



# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE AND LOCATION\*\***

December 11, 2025 @ 6:00 P.M.

**\*\*Commissioner's Room – Becker County Courthouse\*\***

**APPLICANT:** Christopher & Christa Howell  
707 43<sup>rd</sup> Ave S  
Moorhead, MN 56560

**Project Location:** 21571 Co Hwy 32  
Rochert, MN 56578

**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.

**LEGAL LAND DESCRIPTION: Tax ID Numbers:** 10.0679.000 **Legal Land Description:** Section 03 Township 139 Range 040, Herman's Cotton Lake, Lots 2, 3 & 4, Cotton Lake.

**Replies/Comments:** Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

#### PLANNING AND ZONING DEPARTMENT

915 Lake Avenue  
Detroit Lakes, MN 56501

EMAIL: [susan.rockwell@co.becker.mn.us](mailto:susan.rockwell@co.becker.mn.us)

**To view all application information on this project please visit:**

[https://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

*Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.*

## Variance Application Review

Permit # 467

### Property and Owner Review

Parcel Number(s): **100679000**

Owner: **CHRISTA HOWELL**

Township-S/T/R: **ERIE-03/139/040**

Mailing Address:  
**707 43RD AVE S MOORHEAD MN 56560**

Site Address: **21671 CO HWY 32 ROCHERT MN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2024-336946**

Legal Descr: **HERMAN'S COTTON LAKE|LOTS 2, 3 & 4**

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☒ Topographical Issues (slopes, bluffs, wetlands)
- ☒ Other

If 'Other', description:

**ODD SHAPED LOT OF RECORD, WITH ODD SHAPED SHORELINE. ROAD, LAKE, AND SIDE SETBACKS ALL REQUIRE A VARIANCE**

Description of Variance Request: **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.**

OHW Setback: **38' TO DECK, 38' TO HOUSE, 37' to Patio**

Side Lot Line Setback: **4' (Corner of Patio)**

Rear Setback (non-lake):

Bluff Setback: **N/A**

Road Setback: **65' from Centerline to House; 63' to Garage**

Road Type: **County**

Existing Imp. Surface Coverage: **20.7%**

Proposed Imp. Surface Coverage: **23.5%**

Existing Structure Sq Ft: **HOUSE 1374 SF AND GARAGE 472 SF TO TOTAL: 1846 SF(TO DEMO)**

Proposed Structure Sq Ft: **HOUSE 1676 AND GARAGE 728 SF TO TOTAL: 2402 SF**

Existing Structure Height: **<20' TO DEMO**

Proposed Structure Height: **<30'**

Existing Basement Sq Ft: **NO**

Proposed Basement Sq Ft: **YES 1676 SF WALK OUT BASEMENT**

Change to roofline? **N/A**

Change to main structural framework? **N/A**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Most of the lots along this stretch of shoreline are oddly shaped and very limited in distance from the road to the lake.**



2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **This will remain a single family residence.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **This project replaces a deteriorating garage and summer cabin with a new, safe structure for year round use.**

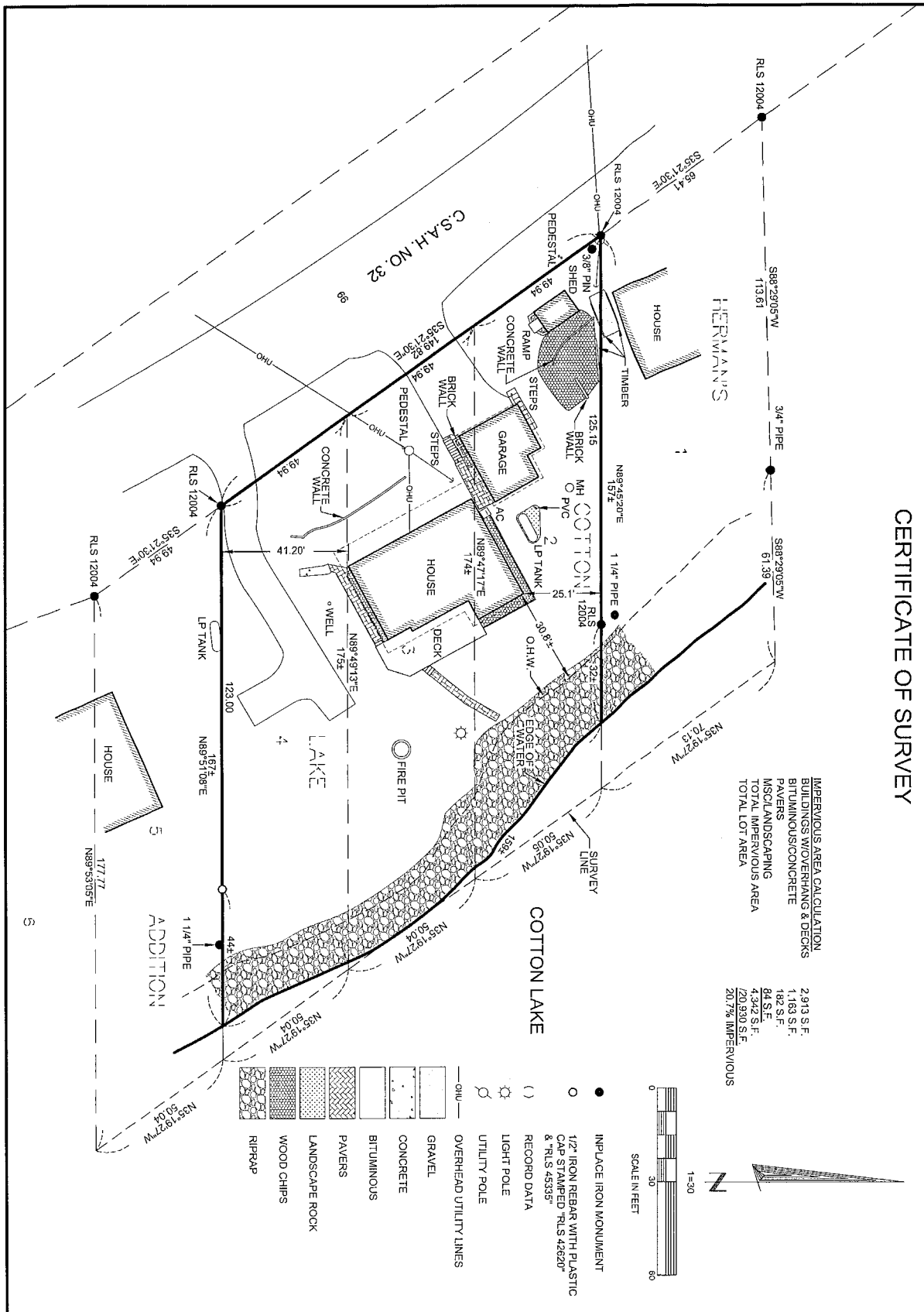
4. Are there circumstances unique to the property? **Yes**

Explain: **The lot of record is an odd shaped, trapezoidal lot, with an odd shaped shoreline which severely limits the buildable area with the traditional road and lake setbacks.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **This is simply an improvement of structures, similar in size and location to the existing structures on the lot.**

# CERTIFICATE OF SURVEY



SEC. 3 T 139 N R 40 W

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*Brad M. Nyberg*  
 Brad M. Nyberg

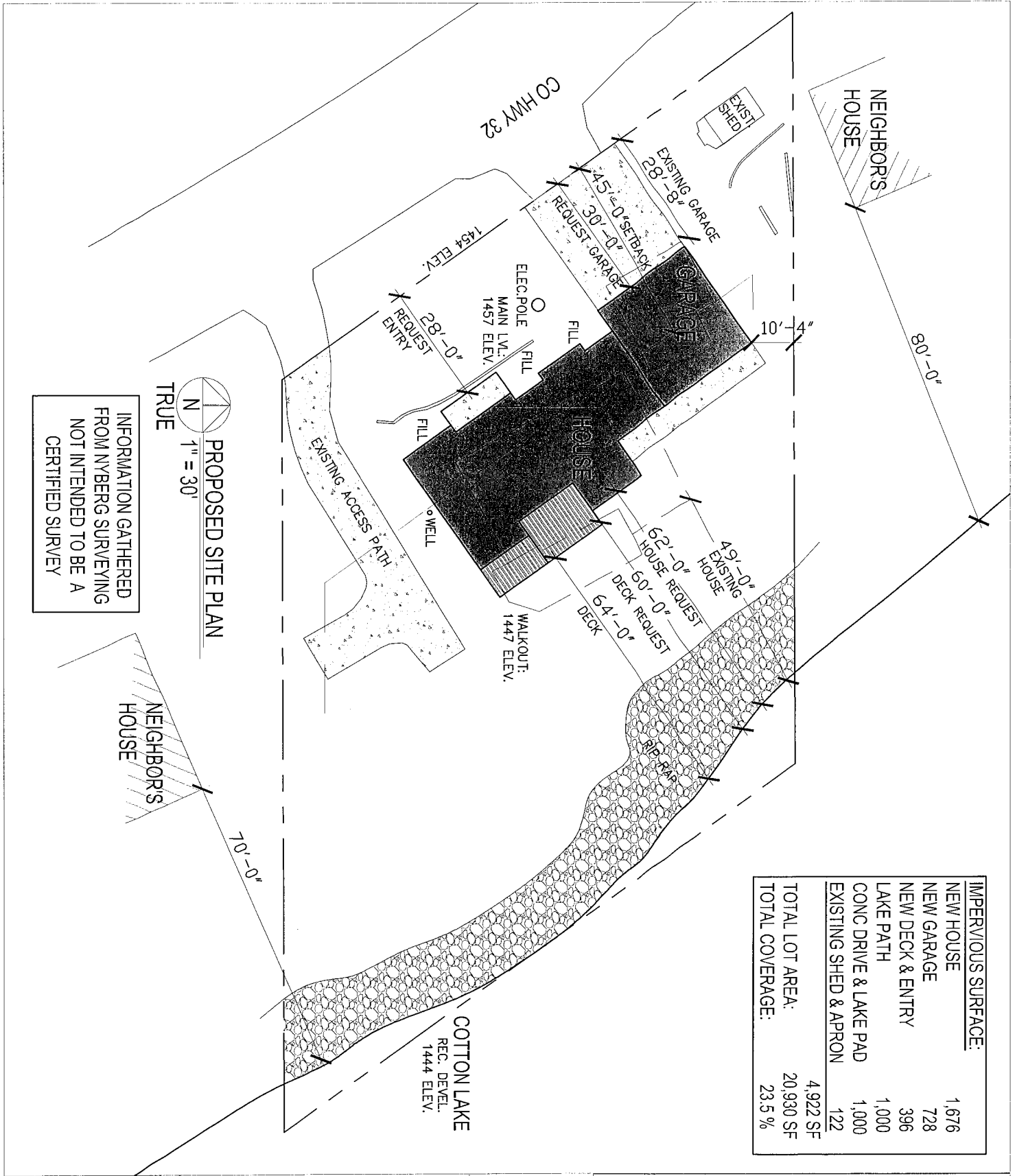
Date October 9th, 2025 License No. 42620

DATE: 10/9/2025 • DRAWN BY: JSM • CHECKED: BMN • JOB NO. 12638

REQUESTED BY: **CHRIS HOWELL**



509 22ND AVE. EAST, SUITE 101  
 ALEXANDRIA, MINNESOTA 56308  
 PH. (320) 762-4111  
 www.nybergsurveying.com

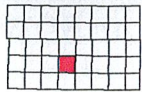






Becker County	
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.	1:1,056
	Date: 11/10/2025
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	





