

1 **Becker County Board of Adjustments**
2 **November 14th, 2024**

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4 An audio recording of this meeting is available at:
5 https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/
6

7 **Present:** Members: Acting Chairman Mike Sharp, Delvaughn King, Greg Meyer, Larry Knutson,
8 Craig Hall, Kohl Skalin, and Planning and Zoning Administrator Kyle Vareberg.

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10 **Absent:** Roger Boatman
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12 Acting Chairman Mike Sharp called the meeting to order at 6:00 p.m. Planning & Zoning Technician
13 Nicole Bradbury recorded the minutes.
14

15 Introductions were given.
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17 Acting Chairman Mike Sharp read the protocol for the meeting.
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19 Acting Vice Chairman Craig Hall read the guidelines of the Minnesota statutes the board must follow
20 in order to support or deny any request.
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22 **Motion: Hall** made a motion to **approve** the minutes from the October 10, 2024, meeting; **King**
23 **second.** All in favor. Motion carried.
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26 **NEW BUSINESS:**
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28 **FIRST ORDER OF BUSINESS: APPLICANT:** Lynn R Breitenfeldt 47976 Co Hwy 51, Perham,
29 MN 56573 **Project Location:** 43289 218th St Osage, MN 56570 **Tax ID Number:** 33.0355.000
30 **LEGAL LAND DESCRIPTION:** Section 04 Township 139 Range 038; 3rd Add to Pines, Lots
31 17 & 18, Toad Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a
32 variance to 1) replace an existing dwelling and attached garage with a larger dwelling to be located
33 thirty-three (33) feet from the centerline of the road and thirty-five (35) feet from the ordinary
34 high-water (OHW) mark; 2) construct a patio to be located forty-six (46) feet from the centerline
35 of the road and thirty-eight (38) feet from the OHW mark; 3) construct a deck to be located twenty-
36 five (25) feet from the OHW mark. Requests one (1) and two (2) deviating from the required
37 setback of fifty-three (53) feet from the centerline of a township road within the shoreland district
38 and requests one (1), two (2), and three (3) deviating from the required setback of one hundred
39 (100) feet from the OHW of a Recreational Development Lake all due to lot size and setback
40 issues.
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42 **Motion: Hall** motioned to **approve** the application with the stipulation they add either gutters into
43 French drains or drain tile to mitigate stormwater runoff based on the fact that it fits within the

44 character of the locality, and it will make the property better. **Skalin seconded.** All in favor. **Motion**
45 **carried.** Variance **approved.**

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48 **SECOND ORDER OF BUSINESS: APPLICANT:** Mattson Bros Inc. 12307 Co Hwy 14, Lake
49 Park, MN 56554 **Project Location:** TBD 290th St, Hitterdal, MN 56552 **Tax ID Number:**
50 01.0118.001 **LEGAL LAND DESCRIPTION:** Section32 Township 141 Range 043; E1/2 OF
51 NW1/4 & SW1/4 OF NE1/4, Atlanta Township. **APPLICATION AND DESCRIPTION OF**
52 **PROJECT:** Request a variance to construct a solar array to be located zero (0') from the road
53 right-of-way (ROW) deviating from the required setback of twenty (20) feet from the ROW of a
54 township road within the shoreland district and to be located twenty-five (25) feet from a wetland
55 deviating from the required setback of fifty (50) feet due to setback issues.

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57 **Motion: Skalin** motioned to **approve** the application based on the fact that it fits within the character
58 of the locality. **Knutson seconded.** All in favor. **Motion carried.** Variance **approved.**

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61 **THIRD ORDER OF BUSINESS: APPLICANT:** Branch Creek Investments **Project Location:**
62 704 Shorewood Dr Detroit Lakes, MN 56501 **Tax ID Number:** 19.0845.027 **LEGAL LAND**
63 **DESCRIPTION:** Section 09 Township 138 Range 041; Block 001 Lot 018 BRANCH CREEK
64 LOT 18 BLK 1., Lake View Township. **APPLICATION AND DESCRIPTION OF**
65 **PROJECT:** Request a variance to construct a dwelling with attached garage to be located ten
66 (10) feet from the rear property line deviating from the required setback of forty (40) feet due to
67 topographical issues.

68
69 Dr. Chris Pischel, a neighbor, spoke and shared concerns about resale value, ability to sell their
70 lot at a later date, and if it will impact their ability to enjoy their lot. He agreed that there were
71 topography issues, but stated the lot is still buildable if setbacks are met, it will just change the
72 design of any dwelling that goes there.

73
74 **Motion: Knutson** motioned to **approve** the application with the amendment from ten (10) feet to
75 twenty (20) feet from the rear property line based on the fact that makes the property useable, there is
76 a practical difficulty with the wetland and topography issues, and it falls within the character of the
77 locality. **Skalin seconded.** All in favor. **Motion carried.** Variance **approved.**

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80 As there was no further business to come before the Board, **King** made a motion to adjourn the
81 meeting. **Skalin** seconded. All in favor. Motion carried. The meeting adjourned at 6:37 pm.

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