



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

June 8th @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: Robert Lieberg Revocable Trust
2241 Clarke Dr.
Lake Havasu City, AZ 86403-3743

Project Location: 20967 Co Hwy 32
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a garage twenty feet (20) from the right-of-way and 5' from the side property line, and to be at thirty-eight (38) percent impervious surface coverage. This application was tabled from the May 11th, 2023, hearing.

LEGAL LAND DESCRIPTION: Tax ID Number: 10.0033.000 **Legal Land Description:** Section 03 Township 139 Range 040; W 100' OF E 325' OF LOT 6

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives before the scheduled date of the hearing. The 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: janai.seley@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, and in general, the needs and welfare of the people.

Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.

Variance Application Review

Permit # 293

Property and Owner Review

Parcel Number(s): **100033000**

Owner: **ROBERT T LIEBERG REVOCABLE TRUST**

Township-S/T/R: **ERIE-03/139/040**

Mailing Address:

2241 CLARKE DR

LAKE HAVASU CITY AZ 86403-3743

Site Address: **20967 CO HWY 32 ROCHERT MN 56578**

Lot Recording Date:

Original Permit Nbr: **NA**

Legal Descr: **W 100' OF E 325' OF LOT 6**

Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☒ Other

If 'Other', description:

Description of Variance Request: **Request a variance to construct a garage twenty feet (20) from the right-of-way and 5' from the side property line, and to be at thirty-eight (38) percent impervious surface coverage.**

OHW Setback: **100+**

Side Lot Line Setback: **5**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **20**

Road Type: **County**

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **1216**

Existing Structure Height:

Proposed Structure Height: **14'**

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline?

Change to main structural framework?

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Yes, the garage will provide storage and help keep the area tidy.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **The proposed garage is an acceptable use of the land**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **The garage size is similar to others in the vicinity.**

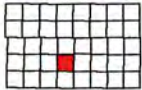
4. Are there circumstances unique to the property? **No**

Explain: **N/A**

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

Explain: **The garage will be constructed to fit in with surrounding buildings in the locality**