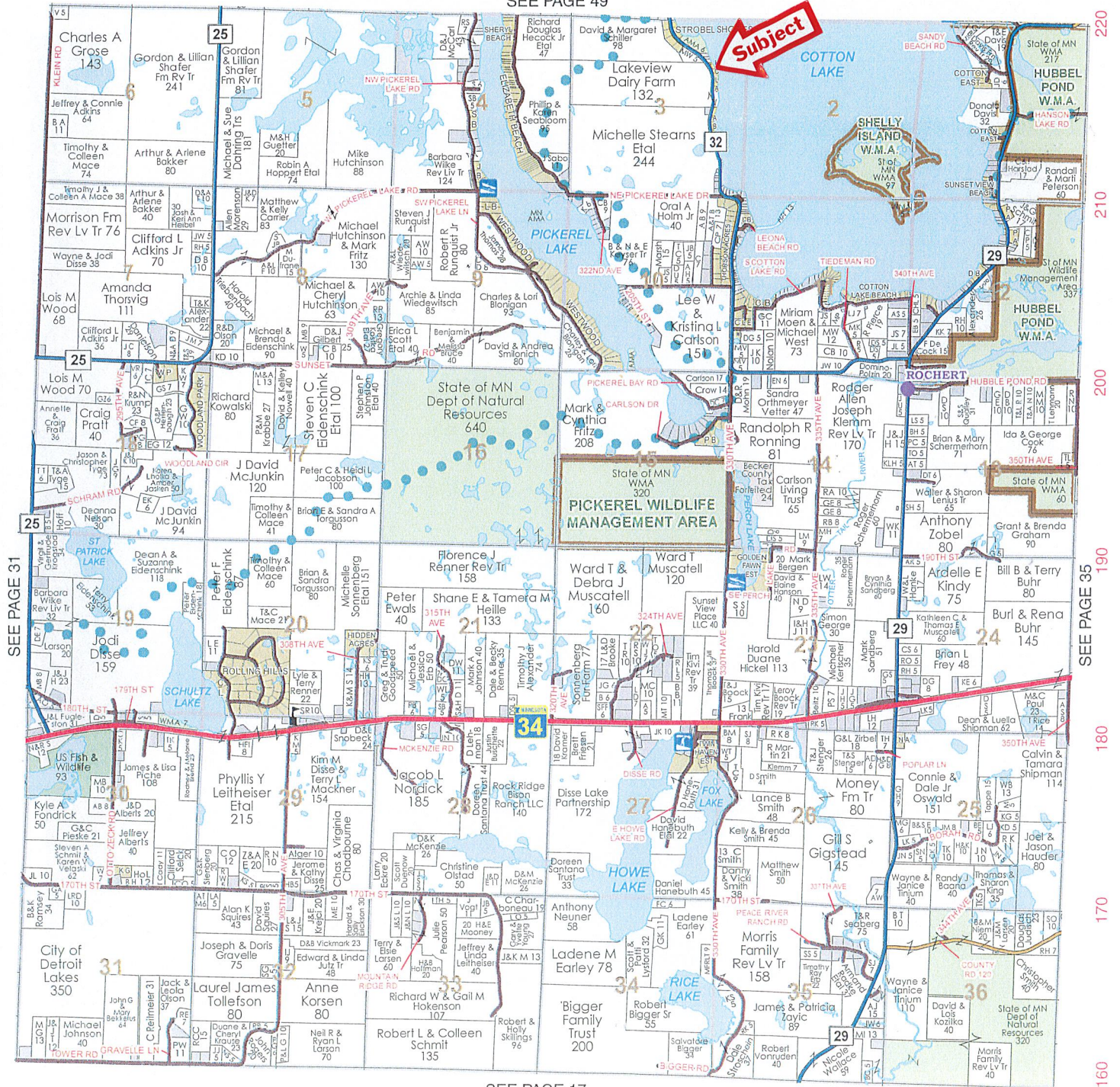
Erie

Township 139N - Range 40W

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SEE PAGE 49

**Subject**



SEE PAGE 17





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT

### NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE AND LOCATION\*\***

December 11, 2025 @ 6:00 P.M.

**\*\*Commissioner's Room – Becker County Courthouse\*\***

**APPLICANT:** Dallas D & Jackie L Nesemeier  
3227 156<sup>th</sup> Ave SE  
Casselton, ND 58012

**Project Location:** 24252 Co Hwy 22  
Detroit Lakes, MN 56501

**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.

**LEGAL LAND DESCRIPTION:** Tax ID Numbers: 19.0927.000 **Legal Land Description:** Section 20 Township 138 Range 041, Chautauqua Beach Lots 18, 19 & 20, Lake Sallie.

**Replies/Comments:** Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

#### PLANNING AND ZONING DEPARTMENT

915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [susan.rockwell@co.becker.mn.us](mailto:susan.rockwell@co.becker.mn.us)

**To view all application information on this project please visit:**

[https://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

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## Variance Application Review

Permit # 463

### Property and Owner Review

Parcel Number(s): **190927000**

Owner: **DALLAS D & JACKIE L NESEMEIER**

Township-S/T/R: **LAKE VIEW-20/138/041**

Mailing Address:  
**3227 156TH AVE SE  
CASSELTON ND 58012**

Site Address: **24252 CO HWY 22 DETROIT LAKES MN**

Lot Recording Date:

Original Permit Nbr: **NA**

Legal Descr: **CHAUTAUQUA BEACH|LOTS 18, 19 & 20**

### Variance Details Review

Variance Request Reason(s):

- ☐ Setback Issues
- ☐ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☒ Other

If 'Other', description:

**While conforming for a General Development Lake, it is still a small lot with not enough allowable area to make the driveway safer without going over on impervious.**

Description of Variance Request: **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.**

The owner is requesting a variance for the allowance of over 25% impervious coverage on the lot. The lots are relatively shallow in depth, particularly when considering the buildable areas that remain after accounting for building setbacks from the shoreline. To enhance safety and accessibility, the owner would like to add additional paving for the front driveway off County Rd 22. This will create a drive-through access from the road, improving traffic flow and ensuring safe ingress and egress from the property.

The proposed impervious coverage exceeds the 25% threshold due to the limited buildable area, and the additional paving is essential for the safety and function of the driveway.

OHW Setback: **NA**

Side Lot Line Setback: **NA**

Rear Setback (non-lake): **NA**

Bluff Setback: **NA**

Road Setback: **NA**

Road Type: **County**

Existing Imp. Surface Coverage: **23.9**

Proposed Imp. Surface Coverage: **28.2**

Existing Structure Sq Ft: **NA**

Proposed Structure Sq Ft: **NA**

Existing Structure Height: **NA**

Proposed Structure Height: **NA**

Existing Basement Sq Ft: **NA**

Proposed Basement Sq Ft: **NA**

Change to roofline? **N/A**

Change to main structural framework? **N/A**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Yes, the variance is in harmony with the purposes and intent of the ordinance. The intent of the ordinance is to balance development with environmental preservation, and the proposed variance will allow for additional paving in a way that does not significantly impact the surrounding environment. The landscape design has been carefully planned to account for the additional impervious area by capturing 1:1 the area**

exceeding the maximum impervious coverage. This approach mitigates the impact of additional impervious surface, aligning with the overall environmental goals of the ordinance.

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Yes, the variance is consistent with the Becker County Comprehensive Plan. The plan emphasizes safety, accessibility, and responsible development, which are addressed by this variance request.**

**Additionally, the landscape design that captures the excess impervious area 1:1 further ensures that the variance does not significantly alter the environmental balance, aligning with the goals of the comprehensive plan to preserve natural resources while allowing for reasonable development.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes, the proposal puts the property to use in a reasonable manner. The addition of a drivethrough driveway is a practical solution to provide safer access from County Rd 22, which is essential for the property's use as intended. Given the limited buildable area due to setbacks, this modification will allow for the proper utilization of the property without exceeding reasonable use.**

4. Are there circumstances unique to the property? **Yes**

Explain: **Yes, there are unique circumstances regarding this property. The lot is shallow in depth, and the buildable area is significantly limited by setbacks from the lake. This unique condition restricts the available area for development and makes it difficult to provide safe access and driveway functionality without exceeding the 25% impervious coverage limit.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes, the variance will maintain the essential character of the locality. The proposed drivethrough driveway and additional paving are consistent with surrounding properties, where similar features are found to improve safety and functionality. This variance request will not detract from the character of the surrounding area but will enhance the site's functionality while respecting the aesthetic and environmental qualities of the locality.**





### EXISTING DRAINAGE CONDITIONS

**CENTURY BUILDERS**  
GENERAL CONTRACTORS  
3449 39th St S., Fargo, ND 58104

PROJECT NUMBER:

SCALE:

