



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 ~ Fax: 218-846-7266

Becker County Board of Adjustments Meeting

October 10th, 2024, ~ 6:00pm

1st Floor Commissioner's Room – Becker County Courthouse

~ Tentative Agenda ~

I. Roll Call of Members

II. Minutes approval for the September 12, 2024, hearing.

III. New Business:

- 1. APPLICANT:** Bruce K. Pulkrabek 36 Evergreen Cir, West Fargo, ND 58078 **Project Location:** 12114 Shorewood Beach Rd, Detroit Lakes, MN 56501 **Tax ID Number:** 17.0260.000 **LEGAL LAND DESCRIPTION:** Section 22 Township 138 Range 042; 22-138-42 PT GOVT LOT 3: COMM SE COR GOVT LOT 3, W 469.11' TO POB; N 33', W 450', N 124.13', W 307.59' TO LK MAUD, S AL LK 155.97' TO S LN GOVT LOT 3, E AL S LN 668.89' TO POB, Maud Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing dwelling and patio with a dwelling to be located seventy-nine (79) feet and a patio to be located sixty-one (61) 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 topographical and setback issues.
- 2. APPLICANT:** Kevin C & Lynette A Johnson 1111 Pine St Crookston, MN 56716 **Project Location:** 48369 St Hwy 113, Ponsford, MN **Tax ID Number:** 12.0018.000 **LEGAL LAND DESCRIPTION:** Section 04 Township 142 Range 037, LOT 6 LYING S OF TR HWY #113 LESS S 600' & WHITETAIL RIDGE PLAT & TRACT N OF PLAT, Bad Medicine Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a detached structure to be located five (5) feet from the right-of-way (ROW) of an old state highway due to topography and setback issues.
- 3. APPLICANT:** Jeanne & William Kauffmann 1335 Black Oaks Ln N, Plymouth, MN 55447 **Project Location:** 11356 S Lake Eunice Rd, Detroit Lakes, MN 56501 **Tax ID Number:** 17.1065.000 **LEGAL LAND DESCRIPTION:** Section 26 Township 138 Range 042, SANDY BEACH PARK, LOT 4, Lake Eunice. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing non-conforming dwelling with a larger dwelling to be located thirty (30) 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 lot size and setback issues.
- 4. APPLICANT:** Daniel Kleist & Kari Kleist 1425 Summerwood Tr Dilworth, MN 56529 **Project Location:** 11840 N Lake Eunice Rd Detroit Lakes, MN 56501 **Tax ID Number:** 17.0662.857 **LEGAL LAND DESCRIPTION:** Section 26 Township 138 Range 042, Lot 007 EUNICE WINDSONG 26-138-42 LOT 7. PT GOVT LOT 1 PT NE1/4 NW1/4: COMM SE COR LOT 1, E 66.03' TO POB; N 66', E 66', N 66' TO POB; W 66', N 130', E 214.53', S 140', W 153.68' TO POB. (TRACT F), Lake Eunice. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance for an after-the fact three hundred and forty (340) square foot water-oriented patio located nine (9) feet from the ordinary high-water (OHW) mark and a

ninety (90) square foot walkway located fifteen (15) ft from the OHW deviating from the allowable one hundred and twenty (120) square feet with a minimum ten (10) foot setback for a water- oriented structure.