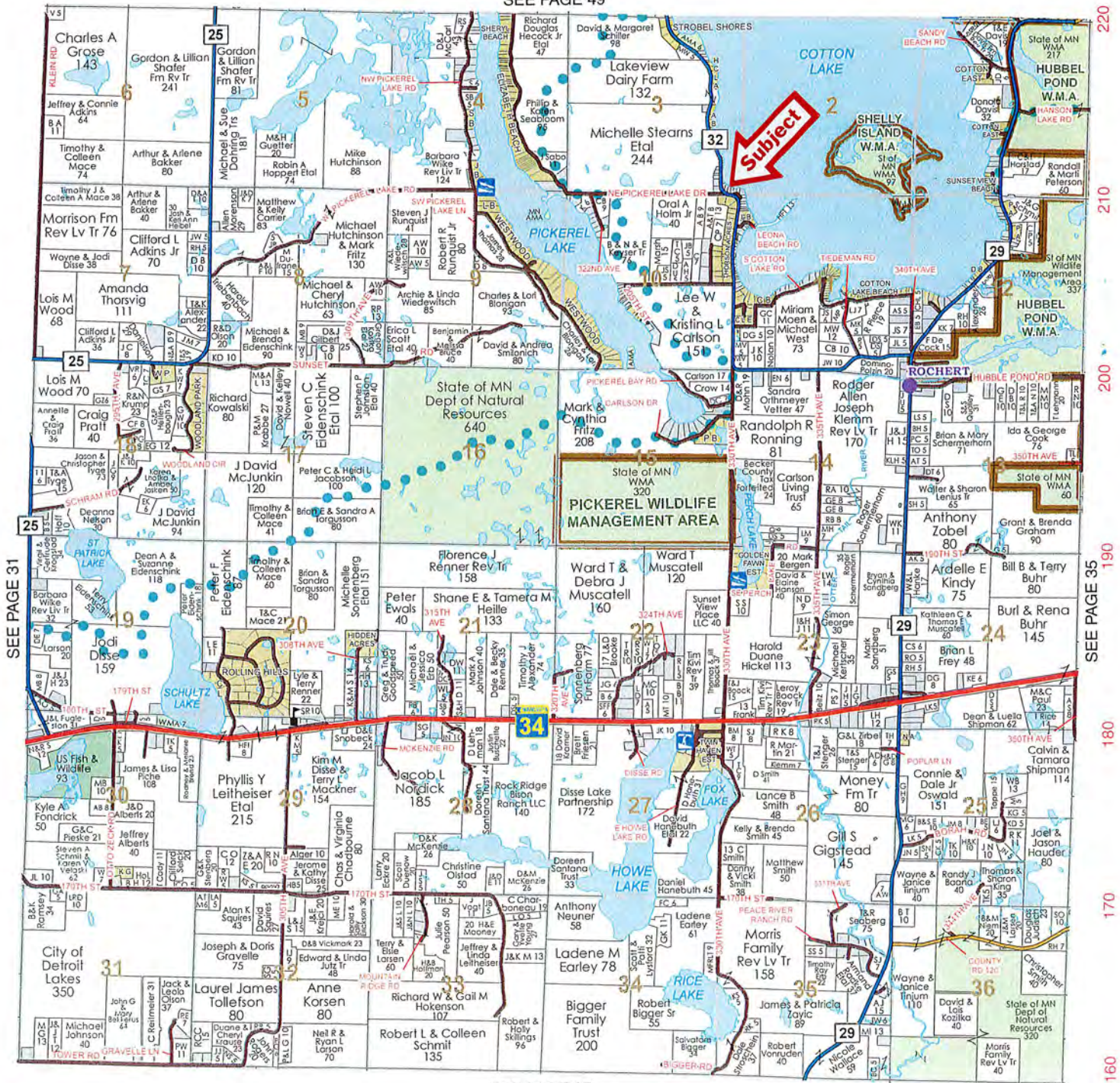


Erie

Township 139N - Range 40W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

June 8th @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: Robert A Lesage & Richard L Lesage
PO Box 458
Redwood Falls, MN 56283

Project Location: 30414 Co Hwy 35
Ponsford, MN 56575

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a dwelling sixty-five (65) feet from the ordinary high-water mark on a recreational development lake, deviating from the required setback of one hundred (100) feet due to topographical issues. This meeting was tabled at the May 11th, 2023 meeting.

LEGAL LAND DESCRIPTION: Tax ID Number: 25.0074.002 **Legal Land Description:** Section 20 Township 141 Range 038 PT GOVT LOT 1: COMM SE COR, N 130.12', W 236.16' TO CTR RD, NLY AL RD 729.61', SW 517.21', W 104.89' TO LK, SLY AL LK 330.97', NE 195.15', SE 388' E 54.05' TO POB; Round Lake Township, Ice Cracking Lake.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives before the scheduled date of the hearing. The 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: janai.seley@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, and in general, the needs and welfare of the people.

Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.

Variance Application Review

Permit # 288

Property and Owner Review

Parcel Number(s): **250074002**

Owner: **Robert Lesage**

Township-S/T/R: **ROUND LAKE-20/141/038**

Mailing Address:
PO Box 458 Redwood Falls, MN 56283

Site Address: **30414 Co Hwy 35 Ponsford, MN 56575**

Lot Recording Date:

Original Permit Nbr: **SITE2023-2386**

Legal Descr: **PT GOVT LOT 1: COMM SE COR, N 130.12', W 236.16' TO CTR RD, NLY AL RD 729.61', SW 517.21', W 104.89' TO LK, SLY AL LK 330.97', NE 195.15', SE 388' E 54.05' TO POB.**

Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☒ Topographical Issues (slopes, bluffs, wetlands)
- ☐ Other

If 'Other', description:

Description of Variance Request: **Request to build a dwelling 65' from the OHW of a NE lake due to practical difficulty of wetland on property.**

OHW Setback: **65'**

Side Lot Line Setback: **35'**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **100'+**

Road Type: **County**

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage: **1%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **2964'**

Existing Structure Height:

Proposed Structure Height: **21'**

Existing Basement Sq Ft:

Proposed Basement Sq Ft: **NA**

Change to roofline? **N/A**

Change to main structural framework?

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Yes, the practical difficulty of a wetland on the lot limits the area where a home can be built.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Yes, there are other homes in the locality**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