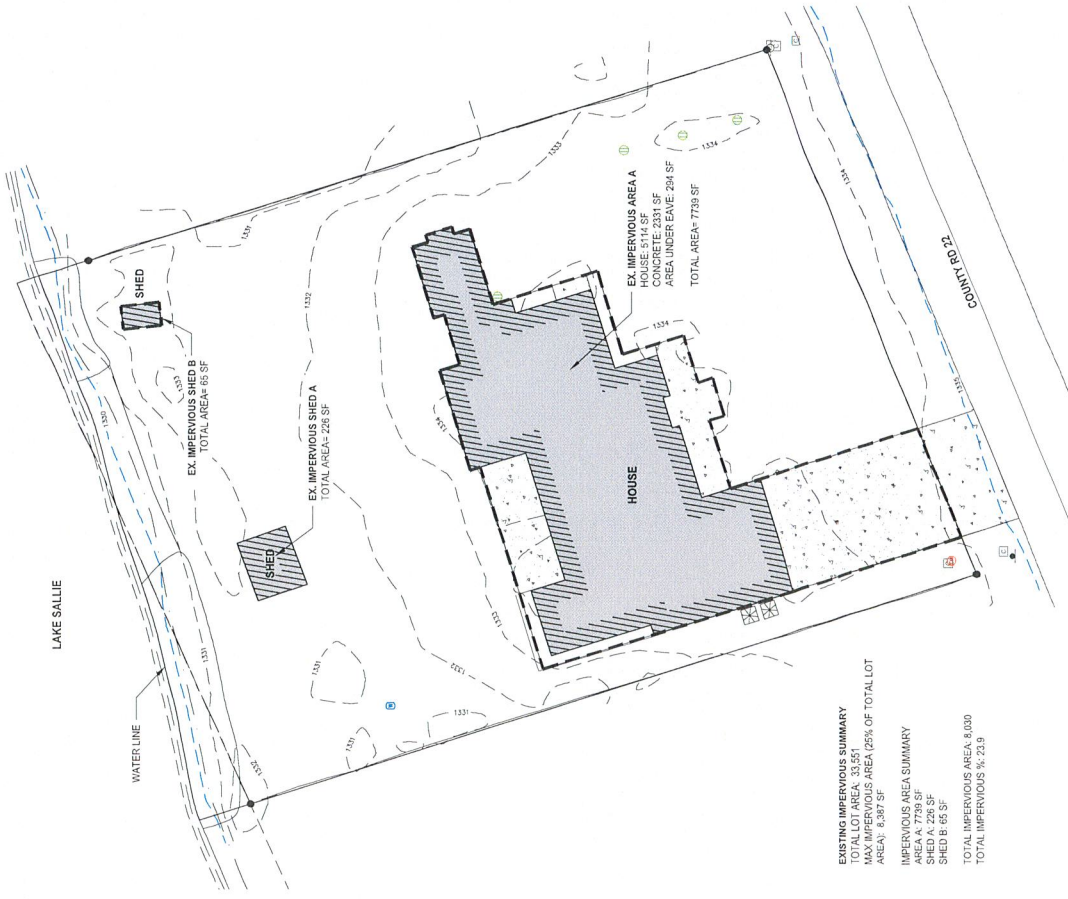
GOO1

A: 3,081 SF  
B: 9,696 SF  
C: 5,951 SF  
D: 12,336 SF

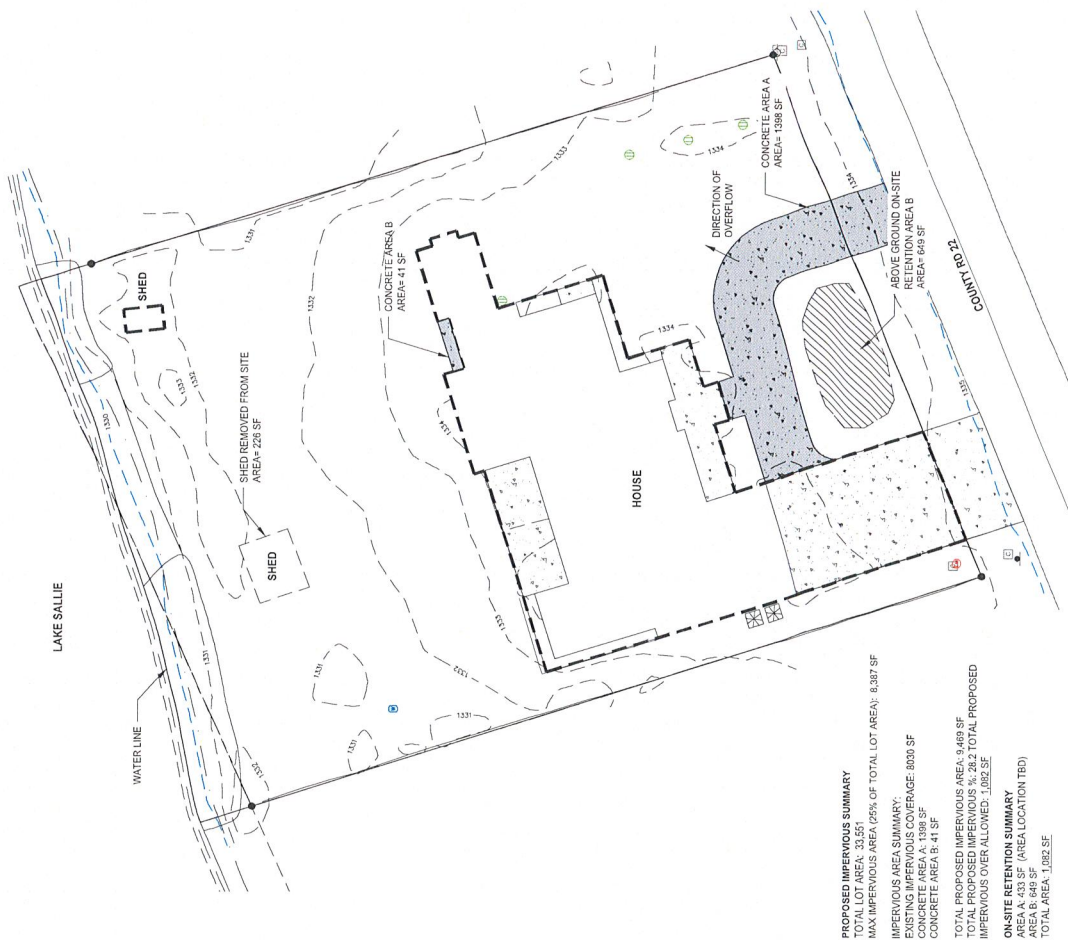
The subject property currently manages stormwater through existing natural conveyance systems;

2.2. Earthen Berm: A slight earthen berm exists between the silo improvements and Lake Salilo, effectively mitigating direct stormwater entry into the lake.

3. Northwest Corner Depressions: Low-lying areas in the northwest corner collect stormwater, which, during flood events, overflows into Area A and subsequently into Lake Iida.



**EXISTING IMPERVIOUS SUMMARY**  
 TOTAL LOT AREA: 33,351  
 MAX IMPERVIOUS AREA (25% OF TOTAL LOT AREA): 8,337 SF  
 IMPERVIOUS AREA SUMMARY:  
 CONCRETE AREA A: 1398 SF  
 CONCRETE AREA B: 41 SF  
 SHED A: 226 SF  
 SHED B: 65 SF  
 TOTAL IMPERVIOUS AREA: 8,000  
 TOTAL IMPERVIOUS %: 23.9



**PROPOSED IMPERVIOUS SUMMARY**  
 TOTAL LOT AREA: 33,351  
 MAX IMPERVIOUS AREA (25% OF TOTAL LOT AREA): 8,337 SF  
 IMPERVIOUS AREA SUMMARY:  
 EXISTING IMPERVIOUS COVERAGE: 8000 SF  
 CONCRETE AREA A: 1398 SF  
 CONCRETE AREA B: 41 SF  
 TOTAL PROPOSED IMPERVIOUS AREA: 9,489 SF  
 TOTAL PROPOSED IMPERVIOUS %: 28.2  
 IMPERVIOUS OVER ALLOWED: 1,082 SF

**ON-SITE RETENTION SUMMARY**  
 AREA A: 433 SF (AREA LOCATION TBD)  
 AREA B: 649 SF  
 TOTAL AREA: 1,082 SF

# STORMWATER MANAGEMENT ANALYSIS

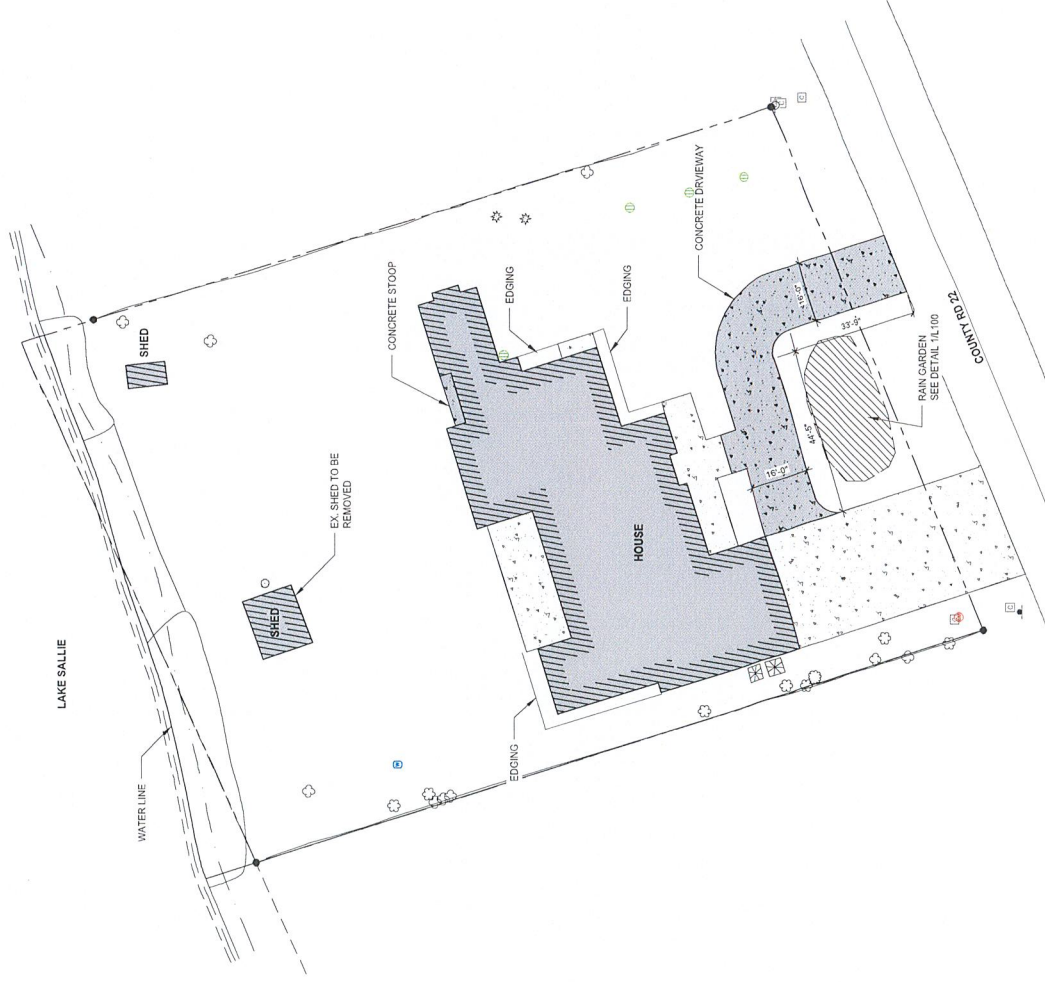
**CENTURY BUILDERS**  
 GENERAL CONTRACTORS  
 3449 39th St S, Fargo, ND 58104

NESEMEIER LAKE HOUSE  
 24255 COUNTY HWY 22  
 DETROIT LAKES, MINNESOTA

PROJECT NUMBER:  
 24-002  
 DATE:  
 9/2/2025

SCALE:  
 1/8" = 1'-0" (2"=30')  
 DRAWING NO.:  
 21

G101



PRELIMINARY SITE PLAN

**CENTURY BUILDERS**  
GENERAL CONTRACTORS  
3449 34TH ST S, Fargo, ND 58104

NESEMEIER LAKE HOUSE  
24252 COUNTY HWY 22  
DETROIT LAKES, MINNESOTA

PROJECT NUMBER:  
24022  
DATE:  
2/20/22

SCALE:  
1/16" = 1'-0" (22'00")  
DRAWING NO.:  
01

G100





Pelican River Watershed District  
211 Holmes Street West Suite #201  
Detroit Lakes, MN 5650  
Phone: 218-846-0436  
www.prwd.org

# PERMIT

## PERMIT MUST BE POSTED AT PROJECT SITE, VISIBLE FROM ROAD

**Permit Number** 25-24

**Permit Date:**

11/10/25

**Permit Granted To:** Dallas and Jackie  
Nesemeier

**Project Address** 24252 County Highway 22, Detroit Lakes, MN 56501

**City, State, ZIP:** Detroit Lakes, MN 56501

**Project Type** Addition to current driveway resulting in greater than 7,000 sq ft impervious surface coverage on a riparian lot

### Permit Granted with the Following Conditions to be Satisfied by the Permit Holder:

1. Approved per Moore review recommendation, Review # 25-24, dated 11/4/2025.
2. Project will be constructed as shown on approved Design Plans, prepared by Century Builders, Sheets G 100, 200, and 201, dated 10/30/2025.
3. Installation and maintenance of Erosion Prevention and Sediment Control Best Management Practices per Construction Plan Sheet G201, prepared by Century Builders, dated 10/30/2025
4. Owner is responsible for long-term maintenance of the project per PRWD Stormwater maintenance agreement signed and dated 10/29/2025

**\*\*All measures must conform to other applicable Zoning and Shoreland Ordinance regulations (Becker County, City of Detroit Lakes, Minnesota Pollution Control Agency, MN Department of Natural Resources)**

This permit is valid for 12 months

Permit may be revoked at any time upon violation of Pelican River Water Management Rules. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

Signature of Tera Guetter, District Administrator

A handwritten signature in blue ink, appearing to read "Tera Guetter", is written over a horizontal line.





Wells Fargo Bank Building | Suite 201  
211 Holmes Street West | Detroit Lakes, MN 56501  
Phone: (218) 846-0436 | Email: prwdpermit@arvig.net | www.prwd.org

**For Office Use Only**  
Permit App. # 25 - 24  
Date Rec'd. 11/14/25  
Permit/Inspection Fees \$500.00  
Cash/Check # 1152  
Parcel # 190927000

### PERMIT APPLICATION FORM

Property Owner(s): DALLAS D & JACKIE L NESE  
Mailing Address: 3227 156TH AVE SE  
CASSELTON ND 58012  
Phone/Cell: 701-799-4524  
Email: dneseemeier@hotmail.com  
Project Address: 24252 CO HWY 22  
DETROIT LAKES  
Parcel ID Number(s): 190927000

Contractor Information  
Name: BRAD GARCIA  
Company: CENTURY BUILDERS  
Address: 3449 39TH ST S  
FARGO, ND 58104  
Email: brad@centurybuildersnd.com  
Phone/Cell: 651-503-8275

Permit Mailed to: ☒ Owner ☒ Contractor ☐ Arrange for pickup with: \_\_\_\_\_

### PERMIT APPLICATION PURPOSE (indicate all which apply)

Which is your project Located in: \_\_\_\_\_ City of Detroit Lakes (City Limits) OR ☒ Becker County (Outside City Limits)  
City Lot Type: \_\_\_\_\_ Conforming Riparian Lot OR \_\_\_\_\_ Non-Conforming Riparian Lot (contact The City of Detroit Lakes for this information)

#### Near Shore Alterations

\_\_\_\_\_ Shore Impact Zone Alterations ((including land, impervious surface, and vegetation alterations including Sand Blanket, Rip-Rap, Sidewalk, buildings, tree removal, shoreline plantings or changes, Ice Ridge repair)

\_\_\_\_\_ Bluff Impact Zone/Steep Slope alterations within Shoreland District (Including land, impervious surface, and vegetation)

\_\_\_\_\_ Retaining Walls within Shore/Bluff Impact Zone

#### Other Actions

\_\_\_\_\_ Temporary Groundwater Dewatering Plan

\_\_\_\_\_ Driveway Culverts

#### Impervious Surface / Stormwater Management

\_\_\_\_\_ Residential— > 25% impervious lot coverage and less than 10,000 ft<sup>2</sup> within Shoreland District

☒ Residential—> 10,000 ft<sup>2</sup> impervious within Shoreland District

\_\_\_\_\_ Commercial—> 25% impervious lot coverage or > 10,000 ft<sup>2</sup> )

\_\_\_\_\_ > 1 acre impervious surface within PRWD

\_\_\_\_\_ Subdivision, Planned Unit Developments (PUD's), Plats, Storage Condos, Developments based upon certified surveys

\_\_\_\_\_ Changes to, including construction or re-construction, of stormwater

Infrastructure, private or public highways, roads, streets, parking lots,

Public Water Access, bridges, culverts, and inlets to Waters of the State.

