



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

Becker County Board of Adjustments
Thursday, November 18th, 2021, 6:00pm

Agenda

I. Roll Call of Members

II. Minutes Approval for Meeting

1. Approval of the October 14th, 2021 meeting minutes.

III. NEW BUSINESS

- 1. APPLICANT: City of Frazee** PO Box 387 Frazee, MN 56544 **Project Location:** TBD Park Rd Frazee, MN 56544 **Tax ID Number:** 03.7033.000 **LEGAL LAND DESCRIPTION:** Section 33 Township 138 Range 040; 33-138-40 PT GOVT LOT 5: COMM NW COR SE1/4, W 20RDS (330'), S 20RDS (330'), W 40RDS (660'), N 300' TO LK, N AL LK 185', E 475' TO POB.; Burlington Township **APPLICATION AND DESCRIPTION OF PROJECT:** Request to vary from the required 300-foot lake frontage requirement contained in Table 8-6 of the zoning ordinance.

IV. OLD BUSINESS

- 2. APPLICANT: Kevin H Kylo & Kimberly H Kylo** 15287 7th St SE Blanchard, ND 58009 **Project Location:** 22019 Co Hwy 32 Rochert, MN 56578 **Tax ID Number:** 16.0248.000 **LEGAL LAND DESCRIPTION:** Section 34 Township 140 Range 040; BEG 301.4' N OF SE COR LOT 7 TH W 158' TO RD NE 102.8' AL RD E 200' & S AL LK 101.4' TO BEG KNOWN AS LOTS 7 & 8; Holmesville Township **APPLICATION AND DESCRIPTION OF PROJECT:** 1.) Request a variance to construct an addition to an existing non-conforming dwelling and a deck to be located at seventy-seven (77) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake. 2.) Request a variance to construct an addition to an attached garage to be located at thirty-four (34) feet from the county road ROW, deviating from the required setback of forty-five (45) feet from a dedicated county road ROW within the shoreland district, all due to setback issues. Tabled by applicant from the October 14th Hearing.
- 3. APPLICANT: Michael J. & Taylor M. Williams & Janice Stowman** 11556 E Lake Eunice Rd Detroit Lakes, MN 56501 **Project Location:** 115252 E Lake Eunice Rd Detroit Lakes, MN 56501 **Tax ID Number:** 17.0297.003 **LEGAL LAND DESCRIPTION:** Section 26 Township 138 Range 042; PT GOVT LOT 3, PT NE1/4 SW1/4 & PT VAC ACCESS RD: COMM NELY COR LOT 16 HANUSCH 1ST ADDN TH E 112.58' TO POB; CONT E 665.92' TO POINT A, CONT E 174.57' TO CTR LN PUB RD, TH SW 431.57', WLY 175.32' TO NELY LN ACCESS RD, NW 56.29', NWLY 157.75', TH NW 49.82' TO POB; Lake Eunice Township. **APPLICATION AND DESCRIPTION OF PROJECT:** 1.) Request a variance to construct a dwelling, deck and attached garage to be located at fifty-five (55) feet from the centerline of a township road, deviating from the required setback of seventy-eight (78) feet from the centerline of a township road, due to setback issues and lot size. 2.) Request a variance to construct a dwelling, deck and attached garage to be located at one (1) foot from the rear property line, deviating from the required setback of forty (40) feet from the rear lot line for a dwelling related structure. Tabled by applicant from the October 14th Hearing.
- 4. APPLICANT: Erik S. & Lisa M. Hopperstad** 200 4th Ave N #309 Fargo, ND 58102 **Project Location:** 20709 Co Hwy 22 Detroit Lakes, MN 56501 **Tax ID Number:** 17.0768.000 & 17.0767.001 **LEGAL LAND DESCRIPTION:** 17.0768.000: Section 27 Township 138 Range 042; ISTHMUS BEACH 2ND Block 001; LOT 2 & 17.0767.001: Section 27 Township 138 Range 042; ISTHMUS BEACH 2ND Block 001; E'LY 35' OF LOT 1; Lake Eunice Township. **APPLICATION AND DESCRIPTION OF PROJECT:** 1.) Request a variance to construct a deck and a dwelling with attached garage to be located at thirty-seven and a half (37.5) feet from the OHW of a lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake, due to setback issues. 2.) Request a variance to construct a dwelling with attached garage to be located at eighteen (18) feet from the ROW, deviating from the required setback of forty-five (45) feet from the ROW of dedicated county road. 3.) Request a variance to be at 30.39% lot coverage, deviating from the allowed coverage of 25%, due to lot size. Tabled by applicant from the October 14th Hearing.

