

**Becker County Board of Adjustments**  
**April 20<sup>th</sup>, 2023**

**Present:** Members: Chairman Roger Boatman, Michael Sharp, Delvaughn King, Dan Josephson, Kohl Skalin, Craig Hall, Larry Knutson, and Zoning Administrator Kyle Vareberg, Planning & Zoning Office Support Specialist Janai Seley.

Chairman Roger Boatman called the meeting to order at 5:58 p.m. Planning & Zoning Office Support Specialist Janai Seley recorded the minutes.

Introductions were given.

**King** made a motion to approve the minutes from the November 14<sup>th</sup> meeting with no changes. **Josephson** seconded. All in favor, Motion carried.

Chairman Roger Boatman read the protocol for the meeting.

Mike Sharp read the guidelines of the Minnesota statutes the board must follow in order to support or deny any request.

**NEW BUSINESS:**

**FIRST ORDER OF BUSINESS: APPLICANT: Bradley Olek** 12803 140th Ave N, Felton MN 56536 **Project Location:** 19430 Co Hwy 6 Audubon, MN 56511 Tax ID number: 17.0041.000 **LEGAL LAND DESCRIPTION:** Section 04 Township 138 Range 042; PT SE1/4 OF SW1/4 BEG @ SE COR TH W 369.12' TO RD, NE AL RD 515.10' TO E LN SW1/4, TH S AL E LN 360' TO BEG; & PT GVT LOT 8 LYING W OF CSAH #11 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to deviate from the required 8500 sq ft of buildable area required for a subdivision. The lot will exceed both the required lot area and lot width for a natural environment lake.

Bradley Olek presented the application. He explained the unique shape of the lot allows for two buildable parcels that do not necessarily meet the required 8500 square foot requirement. He expressed his desire to build a small cabin on the other half of the parcel.

Vareberg explained there is enough buildable area on the lot, citing the lot is essentially subdivided by the water's edge and the road right of way.

Olek reiterated a small cabin would not exceed impervious surface coverage if the lot was split.

Testimony closed.

Skalin noted the proposed split would be reasonable given the property layout.

44 **Motion:** Skalin motioned to **approve** the variance as submitted based on the findings that the request puts  
45 the property to use in a reasonable manner and is in harmony with the intent of the zoning ordinance and  
46 comprehensive plan.

47

48 **Hall second.** All in favor. **Motion carried.** Variance **approved.**

49

50 **SECOND ORDER OF BUSINESS: Joseph D & Tamara S Stenger** 18048 360th Ave Detroit  
51 Lakes, MN 56501 **Project Location:** 33494 S Cotton Lake Rd Rochert, MN 56578 **Tax ID**  
52 **Number:** 10.0179.006 **LEGAL LAND DESCRIPTION:** Section 11 Township 139 Range 040  
53 PT SW1/4 SE1/4: COMM S QTR COR SEC 11, N 1415.87' TO POB; E 388.68', N 629.19' TO  
54 COTTON LK, NWLY AL LK 206.10', W 200.74', SLY 115.81', W 54.89' S 595.74' TO POB;  
55 Erie Township **APPLICATION AND DESCRIPTION OF PROJECT: 1.** Request a variance  
56 to construct a covered deck to be located sixty-six (66) feet from the Ordinary High-Water  
57 (OHW) mark. **2.** Request a variance to construct an addition to existing home and attached  
58 garage to be located seventy-seven (77) feet from the Ordinary High-Water mark, deviating from  
59 the required setback of 100 feet on a Recreational Development Lake.

60

61 Joseph Stenger presented the application. He explained there was an existing deck on the home  
62 that had been damaged in a storm last summer but has since been removed. He explained the  
63 proposed deck would be a similar size but would not extend toward the lake as far because the  
64 steps have been removed.

65

66 Josephson asked if there would be a concrete patio underneath the deck. Stenger said there is no  
67 existing or proposed concrete patio.

68

69 Knutson asked for clarification on the impervious surface coverage of the lot.

70

71 Boatman clarified that 6% impervious coverage is correct, the lot is rather large, and the deck  
72 would not add much to the impervious coverage.

