

**Becker County Board of Adjustments
June 10th, 2021**

Present: Members: Chairman Roger Boatman, Lee Kessler, Michael Sharp, Craig Hall, Justin Knopf, Delvaughn King, Zoning Administrator Kyle Vareberg and E911/Zoning Technician Rachel Bartee.

Chairman Roger Boatman called the meeting to order at 6:00 p.m. E911/Zoning Technician Rachel Bartee recorded the minutes.

Introductions were given.

Chairman Roger Boatman explained the protocol for the meeting and **Kessler** read the criteria for which a variance could be granted.

Hall made a motion to approve the minutes as modified for the May 13th, 2021 meeting. **King** seconded. All in favor, Motion carried.

OLD BUSINESS:

FIRST ORDER OF BUSINESS: APPLICANT: Eric J. Lunde 20936 Husby Rd Detroit Lakes, MN 56501 **Project Location:** 26397 Co Hwy 37 Detroit Lakes, MN 56501 **Tax ID Number:** 28.0056.000; Shell Lake Township **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a dwelling addition to be located at fifty (50) feet from the ordinary high-water mark of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake and to be located at sixty-eight (68) feet from the centerline of a county highway, deviating from the required setback of ninety-five (95) feet from the centerline of a county highway, due to setback issues, topography and lot size. Tabled from the May 13, 2021 Hearing.

Vareberg presented the application.

Owner Eric Lunde was present. Lunde explained the request to construct a dwelling addition to be located at fifty (50) feet from the ordinary high-water mark of the lake and to be located at sixty-eight (68) feet from the centerline of a county highway. Lunde stated that since the Board visited the property on June 3rd, 2021, he has completed 80% of the planting and seeding. Lunde noted he submitted pictures along with a letter from contractor Ron Muff showing the progress he has made. Letters and pictures are on file in the Becker County Zoning Office. Boatman stated they have received the pictures and letter. Boatman asked what his plan was to complete the remaining 20% of the project, as Lunde has neglected it previously. Lunde stated he works nights and has been working lots of overtime resulting in the delay in the project. Lunde stated he will go out to the site tonight after the meeting and complete the rest of the planting before tonight's storm.

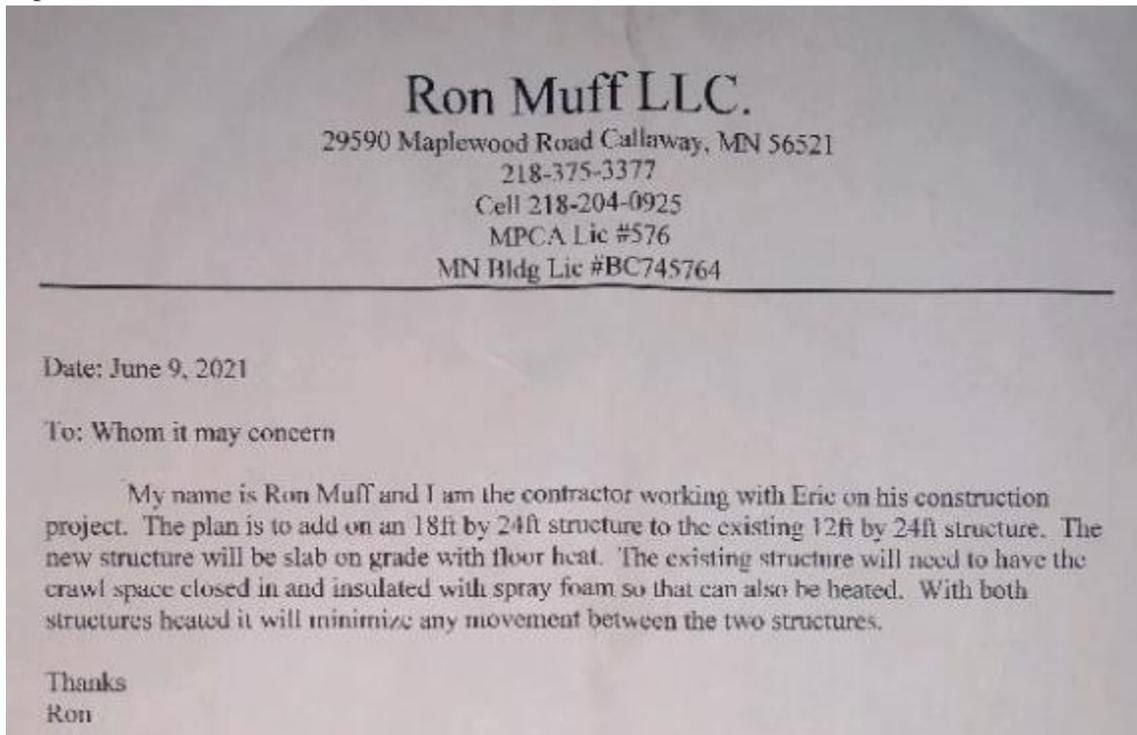
Kessler noted the existing cabin is on blocks, what is going to happen with it. Lunde stated the new addition will be slab on grade and the existing will have to be up because it has the plumbing underneath of it. Lunde stated Contractor Ron Muff confirmed he has completed many similar projects. The existing dwelling will

45 have boards to hold it up underneath and it will be anchored down on all four (4) corners. Lunde stated he
46 is also planting pin oaks as a wind block along the road.

47
48 Sharp asked what the plan is to water the native plants, watering is key to a successful planting. Lunde
49 replied currently he is using lake water and watering every day. Lunde added he recently spoke with Itasca
50 Coop to connect electrical so he can get irrigation completed out there.

51
52 Kessler asked how he was going to control stormwater. Lunde replied that was part of the last variance, he
53 plans to control the stormwater off the roof and use it to water the native plants.

54
55 Letter presented to Board from contractor Ron Muff:



56
57
58 No one spoke for or against the application. There was no written correspondence for or against the
59 application. At this time, testimony was closed. Chairman Roger Boatman opened the matter for
60 discussion by the Board.

61
62 **Motion:** Kessler made a motion to **approve** a variance to construct a dwelling addition to be located at
63 fifty (50) feet from the ordinary high-water mark of the lake, deviating from the required setback of one
64 hundred (100) feet from the OHW of a recreational development lake and to be located at sixty-eight (68)
65 feet from the centerline of a county highway, deviating from the required setback of ninety-five (95) feet
66 from the centerline of a county highway, due to setback issues, topography and lot size, due to the fact the
67 request is out of the shore impact zone, the request will not negatively impact the neighbors and it is
68 consistent with the purposes and intent of the Becker County Ordinance and Comprehensive Plan, with
69 the stipulation the existing cabin is anchored, the deck is leveled, the addition will be slab on grade and
70 the stormwater will be controlled on the property.