5. **APPLICANT: Thomas J. & Gyda Anderson** 1926 21st Ave S Moorhead, MN 56560 **Project Location:** 15090 Summer Island Rd Lake Park, MN 56554 **Tax ID Number:** 17.1208.000 **LEGAL LAND DESCRIPTION:** Section 06 Township 138 Range 042; SUMMER ISLAND 138 42 Block 004; LOT 16 Lake Eunice Township. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a deck to be located at sixty-five (65) feet and a dwelling and attached garage to be located at seventy-four (74) feet from the Ordinary High Water (OHW) mark of a recreational development lake, due to setback issues. Tabled by applicant from the October 14th Hearing.
6. **APPLICANT: Travis & Rachel Olson** 2805 64th Ave S Fargo, ND 58104 **Project Location:** 24571 N Melissa Dr Detroit Lakes, MN 56501 **Tax ID Number:** 19.1226.000 **LEGAL LAND DESCRIPTION:** Section 20 Township 138 Range 041; ELM GROVE CORBETT; W 3' OF LOT 1; & LOT 2 EX W 10'; Lake View Township **APPLICATION AND DESCRIPTION OF PROJECT: 1.)** Request to construct a patio to be located at forty-two (42) feet from the OHW of the lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake. **2.)** Requesting a variance to be at 35.58% lot coverage, deviating from the allowed coverage of 25% on an Ag zoned lot, due to lot size. Tabled by applicant from the September 9th Hearing.
7. **APPLICANT: DJ & M Partners** 315 Fairground Rd Unit 101 Alexandria, MN 56308 **Project Location:** 21246 Co Rd 117 Osage, MN 56570 **Tax ID Number:** 33.0016.001 & 33.0046.000 **LEGAL LAND DESCRIPTION: 33.0016.001:** Section 03 Township 139 Range 038; LOT 5 & LOT 6 N OF CREEK & **33.0046.000:** Section 04 Township 139 Range 038; LOT 1; Toad Lake Township **APPLICATION AND DESCRIPTION OF PROJECT:** Request for one boat lift per allowed unit within the resort. Tabled by applicant from the September 9th Hearing.

