



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

August 14, 2025 @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: Jaroslav & Jarmila Solc
1514 Kings View Dr
Grand Forks, ND 58201

Project Location: 37129 Red Top Rd
Ponsford, MN 56575

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct an addition to an existing non-conforming dwelling to be located fifty-nine (59) feet from the Ordinary High Water (OHW) mark, and a deck to be located at fifty-three (53) feet from the OHW deviating from the required setback of one hundred (100) feet on a recreational development lake due to setback issues. This application was tabled from the July 10th, 2025, hearing.

LEGAL LAND DESCRIPTION: Tax ID Number: 12.0118.000 **Legal Land Description:** Section 18 Township 142 Range 037; PT LOT 5; BEG 1059.02' E & 497.95' NE ALONG SELV LN OF PUBLIC RD OF SW SEC COR, TH CONT NE 180', SE 189.99' TO WTR EDGE, TH SWLY TO PT SE OF POB & NW 279.67' TO POB, Bad Medicine Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: susan.rockwell@co.becker.mn.us

To view all application information on this project please visit:

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

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.

Variance Application Review

Permit # 436

Property and Owner Review

Parcel Number(s): **120118000**

Owner: **JAROSLAV & JARMILA SOLC**

Township-S/T/R: **FOREST-18/142/037**

Mailing Address:

1514 KINGS VIEW DR GRAND FORKS ND 58201

Site Address: **37129 RED TOP RD PONSFORD MN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE 2025-3529**

Legal Descr: **PT LOT 5; BEG 1059.02' E & 497.95' NE ALONG SELY LN OF PUBLIC RD OF SW SEC COR, TH CONT NE 180', SE 189.99' TO WTR EDGE, TH SWLY TO PT SE OF POB & NW 279.67' TO POB**

Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☒ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request:

Request a variance to construct an addition to an existing non-conforming dwelling to be located fifty-nine (59) feet from the Ordinary High Water (OHW) mark, and a deck to be located at fifty-three (53) feet from the OHW deviating from the required setback of one hundred (100) feet on a recreational development lake due to setback issues.

OHW Setback: **53 deck and 59 addition**

Side Lot Line Setback: **na**

Rear Setback (non-lake): **na**

Bluff Setback: **na**

Road Setback: **150+**

Road Type: **Township**

Existing Imp. Surface Coverage: **4.1**

Proposed Imp. Surface Coverage: **5.1**

Existing Structure Sq Ft: **896**

Proposed Structure Sq Ft: **1392**

Existing Structure Height: **18**

Proposed Structure Height: **23**

Existing Basement Sq Ft: **no**

Proposed Basement Sq Ft: **yes, we are lifting the existing home to increase the wall height by 5 feet creating a full basement. 720 sq ft**

Change to roofline? **Yes**

Change to main structural framework? **Yes**

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Yes. The extra Sq. footage is being added to the back and not getting any closer to the lake**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **The variance is consistent with the policies of the Becker County Comprehensive Plan as stated applicable to District 2.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **It will continue to be used in the same manner as the existing property - family occupancy, recreational and housing use.**

4. Are there circumstances unique to the property? **Yes**

Explain: **The existing structure is 59' from the OHW.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **The character of the locality will remain the same.**



Deep well 26' to structure

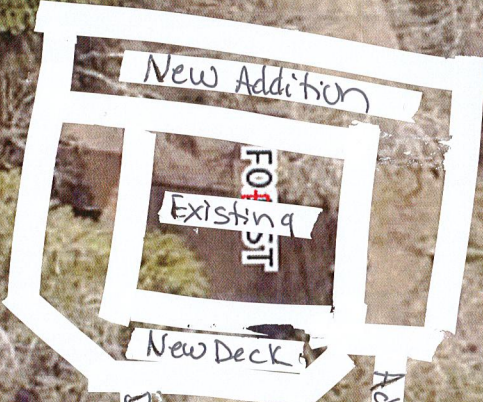
x

120118000

Drain field
42' to structure

OO

← Tank 26' to structure



New Deck

Addition 59' from OHU

Deck 53' from OHU

120123000





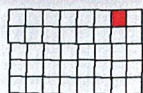
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Becker County