71
72 **Sharp second.** All in favor. **Motion carried.** Variance **approved.**

73
74 **NEW BUSINESS:**

75
76 **SECOND ORDER OF BUSINESS: APPLICANT: William L. Guy III & Marilyn Guy Trust** 3651
77 Fairway Rd N Fargo, ND 58102 **Project Location:** 20421 Oakland Beach Rd Detroit Lakes **Tax ID**
78 **Number: 08.1156.000;** Detroit Township **APPLICATION AND DESCRIPTION OF PROJECT:**
79 Request a variance to construct a detached garage to be located at zero (0) feet from the road right of way
80 of a township road, deviating from the required setback of twenty (20) feet from the ROW of a dedicated
81 township road on a riparian lot, due to setback issues.

82
83 Vareberg presented the application.

84
85 Owners William & Marilyn Guy and Authorized Agent/Attorney, Charlie Ramstad, were present. Ramstad
86 explained the request to construct a detached garage to be located at zero (0) feet from the road right of way
87 of a township road. Ramstad stated this is a unique application, we are asking to eliminate the setback and
88 to construct into the ROW. Ramstad stated the township granted them permission last December to
89 construct five (5) feet into the ROW, the packet we submitted has a copy of the encroachment agreement.
90 The agreement will allow at any time for the township to require future owners to move structures if the
91 township needs them too. The survey maps show the existing drainfield runs under where the garage needs
92 to be built. The township granted additional permission for the drainfield to be in the ROW. Ramstad stated
93 we cannot build in the SW corner. Ramstad stated there is a practical difficulty, this is a reasonable use of
94 the property, and it is a year-round garage that enhances the use of the property. Ramstad stated the
95 properties on the north and south also have garages that were built before 1971 (when the Ordinance was
96 established) and encroach further than we are proposing. Ramstad stated the plat was created in 1927 and
97 lots were not that deep at the time, the development that has occurred over the years is substantial. Ramstad
98 stated they received the watershed comments and the neighbor's letter. Ramstad stated he believes the
99 neighbor believes the ROW is at the edge of the asphalt, which is incorrect, the ROW is really thirty-two
100 (32) feet away from the edge.

101
102 Kessler asked how many garages are on the ROW. Ramstad replied he has verified the lot to the north and
103 south, however it appears that there are many more. Kessler asked what the width of Oakland Beach Road
104 is. Ramstad replied 66', the actual pavement is 22'. Boatman asked what the garage size will be. Ramstad
105 replied 25'x27'. Boatman asked if they could reduce the width. Ramstad replied anything is possible,
106 however they would like to have room to store yard equipment in here as well as a vehicle.

107
108 A letter about the request was presented to the Board from Adam Mortenson, Water Resource Coordinator,
109 Water Resource Coordinator

110
111 Hello,
112 PRWD had 2 comments in response to the Agenda for the June 10th Board of Adjustments meeting.
113 Please forward to the Becker County Board of Adjustments before the Thursday June 10th Meeting
114 for their consideration.

115
116 **William L and Marilyn Guy Trust** - If approved by Becker County, a PRWD Stormwater
117 Management Permit for the new structure (675 sqft) will need to be obtained. (Project trigger:
118 >25% total impervious surface lot coverage in the Shoreland District).
119

120 Thank you,
121 Adam Mortenson
122 Water Resource Coordinator
123 Pelican River Watershed District
124 Wells-Fargo Bldg – Suite 201
125 211 Holmes Street West
126 Detroit Lakes, MN 56501
127 www.prwd.org
128 (218) 846-0436
129

130 A letter opposed to the request was presented to the Board from DeAnn Gottsman, owner of parcel
131 08.1161.000, 20365 Oakland Beach Rd Detroit Lakes, MN 56501.
132

133 To Whom It May Concern:

134
135 Project Location: 20421 Oakland Beach Rd, Detroit Lakes
136

137 I have lived on Oakland Beach Rd for over 52 years. I have raised my family here and watched
138 the neighborhood and neighbors change over the years.
139

140 I am concerned of the proposed request for a variance to construct a detached garage at zero feet
141 from the right of way. I live south of the proposed request and travel by the property numerous
142 times a week, whether it is summer, fall, winter or spring.
143

144 I am worried for the traffic, beings the road is really only a single lane. There are a lot of visitors
145 that come with having a place on the lake, and Oakland Beach Rd is no exception. I don't feel
146 there would be adequate parking if a garage is constructed. I have tried to pass many vehicles on
147 this road, and one vehicle always has to pull off into someone's driveway to allow the other to
148 pass. Not only will the garage be too close to the road and not allow a vehicle to pull off to allow
149 another to pass, but the construction vehicles for the project will block the road during the
150 construction process.
151

152 My other apprehension is for snow removal. During winter there is only a single lane to travel
153 down with nothing extra plowed to allow for passing. I would be concerned for the property
154 owner as well with a snow cave in in front of their garage doors when there is the abundance of
155 snow since the snow removal on a rural township road is a grader. I have had issues myself
156 during the winter months with the plow. Every spring, my grass is pushed up 3 feet into the
157 property, even if we use plow markers. The plow driver doesn't always see the markers and thus,
158 I believe there would be damage done to a garage this close to the road as well. I feel a detached
159 garage located at zero feet from the roadway would cause many issues for other people and
160 visitors with parking, snow removal and driving.
161

162 Sincerely,
163 DeAnn Gottsman
164 20365 Oakland Beach Rd
165 Detroit Lakes, MN 56501

dmgottsman66@gmail.com

No one spoke for or against the application. There was no written correspondence for the application. At this time, testimony was closed. Chairman Roger Boatman opened the matter for discussion by the Board.

Hall stated he is not a fan of building in the ROW, he is ok with O', adding they should move it closer to the house or make it less deep. Ramstad replied, the proposed overhang will go to the house, there is not room to move back. Marilyn Guy stated if they make it five (5) feet shorter the garage would be twenty-two (22) feet deep, which is barely enough to fit a car. Sharp replied it is not our authority to issue variances into the ROW, it is not our jurisdiction, and it opens up issues for liability.

Motion: Hall made a motion to **approve a variance** to construct a detached garage to be located at zero (0) feet from the road right of way of a township road, deviating from the required setback of twenty (20) feet from the ROW of a dedicated township road on a riparian lot, due to setback issues, due to the fact it makes good use of the lot.

Kessler second. All in favor. **Motion carried.** Variance **approved.**

THIRD ORDER OF BUSINESS: APPLICANT: Lee & Melinda Wendel 11785 47th Cir NE Saint Michael MN, 55376 **Project Location:** 16115 W Little Cormorant Lake Rd Audubon, MN 56511 **Tax ID Number: 02.0290.000;** Audubon Township **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a detached garage to be located at six (6) feet from the side property line, deviating from the required setback of ten (10) feet, on a lot one hundred (100) feet wide at the setback, due to setback issues.

Vareberg presented the application.

