



# COUNTY OF BECKER

## *Planning and Zoning*

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Becker County Board of Adjustments Meeting

May 14, 2026, ~ 6:00pm

1<sup>st</sup> Floor Commissioner's Room – Becker County Courthouse

~ Tentative Agenda ~

### I. Roll Call of Members

### II. Minutes approval for April 9, 2026

### III. New Business:

- 1. APPLICANT:** Sandy Toes LLC 535 Wellington Ct, West Fargo, ND 58078. **Project Location:** 15667 W Little Cormorant Rd, Audubon, MN 56511. **Tax ID Number:** 17.0051.000 **LEGAL LAND DESCRIPTION:** Section 05 Township 138 Range 042; PT GOVT LOT 3: COMM LOT 1 BLK 1 BLKHAWK MTN BEACH FIRST, E 79.7', SELY 170', SLY 157' TO POB; W 65.73' TO CTR RD, SLY AL RD 179.17', E 127.58' TO LIT CORM LK, ELY & NLY AL LK 269.79', W 163.72' TO POB. Little Cormorant Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing dwelling, deck, and attached garage with a dwelling, attached garages, porch, and a covered deck to be located fifty (50) feet from the Ordinary High-Water (OHW) mark on the east side and sixty-four (64) feet from the OHW on the South side deviating from the required setback of one hundred (100) feet on a recreational development lake due to lot size, topographic, and setback issues.
- 2. APPLICANT:** Chad & Julia Hanson 14335 W Lake Sallie Dr, Detroit Lakes, MN 56501. **Project Location:** 14335 W Lake Sallie Dr, Detroit Lakes, MN 56501. **Tax ID Number:** 19.1534.000 **LEGAL LAND DESCRIPTION:** Section 07 Township 138 Range 041; Oak Grove 138 41 Lots 12,13 and 14, Fox Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an addition to an existing non-conforming dwelling to be located fifty (50) feet from the ordinary high-water (OHW) mark deviating from the required setback of one hundred (100) feet on a recreational development lake due to setback issues.
- 3. APPLICANT:** Luke & Christine Karlgaard, 24269 Co Hwy 6, Detroit Lakes, MN 56501. **Project Location:** 24269 Co Hwy 6, Detroit Lakes, MN 56501. **Tax ID Number:** 19.1723.000 **LEGAL LAND DESCRIPTION:** Section 05 Township 138 Range 041; Raymar Est 1<sup>st</sup> Add Block 001 Lot 1, Munson Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an attached garage to be located twenty (20) feet from the right-of-way (ROW) deviating from the required setback of forty-five (45) from the ROW of a County Highway within the shoreland district due to lot size and setback issues.
- 4. APPLICANT:** Timothy E & Amy J Nelson, 33203 S Cotton Lake Rd, Rochert, MN 56578. **Project Location:** 33203 S Cotton Lake Rd, Rochert, MN 56578. **Tax ID Number:** 10.0174.001 **LEGAL LAND DESCRIPTION:** Section 11 Township 139 Range 040; 11-139-40 PT GOVT LOT 3: COMM SLY COR LOT 12 COFELL BCH, NE 33.48' TO POB; N 40.63' TO CTR RD, NE 12.08', S 382.62', W 150', N 150' TO S ROW RD, E 34.44', NE 156.31', S 60', E 30.01', N 108.13' TO POB (PARCEL A). &

PT GOVT LOT 3: COMM S COR LOT 12 COFELL BCH, NE 33.48', N 40.63' TO CTR RD, NE 12.08', S 382.62' TO POB; W 150', S 225', E 150', N 225' TO POB (PARCEL B), Cotton Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a dwelling and attached garage to be located eighteen (18) feet from the road right-of-way (ROW) deviating from the required setback of forty-five (45) feet from the ROW of a township road on a non-riparian lot within the shoreland district due to setback issues.