73

74 Testimony closed.

75

76 **Motion:** Sharp motioned to approve the variance as requested, based on the findings that the  
77 request puts the property to use in a reasonable manner, does not alter the character of the locality,  
78 and is in harmony with the intents and purposes of the zoning ordinance and comprehensive plan.

79

80 **Knutson second.** All in favor. **Motion carried.** Variance **approved.**

81

82 **THIRD ORDER OF BUSINESS: APPLICANT: Duane L Sletmoen & Debra L Sletmoen**  
83 4286 255<sup>th</sup> St S, Hawley MN 56549 **Project Location:** 16279 Sugar Island Rd, Audubon MN  
84 56511 **Tax ID Number:** 02.0329.000 **LEGAL LAND DESCRIPTION:** Section 32 Township  
85 139 Range 042 SUGAR ISLAND LOT 9; Audubon Township. **APPLICATION AND**  
86 **DESCRIPTION OF PROJECT: 1.** Request a variance to construct an addition to home located

87 67 feet from the OHW, deviating from 100-foot setback on a Recreational Development lake. **2.**  
88 Requesting to be at 33% lot coverage, deviating from the allowed coverage of 25% on an  
89 agricultural zoned lot; Due to lot size.

90  
91 Tayler Jensen presented the application on behalf of the Sletmoens. He explained that the proposed  
92 site plan would reduce the impervious lot coverage from 35% to 33%, including the removal and  
93 topsoiling of an existing driveway.

94  
95 Boatman asked what water diversion plans are proposed for the lot.

96  
97 Jensen explained there will be a drainage system included in the site plan to include gutters and  
98 other water diversion methods.

99  
100 Testimony closed.

101  
102 **Motion:** Hall motioned to approve the variance as requested with a stipulation that the applicant  
103 works with Becker County Soil and Water District to obtain a storm water mitigation.  
104 Additionally, the request aligns with the comprehensive plan and puts the property to use in a  
105 reasonable manner as the impervious surface coverage is being reduced.

106  
107 **King second.** All in favor. **Motion carried.** Variance **approved.**

108  
109 **FOURTH ORDER OF BUSINESS: APPLICANT: Travis & Rachel Olson** 2805 64<sup>th</sup> Ave S  
110 Fargo ND, 58104 **Project Location:** 24571 N Melissa Dr. Detroit Lakes, MN 56501 **Tax ID**  
111 **Number:** 19.1226.000 **LEGAL LAND DESCRIPTION:** Section 20 Township 138 Range  
112 041ELM GROVE CORBETT W 3' OF LOT 1; & LOT 2 EX W 10; Lake View Township.  
113 **APPLICATION AND DESCRIPTION OF PROJECT:** Request an extension to complete work  
114 on variance 2021-187. Variance was approved 11/18/2021 to construct a patio to be located at  
115 forty-two (42) feet from the OHW of the lake, deviating from the required setback of seventy-five  
116 (75) feet from the OHW of a general development lake. Variance to be at 35.58% lot coverage,  
117 deviating from the allowed coverage of 25% on an Ag zoned lot, all due to setback issues and lot  
118 size.

119  
120 Kyle Vareberg presented the application. He explained the request is for an extension to complete  
121 work on a variance passed in 2021.

122  
123 **Motion:** Hall made a motion to **approve** the party's request for renewal of the variance granted in  
124 2021, given the request had already been previously approved, puts the property to use in a  
125 reasonable manner, and does not alter the character of the locality.

126 **Skalin second.** All in favor. **Motion carried.** Variance **approved.**

127 **FIFTH ORDER OF BUSINESS: APPLICANT: Melissa A Paul & Scott E Paul** 3816 22<sup>nd</sup> St  
128 S Fargo, ND 58104 **Project Location:** 15916 Blackhawk Rd Lake Park, MN 56554 **Tax ID**  
129 **Numbers:** 17.0513.000 & 17.0514.000 **LEGAL LAND DESCRIPTION:** Section 06 Township

130 138 Range 042 BLACKHAWK MTN BEACH LOT 12; BLACKHAWK MTN BEACH LOT  
131 13; Lake Eunice Township **APPLICATION AND DESCRIPTION OF PROJECT:** Request a  
132 variance to construct a patio to be located six (6) feet from the crest of a bluff and seventy-four  
133 (74) feet from the ordinary high-water mark, deviating from the required setback of one hundred  
134 (100) feet on a Recreational Development (RD) lake.  
135

136 Scott Paul presented the application. He explained the scope of the project is to replace the cracked  
137 concrete patio and rotted timber retaining walls. He noted the retaining walls would improve  
138 washout and reduce stormwater runoff on the steep slope.