Owner Lee Wendel was present virtually. Wendel explained the request to construct a detached garage to be located at six (6) feet from the side property line. Wendel stated they would like to construct a two (2) car garage on their lot on Little Cormorant Lake. Due to the wedge shape of the lot, one side of the lot line is tighter. We can meet the ten (10) foot setback on one corner and the other corner will be at six (6) feet. If we follow the setback guidelines to be at ten (10) feet on both sides, the garage will angle into the cabin awkwardly. Wendel stated they have spoken to the neighbors to the east, Jimmy & Kathleen Ruebke (02.0291.000), they are in support of the request, and we plan to landscape the area for them. Wendel noted they plan on controlling the stormwater on the lot as well.

Boatman asked why not move it back ten (10) feet, it would fit without a variance. Wendel replied the sketch is not the best as it shows a gap there, however if we move the garage back ten (10) feet, it will go to the patio edge, it pinches at the patio, it would be too narrow of an entrance. Boatman stated the Board does not design the project; however, you can easily move back four (4) feet. Hall asked what the distance was from the corner of the cabin to the garage. Wendel replied sixteen (16) feet. Hall agreed it could be moved back four (4) feet. Kessler asked how wide the patio was. Wendel replied 10'-12' feet in the middle. Knopf stated the garage can be built parallel to the property line instead of the cabin.

A letter was presented from Jimmy and Kathleen Ruebke, owner of parcel 02.0291.000; 16115 W Little Cormorant Rd Audubon, MN 56511. Letter is on file in the Becker County Zoning Office.

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Good Afternoon –

Lee and Melinda Wendel have asked Jim and I to agree to a variance when constructing a garage on their property adjacent to our property. We understand property owners are normally permitted to construct a building 10 feet from the property line (once a building permit is obtained, that is).

In this case, Lee and Melinda Wendel have asked Jim and I to agree to a variance to construct their garage. We have discussed that the lakefront part of the garage will be (no less than) 6 feet from the property line and the roadside part of the garage will be 10 feet from the property line.

This email is to inform you Jim and I agree to a variance for Lee and Melinda Wendel to construct their garage as stated above. Please contact me by email if you have any questions.

Jim & Kathy Ruebke
16123 W. Little Cormorant Road
Audubon, MN 56511
701-361-5846
701-429-7899

No one spoke for or against the application. There was no written correspondence against the application. At this time, testimony was closed. Chairman Roger Boatman opened the matter for discussion by the Board.

Motion: Sharp made a motion to **deny a variance** to construct a detached garage to be located at six (6) feet from the side property line, deviating from the required setback of ten (10) feet, on a lot one hundred (100) feet wide at the setback, due to the fact there is no practical difficulty and there is room to shift the structure and build without a variance and still have a reasonable patio.

Hall second. All opposed. **Motion carried.** Variance **denied.**

FORTH ORDER OF BUSINESS: APPLICANT: Duane E & Geraldine A. Voit 410 13th St NE Dilworth, MN 56529 **Project Location:** 16005 221st St Audubon, MN 56511 **Tax ID Number: 07.0164.000;** Cuba Township **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a patio, dwelling and attached garage to be located at one hundred twenty (120) feet from the lake, deviating from the required setback of one hundred fifty (150) feet from a natural environment lake, due to setback issues.

Vareberg presented the application.

254 Owner Duane Voit was present. Voit explained the request to construct a patio, dwelling and attached
255 garage to be located at one hundred twenty (120) feet from the lake. Voit stated they would like to place a
256 new building on the lot that will be half garage half dwelling for seasonal use. Voit stated the required
257 setback of one hundred fifty (150) feet would place the structure in the middle of the hill and the north side
258 of the lot is a slough. Voit stated they could build to the east but would have to remove several trees so they
259 would like to build to the south.

260
261 Boatman noted there is a previous variance approved for the lot that was not used, you are essentially
262 building in the same place as the previous request. Hall noted there are three (3) mobiles/park models out
263 there, are you removing any. Voit replied the one to the east is the neighbor, the park model is ours and the
264 one to the south is our sons that is not hooked up. Boatman replied the previous variance had a condition
265 to remove the park model within a year, is that still the intent. Voit replied yes.

266
267 No one spoke for or against the application. There was no written correspondence for or against the
268 application. At this time, testimony was closed. Chairman Roger Boatman opened the matter for
269 discussion by the Board.

270
271 Hall stated he was in favor of approving a similar request as the past variance keeping the same
272 stipulations. Boatman asked if all mobiles will be removed. Vareberg stated if you make Voit remove
273 both you are making it more restrictive than the Ordinance, the Ordinance allows all lots to have one.

274
275 **Motion:** Hall made a motion to **approve a variance** to construct a patio, dwelling and attached garage to
276 be located at one hundred twenty (120) feet from the lake, deviating from the required setback of one
277 hundred fifty (150) feet from a natural environment lake, due to setback issues, due to the fact it is a good
278 use of the land, with the stipulation the old park model is removed within one year of issuance of the permit
279 or completion of structures.

280
281 **Knopf second.** All in favor. **Motion carried.** Variance **approved.**

282
283 **FIFTH ORDER OF BUSINESS: APPLICANT: David Solum & Louise Kelly 25718 E Cozy Cove**
284 **Rd Detroit Lakes, MN 56501 Project Location: 25725 E Cozy Cove Rd Detroit Lakes, MN 56501 Tax**
285 **ID Number: 08.0123.000; Detroit Township APPLICATION AND DESCRIPTION OF PROJECT:**
286 Request a variance to erect a dwelling to be located at forty-three (43) feet from the centerline of a
287 township road, deviating from the required setback of fifty-three (53) feet from the centerline of a
288 township road on a riparian lot, due to setback issues and lot size.

289
290 Vareberg presented the application.

291
292 Owners David Solum & Louise Kelly were present. Solum explained the request to erect a dwelling to be
293 located at forty-three (43) feet from the centerline of a township road. Solum stated the red building that is
294 sitting across on their neighbors' lot is the dwelling that is to be placed to the property. Solum stated they
295 have done their best to plan this project by hiring Meadowland to locate the OHW, property lines, and
296 locate the required setbacks. Solum stated they want to respect the lake and maintain the seventy-five (75)
297 foot setback and the ten (10) foot side property line setback from the neighbors, causing the back corner to

298 be closer to the road than allowed. Solum stated it is choosing the worse of two evils encroaching on the
299 road or the lake. Boatman replied they have a bad angle on the back of that lot. Kessler noted this lot seems
300 to be a drainage way for some of the other lots. Solum stated they purchased the lot across the street about
301 a year ago and have spoken with neighbors about these concerns and want the construction to be good for
302 everyone. Kessler replied they must make sure it is good for them as well that they do not get water coming
303 into the structure. Solum replied there will be a 4” concrete slab poured.

304

305 A letter in favor of the request was presented to the Board from Erin Olstad, owner of parcels
306 08.0868.000 & 08.0869.000, 25523 Englewood Dr, Detroit Lakes, MN 56501. Letter is on file in the
307 Becker County Zoning Office.

