

Becker County Board of Adjustments
November 12th, 2020

Present: Members: Chairman Jim Brufloft, Lee Kessler, Michael Sharp, Justin Knopf, Zoning Administrator Kyle Vareberg and E911/Zoning Technician Rachel Barte. Absent was Roger Boatman. Delvaughn King was present begin with the fifth order of business.

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

Introductions were given.

Kessler made a motion to approve the minutes for the October 8th, 2020 minutes. **Knopf** seconded. All in favor, Motion carried.

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

NEW BUSINESS:

FIRST ORDER OF BUSINESS: APPLICANT: Christopher J. & Tracy M. Spies 520 Arabian Ave Bismarck, ND 58503 **Project Location:** 15571 W Munson Ln Detroit Lakes, 56501 **LEGAL LAND DESCRIPTION: Tax ID Number: 19.1472.000; APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a detached garage to be located at zero (0) feet from the ROW, deviating from the required setback on twenty (20) feet from the ROW of a platted township road on a riparian lot, due to setback issues.

Vareberg presented the application.

Authorized Agents Jeff Boehm and Kevin Lefebvre from Lighthouse Construction were present on behalf of Christopher and Tracy Spies. Boehm explained the request to tear down the existing structure and construct a new detached garage to be located at zero (0) feet from the ROW. Boehm stated the garage was originally built in 1989 and is currently located 5.5 feet into the ROW. Boehm noted that the neighbors in this neighborhood have garages located in similar locations. Boehm stated the impervious surface will change by less than 1% and based on County regulations there will be mitigation completed to control stormwater. Boehm stated all the stormwater from the house will go into french drains. Boehm stated the property will be improved in two ways: the structure will be moved out of the ROW and a mitigation plan will be in place.

Brufloft stated the existing driveway is a “U” shape with grass in the middle, will this stay the same or is the grass going away with a garage entrance from the side. Boehm replied the owners have not decided yet so the impervious was calculated considering max coverage, Brufloft noted it would be safer to enter from the side.

45 Kessler asked if runoff from the garage would be collected/controlled. Boehm replied using the County's
46 mitigation worksheet enough credits were earned by solely mitigating the runoff from the house

47
48 Brufloft asked if the asphalt would be narrowed. Boehm replied they would have less square footage if
49 they choose to keep the doors where they are now.

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 Brufloft opened the matter for discussion by
53 the Board.

54
55 Sharp stated he was in favor of the garage access to be located on the side, even if it increases the
56 impervious coverage as safety is more crucial.

57
58 Brufloft noted there are neighbors in that area that are as close or closer, noting this is an improvement to
59 the lot to move off the roadbed.

60
61 Knopf stated due to the topography and the hill there may be issues limiting the garage size if they must
62 access from the side. Boehm stated it will be a 24x24 foot with two stalls.

63
64 Kessler recommended (not stipulated) the garage be built with a side access.

65
66 **Motion:** Kessler made a motion to **approve** a variance to construct a detached garage to be located at
67 zero (0) feet from the ROW, deviating from the required setback on twenty (20) feet from the ROW of a
68 platted township road on a riparian lot, due to setback issues, due to the fact it is in harmony with the
69 locality.

70
71 **Knopf second.** All in favor. **Motion carried.** Variance **approved.**

72
73 **SECOND ORDER OF BUSINESS: APPLICANT: Jerry B & Melanie Tronnes** PO BOX 223
74 Climax, MN 56523 **Project Location:** 20695 Co Hwy 22 Detroit Lakes, MN 56501 **LEGAL LAND**
75 **DESCRIPTION: Tax ID Number: 17.0753.000 & 17.0767.000; APPLICATION AND**
76 **DESCRIPTION OF PROJECT:** Request a variance to construct a porch, dwelling and attached garage
77 to be located at sixteen (16) feet from the right of way (ROW) of a County Road, deviating from the
78 required setback of forty-five (45) feet from the ROW of a platted County Road on a riparian lot, due to
79 lot size.

80
81 Vareberg presented the application.

