

Becker County Board of Adjustments
September 12th, 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, Mike Sharp, Delvaughn King, Greg Meyer, Larry Knutson, Kohl Skalin, and Planning and Zoning Administrator Kyle Vareberg.

Absent: Craig Hall

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: Knutson made a motion to **approve** the minutes from the August 8, 2024, meeting; **King second.** All in favor. Motion carried.

NEW BUSINESS:

FIRST ORDER OF BUSINESS: APPLICANT: Dunton Locks Park – Becker County 915 Lake Ave, Detroit Lakes, MN 56501 **Project Location:** 24878 Dunton Locks Rd, Detroit Lakes, MN 56501 **Tax ID Number:** 19.7010.000 **LEGAL LAND DESCRIPTION:** Section 08 Township 138 Range 041; LOT 5 EX 13.71 FOR HATCHERY; Lake View Township **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a picnic shelter to be located fifty (50) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred (100) feet from a recreational development lake due to setback issues.

Motion: Knutson motioned to **approve** the application based on the fact it fits within the harmony of the location. **Skalin seconded.** All in favor. **Motion carried.** Variance **approved.**

SECOND ORDER OF BUSINESS: APPLICANT: Bernadine & Daniel Seefeldt 220 47th Ave E, West Fargo, ND 58078 **Project Location:** 32613 W Cotton Lake Rd, Rochert, MN 56578 **Tax ID Number:** 16.0256.000 **LEGAL LAND DESCRIPTION:** Section 34 Township 140 Range 040, PT

44 LOTS 5 & 7 BEG 50' SW OF INTER E LN LOTS 5 & 7 TH SW 350.3' AL LK NW TO RD NE AL
45 RD TO PT N 67 DEG 02' W OF BEG & SE TO BEG; Cotton Lake. **APPLICATION AND**
46 **DESCRIPTION OF PROJECT:** Request a variance to construct a detached structure to be located
47 eighty-nine (89) feet from the Ordinary High-Water (OHW) Mark deviating from the required setback
48 of one hundred (100) feet on a recreational development lake and to be located thirty-five (35) feet
49 from the centerline deviating from the required setback of fifty-three (53) from the centerline of a
50 township road within the shoreland district all due to lot size and setback issues.

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53 **Motion: Sharp** motioned to **approve** the request with the amendment to be located seventy-nine
54 (79) feet from the OHW and to be located forty-five (45) feet from the road centerline based on the
55 fact that it's the harmony of the purposes and intent of the zoning ordinance and comprehensive plan,
56 it puts the property to use in a reasonable manner, there are circumstances unique to the property as it
57 is narrow, and it does not change the character of the locality. **King seconded.** All in favor. **Motion**
58 **carried. Variance approved.**

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61 **SECOND ORDER OF BUSINESS: APPLICANT:** Ilene M. Maloney 13155 W Lake Sallie Dr
62 Detroit Lakes, MN 56501 **Project Location:** 13155 W Lake Sallie Dr Detroit Lakes, MN 56501 **Tax**
63 **ID Number:** 19.0355.010 **LEGAL LAND DESCRIPTION:** Section 18 Township 138 Range
64 041PT LOT 7 BEG 185.65' E & 852.38' NW OF SE COR TH N 201.35' E 145.31' TO LK S AL LK
65 205.32' & W 172.84' TO BEG, Lake Sallie. **APPLICATION AND DESCRIPTION OF**
66 **PROJECT:** Request a variance to subdivide two (2) non-conforming structures into two (2) non-
67 conforming lots.

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70 **Motion: Sharp** motioned to **approve** the application based on the fact it fits within the harmony of
71 the purposes and intent of the zoning ordinance and comprehensive plan, it does not change the
72 character of the locality, it will continue to be used as a residence, it puts the property to use in a
73 reasonable manner as it will be used for residential purposes, and there are circumstances unique to
74 the property in that you have two (2) dwellings located on one (1) parcel. **Knutson seconded.** All in
75 favor. **Motion carried. Variance approved.**

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78 As there was no further business to come before the Board, **King** made a motion to adjourn the
79 meeting. **Knutson** seconded. All in favor. Motion carried. The meeting adjourned at 6:21 pm.

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84 _____ ATTEST _____
85 Chairman Roger Boatman Kyle Vareberg,
86 Planning and Zoning Administrator