308

309 My husband Brad and I want to express our total approval of Dave and Louise’s variance. We
310 have personal knowledge that only a small corner of the cabin would be closer to the road than
311 what the regulations currently allow. We do not believe that this will cause any problems for any
312 of our neighbors. This will be an asset to our community on the north shore of Big Floyd Lake.

313

314 *Erin Olstad, CEO*

315 Elm River Credit Union

316 PO Box 307

317 Kindred, ND 58051

318 701-428-9111

319 NMLS#794974

320

321 No one spoke for or against the application. There was no written correspondence against the application.
322 At this time, testimony was closed. Chairman Roger Boatman opened the matter for discussion by the
323 Board.

324

325 Hall stated it was a reasonable request and thinks it is important for the owner to know and understand
326 Kessler’s concerns. Knopf stated he is in favor as they are not pushing the stormwater onto the neighbors
327 and the neighbors are in favor of the request. Sharp stated it is a minimal request and not altering the
328 locality.

329

330 **Motion:** Kessler made a motion to **approve a variance** to erect a dwelling to be located at forty-three
331 (43) feet from the centerline of a township road, deviating from the required setback of fifty-three (53)
332 feet from the centerline of a township road on a riparian lot, due to setback issues and lot size, due to the
333 fact it fits within the character of the locality, it is the best placement on the lot, the request is outside of
334 the shore impact zone, and it is consistent with the purposes and intent of the Becker County Ordinance
335 and Comprehensive Plan.

336

337 **Sharp second.** All in favor. **Motion carried.** Variance **approved.**

338

339 **SIXTH ORDER OF BUSINESS: APPLICANT: Adam M. Haas & Jessica L. Kashmark** 21676
340 Black Beauty Lane Detroit Lakes, MN 56501 **Project Location:** 21676 Black Beauty Lane Detroit
341 Lakes, MN 56501 **Tax ID Number: 08.0797.507;** Detroit Township **APPLICATION AND**

342 **DESCRIPTION OF PROJECT:** Request a variance to construct a shed three (3) feet from the side
343 property line, deviating from the required setback for a water orientated structure to be centered in the
344 center third of the lot and deviating from the required elevation for a WOS.

345
346 Vareberg presented the application.

347
348 Owners Adam M. Haas & Jessica L. Kashmark were present. Haas explained the request to construct a shed
349 three (3) feet from the side property line, deviating from the required setback for a water orientated structure
350 to be centered in the center third of the lot and deviating from the required elevation for a WOS. Haas
351 explained they would like to build a 6'x20' storage shed, 6'x12' will be enclosed with an 8' overhang for
352 firewood storage. Kashmark stated it would be more considerate of the neighbors' views of the lake to place
353 it here than in the allowed center third of the lot. Kashmark presented sketches/pictures to the Board which
354 show the difference placing the shed in the center third of the lot verses the requested three (3) feet from
355 the side property line. Haas stated if they move it closer to the property line it would fit better with the
356 topography of the land and existing vegetation/tree scape.

357
358 Boatman replied this is a want, not a need, adding they should meet at a minimum the required side property
359 setback for a structure of ten (10) feet. Haas stated for a water orientated structure the required setback is
360 to place it in the center third. Vareberg stated the center third is at forty (40) feet. Vareberg noted the request
361 also includes a variance due to the topography of the lot not being conducive for a WOS, the Ordinance
362 states you are supposed to visibly see over the building and this lot does not allow that. Kessler asked if
363 they could move it back to ten (10) feet. Haas replied yes. Hall replied this request is too close. Hall stated
364 three (3) feet is too close on a one hundred twenty-five (125) foot wide lot, the center third does not make
365 sense, but ten (10) feet is good.

366
367 A letter about the request was presented to the Board from Adam Mortenson, Water Resource Coordinator,
368 Water Resource Coordinator

369
370 Hello,
371 PRWD had 2 comments in response to the Agenda for the June 10th Board of Adjustments meeting.
372 Please forward to the Becker County Board of Adjustments before the Thursday June 10th Meeting
373 for their consideration.

374
375 **Adam M. Haas & Jessica L. Kashmark-** If approved by Becker County, A PRWD Shore
376 Impact Zone Alterations Permit (Shore Impact Zone: 37.5' on GD lake) will be required
377 (stormwater runoff to be managed from the new structure).

378
379 Thank you,
380 Adam Mortenson
381 Water Resource Coordinator
382 Pelican River Watershed District
383 Wells-Fargo Bldg – Suite 201
384 211 Holmes Street West
385 Detroit Lakes, MN 56501
386 www.prwd.org
387 (218) 846-0436

388

389 No one spoke for or against the application. There was no written correspondence for or against the
390 application. At this time, testimony was closed. Chairman Roger Boatman opened the matter for
391 discussion by the Board.

392

393 **Motion:** Kessler made a motion to **approve a variance** as modified, to construct a shed to be located no
394 closer than ten (10) feet from the easterly side lot line, modified from the requested three (3) feet from the
395 side property line, deviating from the required setback for a water orientated structure to be located in the
396 center third of the lot and approved to deviate from the required elevation for a WOS, due to the fact it is a
397 reasonable request, with the stipulation the request from the Pelican River Watershed District is followed,
398 a PRWD Shore Impact Zone Alterations Permit (Shore Impact Zone: 37.5' on GD lake) will be required
399 (stormwater runoff to be managed from the new structure).

400

401 **Hall second.** All in favor. **Motion carried.** Variance **approved.**

402

403 **SEVENTH ORDER OF BUSINESS: APPLICANT Jalon & Katie Martinson** 318 48th Ave SW

404 Moorhead, MN 56560 **Project Location:** 33250 S Cotton Lake Rd Rochert, MN 56578 **Tax ID**

405 **Number:** 10.0155.000; Erie Township **APPLICATION AND DESCRIPTION OF PROJECT:**

406 Request a variance to construct a deck to be located at forty-three (43) feet from the lake, deviating from
407 the required setback of one hundred (100) feet from a recreational development lake, due to setback
408 issues.

409

410 Vareberg presented the application.

411

412 Father of Jalon Martinson, Myron Martinson, was present on behalf of Jalon & Katie Martinson. Martinson
413 explained the request to construct a deck to be located at forty-three (43) feet from the lake. Martinson
414 explained that there was a brick deck in the front of the house that was falling apart and breaking up, they
415 would like to put a deck in its place.

416

417 Hall asked if the deck had been demolished already. Martinson stated it was recently demolished. The small
418 deck was demolished a year ago, the paver deck that was around the wood deck was torn off. Hall stated
419 not the concrete structure in front of the cabin. Martinson replied, no not the boathouse. Boatman stated we
420 thought that is what you were talking about. Boatman stated so it has been removed. Martinson replied,
421 yes, we did, it was in poor shape. Boatman asked if the request was in the shore impact zone. Vareberg
422 replied yes it would be in the SIZ, the SIZ is at fifty (50) feet on this lake. Boatman stated you are requesting
423 to be located seven (7) feet inside the SIZ. Martinson replied we need a variance, an eight (8) foot deck is
424 a very minimal request. Kessler asked how far the boathouse is from the OHW was. Martinson replied it
425 is up the hill quite a way, thirty-five (35) to forty (40) feet. Boatman stated that is very close.

