



# 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\*\***

April 9, 2026 @ 6:00 P.M.

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

**APPLICANT:** Mark A How & Sarah K How  
17550 200<sup>th</sup> St  
Audubon, MN 56511

**Project Location:** 17550 200<sup>th</sup> St  
Audubon, MN 56511

**APPLICATION AND DESCRIPTION OF PROJECT:** Request an extension to variance recorded document number 705756.

**LEGAL LAND DESCRIPTION: Tax ID Number:** 02.0043.000 **Legal Land Description:** Section 07 Township 139 Range 042, 7-139-42: W1/2 GOVT LOT 4. PT GOVT LOT 5 N OF LN: COMM SW COR GOVT LOT 5, N 226.31', NE 728.38', NE 762.5' TO POB; W 139.35', NW 200' & TERM. Boyer Lake and Canary 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:** [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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.*

July 29, 2024 at 11:59 AM  
I hereby certify that the within  
instrument was recorded in this office.  
Susan Syvertson, County Recorder  
By RB Deputy

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: **Mark A How & Sarah K How**

ORDER OF VARIANCE

REQUEST: Request a variance to construct a detached structure 1) to be located forty-nine (49) from the centerline deviating from the required setback of fifty-three (53) feet on a township road within the shoreland district and 2) to be located fifty-six (56) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred and fifty (150) feet on a Natural Environment Lake due to lot size and setback issues.

DENIAL OF VARIANCE

The above-entitled matter came on to be heard before the Board of Adjustment on the 13th day of June 2024, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

LEGAL LAND DESCRIPTION: **02.0043.000** Complete Legal Description on Attachment A.

**VARIANCE REQUESTED:** Request a variance to construct a detached structure 1) to be located forty-nine (49) from the centerline deviating from the required setback of fifty-three (53) feet on a township road within the shoreland district and 2) to be located fifty-six (56) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred and fifty (150) feet on a Natural Environment Lake due to lot size and setback issues.

It is ordered that a **Variance (NOT) BE GRANTED** based upon the following conditions or reasons: Approve the application with the stipulation they remove the structure closest to the road based on the findings of fact that it puts the property to use in a reasonable manner that's consistent with the official controls and comprehensive plan, it will not alter the character of the locality, and the impervious surface coverage will remain low.

The Variance shall become null and void on June 13<sup>th</sup>, 2026, if a site permit has not been obtained and construction began.

DATED THIS 18 DAY OF July, 2024

C Roger Boatman  
Roger Boatman, Chairman, Board of Adjustment

STATE OF MINNESOTA)  
) SS  
COUNTY OF BECKER)

BECKER COUNTY OFFICE  
OF  
PLANNING AND ZONING

chg  
paid  
well

I, Kyle Vareberg, Becker County Zoning Administrator, certify that I have compared the foregoing Copy and Order GRANTING-(DENYING) a Variance with the Original Record preserved in the Zoning Office, and have found the same to be true and correct.

In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota, in the County of Becker on the 24<sup>th</sup> DAY OF July, 2024.

Kyle Vareberg  
Kyle Vareberg  
Zoning Administrator

10: DRAFTED BY THE BECKER  
COUNTY ZONING OFFICE

Attachment A

Legal Description for Parcel number 02.0043.000

**Government Lot Four of Section Seven, Township One Hundred Thirty-nine North, Range Forty-two West of the Fifth Principal Meridian in Becker County, Minnesota, LESS the easterly 660.00 feet of said Government Lot Four, the easterly 660.00 feet measured at a right angle to and parallel with the east line of said Government Lot Four.**  
**AND**

That part of Government Lot 5 of Section 7, Township 139 North, Range 42 West of the Fifth Principal Meridian in Becker County, Minnesota, which lies northerly of the following described line:

Commencing at a found iron monument which designates the southwest corner of said Government Lot 5; thence North 04 degrees 04 minutes 55 seconds West 226.31 feet on an assumed bearing along the west line of said Government Lot 5 to a found iron monument; thence North 65 degrees 55 minutes 51 seconds East 728.38 feet to a found iron monument; thence North 50 degrees 41 minutes 01 second East 762.50 feet to the east line of said Government Lot 5, said point is the point of beginning of the line to be described; thence South 89 degrees 46 minutes 38 seconds West 139.35 feet; thence North 59 degrees 29 minutes 40 seconds West 200.00 feet and said line there terminates.

P.N. 02.0043.000



# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING \*\*HEARING DATE AND LOCATION\*\*

April 9, 2026 @ 6:00 P.M.

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

**APPLICANT:** Dana E Tomlinson & Rita K Tomlinson TTEES  
PO Box 1763  
Detroit Lakes, MN 56502

**Project Location:** 24420 Riverside Rd  
Detroit Lakes, MN 56501

**APPLICATION AND DESCRIPTION OF PROJECT:** Request an extension to variance recorded document number 705687.

**LEGAL LAND DESCRIPTION: Tax ID Number:** 19.1375.103 **Legal Land Description:** Section 32 Township 138 Range 041, GILBERT BEACH Lot 003 Block 001; 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: [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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.*

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 705687**  
July 25, 2024 at 12:05 PM  
I hereby certify that the within  
instrument was recorded in this office.  
Susan Syvertson, County Recorder  
By RB Deputy

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: **Dana E Tomlinson & Rita K Tomlinson**

ORDER OF VARIANCE

REQUEST: Request a variance to replace an existing home with a dwelling and attached garage to be located thirty-five (35) feet from the OHW due to setback issues.

~~DENIAL OF VARIANCE~~

The above-entitled matter came on to be heard before the Board of Adjustment on the 11th day of April 2024, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

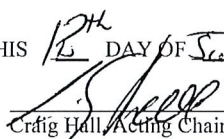
LEGAL LAND DESCRIPTION: **19.1375.103** Complete Legal Description on Attachment A.

**VARIANCE REQUESTED:** Request a variance to replace an existing home with a dwelling and attached garage to be located thirty-five (35) feet from the OHW due to setback issues.

It is ordered that a **Variance (NOT) BE GRANTED** based upon the following conditions or reasons: to replace an existing home with a dwelling and attached garage to be located thirty-seven and a half (37.5) feet from the OHW.

The Variance shall become null and void on April 11, 2026, if a site permit has not been obtained and construction began.

DATED THIS 12<sup>th</sup> DAY OF July, 2024

  
Craig Hall, Acting Chairman, Board of Adjustment

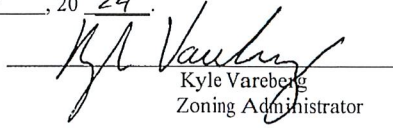
STATE OF MINNESOTA )  
                                  ) SS  
COUNTY OF BECKER )

BECKER COUNTY OFFICE  
                                  OF  
PLANNING AND ZONING

I, Kyle Vareberg, Becker County Zoning Administrator, certify that I have compared the foregoing Copy and Order GRANTING-(DENYING) a Variance with the Original Record preserved in the Zoning Office, and have found the same to be true and correct.

In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota, in the County of Becker on the 18<sup>th</sup> DAY OF July, 2024.

DRAFTED BY THE BECKER  
COUNTY ZONING OFFICE

  
Kyle Vareberg  
Zoning Administrator

chg  
paid  
well

Attachment A

Legal Description for Parcel number

Lot Three (3), Block 1, Gilbert Beach, according to the certified Plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota.

SUBJECT TO AND TOGETHER WITH A 20.00 foot wide easement for driveway purposes over, under and across part of said Government Lot 2 and part of the Northwest Quarter of the Northeast Quarter of Section 32, Township 138 North of Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota. The centerline of said 20.00 foot wide driveway easement is described as follows:

Commencing at a found iron monument which designates the most Easterly corner of Lot 6, Dacotah Beach Second Addition, said plat is on file and of record in the office of the Recorder in Becker County, Minnesota; thence South 62 degrees 37 minutes 00 seconds West 299.88 feet on an assumed bearing along the Southeasterly lines of Lots 6 through 11, inclusive, of said Dacotah Beach Second Addition to a found iron monument at the most Southerly corner of said Lot 11; thence South 81 degrees 56 minutes 12 seconds West 2257.27 feet to a found iron monument; thence North 72 degrees 19 minutes 26 seconds West 316.86 feet to a found iron monument; thence North 61 degrees 27 minutes 20 seconds West 185.42 feet to an iron monument; thence South 00 degrees 24 minutes 13 seconds West 10.24 feet; thence Westerly on a curve concave to the South, having a central angle of 07 degrees 03 minutes 06 seconds and a radius of 650.00 feet, for a distance of 80.00 feet (chord bearing North 80 degrees 43 minutes 17 seconds West) to the point of beginning of the centerline to be described; thence Easterly on a curve concave to the South, having a central angle of 16 degrees 28 minutes 49 seconds and a radius of 650.00 feet for a distance of 186.96 feet (chord bearing South 76 degrees 00 minutes 25 seconds East); thence South 67 degrees 46 minutes 01 second East 240.03 feet; thence Easterly on a curve concave to the North, having a central angle of 28 degrees 24 minutes 07 seconds and a radius of 620.00 feet, for a distance of 307.34 feet (chord bearing South 81 degrees 58 minutes 04 seconds East); thence North 83 degrees 49 minutes 52 seconds East 254.22 feet to the Westerly line of Lot 3, Block One, of McLaughlin Beach, said plat is on file and of record in the office of the Recorder of said County and said centerline there terminates. At the point of beginning of said centerline, the sidelines of said easement shall be prolonged or shortened to terminate on a line which bears North 00 degrees 40 minutes 25 seconds West and South 00 degrees 40 minutes 25 seconds East from said point of beginning. At the point of termination of said centerline, the sidelines of said easement shall be prolonged or shortened to terminate on the Westerly line of said Lot 3.



# 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\*\***

April 9, 2026 @ 6:00 P.M.

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

**APPLICANT:** Rural Cellular Corporation  
PO Box 2549  
Addison, TX 75001

**Project Location:** 40921 St Hwy 113  
Waubun, MN 56589

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to deviate from the fall-zone requirements of the Becker County Zoning Ordinance Chapter 7, Section 17 (E)(2)(c).

**LEGAL LAND DESCRIPTION: Tax ID Numbers:** 25.0175.001 **Legal Land Description:** Section 06 Township 142 Range 038, PT GOVT LOT 1; BEG 338.41' E OF NE COR TH SE 576.30', NW 707.87', TH NE 417.44' TO N LN TH E 341.59' TO BEG. Round Lake Township.

**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:** [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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 # 478

## Property and Owner Review

Parcel Number(s): **250175001**

Owner: **Rural Cellular Corporation**

Township-S/T/R: **ROUND LAKE-06/142/038**

Mailing Address:  
**PO Box 2549 Addison, TX 75001**

Site Address: **40921 St Hwy 113 Waubun, MN 56589**

Lot Recording Date: **After 1992**

Original Permit Nbr: **CUP2026-153**

Legal Descr: **PT GOVT LOT 1; BEG 338.41' E OF NE COR TH SE 576.30', NW 707.87', TH NE 417.44' TO N LN TH E 341.59' 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:

**Fall zone doesn't meet the requirements of the ordinance**

Description of Variance Request: **Request a variance to deviate from the fall-zone requirements of the Becker County Zoning Ordinance Chapter 7, Section 17 (E)(2)(c).**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft:

Proposed Structure Sq Ft:

Existing Structure Height: **400**

Proposed Structure Height: **440 with a 12' lightning rod**

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? **N/A**

Change to main structural framework?

## Other Questions Review

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

Explain: **The tower is a legally established structure that predates the current neighboring residential zoning designation. Granting the variance will allow the continued use of the existing tower without expansion or intensification, while maintaining the ordinance's intent to protect public safety and neighboring properties.**

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

Explain: **The variance is consistent with the Becker County Comprehensive Plan as it allows the continued use of existing infrastructure without expansion and maintains compatibility with surrounding land uses.**

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

Explain: **The telecommunications tower is an existing, legally established structure that was constructed prior to the current neighboring residential zoning designation in Becker County.**

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

Explain: **The telecommunications tower was constructed prior to the rezoning of the area. After the tower was built, the neighboring property was rezoned to a residential district by Becker County, which caused the**

existing tower to no longer comply with current fall-zone requirements.

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

Explain: **The variance allows an existing, pre-zoning structure to remain without expansion and will not change the character of the surrounding area.**

STATE OF MINNESOTA

407873

BECKER COUNTY ZONING

COUNTY OF BECKER

PERMIT FOR USE

This is to Certify that under the Zoning Ordinance of Becker County, property described as follows may be used as indicated:

ADDRESS OF PROPERTY: R.R. 1 WAUBUN, MN. 56589

ZONE: AGRICULTURAL

LEGAL DESCRIPTION:

SEE THE REVERSE SIDE.....ROUND LAKE TOWNSHIP

OWNER: RURAL CELLULAR CORP. OWNERS ADDRESS: P.O. BOX 1027  
STEVE VOSS ALEXANDRIA, MN. 56308

EXACT DESCRIPTION OF USE PERMITTED AND CONDITIONS:

A CONDITIONAL USE PERMIT TO CONSTRUCT A FOUR HUNDRED (400) FOOT RADIO CELLULAR TOWER AND COMMUNICATIONS BUILDING ON THE ABOVE DESCRIBED PROPERTY HAS BEEN GRANTED AS IT IS COMPATIBLE WITH THE AREA. MUST MEET ALL COUNTY AND STATE REGULATIONS.

MUST MAKE APPLICATION FOR ALL BUILDING PERMITS.

NOTICE: This Use must not be changed to any other Use without a new Permit from the Zoning Administrator.

APPROVED BY THE BECKER COUNTY PLANNING COMMISSION : DATE 6-21, 1994

APPROVED BY THE BECKER COUNTY BOARD OF COMMISSIONERS: DATE 6-28, 1994

STATE OF MINNESOTA)

BECKER COUNTY ZONING OFFICE

COUNTY OF BECKER )

I, FLOYD SVENBY, ZONING ADMINISTRATOR FOR THE COUNTY OF BECKER, WITH AND IN FOR SAID COUNTY, DO HEREBY CERTIFY THAT I HAVE COMPARED THE FOREGOING COPY OF PERMIT FOR USE WITH THE ORIGINAL RECORD THEREOF PRESERVED IN MY OFFICE, AND HAVE FOUND THE SAME TO BE A CORRECT AND TRUE TRANSCRIPT OF THE WHOLE THEREOF.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AT DETROIT LAKES, MINNESOTA, IN THE COUNTY OF BECKER ON THE 28 DAY OF JUNE, 19 94.

FLOYD SVENBY *Floyd Svenby*  
BECKER COUNTY ZONING ADMINISTRATOR

DRAFTED BY THE BECKER COUNTY ZONING OFFICE

Charge \_\_\_\_\_  
Paid  \_\_\_\_\_  
Numerical \_\_\_\_\_  
Tract  \_\_\_\_\_  
Grantor \_\_\_\_\_  
Grantee  \_\_\_\_\_  
Compared  \_\_\_\_\_

558705

LAND DESCRIPTION CONTINUED.....

PARCEL APPROXIMATELY SIX HUNDRED TWENTY (620) FEET EAST AND WEST BY SIX HUNDRED TWENTY (620) FEET NORTH AND SOUTH IN THE NORTHEAST QUARTER NORTHEAST QUARTER (NE $\frac{1}{4}$ NE $\frac{1}{4}$ ) OF GOVERNMENT LOT ONE (1), A PART OF THE PROPERTY DESCRIBED AS: GOVERNMENT LOT ONE (1), CONTAINING ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, 40.17 ACRES, IN SECTION SIX (6), TOWNSHIP 142, RANGE 38, ROUND LAKE TOWNSHIP, PROPERTY OWNED BY STEVEN E. VOSS.

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

Microfilm No. 407873  
Date AUG 15 1994 2:00 PM.  
I hereby certify that the within instrument  
was recorded in the office of Becker  
County Recorder  
M. M. Martinson  
Dpty Clk Co. Recorder

Planning Commission March 21, 2006

**TWENTIETH ORDER OF BUSINESS: Daniel Finn.** Request a change of zone from agricultural to residential and conversion of an existing resort to a multi-unit residential development consisting of twenty (20) units for the property described as: Part of Govt Lots 1 & 8; Section 6, TWP 142, Range 38; Round Lake Township. PID Number 25.0175.000 & 25.0179.000. The property is located on Elbow Lake and is the former Oxbow Resort.

Finn, Brant Beeson and Scott Walz explained the application to the Board. This would be the first resort conversion under the new conversion regulations. After the conversion, there would be a total of 20 units. Currently there are five cabins, one house and 25 RV sites. 13% of the shoreline would be used for shore activities. The back tier would have access to the lake and mooring rights, but would not have a permanent docking. The existing pole barn would be used for storage until storage units could be build. The storage condos would coincide with one for each unit. The RVs are rented through the 2006 season so the sites would not be sold until after the season.

No one spoke in favor of the application. No one spoke against the application. Written correspondence was received from Lynette and Dale Peterson in opposition to the application. At this time, testimony was closed.

Further discussion was held regarding the conversion, relocation of sites and density.

**Motion:** Christianson made a motion to approve a change of zone from agricultural to residential and the conversion of an existing resort to a multi-unit residential development consisting of twenty (20) units based on the fact that it does meet the criteria of the resort conversion section of the ordinance and would lessen the impact on the lake. Seaberg second. All in favor. Motion carried.

**TWENTY-FIRST ORDER OF BUSINESS: Final Plat of Sauer Lake Highlands.**

P. Johnson stated that all the paperwork was in order for the final plat. This is a multi-unit residential development consisting of seven units.

