

COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501 Phone: 218-846-7314 ~ Fax: 218-846-7266

Board of Adjustment NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION
January 13th, 2022 @ 6:00 P.M.

Commissioner's Room - BECKER COUNTY COURTHOUSE

APPLICANT: Bakken Detroit Lakes LLC Paul E & Charlene A Bakken

31166 State hwy 34 Detroit Lakes, MN 56501 Project Location: 25866 Broadway Ave Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a dwelling to be located:

- 1. 75' from the ordinary highwater mark of a natural environment lake.
- 2. 10' from the top of a bluff.
- 3. 25' from a wetland.

All due to topography and lot configuration.

LEGAL LAND DESCRIPTION: Tax ID number: **16.0128.001**; **Spring Lake** Section 18 Township 140 Range 040; 18-140-40 PT GOVT LOT 1: BEG NE COR SEC 19, S 486.83', W 1340.73' TO SPRING LK, NELY AL LK 502.59', E 1018.24' TO POB. TRACT A.; Tax ID number: **16.0128.003**; **Spring Lake** Section 18 Township 140 Range 040; 18-140-40 PT GOVT LOT 1: COMM NE COR SEC 18, S 486.83' TO POB; S 487.03', W 1413.47' TO SPRING LK, NLY AL LK 521.18', E 1340.73' TO POB. TRACT B.; Holmesville Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT 915 Lake Avenue Detroit Lakes, MN. 56501

EMAIL: nicole.hultin@co.becker.mn.us

To view all application information on this project please visit:

https://www.co.becker.mn.us/government/meetings/planning zoning/board adjustments/

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

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Variance Application Review

Permit # VAR2021-229

Property and Owner Review	
Parcel Number(s): 160128003 160128001	
Owner: PAUL E & CHARLENE A BAKKEN	Township-S/T/R: HOLMESVILLE-18/140/040
Mailing Address: PAUL E & CHARLENE A BAKKEN 31166 ST HWY 34 DETROIT LAKES MN 56501	Site Address: 25866 Broadway AVE
	Lot Recording Date: After 1992
	Original Permit Nbr: SITE2021-87381
Legal Descr: 18-140-40 PT GOVT LOT 1: COMM NE C TO SPRING LK, NLY AL LK 521.18', E 1340.73' TO PC	OR SEC 18, S 486.83' TO POB; S 487.03', W 1413.47' BB. TRACT B.
Variance Details Review	
Variance Request Reason(s):	If 'Other', description:
Setback Issues	
Alteration to non-conforming structure	
Lot size not in compliance	
Topographical Issues (slopes, bluffs, wetlands)	
☐ Other	
Description of Variance Request: Request a variance ordinary highwater mark of a natural environment la	to be located 10' from the top of a bluff, 75' from the ake and 25' from a wetland due topographical issues.
OHW Setback: 75	Side Lot Line Setback: 150+
Rear Setback (non-lake): N/A	Bluff Setback: 10
Road Setback: 1000+	Road Type:
Existing Imp. Surface Coverage: 1.85	Proposed Imp. Surface Coverage: 2.42
Existing Structure Sq Ft: Camper to be removed	Proposed Structure Sq Ft: 4236 foot print with partial second level.
Existing Structure Height: 12	Proposed Structure Height: 30
Existing Basement Sq Ft: No	Proposed Basement Sq Ft: No
Change to roofline? N/A	Change to main structural framework? N/A
Other Questions Review	
1. Is the variance in harmony with the purposes and in Explain: Yes, under chapter 8, section 12, letter J3 topography or substantial elevation above the lake owner reasonable use and enjoyment of his propert	s, it states "Unusual topography. In areas of unusual level, setbacks may be varied to allow a riparian
2. Is the Variance consistent with the Becker County C Explain: Yes, the property is located in policy district developed lake shore and population. By granting the second secon	t 3, which is designated as the of the County's

3. Does the proposal put the property to use in a reasonable manner? Yes
Explain: Yes, the property will be used for a single family residential home which is consistent with surround properties on and off Spring Lake.