82
83 Jerry and Melanie Tronnes were present virtually. Tronnes explained the request to construct a porch,
84 dwelling and attached garage to be located at sixteen (16) feet from the right of way. Tronnes stated the
85 setback from the OHW is being met.

86

87 No one spoke for or against the application. There was no written correspondence for or against the
88 application. At this time, testimony was closed. Chairman Brufloodt opened the matter for discussion by
89 the Board.

90

91 Kessler stated this is a reasonable request, the property is substandard, other properties in the
92 neighborhood have a similar setback, there is not room to meet the current ordinance requirements, and
93 the setback to the OHW is being met.

94

95 Sharp noted that the request is setback farther than some of the other neighboring homes.

96

97 **Motion:** Sharp made a motion to **approve** a variance to construct a porch, dwelling and attached garage
98 to be located at sixteen (16) feet from the right of way (ROW) of a County Road, deviating from the
99 required setback of forty-five (45) feet from the ROW of a platted County Road on a riparian lot, due to
100 lot size, due to the fact it is a reasonable request, meets the lake setback, and it is in harmony with
101 neighboring properties.

102

103 **Knopf second.** All in favor. **Motion carried.** Variance **approved.**

104

105 **THIRD ORDER OF BUSINESS: APPLICANT: Jana Frazee** 1722 50th St S Fargo, MN 58103
106 **Project Location:** 20169 E Maud Lake Rd Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:**
107 **Tax ID Number: 17.0250.000; APPLICATION AND DESCRIPTION OF PROJECT:** Requesting a
108 variance to construct a detached garage, to be located at eight (8) feet from the Road Right of Way
109 (ROW) on a Township Road, deviating from the required setback of twenty (20') feet from the ROW on a
110 platted township road on a riparian lot, due to setback issues.

111

112 Vareberg presented the application.

113

114 Jana Frazee was present virtually. Frazee explained her plan to construct a detached garage, to be located
115 at eight (8) feet from the ROW. Kessler asked if she could attach it to the house. Frazee replied she
116 cannot.

117

118 No one spoke for or against the application. There was no written correspondence for or against the
119 application. At this time, testimony was closed. Chairman Brufloodt opened the matter for discussion by
120 the Board.

121

122 Brufloodt stated the rest of the neighborhood has similar setbacks.

123

124 Sharp stated it appeared the variance is only needed for one side of the garage; the other side can meet the
125 required setback.

126

127 Kessler noted this is the only place to put it without moving the cabin.

128

129 **Motion:** Kessler made a motion to **approve** a variance to construct a detached garage, to be located at
130 eight (8) feet from the Road Right of Way (ROW) on a Township Road, deviating from the required

131 setback of twenty (20') feet from the ROW on a platted township road on a riparian lot, due to setback
132 issues, due to the fact this is the best placement on the lot, the lot is narrow, the request is in harmony
133 with the locality, and the request is on a minimally traveled dead end road.

134

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

136

137 **FORTH ORDER OF BUSINESS: APPLICANT: Leighton Properties LLC** 724 2nd St SE Little
138 Falls, MN 56345 **Project Location:** 23372 S Melissa Dr Detroit Lakes, MN 56501 **LEGAL LAND**
139 **DESCRIPTION: Tax ID Number: 19.1739.000. APPLICATION AND DESCRIPTION OF**
140 **PROJECT:** Request a variance to construct an addition to an existing non-conforming dwelling to be
141 located at fifty-one (51) feet from the OHW of the lake, deviating from the required setback of seventy-
142 five (75) feet from a general development lake, due to setback issues.

143

144 Vareberg presented the application.

145

146 Jeff Leighton was present on behalf of Leighton Properties LLC. Leighton explained the request to
147 construct an addition fifty-one (51) feet from the OHW, to be for a second bathroom. Leighton explained
148 that five siblings share the property, noting a second bathroom is a necessity. Leighton stated the addition
149 will be esthetically pleasing and will not be noticeable from the exterior, they are just filling in a small
150 corner of the house. The proposed location will also flow with the interior design.

