

**Becker County Board of Adjustments  
December 10, 2003**

**Present: Members:** Jerome Flottemesch, Tom Oakes, Naomi Champ, Terry Kalil, Jim Elletson, and Harry Johnston.  
**Zoning Staff:** Debi Moltzan

The meeting was called to order by Chairperson Naomi Champ. Minutes were recorded by Debi Moltzan.

Johnston made a motion to approve the corrected October 2003 minutes. Kalil second. All in favor. Motion carried.

Elletson made a motion to approve the November 2003 minutes. Flottemesch second. All in favor. Motion carried.

**FIRST ORDER OF NEW BUSINESS: Paul Grinde.** An application for a variance to construct an addition (24 ft by 32 ft) 42.3 ft from the ordinary high water mark of Net Lake has been filed for the property described as: Pt Lot 9, Beg 126.69 ft W & 825.71 ft NE of SE Cor Govt Lot 8 Th NE 61.69 ft Al Hwy SE 325.55 ft to Lk S Al Lk to Pnt, NW 340.17 ft to Beg; Section 18, TWP 142, Range 40, Maple Grove Township. PID No. 20.0337.001.

Grinde explained the application to the Board. A 24 ft by 32 ft addition would be placed on the side of the cabin, even with the present screen porch, which is approximately 42 ft from the ordinary high water mark.

Flottemesch questioned if the proposed garage would replace the existing garage. Grinde stated it would, but the garage would not require a variance and is not part of the application.

Oakes questioned if the cabin was winterized. Grinde stated that it was not now, but would be after the remodeling and addition.

Kalil questioned if the portion of the cabin toward the lake was a screen porch or a sunroom. Grinde stated that it was a screen porch. Kalil questioned if the screen porch was intended to remain a screen porch. Grinde stated that it would remain a screen porch, but may need some remodeling to make it more solid.

Discussion was held regarding the location of the screen porch and the trend to make screen porches permanent parts of the home and trying to further decrease the lake setbacks by adding more decks and screen porches.

Flottemesch stated that the shore impact zone of this lake was 50 feet and that the existing screen porch is located in front of the string line. Flottemesch thought that the addition should be moved out of the shore impact zone.

Kalil stated that this structure is a nonconforming structure and should not be expanded in the shore impact zone.

Elletson stated that the new structure should be kept out of the shore impact zone. There are three tracts of land in this area that are isolated. It would not be reasonable to expect the 100 ft setback from the lake, but it would be reasonable to strive for structures out of the shore impact zone.

Johnston stated that, with the new addition, the structure would be about 2400 sq ft in size, which a large structure. Grinde stated that the second story would be a loft, not a full story. Grinde also stated that if he were not able to put on the addition, he would have to sell the cabin.

Champ stated that he would, most likely, be granted an addition, but maybe not the exact size he wishes. Flottemesch stated that the Board had to find a hardship of the lot to grant a variance, not a man made hardship.

Further discussion was held regarding the lake setback, shore impact zone and string line.

No one spoke in favor of the application. No one spoke against the application. There was no written correspondence either for or against the application. At this time, testimony was closed.

Further discussion was held. Elletson stated, that he thought, the best solution was an addition even with the lakeside of the existing cabin. This would place the addition behind the string line and out of the shore impact zone. Elletson would also like to see the screen porch out of the shore impact zone, but the screen porch already exists.

**Motion:** Johnston made a motion to approve a variance to allow an addition four (4) feet in front of the existing cabin, which would place the addition close to the string line and out of the shore impact zone, and to allow slight remodeling of the roof on the existing screen porch to allow proper drainage of the roof with the stipulation that the screen porch must remain a screen porch and to keep the integrity of the existing screen porch based on the size and shape of the lot of record and location of the existing structure. Oakes second.

Kalil questioned if the limits placed on the screen porch were enough. Kalil was concerned that if repair began, one problem leads to another and that the final outcome should be a comfortable decision. Flottemesch stated that the screen porch must remain a screen porch and that the slight remodeling allowed would allow Grinde to straighten the roof so that it was level and could properly drain.

A vote was taken, with everyone voting in favor of the application except Elletson. Majority in favor. Motion carried. Variance approved.

**SECOND ORDER OF BUSINESS: Stites, Lake Eunice Township.**

The Board had received a letter from Stites, asking for suggestions on what the Board would look at and what the Board may consider, should they re-apply for a variance. All Board Members read the letter. Minor discussion was held and the consensus of the Board was that no hardship exists to warrant a variance.

**THIRD ORDER OF BUSINESS: Informational Meeting.**

The next informational meeting is scheduled for Thursday, January 8, 2004 at 8:30 a.m. at the Planning and Zoning Office.

Since there was no further business to come before the Board, Johnston made a motion to adjourn the meeting. Elletson second. All in favor. Motion carried. Meeting adjourned.

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Naomi Champ, Chairperson

ATTEST

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Patricia L. Johnson, Administrator