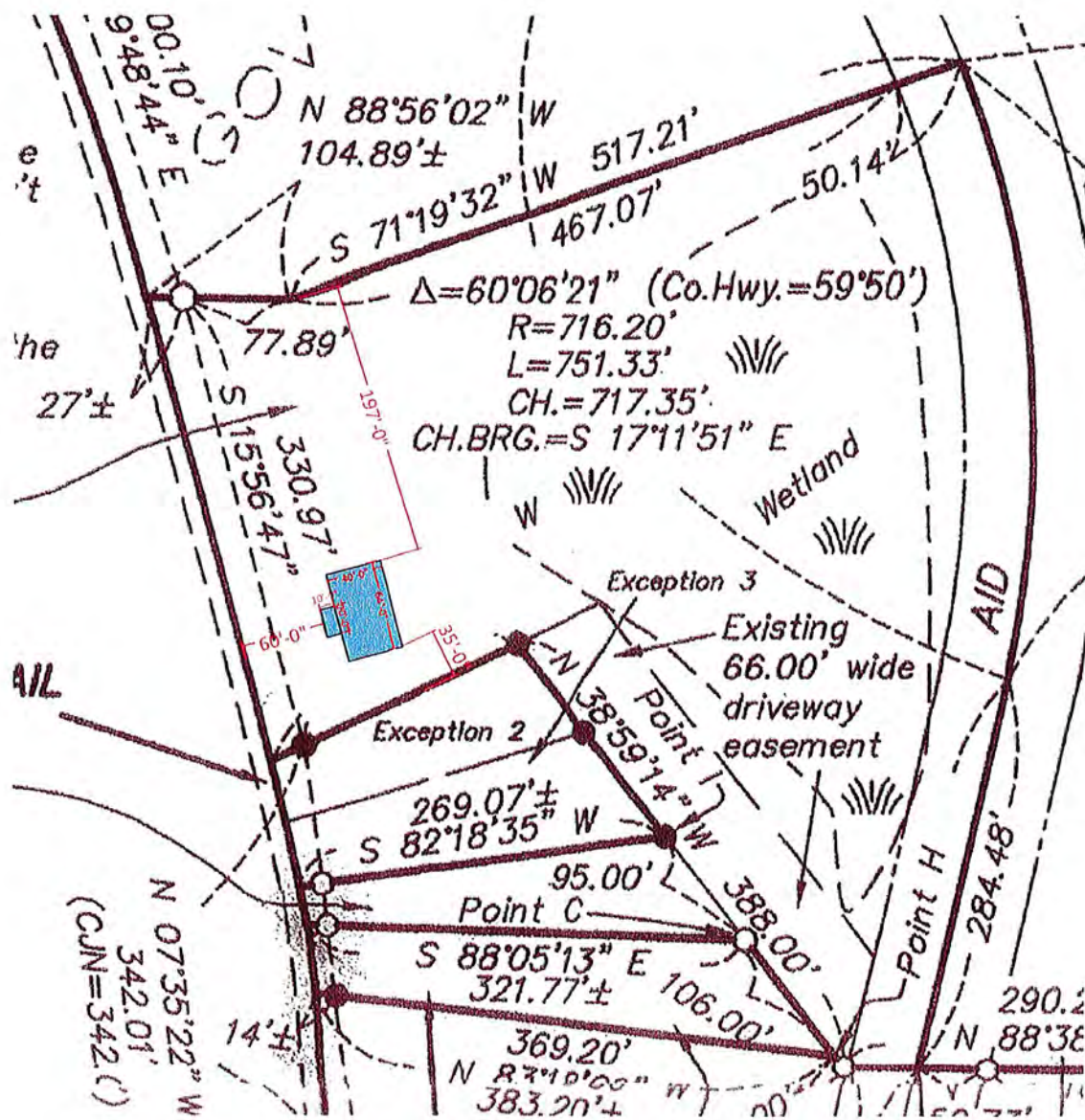
Explain: **Yes, dwelling must be placed in requested area on lot due to wetland.**

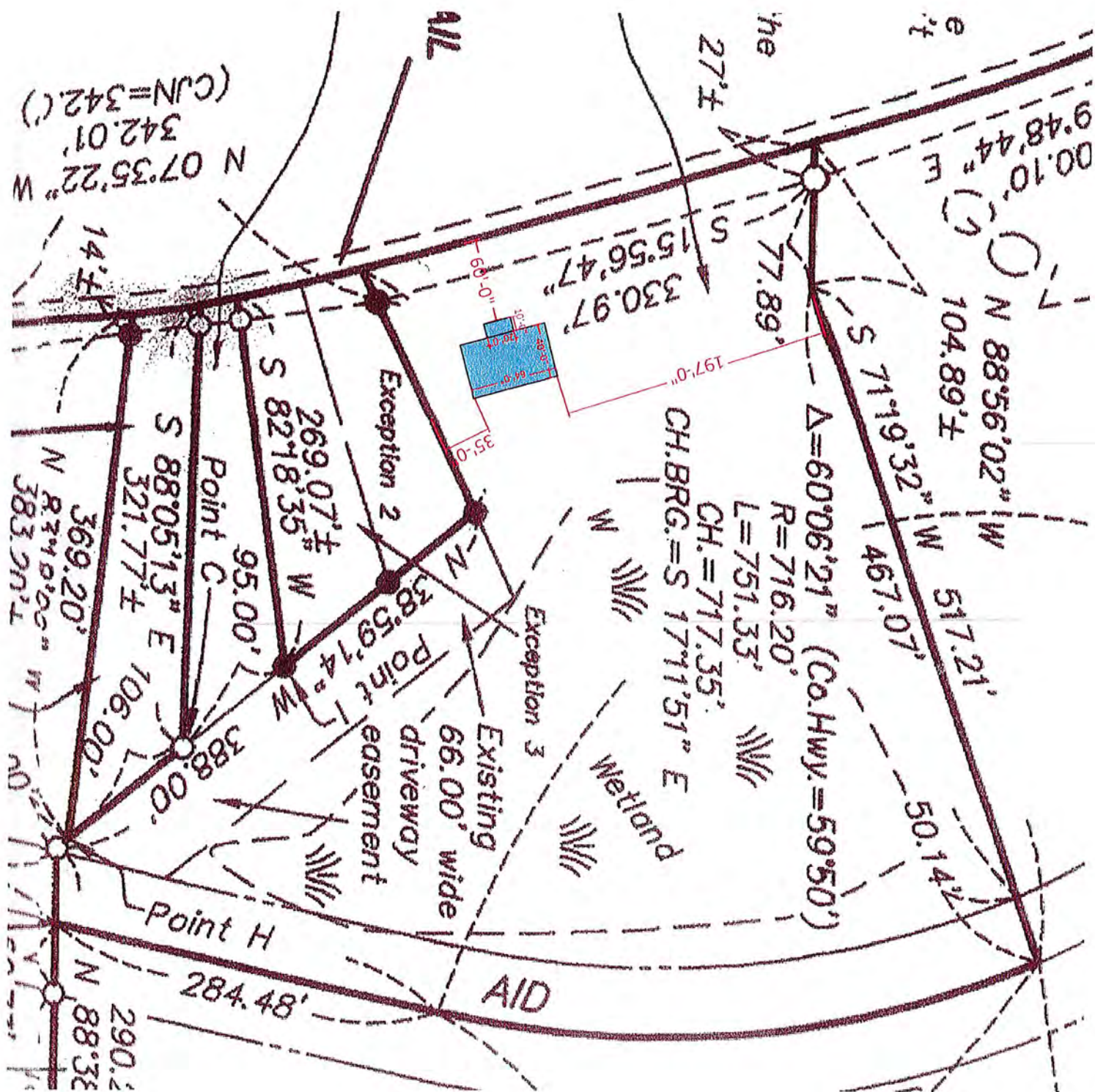
4. Are there circumstances unique to the property? **Yes**