151

152 Sharp asked if the concrete in the back would be removed. Leighton replied they had not considered it as
153 they are well under impervious surface requirements. Leighton added they mostly use the deck, and the
154 concrete is for overflow.

155

156 No one spoke for or against the application. There was no written correspondence for or against the
157 application. At this time, testimony was closed. Chairman Bruflo dt opened the matter for discussion by
158 the Board.

159

160 Sharp noted there is a dip to the lake, a natural low spot that will help with stormwater issues.

161

162 Knopf stated it was a reasonable request.

163

164 Sharp noted that the request is setback farther than some of the other neighboring homes. Sharp suggested
165 the concrete be removed. Bruflo dt noted the slab is holding up the deck therefore modifications would
166 need to be made. Bruflo dt added the sidewalk can remain.

167

168 **Motion:** Sharp made a motion to **approve** a variance to construct an addition to an existing non-
169 conforming dwelling to be located at fifty-one (51) feet from the OHW of the lake, deviating from the
170 required setback of seventy-five (75) feet from a general development lake, due to setback issues, due to
171 the fact it is a reasonable request and does not alter the locality of the neighborhood.

172

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

174

175 **FIFTH ORDER OF BUSINESS: APPLICANT: Nathan E & Karen B Derby** 3141 9 ½ St N Fargo,
176 ND 58102 **Project Location:** 17431 Bijou Cir Lake Park, MN 56554 **LEGAL LAND DESCRIPTION:**
177 **Tax ID Number: 18.0284.000 & 18.0285.000; APPLICATION AND DESCRIPTION OF**
178 **PROJECT:** Request a variance to construct a detached garage to be located at seventy-two (72) feet from
179 the OHW of the lake, deviating from the required setback of one hundred (100) feet from a recreational
180 development lake, due to setback issues.

181
182 Vareberg presented the application.

183
184 Nathan and Karen Derby were present virtually. Derby explained the request to construct a detached
185 garage to be located at seventy-two (72) feet from the OHW of the lake, deviating from the required
186 setback of one hundred (100) feet from a recreational development lake, due to setback issues.

187
188 Kessler stated the requested building location is on a low spot on the property. Kessler asked what
189 Derby's plan was to control the water. Derby stated the stormwater would still run to the low spot.
190 Kessler asked where the low spot is in relation to the proposed garage. Derby replied it is along the fence
191 towards the lake to the northeast. Kessler replied Derby needs to be aware that he will need to take care of
192 the water on his property, noting it looks like a lot of the water on the lot runs to this proposed area.
193 Derby replied he is going to bring in a foot of fill to raise the area up and level it out. Brufloft asked what
194 the plan is to mitigate the water off the garage. Derby replied they can do gutters, to downspouts to
195 drench drains. Knopf stated it appears the neighbors' water is also running into that low area. Derby
196 replied yes, the neighbor's water does as well, since they built up their lot when they built last year. Derby
197 noted he should not be responsible for controlling his neighbor's stormwater. Brufloft replied Derby
198 should not be responsible for his neighbors' water, however there could be potential issues with both lots
199 if the water issues are not resolved prior to building. Brufloft noted a french drain may not work,
200 recommending that Becker County Soil and Water should be contacted, along with the neighbor, to create
201 a plan on how best to control the stormwater. Derby asked if he should put a berm along his property line
202 to help keep his water on his side and his neighbors on theirs. Brufloft replied he could but it would be a
203 big berm, again recommending Soil and Water should be brought in to create a plan. Knopf asked how
204 long water sits in the low spot after a large rain event. Derby replied up to two days. Knopf asked if it
205 goes across the fence. Derby replied yes.

206
207 Kessler stated if you raise the land up a foot and build the garage, you could lose that ponding area. Derby
208 replied they will not lose the ponding area; the garage does not come to where the pond is, the pond is
209 between where the garage would be and the fence to the north.

210
211 No one spoke for or against the application. There was no written correspondence for or against the
212 application. At this time, testimony was closed. Chairman Brufloft opened the matter for discussion by
213 the Board.