V. NEW BUSINESS

8. **APPLICANT: Lisa L Berle AKA Lisa Arth** 12466 Shorewood Beach Rd Detroit Lakes, MN 56501 **Project Location:** 12466 Shorewood Beach Detroit Lakes, MN 56501 **Tax ID Number:** 17.0255.000 **LEGAL LAND DESCRIPTION:** Section 22 Township 138 Range 042; PT GOVT LOT 2: BEG NE COR LOT 1, NWLY 100.90' TO POB; TH W 192.46' NWLY 130.82', E 193.46', SELY 109.90' TO POB; Lake Eunice Township **APPLICATION AND DESCRIPTION OF PROJECT: 1.)** Request a variance to construct a deck addition to be located at fifty-six (56) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake. **2.)** Request a variance to construct a deck addition to be located at sixty-eight (68) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake. **3.)** Request to construct a screen porch addition to be located at forty-two (42) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake.
9. **APPLICANT: Carson T. & Gail J. Gardner** 37217 Co Hwy 35 Waubun, MN 56589 **Project Location:** 37217 Co Hwy 35 Waubun, MN 56589 **Tax ID Number:** 09.0118.004 **LEGAL LAND DESCRIPTION:** Section 14 Township 142 Range 039; 14-142-39 (PT SEC 13, 14) PT GOVT LOT 2 SEC 13, PT SE/14 SE1/4 SEC 14: COMM SE COR SEC 14, N 550', W 22.31', NW AL CTR HWY 238.17' TO POB; E 368.82' TO ELBOW LK, N AL LK 420.03', W 378.76' TO HWY, S AL HWY TO POB.; Eagle View Township **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a detached garage to be located sixty (60) feet from the centerline of a county road, deviating from the required setback of seventy-eight (78) feet from the centerline of a sixty-six-foot-wide county road within the shoreland district, due to setback issues.
10. **APPLICANT: Michael L. & Kimberly S. Pladson TTEES** 20584 Co Hwy 29 Rochert, MN 56578 **Project Location:** 20584 Co Hwy 29 Rochert, MN 56578 **Tax ID Number:** 10.0628.001 **LEGAL LAND DESCRIPTION:** Section 12 Township 139 Range 040; DUDLEY BEACH 139 40; LOTS 3, 4 & 5; Erie Township **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a 3-season porch to be located at ninety-one (91) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake.
11. **APPLICANT: Donald J. & Marilyn K. Wold** 12 N Broadway #201 Fargo, ND 58102 **Project Location:** 12245 Fern Beach Dr Detroit Lakes, MN 56501 **Tax ID Number:** 19.0827.000 & 19.0828.000 **LEGAL LAND DESCRIPTION: 19.0827.000:** Section 19 Township 138 Range 041; BIRCH HILL 138 41; BEG AT SW COR LOT 2 TH SE 255' TO SE COR TH NE 20' NW TO W LN & SW 30' TO BEG & **19.0828.000:** Section 19 Township 138 Range 041; BIRCH HILL 138 41; N1/2 OF LOT 3; Lake View Township. **APPLICATION AND DESCRIPTION OF PROJECT: 1.)** Request a variance to construct a deck fifty-eight (58) feet & 3-season porch to be located at sixty-five (65) feet from the OHW of the lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake, due to lot size and it is an alteration to non-conforming structure. **2.)** Request a variance to construct a deck to be located at six (6) feet from the side lot line, deviating from the required setback of ten (10) feet from the side lot line, due to setback issues.
12. **APPLICANT: Alan J. & Karen S. Hefner** 5581 East View Ave Minnetrista, MN 55364 **Project Location:** 38015 Lloyd Larson Ln S Ponsford, MN 56575 **Tax ID Number:** 12.0060.002 **LEGAL LAND DESCRIPTION:** Section 08 Township

142 Range 037; PT GOVT LOT 4; BEG 497.24' W OF SE COR TH NE 170.37', W 305.04' TO LK, SW AL LK 225', & E AL S LN 328.52' TO BEG; Forest Township **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a deck, screen porch, & second story addition to an existing non-conforming dwelling to be located at zero (0) feet from a bluff, deviating from the required setback of thirty (30) feet from a bluff due to setback issues.