**Motion:** W. Johnson made a motion to approve the final plat of Sauer Lake Highlands based on the fact that it does meet the criteria of the zoning ordinance and subdivision ordinance. Lien second. All in favor. Motion carried.

**TWENTY-SECOND ORDER OF BUSINESS: Election of officers and informational meeting.**

Christianson made a motion to nominate Brufloedt for Chairman. Knutson second. All in favor. Motion carried. Brufloedt will be chairman for 2006.

Johnston made a motion to nominate Kovala for Vice Chairman. Skarie second. All in favor. Motion carried. Kovala will be chairman for 2006.

County Board of Commissioners March 28, 2006

- to approve the change of zone from agricultural to residential and preliminary plat consisting of four lots based on the fact that the preliminary plat meets the criteria of the zoning ordinance and subdivision ordinance with the stipulation that the line between Lot 3 & Lot 4 be corrected (Salminen, Bristlin), carried.
- 18) EIGHTEENTH ORDER OF BUSINESS: Boyd Bradbury, Lake View Twp. It was moved and seconded to concur with the findings and recommendations of the PC to approve the change of zone from agricultural to residential and the preliminary plat consisting of four lots based on the fact the proposed plat meets the criteria of the zoning ordinance and subdivision ordinance based on the fact that the proposal meets the criteria of the zoning ordinance and subdivision ordinance with the stipulation that all campers, two cabins and four out buildings be removed from the property (Bristlin, Knutson), carried.
- 19) NINETEENTH ORDER OF BUSINESS: John Backes, Forest Twp. It was moved and seconded to concur with the findings and recommendations of the PC to approve a change of zone from agricultural to residential and approve a certificate of survey to allow two tracts of land based on the fact that the certificate of survey meets the criteria of the zoning ordinance and subdivision ordinance with the stipulation that the easement through the property be turned over to the Township (Bristlin, Salminen), carried.
- 20) TWENTIETH ORDER OF BUSINESS: Daniel Finn, Round Lake Twp. It was moved and seconded to concur with the findings and recommendations of the PC to approve a change of zone from agricultural to residential and the conversion of an existing resort to a multi-unit residential development consisting of twenty (20) units based on the fact that it does meet the criteria of the resort conversion section of the ordinance and would lessen the impact on the lake (Bristlin, Nelson), carried.
- 21) TWENTY-FIRST ORDER OF BUSINESS: Final Plat of Sauer Lake Highlands. It was moved and seconded to concur with the findings and recommendations of the PC to approve the final plat of Sauer Lake Highlands based on the fact that it does meet the criteria of the zoning ordinance and subdivision ordinance (Nelson, Bristlin), carried.
- 22) TWENTY-SECOND ORDER OF BUSINESS: Election of officer and informational meeting. The next informational meeting is scheduled for Thursday, April 13, 2006 at 8:30 a.m. at the Planning & Zoning Office.
3. It was moved and seconded to pass Resolution No. 03-06-2D approving to create and hire a full-time Zoning Technician position due to the increasing needs within the Zoning Department (Salminen, Nelson), carried.

There being no further business, the meeting was adjourned.

/s/ Brian C. Berg  
Brian C. Berg  
County Administrator

/s/ Karen Mulari  
Karen Mulari  
Board Chair

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

**Document No. 718409**

March 4, 2026 at 12:45 PM

I hereby certify that the within  
instrument was recorded in this office.

Susan Syvertson, County Recorder

By RB Deputy

STATE OF MINNESOTA  
ZONING

BECKER COUNTY

COUNTY OF BECKER

PERMIT FOR USE

This is to Certify that under the Zoning Ordinance of Becker County, Property described  
as follows may be used as indicated:

ADDRESS OF PROPERTY: 40921 St Hwy 113 Waubun, MN 56589

CURRENT ZONE: Agricultural

LEGAL DESCRIPTION: PID Number: 25.0175.001

Complete Legal Description on Attachment A.

OWNER: Rural Cellular Corporation

OWNER'S ADDRESS: PO Box 2549 Addison, TX 75001

EXACT DESCRIPTION OF USE PERMITTED AND CONDITIONS:

Approve an amendment to recorded document number 407873 to allow for a forty (40)  
foot tower extension for a total height of four hundred and forty (440) feet along with a  
twelve (12) foot lightning rod with the stipulation they use appropriate lighting and they  
obtain a variance for the fall-zone setback.

NOTICE: This Use CANNOT BE CHANGED to any other Use without a new Permit from the  
Zoning Administrator. The Conditional Use Permit shall become null and void on March 3rd,  
2028, if the use granted has not been implemented by this date.

APPROVED by the Becker County Planning Commission: 02/25, 20 26

APPROVED by the Becker County Board of Commissioners: 03/03, 20 26

STATE OF MINNESOTA)

) SS

BECKER COUNTY PLANNING, ZONING

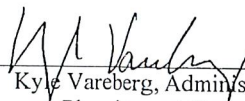
COUNTY OF BECKER )

AND LAND USE OFFICE

I, Kyle Vareberg, Becker County Zoning Administrator, certify that I have compared the  
foregoing copy of PERMIT FOR USE with the original Record preserved in the Zoning Office,  
and have found the same to be true and correct.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Detroit Lakes,  
Minnesota, in the County of Becker on the 3<sup>rd</sup> day of March 20 26.

Drafted By the Becker County  
Planning & Zoning Office

  
\_\_\_\_\_  
Kyle Vareberg, Administrator  
Planning and Zoning

chg  
paid  
well

Attachment A

Complete Legal Description for PID Numbers: 25.0175.001

That part of the Southeast Quarter of the Southeast Quarter of Section 31, Township 143 North, Range 38 West of the Fifth Principal Meridian in Clearwater County, Minnesota and that part of Government Lot 1 of Section 6, Township 142, North, Range 38 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the northeast corner of said Section 6; thence North 89 degrees 07 minutes 54 seconds West 338.41 feet on an assumed bearing along the north line of said Section 6 to the point of beginning; thence South 08 degrees 45 minutes 33 seconds East 576.30 feet to an iron monument; thence North 70 degrees 47 minutes 16 seconds West 708.87 feet to an iron monument; thence North 35 degrees 06 minutes 29 seconds East 406.24 feet to a point hereinafter referred to as Point A; thence continuing North 35 degrees 06 minutes 29 seconds East 11.20 feet to an iron monument on the north line of said Government Lot 1; thence North 68 degrees 24 minutes 33 seconds East 345.41 feet to an iron monument; thence South 08 degrees 45 minutes 33 seconds East 133.84 feet to the point of beginning. The above described tract contains 6.01 acres. (Area in Clearwater County is 0.52 of an acre. Area in Becker County is 5.49 acres).

ALSO HEREIN INCLUDED is a 33.00 foot wide easement for roadway purposes over, under and across part of said Government Lot 1 and part of said South east Quarter of the Southeast Quarter. The centerline of said 33.00 foot wide road easement is described as follows:

Beginning at the afore mentioned Point A; thence North 23 degrees 43 minutes 30 seconds West 45.14 feet; thence North 38 degrees 42 minutes 19 seconds East 120 feet, more or less to the southeasterly right of way line of Trunk Highway No. 113 and said centerline there terminates. The sidelines of said 33.00 foot wide road easement shall be prolonged or shortened to terminate on the northwesterly line of the above described tract and on the southeasterly right of way line of said Trunk Highway No. 113.







MasTec  
Network Solutions

2300 MAITLAND CENTER PKWY SUITE 300  
MINNETONKA, MN 55345  
(952) 545-1751  
(952) 545-1752



PROJECT NO.: 25-004292  
CHECKED BY: ANP

ISSUED FOR:

REV	DATE	BY	DESCRIPTION
A	9/17/25	CLS	PRELIMINARY REVIEW
B	9/20/25	CLS	PRELIMINARY REVIEW
C	9/26/25	CLS	PRELIMINARY REVIEW
D	10/7/25	CLS	CONSTRUCTION
E	1/5/26	CLS	CONSTRUCTION

B&T ENGINEERING, INC.

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

Print Name: CHAD E. TUTTLE

Signature: *[Signature]*

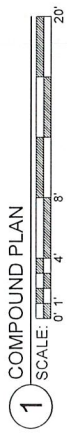
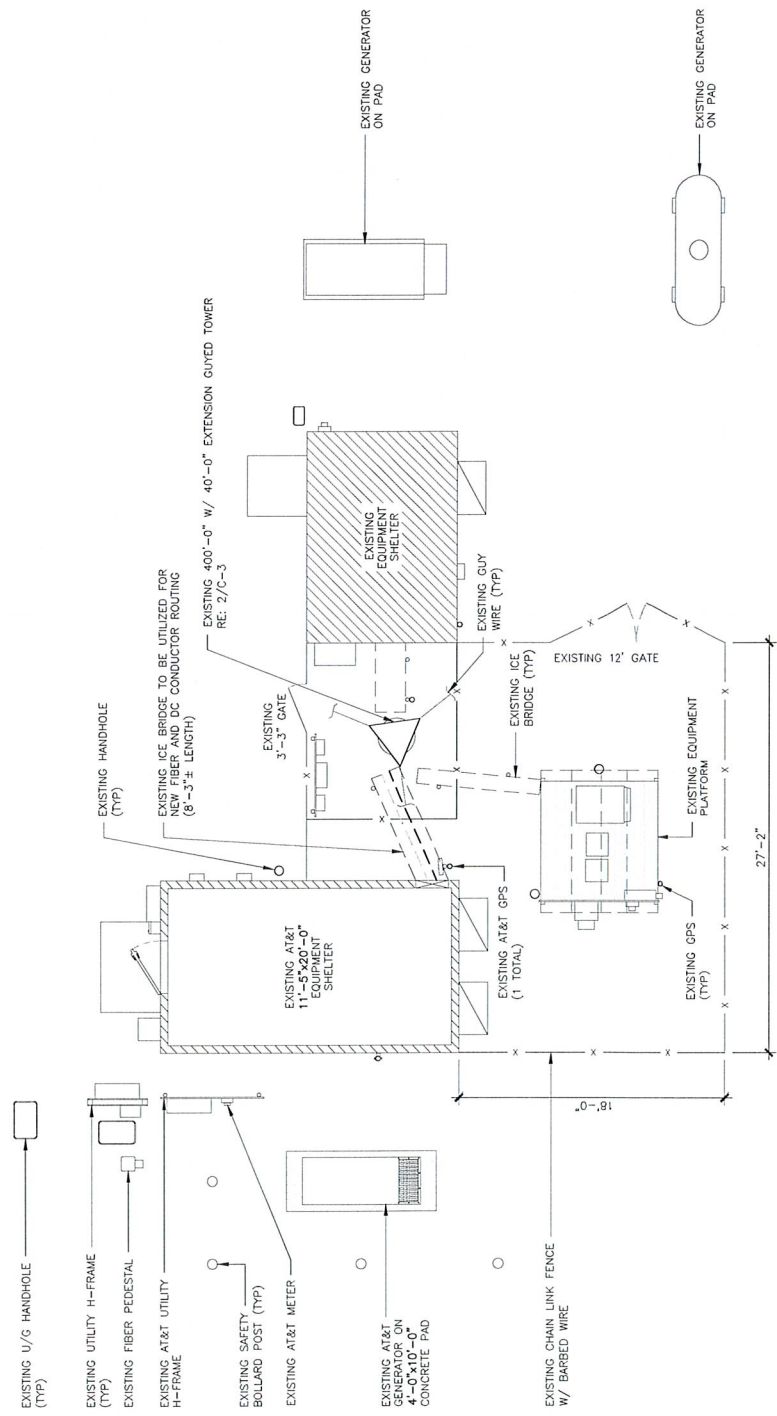
Date: 1/5/26 License # 42986

THIS DOCUMENT IS UNLESS OTHERWISE NOTED THE PROPERTY OF A U.S. FIRM AND NOT BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER DISSEMINATED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE FIRM.

E/// MODERNIZATION  
10140550

MAHKONCE  
40921 ST HWY 113  
WAUBUN, MN 56589

SHEET NUMBER: C-1  
REVISION: 1







PROJECT NO: 25-004202  
 CHECKED BY: JAMP

ISSUED FOR:

REV	DATE	DESCRIPTION
B	9/2/25	CLS PRELIMINARY REVIEW
C	9/26/25	CLS PRELIMINARY REVIEW
D	9/26/25	CLS PRELIMINARY REVIEW
E	10/7/25	CLS CONSTRUCTION
F	1/2/26	CLS CONSTRUCTION

B&T ENGINEERING, INC.

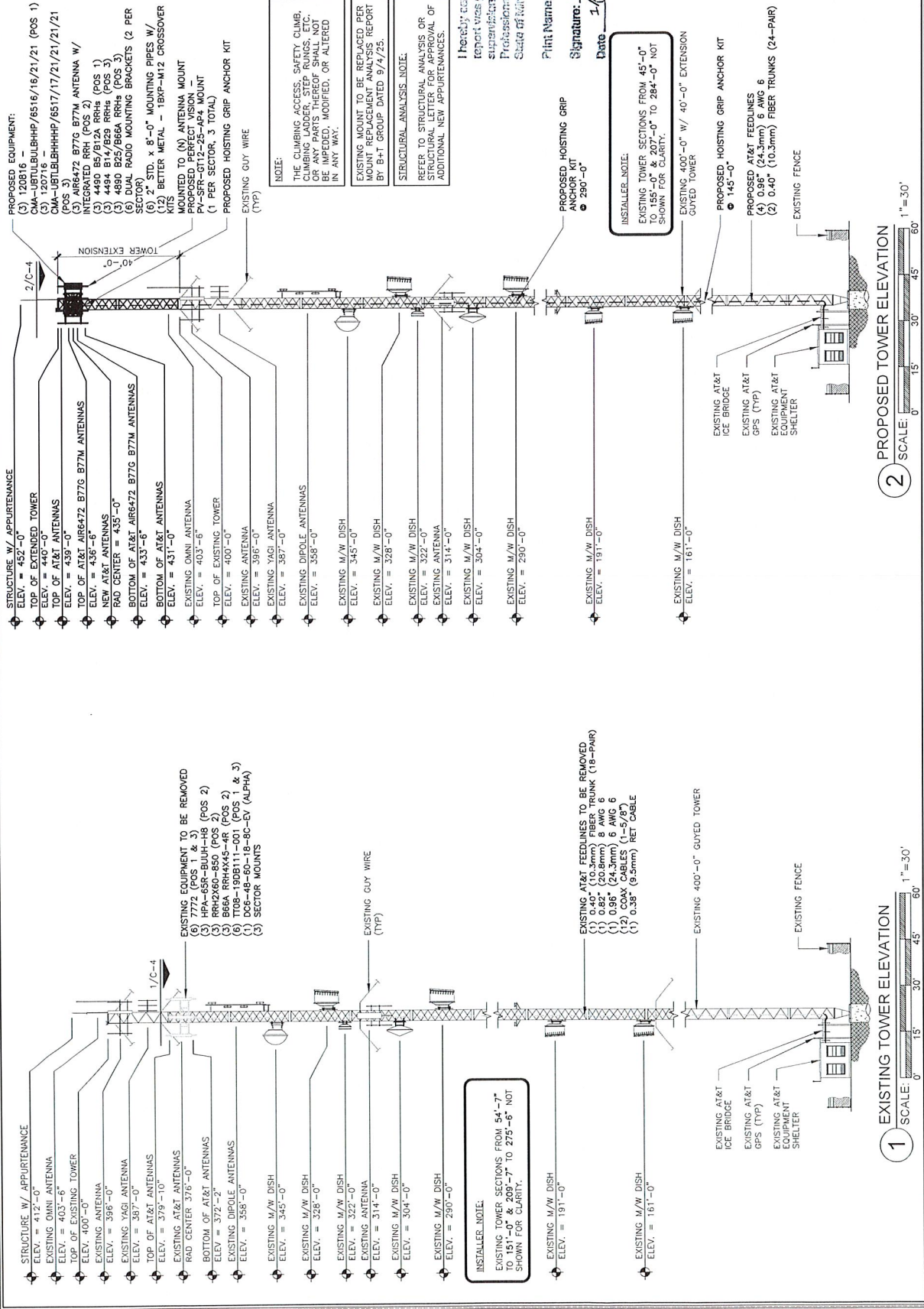
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: CHADE TUTTLE  
 Signature: [Signature]  
 Date: 1/5/26 License # 42966

UNLESS SPECIFICALLY NOTED OTHERWISE, ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:

E/// MODERNIZATION  
 10140530  
 MAHONCE  
 40921 ST HWY 113  
 WAUBUN, MN 56589

SHEET NUMBER: C-3  
 REVISION: 1



- PROPOSED EQUIPMENT:
- (3) 120816 - CMA-UBTLBULBHHHP/8516/16/21/21 (POS 1)
  - (3) 120716 - CMA-UBTLBULBHHHP/8517/17/21/21/21/21 (POS 3)
  - (3) 4472 877G B77M ANTENNA W/ INTEGRATED RRH (POS 2)
  - (3) 4490 B5/B12A RRHs (POS 1)
  - (3) 4494 B14/B29 RRHs (POS 3)
  - (3) 4890 B25/B66A RRHs (POS 3)
  - (6) DUAL RADIO MOUNTING BRACKETS (2 PER SECTOR)
  - (2) Z-BRKT, X 8'-0" MOUNTING BRKS W/ KITS, BETTER METAL - 18XP-M12 CROSSOVER MOUNTED TO (N) ANTENNA MOUNT
  - PROPOSED PERFECT VISION - PV-SRR-GT12-25-AP4 MOUNT (1 PER SECTOR, 3 TOTAL)
  - PROPOSED HOISTING GRIP ANCHOR KIT (TYP)
  - EXISTING GUY WIRE (TYP)

NOTE:  
 THE CLIMBING ACCESS, SAFETY, CLIMB, CLIMBING LADDER, STEP RUNGS, ETC. OR ANY PARTS THEREOF SHALL NOT BE IMPEDED, MODIFIED, OR ALTERED IN ANY WAY.