1:1,056

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Date: 6/2/2025

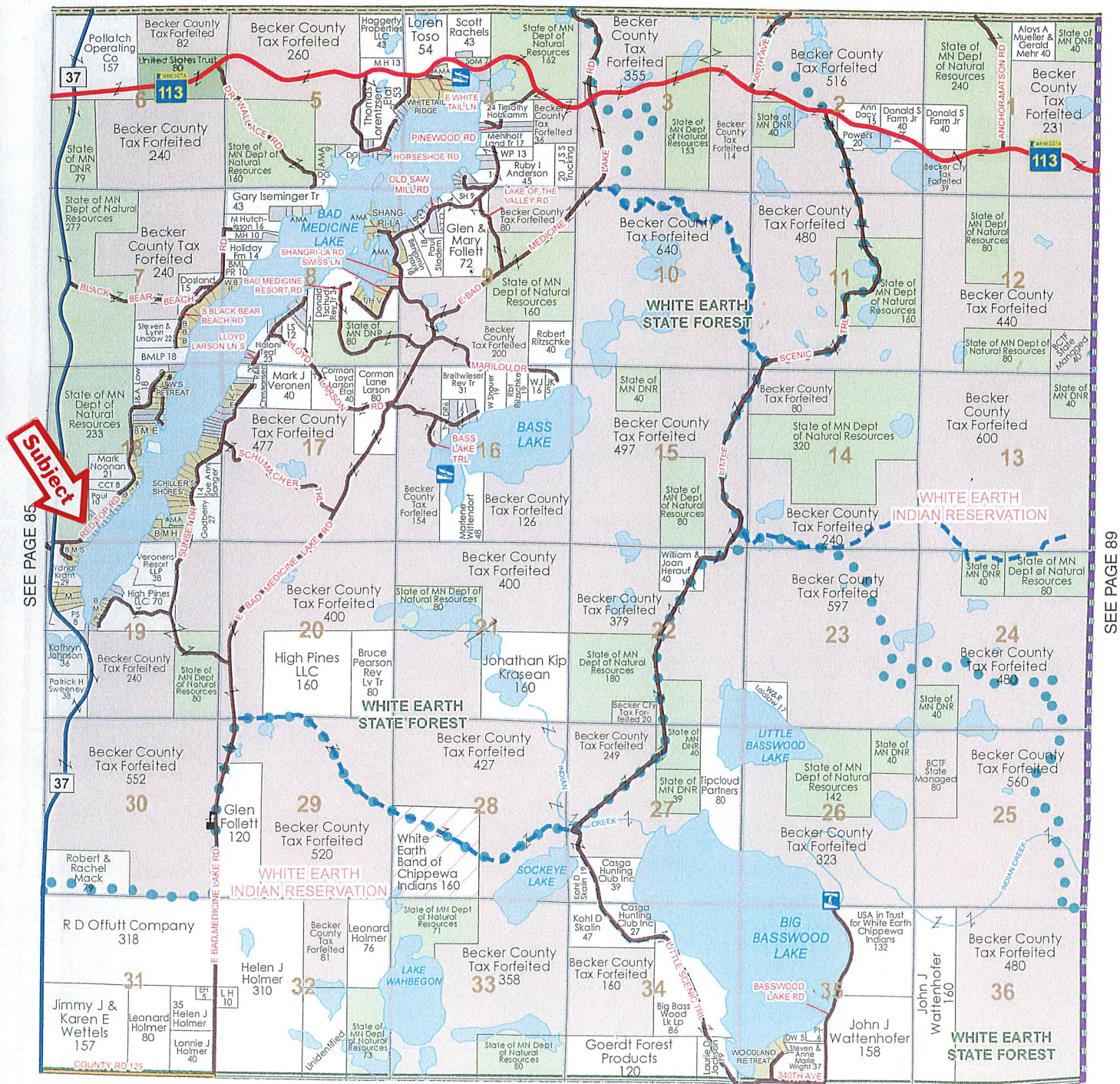


Forest

Township 142N - Range 37W

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CLEARWATER COUNTY





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

August 14, 2025 @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: Bradley J Cossette
13895 Pearl Lake Ln
Detroit Lakes, MN 56501

Project Location: 13895 Pearl Lake Ln
Detroit Lakes, MN 56501

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.

LEGAL LAND DESCRIPTION: Tax ID Number: 17.0830.000 **Legal Land Description:** Section 14 Township 138 Range 042; Knollwood Glen 1st Lots 4 & 5, Pearl Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: susan.rockwell@co.becker.mn.us

To view all application information on this project please visit:

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

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

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Variance Application Review

Permit # 447

Property and Owner Review

Parcel Number(s): **170830000**

Owner: **BRADLEY COSSETTE**

Township-S/T/R: **LAKE EUNICE-14/138/042**

Mailing Address:
13895 Pearl Lake Lane

Site Address: **13895 PEARL LAKE LN**

Lot Recording Date: **Between 1971 and 1992**

Original Permit Nbr: **2025 3732**

Legal Descr: **KNOLLWOOD GLEN 1ST|LOTS 4 & 5**

Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☒ Other

If 'Other', description:

Road is platted at 66' significantly reducing lot size. Owner intends to build a home to tie into this structure in the future.