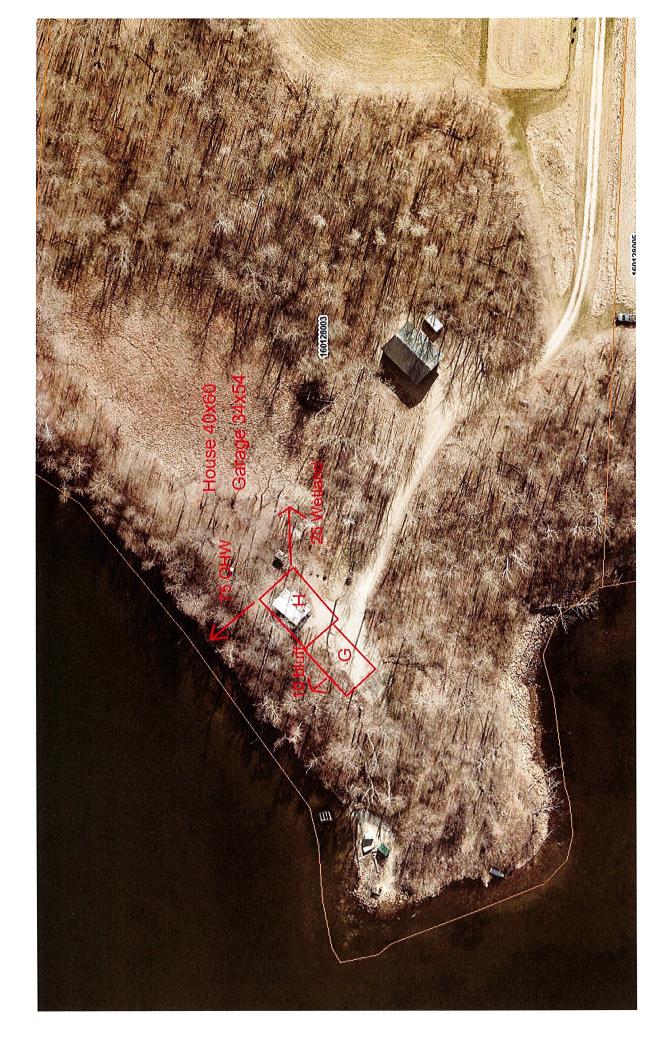
parcel of land to include approximately 30 acres of land and 1400' of lakeshore.