\_\_\_\_\_ Public Drainage - Becker County Ditch 11-12; 13, 14 - Dredging, filling, diking ; culvert, bridge crossings; bank stabilization; channelization; lateral construction or repair; grass, shrub or tree removal within 16.5 feet; snow storage within 50 ft of ditch or lateral.

### Project Description (Please be specific):

Lake Name (If applicable) SALLIE

The proposed project seeks a variance to exceed the maximum allowable 25% impervious coverage to accommodate expansion of a safe drive-through driveway off the highway.

proposed start date: 10/15/25 Proposed completion date: 11/1/25 Lake Name (If applicable)

\*Identify any work already completed on drawings

**\*\*ADDITIONAL PERMITS\*\*** Please be aware that additional permits may be required from other agencies.

#### City of Detroit Lakes

Permit REQ'D \_\_\_\_\_ RECD \_\_\_\_\_  
Variance REQ'D \_\_\_\_\_ RECD \_\_\_\_\_  
Mitigation REQ'D \_\_\_\_\_ RECD \_\_\_\_\_

#### Becker County

Permit REQ'D \_\_\_\_\_ RECD \_\_\_\_\_  
Variance REQ'D X RECD \_\_\_\_\_  
Mitigation REQ'D \_\_\_\_\_ RECD \_\_\_\_\_

#### MN DNR; MN PCA; Becker SWCD

Permit REQ'D \_\_\_\_\_ RECD \_\_\_\_\_  
NPDES REQ'D \_\_\_\_\_ RECD \_\_\_\_\_  
Other REQ'D \_\_\_\_\_ RECD \_\_\_\_\_

\*If variances are required, the approved conditions need to be included for permit approval.

**\*Continue to page 2 for signature and permit application checklist**

March 2023



## PERMIT APPLICATION SUBMISSION CHECKLIST

- \_\_\_\_\_ Completed permit application, signed by the **Property Owner**, or notarized Authorized Agent
- \_\_\_\_\_ Site plan, erosion prevention and sediment control plan, maintenance plans, and other information and calculations (soil borings percolation test results, etc.) as per the District Engineer Technical Memo revised November 7, 2018
- \_\_\_\_\_ Application and applicable fees according to the most recent schedule

### TERMS OF THE PERMIT

Applying for a permit issued through the Pelican River Watershed District (PRWD) in no way precludes obligation for permit application that may be required through OTHER governmental agencies. Any work performed prior to obtaining all required authorizations may be subject to Federal, State and/or administrative, civil, and/or criminal penalties. No liability shall be imposed on the District or any of its officers, agents or employees on official or personal grounds, on account of the granting of this permit, on account of any damage to any person or property resulting from any act or omission of the Permittee or any of its agents, employees or contractors relating to any matter hereunder. This permit shall not be construed as limiting any legal claim or right of action of the District against the Permittee, its agents, employees or contractors for the violation of, or failure to comply, with the provisions of the permit or applicable provisions of law.

When all items have been satisfactorily completed and the District determines the project meets the District's Rule requirement, this permit will be issued. The permit may be picked up at the District office, or it will be mailed to the designated address. A copy of the approved permit will be sent to the applicable local governmental entity (Becker or Ottertail County, City of Detroit Lakes Zoning departments).

The permit will be valid for eighteen (18) months from the date of issuance, unless otherwise suspended or revoked. A permit may be extended at no charge, provided the property owner notifies the District in writing stating the reasons for extension. Any plan changes, and related project documents must also be included in the extension application. The District must receive the extension application at least thirty (30) day prior to the permit's expiration date as issued.

If changes are made to the permitted plans for this project, changes must be submitted to the District (in duplicate form) for review prior to installation or completion occurs. If changes to the original (permitted) plans are approved, an amended permit will then be issued.

This permit may be terminated by the Board of Managers without notice at any time deemed necessary for the management of the water resources of the District, or in the interest of public health and welfare, or for violation of any of the provision of this permit.

*A permit surety may be required of the permit holder or applicant. A surety is a monetary sum (an amount set by the Board of Managers, District staff and/or the District engineer after review of the project application or approved permit) provided by the applicant/permittee to the District to ensure the project is completed as designed and in compliance with District Rules. The District returns the money to the applicant/permittee after all permit conditions are met and the project is complete. If the District requires a surety, the applicant/permittee must provide the District the surety amount in the form of a check made out to the Pelican River Watershed District, or a Performance Bond, or Letter of Credit.*

### Project Description (Please be specific):

"I understand that, as a Permittee, I am legally accountable to ensure compliance with the terms and conditions of the permit. I understand that I am not authorized to begin the project until I received the permit and the permit is posted as directed on the project site. If the project is modified, I will obtain approval by the District before I continue with the project. I authorize the District, and its agents, employees, officers, and contractors to enter the project site to perform any inspection or work authorized by the permit or any applicable law."

**"I certify that I have thoroughly read and understand the information on this permit application, including submittal requirements."**

Signed by: 

Signature: \_\_\_\_\_  
8108270DF551489...

Date: 9/22/2025

Print Name: Brad Garcia

Permit Number 25 -- 24

### ACTION BY THE PELICAN RIVER WATERSHED DISTRICT

The above application is X APPROVED / \_\_\_\_\_ DISAPPROVED this 10<sup>th</sup> day of November, 20 25, by the Pelican River Watershed District

By: 

Its: \_\_\_\_\_



# PERMIT AUTHORIZED AGENT



I, Jackie Nesemeier ("Owner") hereby authorizes BRAD GARCIA, CENTURY BUILDERS ("Agent") to act as Owner's authorized agent for the purpose of securing a permit from the Pelican River Watershed District for DRIVEWAY EXPANSION ("Project") to be completed on Owner's property located at Parcel ID (PIN): 190927000  
Physical Site Address: 24252 CO HWY 22 DETROIT LAKES  
Valid on permit applications submitted between 9/2/25 and 12/31/25.

Owner and Agent acknowledge that this form in no way alters the rules or regulations of the Pelican River Watershed District, and both Owner and Agent are responsible for compliance with the rules or regulations of the District. The person or company named as the Agent above has been approved to act as Owner's authorized agent for the duration of the permit unless Owner notifies the District with an updated Authorized Agent Form. Owner expressly authorizes the District to disclose any and all information related to the Project to the Agent.

Please contact the Pelican River Watershed District per the information above with any questions or concerns you may have prior to filling out this form. Please note that if your project requires an authorized agent, your permit application will not be considered complete until this form has been completed and received by the District.

## Agent Contact Information:

BRAD GARCIA  
CENTURY BUILDERS  
3449 39TH ST S  
FARGO, ND 58104  
651-503-8275

Agent's Signature

Date

## Owner Contact Information:

DALLAS D & JACKIE L NESEMEIER  
3227 156TH AVE SE  
CASSELTON, ND 58102  
701-799-4524

Owner's Signature

Date

Jackie Nesemeier 9/10/25

On this 10<sup>th</sup> day of September before me personally appeared Jackie Nesemeier

To me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged that He/  
She executed the same as her his free act and deed.

(Notary Stamp)

MARILYN LARSEN  
Notary Public  
State of North Dakota  
My Commission Expires May 28, 2028


Marilyn Larsen  
Notary Public

Office Use Only:

Date received: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

11/8/2018

# PELICAN RIVER



watershed district  
**PELICAN RIVER WATERSHED DISTRICT**  
**PERMIT REVIEW**

**Permit Application Number:** 25-24  
**Permit Project Name:** Nesemeier Driveway Expansion

---

**Applicant:** Dallas and Jackie Nesemeier  
24252 Co Hwy 22, Detroit Lakes, MN

**Permit Contact:** Brad Garcia, Century Builders

**Purpose:** The applicant proposes to expand the driveway at their property. The driveway brings the total lot impervious over 25% which requires stormwater treatment. The applicant proposes to treat the runoff from the driveway with a French drain system.

**Site Size:** The driveway will add 1,465 square feet of impervious.

---

**Recommendation:** Approve

**Exhibits:**

1. Nesemeier Lake Home\_ Revised Grading Plan\_ 10-21, dated 10/21/2025, 2 total sheets, submitted by Century Builders
2. Nesemeier Lake Home\_ Revised Grading Plan\_ 10-30, dated 10/30/2025, 3 total sheets, submitted by Century Builders
3. Nesemeier Permit Application, dated 10/15/2025, 2 total sheets, submitted by Century Builders



**Findings:**

1. **Description** – The project proposed to construct a new driveway. The project will result in 1,465 square feet of new impervious. The project is disturbing 0.2 acres overall.
2. **Stormwater** – The applicant is proposed the following BMPs:

Proposed BMP	Location	Pretreatment	EOF	Volume Provided (CF)
French Drain	Between driveway	Grass Swale	1333.0	139
Total Required				134

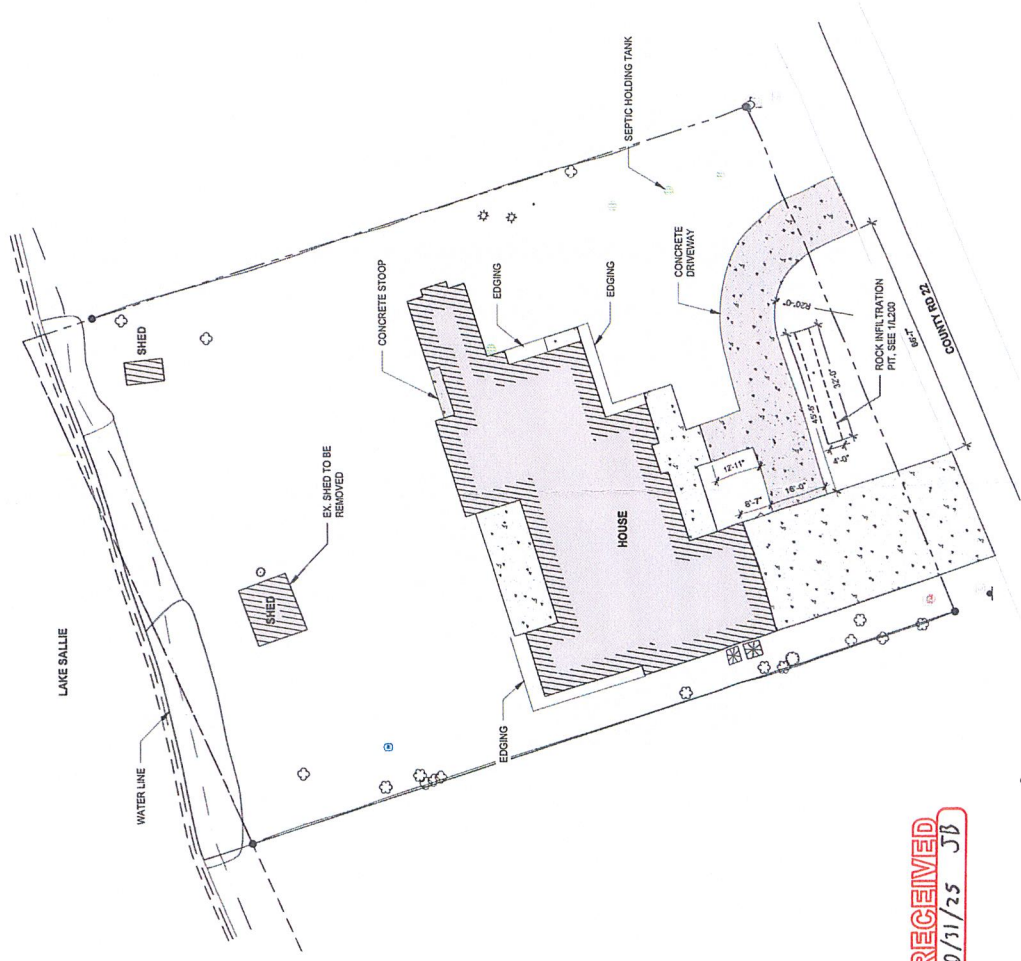
Water quality treatment facilities do treat a volume greater than 1.1" of rainfall over the new impervious surface within 48 hours. The treatment volume of 134 cubic feet is treated onsite. Adequate pre-treatment for the water quality treatment facilities has been provided.

