

1 **Becker County Board of Adjustments**

2 **October 9th, 2025**

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5 An audio recording of this meeting is available at:

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

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

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12 **Absent:** Mike Sharp

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

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17 Introductions were given.

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

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22 **Hall** motioned to **approve** the minutes from the September 11, 2025, meeting. **King seconded.**
23 All in favor. **Motion carried. Approved.**

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27 **NEW BUSINESS:**

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29 **FIRST ORDER OF NEW BUSINESS: APPLICANT:** Randy B & Angela K Spokely, 610 2nd St NW
30 Hillsboro, ND 58045. **Project Location:** 20820 Leona Beach Rd, Rochert, MN 56578. **Tax ID**
31 **Number:** 10.0127.000 **LEGAL LAND DESCRIPTION:** Section 11 Township 139 Range 040; PT LOT
32 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
33 120' TO POB REVISED 7-20-1993, Cotton Lake. **APPLICATION AND DESCRIPTION OF PROJECT:**
34 Request a variance to be at twenty-seven and four tenths (27.4) percent impervious surface
35 coverage deviating from the allowable twenty-five (25) percent, and eight (8) feet from the
36 ROW, deviating from the required setback of twenty (20) feet, due to lot size and setback
37 issues.
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Motion: Skalin motioned to **approve** the application with the stipulation they work with Becker Soil and Water for stormwater mitigation based on the fact its in harmony with the neighborhood and with the purposes and intent of the ordinance. **King seconded.** All in favor. **Motion carried.** Variance **approved.**

SECOND ORDER OF NEW BUSINESS: 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.

Motion: Hall motioned to **approve** the application with the change in setback to be located at eighteen (18) feet instead of ten (10) feet with the stipulation they work with Becker Soil and Water on water retention based on the findings of fact it is a reasonable request, the applicant is working with them to minimize impact, they are willing to manage stormwater, it meets the harmony and intent of the ordinance, and it won't alter the character of the locality. **Knutson seconded.** All in favor. **Motion carried.** Variance **approved.**

THIRD ORDER OF NEW BUSINESS: 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) 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.

The applicant tabled the application before the hearing.

FOURTH ORDER OF NEW BUSINESS: 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.

Motion: Knutson motioned to **approve** the application based on the fact its in harmony with the local controls and will have no effect on the neighborhood. **Skalin seconded.** All in favor. **Motion carried.** Variance **approved.**

FIFTH ORDER OF NEW BUSINESS: 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.

Motion: Skalin motioned to **approve** the application with the amendment to include approval of an eight (8) foot setback from the south property line based on the fact it's in harmony with the neighborhood and they are improving the setback from the lake. **King seconded.** All in favor. **Motion carried.** Variance **approved.**

SIXTH ORDER OF NEW BUSINESS: 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.

Motion: Skalin motioned to **approve** the application with the stipulation they move back to at least thirty-seven and a half (37.5) feet in order to stay out of the shore impact zone with the note that a side setback variance is not necessary for the proposed walkway based on the fact it's in harmony with the neighborhood. **Hall seconded.** All in favor. **Motion carried.** Variance **approved.**

SEVENTH ORDER OF NEW BUSINESS: 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.

The Board tabled the application before the meeting.

EIGHTH ORDER OF NEW BUSINESS: 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.

Motion: Knutson motioned to **approve** the application with the stipulation they add gutters to control water runoff based on the fact its in harmony with the comprehensive plan and zoning ordinance. **Hall seconded.** All in favor. **Motion carried.** Variance **approved.**

NINETH ORDER OF NEW BUSINESS: 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.

177 Luke Langrud, Audubon Township Chairperson, said that they won't stand in the way of the
178 development, but they would expect it to be improved before they would ever consider taking
179 it over.

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182 **Motion: Hall** motioned to **approve** the application with the understanding that the
183 owners are responsible for maintaining the road based on the fact it fits within the
184 harmony and intent of the ordinance and it's a commercial area. **King seconded.** All in
185 favor. **Motion carried.** Variance **approved.**

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189 As there was no further business to come before the Board, **King** made a motion to adjourn the
190 meeting. **Boatman** seconded. All in favor. Motion carried. The meeting adjourned at 6:50 pm.
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194 _____ ATTEST _____
195 Chairman, Roger Boatman Kyle Vareberg,
196 Planning and Zoning Administrator