214
215 Sharp stated he does not have issue with the application but is concerned about the water. Sharp stated
216 Derby should consult with the neighbors and Becker County Soil and Water about best management
217 practices.

218

219 Bruflodt stated there is room on the lot for this structure and the setback is reasonable. Bruflodt noted
220 they could table their request.

221
222 Applicant tabled the application to meet with Becker County Soil and Water to create a stormwater plan.

223
224 **SIXTH ORDER OF BUSINESS: Frederick M & Lori L. Coleman** 4128 E Cathedral Rock Dr
225 Phoenix, Az 85044 **Project Location:** 18328 Sunset View Dr Frazee, MN 56544 **LEGAL LAND**
226 **DESCRIPTION: Tax ID Number: 15.0408.000; APPLICATION AND DESCRIPTION OF**
227 **PROJECT:** Request a variance to construct an addition to an existing dwelling to be located at thirty-
228 nine (39) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet
229 from a recreational development lake. Also requesting a variance to construct an addition to an existing
230 dwelling to be located at fourteen (14) from the ROW of a township road, deviating from the required
231 setback of twenty (20) feet from the ROW on a platted township road on a riparian lot, due to setback
232 issues.

233
234 Vareberg presented the application.

235
236 Authorized Agent Christopher Cummings was present virtually on behalf of Frederick M and Lori L.
237 Coleman. Cummings explained the request to construct an addition to an existing dwelling to be located
238 at thirty-nine (39) feet from the OHW. Cummings stated the Colemans would like a simple addition to the
239 north of the cabin as the existing structure is very small. Cummings stated they are limited due to the
240 bluff and the lake. Bruflodt replied it is very narrow there.

241
242 Kessler asked if they are planning on eavestroughs. Cummings replied the cabin has them and they will
243 tie them into the addition. Kessler asked if they would have french drains or a rain garden. Cummings
244 replied french drains will work.

245
246 No one spoke for or against the application. There was no written correspondence for or against the
247 application. At this time, testimony was closed. Chairman Bruflodt opened the matter for discussion by
248 the Board.

249
250 Bruflodt stated if they need extra room this is all he can do and french drains would be an improvement to
251 the lot.

252
253 **Motion:** Kessler made a motion to **approve** a variance to construct an addition to an existing dwelling to
254 be located at thirty-nine (39) feet from the OHW of the lake, deviating from the required setback of one
255 hundred (100) feet from a recreational development lake. Also approve a variance to construct an addition
256 to an existing dwelling to be located at fourteen (14) from the ROW of a township road, deviating from
257 the required setback of twenty (20) feet from the ROW on a platted township road on a riparian lot, due to
258 setback issues, due to the fact it is a reasonable request on a substandard lot, with the building area
259 squeezed between a lake and a bluff, with the stipulation to controll stormwater with gutters to down
260 spouts to french drains.

261
262 **King second.** All in favor. **Motion carried.** Variance **approved.**

263
264 **SEVENTH ORDER OF BUSINESS: APPLICANT: Paul Wanner & Julee Wanner** 1204 63rd Ave N
265 Moorhead, MN 56560 **Project Location:** 24392 Woodland Ln Detroit Lakes, MN 56501 **LEGAL**
266 **LAND DESCRIPTION: Tax ID Number: 19.0785.000; APPLICATION AND DESCRIPTION OF**
267 **PROJECT:** Request a variance to construct a dwelling to be located at thirty-six (36) feet and a deck to
268 be located at forty-eight (48) feet from the centerline of a public easement road, deviating from the
269 required setback of fifty-three (53) feet from the centerline of a public easement road on a riparian lot.
270 Also requesting a variance to construct a dwelling and a deck to be located at eighty-five (85) feet from
271 the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a
272 recreational development lake.

273
274 Vareberg presented the application.

275
276 Paul and Julee Wanner were not present.

277
278 Vareberg presented letters to the Board.

279
280 Letter was received from Lake View Township:

281
282 11/12/2020

283
284 Dear Board of Adjustments

285
286 RE: Paul and Julee Wanner
287 24392 Woodland Lane. Detroit Lake

288
289 The subject and variance was discussed at a Regular Twp Meeting November 9th 2020 and I was
290 asked by the board to forward the following information.