EXISTING MOUNT TO BE REPLACED PER STRUCTURAL ANALYSIS REPORT BY B+T GROUP DATED 9/4/25.

STRUCTURAL ANALYSIS NOTE:  
 REFER TO STRUCTURAL ANALYSIS OR ADDITIONAL NEW APPOINTANCES.

INSTALLER NOTE:  
 EXISTING TOWER SECTIONS FROM 45'-0" TO 185'-0" & 207'-0" TO 284'-0" NOT SHOWN FOR CLARITY.

EXISTING AT&T ICE BRIDGE  
 EXISTING AT&T GPS (TYP)  
 EXISTING AT&T EQUIPMENT SHELTER

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EXISTING AT&T ICE BRIDGE  
 EXISTING AT&T GPS (TYP)  
 EXISTING AT&T EQUIPMENT SHELTER

- STRUCTURE W/ APPURTENANCE
- ELEV. = 452'-0"
  - TOP OF EXTENDED TOWER ELEV. = 440'-0"
  - TOP OF AT&T ANTENNAS ELEV. = 439'-0"
  - TOP OF AT&T AIR6472, B77G, B77M ANTENNAS ELEV. = 436'-6"
  - NEW AT&T ANTENNAS RAD CENTER = 435'-0"
  - BOTTOM OF AT&T AIR6472, B77G, B77M ANTENNAS ELEV. = 433'-6"
  - BOTTOM OF AT&T ANTENNAS ELEV. = 431'-0"
  - EXISTING OMNI ANTENNA ELEV. = 403'-6"
  - TOP OF EXISTING TOWER ELEV. = 400'-0"
  - EXISTING ANTENNA ELEV. = 396'-0"
  - EXISTING YAGI ANTENNA ELEV. = 387'-0"
  - EXISTING DIPOLE ANTENNAS ELEV. = 358'-0"
  - EXISTING M/W M/W DISH ELEV. = 345'-0"
  - EXISTING M/W M/W DISH ELEV. = 328'-0"
  - EXISTING M/W M/W DISH ELEV. = 322'-0"
  - EXISTING ANTENNA ELEV. = 314'-0"
  - EXISTING M/W M/W DISH ELEV. = 304'-0"
  - EXISTING M/W M/W DISH ELEV. = 290'-0"
  - EXISTING M/W M/W DISH ELEV. = 191'-0"
  - EXISTING M/W M/W DISH ELEV. = 161'-0"

- EXISTING EQUIPMENT TO BE REMOVED
- (6) 7772 (POS 1 & 3)
  - (3) HFA-65R-BUHH-H8 (POS 2)
  - (3) RRH2X60-850 (POS 2)
  - (3) B66A RRH4X45-4R (POS 2)
  - (6) T08-90B1-18-90-01 (POS 1 & 3)
  - (3) DCA-48-18-90-01 (ALPHA)
  - (3) SECTOR MOUNTS

- EXISTING AT&T FEEDLINES TO BE REMOVED
- (1) 0.40" (10.3mm) FIBER TRUNK (18-PAIR)
  - (1) 0.36" (9.1mm) FIBER TRUNK (6-PAIR)
  - (1) 0.36" (9.1mm) FIBER TRUNK (6-PAIR)
  - (12) COAX CABLES (1-5/8")
  - (1) 0.38" (9.5mm) RET CABLE

EXISTING AT&T ICE BRIDGE  
 EXISTING AT&T GPS (TYP)  
 EXISTING AT&T EQUIPMENT SHELTER

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 EXISTING AT&T GPS (TYP)  
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EXISTING AT&T ICE BRIDGE  
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 EXISTING AT&T EQUIPMENT SHELTER

- STRUCTURE W/ APPURTENANCE
- ELEV. = 412'-0"
  - EXISTING OMNI ANTENNA ELEV. = 403'-6"
  - TOP OF EXISTING TOWER ELEV. = 400'-0"
  - EXISTING ANTENNA ELEV. = 396'-0"
  - EXISTING YAGI ANTENNA ELEV. = 387'-0"
  - TOP OF AT&T ANTENNAS ELEV. = 379'-10"
  - EXISTING AT&T ANTENNAS RAD CENTER 376'-0"
  - BOTTOM OF AT&T ANTENNAS ELEV. = 372'-2"
  - EXISTING DIPOLE ANTENNAS ELEV. = 358'-0"
  - EXISTING M/W M/W DISH ELEV. = 345'-0"
  - EXISTING M/W M/W DISH ELEV. = 328'-0"
  - EXISTING M/W M/W DISH ELEV. = 322'-0"
  - EXISTING ANTENNA ELEV. = 314'-0"
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 EXISTING AT&T EQUIPMENT SHELTER





MasTec Network Solutions

2500 MARLAND CENTER DRIVE SUITE 300  
MINNETONKA, MN 55345  
(952) 835-1702



PROJECT NO: 25-044292  
CHECKED BY: ANP

REV	DATE	DRWN	DESCRIPTION
B	9/1/25	CLS	PRELIMINARY REVIEW
C	9/20/25	CLS	PRELIMINARY REVIEW
D	9/26/25	CLS	PRELIMINARY REVIEW
0	10/17/25	CLS	CONSTRUCTION
1	1/15/26	CLS	CONSTRUCTION

B&T ENGINEERING, INC.

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CHAD E. TUTTLE

Print Name:

Signature:

Date: 1/15/26

License # 42966

UNLESS INDICATED OTHERWISE, THE DIMENSIONS ON THIS DRAWING SHALL BE IN FEET AND INCHES.

//// MODERNIZATION  
10140550

MAHKONCE

40921 ST HWY 113  
WAUBUN, MN 56589

SHEET NUMBER: C-5

REVISION: 1

PROPOSED RF SCHEDULE

SECTOR	ANTENNA	TECHNOLOGY	MANUFACTURER	ANTENNA MODEL	AZIMUTH	RAD CENTER	TOWER EQUIPMENT	GROUND EQUIPMENT	CABLE (QTY) & TYPE	CABLE LENGTH	SURGE SUPPRESSION
ALPHA	A1	LTE 700/850	ROSENBERGER	120816 - CMA-UBTLBULBHP/6516/16/21/21	60°	435'-0"	(1) 4490 B5/B12A	-			
	A2	CBAND	ERICSSON	AIR6472 B77G B77M	60°	435'-0"	INTEGRATED WITHIN	-	(1) 0.40" (10.3mm) FIBER (24-PAIR)	200'-0"	(1) DC9-48-60-24-80C-EV
	A3	LTE 700/PCS/AWS	CELLMAX	120716 - CMA-UBTLBHLHHHP/6517/17/21/21/21/21	60°	435'-0"	(1) 4494 B14/B29 (1) 4890 B25/B66A	-	(2) 0.96" (24.3mm) AWG 6		
	A4	-	-	-	-	-	-	-			
BETA	B1	LTE 700/850	ROSENBERGER	120816 - CMA-UBTLBULBHP/6516/16/21/21	180°	435'-0"	(1) 4490 B5/B12A	-			
	B2	CBAND	ERICSSON	AIR6472 B77G B77M	180°	435'-0"	INTEGRATED WITHIN	-	(1) 0.40" (10.3mm) FIBER (24-PAIR)	200'-0"	(1) DC9-48-60-24-80C-EV
	B3	LTE 700/PCS/AWS	CELLMAX	120716 - CMA-UBTLBHLHHHP/6517/17/21/21/21/21	180°	435'-0"	(1) 4494 B14/B29 (1) 4890 B25/B66A	-	(2) 0.96" (24.3mm) AWG 6		
	B4	-	-	-	-	-	-	-			
GAMMA	C1	LTE 700/850	ROSENBERGER	120816 - CMA-UBTLBULBHP/6516/16/21/21	300°	435'-0"	(1) 4490 B5/B12A	-			
	C2	CBAND	ERICSSON	AIR6472 B77G B77M	300°	435'-0"	INTEGRATED WITHIN	-			
	C3	LTE 700/PCS/AWS	CELLMAX	120716 - CMA-UBTLBHLHHHP/6517/17/21/21/21/21	300°	435'-0"	(1) 4494 B14/B29 (1) 4890 B25/B66A	-			
	C4	-	-	-	-	-	-	-			

UNUSED FEEDLINES:

NOTES:

1. ANTENNA AND COAX INFORMATION PROVIDED FROM THE SCOPING DOCUMENT DATED 3/12/25.
2. CONTRACTOR TO VERIFY RF INFO WITH CLIENT PRIOR TO CONSTRUCTION.
3. COAX LENGTHS ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
4. ALL COAX SHALL BE COLOR CODED AT TOP AND BOTTOM JUMPER, AND AT TOP OF TOWER, BOTTOM OF TOWER, AND INSIDE SHELTER ON MAIN COAX.
5. EACH MAIN COAX SHALL HAVE CORROSION PROOF "ID TAGS" INSTALLED INSIDE THE SHELTER AT THE PORT AND AT THE ANTENNA.
6. **BOLD** DENOTES NEW EQUIPMENT.

1 PROPOSED RF SCHEDULE

SCALE:



2300 MAITLAND CENTER PKWY SUITE 300  
MAITLAND, FL 32751  
(888) 865-7182



PROJECT NO: 25-004292  
CHECKED BY: ANP

ISSUED FOR:

REV	DATE	DESCRIPTION
B	9/2/25	CIS PRELIMINARY REVIEW
C	9/29/25	CIS PRELIMINARY REVIEW
D	9/29/25	CIS PRELIMINARY REVIEW
0	10/7/25	CIS CONSTRUCTION
1	1/2/26	CIS CONSTRUCTION

B&T ENGINEERING, INC.

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

Print Name: CHAD E. TUTTLE

Signature: [Signature]

Date: 1/5/26 License # 42966

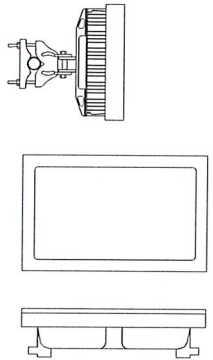
ENGINEER

E:/// MODERNIZATION  
10140550

MATHKONCE  
40021 ST HWY 113  
WAUBUN, MN 56589

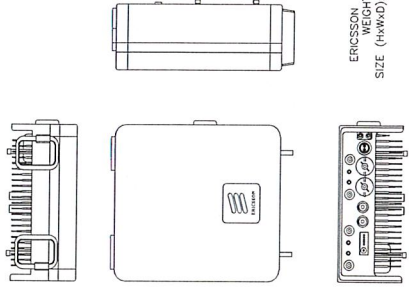
SHEET NUMBER: **C-6**

REVISION: **1**



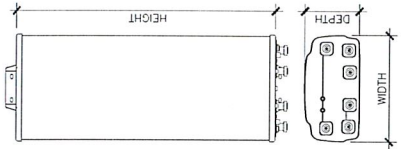
ANTENNA DIMENSIONS (INCHES)					
MANUFACTURER	MODEL	HEIGHT	WIDTH	DEPTH	WEIGHT
ERICSSON	AIR6472 B770 B77M	36.4"	18.1"	7.5"	86.0 LBS

**3** ANTENNA DETAIL  
SCALE: N.T.S.



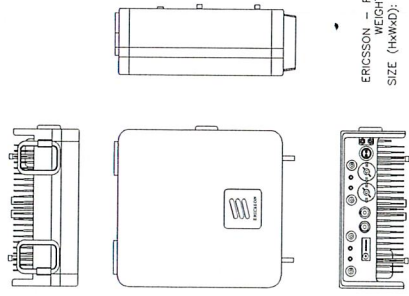
ERICSSON - RADIO 4490 B5/B12A  
WEIGHT: 65.0 LBS  
SIZE (HxWxD): 20.6x15.6x7.0 IN.

**6** RADIO SPECIFICATIONS  
SCALE: N.T.S.



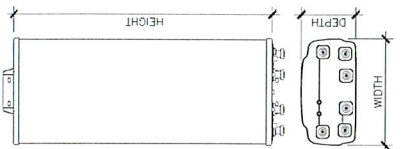
ANTENNA DIMENSIONS (INCHES)					
MODEL	HEIGHT	WIDTH	DEPTH	WEIGHT	
ROSENBERGER - 120816 -	72.0"	24.0"	10.0"	128 lbs	
CMA-UBTLBULBHP/6516/16/21/21					

**2** ANTENNA DETAIL  
SCALE: N.T.S.



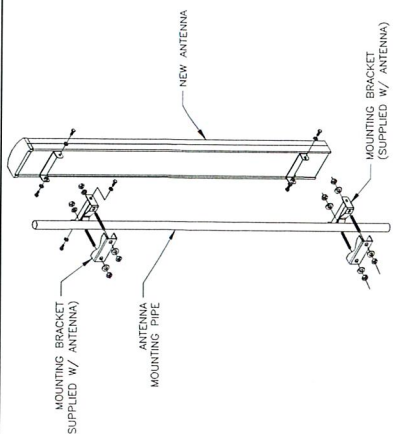
ERICSSON - RADIO 4494 B14/B29  
WEIGHT: 57.33 LBS  
SIZE (HxWxD): 20.55x15.63x5.87 IN.

**5** RADIO SPECIFICATIONS  
SCALE: N.T.S.



ANTENNA DIMENSIONS (INCHES)					
MODEL	HEIGHT	WIDTH	DEPTH	WEIGHT	
CELLMAX - 120716 -	77.0"	24.0"	8.0"	143 lbs	
CMA-UBTLBIBHHHP/6517/17/21/21/21					

**1** ANTENNA DETAIL  
SCALE: N.T.S.



**4** ANTENNA MOUNT DETAIL  
SCALE: N.T.S.



MasTec  
Network Solutions

2300 MAITLAND CENTER PKWY SUITE 300  
MINNETONKA, MN 55345  
(952) 545-1782



PROJECT NO: 25-044292  
CHECKED BY: ANP

ISSUED FOR:

REV	DATE	DESCRIPTION
1	9/27/25	CL5 PRELIMINARY REVIEW
2	9/29/25	CL5 PRELIMINARY REVIEW
3	9/29/25	CL5 PRELIMINARY REVIEW
4	10/7/25	CL5 CONSTRUCTION
5	1/9/26	CL5 CONSTRUCTION

B&T ENGINEERS, INC.

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

Print Name: CHAD E. TUTTLE

Signature: *[Signature]*

Date: 1/31/26 License # 429866

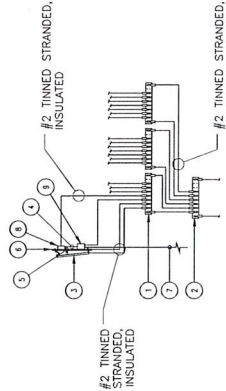
E/// MODERNIZATION  
10140550

MAHKONCE  
40921 ST HWY 113  
WAUBUN, MN 56589

SHEET NUMBER: C-6.1  
REVISION: 1

KEYNOTE LEGEND:

- SECTOR GROUND BAR (TYP)
- COLLECTOR GROUND BAR
- SINGLE PAIR FIBER & DC POWER
- JUMPER CABLE, 1/2" TYP
- PIPE MOUNT
- DC POWER & FIBER TO RAYCAP UNIT
- REMOTE POWER HEAD (RPH) SUPPRESSOR (IF APPLICABLE)
- DC/DC RAYCAP SURGE SUPPRESSOR (IF APPLICABLE)



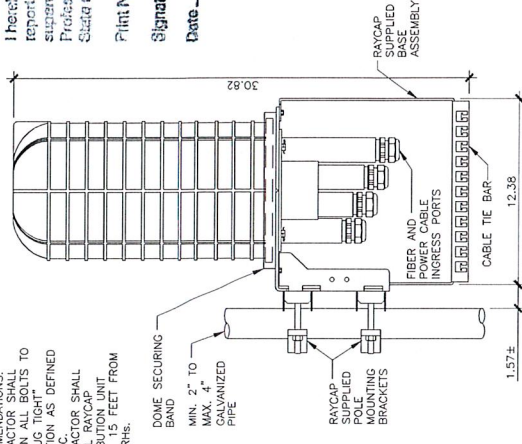
- UTILIZE EXISTING AT&T GROUND BARS AND GROUNDING
- IF GROUND BARS ARE THERE ARE INSUFFICIENT LUG POSITIONS
- REFERENCE AIRT GROUNDING & GROUNDING PRACTICE (1P76416)

3 ANTENNA GROUNDING SCHEMATIC  
SCALE: N.T.S.

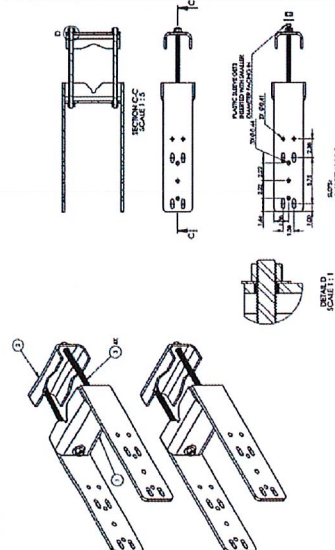
NOTES:

- UNIT SHALL BE MOUNTED AS PER RECOMMENDATIONS
- CONTRACTOR SHALL TIGHTEN ALL BOLTS TO A "SNUG TIGHT" CONDITION AS DEFINED BY THE CONTRACTOR SHALL INSTALL RAYCAP SHALL DISTRIBUTION UNIT WITHIN 15 FEET FROM ALL RPHs.