Description of Variance Request:

Request to build a 28x32 garage with a loft and a 16x28x concrete apron. A10' setback from platted road ROW deviating from 20' and 90' setback from OHW deviating from 100'.

OHW Setback: **90' proposed setback.**

Side Lot Line Setback: **18' proposed setback**

Rear Setback (non-lake): **N/A**

Bluff Setback: **N/A**

Road Setback: **10' proposed setback**

Road Type: **Township**

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage: **17.0**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **896**

Existing Structure Height:

Proposed Structure Height: **30'**

Existing Basement Sq Ft: **N/A**

Proposed Basement Sq Ft: **N/A**

Change to roofline? **No**

Change to main structural framework? **N/A**

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **The structure will be in harmony with the ordinance.**

The garage will be used for storage with a loft area and attached to a home in the future.

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain:

The structure will not affect the view of neighboring properties and will be outside the shore impact zone.

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **The garage will be used for storage and attached to a home in the future**

4. Are there circumstances unique to the property? **Yes**

Explain: **The road is platted at 66' which significantly reduces the lot size.**

The roadway is constructed on the far side of the platted ROW so the garage is 59' off the center of road.

One lot past this residence the road becomes a 33' road.

The road is a Dead End with minimal traffic.

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **This structure will be a modern design garage and blend into the local landscape.**





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Becker County

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Date: 7/16/2025

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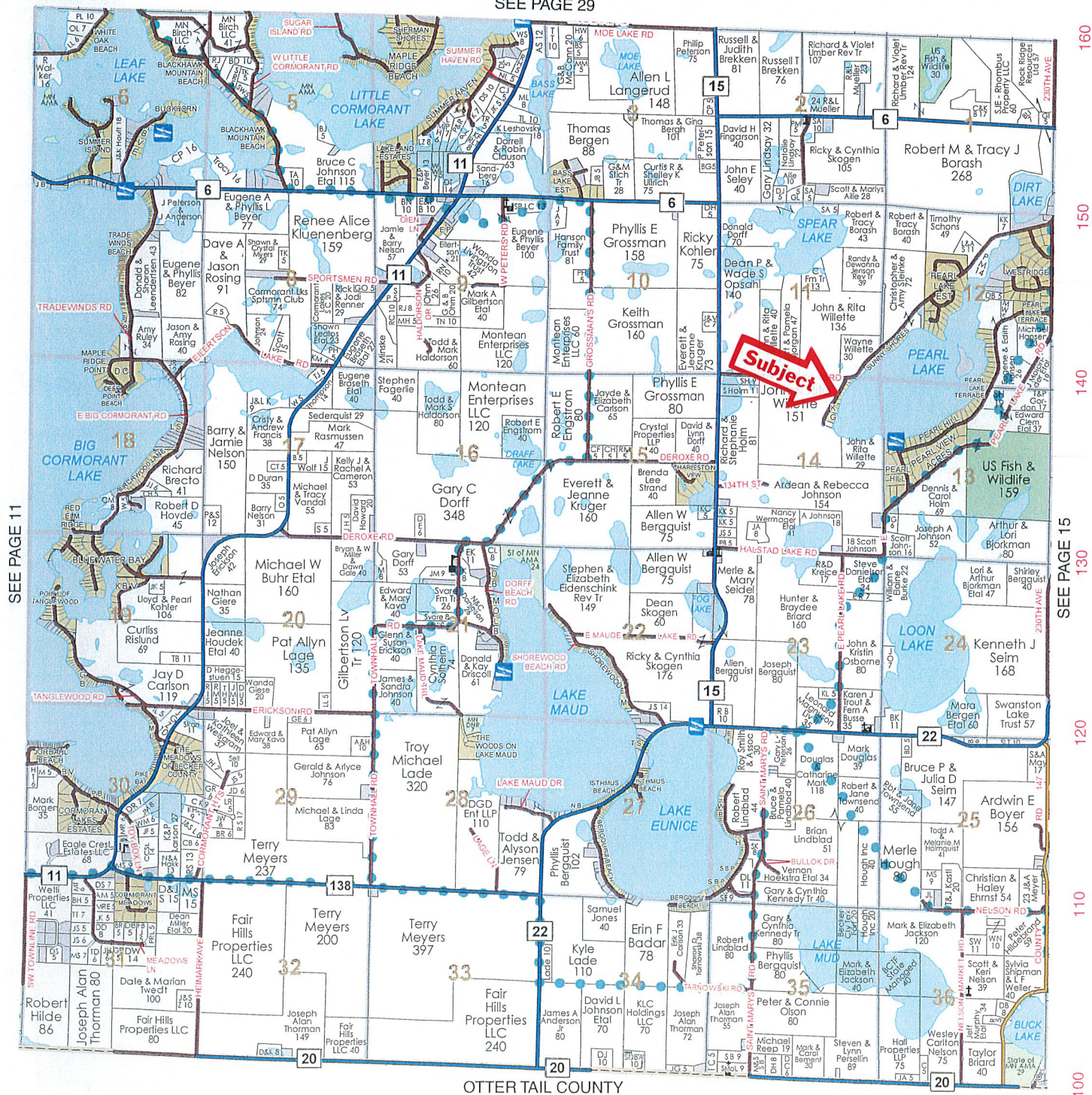