426

427 Kessler asked if they were requesting a variance for a screen porch with a deck in front of it. Martinson
428 replied no, the screen porch is existing, the variance is just for the deck. Martinson noted the porch was
429 added on long before his son and daughter in law owned the lot, it used to be the old way to enter in the
430 house. Vareberg noted they are replacing an impervious surface with a pervious one. Hall asked to verify
431 that the pavers are coming out. Martinson replied yes.

432
433 No one spoke for or against the application. There was no written correspondence for or against the
434 application. At this time, testimony was closed. Chairman Roger Boatman opened the matter for
435 discussion by the Board.

436
437 Boatman stated the request is in the SIZ, noting this is not past practice of the Board. Sharp stated the
438 reduction is a win in impervious, this is a tradeoff. Knopf agreed, adding it is an improvement to the site.
439 Hall stated it is never good to be in the SIZ, that being said, a lot of the building is, due to the fact it was
440 built years and years and years ago, it is an improvement to the lot and will be more aesthetically
441 pleasing.

442
443 **Motion:** Sharp made a motion to **approve a variance** to construct a deck to be located at forty-three (43)
444 feet from the lake, deviating from the required setback of one hundred (100) feet from a recreational
445 development lake, due to setback issues, due to the fact it is a reasonable request, it is consistent with the
446 purposes and intent of the Becker County Ordinance and Comprehensive Plan, it does not alter the
447 character of the locality, other structures in the immediate vicinity have similar structures, the existing
448 dwelling is closer to the OHW than the requested deck and the request will be decreasing the impervious
449 coverage.

450
451 **King second.** All in favor. **Motion carried.** Variance **approved.**

452
453 **EIGHTH ORDER OF BUSINESS: APPLICANT AK Land LLC 18097 Co Hwy 29 Detroit Lakes,**
454 **MN 56501 Project Location:** 18097 Co Hwy 29 Detroit Lakes, MN 56501 **Tax ID Number:**
455 10.0399.000; Erie Township **APPLICATION AND DESCRIPTION OF PROJECT:** Request a
456 variance to construct an addition to an existing business sign to have a total size of one hundred forty-four
457 (144) square feet in surface area.

458
459 Vareberg presented the application.

460
461 Owner was not present.

462
463 Boatman stated they viewed the request on the tour, and it seemed to be a reasonable request. Kessler
464 agreed. Vareberg added the sign is in a low area there and the current sign may be difficult to see with the
465 speed of traffic going both ways on the state hwy. Boatman noted the request is for one hundred forty-four
466 (144) square feet in size versus the allowed one hundred (100) square feet. Vareberg noted the sign portion
467 of the Ordinance is restrictive.

468
469 No one spoke for or against the application. There was no written correspondence for or against the
470 application. At this time, testimony was closed. Chairman Roger Boatman opened the matter for
471 discussion by the Board.

472
473 Boatman asked what the property was zoned. Vareberg replied Commercial.

474

475 **Motion:** Kessler made a motion to **approve a variance** to construct an addition to an existing business sign
476 to have a total size of one hundred forty-four (144) square feet in surface area, due to the fact it is a minimal
477 request, increasing the sign by forty-four (44) square feet, and it fits with other signs in the area.

478

479 **Knopf second.** All in favor. **Motion carried.** Variance **approved.**

480

481 **NINTH ORDER OF BUSINESS: APPLICANT: Jean M. Ostrom-Blonigen** 3012 N 10th St Unit B12
482 Fargo, ND 58102 **Project Location:** 39950 Wothe Dr Frazee, MN 56544 **Tax ID Number:** 15.0493.505;
483 Height of Land Township **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance
484 to construct a screen porch to be located at seventy-two (72) feet from the OHW of the lake, deviating
485 from the required setback of one hundred (100) feet on a recreational development lake, due to setback
486 issues.

487

488 Vareberg presented the application.

489

490 Owner Jean M. Ostrom-Blonigen was present. Ostrom-Blonigen explained the request to construct a screen
491 porch to be located at seventy-two (72) feet from the OHW of the lake. Ostrom-Blonigen stated she has
492 owned the lot for the last 2.5 years. Ostrom-Blonigen stated there is an existing paver patio in the location
493 she would like the screen porch to be. The paver patio is in poor condition, and she would like to replace it
494 with a screen porch. Hall asked if the screen porch will be in the same location as the existing patio.
495 Ostrom-Blonigen replied, it will be moved to the right slightly to accommodate the view from the window.
496 Sharp stated the proposed porch would be slightly larger than what is existing. Ostrom-Blonigen replied
497 one (1) foot in width and no closer to the lake. Boatman replied it is seventy-two (72) feet from the OHW
498 of the lake. Kessler stated it is not much different than what is existing, she is just adding a roof.

499

500 No one spoke for or against the application. There was no written correspondence for or against the
501 application. At this time, testimony was closed. Chairman Roger Boatman opened the matter for
502 discussion by the Board.

503

504 Sharp stated within the vicinity of property there are a lot of structures that are far closer than this, it is
505 outside of the SIZ and it doesn't alter the character of the locality. Boatman asked the proposed dimensions.
506 Ostrom-Blonigen replied 10'x 14'.

507

508 **Motion:** Knopf made a motion to **approve a variance** to construct a screen porch to be located at seventy-
509 two (72) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet on
510 a recreational development lake, due to setback issues due to the fact it is consistent with the purposes and
511 intent of the Becker County Ordinance and Comprehensive Plan, the request is outside of the SIZ, within
512 the vicinity of the property there are a lot of structures that are far closer than this, it fits within the character
513 of the locality, and will use the property in a reasonable manor.

514

515 **Sharp second.** All in favor. **Motion carried.** Variance **approved.**

516

517 **TENTH ORDER OF BUSINESS: APPLICANT: Donald McCullagh** 3663 22nd St S Fargo, ND
518 58104 **Project Location:** 11419 Lake Maud Dr Detroit Lakes, MN 56501 **Tax ID Number:**

519 **17.0319.000**; Lake Eunice Township **APPLICATION AND DESCRIPTION OF PROJECT**: Request
520 a variance to construct a shed to be located at thirty (30) feet from the OHW of the lake, deviating from
521 the required setback of one hundred (100) feet on a recreational development lake, due to setback issues.

522
523 Vareberg presented the application.