291
292 Due to the design of mother nature this portion of Woodland Lane has been closed from time to
293 time and school buses do not use this part of Woodland Lane as a regular route because of large
294 snow accumulation. Special equipment is required to remove the snow and at times most goes
295 over the north edge to the edge towards this property. Years ago, 20 or so, there were not
296 winter residents that needed timely snow removal. We want our new neighbor to be aware of
297 these road issues. Our nick name for this spot in the road is "windy top".

298
299 Thank you for your hard work

300
301 Bill Jordan, Lakeview Township Supervisor

302
303 Letter was received from Hans and Mary Beth Gilsdorf owner of parcel 19.0787.000; 24447 Woodland
304 Lane, Detroit Lakes, MN 56501:

305

306 Members of the Becker County Planning and Zoning,
307

308 Originally, the lot in question was part of a larger lot on Lake Sallie that Curtis Johnson owned.
309 At some point, he petitioned to break the lot into three separate lots, which was granted, with
310 promises that only small cabins would be built on the two smaller, spin-off lots. I live on a nearby
311 adjacent property located on Lake Sallie and can't recall if I attended that meeting in person or
312 not, because in principle, I wasn't opposed to it. Later, Curtis tore down the existing cabin on the
313 property at 24392 Woodland Ln and requested a variance to build a larger structure. I was present
314 at that variance meeting several years ago. At the variance hearing, he was requesting allowance
315 to build larger than the previous structure that he'd demolished prior. During the meeting there
316 were plenty of objections to his request because of the lot's size and it being on a steep hillside
317 (pervious vs impervious with regard to water run off toward the lake), and to any structure that
318 would encroach so close to that narrow, uphill, blind curved stretch of Woodland Lane, as well as
319 guest parking issues clogging the roadway. In the end, the board emphatically rejected Curtis
320 Johnson's request, stating that any future structure must fit the original foundation footprint. He
321 assured them it would, but never did build a structure. I have been waiting, seeing various 'for
322 sale' signs on the property over the years for someone to purchase the property and request a
323 variance, knowing that it was only a matter of time.
324

325 Meanwhile, the other small spin-off lot was purchased and a cabin built, across the street from the
326 lot in question. I believe we were out of town for the variance hearing for that build, but the cabin
327 is very close to the road on a narrow, blind curve. There was a subsequent variance hearing for
328 that same lot where they added a large garage. I believe we sent a letter in opposition, but the
329 variance was granted and the garage is likely used as an additional guest house and cars that park
330 there usually are encroaching on the edge of the road, which has no shoulder on that curve. It is
331 truly an overbuilt bottleneck and very dangerous in the winter with snowbanks, and the summer
332 with people walking, running, biking and more traffic and parking.
333

334 I was surprised when the Munson lot at 24392 Woodland Ln sold and even more surprised when
335 excavation work was being done, but we hadn't seen any information about a variance. So I was
336 not surprised when the notice came in the mail.
337

338 I strongly oppose granting this variance. The lot, the proximity to the road, the position of the lot
339 on the road (narrow, blind, uphill curve already overcrowded by another overbuilt cabin and
340 garage across the road.)
341

342 Many Lakeshore lots in the area are being overbuilt, with old and new owners pushing against
343 county/state regulations and building codes that have been set in place to protect our state's
344 greatest assets, the lakes themselves and their eco systems. Granting such a variance request such
345 as the current one in question, will only perpetuate more to follow. Rules and building codes are
346 created for a reason, not to be treated as merely an obstacle.
347

348 Therefore, I hope the county board, your board, holds firm to your past ruling and that the new
349 owners comply by building only to the parameter of the original foundation footprint.

350 Hans and Mary Beth Gilsdorf
351 24447 Woodland Lane
352 Detroit Lakes, MN

353
354 No one spoke for or against the application. There was no written correspondence for the application. At
355 this time, testimony was closed. Chairman Brufloodt opened the matter for discussion by the Board.