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

August 14, 2025 @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: James Madrinan & Pamela Madrinan
15191 Japanese Maple Ln
Frisco, TX 75035

Project Location: 43463 218th St
Osage, MN 56570

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.

LEGAL LAND DESCRIPTION: Tax ID Number: 33.0343.000 **Legal Land Description:** Section 04 Township 139 Range 038; 2ND ADD TO THE PINES LOTS 19 & 20, Big Toad Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: susan.rockwell@co.becker.mn.us

To view all application information on this project please visit:

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

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

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Variance Application Review

Permit # 449

Property and Owner Review

Parcel Number(s): **330343000**

Owner: **JAMES MADRINAN**

Township-S/T/R: **TOAD LAKE-04/139/038**

Mailing Address:
15191 JAPANESE MAPLE LN FRISCO TX 75035

Site Address: **43463 218TH ST OSAGE MN**

Lot Recording Date:

Original Permit Nbr: **SITE2025-448110**

Legal Descr: **2ND ADD TO THE PINES|LOTS 19 & 20**

Variance Details Review

Variance Request Reason(s):

- ☐ Setback Issues
- ☐ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☒ Other

If 'Other', description:

Description of Variance Request: **Request a variance to be at twenty-seven (27) percent impervious coverage, deviating from the allowable twenty-five (25) percent within the shoreland district, due to lot size.**

The home was purchased in August 2020, and it already had a carport on top of the asphalt with similar dimensions to the one being replaced. Over time, the carport's wood began to rot, and its structure began to deteriorate, necessitating its removal. We are looking to replace the carport with one of the same dimensions or smaller in size. Please refer to the pictures of the previous carport and the proposed (similar) new design, which have the same dimensions or are smaller. I currently own a small lot and am trying to replace the carport to protect my car from storms and falling debris. Toad Lake has had two major storms, causing significant damage to the properties around and trees falling next to the cabin. It will be an impervious carport, and it will sit on top of the existing asphalt. It will not add any additional impervious surface.

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type: **Township**

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **12 x 20 = 240 sq ft**

Existing Structure Height:

Proposed Structure Height: **12 ft**

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? **No**

Change to main structural framework?

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**
Explain: **The proposed carport will not add any impervious surface coverage.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**
Explain: **The carport will be replaced in the same footprint that it was.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

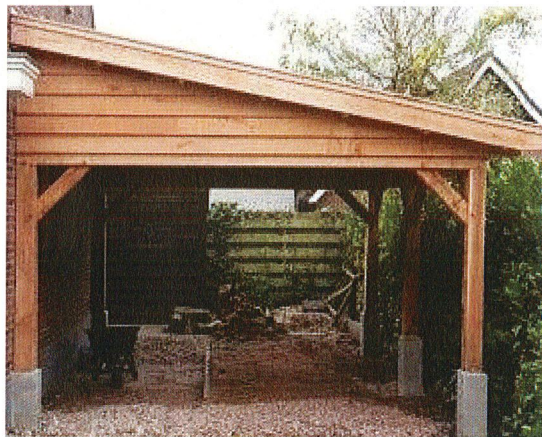
Explain: **The carport will provide shelter for my vehicle.**