524
525 Owner Donald McCullagh and wife Marjorie McCullagh were present. McCullagh explained the request
526 to construct a shed to be located at thirty (30) feet from the OHW of the lake. McCullagh stated he would
527 like to replace the boathouse in the same location it was in previously. Boatman stated they saw no evidence
528 of a boathouse when they toured the property. Vareberg replied there are photos in the packet which show
529 the previous structure. McCullagh replied, it had been torn down a few years ago, they thought they were
530 able to rebuild it in the same location but misunderstood that it had to be done within a certain time frame,
531 therefore they need a variance to rebuild it. McCullagh stated they did not know about the statute that if it
532 were not kept up/maintained we could not replace it. McCullagh stated they have chosen to redo the entire
533 lot making it more conforming than what was existing and reducing the overall impervious coverage.
534 McCullagh noted the request is consistent with the other structures on the lot and in the area and the
535 proposed location minimizes the need to remove trees.

536
537 Boatman replied they can very easily find another place to put this structure. McCullagh stated that he and
538 his wife are mobility limited. McCullagh added the topography is not such it could be relocated; we would
539 have to take down many trees and move large rocks. Boatman stated it is not the Boards position to design
540 the project or tell you where to put it, but you should move it elsewhere outside of the SIZ. McCullagh
541 stated he does not know where the drainfield and septic are going, no one else has suggested that he consider
542 that. McCullagh stated the storage shed will be for lake front things not for garage items, the new house
543 will have a double garage, this shed is for lake toys, we are mobility limited so we want it close to the lake,
544 the whole point of this lot is so that it is flat with easy access, as we become more impaired over time. Sharp
545 asked if they could shift it toward the carport. McCullagh stated the lot is slanted there. Marjorie McCullagh
546 replied locating it in its former position allows for relocation for docs and lifts, it allows a through fare for
547 removing things from the lake. Sharp stated the former structure was ten (10) feet and now you want fifteen
548 (15) in height. Marjorie McCullagh replied, it will have a greater slope, but the existing and proposed
549 heights are just estimates, it will be slightly higher than the previous shed. Marjorie McCullagh stated we
550 are doing great improvements to this lot, we purchased it in very poor condition. There have been some
551 delays in accomplishing it. We destroyed the existing structure because we thought we could rebuild it, this
552 wouldn't have been an issue.

553
554 Sharp stated a neighbor commented on the removal of the retaining wall. McCullagh replied they plan on
555 replacing the rocks, the rocks are being stored on the property, they removed them to accommodate
556 construction. Boatman noted there was a variance granted for this property in 2019 (Correction for record
557 Variance was granted in 2017 and expired in 2019) which stipulated that all structures are removed from
558 the shore impact zone and now here you are requesting to be in the SIZ. McCullagh replied they did not
559 agree to that variance, we choose to disregard that variance and are going a different route to develop the
560 lot, we are meeting all other Ordinance requirements now, the only variance we need is to replace this shed.
561 Boatman replied that the patio/deck will still be in the SIZ, and the boathouse is in the SIZ. Marjorie
562 McCullagh replied how does the patio impact the request. Boatman replied now you will have two

563 structures in the SIZ. Kessler asked why they can't move back out of the SIZ. Boatman said it would be
564 easy to do. Marjorie McCullagh stated it would be a hardship to carry stuff from the lake. Don McCullagh
565 added they would also have to remove trees.

566
567 A letter opposed of the request was presented to the Board, by Vareberg, from a neighbor of the
568 McCullagh's. Letter is on file in the Becker County Zoning office.

569
570 Hello Ms. Bartee:

571
572 We are the neighbors of the McCullagh's, and we would like to comment on the upcoming
573 variance application review.

574
575 As you look at the attached pictures, please note that the existing structure does not appear to
576 be 10 feet. It might even be a stretch to say it was 8 feet. If a 15 foot 'boathouse' is put in its
577 place it will totally obstruct our view of the lake from our deck. Also, in speaking with the
578 neighbors we are not sure why it is referred to as a 'boathouse' as it has always been a shed
579 where tools and lawn mowers were stored.

580
581 **Page 261 of packet**

Road Setback: n/a	Road Type: County
Existing Imp. Surface Coverage: 0- Just tore all down	Proposed Imp. Surface Coverage: 24.01%
Existing Structure Sq Ft: 10x21 = 210	Proposed Structure Sq Ft: 10x20 = 200
Existing Structure Height: 10	Proposed Structure Height: 15
Existing Basement Sq Ft: no	Proposed Basement Sq Ft: no
Change to roofline? No	Change to main structural framework? Yes
Other Questions Review	
1. Is the variance in harmony with the purposes and intent of the ordinance? Yes Explain: The boathouse will be replaced in the same location. It will be smaller than the original structure. The original structure was 10x21, we are requesting a 10x20. We are meeting all other setbacks. We have a very low impervious coverage, well under the allowed 25%	
2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes Explain: The proposed structure is located in Policy District 3, and meets objectives to promote recreational assets.	
3. Does the proposal put the property to use in a reasonable manner? Yes Explain: Property will be used in a residential/recreational manner, consistent with surrounding area. Placement minimizes need to remove trees and is compatible with the topography while maintaining function as a boathouse.	

582
583
584 Another comment I would like to make is in speaking with the immediate neighbors
585 'appreciative' is not an adjective that was used.

586

587 Page 262 of packet.

5. Will the variance maintain the essential character of the locality? Yes
Explain: **There are multiple similar boathouses in Lake Maud/Eunice area. We are greatly improving the lot. Neighbors are appreciative of the rebuild. It will be much more aesthetically pleasing.**

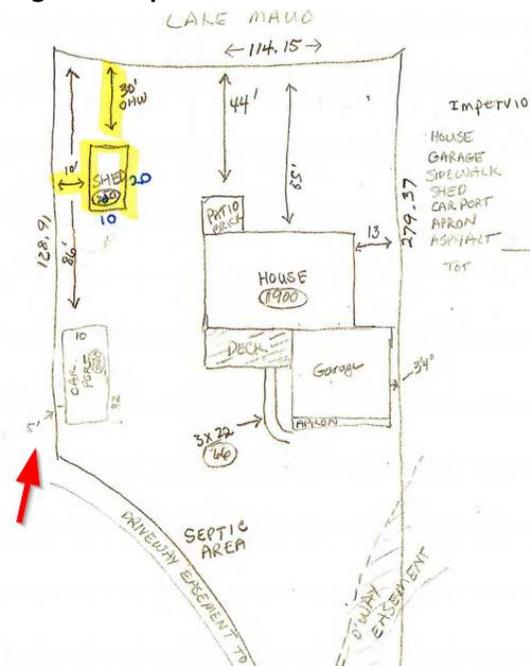
588
589 The attached pictures of this shed still erect were taken on April 19, 2021. What constitutes 'too
590 long ago'?

591
592 Page 263 of packet

Non-Dwelling Proposed Review
Non-dwelling related project (2A): Storage Shed
- Existing Dimensions: **Was a 10 x21- Removed too long ago to qualify for build in footprint**
- Proposed Dimensions: **10x20=200**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

593
594
595 Also, according to the drawing the carport will only be 5 feet from the property line. Our
596 understanding was that it has to be 10 feet.