356
357 Sharp stated this is a uniquely shaped parcel with no way to meet the required setbacks. Sharp stated he is
358 in favor of the project, it is a reasonable request of a very small structure with a deck, it has a low
359 impervious coverage, and the surrounding locality has similar setbacks.

360
361 Vareberg stated he spoke to Phil Hanson another member of the Lake View Township Board. Hanson
362 stated they used the lot to store/blow snow when clearing the roads. Vareberg stated it would be difficult
363 to deny a request for this reason, the township may have to haul the snow out, noting this is a buildable lot
364 of record. To deny building on the lot because it is where the township stores their snow is unreasonable.

365
366 Kessler stated the request is for a park model. Brufloodt replied we cannot pick what people choose to
367 build. Brufloodt noted per the state there is no such thing as a non-buildable lot.

368
369 Knopf noted there were previous variance requests on this lot. Vareberg read the previous variance
370 requests from the file. Brufloodt replied there is a difference of 16' on the ROW between the two requests.
371 Brufloodt also noted the past request was presented to a different Board that was very conservative.
372 Brufloodt stated he does not like the property for anything but for maybe a dock, but there are a lot of
373 applicants that are not even close to this. The Wanner's are trying to meet the setbacks the best they can.
374 Brufloodt noted that the roof will be nearly even with the crest of the road.

375
376 Kessler stated this is a reasonable request, the property is substandard, other properties in the
377 neighborhood have a similar setback, there is not room to meet the current ordinance requirements, and
378 the setback to the OHW is being met.

379
380 Sharp noted that the request is setback farther than some of the other neighboring homes.

381
382 **Motion:** Sharp made a motion to **approve** a variance to construct a dwelling to be located at thirty-six
383 (36) feet and a deck to be located at forty-eight (48) feet from the centerline of a public easement road,
384 deviating from the required setback of fifty-three (53) feet from the centerline of a public easement road
385 on a riparian lot. Also approving a variance to construct a dwelling and a deck to be located at eighty-five
386 (85) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from
387 the OHW of a recreational development lake, due to the fact it is a reasonable request, it will have a very
388 low impervious coverage, it is an unique shape lot with setback issues, and it will not alter the character
389 of the neighborhood.

390
391 **King second.** All in favor. **Motion carried.** Variance **approved.**

392

393 **EIGHTH ORDER OF BUSINESS: APPLICANT: Larry & Barbara Cooper** 656 Heather Ave
394 Placentia CA 92870 **Project Location:** 11845 Fern Beach Dr Detroit Lakes, MN 56501 **LEGAL LAND**
395 **DESCRIPTION: Tax ID Number: 19.1314.000; APPLICATION AND DESCRIPTION OF**
396 **PROJECT:** Request a variance to construct an addition to an existing dwelling to be located at sixty-
397 seven (67) feet from the OHW of the lake, deviating from the required setback of seventy-five (75) feet
398 from a recreational development lake, due to setback issues.

399
400 Vareberg presented the application.

401
402 Authorized Agents Anthony Boehm and Kevin Lefebvre from Lighthouse Construction were present on
403 behalf Larry & Barbara Cooper. Lefebvre explained there was some need to clarify if the lot is
404 conforming or non and if it meets the definition of a lot of record. If the lot were non-conforming and
405 considered a lot of record, it could be approved inhouse with setback averaging. However, it was
406 determined this is not the case and a variance is needed. Boehm stated the request is to be located 67'
407 from the OHW of the lake. Lefebvre explained there will be mitigation implemented with french drains
408 and a natural berm.

409
410 No one spoke for or against the application. There was no written correspondence for or against the
411 application. At this time, testimony was closed. Chairman Brufloodt opened the matter for discussion by
412 the Board.

413
414 Vareberg presented letters to the Board.

415
416 Letter from Michael Johnson owner of parcel 19.1128.000; 11670 Fern Beach Blvd Detroit Lakes,
417 MN 56501.