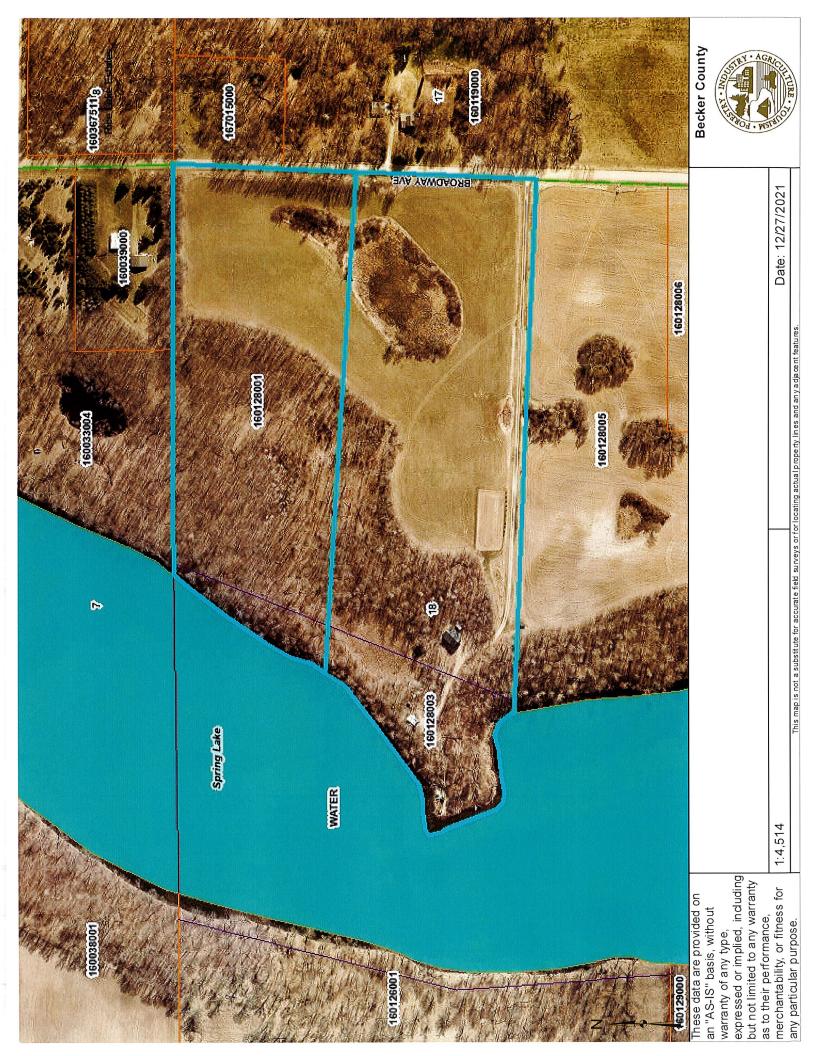
4. Are there circumstances unique to the property? Yes

Explain: Yes, the lot elevation meets bluff criteria of the Zoning Ordinance. The building area configuration is limited by the bluff, wetland, and direction of shoreline creating a peninsula or point on the property.

5. Will the variance maintain the essential character of the locality? $\ensuremath{\text{No}}$

Explain: Yes, Spring Lake is surrounded by residential and agricultural use. By granting this variance the property will be used in a residential manner.



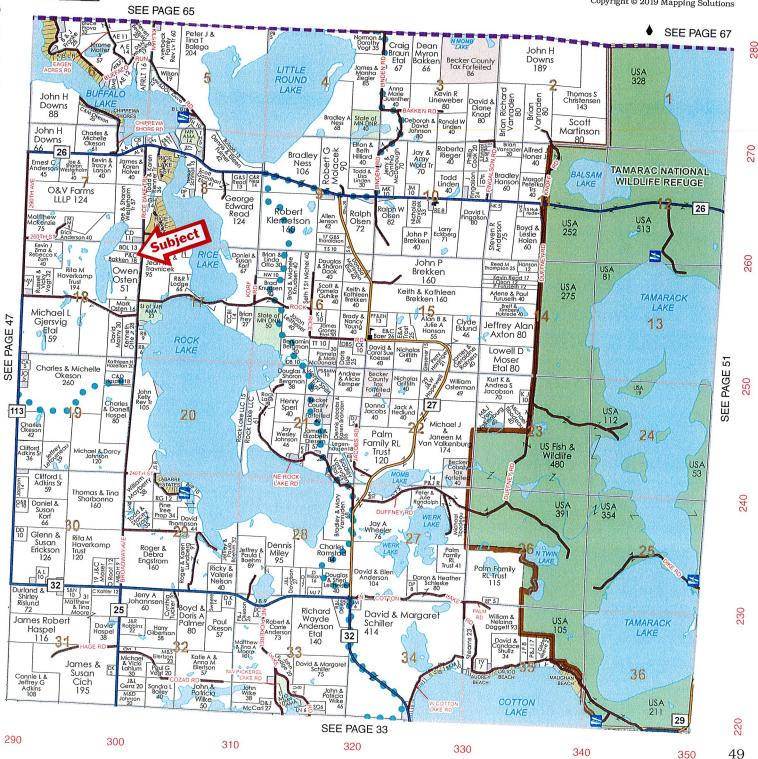




Holmesville

Township 140N - Range 40W

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Board of Adjustment NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION January 13th, 2022 @ 6:00 P.M.