597
598 Page 266 of packet



599
600 One last thing that we are concerned about, they removed the rock retaining wall on the
601 southwest side of the property. If we have torrential rains, it could cause extensive damage. Is
602 this retaining wall going to be replaced?



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Thank you!

Marjorie McCullagh stated they have had the lot surveyed and they are well within the ten (10) foot setback allowed. Don McCullagh added it was three (3) feet and we moved it back to ten (10) feet.

No one spoke for or against the application. There was no written correspondence for the application. At this time, testimony was closed. Chairman Roger Boatman opened the matter for discussion by the Board.

Hall stated there are other areas to place the shed outside of the SIZ without interfering with the neighbors. Boatman stated they should be consistent with the 2017 Variance to remove structures from the SIZ. Sharp stated the shed should be moved back to fifty (50) feet.

Request was tabled by the applicant.

ELEVENTH ORDER OF BUSINESS: APPLICANT John & Joyce Hajostek 1206 47th Ave N Fargo, ND 58102 **Project Location:** 31653 Sugar Creek Rd Ogema, MN 56569 **Tax ID Number: 32.0336.000, 32.0337.000, & 32.0338.000;** Sugar Bush Township **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an addition to an existing non-conforming basketball court to be located at twelve (12) feet from the township road right of way, deviating from the required setback of twenty (20) feet from a township road right of way for a detached structure.

Vareberg presented the application.

Owner John Hajostek was present virtually. Hajostek explained the request to construct an addition to an existing non-conforming basketball court to be located at twelve (12) feet from the township road right of

630 way. Hajostek stated the proposed addition will not be closer than the existing court, the addition will be
631 added to the length not the width. Hajostek stated the addition will be to convert it to a pickleball court.

632

633 No one spoke for or against the application. There was no written correspondence for or against the
634 application. At this time, testimony was closed. Chairman Roger Boatman opened the matter for
635 discussion by the Board.

636

637 **Motion:** Kessler made a motion to **approve a variance** to construct an addition to an existing non-
638 conforming basketball court to be located at twelve (12) feet from the township road right of way,
639 deviating from the required setback of twenty (20) feet from a township road right of way for a detached
640 structure, due to the fact it is a reasonable request, and it is no closer to the road than the existing
641 structure.

642

643 **Knopf second.** All in favor. **Motion carried.** Variance **approved.**

644

645 **TWELFTH ORDER OF BUSINESS: APPLICANT: Green Valley Bean Company LLC 58473 St**
646 **Hwy 34 Park Rapids, MN 56470 Project Location: 58473 St Hwy 34 Park Rapids, MN 56470 Tax ID**
647 **Number: 21.0256.000 & 21.0261.002; Legals: 21.0256.000: Osage Township APPLICATION AND**
648 **DESCRIPTION OF PROJECT:** Request a variance to be at 40% lot coverage, deviating from the
649 allowed coverage of 25% on an agricultural zoned lot, with the stipulation the two lots be combined.

650

651 Vareberg presented the application.

652

653 Owner John Berthold, President of Green Valley Bean Company, LLC was present. Berthold explained
654 the request to be at 40% lot coverage, deviating from the allowed coverage of 25% on an agricultural
655 zoned lot, with the stipulation the two lots be combined. Berthold stated on May 17th, 2021, the facility
656 experienced a fire which destroyed our warehouse. These were existing non-conforming structures, so we
657 need a variance permit to rebuild them. Berthold explained they purchased the property to the east and
658 plan on combining the properties which will reduce the overall impervious coverage. Boatman asked if
659 the rebuild will have provisions for a fire wall. Berthold replied, the proposal will be three separate
660 structures, twenty (20) feet apart. Hall asked what the new building sizes will be. Berthold replied
661 180'x128', 70'x130' and 40'x64', they come in eight (8) foot increments.

662

663 No one spoke for or against the application. There was no written correspondence for or against the
664 application. At this time, testimony was closed. Chairman Roger Boatman opened the matter for
665 discussion by the Board.

666

667 **Motion:** Sharp made a motion to **approve a variance** to be at 40% lot coverage, deviating from the
668 allowed coverage of 25% on an agricultural zoned lot, due to the fact it is a reasonable request, it is
669 consistent with the purposes and intent of the Becker County Ordinance and Comprehensive Plan, it will
670 not alter the character of the locality and the request will result in a reduction of impervious coverage,
671 with the stipulation the two lots be combined.

672

673 **King second.** All in favor. **Motion carried.** Variance **approved.**

674
675 **THIRTEENTH ORDER OF BUSINESS: APPLICANT Josh & Kayla Swangler** 21246 Co Hwy 29
676 Rochert, MN 56578 **Project Location:** 18178 Co Hwy 29 Detroit Lakes, MN 56501 **Tax ID Number:**
677 **10.0379.000;** Erie Township **APPLICATION AND DESCRIPTION OF PROJECT:** Request a
678 variance to be at 47% over the allowable 30% lot coverage. Also requesting a variance to construct
679 structures to be located at ten (10) feet from the side yard setback, ten (10) feet from the rear yard setback,
680 ten (10) feet from the County Highway ROW and twenty-six (26) feet from the centerline of a township
681 road.

682
683 Vareberg presented the application.

684
685 Owner Josh Swangler was present. Swangler explained the request to be at 47% over the allowable 30%
686 lot coverage and requesting a variance to construct structures to be located at ten (10) feet from the side
687 yard setback, ten (10) feet from the rear yard setback, ten (10) feet from the County Highway ROW and
688 twenty-six (26) feet from the centerline of a township road. Swangler stated the property is zoned
689 commercial and he purchased the lot a year ago. Swangler stated the request is for cold storage and will
690 be one solid building with partition walls in between. Swangler noted he received a letter from WCEC
691 Environmental Consultants about removing the test wells from the parcel. Swangler stated he wanted to
692 have a letter from them knowing it may be a topic of concern before he brought the request to the Board.
693 Swangler noted the request is well over on impervious, but he is willing to modify his request to what the
694 Board sees fit on the lot. Swangler stated he wants to make it a meaningful spot on the property.

695
696 Boatman stated the request is well over the impervious allowed, asking Swangler if there is a different
697 way to arrange this on the property. Swangler stated on the backside it will be 180'x35' for buildings 1-6
698 and 7-11. Units 12-15 are bonus units, if we removed them, it would remove 3600 square feet of
699 impervious surface from the lot. Hall stated he is in favor of the project with the removal of units 12-15.
700 Hall asked if Swangler could modify his setbacks to become more conforming with units 12-15 gone.
701 Vareberg noted the ROW on the Co Hwy is much larger on this lot, it is one hundred fifty (150) feet,
702 standardly the are one hundred (100) or sixty-six (66) feet. Vareberg explained if Swangler moved back
703 another ten (10) feet, he would still not be meeting the required setback, he would be at ninety (90) feet,
704 conforming would be at one hundred five (105) feet for this lot. Hall asked Swangler if he could move
705 back ten (10) feet. Swangler replied yes.