418
419 To the Planning and Zoning Department:

420
421 Re: Larry and Barbara Cooper 11845 Fern Beach Drive, Detroit Lakes, MN

422
423 I have a small cabin next to Larry and Barbie at 11670 Fern Beach Blvd and they have been
424 wonderful neighbors for decades. My entire family enjoys their company. We've shared docks
425 and helped each other out for years. I understand they need a variance for their property at 11845
426 Fern Beach Drive which is about 6 cabins north of our cabin. I have reviewed the plans on the
427 web-site and I have no reservations regarding the variance of the plans. I feel the plans are in
428 keeping with the rest of cabins / homes in the area and the improvements would support the lakes
429 area.

430
431 Sincerely,

432
433 Michael Johnson
434 11670 Fern Beach Blvd
435 Detroit Lakes, MN
436 612-281-0068

437 Letter from Christine Anhalt resident of parcel 19.1316.000 & 19.1333.000; 11839 Fern Beach Blvd
438 Detroit Lakes, MN 56501.

439
440 Thank you for the letter informing us of a waiver request on the Cooper property. I live two lots
441 down at 11839 Fern Beach Dr. I have no problem with the requested set back variance on their
442 property. Over the past 5-6 years I have seen the older properties on Fern Beach update and
443 improve our lake neighborhood. As neighbors, the Coopers have always taken care of the
444 shoreline and property. I do not see where the variance will harm the lake.

445
446 If you have any questions or comments, please contact me.

447 Thank you.

448 Christine Anhalt

449 571-247-2756

450 ceanhalt@yahoo.com

451

452 Letter from Scheryl Fevig resident of parcel 19.1315.000 & 19.1332.000; 11843 Fern Beach Blvd Detroit
453 Lakes, MN 56501.

454

November 10, 2020

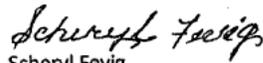
Becker County Zoning
Board of Adjustments

RE: Cooper Variance
11845 Fern Beach Dr
Lake Melissa
Detroit Lakes, MN 56501

To Whom It May Concern:

I am the neighbor directly to the south of the Coopers on Lake Melissa. I have reviewed the variance application packet and plans for the proposed addition to the Coopers' cottage, and have no objection to the project.

Thank you,

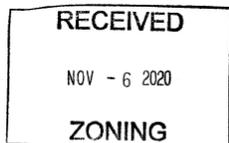

Scheryl Fevig

455

456

457 Letter from Gail Hahn resident of parcel 19.1328.000; 11849 Fern Beach Blvd Detroit Lakes, MN 56501.

458



Gail P. Blahn
11849 Fern Beach Dr.
Detroit Lakes, MN
11-3-20

Board of Adjustment
Re: Larry & Barbara Cooper Variance

I live next door north of their property. I have no objections if their project to remodel is to the west (road side) and nothing forward to the lake. Also the north lot line is in question. I hope the 10 ft rule is in effect.

Thank you
Gail P. Blahn

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Kessler stated this is a reasonable request and is a good fit for the neighborhood.

Brufloft noted it was below the required impervious coverage of 25%. Brufloft asked if there would be a new foundation if it would be built up at all. Lefebvre replied it will come up about 18 inches. Boehm added there will be 2 steps up to the porch.

Sharp noted that the request is setback farther than some of the other neighboring homes.

Motion: Kessler made a motion to **approve** a variance to construct an addition to an existing dwelling to be located at sixty-seven (67) feet from the OHW of the lake, deviating from the required setback of seventy-five (75) feet from a recreational development lake, due to setback issues, due to the fact it is a reasonable request, it will be an improvement to the lot, is out of the shore impact zone, it is in harmony with neighboring properties and it will be well mitigated.

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

NINTH ORDER OF BUSINESS:

Informational Meeting. The next informational meeting is TBD 2021 at 8:00 a.m. in the 3rd Floor Meeting Room of the Original Courthouse. As there was no further business to come before the Board, **Knopf** made a motion to adjourn the meeting. **Kessler** seconded. All in favor. Motion carried. Meeting adjourned.

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Chairman Jim Bruflodt

ATTEST

Kyle Vareberg,
Planning and Zoning Administrator