4. Are there circumstances unique to the property? **Yes**

Explain: **This is a nonconforming lot.**

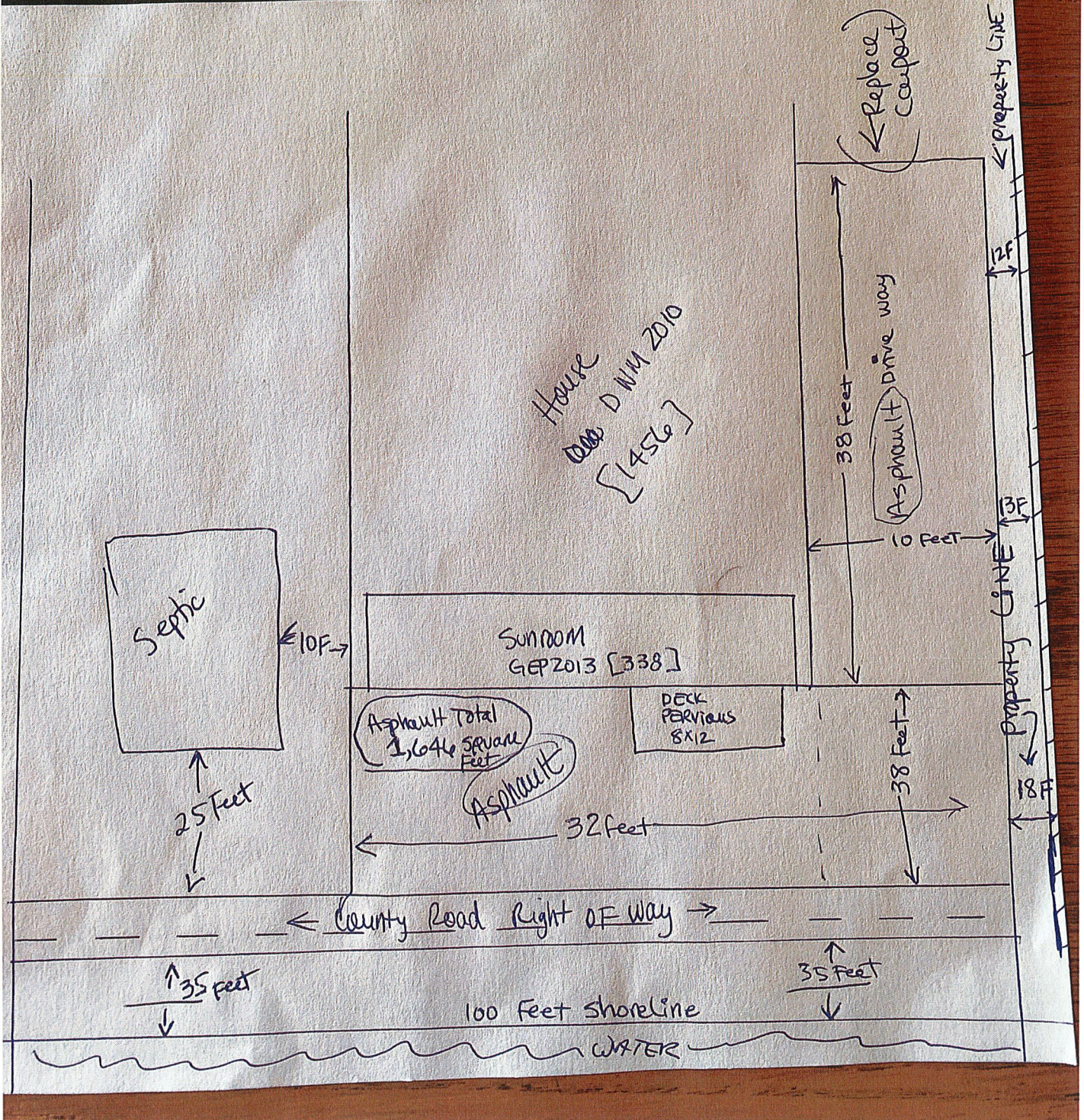
5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **The requested carport will not change the character of the locality.**