706
707 Charles "Chuck" Chadbourne, Erie Township Chairperson, was present. He stated the Township Board
708 was concerned about the contamination of soil and water and wanted to see the letter from WCEC
709 Environmental Consultants Swangler had received. Swangler provided Chadbourne copies.

710
711 No one spoke for or against the application. There was no written correspondence for or against the
712 application. At this time, testimony was closed. Chairman Roger Boatman opened the matter for
713 discussion by the Board.

714
715 Hall stated he agrees with the removal of units 12-15 (3600 square feet) from the plan and moving units
716 7-11 ten (10) feet further west back from the Co Hwy ROW.

717

718 **Motion:** Hall made a motion to **approve a variance** to be **at 77% lot coverage less units 12-15 (3600 sq**
719 **ft)**, modified from the requested 77% lot coverage. Also, **approve a variance** to construct structures to be
720 located at ten (10) feet from the side yard setback, ten (10) feet from the rear yard setback, and twenty (20)
721 feet from the County Highway ROW, modified from the requested ten (10) feet from the County Highway
722 ROW and twenty-six (26) feet from the centerline of a township road, due to the fact it is a fair and
723 reasonable request.

724

725 **Sharp second.** All in favor. **Motion carried.** Variance **approved.**

726

727 **FORTEENTH ORDER OF BUSINESS: APPLICANT Terrill K & Karla M. Klein** 4402 27th St N

728 Unit 3, Fargo, ND 58102 **Project Location:** 41450 Co Rd 126 Detroit Lakes, MN 56501 **Tax ID**

729 **Number: 28.0206.000;** Shell Lake Township **APPLICATION AND DESCRIPTION OF PROJECT:**

730 Request a variance to construct a detached garage to be located at five (5) feet from the road right of way

731 of a county highway, deviating from the required setback of forty-five (45) feet from the ROW of a

732 county highway, due to setback issues and lot size.

733

734 Vareberg presented the application.

735

736 Owner Terrill K. Klein was present. Klein explained the request to construct a detached garage to be located

737 at five (5) feet from the road right of way of a county highway. Klein stated they would like to build a

738 24'x30' garage. Klein stated the way the lot is there is not much room for anything. The request would look

739 like the house and complement the property. Klein stated this will not be for vehicles, it will be for toys and

740 yard equipment to clean up the items that are currently stored in the yard.

741

742 Hall stated the south side of the garage will be closest to the ROW, five (5) feet to the pin, noting the

743 southwest corner that is going to drop off into the ditch. Hall asked if they could move it closer to the

744 drainfield and off the ROW. Klein stated they could try to shift it north, noting he has thirty-seven (37) feet

745 there so he could move it eight (8) feet to the north. Vareberg noted there is a rock bed there, the mound

746 system has an absorption area and we do not want to place the garage on top of that. Vareberg stated if the

747 garage is placed eleven (11) feet from the ROW it would be two (2) feet off the mound system, which is

748 acceptable.

749

750 A letter in favor of the request was presented to the Board from Jack Gerberding, owner of parcel

751 28.0205.001, 41415 Co Rd 126 Detroit Lakes, MN 56501. Letter is on file in the Becker County Zoning

752 Office.

753

754 Ms. Bartee,

755

756 I am aware of Terrill Klein's proposed garage and am in full support of allowing the variance. I

757 have adjacent lake footage and reside directly across the road from them. I personally will feel

758 no adverse effects, nor do I believe any exist.

759

760 Sincerely,

761

762 Jack Gerberding

763 41415 CR 126 Detroit Lakes

764

765 No one spoke for or against the application. There was no written correspondence against the application.
766 At this time, testimony was closed. Chairman Roger Boatman opened the matter for discussion by the
767 Board.

768

769 Hall notes pushing it back is better than what was requested. Knopf stated this is a good compromise, if
770 the County came through to redo the road it would be an issue if we allowed it any closer.

771

772 **Motion:** Knopf made a motion to **approve a variance** to construct a detached garage to be located at
773 eleven (11) feet, modified from the requested five (5) feet from the road right of way of a county
774 highway, deviating from the required setback of forty-five (45) feet from the ROW of a county highway,
775 due to setback issues and lot size, due to the fact it is a reasonable request, it is a good use of the lot, it is
776 consistent with the purposes and intent of the Becker County Ordinance and Comprehensive Plan and it is
777 using the lot in a reasonable manor.

778

779 **Hall second.** All in favor. **Motion carried.** Variance **approved.**

780

781 **FIFTEENTH ORDER OF BUSINESS: APPLICANT Kent L. & Gretchen L. Anderson 1325 3rd St**
782 **N Fargo, ND Project Location:** 29261 Sugar Hill Dr Ogema, MN 56569 **Tax ID Number: 32.0421.000;**
783 **Sugar Bush Township APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to
784 construct two (2) decks to be located at zero (0) feet from a bluff deviating from the required setback of
785 thirty (30) feet, due to topographical issues.

786

787 Vareberg presented the application. Vareberg stated that they were allowed and permitted to construct on
788 a bluff in the past.

789

790 Owner Kent L. Anderson were present virtually. Anderson explained the request to construct two (2) decks
791 to be located at zero (0) feet from a bluff. Anderson stated they are not happy about the bluff situation.
792 Anderson stated in 1987 it was not considered a bluff when the building was placed on the lot, in 2006 it
793 was not considered a bluff when the septic was installed, and in 2018 it was not considered a bluff when
794 the shed was put on the lot.

795

796 No one spoke for or against the application. There was no written correspondence for or against the
797 application. At this time, testimony was closed. Chairman Roger Boatman opened the matter for
798 discussion by the Board.

799

800 Vareberg explained there was not lidar technology in the past to verify this was a bluff. Sharp stated the
801 impervious is not changing and it is very low.

802

803 **Motion:** Hall made a motion to **approve a variance** to construct two (2) decks to be located at zero (0)
804 feet from a bluff deviating from the required setback of thirty (30) feet, due to topographical issues, due to
805 the fact it is a reasonable request, it is in harmony with the area and community, and it will not negatively
806 impact any neighbors.

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King second. All in favor. **Motion carried.** Variance **approved.**

SIXTEENTH ORDER OF BUSINESS: Informational Meeting. The next informational meeting is scheduled for Thursday, July 1st, 2021 at 8:00 a.m. in the 3rd Floor Zoning Meeting Room of the Original Courthouse. As there was no further business to come before the Board, **King** made a motion to adjourn the meeting. **Sharp** seconded. All in favor. Motion carried. Meeting adjourned.

Chairman Roger Boatman

ATTEST

Kyle Vareberg,
Planning and Zoning Administrator