Soil information for storm water treatment practices has been provided. Soil information does show evidence of the season high water level being within 3-feet of the proposed BMPs bottom. Underlying soils are poorly graded sand.

3. **BMP High-Water Level Management**  
Local onsite high-water levels are being managed. The applicant has not provided a model of onsite high-water levels and therefore two feet of freeboard has been provided.
4. **Erosion Control**  
An erosion control plan has been provided. The applicant is proposing the following erosion control methods: silt fence and seeding. Project site is not greater than 1 acre; an NPDES permit is not required. The project does not increase the drainage area of a point of discharge not captured by an onsite, permitted BMP by more than 10 percent.

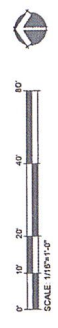
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the state of Minnesota.

Quentin Scott  
Quentin Scott, MN Reg. No 63332



**RECEIVED**  
10/31/25 JTB

- GENERAL NOTES**
1. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES, STANDARDS, AND SPECIFICATIONS.
  2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO START OF WORK.
  3. NOTIFY OWNER AND DESIGNER OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING.
  4. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
  5. DAMAGE TO EXISTING UTILITIES, STRUCTURES, OR LANDSCAPING SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
  6. PROTECT EXISTING TREES, SIDEWALKS, AND CURBS DURING CONSTRUCTION.
  7. CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL AND SITE CLEANUP THROUGHOUT CONSTRUCTION.
- DRIVEWAY CONSTRUCTION NOTES**
1. CONCRETE DRIVEWAY TO BE 4" THICK (MIN) WITH 6" THICKENED EDGE AT ALL SIDES AND APRON.
  2. CONCRETE SHALL BE 3,500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS.
  3. REINFORCEMENT #4 REBAR @ 18" O.C. EACH WAY, CENTERED IN SLAB UNLESS OTHERWISE NOTED.
  4. SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. REMOVE ALL ORGANIC OR UNSUITABLE MATERIAL PRIOR TO PLACEMENT.
  5. PROVIDE TOoled OR SAWCUT CONTROL JOINTS AT 10' MAX SPACING EACH WAY, OR AS SHOWN ON PLAN.
  6. EXPANSION JOINTS (IF PRE-ORDERED MATERIAL) SHALL BE PROVIDED AT CONNECTIONS TO EXISTING PAVEMENT, SIDEWALKS, CURBS, OR STRUCTURES.
  7. FINISH: LIGHT BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAFFIC.
  8. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT 2% MINIMUM SLOPE.
  9. ALL EDGES TO BE NEATLY FORMED AND FINISHED WITH AN EDGING TOOL.
  10. CURE CONCRETE IN ACCORDANCE WITH ACI 308.
- UTILITY AND DRAINAGE NOTES**
1. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES PRIOR TO EXCAVATION (CALL BEFORE YOU DIG).
  2. MAINTAIN EXISTING GRADES ALONG PROPERTY LINES UNLESS OTHERWISE APPROVED BY OWNER OR ENGINEER.
  3. FINAL GRADING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND ADJACENT PROPERTIES.
  4. ANY DISTURBED TURF OR LANDSCAPE AREAS SHALL BE RESTORED UPON COMPLETION.



**G100**

**SITE PLAN**

**CENTURY BUILDERS**  
GENERAL CONTRACTORS  
3449 39TH ST S. FARGO, ND 58104

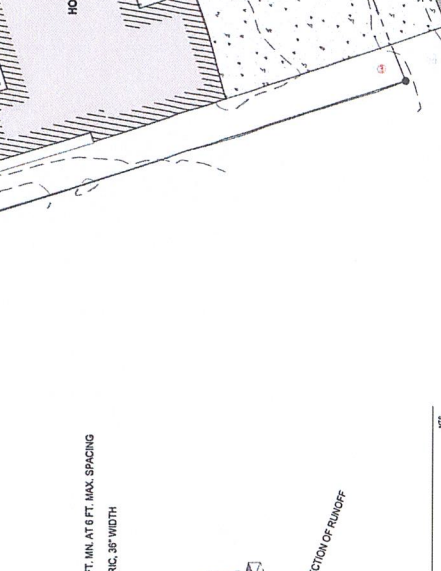
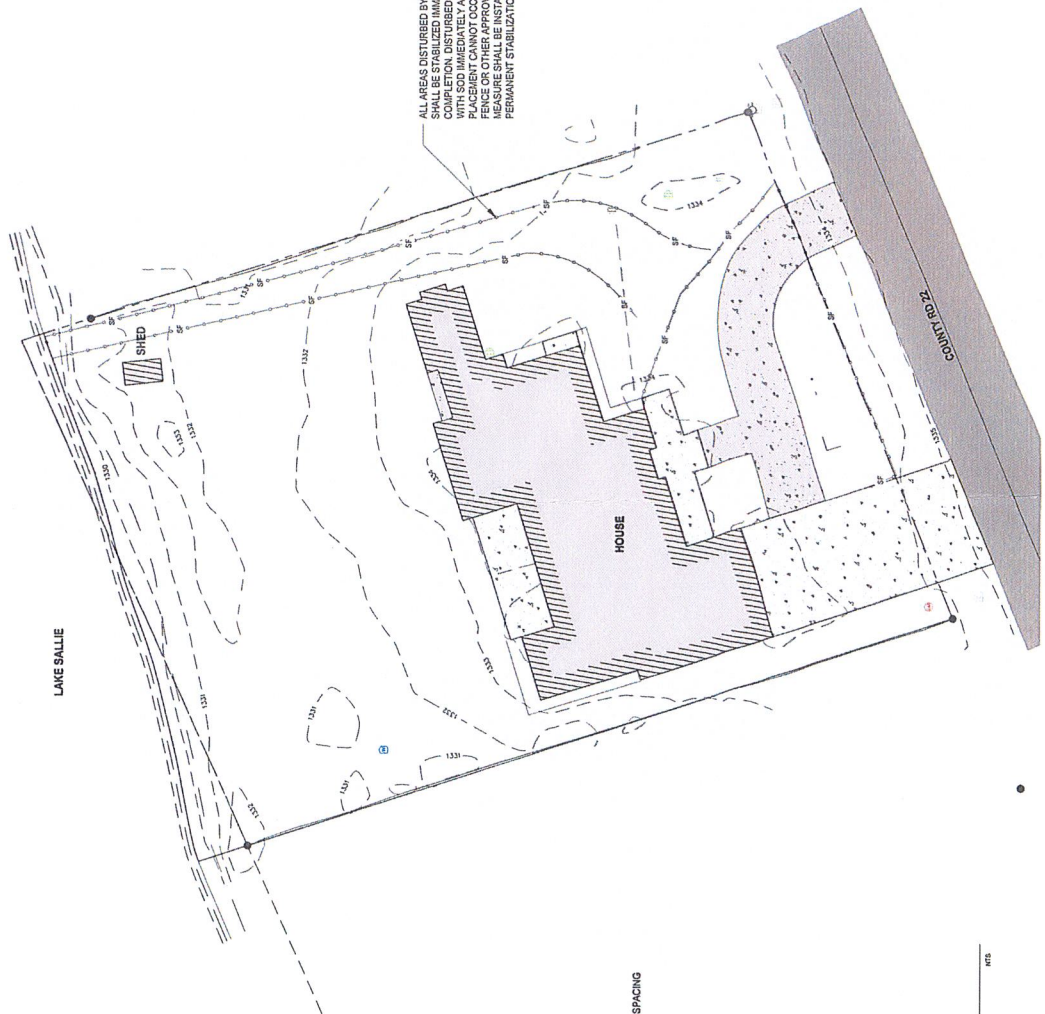
**NESEMEIER LAKE HOUSE**  
24252 COUNTY HWY 22  
DETROIT LAKES, MINNESOTA

**PROJECT NUMBER:**  
24-3002  
**DATE:**  
10/20/25

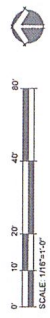
**SCALE:**  
1/16" = 1'-0" (2750:1)  
**DRAWING No.:**  
G1







1 SILT FENCE DETAIL



SCALE:  
1/8" = 1'-0" (20' x 30")  
DRAWING NO:  
02

PROJECT NUMBER:  
24-3002  
DATE:  
10/05/2025

EROSION CONTROL PLAN

**CENTURY BUILDERS**  
GENERAL CONTRACTORS  
3449 39TH ST S, FARGO, ND 58104

NESEMEIER LAKE HOUSE  
24235 COUNTY HWY 22  
DETROIT LAKES, MINNESOTA

G201

- SWPPP Notes:**
1. All erosion and sediment control Best Management Practices (BMPs) shall be installed prior to any construction activity. BMPs shall be maintained in accordance with NPDES permit limitations. The contractor shall maintain all BMPs and Permanent Stabilization to a minimum of 70% vegetative growth has been established.
  2. Site disturbance shall be minimized to the greatest extent practicable. All work must remain within the construction limits shown on the plans. Any disturbance beyond these limits shall be restored to pre-existing conditions at the contractor's expense.
  3. During dry or windy conditions, the contractor shall implement dust control measures such as watering. Watering may be required multiple times per day to prevent dust migration off-site.
  4. Areas where construction has temporarily ceased for more than 14 calendar days shall be stabilized using temporary seeding or mulching in accordance with the NPDES permit.
  5. Disturbed areas shall be permanently stabilized as soon as practicable following final grading. Phased stabilization may be required as work progresses to meet NPDES permit limitations.
  6. **Vegetative Restoration and Maintenance:**  
Contractor shall maintain vegetative restoration until full establishment. This includes seeding, mowing, controlling noxious weeds, reseedling, and supplying stabilization as needed.
  7. Over 70% of expected vegetative cover has been achieved and accepted by the Owner and approved by the local authority having jurisdiction. BMPs, including seeding and silt fence, in accordance with Notice of Termination conditions.
  8. All areas disturbed by trench installation shall be covered with soil immediately after completion of trenching. Erosion control measures shall be installed and maintained until permanent stabilization is achieved.
  9. See SWPPP details and plan sheets for additional notes, BMP locations, and installation specifications.





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.	Becker County	
	1:2,113	Date: 10/15/2025
	This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	









# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE AND LOCATION\*\***

December 11, 2025 @ 6:00 P.M.