330033000

330024000

330340000

330341000

330342000

330343000

330031000

330026000

THE PINES 3RD ADD
330344000

The Pines 2nd Add

216TH ST

WATER



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Becker County

1:1,056

Date: 7/21/2025

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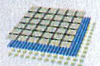
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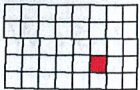
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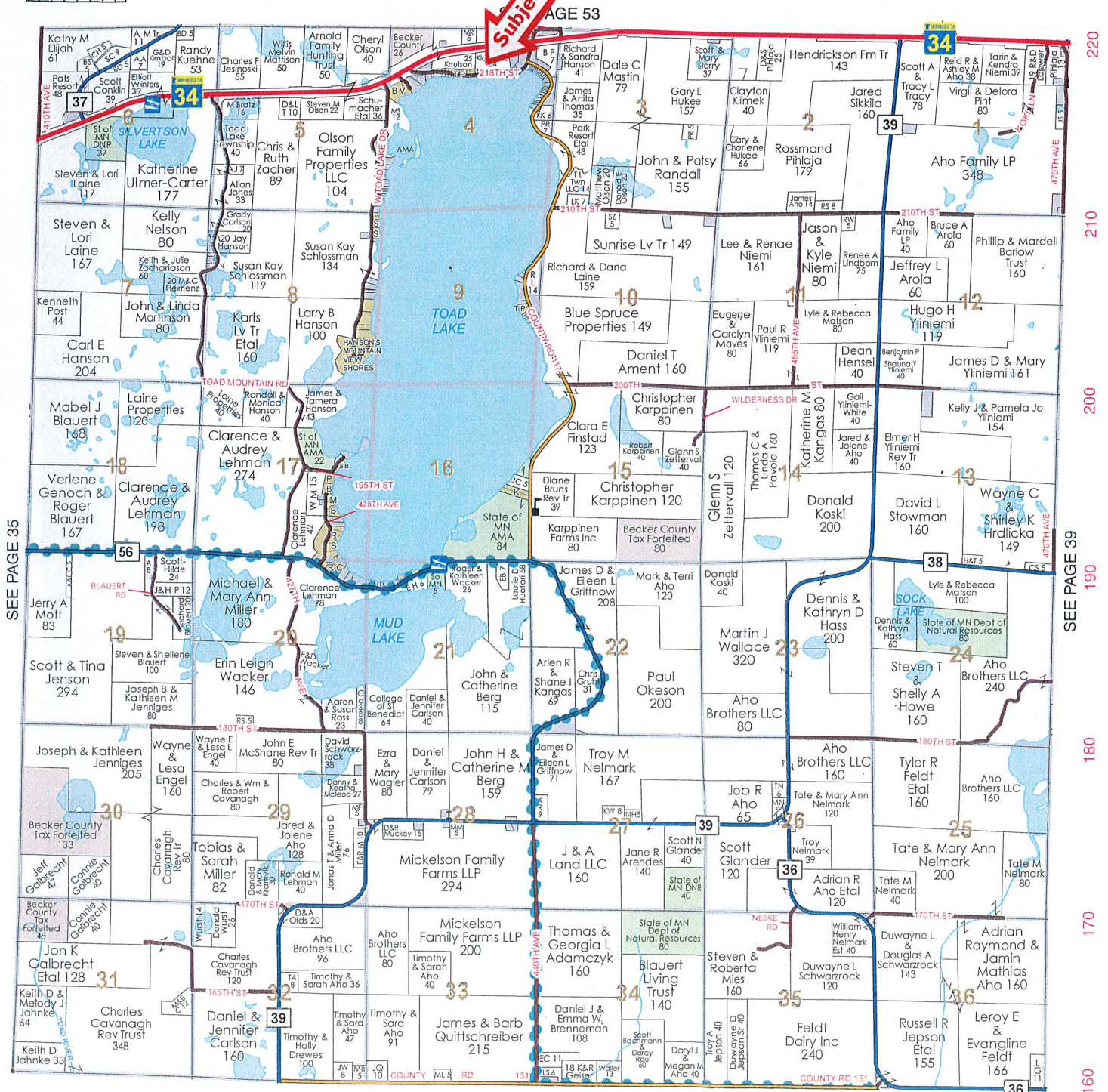
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Toad Lake

Township 139N - Range 38W

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SEE PAGE 21



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

August 14, 2025 @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: Lance & Tammy Sayler
3922 Dacotah View Ct
Grand Forks, ND 58201

Project Location: 37478 Tulaby Lake Dr
Waubun, MN 56589

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.

LEGAL LAND DESCRIPTION: 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, and 3, Tulaby Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: susan.rockwell@co.becker.mn.us

To view all application information on this project please visit:

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

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

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Variance Application Review

Permit # 448

Property and Owner Review

Parcel Number(s): **090560000**

Owner: **LANCE SAYLER**

Township-S/T/R: **EAGLE VIEW-03/142/039**

Mailing Address:
3922 DACOTAH VIEW CT GRAND FORKS ND 58201

Site Address: **PEACEFUL BAY 142 39 LOTS 1,2 & 3**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **unknown. Site application submitted 7/14/25**

