

Becker County Board of Adjustments
September 11th, 2025

An audio recording of this meeting is available at:

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

Present: Members: Chairman Roger Boatman, Craig Hall, Delvaughn King, Kohl Skalin, Larry Knutson, Mike Sharp, Greg Meyer, and Zoning Administrator Kyle Vareberg.

Absent: None.

Chairman Roger Boatman called the meeting to order at 6:00 p.m. Planning & Zoning Technician Nicole Bradbury recorded the minutes.

Introductions were given.

Vice Chairman Mike Sharp 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.

Hall motioned to **approve** the minutes from the August 14, 2025, meeting. **King seconded**. All in favor. **Motion carried. Approved.**

Vareberg stated that after a recent legal opinion, that if an applicant remains at their existing impervious, it will not require a variance as it would be considered a legal non-conformity. It was noted that this applies to both applicants for the night.

NEW BUSINESS:

FIRST ORDER OF NEW BUSINESS: APPLICANT: Corn Dailey Trust, 16719 W Edgemont Ave, Goodyear, AZ 85395. **Project Location:** 24236 Co Hwy 22, Detroit Lakes, MN 56501. **Tax ID Number:** 19.0928.000 **LEGAL LAND DESCRIPTION:** Section 20 Township 138 Range 041; CHAUTAUQUA BEACH LOT 21 LESS PT W OF LN: COMM SWLY COR LOT 4 BLK A WEST'S ADDN, NELY 127.19' TO POB; NW 206.34' TO LK SALLIE & TERM, Lake Sallie. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a deck to be located forty-five (45) feet from the ordinary high-water (OHW) mark deviating from the required seventy-five (75) feet and to be at twenty-nine and six tenths (29.6) percent impervious surface coverage deviating from the allowable twenty-five (25) percent within the shoreland district all due to lot size and setback issues.

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42 **Motion: Sharp** motioned to **approve** the application based on the fact it's in harmony
43 with the purposes and intent of the zoning ordinance and comprehensive plan, it puts
44 the property to reasonable use, and it does not alter the character of the locality as
45 there are others in the neighborhood that are closer than what they are requesting.
46 **Knutson seconded.** All in favor. **Motion carried.** Variance **approved.**

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49 **SECOND ORDER OF NEW BUSINESS: APPLICANT:** Guillermo A & Elizabeth A Marroquin
50 Galvez, 300 North Shore Dr, Detroit Lakes, MN 56501. **Project Location:** 20340 Co Rd 131,
51 Detroit Lakes, MN 56501. **Tax ID Number:** 08.1009.000 **LEGAL LAND DESCRIPTION:**
52 Section 10 Township 139 Range 041; Floyd Lake Point, Lot 35, Floyd Lake. **APPLICATION**
53 **AND DESCRIPTION OF PROJECT:** Request a variance to construct a breezeway between an
54 existing non-conforming dwelling and detached garage to be located five (5) feet from the side
55 property line deviating from the required six (6) feet on a non-conforming lot of record and to be
56 at thirty-five and nineteen hundredths (35.19) percent impervious surface coverage deviating
57 from the allowable twenty-five (25) percent within the shoreland district all due to lot size.

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60 **Motion: Hall** motioned to **approve** the application based on the fact it's in harmony
61 with the purposes and intent of the ordinance and it's not changing the character of the
62 locality. **Skalin seconded.** All in favor. **Motion carried.** Variance **approved.**

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65 As there was no further business to come before the Board, **Sharp** made a motion to adjourn
66 the meeting. **King** seconded. All in favor. Motion carried. The meeting adjourned at 6:16 pm.
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70 _____ ATTEST _____

71 Chairman, Roger Boatman

Kyle Vareberg,
Planning and Zoning Administrator