



COUNTY OF BECKER

Planning and Zoning

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

October 9, 2025, ~ 6:00pm

1st Floor Commissioner's Room – Becker County Courthouse

~ Tentative Agenda ~

I. Roll Call of Members

II. Minutes approval for the September 11, 2025, Meeting.

III. New Business:

1. **APPLICANT:** Randy B & Angela K Spokely, 610 2nd St NW Hillsboro, ND 58045. **Project Location:** 20820 Leona Beach Rd, Rochert, MN 56578. **Tax ID Number:** 10.0127.000 **LEGAL LAND DESCRIPTION:** Section 11 Township 139 Range 040; PT LOT 1 BEG 58.1' N, TH E 20', NE 287.8' TO POB; TH SE 125.8', NE AL LK 100', TH NW 177.2', SW AL RD 120' TO POB REVISED 7-20-1993, Cotton Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to be at twenty-seven and four tenths (27.4) percent impervious surface coverage deviating from the allowable twenty-five (25) percent, and eight (8) feet from the ROW, deviating from the required setback of twenty (20) feet, due to lot size and setback issues.
2. **APPLICANT:** David & Ellen Salisbury, 15601 Maple Ridge Rd, Audubon, MN 56511. **Project Location:** 15601 Maple Ridge Rd, Audubon, MN 56511. **Tax ID Number:** 17.0929.000 **LEGAL LAND DESCRIPTION:** Section 04 Township 138 Range 042; Maple Ridge Beach Block 001, Lot 10, Little Cormorant Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an attached garage to be located ten (10) feet from the Right of Way (ROW) of a township road, deviating from the required setback of twenty (20) feet, due to lot size and setback issues.
3. **APPLICANT:** Ricky Van Raden & Sheila Van Raden 1701 11th St N Moorhead, MN 56560. **Project Location:** 29985 Lake Six Rd Frazee, MN 56544. **Tax ID Numbers:** 03.0324.002 & 03.0313.000 **LEGAL LAND DESCRIPTIONS:** Section 32 Township 138 Range 040, PT GOVT LOT 6: COMM NW COR TH S AL W LN 456.52' TO POB; TH NE 123.68' AL RD, SLY 271.07' TO LAKE SIX, NWLY AL LK 100' TO WLY LN GOVT LOT 6, N 165' TO POB, & Section 31 Township 138 Range 040, PT LOT 5 BEG 435.09' S OF NE COR TH SW 295.47' SE 71.60' TO LK NE AL LK TO PT S OF BEG & N TO BEG, Lake Six. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance: 1) to construct a second dwelling on two non-conforming lots under common ownership; 2) to construct a dwelling to be located forty-two (42) feet from the centerline deviating from the required setback of fifty-three (53) feet from the centerline of a township road within the shoreland district; 3) to be located five (5) feet from the side property line deviating from the required setback of ten (10) feet; 4) to relocate a detached garage to be located forty (40) feet from the centerline deviating from the required setback of fifty-three (53) feet from the centerline of a township road within the shoreland district all due to lot size and setback issues. **This applicant has been tabled.**
4. **APPLICANT:** Paul W & Julie Stangl, 15521 Silverod St NW, Anoka, MN 55304. **Project Location:** 25433 Park Trl, Osage, MN 56570. **Tax ID Number:** 21.0430.000 **LEGAL LAND DESCRIPTION:**

Section 18 Township 140 Range 036; Straight Lake Park Block 003 Lot 6 & 11' on Lk by 29' in Rear (PT VACATED SIBYL ST), Straight Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an addition to be located twenty-three (23) feet from the top of a bluff deviating from the required setback of thirty (30) feet due to topographical issues.

5. **APPLICANT:** Rhys C Anderson, 25367 230th Ave Detroit Lakes, MN 56501. **Project Location:** 35281 325th Ave Ogema, MN 56569. **Tax ID Number:** 20.0392.000 **LEGAL LAND DESCRIPTION:** Section 26 Township 142 Range 040; PT LOT 6 BEG 226.9' W 247.3' NW & 330' NE OF SE COR LOT 6 TH E 110' TO LK NLY AL LK 103' W 110' & SW AL RD 126' TO BEG, Strawberry Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to move an existing cabin back from thirty-five (35) feet to forty-three (43) feet from the ordinary high-water (OHW) mark and to construct an addition at forty-eight (48) feet from the OHW mark deviating from the required setback of one hundred (100) feet on a recreational development lake due to lot size.
6. **APPLICANT:** Bradley R & Joanna Callahan Trust, 28 Circle W, Edina, MN 55436. **Project Location:** 11911 Fern Beach Dr., Detroit Lakes, MN 56501. **Tax ID Number:** 19.1276.000 **LEGAL LAND DESCRIPTION:** Section 30 Township 138 Range 041; Fern Beach 1st Add, Lot 5, Lake Melissa. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a deck to an existing non-conforming dwelling to be located thirty-six (36) feet and two (2) inches from the ordinary high-water (OHW) mark deviating from the setback average requirement of fifty-seven (57) feet from the OHW on a general development lake due to lot size and setback issues.
7. **APPLICANT:** Brian E Gramer, 546 Tessa Dr Moorhead, MN 56560. **Project Location:** 11253 W Lake Eunice Rd Detroit Lakes, MN 56501. **Tax ID Number:** 17.0450.000 **LEGAL LAND DESCRIPTION:** Section 27 Township 138 Range 042; Berquist Beach 2nd, Lot 3, Lake Eunice. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an addition to an existing garage to be located twelve (12) feet from the road right of way (ROW) deviating from the required setback of twenty (20) feet from the ROW of a township road due to lot size and setback issues.
8. **APPLICANT:** Clarence Barker & Alice Barker, 6872 14th St S Fargo, ND 58104. **Project Location:** 17718 Co Hwy 6 Lake Park, MN 56554. **Tax ID Number:** 17.0070.000 **LEGAL LAND DESCRIPTION:** Section 06 Township 138 Range 042; 6-138-42 PT GOVT LOTS 7, 8 (SEC 6). PT GOVT LOT 3 (SEC 7): COMM MC 46, W 167.27' TO POB; SW 39.47' TO CTR HWY, E 370.06', NE 39.1', E 152.39', N 115.55', NWLY 148.09' TO LEAF LK, SW AL LK 537.79', SW 95.12' TO POB. TRACT C. LESS .21AC (PT 17-71, 17-74, TRACT A), Leaf Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a detached structure to be located 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 due to irregular shaped lot and setback issues.
9. **APPLICANT:** M & M Prime Properties LLC, 1271 Hwy 10 W Ste 10 Detroit Lakes, MN 56501. **Project Location:** 21601 US Hwy 10 Audubon, MN 56511. **Tax ID Number:** 02.0090.000. **LEGAL LAND DESCRIPTIONS:** Section 14, Township 139 Range 042; 17.01 AC TRACT IN SE COR OF SE1/4 OF SE1/4, Audubon Township. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance for a structure to be located five (5) feet from a proposed right-of-way deviating from the required setback of twenty (20) feet due to setback issues.

- IV. Set Tentative Date for Next Informational Meeting, November 6, 2025, 8:00 am, 3rd Floor Zoning Meeting Room.**
- V. Adjournment**