Commissioner's Room - BECKER COUNTY COURTHOUSE

APPLICANT: Byers Liquors LLC PO Box 261 Osage, MN 56570 Project Location: TBD Hwy 34 Osage, MN 56570

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a building to be:

- 1. 18' from the state highway right-of-way.
- 2. To exceed allowable impervious surface coverage by 30%.

All due to lot size.

LEGAL LAND DESCRIPTION: Tax ID number: **21.0282.000** Section 29 Township 140 Range 036; 100' E&W BY 165' N&S LYING 450' E OF NW COR OF NW1/4 OF NE1/4 LESS HWY.; Osage Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

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EMAIL: nicole.hultin@co.becker.mn.us

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If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

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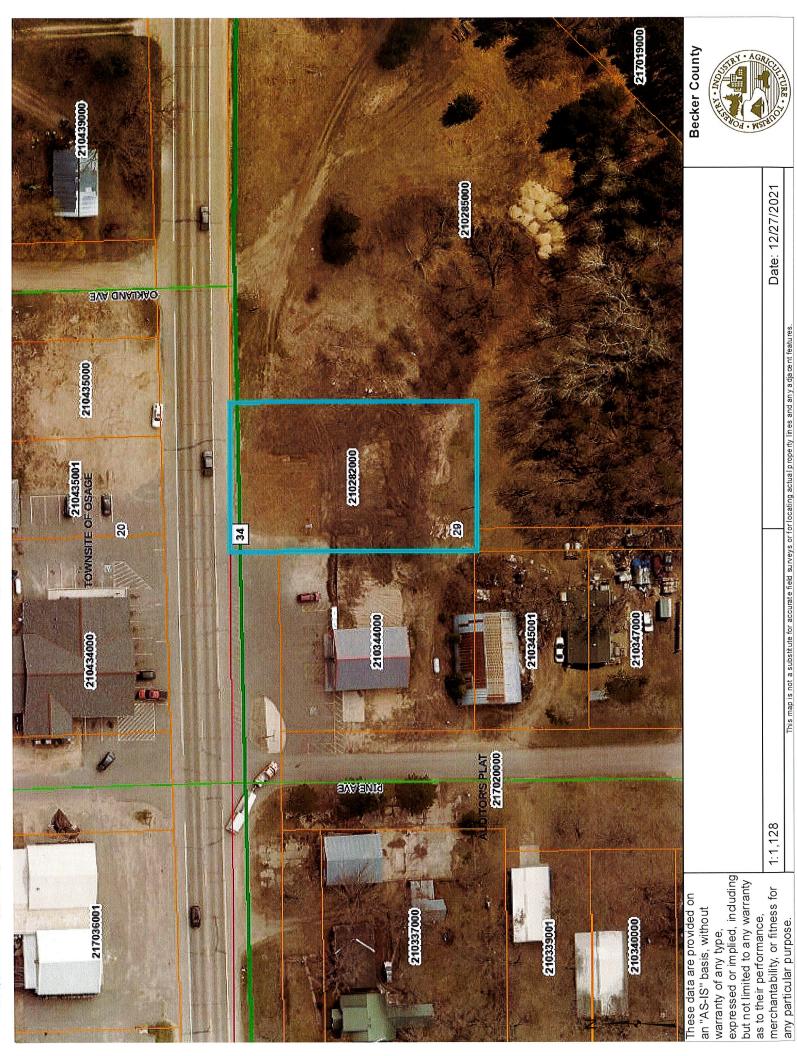
Variance Application Review