139 Hall recommended the applicant sod the steep slope instead of overseeding, as the seed would  
140 likely run off and not establish well.

141 Paul agreed that sod will be needed to establish the area and is investigating the best vegetation to  
142 reduce washout in the area.

143 Testimony closed.

144 **Motion: Sharp** made a motion to **approve** the party's request for variance as submitted, with a stipulation  
145 the applicant works with the Cormorant Watershed, given the request is in harmony with the intents and  
146 purposes of the comprehensive plan, does not alter the character of the locality, and puts the property to use  
147 in a reasonable manner.

148 **Knutson second.** All in favor. **Motion carried.** Variance **approved.**

149 **SIXTH ORDER OF BUSINESS: APPLICANT: Glen A & Kari K Holmstrom** 21084 Co Hwy  
150 32 Rochert, MN 56578 **Project Location:** 21084 Co Hwy 32 Rochert, MN 56578 **Tax ID**  
151 **number:** 10.0029.000 **LEGAL LAND DESCRIPTION:** Section 03 Township 139 Range 040;  
152 PT LOT 6 BEG 845.7' W & 574.7' N OF SE COR TH S 100' E 273' N 100' AL LK & W 269' TO  
153 BEG. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to be at  
154 twenty-nine (29) percent lot coverage, deviating from the allowable twenty-five (25) percent  
155 impervious surface coverage due to lot size.

156 Glen Holmstrom presented the application. He explained the proposed garage would be placed  
157 over already impervious surface, and they plan to plant grass around the garage to reduce the total  
158 impervious surface from 37% to 29%.

159 Holmstrom also plans to remove the small sheds on the property if the variance is approved.

160 Testimony closed.

161 **Motion: Hall** made a motion to **approve** the variance request as presented, based upon the fact that the  
162 request puts the property to use in a reasonable manner, does not alter the character of the locality, and is  
163 consistent with the purposes and intent of the zoning ordinance and comprehensive plan.  
164

165 **Skalin second.** All in favor. **Motion carried.** Variance **approved.**

166  
167 **SEVENTH ORDER OF BUSINESS: APPLICANT: Robert Lieberg Revocable Trust** 2241  
168 Clarke Dr Lake Havasu City, AZ 86403-3743 **Location:** 20967 Co Hwy 32 Rochert, MN 56578  
169 **Tax ID number:** 10.0033.000 **LEGAL LAND DESCRIPTION:** Section 03 Township 139  
170 Range 040; W 100' OF E 325' OF LOT 6 **APPLICATION AND DESCRIPTION OF PROJECT:**  
171 Request a variance to construct a garage twenty feet (20) from the right-of-way and 5' from the  
172 side property line.

173 Kyle Vareberg presented the application. He explained the applicant has chosen to table until the  
174 May 11<sup>th</sup>, 2023, hearing. Application tabled.

175 **EIGHTH ORDER OF BUSINESS: APPLICANT: Rodney & Diane Jordahl** 3104 Timberline  
176 Cir S Fargo, ND 58104 **Location:** 21014 Co Hwy 29 Rochert, MN 56578 **Tax ID number:**  
177 10.0730.000 **LEGAL LAND DESCRIPTION:** Section 12 Township 139 Range 040; SUNNY  
178 COVE 139 40 Block 001 LOT 1 **APPLICATION AND DESCRIPTION OF PROJECT:** 1. Request  
179 a variance to construct a garage sixty feet (60) from the ordinary high water mark of a recreational  
180 development lake.