- 5. APPLICANT:** Cotton Lake Curley's LLC 20762 Co Hwy 29 Rochert, MN 56578 **Project Location:** 20762 Co Hwy 29 Rochert, MN 56578 **Tax ID Number:** 10.0189.000 **LEGAL LAND DESCRIPTION:** Section 12 Township 139 Range 040; PT LOTS 3 & 4; BEG 1516.03' SE OF N QTR COR ON CTR LN OF CSAH #29, TH SWLY AL CTR HWY 274.04', NW 237.26' TO WTRS EDGE, NELY AL LK 276.39' & SE 260.67' TO POB, Erie Township. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance 1) to construct an addition to an existing non-conforming non-dwelling related structure to be located zero (0) feet from the road right-of-way (ROW) deviating from the required set back of forty-five (45) feet from the ROW of a County Road within the shoreland district and to be located twenty (20) feet from the side yard setback deviating from the required setback of thirty (30) feet for a commercial lot located next to a differently zoned lot; 2) to construct a deck addition to be located eighty (80) feet from the ordinary high-water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake; 3) to be at 42% impervious surface coverage all requests due to lot size and setback issues.
- 6. APPLICANT:** Craig W Casler & Jill A Rudolph 1007 Parke Ave Glyndon, MN 56547 **Project Location:** 20635 Co Hwy 32 Rochert MN 56578 **Tax ID Numbers:** 10.0111.000 & 10.0137.000 **LEGAL LAND DESCRIPTIONS:** Section 10 Township 139 Range 040; PT SE1/4 NE1/4 BEG 50' E & 93.98' SW OF NE COR LOT 6 BLK 1, THORSON AC, TH W 114.77' TO E LN SEC 10, SW AL E LN 113.75', TH W 112.07' & NE 113.75' TO POB & Section 11 Township 139 Range 040; PT GOVT LOT 2 BEG 161.86' E & 99.92' S OF NE COR LOT 6 BLK 1 THORSON AC, TH CONT S 113.75', E 5' TO W SHORE COTTON LK, N AL LK TO PT ON W SHORE BEING 5' E OF POB, TH W 5' TO POB, Cotton Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to rebuild a dwelling with an addition to be located fourteen (14) feet from the road right-of-way (ROW) deviating from the required setback of forty-five (45) feet from the ROW of a County road within the shoreland district and to be located forty-five (45) 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.
- 7. APPLICANT:** Michael G D Hough 1227 Riverside Dr Detroit Lakes MN 56501 **Project Location:** 20980 Aljoe Ln Rochert MN 56578 **Tax ID Number:** 10.0015.000 **LEGAL LAND DESCRIPTION:** Section 03 Township 139 Range 040, W 100' of E 225' of Lot 6, Cotton Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing dwelling with a dwelling to be located forty (40) feet from the ordinary high-water (OHW) mark and a deck to be located twenty-five (25) feet from the OHW mark deviating from the required setback of one hundred (100) feet on a recreational development lake due to lot size and setback issues.
- 8. APPLICANT:** LCC RE HOLDINGS LLC 5775 Wayzata Blvd Ste 700 Minneapolis, MN 55416 **Project Location:** 28650 St Hwy 34 Detroit Lakes, MN 56501 **Tax ID Number:** 08.1049.303 **LEGAL LAND DESCRIPTION:** Section 25 Township 139 Range 041 Hillcrest Acres Lot 003 Block 001 Ref: Pt 08.0440.000 in 2008, Detroit Township. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a non-dwelling related structure to be located fifteen (15) feet from the road right-of-way (ROW) deviating from the required setback of thirty (30) feet from the ROW of a State Highway not in the shoreland district and to be located ten (10) feet from the side property line deviating from the required setback of thirty (30) feet for a commercially zoned property located next to a non-commercially zoned property due to set back issues.
- 9. APPLICANT:** Gregory S Charon & Tanya L Charon 1346 3rd Ave S Fargo, ND 58103 **Project Location:** 15282 Summer Island Rd Lake Park MN 56554 **Tax ID Numbers:** 17.1195.000, 17.1196.000 & 17.1197.000 **LEGAL LAND DESCRIPTIONS:** Section 06 Township 138 Range 042; SUMMER ISLAND 138 42 Block 003 LOT 6 & RESTRICTED DRIVE, LOT 7 & RESTRICTED DRIVE, LOT 8 &

RESTRICTED DRIVE, Leaf Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance 1) to replace an existing dwelling with a two (2) story dwelling, deck, and patio with the dwelling to be located thirty-five (35) feet from the ordinary high-water (OHW) mark and the deck and patio to be located twenty-five (25) feet from the OHW mark 2) to construct a permanent gazebo on top of an already approved gazebo platform to be located twenty-two (22) feet from the OHW mark and 3) to construct a deck and patio to an already approved bunkhouse to be located twenty-five (25) feet from the OHW all deviating from the required setback of one hundred (100) feet on a recreational development lake due to lot size, topography, and setback issues

- 10. APPLICANT:** George & Janice Johnson Trust 1321 1st St N Fargo, ND 58102-2720 **Project Location:** 48092 Old Saw Mill Rd Ponsford MN **Tax ID Number:** 12.0079.000 **LEGAL LAND DESCRIPTION:** Section 09 Township 142 Range 037 PT LOT 2 & SW1/4 NW1/4 BEG AT NE COR OF SW1/4 NW1/4 TH S 152.55', TH W 566.22' TH NW 732.95' TO LK, NELY APPX 500' AL LK, TH SELY 784.5' TO S LN LOT 2, TH E 405' TO BEG, Bad Medicine Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a dwelling with a detached garage to be located ten (10) feet from the road right-of-way (ROW) deviating from the required setback of twenty (20) feet from a public easement ROW and to be located fifteen (15) feet from the top of the bluff deviating from the required setback of thirty (30) feet due to topography and setback issues.

IV. Other Business

- 1. Set Tentative Date for Next Informational Meeting, November 7, 2024, 8:00 am; 3rd Floor Zoning Meeting Room**

V. Adjournment