RAYCAP - DC9-48-60-24-BC-EY  
WEIGHT (WITHOUT MOUNTING HARDWARE): 16.0 LBS  
SIZE (HxWxD): 31.1x10.2x16.28 IN.



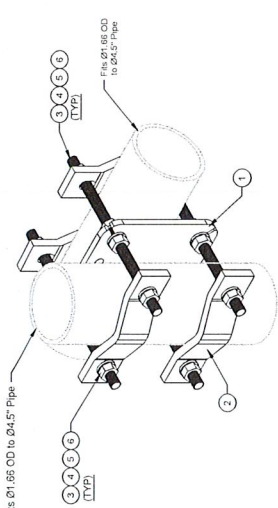
5 SQUID MOUNT DETAIL  
SCALE: N.T.S.



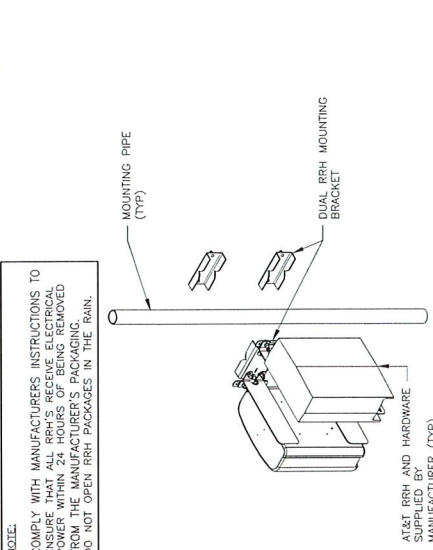
ITEM	Description	QTY
1	RRU MOUNT WELDMENT LOW PIM	2
2	RRU MOUNT CLAMP (FORMED)	2
3	THREADED ROD ASSEMBLY 1/2" X 10' (A358)	4

2 D200RRU BACK TO BACK BRACKET  
SCALE: N.T.S.

Item	Qty.	Part#	Description	Lbs.
1	1	BCP574-000A-1	Universal Crossover Plate(3/8")	6.46
2	4	BSC-123412	PL 1/2" x 2" x 8-5/16" 1/8" Bore Plate	2.40
3	4	BTR-058A-700	05/8 x 1/2" Threaded Rod Fy=95 KSI HDG	0.80
4	16	BHWAF-585	5/8" HDG Lock Washer	0.02
5	16	BHWAF-585	5/8" HDG USS Flat Washer	0.02
6	16	BHWAN-585	5/8" HDG Hex Nut	0.10
Total				21.50



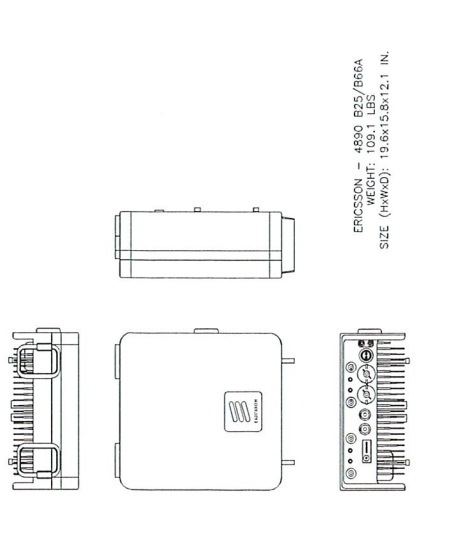
5 BETTER METAL - 1BXP-M12 CROSSOVER KIT  
SCALE: N.T.S.



1 RRH DUAL BRACKET MOUNT DETAIL  
SCALE: N.T.S.

NOTE:  
COMPLY WITH MANUFACTURERS INSTRUCTIONS TO ENSURE THAT ALL RPH'S RECEIVE ELECTRICAL POWER WITHIN 24 HOURS OF BEING REMOVED FROM THE MANUFACTURER'S PACKAGING. DO NOT OPEN RRH PACKAGES IN THE RAIN.

AT&T RPH AND HARDWARE SUPPLIED BY MANUFACTURER (TYP)



ERICSSON - 4890 B25/B66A  
WEIGHT: 109.1 LBS  
SIZE (HxWxD): 19.0x15.0x12.1 IN.

4 RADIO SPECIFICATIONS  
SCALE: N.T.S.



**MasTec**  
Network Solutions  
2300 HATLAND CENTER PARKWAY SUITE 300  
MINNETONKA, MN 55345  
(952) 845-1742



PROJECT NO: 25-404232  
CHECKED BY: ANP

ISSUED FOR:

REV	DATE	BY	DESCRIPTION
B	8/27/23	CLS	PRELIMINARY REVIEW
C	8/27/23	CLS	PRELIMINARY REVIEW
D	10/27/23	CLS	CONSTRUCTION
E	1/15/24	CLS	CONSTRUCTION

B&T ENGINEERING, INC.

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

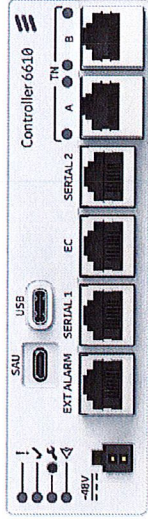
Print Name: CHAD E. TUTTLE  
Signature:   
Date: 1/15/24 License # 429568

E/// MODERNIZATION  
10140550

**MAHKONCE**  
40921 ST HWY 113  
WAUBUN, MN 56589

SHEET NUMBER: **C-6.3**  
REVISION: **1**

CONTROLLER\_6610:  
MANUFACTURER: ERICSSON  
MODEL NO: CONTROLLER 6610  
DIMENSIONS (HxWxD): 1.6"x6.5"x1.26"  
WEIGHT: 0.28Lbs

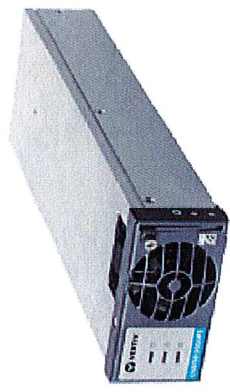


② 6610 SITE CONTROLLER  
SCALE: N.T.S.

CONTROLLER\_6672:  
MANUFACTURER: ERICSSON  
MODEL NO: CONTROLLER 6672  
DIMENSIONS (HxWxD): 1.7"x17.42"x9.84"  
WEIGHT: 13.2Lbs

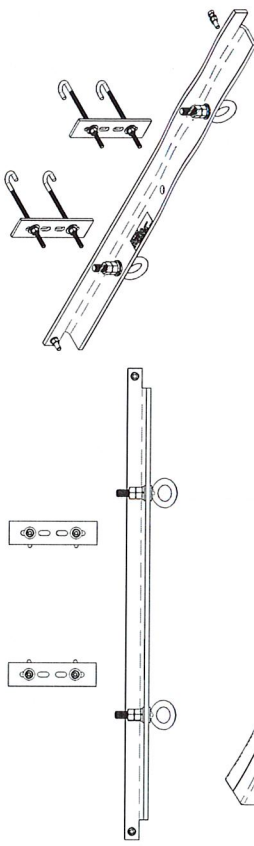


① 6672 BBU  
SCALE: N.T.S.



VERTIV - C48/68 - 2000P3 eSURE CONVERTER (REQ. 53011)  
WEIGHT: 2.49 LBS  
SIZE (HxWxD): 1.61x3.33x9.84 IN.

③ CONVERTER DETAIL  
SCALE: N.T.S.



PART NUMBERS SELECTED BASED ON TOWER ATTACHMENT POINTS

PART NUMBER	DESCRIPTION
860674607-036	HG ANCHOR, GUYED TOWER, 36" FACE
860674608-U	GRIP ANCHOR, CABLE LADDER, 40", UNIVERSAL
860674607-041-42	HG ANCHOR, GUYED TOWER, 41" OR 42" FACE
860674607-048	HG ANCHOR, GUYED TOWER, 48" FACE
860674608-006	GRIP ANCHOR, FOR 6 HOLE CABLE LADDER
860674608-012	GRIP ANCHOR, FOR 12 HOLE CABLE LADDER

NOTE: - NOT TO BE USED FOR HOSTING.  
- COMPETENT PERSON TO MAKE DETERMINATION OF USAGE ON THE STRUCTURE  
- REFERENCE MANUFACTURER DRAWINGS FOR FULL SPECIFICATIONS

⑤ COMMSCOPE - 860674607-041-42 HOISTING GRIP ANCHOR  
SCALE: N.T.S.



RAYCAP - DC12-48-60-RM  
DIMENSIONS: 3.46"x17.23"x15.40"  
WEIGHT: 27 LBS

④ RACK-MOUNTED DC12 DETAIL  
SCALE: N.T.S.





**MasTec**  
NETWORK SOLUTIONS  
2300 HATLAND CENTER PARK SUITE 300  
MAITLAND, FL 32751  
(888) 565-7872



PROJECT NO:	25-004292	
CHECKED BY:	ANP	
ISSUED FOR:		
REV	DATE	DESCRIPTION
B	9/2/25	CLS PRELIMINARY REVIEW
C	9/29/25	CLS PRELIMINARY REVIEW
D	9/29/25	CLS PRELIMINARY REVIEW
E	10/7/25	CLS CONSTRUCTION
F	1/2/26	CLS CONSTRUCTION

B&T ENGINEERING, INC.

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

Print Name: **CHAD E. TUTTLE**

Signature: *[Signature]*

Date: **1/5/26** License # **42966**

ENGINEER  
A LICENSED PROFESSIONAL ENGINEER  
UNDER THE LAWS OF MINNESOTA

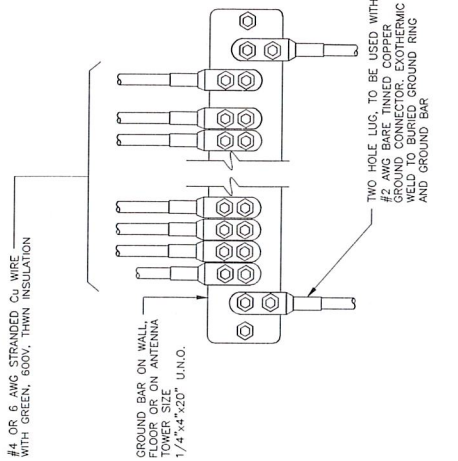
E/// MODERNIZATION  
10140550

**MATHKONCE**

40921 ST HWY 113  
WAUBUN, MN 56589

SHEET NUMBER: **G-1** REVISION:

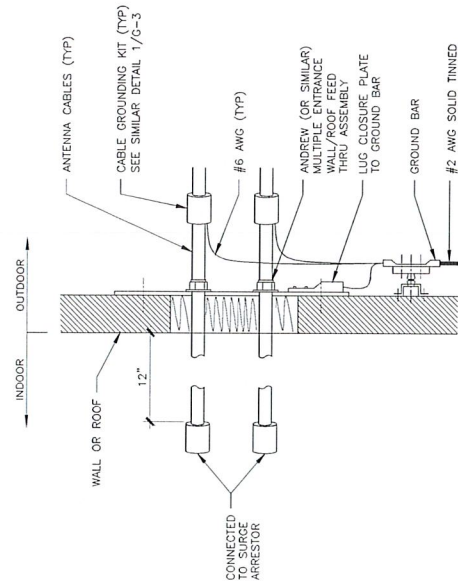
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**1**

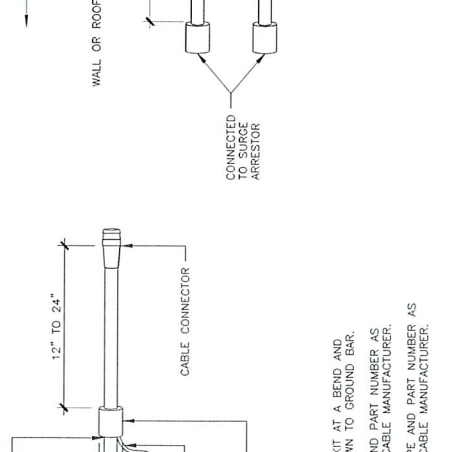
**CONNECTION OF CABLE CABLE KIT TO ANTENNA CABLE**  
SCALE: N.T.S.

- NOTES:
- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
  - GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
  - WEATHER PROOFING SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.



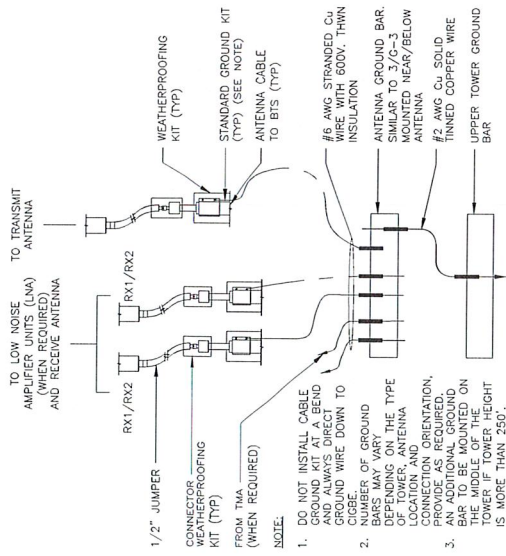
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**INSTALLATION OF CABLE GROUNDING KIT**  
SCALE: N.T.S.



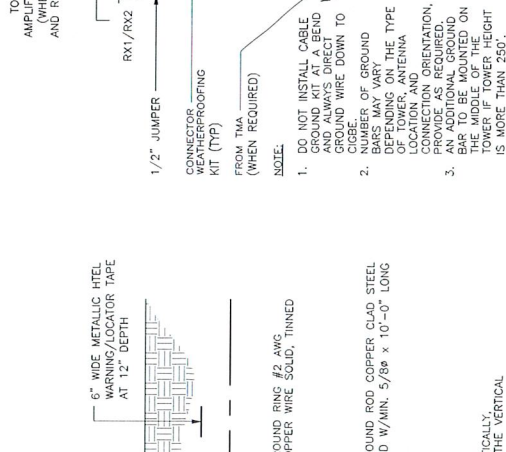
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**INSTALLATION OF GROUND WIRE TO GROUND BAR**  
SCALE: N.T.S.



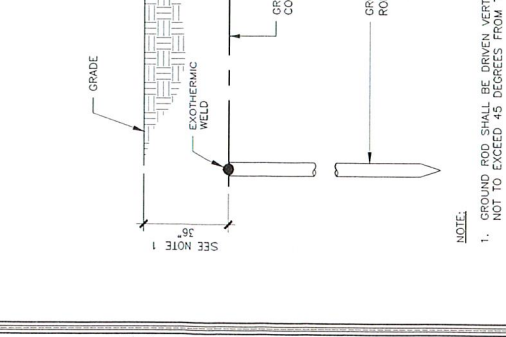
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**GROUND ROD DETAIL**  
SCALE: N.T.S.



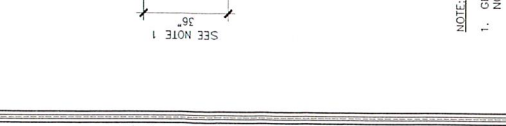
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
SCALE: N.T.S.



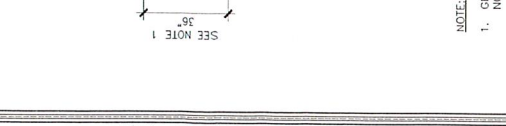
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**INSTALLATION OF GROUND WIRE TO GROUND BAR**  
SCALE: N.T.S.



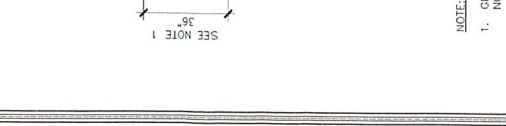
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
SCALE: N.T.S.



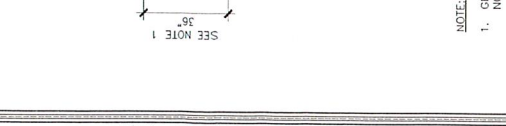
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
SCALE: N.T.S.



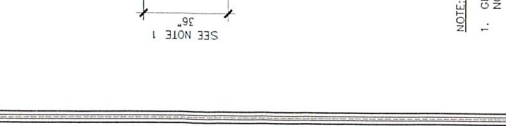
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
SCALE: N.T.S.



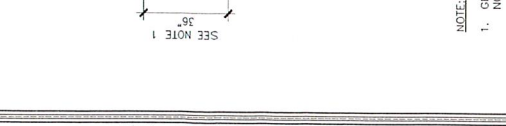
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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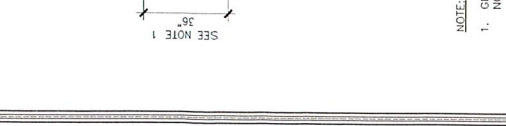
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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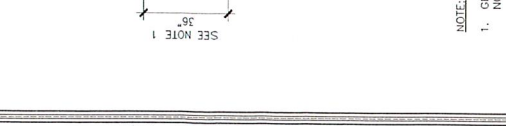
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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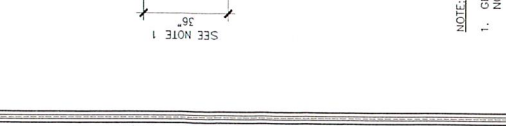
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
SCALE: N.T.S.



