

Becker County Board of Adjustments
May 12th, 2022

Present: Members: Chairman Roger Boatman, Michael Sharp, Craig Hall, Justin Knopf, Delvaughn King, Dan Josephson and Zoning Administrator Kyle Vareberg and Office Support Specialist Nicole Hultin. Absent was Lee Kessler.

Chairman Roger Boatman called the meeting to order at 6:00 p.m. Office Support Specialist Nicole Hultin recorded the minutes.

Introductions were given.

Hall made a motion to approve the minutes from the January 13th, 2022, meeting. **King** seconded. All in favor, Motion carried.

Chairman Roger Boatman explained the protocol for the meeting.

NEW BUSINESS:

FIRST ORDER OF BUSINESS: APPLICANT: Patrick & Katherine De La Pointe 615 S 9th St Fargo, ND 58103 **Project Location:** 13705 Barbara Beach Ln Detroit Lakes, MN 56501 **Tax ID Number:** 19.0798.000 **LEGAL LAND DESCRIPTION:** Section 18 Township 138 Range 041; BARBARA BEACH 138 41 LOT 5; Lake View Township **APPLICATION AND DESCRIPTION OF PROJECT: 1.)** Request a variance to construct a second story addition on to an existing non-conforming dwelling, to be located at four (4) feet from the side lot line, deviating from the required setback of five (5) feet from the side lot line; Due to setback issues. **2.)** Requesting to be at 30% lot coverage, deviating from the allowed coverage of 25% on an agricultural zoned lot; Due to lot size.

Patrick De La Pointe presented the application.

De La Pointe explained that the cabin was built in 1965. At that time the sidewalk and parking area were designed to access theirs and their neighbor's cabin. He stated that the main portion of the cabin is only five (5) feet from the side property line, but when they built the garage ended up being only four (4) feet. All was built before 1971. De La Pointe expressed his desire to have a studio above the garage. He commented that in his plan he tried to keep the side walls low to be kind to the neighbor and not block the sun.

King asked if there will be a bathroom in the addition.

De La Pointe said not a new one. He stated that there are two existing bathrooms, and both are shut down in the winter.

Testimony Closed.

43 Sharp commented that he thinks it's a reasonable use of the property and doesn't alter the character and
44 locality as other properties in the area.

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46 Josephson stated that since it's not changing the impervious at all and it will be staying at thirty (30) percent
47 that is seems reasonable.

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49 Hall thinks if they were going bigger to increase impervious then they would look at possibly removing
50 sidewalk, but since it's not increasing impervious it's a reasonable request.

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53 **Motion:** Sharp made a motion to **approve** the variance as submitted based on the findings that it puts the
54 property to reasonable use, does not increase the impervious surface coverage, it's in harmony with the
55 purposes and intent of the zoning ordinance, it's consistent with the comprehensive plan, and does not alter
56 the character of the locality.

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

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60 **SECOND ORDER OF BUSINESS: APPLICANT: KBCB PROPERTIES LLC** 4963 35th Ave S
61 Fargo, ND 58104 **Project Location:** 54574 St Hwy 34 Osage, MN 56570 **Tax ID Numbers:**
62 21.0434.000, 21.0435.001, and 21.0435.000 **LEGAL LAND DESCRIPTION:** Section 20
63 Township 140 Range 036; TOWNSITE OF OSAGE Block 002 LOTS 1 & 2; TOWNSITE OF
64 OSAGE Lot 003 Block 002; TOWNSITE OF OSAGE Lot 004 Block 002; Osage Township
65 **APPLICATION AND DESCRIPTION OF PROJECT:** 1.) Request a variance to be ten (10)
66 feet from the rear property line, deviating from the required setback of forty (40) feet from a rear
67 property line due to setback issues. 2.) Request a variance to exceed the allowable thirty (30)
68 percent impervious surface coverage on a commercially zoned lot due to lot size and parking
69 requirements.

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72 Kevin Byer presented the application.

73 Byer stated that he was going to do thirty-two (32) feet by one hundred and eight (108) feet building, but
74 he took down the garage and wants to build back there. The new building will be fifty (50) feet by fifty (50)
75 feet with a sixteen (16) by twenty (20) addition off the other end.

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77 Hall said based on the plan from before, this is better and that it fits within the scope of the comprehensive
78 plan, will look better than the building that was there before, and will benefit the community.

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80 Testimony closed.

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82 Sharp agreed with Hall.

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85 **Motion:** Hall made a motion to **approve** a variance as submitted based on the findings that it fits within
86 the scope of the comprehensive plan, it enhances the community and business development, and improves
87 the character of the locality.

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

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91 **THIRD ORDER OF BUSINESS: Informational Meeting.** The next informational meeting is
92 scheduled for June 2nd at 8:00 a.m. in the 3rd Floor Zoning Meeting Room of the Original Courthouse.
93 As there was no further business to come before the Board, **King** made a motion to adjourn the meeting.
94 **Hall** second. All in favor. Motion carried. Meeting adjourned at 6:17 pm.

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_____ ATTEST _____

99 Chairman Roger Boatman

Kyle Vareberg,
Planning and Zoning Administrator

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