5. **APPLICANT:** Bradley J Alm & Marion J Alm, 6544 Christianson Pky S Fargo, ND 58104. **Project Location:** 24364 Co Hwy 22, Detroit Lakes, MN 56501. **Tax ID Number:** 19.0921.000 **LEGAL LAND DESCRIPTION:** Section 20 Township 138 Range 041; Chautauqua Beach 20-138-41 PT LOT 6: BEG SELY COR THE SW 45.05', NWLY 195.94' TO LK SALLIE, NE 45.07' AL LK, SELY 196.4' TO POB, Lake Sallie. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an addition to an existing non-conforming deck to be located forty-five (45) feet from the ordinary high-water (OHW) mark deviating from the required setback of seventy-five (75) feet on a general development lake due to setback issues.
6. **APPLICANT:** Sheila E Welle and Rhys C Anderson 25367 230<sup>th</sup> Ave Detroit Lakes, MN 56501. **Project Location:** 35281 325<sup>th</sup> Ave, Ogema, MN 56569. **Tax ID Number:** 20.0392.000 **LEGAL LAND DESCRIPTION:** Section 26 Township 142 Range 040; PT LOT 6 BEG 226.9' W 247.3' NW & 330' NE OF SE COR LOT 6 TH E 110' TO LK NLY AL LK 103' W 110' & SW AL RD 126' TO BEG, Strawberry Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request an amendment to recorded document number 716167 to allow the approved addition to be at the maximum height allowed per ordinance.
7. **APPLICANT:** Michael D Anderson, 734 Shorewood Dr, Detroit Lakes, MN 56501. **Project Location:** 15835 US Hwy 59, Detroit Lakes, MN 56501. **Tax ID Number:** 19.0047.003. **LEGAL LAND DESCRIPTION:** Section 04 Township 138 Range 041; 4-138-41 PT GOVT LOTS 3-4, PT SE1/4 NW1/4: COMM CTR SEC 4, W 132' TO POB; N 165', E 132', N 1906.08', W 66', N 432.69', NW 103.08', N 150.01', W 1100.2', SLY AL TH 59 1095.52', E 300', NLY 786.06', E 227.28', SELY 599.44', SLY 614.87', S 378.12', SW 894.46', W 326.92', W 105.4', S 58.99', E 1264.98' TO POB. TRACT A-2. LESS 7.06AC (PLAT), Lakeview Township. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to create a new lot with less than the required 8500 square feet of buildable area.
8. **APPLICANT:** Jason & Deanna Balvitsch, 13721 Barbara Beach Ln, Detroit Lakes, MN 56501. **Project Location:** 13721 Barbara Beach Ln, Detroit Lakes, MN 56501. **Tax ID Number:** 19.0796.000 **LEGAL LAND DESCRIPTION:** Section 18 Township 138 Range 041, Barbara Beach 138 41 Lots 2 & 3, Lake Sallie. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a detached garage to be located sixteen (16) feet from the road right-of-way (ROW) deviating from the required setback of thirty-three (33) feet from the ROW of a Lake View Township Road within the shoreland district.
9. **APPLICANT:** Jennifer Paulsrud Revocable Trust, 2536 University Dr S Junit J, Fargo, ND 58103 & Marilyn M. Matthews, 5948 27<sup>th</sup> St S Fargo, ND 58103. **Project Location:** 26133 & 26121 Co Rd 149, Detroit Lakes, MN 56501. **Tax ID Numbers:** 08.0028.000 & 08.0028.001 **LEGAL LAND DESCRIPTIONS:** Section 03 Township 139 Range 041, GOVT LOT 4 LESS 5.02AC & PT GOVT LOT 4: COMM NW COR SEC 3, E 1322.71', S 1508.61', SW 910.67' TO POB; NE 836', NW 198.22', S 1096' TO FLOYD LK, SELY AL LK 198.05', NE 274' TO POB. Floyd Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to support a boundary line adjustment that will create a side lot setback of two (2) feet from two existing non-confirming sheds due to setback issues.
10. **APPLICANT:** Rhonda Vareberg, 19529 330<sup>th</sup> Ave, Detroit Lakes, MN 56501. **Project Location:** 33130 SE Perch Lake Rd, Detroit Lakes, MN 56501. **Tax ID Number:** 10.0674.001 **LEGAL LAND**

**DESCRIPTION:** Section 23 Township 139 Range 040, Golden Fawn Estates 139 40 Block 001, Perch Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a deck/patio to be located one hundred ten (110) feet from the ordinary high-water (OHW) mark of a natural environment lake and to be zero (0) feet from the top of a bluff deviating from the required setbacks of one hundred and fifty (150) feet and thirty (30) feet respectively due to topography and setback issues.

Interested persons are invited to attend or submit written comments.

Kyle Vareberg Planning and Zoning Administrator

**IV. Set Tentative Date for Next Informational Meeting, June 4, 2026, 8:00 am, 3<sup>rd</sup> Floor Zoning Meeting Room.**

**V. Adjournment**