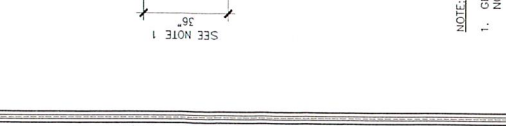
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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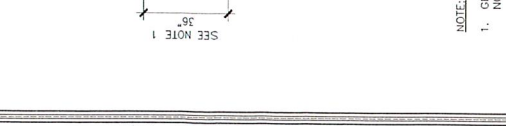
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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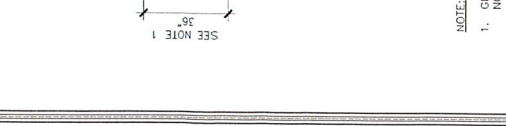
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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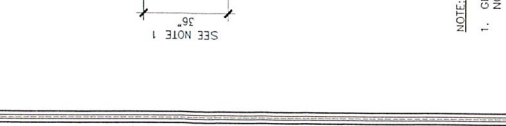
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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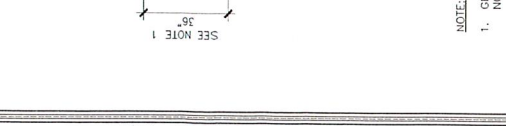
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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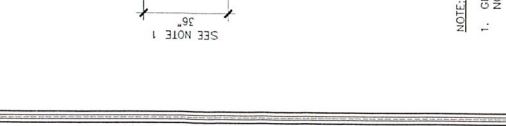
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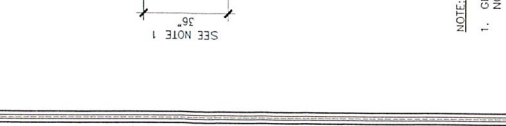
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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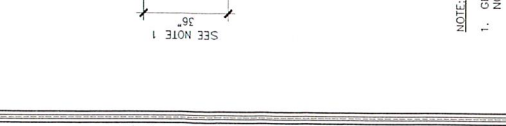
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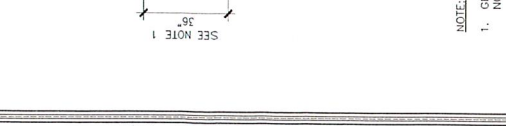
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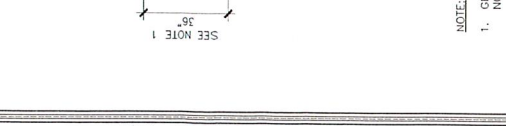
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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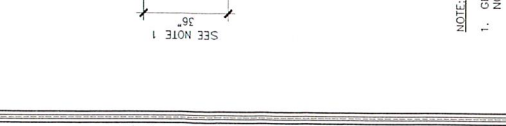
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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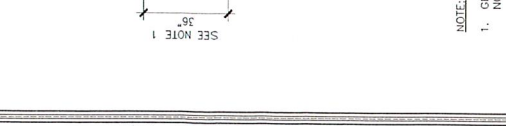
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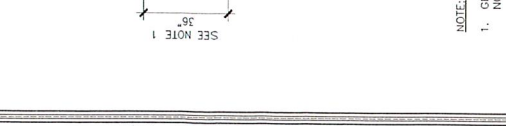
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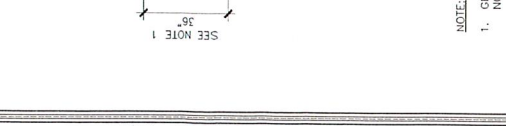
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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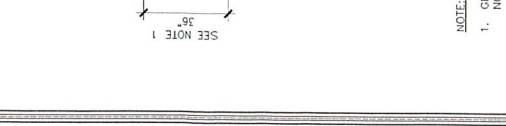
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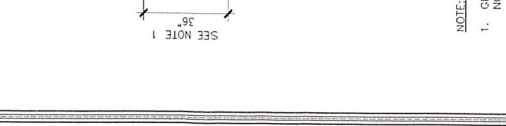
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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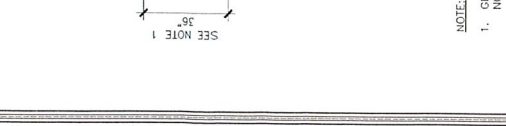
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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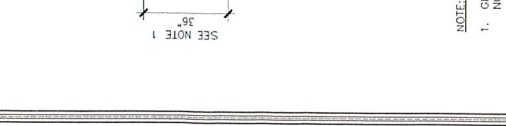
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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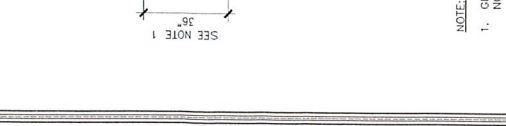
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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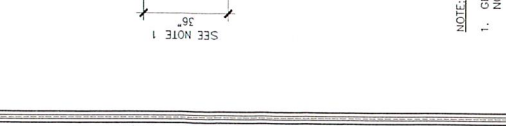
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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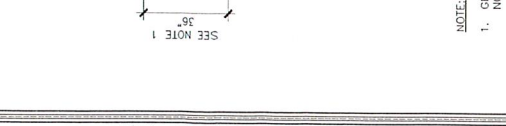
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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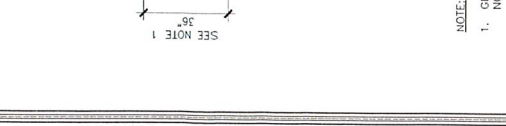
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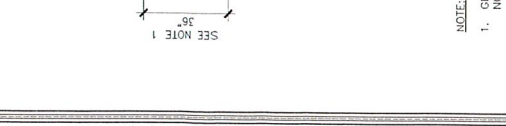
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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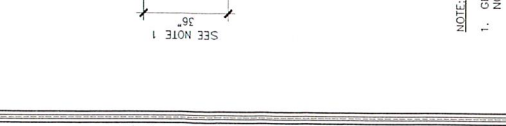
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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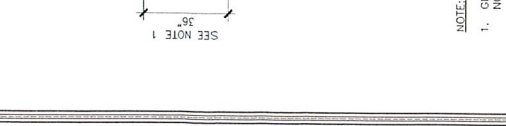
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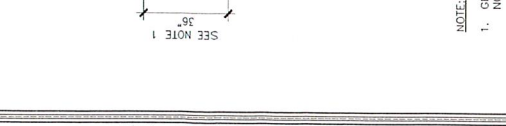
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
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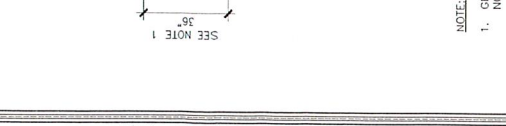
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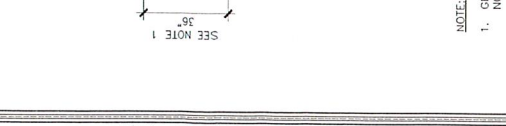
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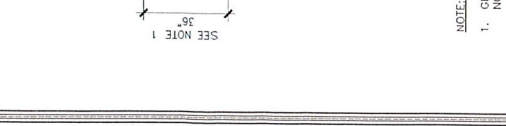
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
SCALE: N.T.S.



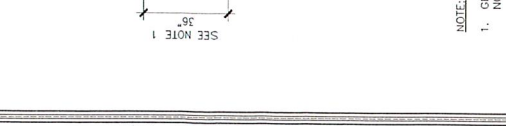
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
SCALE: N.T.S.



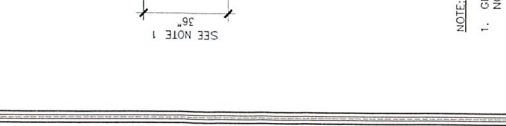
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**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
SCALE: N.T.S.



**45**

**CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)**  
SCALE: N.T.S.





**LETTER OF AUTHORIZATION FOR PERMITTING**

**Licensee Name: NEW CINGULAR WIRELESS PCS, LLC d/b/a & AT&T**  
**@ ATC Site Name: Waubun MN ATC Site #: 416413 Project # 15281999**  
**Site Address: 39917-39999 Utopia Bay Ln Minnesota, Minnesota 56589-9392**  
**Site Coordinates: 47.15082065, -95.53239757**  
**Site Acquisition Vendor (Applicant Representative): FULLERTON ENGINEERING CONSULTANTS**

I, Regan Buckley, Vice President, Property Management for American Tower\*, owner/operator of the tower facility located at the address identified above (the "Tower Facility"), do hereby authorize AT&T, FULLERTON ENGINEERING CONSULTANTS and their successor(s), assign(s), and/or agent(s), (collectively, the "Licensee") to act as American Tower's non-exclusive agent for the sole purpose of filing and consummating any land-use, building, or electrical permit application(s) as may be required by the applicable permitting authorities for NEW CINGULAR WIRELESS PCS, LLC d/b/a & AT&T's telecommunications' installation on the Tower Facility.

I understand that these applications may be approved with conditions. The above authorization is limited to the acceptance by Licensee only of conditions related to Licensee's installation and any such conditions of approval or modifications will be Licensee's sole responsibility.

Signature:

Print Name: Regan Buckley  
Vice President, Property Management  
American Tower\*

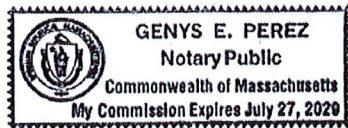
**NOTARY BLOCK**

Commonwealth of MASSACHUSETTS  
County of Middlesex

This instrument was acknowledged before me by Regan Buckley, Vice President, Property Management for American Tower\*, personally known to me (or proved to me based on satisfactory evidence of identification) to be the person whose name is signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose.

WITNESS my hand and official seal, this 26<sup>th</sup> day of June 2025

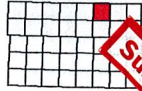
Notary Seal



Notary Public   
Genys E. Perez  
My Commission Expires: July 27, 2029

\* American Tower is defined as American Tower Corporation and any of its affiliates or subsidiaries.

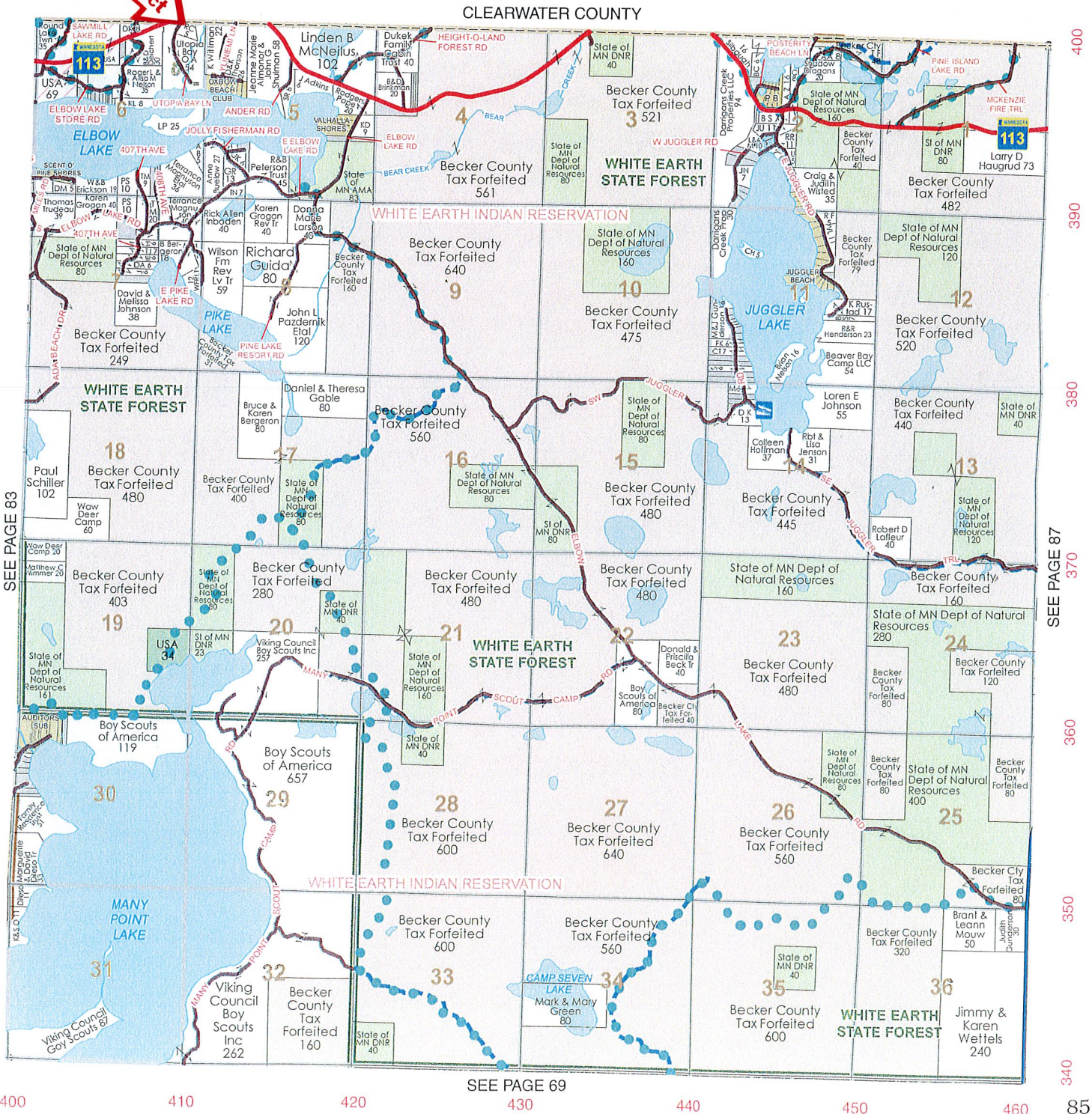




Round Lake (N)

Township 142N - Range 38W

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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\*\***

April 9, 2026 @ 6:00 P.M.

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

**APPLICANT:** Christopher & Sarah Billings  
2942 33<sup>rd</sup> Ave NE  
Harvey, ND 58341

**Project Location:** 37600 Tulaby Lake Dr  
Waubun, MN 56589

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an attached garage to an existing non-conforming dwelling to be located eleven (11) feet from the road right-of-way (ROW) deviating from the required setback of twenty (20) feet from the ROW of a township road in the shoreland district and to be located ninety-two (92) 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 Number:** 09.0573.000 **Legal Land Description:** Section 03 Township 142 Range 039, Peaceful Bay 1<sup>st</sup> Add, PT LOT 6 BEG 195' SE OF NW COR TH NE 136.3 FT SE 101.1' AL LK SW 129.2' & NW 100' TO BEG, Tulaby 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:** [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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 # 480

## Property and Owner Review

Parcel Number(s): **090573000**

Owner: **CHRISTOPHER BILLINGS**

Township-S/T/R: **EAGLE VIEW-03/142/039**

Mailing Address:  
**2942 33RD AVE NE HARVEY ND 58341**

Site Address: **37600 TULABY LAKE DR WAUBUN, MN 56589**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **Site2026-3973**

Legal Descr: **PEACEFUL BAY 1ST ADD|PT LOT 6 BEG 195' SE OF NW COR TH NE 136.3 FT SE 101.1' AL LK SW 129.2' & NW 100' 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 attached garage to an existing non-conforming dwelling to be located eleven (11) feet from the road right-of-way (ROW) deviating from the required setback of twenty (20) feet from the ROW of a township road in the shoreland district and for the attached garage to be located ninety-two (92) 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.**

**Existing garage that is 22' from road edge will be removed.**

OHW Setback: **57' to existing house; 92' to proposed addition**

Side Lot Line Setback: **32'**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **11'**

Road Type: **Township**

Existing Imp. Surface Coverage: **15.7**

Proposed Imp. Surface Coverage: **22.5%**

Existing Structure Sq Ft: **House 1156 detached garage 720**

Proposed Structure Sq Ft: **House 1156 attached garage 1280**

Existing Structure Height: **21'**

Proposed Structure Height: **17'**

Existing Basement Sq Ft: **no**

Proposed Basement Sq Ft: **no**

Change to roofline? **No**

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: **New attached garage will be farther away from the road edge than the existing structure therefore the property would be in closer compliance to the ordinance.**

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

Explain: **If approved this variance would make our property more closely aligned with the Becker County Comprehensive Plan than is in current existence by increasing the road right of way set back. While the existing dwelling is non-conforming, it is out of the shore impact zone, and the attached garage will start at 92' which is further back than some other garages in the area.**

