retention plan based on the fact it fits the area and the locality, it's a modest addition, and it won't alter the area. **Sharp seconded.** All in favor. **Motion carried.** Variance **approved.**

111

112 As there was no further business to come before the Board, **Sharp** made a motion to adjourn  
113 the meeting. **King** seconded. All in favor. Motion carried. The meeting adjourned at 6:55 pm.

114

115

116

117 \_\_\_\_\_ ATTEST \_\_\_\_\_

118 Chairman, Roger Boatman

119

Kyle Vareberg,  
Planning and Zoning Administrator