**\*\*Commissioner's Room – Becker County Courthouse\*\***

**APPLICANT:** Jay D Carlson  
PO Box 1352  
Detroit Lakes, MN 56502

**Project Location:** 12110 Gilbertson Place  
Audubon, MN 56511

**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.

**LEGAL LAND DESCRIPTION:** Tax ID Numbers: 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.

**Replies/Comments:** Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [susan.rockwell@co.becker.mn.us](mailto:susan.rockwell@co.becker.mn.us)

**To view all application information on this project please visit:**

[https://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

*Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.*

## Variance Application Review

Permit # 470

### Property and Owner Review

Parcel Number(s): **170206002 N/A**

Owner: **JAY D CARLSON**

Township-S/T/R: **LAKE EUNICE-19/138/042**

Mailing Address:  
**PO BOX 1352 DETROIT LAKES MN 56502**

Site Address: **12110 GILBERTSON PLACE AUDUBON MN 56511**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **2025-3953**

Legal Descr: **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.**

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☒ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☒ Other

If 'Other', description:

**The home constructed in 2000-2002 was in compliance with all set back requirement. The set back now considered in 50 foot shore impact zone, requiring a variance to construct a small main level covered screen porch on the existing deck.**

Description of Variance Request: **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.**

**I would like to add a covered screen porch on the existing deck. The area to be covered is 54 inches by 138 inches in length. It would add approximately 66 square feet of roof and the deck has a underdeck drain system to disburse water. Contractors have indicated the existing deck structure will support the small addition. The additional will allow a small eating area off the kitchen.**

OHW Setback: **41' to proposed enclosure**

Side Lot Line Setback: **100 feet to both neighbors.**

Rear Setback (non-lake): **100 feet approximately**

Bluff Setback: **N/A**

Road Setback: **to Tanglewood Road 500 feet**

Road Type: **Township**

Existing Imp. Surface Coverage: **less than 20% of 40,000 square foot lot**

Proposed Imp. Surface Coverage: **new roof coverage about 66 square feet depending on roof overhang**

Existing Structure Sq Ft: **new structure is approximately 4.5 feet by 11.5 feet**

Proposed Structure Sq Ft:

Existing Structure Height: **with lower level and second floor height 26 feet**

Proposed Structure Height: **new porch would be 8.5 feet at highest point of new roof**

Existing Basement Sq Ft: **yes, about 1500 square feet.**

Proposed Basement Sq Ft: **no**

Change to roofline? **Yes**

Change to main structural framework? **No**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**  
Explain: **impractical at this point to move the home.**



2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **rules and regulations change. Some consideration at times must be given for variances that that do not impact the lake, disturb neighbors, and allow for full use and enjoyment of the property. The request does comply with comprehensive plan for use of the area as recreational, but the structure does no comply with current set back requirements for OHWL.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **There is already a screen porch off the lower level that is closer to the lake than the proposed main floor eating area screen porch. The deck was approved in 2000 as part of a mitigation plan where structures were constructed and removed that were almost directly on the lakeshore, before the Lake Eunice Township Road was relocated.**

4. Are there circumstances unique to the property? **Yes**

Explain: **The only item unique about the property in relation to the variance request is the change in set back regulations. If this were a new construction a small deck off the kitchen area outside of the shore impact zone, would be administratively approved as part of the construction permit.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **The screen porch is consistent with the recreational use of the properties adjacent to my property. The neighbors are 100 feet away on each side. The east neighbor is my sister and the west neighbor is currently building a new home and I waived back lot set back requirements to allow a better operating septic system. From the lake the area of the proposed covered porch is the main floor deck and would extend out from the second set of sliding glass doors from the right. The roof would attach to the sitting deck of the second floor bedroom. I will as the Cormorant Lake Watershed District if they believe any mitigation is necessary. Please feel free to contact me if you have questions concerning the scope of the proposed project. Thank you. My cell is 218-234-8701. Jay Carlson**







These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,056	
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County

Date: 11/10/2025









# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT

### NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE AND LOCATION\*\***

December 11, 2025 @ 6:00 P.M.

**\*\*Commissioner's Room – Becker County Courthouse\*\***

**APPLICANT:** Kurtis I Skari  
5920 Silverleaf Dr S  
Fargo, ND 58104

**Project Location:** 14240 Tradewinds Rd  
Audubon, MN 56511

**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.

**LEGAL LAND DESCRIPTION:** Tax ID Numbers: 17.1253.000 **Legal Land Description:** Section 07 Township 138 Range 042, Trade Winds Beach Lot 1, Big Cormorant Lake.

**Replies/Comments:** Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

#### PLANNING AND ZONING DEPARTMENT

915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [susan.rockwell@co.becker.mn.us](mailto:susan.rockwell@co.becker.mn.us)

**To view all application information on this project please visit:**

[https://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

*Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.*

## Variance Application Review

Permit # 469

### Property and Owner Review

Parcel Number(s): 171253000

Owner: KURTIS SKARI

Township-S/T/R: LAKE EUNICE-07/138/042

Mailing Address:  
KURTIS SKARI 5920 SILVERLEAF DR S FARGO ND  
58104

Site Address: 14240 TRADEWINDS RD AUDUBON, MN  
56511

Lot Recording Date: Prior to 1971

Original Permit Nbr: SITE2025-3887

Legal Descr: TRADE WINDS BEACH|LOT 1

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☒ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: **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.**

OHW Setback: **70' setback for proposed addition**

Side Lot Line Setback: **17' for proposed addition**

Rear Setback (non-lake): **N/A**

Bluff Setback: **N/A**

Road Setback: **100'+ for proposed addition**

Road Type: **Township**

Existing Imp. Surface Coverage: **24.5 %**

Proposed Imp. Surface Coverage: **24.9 %**

Existing Structure Sq Ft: **1,117 SF of existing cabin footprint**

Proposed Structure Sq Ft: **1,190 SF of existing cabin footprint + proposed addition**

Existing Structure Height: **14'-0"**

Proposed Structure Height: **14'-0"**

Existing Basement Sq Ft: **N/A**

Proposed Basement Sq Ft: **N/A**

Change to roofline? **N/A**

Change to main structural framework? **N/A**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **The proposed addition is in harmony with the purposes and intent of the ordinance. It is located outside of the 50-foot Shore Impact Line and does not encroach toward the lake. The addition improves the functionality of the existing structure while enhancing the use and appearance of the property in a manner consistent with the goals of shoreline protection and orderly development.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **The proposed addition does not encroach toward the lake. Becker County's Comprehensive Plan emphasizes the goal to "promote retention and restoration of the county's shorelands." The design respects this intent, as the proposed addition does not impact the natural features within the 50-foot Shore Impact Line. In consultation with Wayne from the permit office, it was confirmed that while the existing structure lies within the 50-foot Shore Impact Line, the proposed addition is outside of it.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **The proposed addition allows the property to continue being used as a lake cabin, consistent with its existing and intended purpose. The improvement will enhance the functionality and use of the space for the owners while maintaining the property's reasonable residential use.**

4. Are there circumstances unique to the property? **Yes**

Explain: **A unique circumstance of this property is that a portion of the existing structure is located within the 50-foot Shore Impact Line, which was established after the original construction. However, the proposed addition is entirely outside of the 50-foot Shore Impact Line.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **The variance will maintain the essential character of the locality. The structure will continue to serve as a lake cabin, consistent with surrounding properties. The proposed addition will improve functionality for the owners while remaining compatible in scale and appearance with neighboring structures.**







NO.	REVISION	DATE
1	REVISED	09/10/25
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5	REVISED	09/10/25
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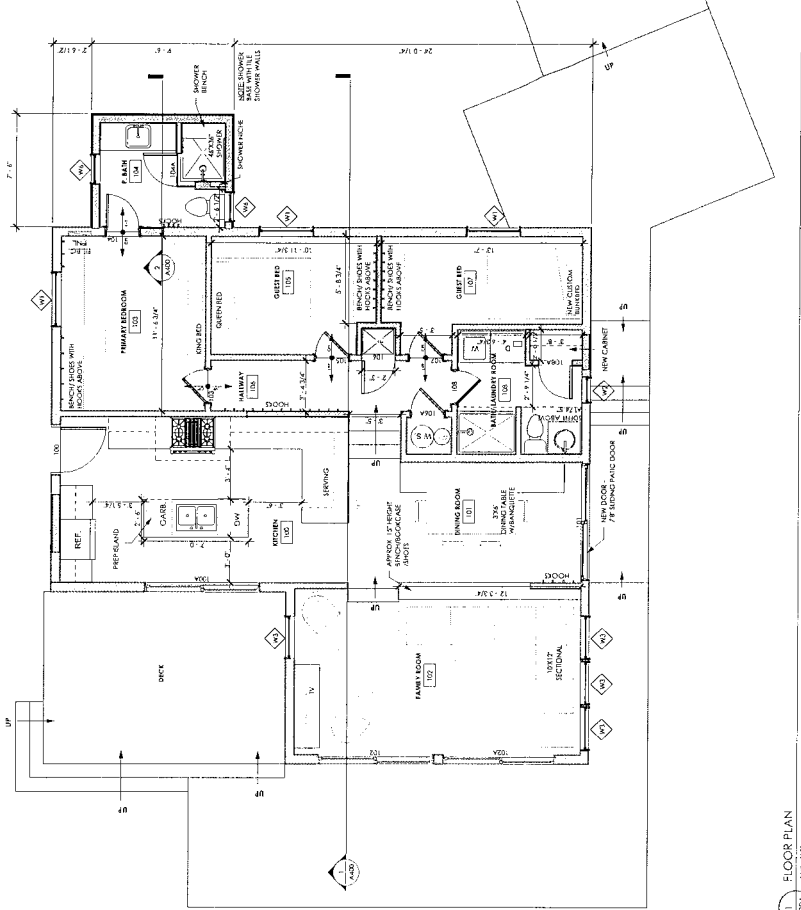
SKARI CABIN REMODEL  
25047 - HEATHER & KURT SKARI  
14240 TRADEWINDS RD. AUDUBON, MN 56111

NO.	REVISION	DATE
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9	REVISED	09/10/25
10	REVISED	09/10/25



FLOOR PLAN GENERAL NOTES

1. SEE ALL DIMENSIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



FLOOR PLAN  
A201

NO.	REVISION	DATE
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8	REVISED	09/10/25
9	REVISED	09/10/25
10	REVISED	09/10/25

EXTERIOR ELEVATION GENERAL NOTES

1. SEE ALL DIMENSIONS FOR MATERIALS AND CONSTRUCTION.
2. NEW ROOFING TO MATCH EXISTING ROOF WITH 12% PITCH.
3. NEW FLOORING TO MATCH EXISTING FLOOR WITH 12% PITCH.

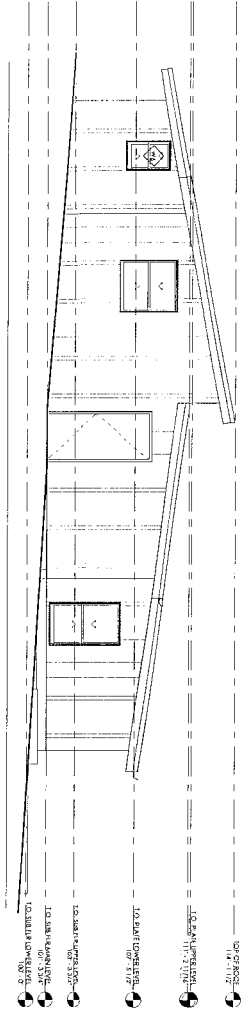
MATERIALS LEGEND

NO.	DESCRIPTION	DATE
1	WOOD SHAKES	10/30/2023
2	WALL SIDING	10/30/2023
3	BOARD - WHITE	10/30/2023

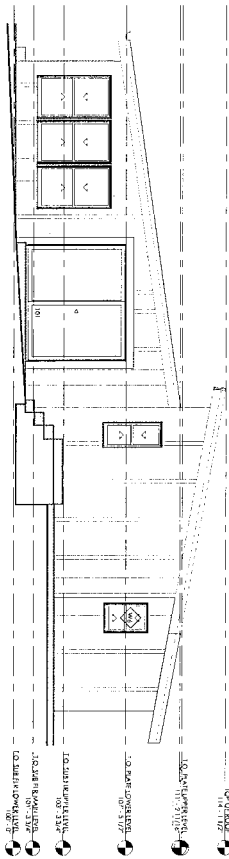
NO.	DESCRIPTION	DATE
1	WOOD SHAKES	10/30/2023
2	WALL SIDING	10/30/2023
3	BOARD - WHITE	10/30/2023

NO.	DESCRIPTION	DATE
1	WOOD SHAKES	10/30/2023
2	WALL SIDING	10/30/2023
3	BOARD - WHITE	10/30/2023

2 NORTH ELEVATION  
1/4" = 1' 0"



3 SOUTH ELEVATION  
1/4" = 1' 0"



NOT FOR  
CONSTRUCTION

25047 - HEATHER & KURT SKARI  
**SKARI CABIN REMODEL**  
14240 TRADEWINDS RD, AUDUBON, MN 56511

PROJECT NAME  
CONSTRUCTION  
DOCUMENTS

DATE  
09/10/23

PROJECT  
25047

EXTENSIVE  
REVISIONS

A300









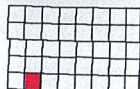


These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:528		This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.
Date: 11/12/2025		

