

Becker County Board of Adjustments
November 20th, 2025

An audio recording of this meeting is available at:
https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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

Absent: Roger Boatman

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

Introductions were given.

Acting Vice Chairman Craig Hall 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 October 9, 2025, meeting. **Knutson seconded.** All in favor. **Motion carried. Approved.**

OLD BUSINESS:

FIRST ORDER OF OLD 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. This application was tabled from the October 9th, 2025, hearing.

Rick Van Raden presented the application and handed out supplemental information. That information is on file with the Becker County Zoning office and available upon request.

Motion: Hall motioned to **approve** the application with the amendment that the detached garage be located forty-five (45) feet from the centerline and five (5) feet from the side property line based on the fact its in harmony with the intent of the ordinance. **Knutson seconded.** All in favor. **Motion carried.** Variance **approved.**

SECOND ORDER OF OLD 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. This application was tabled from the October 9th, 2025, hearing.

Motion: Hall motioned to **approve** the application based on the fact it will not alter the character of the locality, and it fits within the intent of the ordinance. **King seconded.** All in favor. **Motion carried.** Variance **approved.**

NEW BUSINESS:

FIRST ORDER OF NEW BUSINESS: APPLICANT: Patrick L Pfaff & Colleen M Pfaff, 602 Pheasant Run, West Fargo, ND 58078. **Project Location:** 29861 S Sugarbush Rd Ogema, MN 56569. **Tax ID Number:** 32.0394.000. **LEGAL LAND DESCRIPTIONS:** Section 08, Township 141

Range 040; SUGAR BUSH HGTS 2ND, LOT 22, 23 LESS PT: BEG NE COR LOT 23, SWLY 274' AL LN BETWEEN LOTS 23 & 24 TO BIG SUGAR BUSH LK, NW AL LK TO PT SW NE COR LOT 23, NE 238' TO POB, Sugar Bush Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing dwelling with a dwelling, attached garage and patio to be located fifty-four (54) 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 setback issues.

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

SECOND ORDER OF NEW BUSINESS: APPLICANT: Shane Thomas Eskelson, 6191 Silverleaf Dr, Fargo, ND 58104. **Project Location:** 16173 W Little Cormorant Rd, Audubon, MN 56511. **Tax ID Number:** 02.0297.000. **LEGAL LAND DESCRIPTIONS:** Section 32, Township 139 Range 042; Blackhawk Mtn Bch 1st Block 003, Lots 13 & 14, Little Cormorant Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing dwelling with a dwelling and attached garage to be located eight-one (81) feet from the Ordinary High-Water (OHW) mark and to construct a deck to be located seventy-six (76) feet from the OHW both deviating from the required setback of one-hundred (100) feet on a Recreational Development Lake due to lot size and topographical issues.

Motion: Hall motioned to **approve** the application based on the fact it will improve the property and put it to good use, and it's in harmony with the ordinance and it fits the character of the locality. **Meyer seconded.** All in favor. **Motion carried.** Variance **approved.**

OTHER BUSINESS:

FIRST ORDER OF OTHER BUSINESS: Appeal: Board decision. This appeal was heard on November 5th, 2025.

Motion: Meyer motioned to **Deny** the appeal and **Decline** to grant the requested relief, with changes made to the “DECISION AND REASONS FOR DECISION OF BECKER COUNTY BOARD OF ADJUSTMENT ON APPEAL OF LAND ALTERATION PERMIT NO. LALT2025-359” document as such: that under number nine (9) the year 2026 be corrected to 2025 and that under number nine (9) duplicate sub-letters a-d be corrected to h-k based on the reasons in the above mention document. **Hall seconded.** All in favor. **Motion carried.**

A copy of the “DECISION AND REASONS FOR DECISION OF BECKER COUNTY BOARD OF ADJUSTMENT ON APPEAL OF LAND ALTERATION PERMIT NO. LALT2025-359” has been recorded and is on file with the Becker County Zoning office with copies available upon request.

As there was no further business to come before the Board, **King** made a motion to adjourn the meeting. **Knutson** seconded. All in favor. Motion carried. The meeting adjourned at 6:59 pm.

_____ ATTEST _____

Chairman, Roger Boatman

Kyle Vareberg,
Planning and Zoning Administrator