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

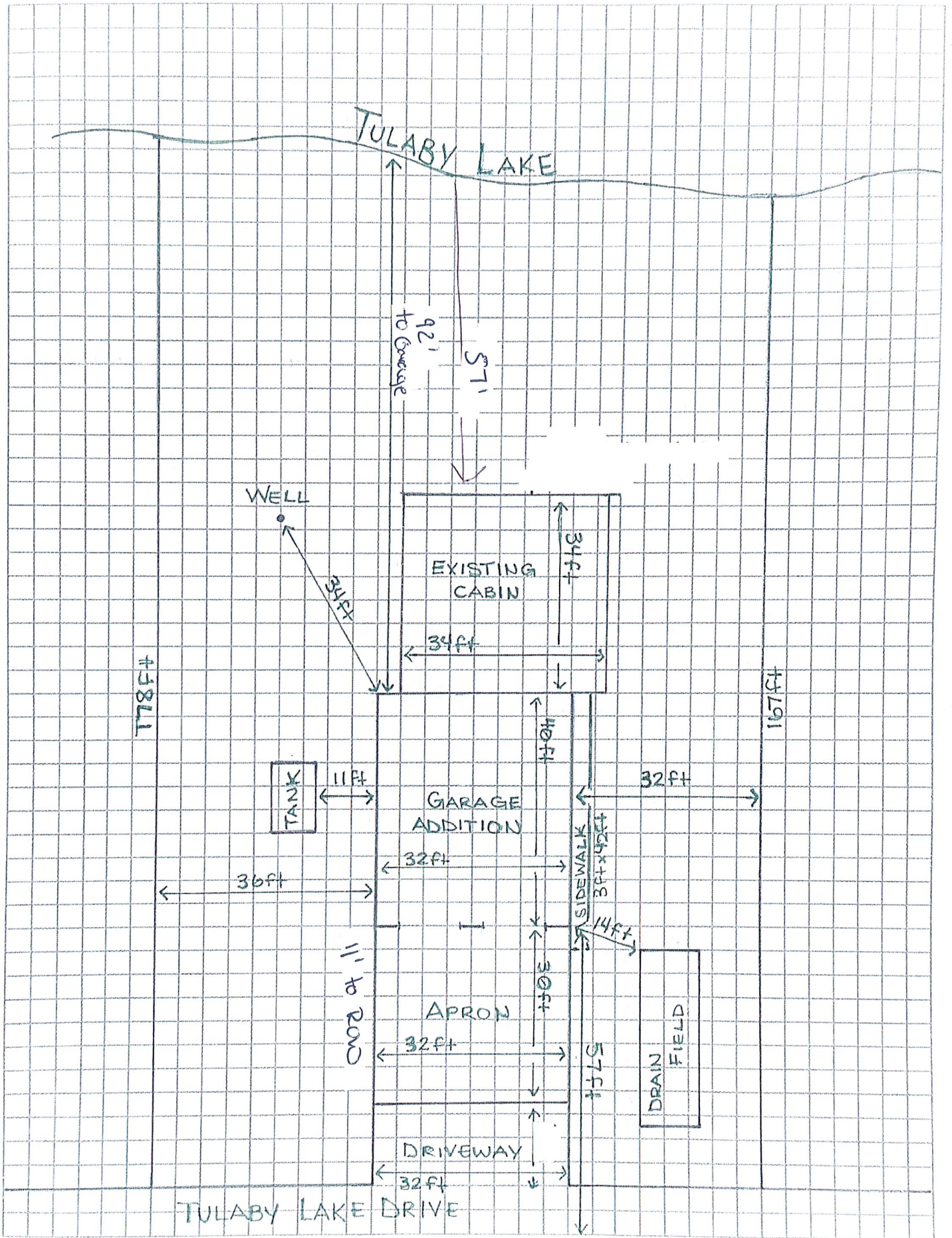
Explain: **An attached garage makes the best use of the available area and minimizes visual clutter caused by multiple structures so that nature can be best appreciated.**

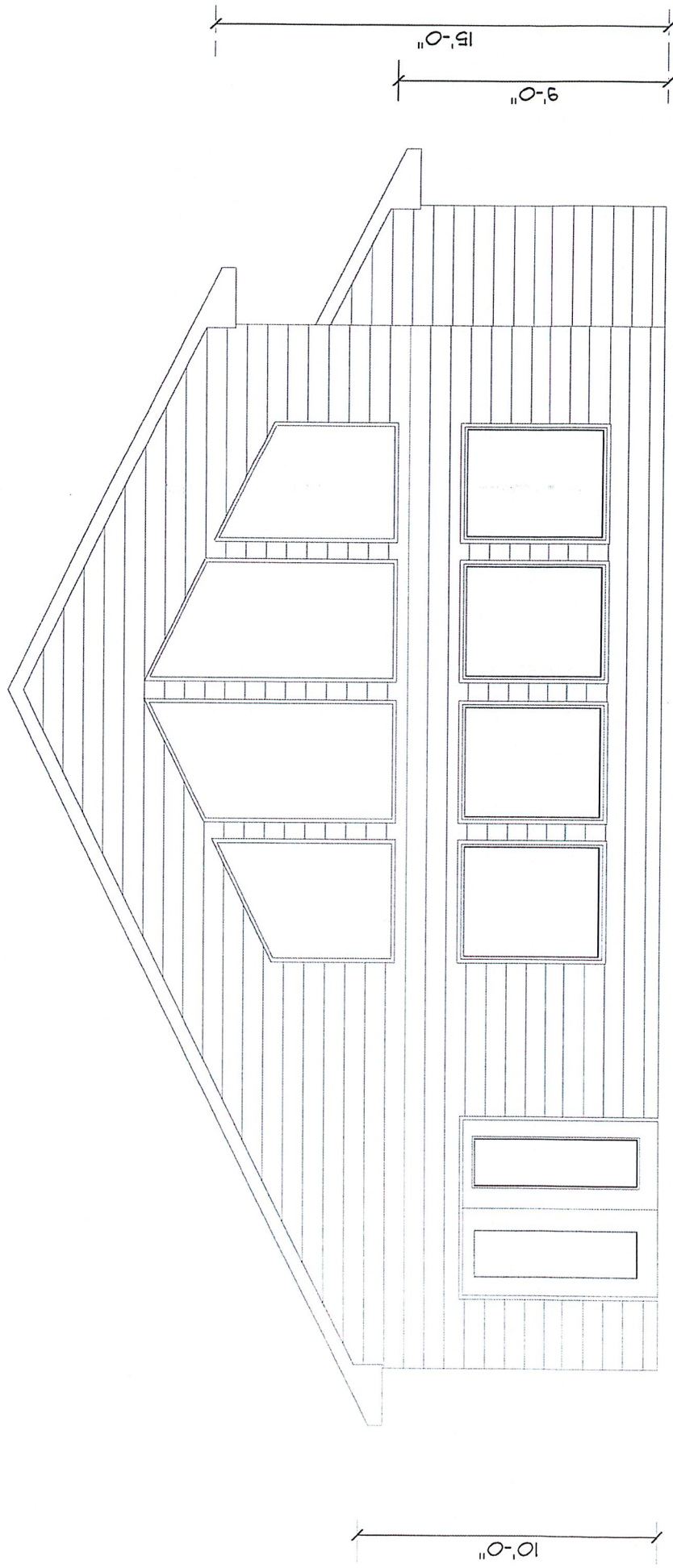
4. Are there circumstances unique to the property? **Yes**

Explain: **This is a substandard lot of record. Property was plotted 40' short of the road edge.**

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

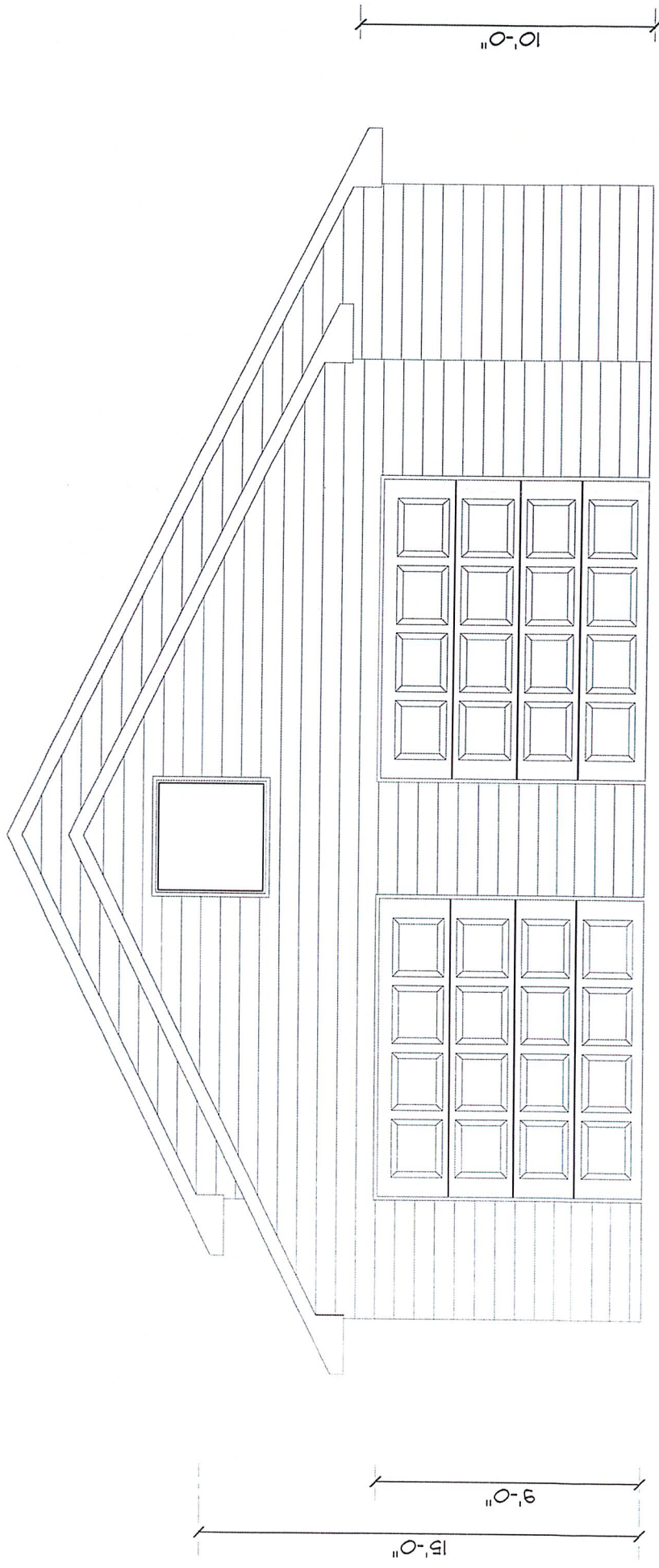
Explain: **Adequate distance from road and neighboring properties is being maintained.**





