



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 ~ Fax: 218-846-7266

Becker County Board of Adjustments Meeting

December 11, 2025, ~ 6:00pm

1st Floor Commissioner's Room – Becker County Courthouse

~ Tentative Agenda ~

I. Roll Call of Members

II. Minutes approval for the November 20, 2025, Meeting.

III. New Business:

1. **APPLICANT:** Christopher & Christa Howell, 707 43rd Ave S, Moorhead, MN 56560. **Project Location:** 21571 Co Hwy 32, Rochert, MN 56578. **Tax ID Number:** 10.0679.000. **LEGAL LAND DESCRIPTION:** Section 03, Township 139 Range 040 Herman's Cotton Lake, Lots 2,3 & 4, Cotton Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing non-conforming dwelling and detached garage with 1) a dwelling to be located forty (40) feet from the Ordinary High-Water (OHW) mark and sixty-five (65) feet from the centerline of a County Highway; 2) an attached garage to be located forty-three (43) feet from the OHW and sixty-three feet from the County Highway centerline; 3) a deck to be located thirty-eight (38) feet from the OHW; 4) a patio to be located thirty-seven (37) feet from the OHW and four(4) feet from the side property line. Requests deviating from the required setbacks of one - hundred (100) feet from the OHW on a recreational development lake; seventy-eight (78) feet from the centerline of a county highway within the shoreland district; ten (10) feet from the side property line all due to lot size and setback issues.
2. **APPLICANT:** Dallas D & Jackie L Nesemeier, 3227 156th Ave SE, Casselton, ND 58012. **Project Location:** 24252 Co Hwy 22, Detroit Lakes, MN 56501. **Tax ID Number:** 19.0927.000. **LEGAL LAND DESCRIPTION:** Section 20, Township 138 Range 041; Chautauqua Beach Lots 18, 19 & 20, Lake Sallie **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to be at twenty-eight and two tenths (28.2) percent impervious coverage deviating from the allowable twenty-five (25) percent within the shoreland district due to lot size.
3. **APPLICANT:** Jay D Carlson, PO Box 1352, Detroit Lakes, MN 56502. **Project Location:** 12110 Gilbertson Place, Audubon, MN 56511. **Tax ID Number:** 17.0206.002. **LEGAL LAND DESCRIPTION:** Section 19, Township 138 Range 042; 19-138-42 PT GOVT LOT 6: BEG ELY COR LOT 1 GILBERTSON 1ST, SE 239.37', SW 47.49' TO MEAND COR 43', W AL S LN GOVT LOT 6 23' TO CORM LK, NW AL LK 203.6', NE 95.4' TO POB. PT VAC RD, Big Cormorant Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to convert a portion of an existing deck into a covered, screened porch with the proposed portion starting at forty-one (41) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one-hundred (100) feet from a recreational development lake due to setback issues.
4. **APPLICANT:** Kurtis I Skarie 5920 Silverleaf Dr S Fargo, ND 58104. **Project Location:** 14240 Tradewinds Rd, Audubon, MN 56511. **Tax ID Number:** 17.1253.000. **LEGAL LAND**

DESCRIPTION: Section 07, Township 138 Range 042; Trade Winds Beach Lot 1, Big Cormorant Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an addition to an existing non-conforming dwelling with the proposed addition to start at seventy (70) 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 lot size and setback issues.

5. **APPLICANT:** William & Jean E Ufkin, 3473 St Hwy 68, Minneota, MN 56264. **Project Location:** 23894 S Melissa Dr Detroit Lakes, MN 56501. **Tax ID Number:** 19.0588.000. **LEGAL LAND DESCRIPTION:** Section 31, Township 138 Range 041; BEG 936.8' N & 630' W OF SE COR LOT 7 TH N TO LK E 102' AL LK S TO RD & W 106.4' TO BEG, Lake Melissa. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an addition to an existing non-conforming dwelling with the addition to start at forty-five (45) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of seventy-five (75) feet on a general development lake and to be sixty-five (65) from the road centerline deviating from the required setback of sixty-six (66) feet from the centerline of a Lake View Township road within the shoreland district due to setback issues.
6. **APPLICANT:** Timothy E Nelson & Amy J Nelson 33203 S Cotton Lake Rd, Rochert, MN 56578. **Project Location:** 33226 S Cotton Lake Rd, Rochert, MN 56578. **Tax ID Number:** 10.0583.000. **LEGAL LAND DESCRIPTION:** Section 11, Township 139 Range 040; Cofell Beach 139 40, Lot 10, Cotton Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing non-conforming dwelling with 1) a deck and patio to be located thirty-four (34) feet from the Ordinary High-Water (OHW) mark; 2) a dwelling to be located fifty (50) feet from the OHW both requests deviating from the required setback of one-hundred (100) feet on a recreational development lake, 3) an attached garage to be located zero (0) feet from the road right-of-way (ROW) and 4) a sidewalk to be located zero (0) feet from the road ROW both requests three (3) and four (4) deviating from the required setback of twenty (20) from the ROW of a township road within the shoreland district, and 5) to be at forty-one (41) percent impervious surface coverage deviating from the allowable twenty-five (25) percent within the shoreland district. All requests are due to lot size, topography, and setback issues.

All interested persons are invited to attend or submit written comments.

Kyle Vareberg Planning and Zoning Administrator

IV. Set Tentative Date for Next Informational Meeting, April 2, 2026, 8:00 am, 3rd Floor Zoning Meeting Room.

V. Adjournment