Becker County



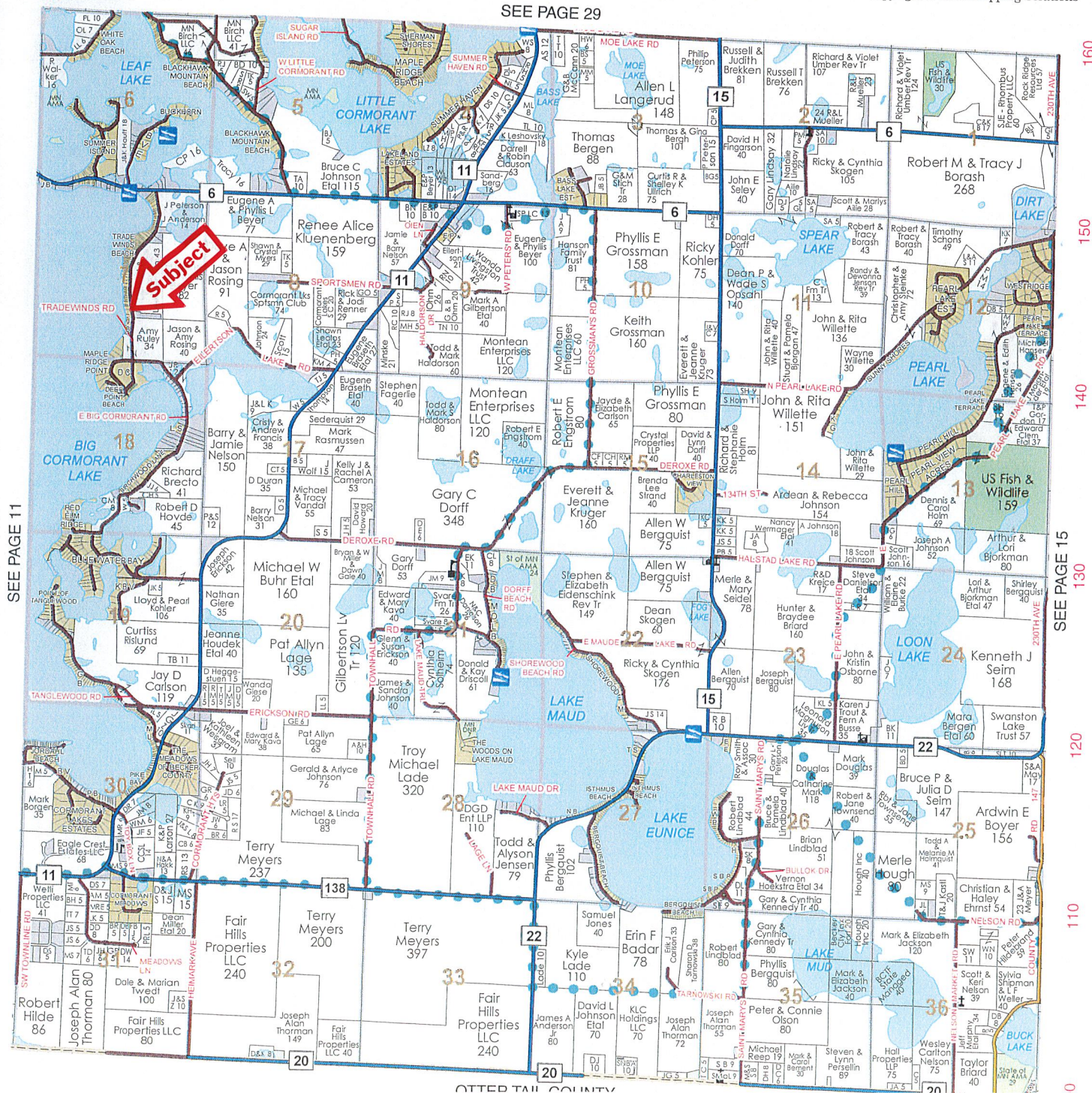


# Lake Eunice

# Township 138N - Range 42W

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SEE PAGE 29







# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT

### NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE AND LOCATION\*\***

December 11, 2025 @ 6:00 P.M.

**\*\*Commissioner's Room – Becker County Courthouse\*\***

**APPLICANT:** William & Jean E Ufkin  
3473 St Hwy 68  
Minneota, MN 56264

**Project Location:** 23894 S Melissa Dr  
Detroit Lakes, MN 56501

**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.

**LEGAL LAND DESCRIPTION:** Tax ID Numbers: 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.

**Replies/Comments:** Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

#### PLANNING AND ZONING DEPARTMENT

915 Lake Avenue  
Detroit Lakes, MN 56501

EMAIL: [susan.rockwell@co.becker.mn.us](mailto:susan.rockwell@co.becker.mn.us)

**To view all application information on this project please visit:**

[https://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

*Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.*



## Variance Application Review

Permit # 472

### Property and Owner Review

Parcel Number(s): **190588000**

Owner: **WILLIAM & JEAN E UFKIN**

Township-S/T/R: **LAKE VIEW-31/138/041**

Mailing Address:  
**3473 ST HWY 68 MINNEOTA MN 56264**

Site Address: **23894 S MELISSA DR DETROIT LAKES MN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2025-3920**

Legal Descr: **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**

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☒ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: **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.**

OHW Setback: **45'**

Side Lot Line Setback: **11'**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **65'**

Road Type: **Township**

Existing Imp. Surface Coverage: **9%**

Proposed Imp. Surface Coverage: **12%**

Existing Structure Sq Ft: **888**

Proposed Structure Sq Ft: **360**

Existing Structure Height: **16'**

Proposed Structure Height: **16'**

Existing Basement Sq Ft: **No**

Proposed Basement Sq Ft: **Np**

Change to roofline? **Yes**

Change to main structural framework? **Yes**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **The addition will be back further than the existing house sits. We will still meet the side setback and impervious coverage requirements.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **This will put our property to good use while remaining below the allowable impervious coverage.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **This will allow us more living space and enjoyment of our property.**

4. Are there circumstances unique to the property? **Yes**

Explain: **The existing dwelling is in the shore impact zone.**

5. Will the variance maintain the essential character of the locality? **Yes**

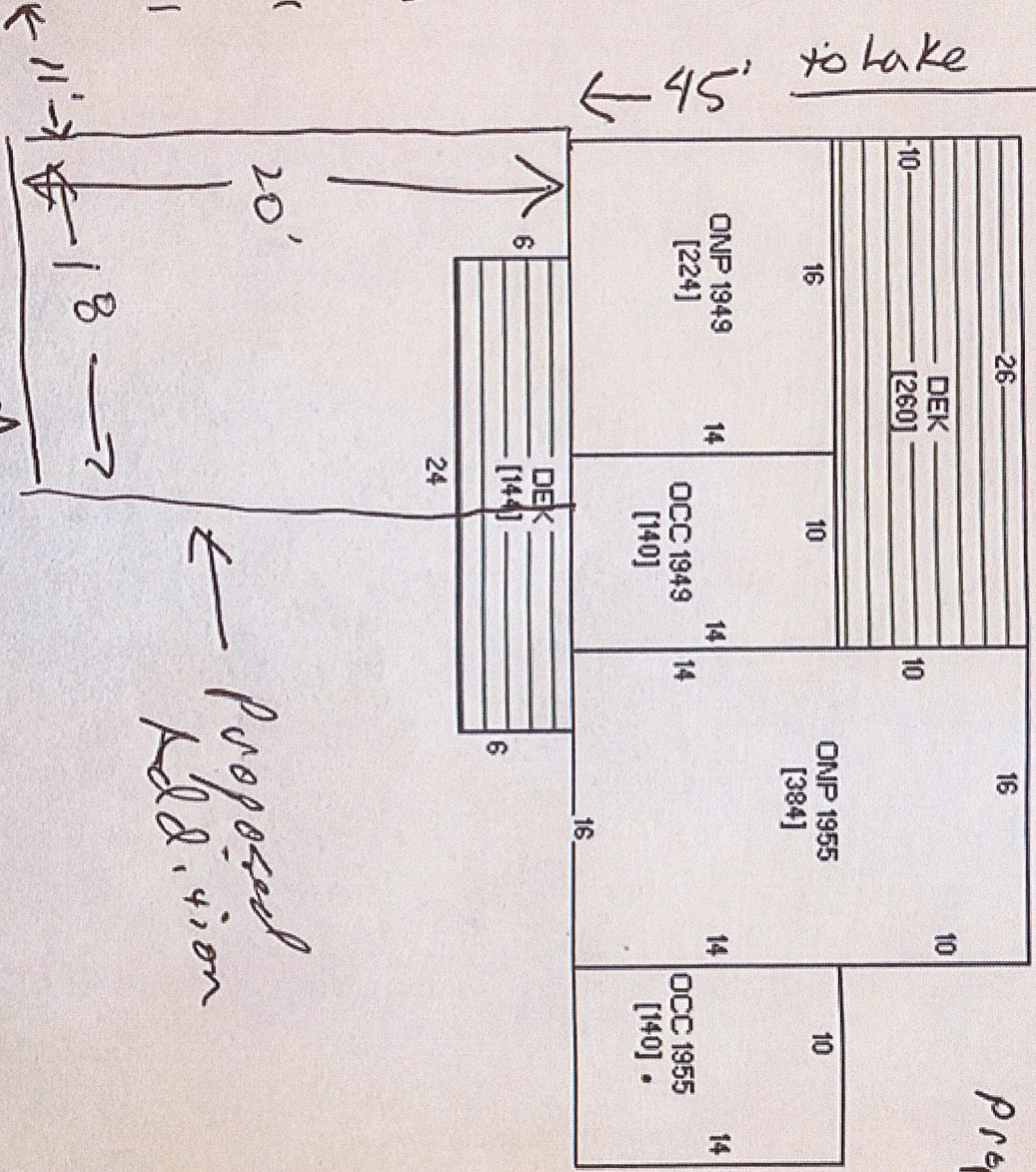
Explain: **This is a residential area and an addition to our home will not change the aesthetic of the neighborhood.**