FLOOR PLAN 3 LAKE ELEVATION

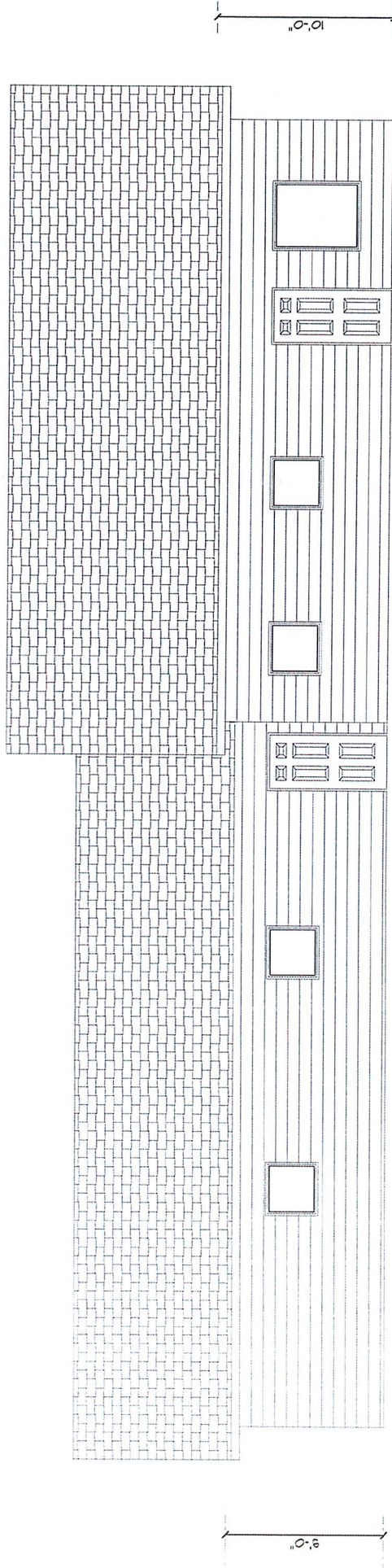
FOR ESTIMATING PURPOSES ONLY  
 ADA BUILDING CENTER, LLC  
 (218) 764-3661



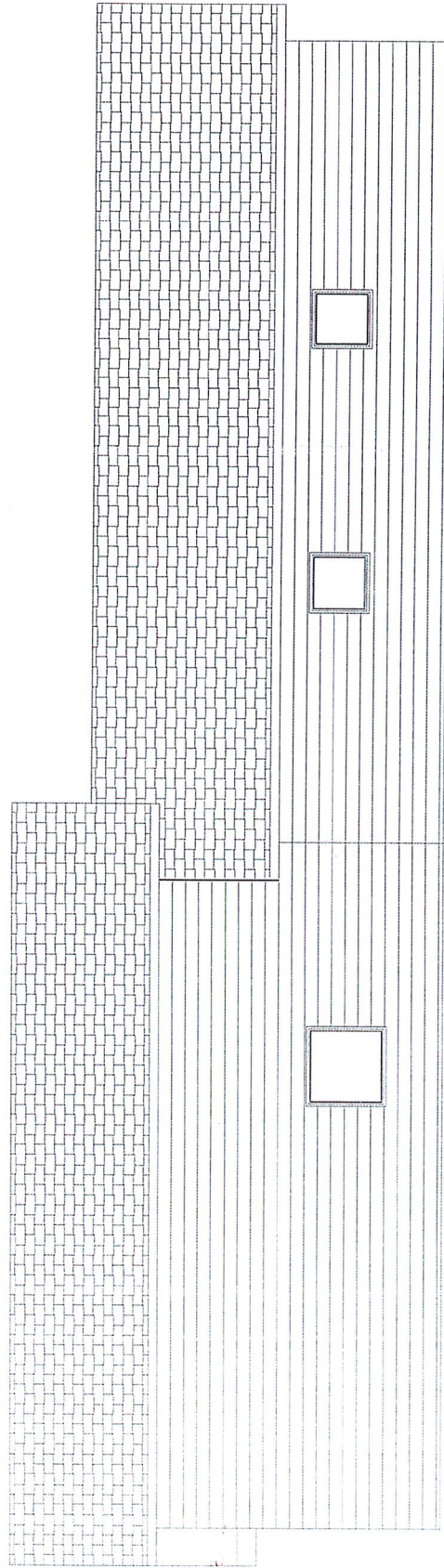
FLOOR PLAN 3 RODE ELEVATION

FOR ESTIMATING PURPOSES ONLY  
**ADA BUILDING CENTER, LLC**  
 318-784-3661  
 (218) 764-3661





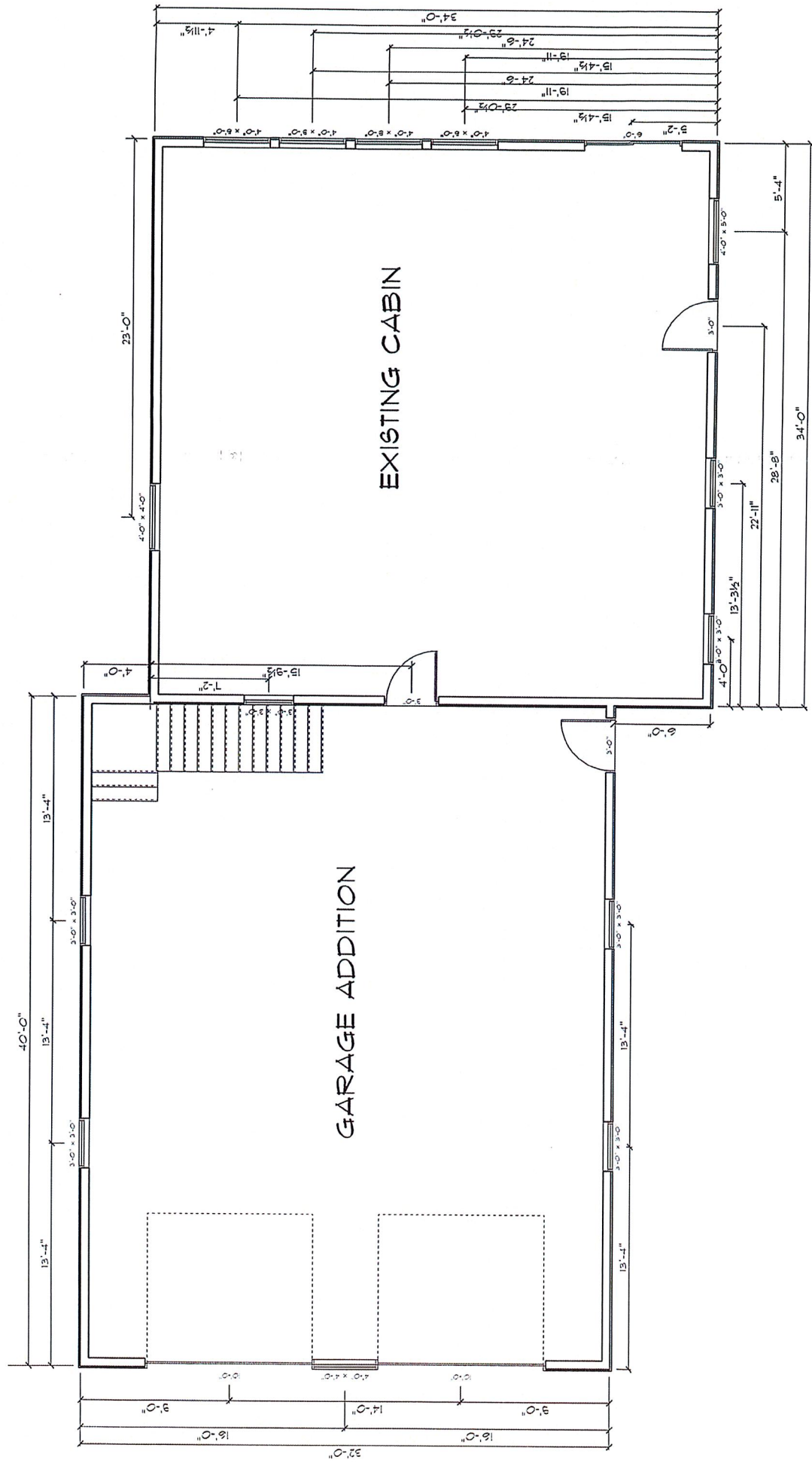
FLOOR PLAN 3 KITCHEN SIDE ELEVATION



FLOOR PLAN 3 SIDE ELEVATION

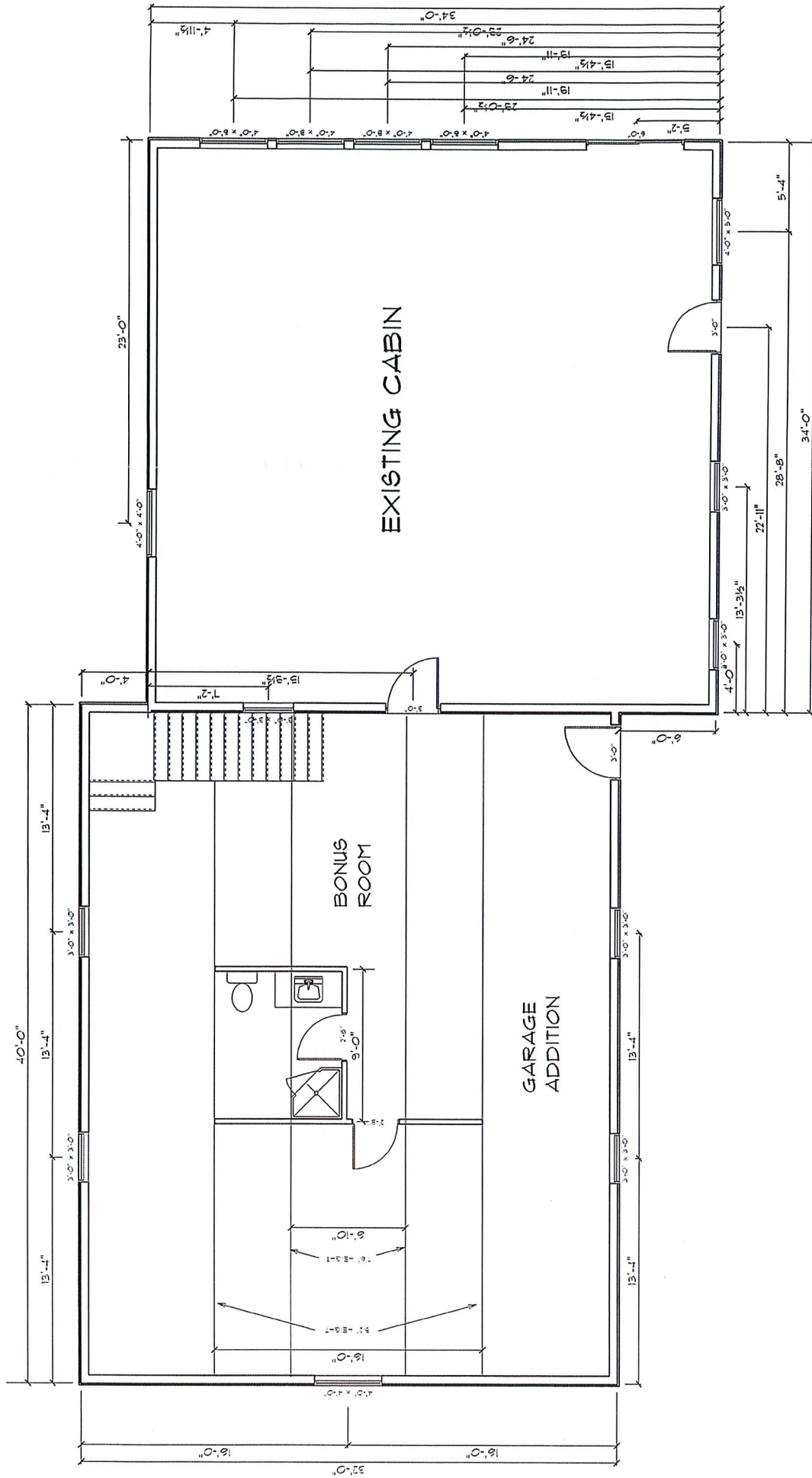
FOR ESTIMATING PURPOSES ONLY  
 ADA BUILDING CENTER, LLC  
 (218) 766-3661





FLOOR PLAN 3 GARAGE

FOR ESTIMATING PURPOSES ONLY  
**ADA BUILDING CENTER, LLC**  
 (218) 766-3661



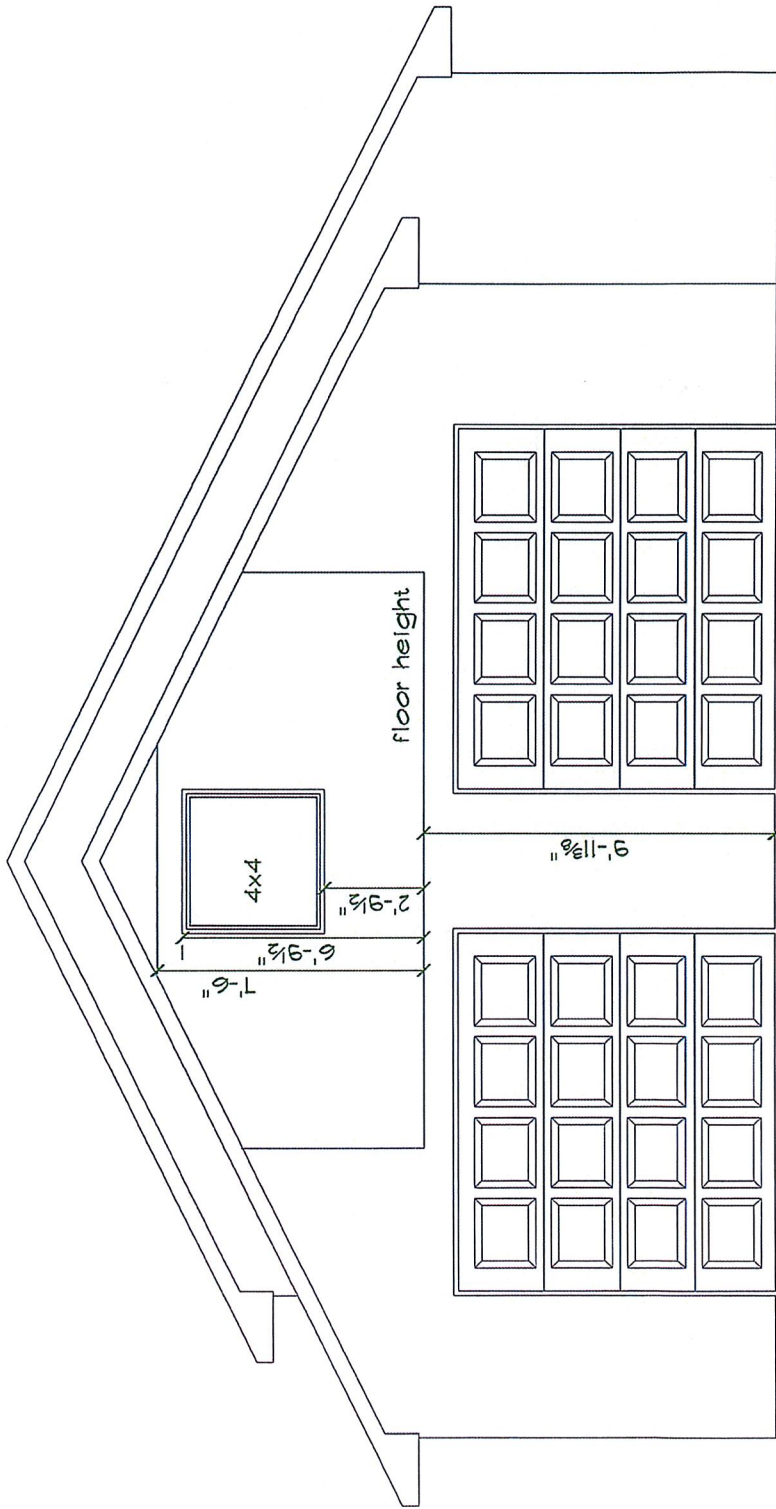
FLOOR PLAN 3 UPSTAIRS

FOR ESTIMATING PURPOSES ONLY

ADA BUILDING CENTER, LLC

(218) 784-3661





FLOOR PLAN 3 RODE ELEVATION



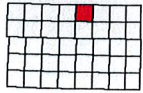
Becker County

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Date: 3/11/2026

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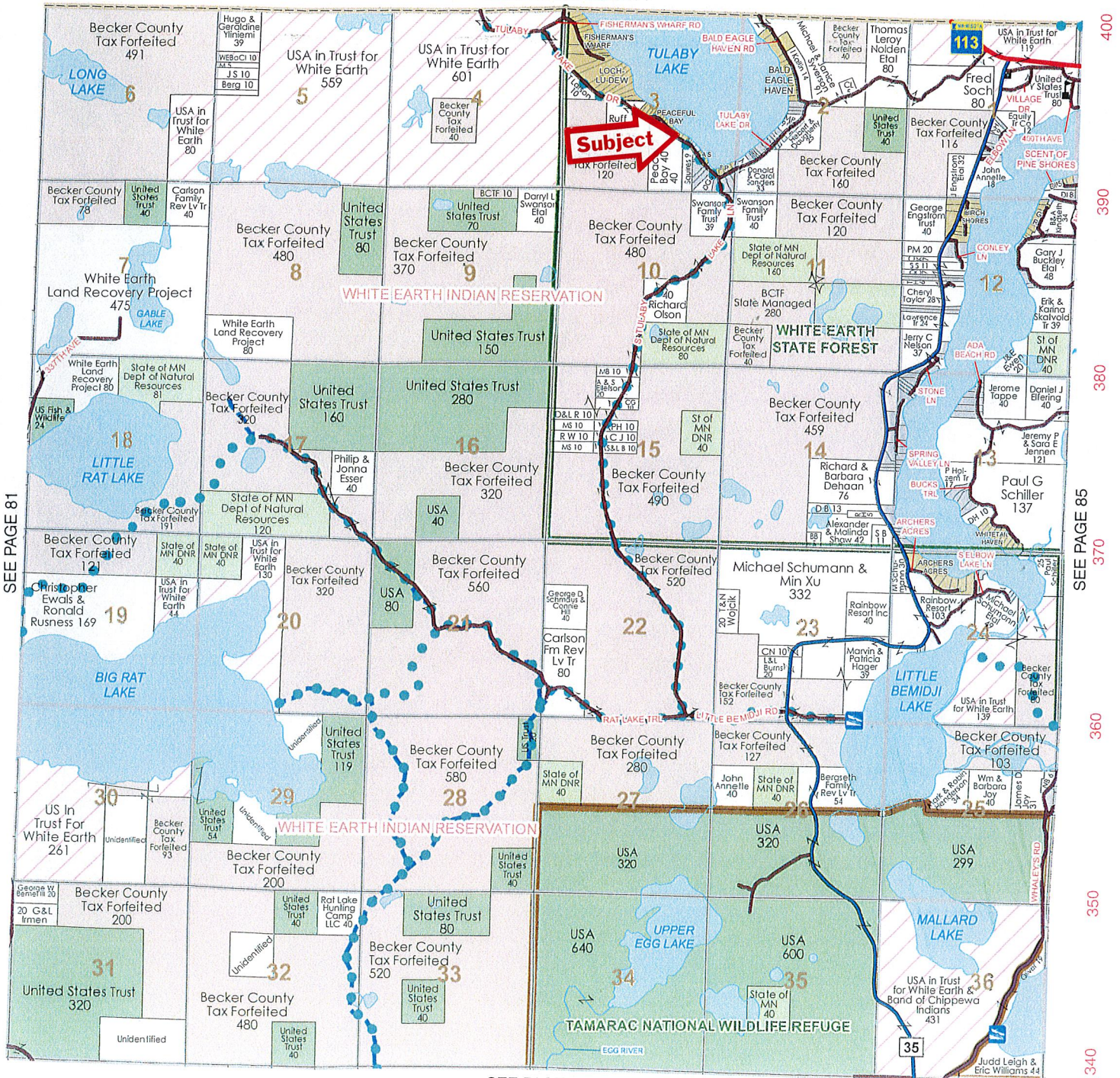


Eagle View

Township 142N - Range 39W

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MAHONOMEN COUNTY





# 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\*\***

April 9, 2026 @ 6:00 P.M.

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

**APPLICANT:** Richard & Dana Laine  
20781 Co Rd 117  
Osage, MN 56570

**Project Location:** 20781 Co Rd 117  
Osage, MN 56570

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance for one boat lift per allowed unit within the resort.

**LEGAL LAND DESCRIPTION: Tax ID Number:** 33.0118.000 **Legal Land Description:** Section 10 Township 139 Range 038, LOT 1 & SW1/4 OF NW1/4, Big Toad 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: [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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 # 482

## Property and Owner Review

Parcel Number(s): 330118000

Owner: RICHARD & DANA LAINE

Township-S/T/R: TOAD LAKE-10/139/038

Mailing Address:  
20781 CO RD 117 OSAGE MN 56570

Site Address: 20781 CO RD 117 OSAGE MN 56570

Lot Recording Date: After 1992

Original Permit Nbr: n/a

Legal Descr: LOT 1 & SW1/4 OF NW1/4

## 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:

**Ordinance requires a reduction in number of slips allowed if a boat lift is utilized.**

Description of Variance Request: **Request for one boat lift per allowed unit within the resort.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: N/A

Proposed Imp. Surface Coverage: N/A

Existing Structure Sq Ft: N/A

Proposed Structure Sq Ft: N/A

Existing Structure Height: N/A

Proposed Structure Height: N/A

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: **Yes, the docking will be designed in accordance with DNR standards to safely accommodate the requested number of slips.**

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

Explain: **Yes, the property is currently compliant, with density, setbacks and stormwater management.**

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

Explain: **Yes, the property is currently operating under a Conditional Use Permit. The request would allow one slip per granted unit which is equal to or less in density than what a single family dwelling lot is allowed.**

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

Explain: **Yes, the property is located on the East shore of Big Toad Lake. The property is located on a very long stretch of shoreline with no significant wind breaks or bays to allow for mooring of boats and lifts are required to keep the boats in place when not in use.**

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

Explain: **Yes, there is another resort in the area with a similar request that was granted. Docking is common on Big Toad Lake with some property owners having multiple boat lifts.**

686098

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 686098**  
December 16, 2021 at 11:03 AM  
I hereby certify that the within  
instrument was recorded in this office.  
Karen L Wenner,  
Chief Deputy County Recorder  
By \_SKS\_ Deputy

STATE OF MINNESOTA  
COUNTY OF BECKER

BECKER COUNTY BOARD OF ADJUSTMENT  
VARIANCE PROCEEDINGS

IN THE MATTER OF: Rachel Olson & Travis Olson

ORDER OF VARIANCE

REQUEST: Construct a patio to be 42' from the OHW & to be at 35.58% lot coverage.

OR  
~~DENIAL OF VARIANCE~~

The above entitled matter came on to be heard before the Board of Adjustment on the 18<sup>th</sup> day of November 2021, on a Petition for a variance pursuant to the Becker County Zoning Ordinance, for the following described property:

LEGAL LAND DESCRIPTION: Tax ID number: 33.0016.001 & 33.0046.000 Complete Legal Description on Attachment A

**VARIANCE REQUESTED:**

Request for one boat lift per allowed unit within the resort. Tabled from the September 9th, 2021, Hearing by the applicant.

It is ordered that a **Variance (NOT) BE GRANTED** upon the following conditions or reasons:

**Approve a variance to construct one boat lift per allowed unit within the resort, with the stipulation the resort boat access be removed, and the calculation increase of boat lifts cannot be used to increase mooring spaces beyond the allowed number of resort units.**

The Variance shall become null and void on November 18<sup>th</sup>, 2023 if a site permit has not been obtained and construction began.