Legal Descr: **PEACEFUL BAY 142 39|LOT 1**

Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☒ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: **The existing dwelling on the property is set at 68 feet from OHW. This existing dwelling is not insulated or heated and is only a 2 bedroom dwelling. It only has a sandpoint water source, so there is no water usage for 6 months of the year due to risk of freezing pipes. The structure is also not well sealed so has a rodent issue. It is only 2 bedroom dwelling, which will not accommodate our family. We still have a minor child living in our home. I also need to plan for a space that allows for me to care for my aging parents when they are no longer able. We need an accessible main floor as well as enough bedrooms to fit our family, as well as temperature controlled living space year round. Therefore, the exact footprint of the existing dwelling cannot be used. We would like to be able to have the new dwelling use the front footings of the existing dwelling so as not to be closer to the lake than current dwelling is, but we need it to be wider to allow for enough space for our family (and to be accessible). Because we are doing a walk out basement for sufficient space and accessibility, there will need to be excavation and tree clearing. If we have to start 100 feet back from the OHW, there will be more disruption of the existing soil and trees than if we are allowed to start the dwelling at 68 feet where the current dwelling is.**

OHW Setback: **68 feet (where existing dwelling is located from OHW)**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type: **Township**

Existing Imp. Surface Coverage: **2.3%**

Proposed Imp. Surface Coverage: **9%**

Existing Structure Sq Ft: **897 sq feet**

Proposed Structure Sq Ft: **Dwelling Structure = 2028 sq feet (living area = 1880 sq ft) Garage Structure = 1178 sq ft**

Existing Structure Height: **16 ft**

Proposed Structure Height: **23 ft**

Existing Basement Sq Ft: **no**

Proposed Basement Sq Ft: **yes - 2028 (external sq ft) (living area = 1880 sq ft)**

Change to roofline? **Yes**

Change to main structural framework? **Yes**

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **There is an existing dwelling on the property that is 68 feet from OHW. Keeping that distance will reduce the amount of soil removed via excavation as well as the number of trees that will need removal for construction and excavation purposes.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **This dwelling will allow us to live year round on Tulaby Lake, bring extended family for recreation that will bring business to Becker County, as well as be able to accommodate my parents as they age adding to the population and potential for resident financial gain for Becker County. This aligns with development goals of Becker County as well as accommodating for the unique needs of its residents.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **It will become our primary residence when we retire in a few years and will remain our primary recreational area until that time.**

4. Are there circumstances unique to the property? **Yes**

Explain: **The topography of the lot is better suited for a basement at the proposed setback.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Our goal is to preserve and enjoy as much of the natural resources this property has to offer with the least disruption necessary to accommodate the needs of our family. Therefore, we would like to limit the amount of excavation and tree removal that needs to be done by keeping the start of the new dwelling in line with the front of the existing dwelling, rather than having to excavate and clear 100 feet back from the shoreline.**