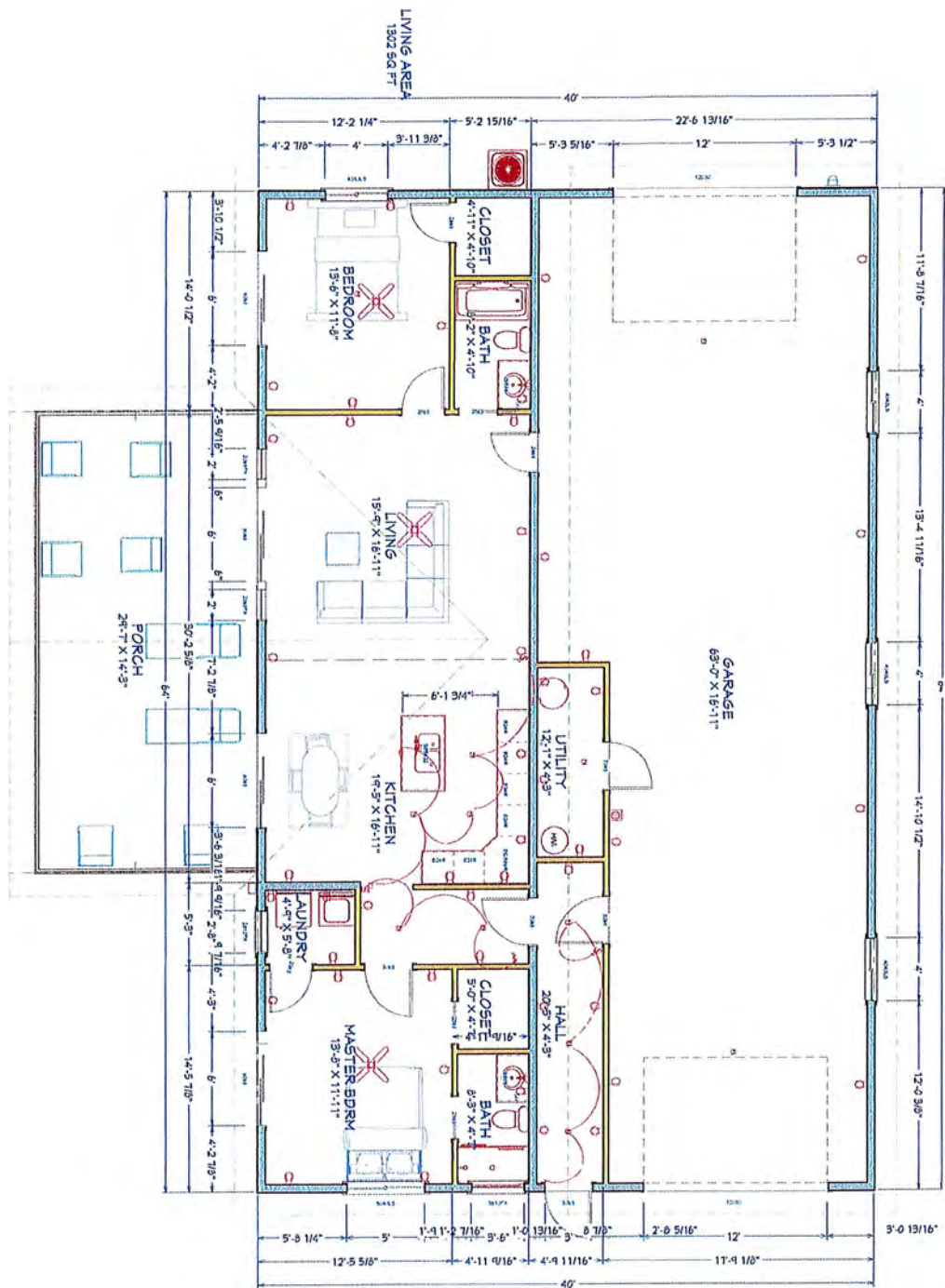
Explain: **Wetland coverage on property.**

