

Becker County Board of Adjustments
July 18th, 2024

An audio recording of this meeting is available at:
https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

Present: Members: Chairman Roger Boatman, Vice Chair Mike Sharp, Delvaughn King, Kohl Skalin, Larry Knutson, Craig Hall, and Planning and Zoning Administrator Kyle Vareberg.

Absent: None

Chairman Roger Boatman called the meeting to order at 5:59 p.m. Planning & Zoning Technician Nicole Bradbury recorded the minutes.

Introductions were given.

Chairman Roger Boatman read the protocol for the meeting.

Vice Chairman Mike Sharp read the guidelines of the Minnesota statutes the board must follow in order to support or deny any request.

Motion: Hall made a motion to **approve** the minutes from the April 11, 2024, May 9, 2024, and June 13, 2024, meetings; **Knutson second**. All in favor. Motion carried.

NEW BUSINESS:

FIRST ORDER OF BUSINESS: APPLICANT: Herzog Family Investments PO Box 245, Detroit Lakes, MN 56501 **Project Location:** 30179 St Hwy 34, Detroit Lakes, MN 56501 **Tax ID Number:** 10.0460.000 **LEGAL LAND DESCRIPTIONS:** Section 29 Township 139 Range 040; BEG ON S LINE HWY#34 1838.5' W OF E LN N1/2 NW1/4 TH S 462' E 698.5' N 584.7' & W 739.1' TO BEG EX HWY, Erie Township. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to be allowed the same impervious surface coverage of fifty/sixty-five (50/65) percent as allowed for general agricultural property outside of the shoreland district deviating from the allowable twenty-five (25) percent impervious coverage within the shoreland district.

One letter was received from the Pelican River Watershed District (PRWD) and is on file with Becker County Planning and Zoning office.

42 **Motion: Sharp** motioned to **approve** the application with the stipulation that they get an
43 engineered storm-water management plan; Based on the fact that it is in harmony with the
44 purposes and intent of the ordinance and comprehensive plan, it puts the property to reasonable
45 use, and it will not alter the character of the locality as its used for commercial purposes already.
46 **King seconded.** All in favor. **Motion carried.** Variance **approved.**

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49 **SECOND ORDER OF BUSINESS: APPLICANT: Hans F & Gail A Tronnes** 4150 40th Ave
50 SW #312, Fargo, ND 58104 **Project Location:** 12019 Fern Beach Dr, Detroit Lakes, MN 56501
51 **Tax ID Numbers:** 19.1284.000 & 19.1285.000 **LEGAL LAND DESCRIPTION:** Section 30
52 Township 138 Range 041; FERN BEACH 2ND ADD|LOTS 4 & 5, Lake Melissa.
53 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace a deck to
54 be located fifty-three (53) feet from the Ordinary High Water (OHW) Mark deviating from the
55 required setback of seventy-five (75) feet on a General Development (GD) Lake due to setback
56 issues.

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58 **This applicant was removed from the agenda due to not needing a variance.**

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61 **THIRD ORDER OF BUSINESS: APPLICANT: Christopher Nord** 865 Lake Forest Cir,
62 Detroit Lakes, MN 56501 **Project Location:** 15216 E Munson Dr, Detroit Lakes, MN 56501
63 **Tax ID Number:** 19.1152.000 **LEGAL LAND DESCRIPTION:** Section 05 Township 138
64 Range 041; R S DUTTON'S SUB DIV LOTS 34 & 35; Munson Lake. **APPLICATION AND**
65 **DESCRIPTION OF PROJECT:** Request an extension for recorded document number 697842.

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68 **Motion: Skalin** motioned to **approve** the request to extend the application for two (2) years.
69 **Knutson seconded.** All in favor. **Motion carried.** Extension **approved.**

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72 **FOURTH ORDER OF BUSINESS: APPLICANT: Christopher C Mathson** 2509 Evergreen
73 Rd, Fargo, ND 58102 **Project Location:** 21001 Co Hwy 22, Detroit Lakes, MN 56501 **TAX ID**
74 **Numbers:** 17.0877.000 & 17.0878.000 **LEGAL LAND DESCRIPTION:** Section 26 & 27
75 Township 138 Range 042; LANGSETH BEACH|LOT 1& LOT 2, Lake Eunice.
76 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to 1) replace a
77 deck to be located at twenty-three (23) feet from the Ordinary High Water (OHW) mark and 2)
78 construct a paver stone patio to be located at nine (9) feet from the OHW both deviating from the
79 required setback of seventy-five (75) feet on a General Development Lake due to setback issues.