Permit # VAR2021-230

Property and Owner Review	
Parcel Number(s): 210282000	
Owner: BYERS LIQUORS LLC	Township-S/T/R: OSAGE-29/140/036
Mailing Address:	Site Address: TBD Hwy 34 Osage, MN 56570
BYERS LIQUORS LLC	Lot Recording Date: Between 1971 and 1992
PO BOX 261 OSAGE MN 56570	Original Permit Nbr: SITE2021-87402
Legal Descr: 100' E&W BY 165' N&S LYING 450' E O	F NW COR OF NW1/4 OF NE1/4 LESS HWY
Variance Details Review	
Variance Request Reason(s):	If 'Other', description:
Setback Issues	
☐ Alteration to non-conforming structure	
Lot size not in compliance	
Topographical Issues (slopes, bluffs, wetlands)	
Other	
	to be located 18' from the state right-of-way and to
exceed the allowable impervious surface by 30%.	to be located to from the state right-or-way and to
OHW Setback: 300+	Side Lot Line Setback: 15
Rear Setback (non-lake): 40	Bluff Setback: N/A
Road Setback: 18'	Road Type: State
Existing Imp. Surface Coverage: 23.91	Proposed Imp. Surface Coverage: 55
Existing Structure Sq Ft:	Proposed Structure Sq Ft: 1680
Existing Structure Height:	Proposed Structure Height: Max 30'
Existing Basement Sq Ft:	Proposed Basement Sq Ft:
Change to roofline? N/A	Change to main structural framework? N/A
Other Questions Review	
1. Is the variance in harmony with the purposes and i	
	mmercial, it is completely surrounded by commercial
property. Storage can be considered nonresidentia property.	I but has no known adverse impacts to surrounding
2. Is the Variance consistent with the Becker County C	Comprehensive Plan? Yes
Explain: Yes, one economic goal of the plan is to su	
storage will be used to support two locally owned b	business in the immediate vicinity.
3. Does the proposal put the property to use in a reas	
Explain: Yes, storage is not known to have any adv	
4. Are there circumstances unique to the property? Yes	
Explain: Yes, the two parcels are non-conforming in 5. Will the variance maintain the essential character	

Explain: Yes, the property is located on a commercial corridor and will continue to be used commercially.





Date: 12/27/2021

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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.





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Township 140N - Range 36W

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&P Holgate 1
T Becker County County Forfeited 40 20 R&A Peterson Katherin Yliniem 40 Sharp 160 Christina DS 5 Potlatch Ronalc & Judy Girtz 40 Hensel James & Marcy Hensel 195 Operating Co 400 Barbara Johnson 1 singer RLT 18 **Paulas** 155 Rentals LLC Duane E Tammy J Johanning 40 Daniel M & Jeremy H & Carrie Hensel 233 Edward & Ann Hensel 120 160 Brant D Wilson Michael Johnson 50 140 Darlene M Dowling 80 Tyler J & Elizabeth Henry 80 Whitetail Tracy oy & Sandra Paulson 74 Properties Steven-son 17 Becker 260 evin & ১ Todd Dirks 37 Kevin & Todd Terry & Laurie Kimball 80 oger & Lois Just 102 Angela K Gustad 40 James 40 Jaso Jalbe Etal 40 ohns Etal 40 James hayer 80 ™\$ Shawn A Sharon L K&D O Stuart G Foster 64 Don E & Loretta Nilson 70 Leroy & Sandra Paulson 65 Steven Wagner & Teryl Hurst 40 Jeffrey Lynr Just 38 Jeremy & Carrie Hense 80 Brenda Decke 40 Noble May 60 Steven & Mary C Wolff 36 C&P H 10 146 Dennis M J&L W 10 Dean & Joni Sharp 80 Offutt Company Bernard & Dodge Anna K Johnson 45 ndb 47 Karen Zwirtz 160 Lawrence Leslie Guetter T 80 COUNT Proffutt LP Sexton Peter Ennen Etal 70 20 G&J Rehborg 20 W&D Shelton David Roy Sharp 40 126 250 225 Thomas G Slover 80 Michael & Allan & Michelle Genz 60 Sacriner Louis G Guetter Etal 109 HUBBARD David H & Sharon C Wolff R D ppel-Dag D&. Akhal Sunra eke LLC 21 Sexton Dean B 48 Offutt Company 298 Trust Erickson 160 Deborah Koester Etal 40 Bruce Larry Broadbent & Edith Branstrom Tr 75 Tracy Becker 113 Jeffrey L Brown 60 Mettert @ 78 160 3 Kelly Kimboll 20 John E Robinson & Sarah Archie Gerry & Wes Tod Hendersor Tod Benjamin LLC 138 Troy H Becker 149 Mettert 131 Becker Becker 142 113 Nathan Smith I Pike Trs 45 300 20 John SP SO MN CO MW SK 24 COCK 34 Kimballs Sawmill & Logging Inc 61 Joben R D OSS R&M GYBO Boyd 30 12 LLC 39 Offutt Tod Becker Mark & Brenda Parsons 156 Tracy Company Etal R D Offutt Becker 133 Robert & Mary Hallerstrom 73 Cleo E & Rose M Williams Trs 40 JH 5 Company 135 152 Lewis & 5120
Jegnno 29 Deitchler A&A A 10

