

**Becker County Board of Adjustments**  
**October 8<sup>th</sup>, 2020**

**Present:** Members: Chairman Jim Brufloft, Roger Boatman, Lee Kessler, Delvaughn King, Michael Sharp, Justin Knopf, Zoning Administrator Kyle Vareberg and E911/Zoning Technician Rachel Bartee.

Chairman Jim Brufloft called the meeting to order at 6:00 p.m. E911/Zoning Technician Rachel Bartee recorded the minutes.

Introductions were given.

**Sharp** made a motion to approve the minutes for the September 10<sup>th</sup>, 2020 minutes. **Boatman** seconded. All in favor, Motion carried.

**Brufloft** explained the protocol for the meeting and **Boatman** read the criteria for which a variance could be granted.

**NEW BUSINESS:**

**FIRST ORDER OF BUSINESS: APPLICANT: Authorized Agent Raymond Reading for C/O Kathleen Anderson (B. Martin & Elizabeth Gray) 26274 Paradise Point Rd Detroit Lakes, MN 56501**  
**Project Location:** 26533 Paradise Point Rd Detroit Lakes, MN 56501 **LEGAL LAND**  
**DESCRIPTION: Tax ID Number: 08.1186.000; APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to be at 34% lot coverage, deviating from the allowed lot coverage of 25%, due to lot size.

Vareberg presented the application.

Authorized Agent, Raymond Reading was present. Reading explained the request to be at 34% lot coverage. Reading stated the plan proposed at last month's Hearing greatly improves upon what is currently existing, noting this month's application is even more conforming. Reading stated the current dwelling is not ADA accessible, the septic is failing, and the house has mold, noting the clients cannot use the property. Reading stated improvements have been made to the proposal based on the Board's feedback from last month. Reading stated the side yard setbacks were made conforming, moving them from 3 feet to 5 feet back, centering the structure on the lot. The impervious surface has been reduced to 34%, last months request was 35%, and the current coverage is at 41%. The proposed lake setback request is further back than what setback averaging allows them to be. The plan is to use the same mitigation plan from last months request, which over mitigates the property, even though this is not required. There will be rain gardens, a berm, and french drains. The roof has also been modified to be a 10/12 pitch, as this was a concern at the last meeting.

Boatman stated 1850 sq ft is a very large structure for this lot, noting the structure has not been reduced in size from the previous request. Reading replied the garage was made smaller to center the structure on the lot. Reading noted 1850 sq ft includes the garage, noting the dwelling area is only 1100 sq ft. Boatman

45 replied he is in favor of the mitigation plans, however the total square footage is still too high, 34%  
46 coverage is a lot. Reading stated they cannot make it any smaller to keep it ADA compliant, they need to  
47 account for wider hallways for wheelchair accessibility. Reading added the structure will be smaller than  
48 the neighboring properties. Reading stated the neighbors have their water running towards this property.  
49 Reading stated currently this property is at 41% with no mitigation, this plan will remedy that.

50

51 No one spoke for or against the application. There was no written correspondence for or against the  
52 application. At this time, testimony was closed. Chairman Bruflodt opened the matter for discussion by  
53 the Board.

54

55 Bruflodt stated an application at 34% coverage does not sit well with the Board, however it is a big  
56 improvement than what is existing.

57

58 Vareberg noted the requested structure is only 48 sq ft larger than the existing structure based on the  
59 sketches, noting the sketches show 1756 sq ft not 1850 sq ft.

60

61 Knopf noted the storm management plan states the coverage is at 35% not 34%. Reading replied the  
62 coverage proposed will be at 34%, the mitigation plan was kept the same from the previous application,  
63 they will be over mitigated. Knopf asked how the rain garden will be completed, adding there should be  
64 soil testing. Reading replied he used to work with land management for the US Natural Resources  
65 Conservation Services, noting soil maps are considered when creating the mitigation plan. Reading added  
66 rain gardens have natural plants/grasses that have a deep root depth of 8-10 inches.

67

68 Bruflodt stated although this is not a perfect request, they are greatly improving the lot.

69

70 Sharp stated he was in favor last time and noted the plan has improved since then.

71

72 Kessler noted he was opposed last time and is in favor this time.

73

74 **Motion: Kessler** made a motion to **approve** a variance to be at 34% lot coverage, deviating from the  
75 allowed lot coverage of 25%, due to lot size, due to the fact the proposal is a great improvement from  
76 what is existing, it is in harmony with neighboring properties, and all other setbacks are being met, with  
77 the stipulation to complete the mitigation plan as proposed with rain garden, berm and french drains.

78

79 **Sharp second.** All in favor. **Motion carried.** Variance **approved.**

80

81 **SECOND ORDER OF BUSINESS: APPLICANT: Mona Schonbrunn Trust** 2301 Gulf of Mexico  
82 Dr Unit 91 Longboat Key FL 34228-3217 **Project Location:** 34259 323<sup>rd</sup> Ave Ogema, MN 56569

83 **LEGAL LAND DESCRIPTION: Tax ID Number: 20.0447.000; APPLICATION AND**

84 **DESCRIPTION OF PROJECT:** Request a variance to construct an addition to a non-confirming  
85 dwelling to be located at thirty-eight (38) feet from the OHW, deviating from the required setback of one  
86 hundred (100) feet on a recreational development lake due to setback issues and lot coverage.