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81 The Applicant withdrew request number two (2).
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83 **Motion: Hall** motioned to **approve** the request to replace a deck to be located at twenty-three
84 (23) feet from the Ordinary Hight Water (OHW) mark based on the fact that it maintains the
85 essential character of the locality, it will not negatively impact the neighbors, and it is in
86 harmony with the purposes and intent of the ordinance. **Sharp seconded.** All in favor. **Motion**
87 **carried.** Variance **approved.**

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91 **FIFTH ORDER OF BUSINESS: APPLICANT: Seth A & Julie A Yliniemi** 25961 Brolin
92 Beach Rd, Detroit Lakes, MN 56501 **Project Location:** 25961 Brolin Beach Rd, Detroit Lakes,
93 MN 56501 **Tax ID Number:** 08.1227.501 **LEGAL LAND DESCRIPTION:** Section 16

94 Township 139 Range 041; Block 001 of REBNE ACRES|LOT 1 Big Floyd Lake.

95 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a pool
96 to be located twenty (20) feet from the Ordinary High-Water (OHW) mark deviating from the
97 required setback of seventy-five (75) feet on a general development lake and to be at thirty-five
98 (35) percent impervious surface coverage deviating from the allowable twenty-five (25) percent
99 impervious coverage within the shoreland district due to lot size and setback issues.

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101 One letter was received from the Pelican River Watershed District (PRWD) and is on file with
102 Becker County Planning and Zoning office.

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105 **Motion: Sharp** motioned to **approve** application with the changes that the pool be located at
106 thirty-eight (38) feet from the OHW with a deck to be located thirty-two (32) feet from the OHW
107 with the conditions that the pool water not be flushed into the lake and they work with the
108 PRWD for a storm water management plan; Based on the fact that it is in harmony with the
109 purposes and intent of the ordinance and comprehensive plan, it puts the property to reasonable
110 use, it doesn't alter the character of the locality, and the shoreline is not conducive to being used
111 for recreational purposes such as swimming. **King seconded.** All in favor. **Motion carried.**
112 Variance **approved.**

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116 **SIXTH ORDER OF BUSINESS: APPLICANT: Hanson Properties of Shoreham** 1462 East
117 Shore Dr, Detroit Lakes, MN 56501 **Project Location:** 24110 Co Hwy 22, Detroit Lakes, MN
118 56501 **Tax ID Numbers:** 191869.000 & 19.1870.000 **LEGAL LAND DESCRIPTION:**

119 Section 20 Township 138 Range 041; Wests add - Shoreham Block A Lot 1 Ex Nely 235' & Wests
120 Add - Shoreham Block A A 95' strip lying 140' W of SLY Line of Lot 1; Lake Sallie. **APPLICATION**
121 **AND DESCRIPTION OF PROJECT:** : Request a variance to 1) rebuild a dwelling to be located
122 twenty (20) feet from the Ordinary High-Water (OHW) mark deviating from the required
123 setback of one hundred (100) feet from a Tributary, 2) construct a deck onto a dwelling to be
124 located twenty (20) feet from the OHW deviating from the required setback of one hundred
125 (100) feet from a tributary and to be located seventy-two (72) feet from the OHW deviating from
126 the required setback of seventy-five (75) feet on a General Development Lake, 3) construct a
127 deck onto a dwelling to be located twenty (20) feet from the OHW deviating from the required
128 setback of one hundred (100) feet from a Tributary, 4) be at thirty-seven (37) percent impervious

129 surface coverage deviating from the allowable impervious surface coverage of twenty-five (25)
130 percent within the shoreland district all due to setback issues.

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133 **The Applicant tabled this application before the meeting.**

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137 As there was no further business to come before the Board, **King** made a motion to adjourn the
138 meeting. **Sharp** seconded. All in favor. Motion carried. The meeting adjourned at 6:39 pm.

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143 _____ ATTEST _____

144 Chairman Roger Boatman

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Kyle Vareberg,
Planning and Zoning Administrator