Becker
County It

D&B 12 26 KK Karasch Nancy . 20 Uselma 47 20 A&J Deblieck Jason Kimberly Knaack 36 Holmer Smythe Family LP 240 R D Offutt Family State Kris & Peter R D Company 471 Forest 140 Trust Randolph 181 Offutt Company State of MN DNR 40 205 Jeffrey Holmer 40 ason & Racha Deitchler 67 392 Jane M Pritchard 59 BCTF Smythe Family LP 320 R D Stephen K Seidl 280 State R D Offutt Offutt Company Etal 320 Company 320 Forest Gerry Southerton 80 451 31 enni: walk 100 36 Thomas Larson 40 Donna Raeder 40 Tod Becker Fischens Slate Managed Chris Bauleke MH 5 130 NI 5 Family Trust R D Offutt Kathryn Debleck 40 SMOKY HILLS R D Offutt J&K Price 20 Company 344 150 Company 160 STATE FOREST James & Linda Stearns 40 Lee W Sunram 56 Robert & Debra Pugh 80 Alex W State of MN DNR Susan Odegaard 40 Bishop 80

530 540 550 560 570 580

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APPLICANT: Kevin P Byer PO Box 261 Osage, MN 56570

Project Location: TBD Hwy 34 Osage, MN 56570

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a building to be located:

1. 0' from the township right-of-way.

- 2. To exceed allowable impervious surface coverage by 53%.
- 3. To vary from the required parking requirements.
- 4. 38' from the state highway right-of-way.

All due to lot size.

LEGAL LAND DESCRIPTION: Tax ID number: **21.0435.001** Section 20 Township 140 Range 036; TOWNSITE OF OSAGE Lot 003 Block 002; Tax ID number: **21.0435.000** Section 20 Township 140 Range 36; TOWNSITE OF OSAGE Lot 004 Block 002; Osage Township