87

88 Vareberg presented the application.

89  
90 Authorized Agent, Steven Dennis was present. Dennis explained the request to construct an addition to a  
91 non-confirming dwelling to be located at thirty-eight (38) feet from the OHW. Dennis stated Mona lives  
92 in Florida and stays at the cabin in the summer months. Dennis stated the proposed request is for a small  
93 addition to extend from an existing addition to house a shower area for the cabin. Dennis stated the owner  
94 has a bathroom in the front part and wants to add a 4'5" addition to have shower capabilities in the cabin.

95  
96 Boatman stated this is a reasonable request.

97  
98 No one spoke for or against the application. There was no written correspondence for or against the  
99 application. At this time, testimony was closed. Chairman Brufloodt opened the matter for discussion by  
100 the Board.

101  
102 **Motion: Boatman** made a motion to **approve** a variance to construct an addition to a non-confirming  
103 dwelling to be located at thirty-eight (38) feet from the OHW, deviating from the required setback of one  
104 hundred (100) feet on a recreational development lake, due to setback issues and lot coverage, due to the  
105 fact it is a very moderate request and it is in harmony with neighboring properties, with an administrative  
106 variance to mitigate stormwater as proposed.

107  
108 **King second.** All in favor. **Motion carried.** Variance **approved.**

109  
110 **THIRD ORDER OF BUSINESS: APPLICANT: James & Tana Deboer** 481 Lonesome Pine Trl Lino  
111 Lakes, MN 55014 **Project Location:** 23988 Vacation Lane Rochert, MN 56578 **LEGAL LAND**  
112 **DESCRIPTION: Tax ID Number: 28.0119.002; APPLICATION AND DESCRIPTION OF**  
113 **PROJECT:** Request a variance to construct an addition to an existing non-confirming dwelling to be  
114 located at sixty-four (64) feet from the OHW of the lake, deviating from the required setback of one  
115 hundred (100) feet from a recreational development lake, due to setback issues.

116  
117 Vareberg presented the application.

118  
119 Tana Deboer and Authorized Agent, John Gunkelman were present. Deboer explained the request to  
120 construct an addition to an existing non-confirming dwelling to be located at sixty-four (64) feet from the  
121 OHW of the lake. Deboer stated she and her husband would like to make the cabin their year-round  
122 dwelling and the current structure is too small. Deboer stated the current cabin is an "L" shape and they  
123 would like to fill it in and make it a rectangle shape. Deboer noted the addition will not be visible from  
124 the lake and would not negatively impact any neighbors.

125  
126 Sharp asked why is the proposed height to be 28'. Gunkelman replied there will be an attached garage in  
127 the back that will get the height. Gunkelman stated this area was an old resort in the past. Gunkelman  
128 explained the previous owner had taken two of the resort cabins and pushed them together to make the  
129 existing structure. Deboer stated there are steps that go up inside where they connect noting the original  
130 structure was built in 1925.

131

132 Kessler stated the proposal is to fill in the part of the house that is currently decking, it is further away  
133 from the lake than the existing home, and the garage is 100(+) feet away from the lake in all directions.

134  
135 No one spoke for or against the application. There was no written correspondence for or against the  
136 application. At this time, testimony was closed. Chairman Brufloft opened the matter for discussion by  
137 the Board.

138  
139 **Motion:** Sharp made a motion to **approve** a variance to construct an addition to an existing non-  
140 conforming dwelling to be located at sixty-four (64) feet from the OHW of the lake, deviating from the  
141 required setback of one hundred (100) feet from a recreational development lake, due to setback issues,  
142 due to the fact the lot has low impervious coverage, the proposal is in harmony with the surrounding  
143 locality, and the addition is on the backside of the house where it is not encroaching any closer to the lake  
144 than the existing structure.

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146 **Kessler second.** All in favor. **Motion carried.** Variance **approved.**

147  
148 **FORTH ORDER OF BUSINESS: APPLICANT: MN Tweten Properties LLC 3658 4<sup>th</sup> St E West**  
149 **Fargo, ND 58078 Project Location: 12176 Co Hwy 17 Detroit Lakes, MN 56501 LEGAL LAND**  
150 **DESCRIPTION: Tax ID Number: 19.1465.701; APPLICATION AND DESCRIPTION OF**  
151 **PROJECT:** Request a variance for forty-one (41) residential units for a shoreland conservation  
152 subdivision and a max height of forty-five (45) feet and three floors.

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154 Applicant tabled application prior to hearing.

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156 **FIFTH ORDER OF BUSINESS:**

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158 **Informational Meeting.** The next informational meeting is scheduled for Thursday, November 5<sup>th</sup>, 2020  
159 at 8:00 a.m. in the 1<sup>st</sup> Floor Commissioners Room of the Original Courthouse. As there was no further  
160 business to come before the Board, **Kessler** made a motion to adjourn the meeting. **Boatman** seconded.  
161 All in favor. Motion carried. Meeting adjourned.

162  
163 \_\_\_\_\_ ATTEST \_\_\_\_\_  
164 Chairman Jim Brufloft Kyle Vareberg,  
165 Planning and Zoning Administrator