181 Guy Tietz presented the application on behalf of the Jordahls. He explained the proposed garage  
182 would replace an existing garage and be further off the property line, allowing for ease of use by  
183 the homeowner. Additionally, there is a proposed addition to the home to be at 85' from the OHW  
184 included in the variance.

185 Testimony closed.

186 Sharp noted the unique shape of the property as the practical difficulty of the homeowner.

187 **Motion: Hall** motioned to **approve** the variance and the addition of the home at 85' from the  
188 OHW, with the stipulation that rain gutters and French drains are installed on the home.  
189 Additionally, the request puts the property to use in a reasonable manner, does not alter the  
190 character of the locality, and is consistent with the comprehensive plan.

191 **King second.** All in favor. **Motion carried.** Variance **approved.**

192  
193 **NINTH ORDER OF BUSINESS: APPLICANT: Brimen Property LLC** 1603 Blairhill Cir  
194 Brookings, SD 57006 **Location:** TBD N Melissa Dr Detroit Lakes, MN 56501 **Tax ID number:**  
195 19.1883.000 **LAND DESCRIPTION:** Section 20 Township 138 Range 041; WESTS ADD –  
196 SHOREHAM BLOCK B W 9' OF LOT 32 & LOTS 33 & 34 REF 19.1884.000 IN 2013 **APPLICATION**  
197 **AND DESCRIPTION OF PROJECT:** Request a variance to construct a dwelling to be located  
198 fifteen feet (15) from the rear property line.

199 Brian Sather presented the application. He clarified the setback to the rear property line is 24 feet  
200 instead of the published 15 feet. He expressed his desire to construct a shop on the property that  
201 was aesthetically pleasing to the locality.

202 Sather explained that although he does not meet the rear setback due to the lot's unique shape, the  
203 proposed building would fall below the maximum impervious lot coverage.

204 Testimony closed.

205 **Motion: Sharp** motioned to **approve** the variance with a 24-foot rear setback, given the request  
206 puts the property to use in a reasonable manner, does not alter the character of the locality, and is  
207 consistent with the comprehensive plan.

208 **Skalin** second. All in favor. **Motion carried.** Variance **approved.**

209 **TENTH ORDER OF BUSINESS: APPLICANT: John & Paula Johnson** 27343 Co Hwy 34  
210 Callaway, MN 56521 **Location:** 27343 Co Hwy 34 Callaway, MN 56521 **Tax ID number:**  
211 24.0319.000 & 24.0318.000 **LEGAL LAND DESCRIPTION:** Section 02 Township 140 Range  
212 041; TOWNSITE OF RICHWOOD 140 41 Block 001 LOTS 11 & 12 & TOWNSITE OF RICHWOOD  
213 140 41 Block 001 LOT 10 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a  
214 variance to separate two non-conforming lots in contiguous ownership due to the fact both existing  
215 parcels of land have commercial businesses.  
216

217 Kyle Vareberg presented the application on behalf of John Johnson. He explained the properties  
218 are both used commercially and have been for quite some time.

219 Josephson asked if the lots are conforming or if the GIS map lines are off.

220 Vareberg said the lots are not conforming. One of the lots is larger than the other, citing the GIS  
221 is not entirely accurate.

222 Josephson asked if there are any other options to make the lots more conforming.

223 Vareberg said the only other option would be the adjacent storage building purchasing the  
224 nonconforming lot(s)

225 Testimony closed.

226  
227 Knutson stated although the division is nonconforming, it would positively benefit the community of  
228 Richwood.

229  
230 **Motion: Sharp** made a motion to **approve** the application as presented, given the request puts the  
231 properties to use in a reasonable manner, is consistent with the intents and purposes of the ordinance, and  
232 does not alter the character of the locality as the parcels already have commercial businesses on them.

233  
234 **Hall** second. All in favor. **Motion carried.** Variance **approved.**

235 As there was no further business to come before the Board, Hall made a motion to adjourn the meeting.  
236 King second. All in favor. Motion carried. Meeting adjourned at 7:02 pm.

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238

239

\_\_\_\_\_ ATTEST \_\_\_\_\_  
Chairman Roger Boatman Kyle Vareberg,

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241

Planning and Zoning Administrator