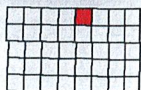


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Becker County	
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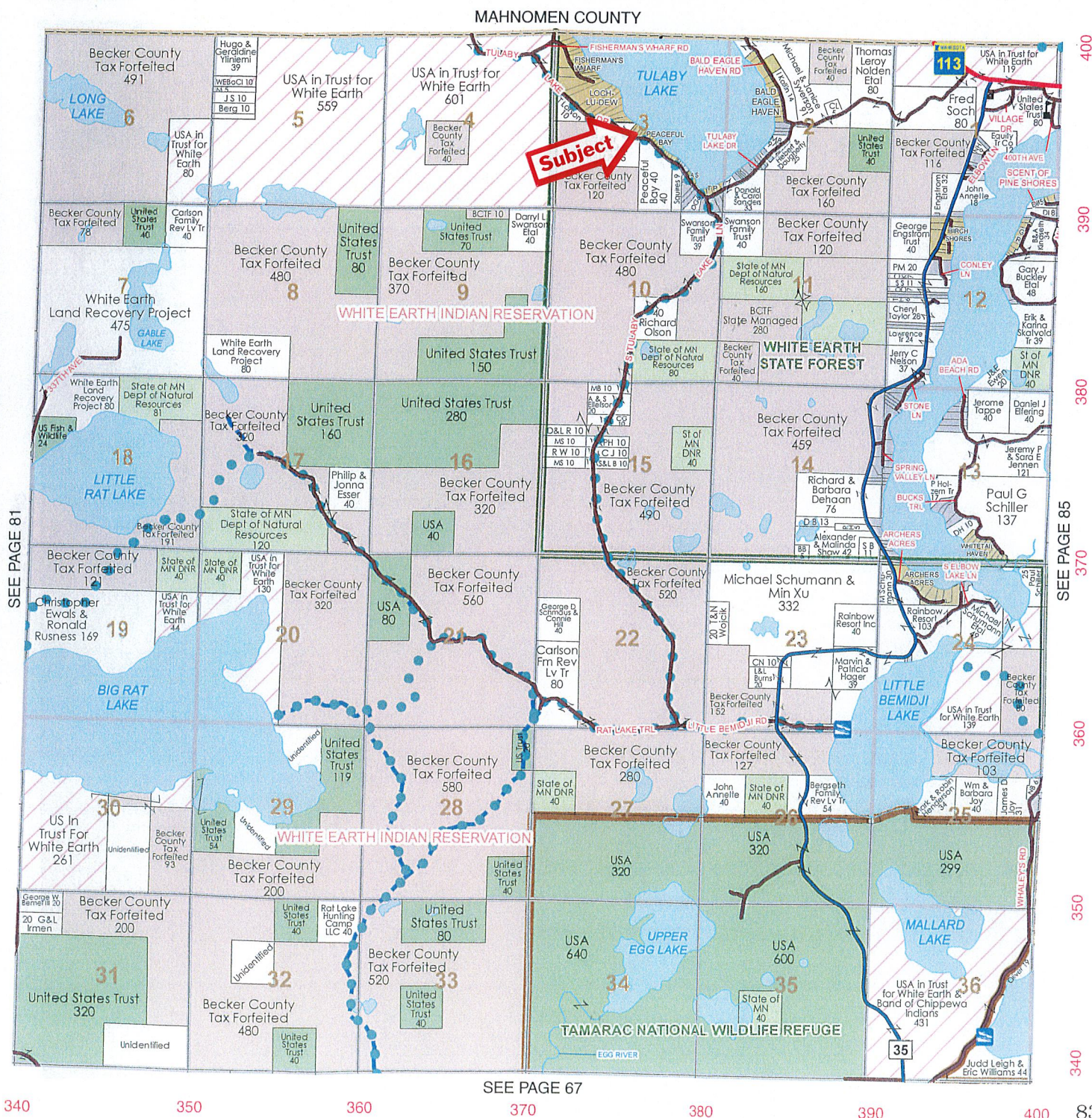
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1:2,113	<p>This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.</p>	
		Date: 7/28/2025



Eagle View

Township 142N - Range 39W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

August 14, 2025 @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: Troy Goering
21035 Co Hwy 22
Detroit Lakes, MN 56501

Project Location: 21035 Co Hwy 22
Detroit Lakes, MN 56501

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.

LEGAL LAND DESCRIPTION: 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.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: susan.rockwell@co.becker.mn.us

To view all application information on this project please visit:

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

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.

Variance Application Review

Permit # 450

Property and Owner Review

Parcel Number(s): **170294000**

Owner: **TROY GOERING**

Township-S/T/R: **LAKE EUNICE-26/138/042**

Mailing Address:
21035 CO HWY 22 DETROIT LAKES MN 56501

Site Address: **21035 CO HWY 22 DETROIT LAKES MN 56501**

Lot Recording Date: **After 1992**

Original Permit Nbr: **2025-3772**

Legal Descr: **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.**

Variance Details Review

Variance Request Reason(s):

- ☐ Setback Issues
- ☐ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☒ Other

If 'Other', description:

Impervious surface and parking requirements.

Description of Variance Request: **Request a variance for 45% lot coverage and to vary from the required parking requirements.**

OHW Setback: **N/A**

Side Lot Line Setback: **N/A**

Rear Setback (non-lake): **N/A**

Bluff Setback: **N/A**

Road Setback: **N/A**

Road Type: **County**

Existing Imp. Surface Coverage: **43 +/-**

Proposed Imp. Surface Coverage: **45 +/-**

Existing Structure Sq Ft: **1980**

Proposed Structure Sq Ft: **2760**

Existing Structure Height: **Under 30**

Proposed Structure Height: **Under 30**

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? **Yes**

Change to main structural framework? **Yes**

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **The property is zoned commercial and is used in commercial manner.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Yes, all stormwater runoff will be mitigated in regards to the increased coverage.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes, this is long time bar and grill and will continue to be so.**

4. Are there circumstances unique to the property? **Yes**

Explain: **Parking requires a large area to run the business so the impervious surface coverage is excessive.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **The replacement will be an improvement aesthetically to the area.**



<p>These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.</p>		<p>Becker County</p>
<p>1:2,113</p>	<p>Date: 7/29/2025</p>	<p>This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.</p>



Lake Eunice

Township 138N - Range 42W

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