DATED THIS 14<sup>TH</sup> DAY OF December 2021

Lee Kessler  
Acting Chairman, Lee Kessler, Board of Adjustment

STATE OF MINNESOTA)  
) SS  
COUNTY OF BECKER )

BECKER COUNTY OFFICE  
OF  
PLANNING AND ZONING

I, Kyle Vareberg, Planning and Zoning Administrator, certify that I have compared the foregoing Copy and Order GRANTING ~~(DENYING)~~ a Variance with the Original Record preserved in the Zoning



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Becker County

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Date: 3/16/2026

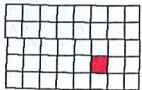
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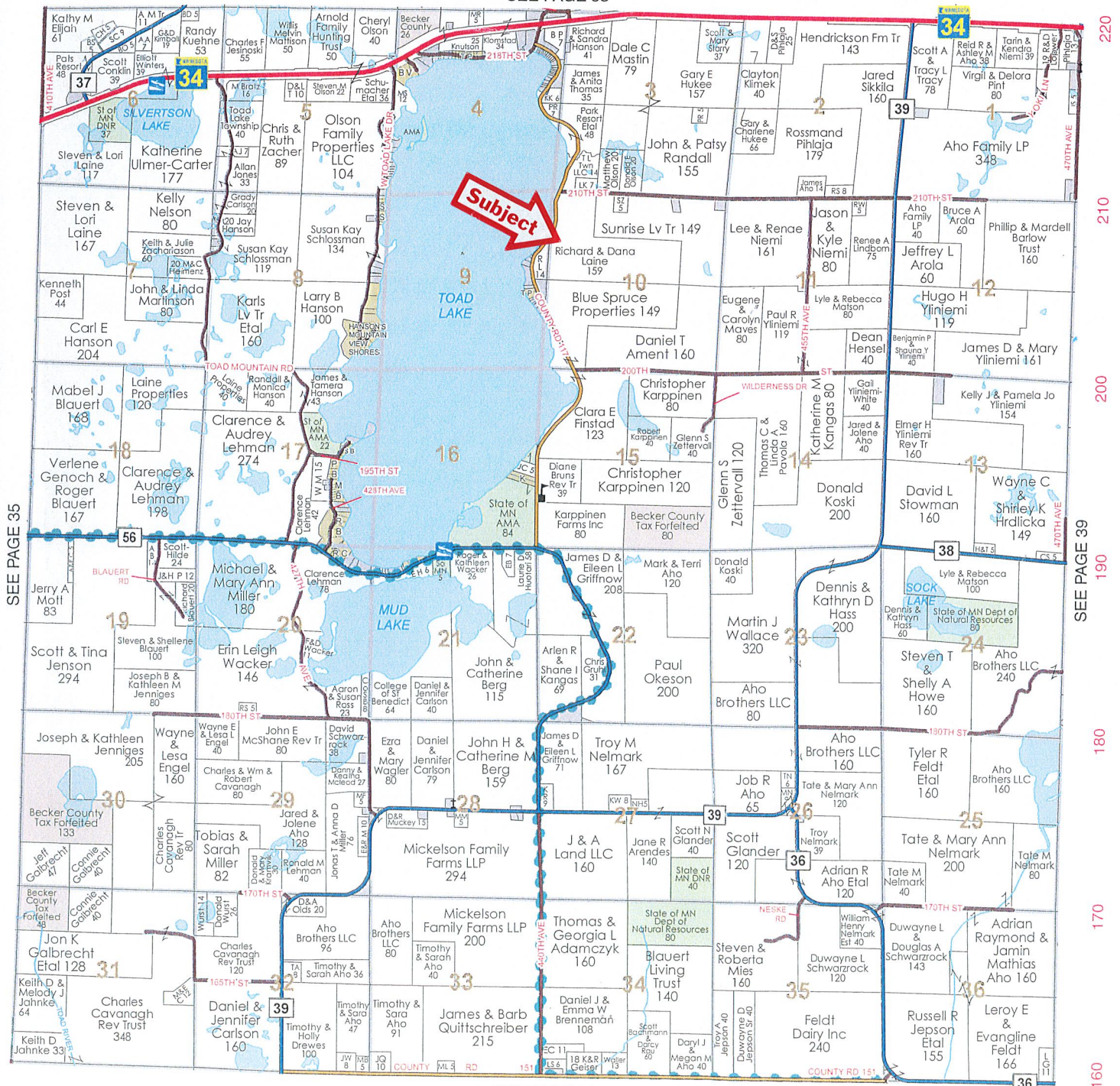


Toad Lake

Township 139N - Range 38W

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SEE PAGE 21



# 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\*\***

April 9, 2026 @ 6:00 P.M.

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

**APPLICANT:** Warren W Wilson Jr.  
404 8<sup>th</sup> St S #101  
Fargo, ND 58103

**Project Location:** 17297 Co Hwy 6  
Lake Park, MN 56554

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing deck with a deck 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 and to be located two (2) feet from the side property line deviating from the required setback of five (5) feet on a non-conforming lot of record due to lot size and setback issues.

**LEGAL LAND DESCRIPTION: Tax ID Numbers:** 17.0065.000 **Legal Land Description:** Section 06 Township 138 Range 042, 06-138-042 PT GOVT LOT 6 SEC 6 & PT GOVT 2 SEC 7 COMM S LN GOVT LOT 6 AT MC #59 TH W 306.40' TO MC #60, SE 96.71', NE 122.81', NW 189.60', WLY 168.29' TO POB; CONT WLY 23.91', SW 44.99', S 128.48' TO BIG CORM LK, SELY 51' AL LK, N 170.40' TO POB, 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:** [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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 # 474

## Property and Owner Review

Parcel Number(s): 170065000

Owner: WARREN W JR WILSON

Township-S/T/R: LAKE EUNICE-Section 06 Township  
138 Range 042

Mailing Address:  
404 8th St S Apt 101 FARGO ND 58103

Site Address: 17297 Co Hwy 6, Lake Park, MN 56554

Lot Recording Date: Prior to 1971

Original Permit Nbr: CHNG2025-108

Legal Descr: 06-138-042 PT GOVT LOT 6 SEC 6 & PT GOVT 2 SEC 7 COMM S LN GOVT LOT 6 AT MC #59 TH W 306.40' TO MC #60, SE 96.71', NE 122.81', NW 189.60', WLY 168.29' TO POB; CONT WLY 23.91', SW 44.99', S 128.48' TO BIG CORM LK, SELY 51' AL LK, N 170.40' TO POB

## 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 deck with a deck to be located 54' from the ordinary high-water (OHW) mark deviating from the required setback of one hundred (100) feet on a recreational development lake and to be two (2) feet from the side property line deviating from the required setback of 5 feet due to lot size and setback issues.**

OHW Setback: 54'

Side Lot Line Setback: 2'

Rear Setback (non-lake):

Bluff Setback: N/A

Road Setback: 141' to centerline

Road Type: County

Existing Imp. Surface Coverage: 19.5%

Proposed Imp. Surface Coverage: 19.5%

Existing Structure Sq Ft: 168

Proposed Structure Sq Ft: 210

Existing Structure Height: 3

Proposed Structure Height: 3

Existing Basement Sq Ft: N/A

Proposed Basement Sq Ft: N/A

Change to roofline? N/A

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: **The current deck is not safe for use. The new proposed deck will remain out of the shore impact zone.**

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

Explain: **The new deck will be out of the shore impact zone and will be an improvement to the property.**

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

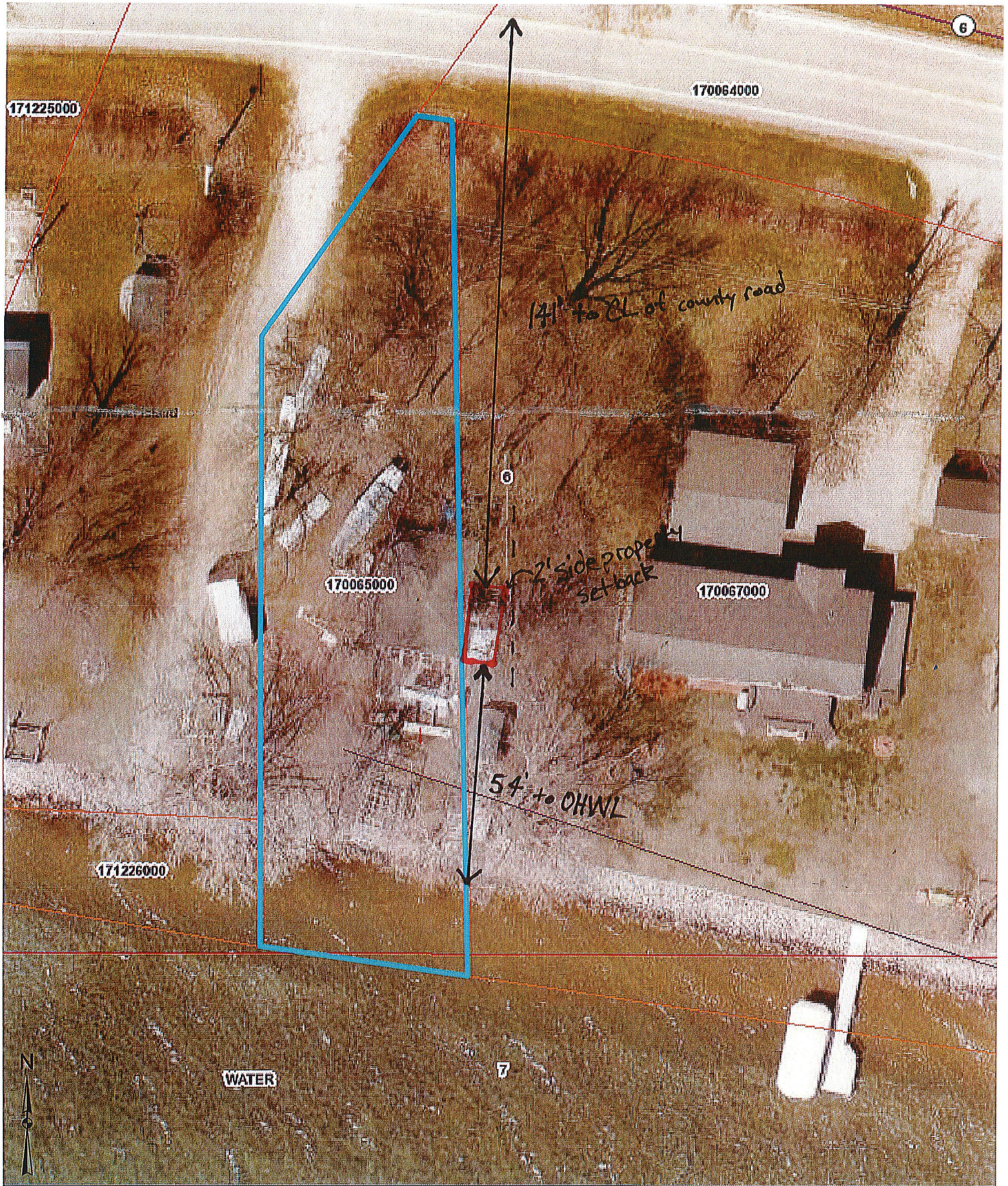
Explain: **Creates a useful and safe environment. The proposed deck will not effect the neighboring views of the lake.**

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

Explain: **This is a substandard lot of record.**

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

Explain: **The proposed deck rebuild and addition will improve the aesthetic of the lot.**



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1:551	Date: 3/20/2026
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Becker County







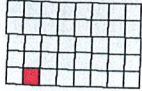
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Becker County

1:1,056

Date: 1/14/2026

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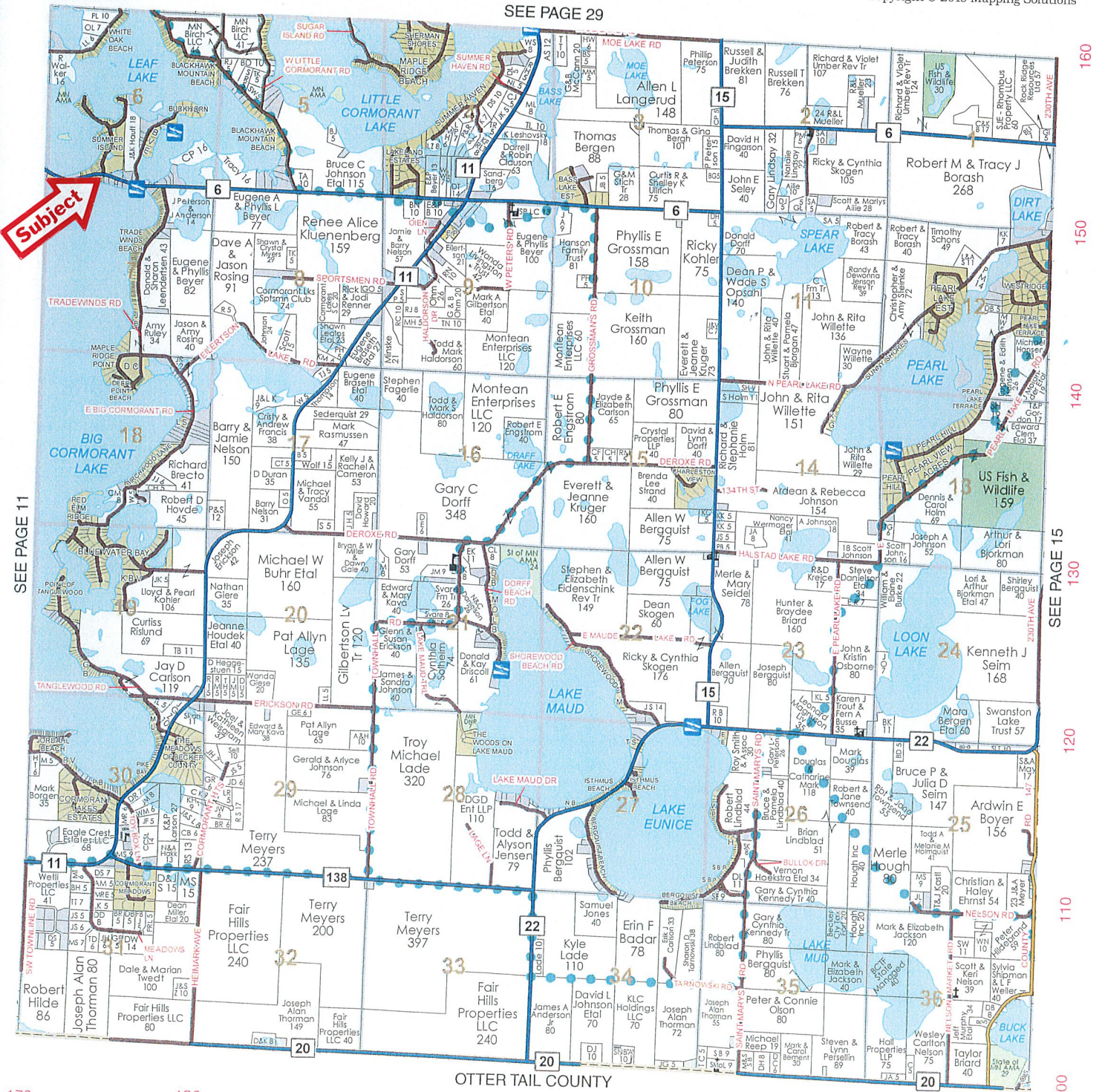


# Lake Eunice

# Township 138N - Range 42W

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SEE PAGE 11

SEE PAGE 15

170 180 190 200

160 150 140 130 120 110 100

OTTER TAIL COUNTY



# 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\*\***

April 9, 2026 @ 6:00 P.M.

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

**APPLICANT:** Ericksen Revocable Trust Agreement  
PO Box 85  
Adna, WA 98522

**Project Location:** 23583 Co Hwy 22  
Detroit Lakes, MN 56501

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an addition to an existing non-conforming dwelling to be located six (6) feet from the side property line deviating from the required setback of ten (10) feet and to be at thirty-six (36) percent impervious surface coverage deviating from the allowable coverage of twenty-five (25) percent within the shoreland district due to lot size and setback issues.

**LEGAL LAND DESCRIPTION: Tax ID Numbers:** 19.1460.000 **Legal Land Description:** Section 19 Township 138 Range 041, Linden Park 138 41 Block 003, PT OF LOTS 5, 6 & 7; BEG 54.20' NE OF NWLY COR LOT 8 TH SE 182.08' TO LK, NELY 76.30' AL LK, NW 180.82' TO NLY BNDRY LN OF BLK 3 & SW 81.08' TO POB, 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: [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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 # 481

## Property and Owner Review

Parcel Number(s): **191460000**

Owner: **ERICKSEN REVOCABLE TRUST AGREEMENT**

Township-S/T/R: **LAKE VIEW-19/138/041**

Mailing Address:  
**PO BOX 85 ADNA WA 98522**

Site Address: **23583 CO HWY 22 DETROIT LAKES MN**

Lot Recording Date: **Between 1971 and 1992**

Original Permit Nbr: **SITE2025-3962**

Legal Descr: **Block 003 of LINDEN PARK 138 41|PT OF LOTS 5, 6 & 7; BEG 54.20' NE OF NWLY COR LOT 8 TH SE 182.08' TO LK, NELY 76.30' AL LK, NW 180.82' TO NLY BNDRY LN OF BLK 3 & SW 81.08' TO POB**

## 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 to be located six (6) feet from the side property line deviating from the required setback of ten (10) feet and to be at thirty-six (36) percent impervious surface coverage deviating from the allowable coverage of twenty-five (25) percent within the shoreland district due to lot size and setback issues.**

OHW Setback: **68**

Side Lot Line Setback: **6'**

Rear Setback (non-lake):

Bluff Setback: **N/A**

Road Setback: **45'**

Road Type: **County**

Existing Imp. Surface Coverage: **36%**

Proposed Imp. Surface Coverage: **36%**

Existing Structure Sq Ft: **1974SF**

Proposed Structure Sq Ft: **1974SF**

Existing Structure Height:

Proposed Structure Height: **26'6"**

Existing Basement Sq Ft: **37'x33'**

Proposed Basement Sq Ft: **37'x33'**

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: **Yes, the proposed addition will not increase the existing impervious coverage of the lot.**

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

Explain: **Being a substandard lot, the variance will allow for the dwelling to be updated.**

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

Explain: **The use of the property will not change. The proposed addition will not increase the existing impervious coverage of the lot. Neighboring views of the lake will not be impacted.**

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

Explain: **This is a substandard lot.**

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

Explain: **The proposed addition will fit in well with other properties around the lake.**



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.

<b>Becker County</b>	
1:551	Date: 3/19/2026
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

IMPERVIOUS SURFACE CALCULATIONS LOT SIZE EXISTING FOOTPRINT

LOT SIZE = 11822

HOME/GARAGE = 1974

SHED = 288

CONCRETE WALK = 250

ROCKED DRIVE = 1742

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TOTAL = 4254SF

IMPERVIOUS = 36%

**\*\*NO CHANGE TO IMPERVIOUS FOOTPRINT\*\***



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1:1,056

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

Date: 1/14/2026

Becker County