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Variance Application Review

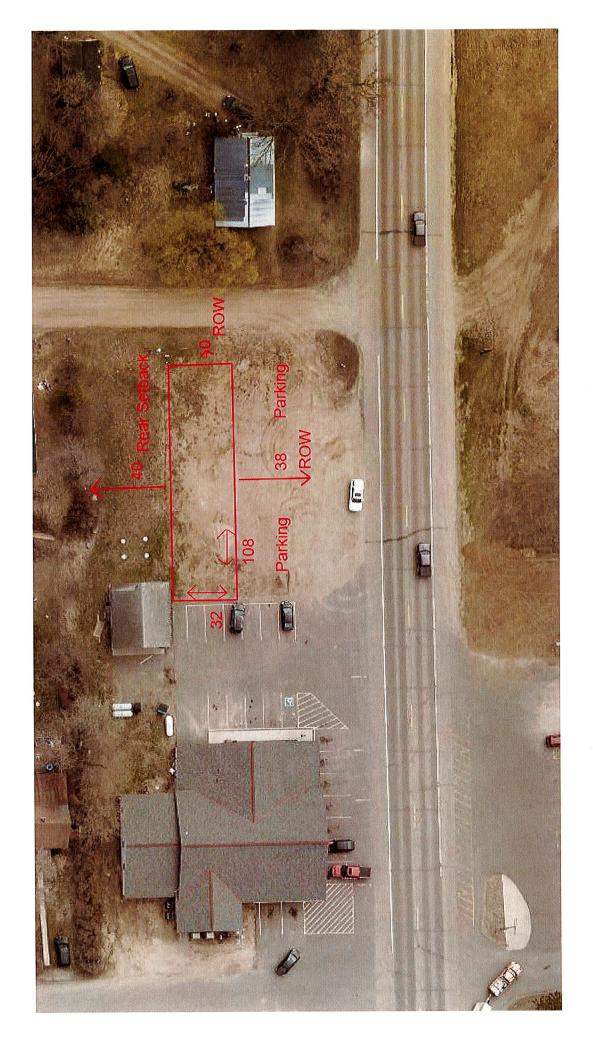
Permit # VAR2021-231

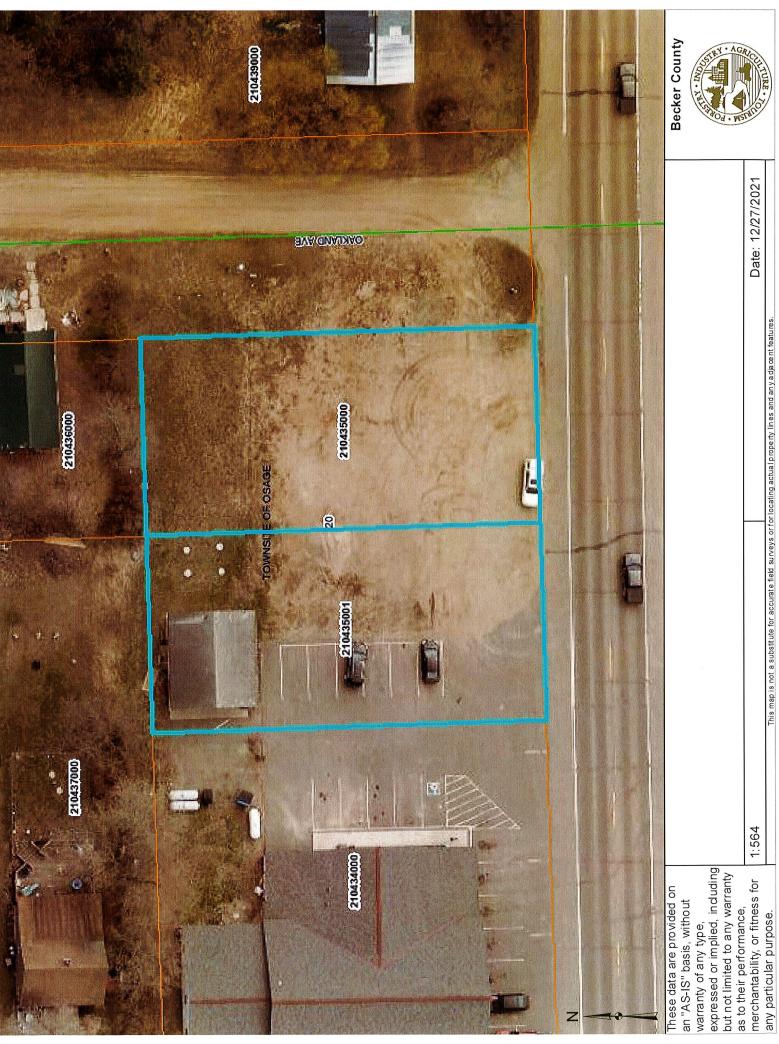
Property and Owner Review		
Parcel Number(s): 210435001 210435000		
Owner: KEVIN BYER	Township-S/T/R: OSAGE-20/140/036	
Mailing Address:	Site Address: 54586 ST HWY 34	
KEVIN BYER	Lot Recording Date: Prior to 1971	
PO BOX 261 OSAGE MN 56570	Original Permit Nbr: SITE2021-87438	
Legal Descr: Lot 003 Block 002 of TOWNSITE OF OS	AGE	
Variance Details Review		
Variance Request Reason(s):	If 'Other', description:	
Setback Issues		
Alteration to non-conforming structure		
Lot size not in compliance		
Topographical Issues (slopes, bluffs, wetlands)		
Other		
parking requirements 4. 38' from the state highway OHW Setback: 500+	right-of-way. All due to lot size. Side Lot Line Setback: N/A	
Rear Setback (non-lake): 40	Bluff Setback: N/A	
Road Setback: 0	Road Type: Township	
Existing Imp. Surface Coverage: 54.81	Proposed Imp. Surface Coverage: 83	
Existing Structure Sq Ft: 728	Proposed Structure Sq Ft: 4184	
Existing Structure Height: 12	Proposed Structure Height: 30	
Existing Basement Sq Ft:	Proposed Basement Sq Ft:	
Change to roofline? Yes	Change to main structural framework? No	
Other Questions Review		
1. Is the variance in harmony with the purposes and i Explain: Commercial districts are intended to have used for retail sales and other commercial use.		
2. Is the Variance consistent with the Becker County C Explain: Yes, the plan supports locally owned busing	,	
3. Does the proposal put the property to use in a reas Explain: Yes, the project is located next to an exist manner in terms of traffic, noise, and parking.	ionable manner? Yes ing grocery store and will be used in a very similar	
4. Are there circumstances unique to the property? Yes		