- 13. APPLICANT: Todd A. & Cindy D. Nankivel** 667 Wyndemere Dr West Fargo, ND 58078 **Project Location:** 19120 Sherman Shores Rd Audubon, MN 56511 **Tax ID Number:** 02.0318.000 & 02.0319.000 **LEGAL LAND DESCRIPTION:** **02.0318.000:**Section 33 Township 139 Range 042; SHERMAN SHORES LOT 12 & **02.0319.000:** Section 33 Township 139 Range 042; SHERMAN SHORES LOT 13; Audubon Township **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a shed to be located at fifty-five (55) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake.
- 14. APPLICANT: Thomas & Bonnie Higgins** 31896 Co Hwy 50 Park Rapids, MN 56470 **Project Location:** 31896 Co Hwy Park Rapids, MN 56470 **Tax ID Number:** 34.0100.000 **LEGAL LAND DESCRIPTION:** Section 14 Township 141 Range 036; PT GOVT LOT 1: COMM SEC COR BETW 11,12,13,14, S 600' TO POB; S 100', W TO TWO INLETS LK, N AL LK TO PT W OF POB; W TO POB. LESS PT E OF RD.; Two Inlets Township **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to support a boundary line adjustment which would create a side lot setback of two (2) feet from two existing non-conforming sheds, due to setback issues.
- 15. APPLICANT: Ronald L. Ketcher** 515 Elm St W Norwood Young America, MN 55368 **Project Location:** 54809 Pearl St Osage, MN 56570 **Tax ID Number:** 21.0475.000 **LEGAL LAND DESCRIPTION:** Section 20 Township 140 Range 036; VAN NICE SHORES; 20-140-36 LOT 9 VAN NICE SHRS. PT NE1/4 SE1/4: COMM SW COR SE1/4 SEC 20, N 2643.41', E 2641.12', W 797.78', SLY 163.2' TO POB; S 39.74', E 149.63', S 49.41', SWLY 151.77', S 67.72', NW 57' TO POND, NLY AL POND TO PT W OF POB, E 29' TO POB. TRACT A (.33AC).; Osage Township **APPLICATION AND DESCRIPTION OF PROJECT:** 1.) Request a variance to construct a dwelling and attached garage to be located at eighty-four (84) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet on a recreational development lake. 2.) Request a variance to construct dwelling and attached garage to be located at eight (8) feet from the township road ROW, deviating from the required setback of twenty (20) feet from a platted township road ROW on a riparian lot. 3.) Request a variance to have guest cottage on a lot, deviating from the duplex lot size requirements. 4.) Request a variance to place a guest cottage to be located at twenty (20) feet from the rear lot line, deviating from the required setback of forty (40) feet from the rear lot line. 5.) Request a variance to place a guest cottage to be located at nine (9) feet from the township road ROW, deviating from the required setback of twenty (20) feet from a platted township road ROW on a riparian lot. All due to setback issues and lot size.
- 16. APPLICANT: Matthew & Charlotte Lachowitz** 16492 42nd St SE Mapleton, ND 58059 **Project Location:** 15432 Summer Island Rd Lake Park, MN 56554 **Tax ID Number:** 17.1148.000 **LEGAL LAND DESCRIPTION:** Section 06 Township 138 Range 042; SUMMER ISLAND 138 42 Block 001; LOTS 2 AND 3 & RESTRICTED DRIVE; Lake Eunice Township **APPLICATION AND DESCRIPTION OF PROJECT:** 1.) Request a variance to construct a shed to be located at fifty-five (55) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake. 2.) Request a variance to construct a shed to be located at two (2) feet from a restricted drive, deviating from the required setback of ten feet, all due to setback issues and lot size.
- 17. APPLICANT: 3 Boyz LLP** 818 Main Ave Suite 1 Fargo, ND 58103 **Project Location:** 26121 Co Rd 149 Detroit Lakes, MN 56501 **Tax ID Number:** 08.0028.001 **LEGAL LAND DESCRIPTION:** Section 03 Township 139 Range 041; PT GOVT LOT 4: COMM NW COR SEC 3, E 1322.71', S 1508.61', SW 910.67' TO POB; NE 836', NW 198.22', S 1096' TO FLOYD LK, SELY AL LK 198.05', NE 274' TO POB.; Detroit Township **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to support a boundary line adjustment that will create a side lot setback of two (2) feet from two existing non-confirming sheds, due to setback issues.
- 18. APPLICANT: Gary & Jennifer Paulsrud** 2536 University Dr S Unit J Fargo, ND 58103 **Project Location:** 26133 Co Rd 149 Detroit Lakes, MN 56501 **Tax ID Number:** 08.0028.000 **LEGAL LAND DESCRIPTION:** Section 03 Township 139 Range 041; GOVT LOT 4 LESS 5.02AC; Detroit Township **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to support a boundary line adjustment that will create a side lot setback of two (2) feet from two existing non-confirming sheds, due to setback issues.

VI. Other Business

- 1. Set Tentative Date For Next Informational Meeting**
Thursday, April 7th, 2022, 8:00 am; 3rd Floor Zoning Meeting Room

VII. Adjournment