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

Explain: **Yes, there are other homes nearby.**









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Ice Cracking Lot

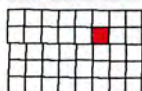
Becker County

Robert A. Saxe

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

Date: 8/31/2022

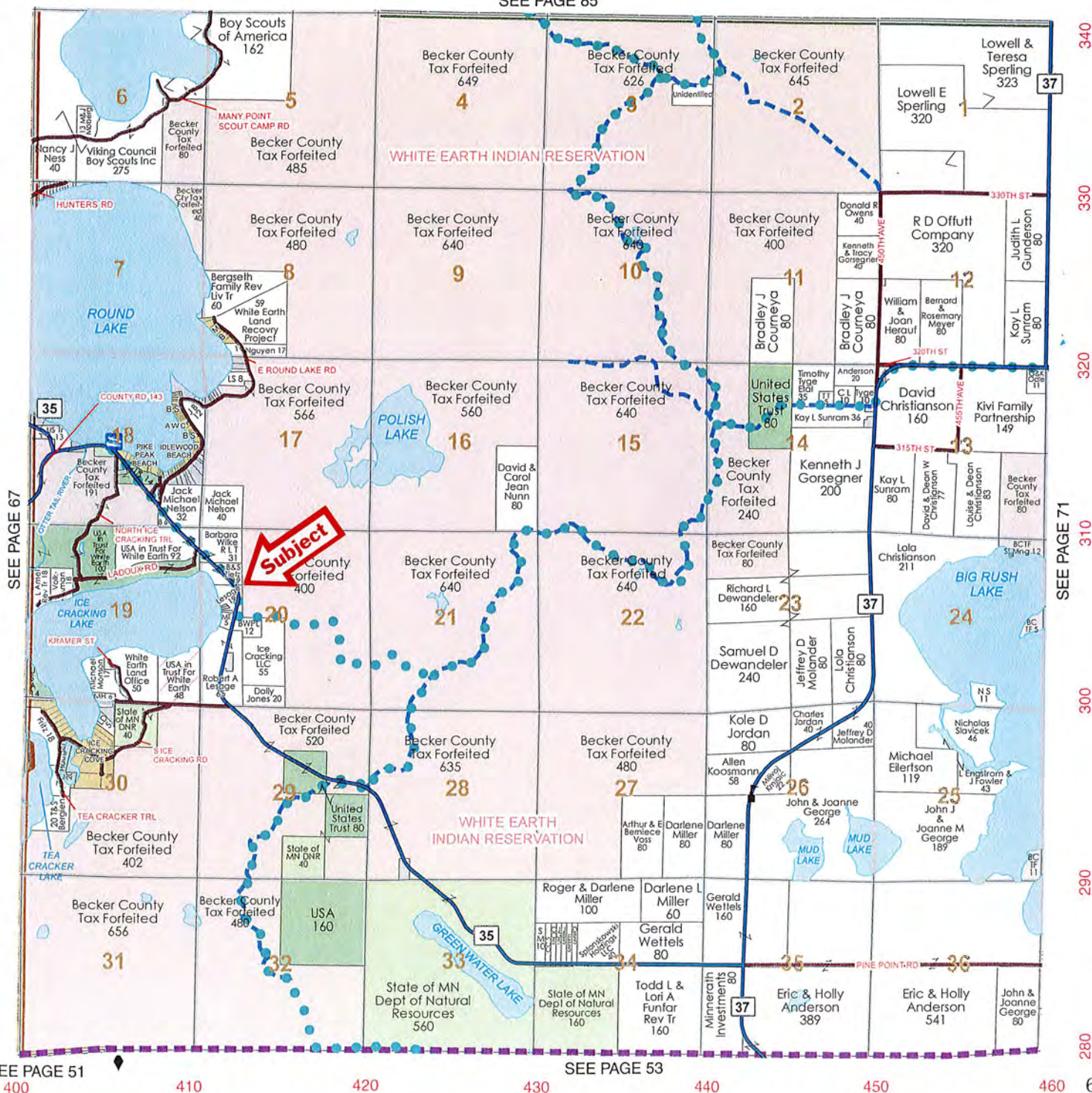


Round Lake (S)

Township 141N - Range 38W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

June 8th @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: Joel Moore & Dawn Moore

PO Box 67

Arthur, ND 58006-0067

Project Location: 21855 NW Pickerel Lake Rd

Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a storage shed to be located at thirty-seven (37) feet from the Centerline (CL) of a Township Road, deviating from the required setback of fifty-three (53) feet due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 10.0050.000 **Legal Land Description:** PT GOVT LOT 9; BEG AT INTER OF S LN OF LOT 9 & PICKREL LK, TH W 315.51', N 238.95', NE 334.40' TO LK & S TO BEG; Pickerel Lake, Erie Twp.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives before the scheduled date of the hearing. The 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: janai.seley@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, and in general, the needs and welfare of the people.

Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.

Variance Application Review

Permit # 295

Property and Owner Review

Parcel Number(s): 100050000

Owner: Joel & Dawn Moore

Township-S/T/R: ERIE-04/139/040

Mailing Address:

JOEL MOORE

PO BOX 67

ARTHUR ND 58006-0067

Site Address: 21855 NW PICKEREL LAKE RD DETROIT LAKES MN 56501

Lot Recording Date: After 1992

Original Permit Nbr: site2023-120932

Legal Descr: PT GOVT LOT 9; BEG AT INTER OF S LN OF LOT 9 & PICKREL LK, TH W 315.51', N 238.95', NE 334.40' TO LK & S TO BEG

Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☒ Topographical Issues (slopes, bluffs, wetlands)
- ☒ Other

If 'Other', description:

Topographical issues, placement of the driving surface of the Township road and placement of the mound system.

Description of Variance Request: Request a variance to construct a storage shed to be located at thirty-seven (37) feet from the Centerline (CL) of a Township Road, deviating from the required setback of fifty-three (53) feet due to setback issues.

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 37' from centerline of road

Road Type: Township

Existing Imp. Surface Coverage: 7.8%

Proposed Imp. Surface Coverage: 11.5%

Existing Structure Sq Ft:

Proposed Structure Sq Ft: 2,520sf proposed storage shed

Existing Structure Height:

Proposed Structure Height: 26' height of storage shed

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 intent of the ordinance? Yes

Explain: The required setback from the centerline of the Township road to the proposed storage shed cannot be achieved because of practical difficulties, yet we are able to meet and exceed all other required setbacks and still keep the property under 15% lot coverage.

2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes

Explain: Placement of the proposed storage shed will not negatively impact anyone's views, enjoyment of the lake, nor will there be any impact to the lakeshore because the proposed shed will be 200'+ from the OHW.

3. Does the proposal put the property to use in a reasonable manner? Yes

Explain: Approval of the proposed storage shed would fulfill our need for more storage space and the size of our lot is adequate for accommodating this shed proposal.

4. Are there circumstances unique to the property? **Yes**

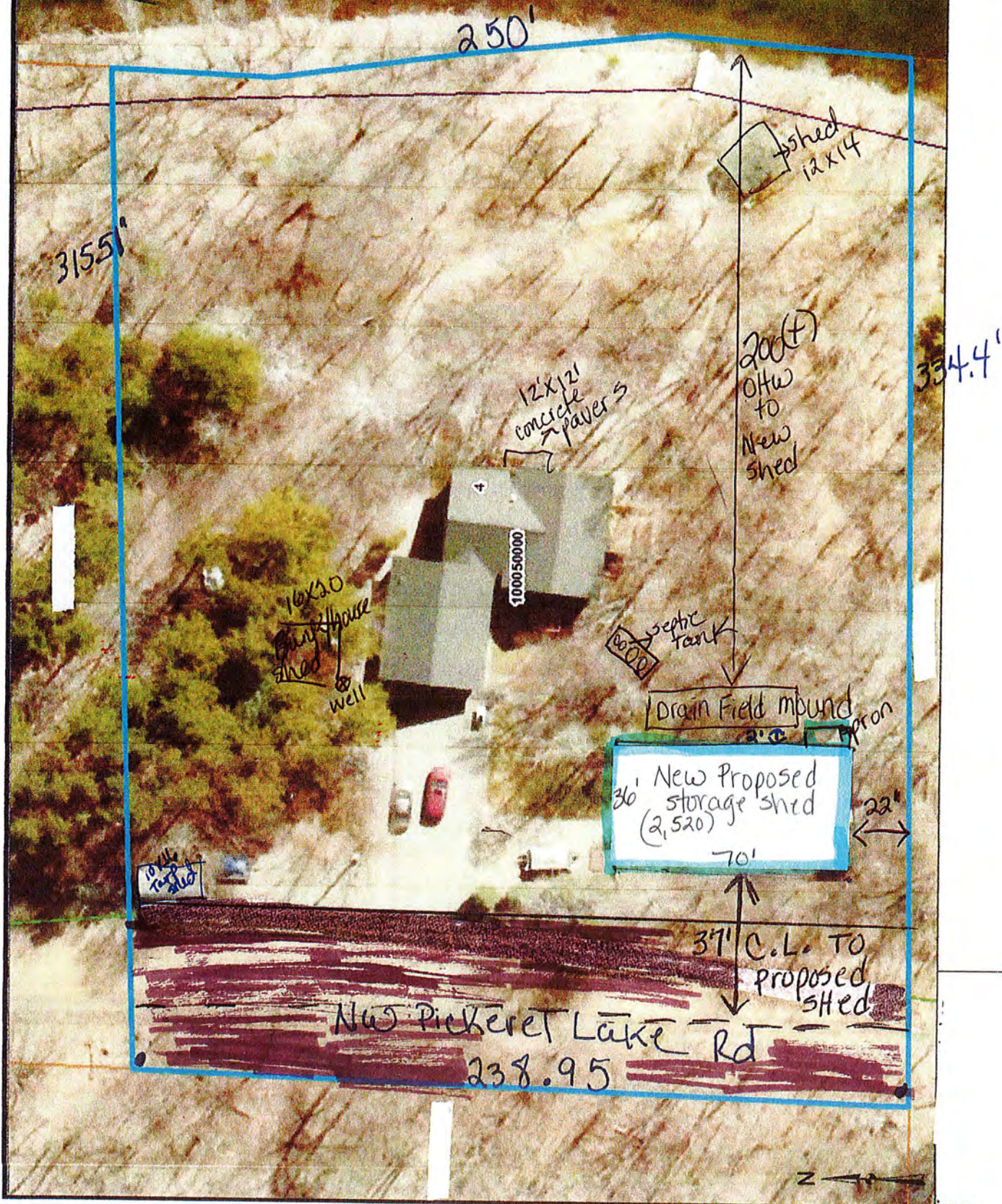
Explain: **Even though the lot is substantial in size, there are some practical difficulties, we are unable to construct the storage shed on the lakeside of the mound system due to the topography of the lot, it slopes all the way down to the lake behind the mound. So, best and most practical placement would be between the mound system and the road, but the placement of the driving surface of the Township road goes directly across our property, therefore we are unable to meet the required setback from the centerline of the road and are unable to use the road right of way setback because our property pins are located on the other side of the road.**