Explain: Yes, the project is located along a commercial corridor on a state high way with multiple other commercial uses in the immediate vicinity to include a gas station/restaurant/bar, liquor store, and

5. Will the variance maintain the essential character of the locality? Yes

grocery store.



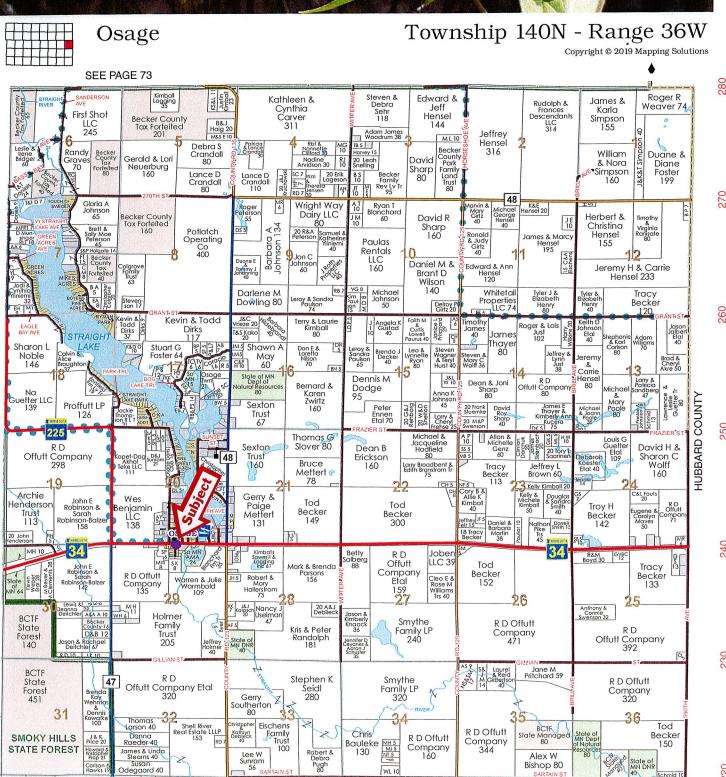


Date: 12/27/2021

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

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Odegaard 40

Bishop 80