Property line  
↓

← 45' to lake →

← 65' to centerline →



← Proposed Addition

Bill McKinn  
Prop ID 19.0588.00





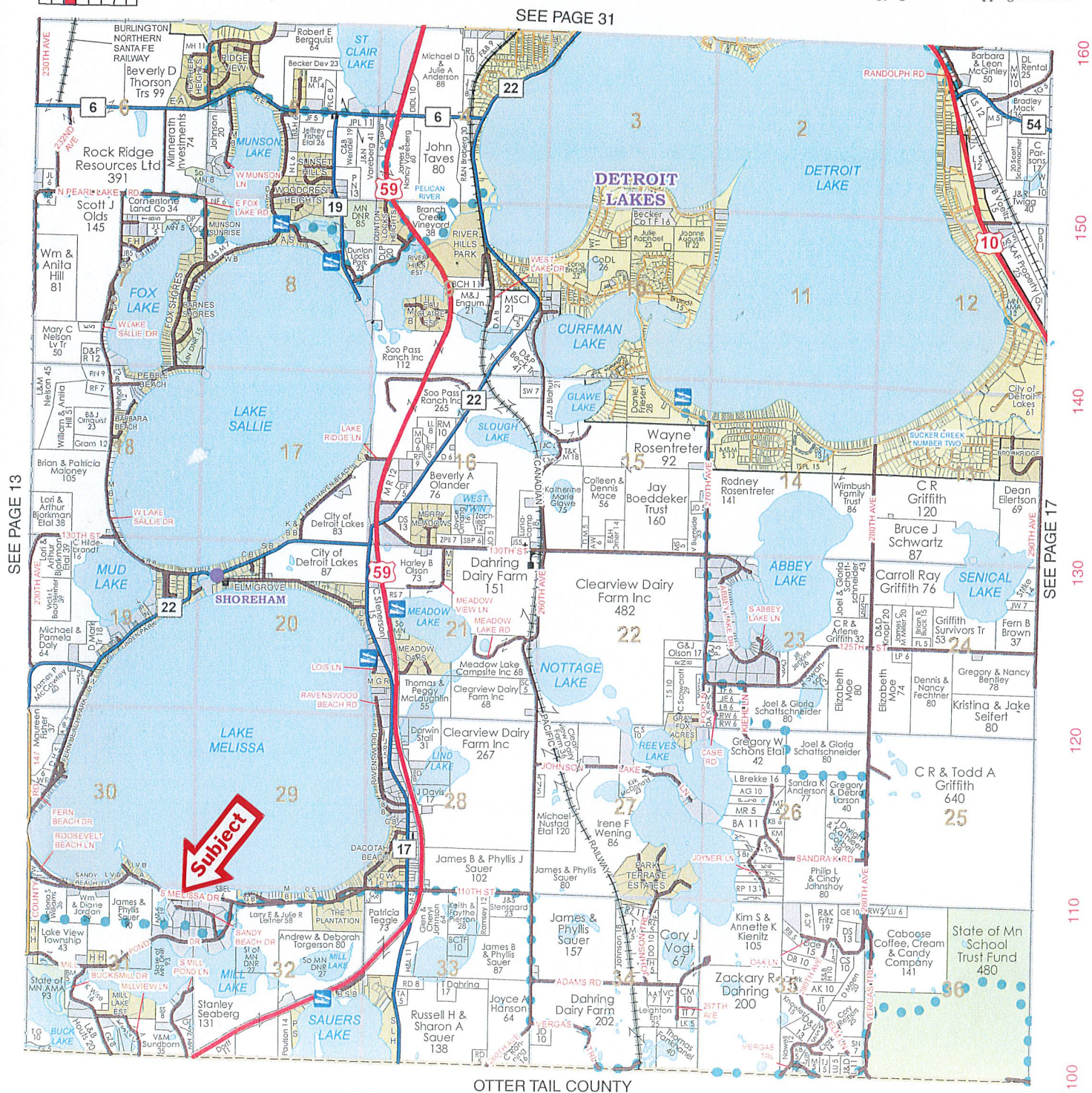




## Lake View

Township 138N - Range 41W

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# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT

### NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE AND LOCATION\*\***

December 11, 2025 @ 6:00 P.M.

**\*\*Commissioner's Room – Becker County Courthouse\*\***

**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

**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.

**LEGAL LAND DESCRIPTION:** Tax ID Numbers: 10.0583.000 **Legal Land Description:** Section 11 Township 139 Range 040, Cofell Beach 139 40, Lot 10, Cotton Lake.

**Replies/Comments:** Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

#### PLANNING AND ZONING DEPARTMENT

915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [susan.rockwell@co.becker.mn.us](mailto:susan.rockwell@co.becker.mn.us)

**To view all application information on this project please visit:**

[https://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

*Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.*



## Variance Application Review

Permit # 473

### Property and Owner Review

Parcel Number(s): **100583000**

Owner: **TIMOTHY E NELSON**

Township-S/T/R: **ERIE-11/139/040**

Mailing Address:  
**33203 S COTTON LAKE RD ROCHERT MN 56578**

Site Address: **33226 S COTTON LAKE RD ROCHERT MN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **1234**

Legal Descr: **COFELL BEACH 139 40|LOT 10**

### Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☒ Lot size not in compliance
- ☒ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: **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.**

OHW Setback: **50 house 34 deck/patio**

Side Lot Line Setback: **n/a**

Rear Setback (non-lake): **n/a**

Bluff Setback: **n/a**

Road Setback: **0**

Road Type: **Township**

Existing Imp. Surface Coverage: **12**

Proposed Imp. Surface Coverage: **41**

Existing Structure Sq Ft: **520**

Proposed Structure Sq Ft: **2024**

Existing Structure Height: **10**

Proposed Structure Height: **30**

Existing Basement Sq Ft: **n/a**

Proposed Basement Sq Ft: **1400**

Change to roofline? **N/A**

Change to main structural framework? **N/A**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Existing setback will be increased from 28' to 34'**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Yes, all stormwater will be mitigated by french drains and increase in current structure setback**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes, the property will be used in a residential manner similar to those in the area**

4. Are there circumstances unique to the property? **Yes**

Explain: **Yes, the lot was created in 1955 and is very non-conforming in lot width and area.**

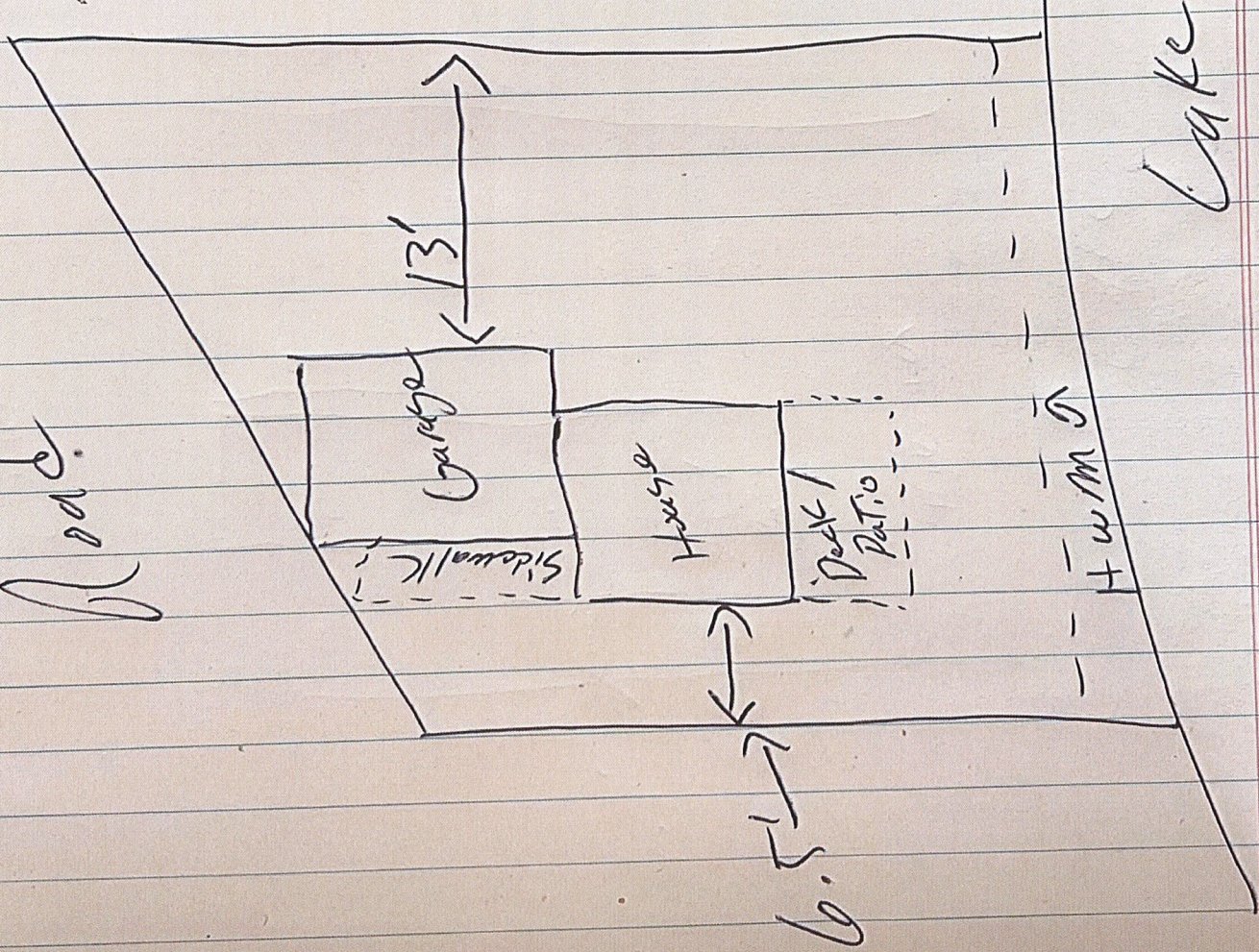
5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes, there are similar type homes in the neighborhood.**



Road

Sidewalk = 8' x 26'  
Deck = 12' x 28'  
Patio under Deck = 12' x 28'  
House = 28' x 50'  
Garage = 24' x 26'







These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

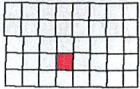
Becker County

1:1,056

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 11/18/2025



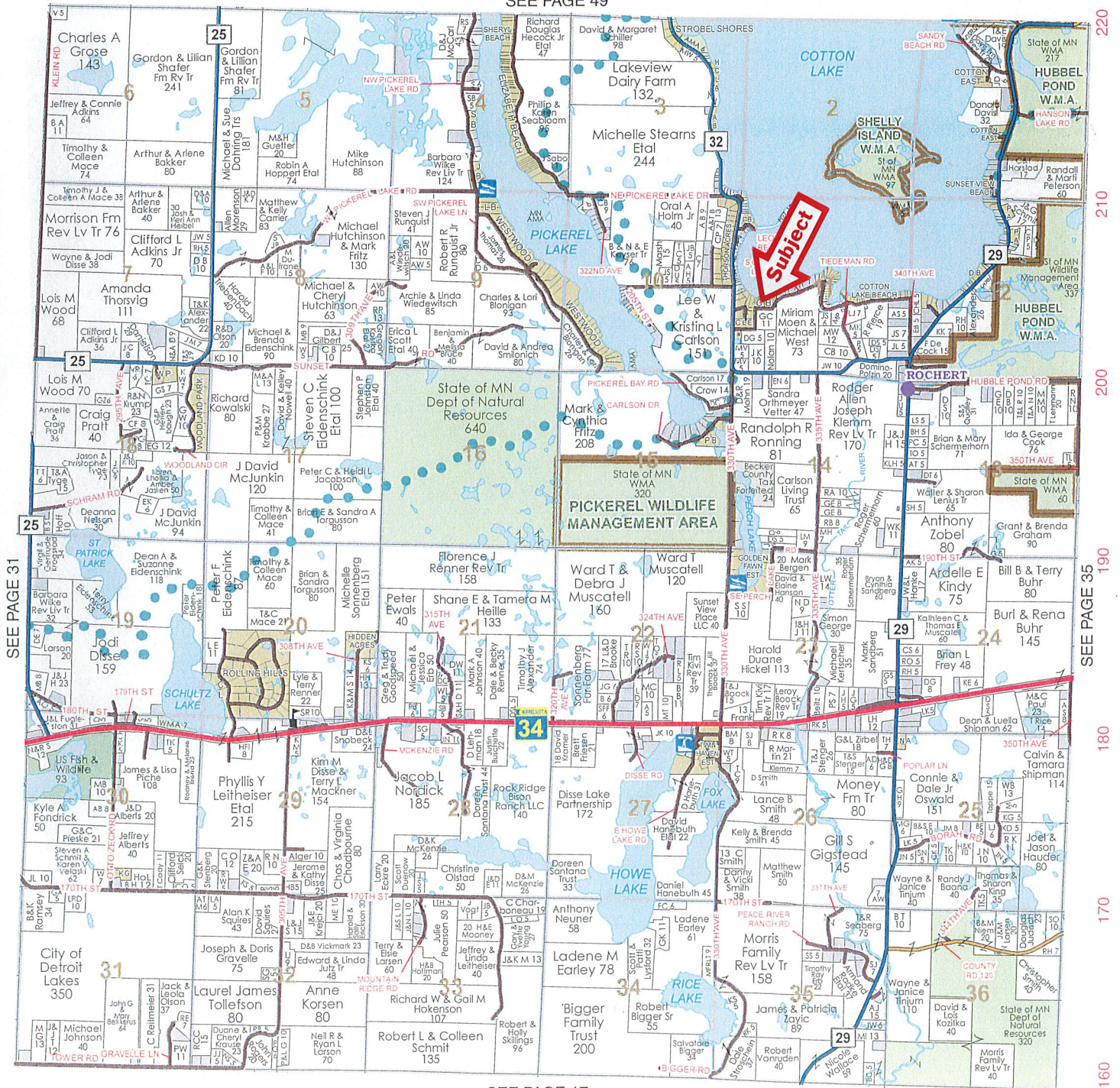


Erie

Township 139N - Range 40W

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SEE PAGE 49



SEE PAGE 17