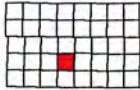
5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **This is a residential neighborhood and constructing the proposed storage shed will not change this use at all.**

(10.0050.000) Pickerel Lake

Becker County



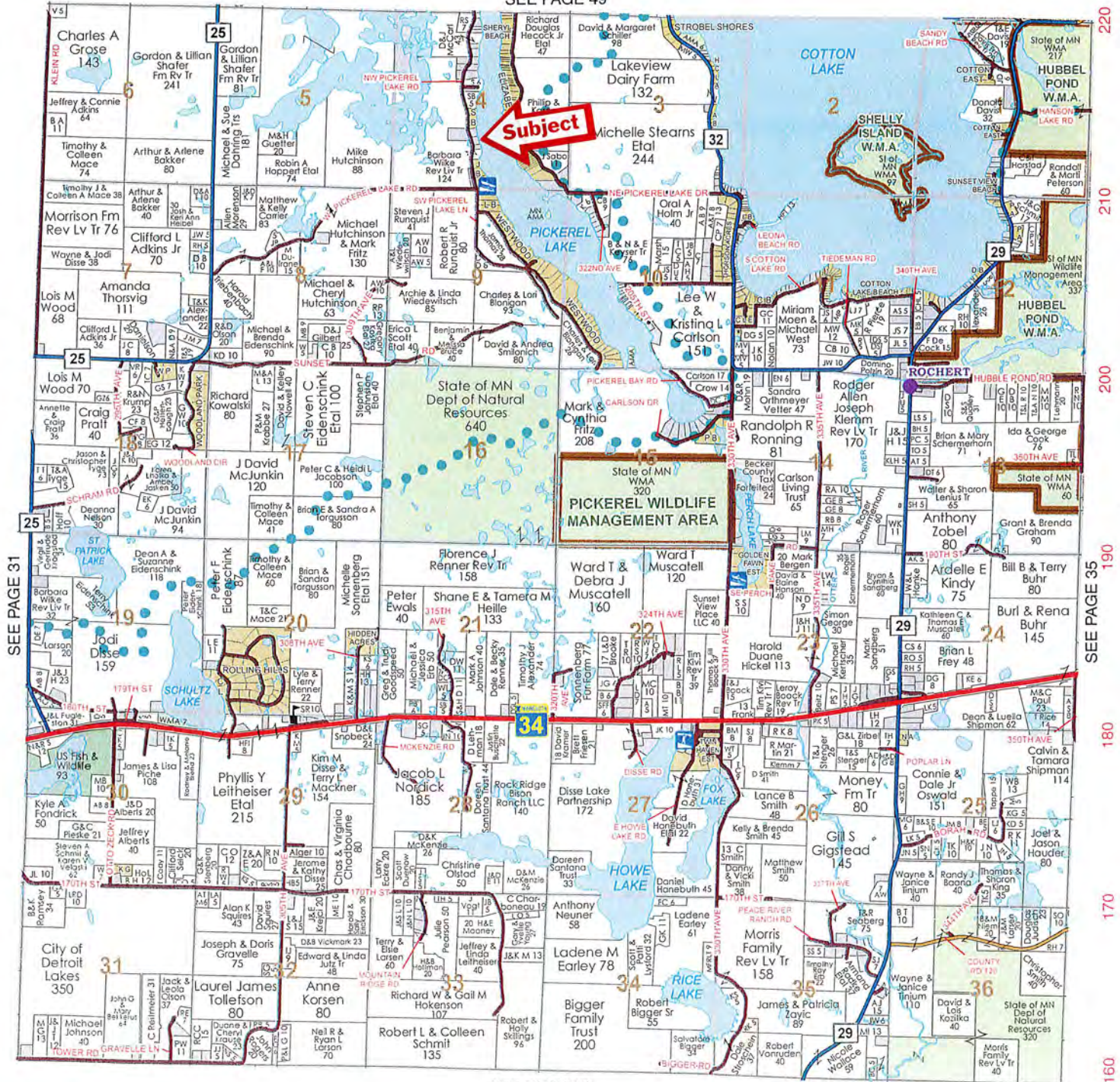


Erie

Township 139N - Range 40W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

June 8th, 2023 @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: 6367 Boat Properties
24147 Wine Lake Rd
Detroit Lakes, MN 56501

Project Location: 24147 Wine Lake Rd
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request an amendment to Variance 2022-250 approved 07/21/2022. To construct an addition to an existing building to be located seventy (70) feet from the ordinary high-water (OHW) mark, deviating from the required setback of one hundred and fifty (150) feet on a Natural Environment Lake due to lot shape.

LEGAL LAND DESCRIPTION: Tax ID numbers: **08.0320.000 & 08.0319.001; Detroit Township**
Section 20 Township 139 Range 041; 20-139-41 PT GOVT LOT 6 IN SEC 20 OF FOLL PARCEL: COMM SW COR SEC 20, NE 334.6' TO POB; NE 514.5' AL LK, ELY 245' TO SW ROW RD, SE 804.7' TO NE LN RR, NW TO N LN SEC 29, E TO PT 200' N OF RR, NW TO POB & Section 20 Township 139 Range 041; 20-139-41 PT GOVT LOT 6 SEC 20 OF FOLL PARCEL: COMM SW COR SEC 20, E 755.86', SELY 189.57', SE 38.2' TO POB; NW 856.81' TO CTR RD, SELY AL RD 1388.34', NWLY 712.52' TO POB. & PT GOVT LOT 6 SEC 20 OF FOLL PARCEL: COMM SW COR SEC 20, E 755.86', SELY 189.57', SE 38.2' TO POB; NW 856.81' TO CT RD, SELY AL RD 1388.34', NWLY 712.52' TO POB.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives before the scheduled date of the hearing. There 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: janai.seley@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, and in general, the needs and welfare of the people.

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Variance Application Review

Permit # 296

Property and Owner Review

Parcel Number(s): **080320000**

Owner: **6367/BOAT PROPERTIES LLC**

Township-S/T/R: **DETROIT-20/139/041**

Mailing Address:
24147 Wine Lake Rd Detroit Lakes, MN 56501

Site Address: **24147 Wine Lake Rd Detroit Lakes, MN 56501**

Lot Recording Date:

Original Permit Nbr: **SITE2022-1973**

Legal Descr: **20-139-41 PT GOVT LOT 6 IN SEC 20 OF FOLL PARCEL: COMM SW COR SEC 20, NE 334.6' TO POB; NE 514.5' AL LK, ELY 245' TO SW ROW RD, SE 804.7' TO NE LN RR, NW TO N LN SEC 29, E TO PT 200' N OF RR, NW TO POB.**

Variance Details Review

Variance Request Reason(s):

- ☒ Setback Issues
- ☐ Alteration to non-conforming structure
- ☐ Lot size not in compliance
- ☐ Topographical Issues (slopes, bluffs, wetlands)
- ☒ Other

If 'Other', description:

Lot Shape

Description of Variance Request: **Request an amendment to Variance 2022-250 approved 07/21/2022. To construct an addition to an existing building to be located seventy (70) feet from the ordinary high-water (OHW) mark, deviating from the required setback of one hundred and fifty (150) feet on a Natural Environment Lake due to lot shape.**

OHW Setback: **70'**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft:

Proposed Structure Sq Ft:

Existing Structure Height:

Proposed Structure Height: **20'**

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? **No**

Change to main structural framework? **No**

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Unable to meet the required setback from the OHW due to the narrowing shape of the lot.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Proposed addition is in compliance with the surrounding structures.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Property has been used for commercial use for some time and this will be beneficial to the growth of the business.**

4. Are there circumstances unique to the property? **Yes**

Explain: **The shape of the property narrows significantly to the North making it difficult to meet the lake**

setback.

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

Explain: **This will just be an addition to an already operating business.**



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:2,257	
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	
Date: 5/24/2023	

MEADOWLAND SURVEYING INC.

Surveying the Lakes Area Since 1946

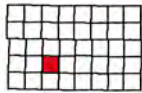
For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

218-847-4289

www.meadowlandsurveying.com

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EXPERIENCE MATTERS!

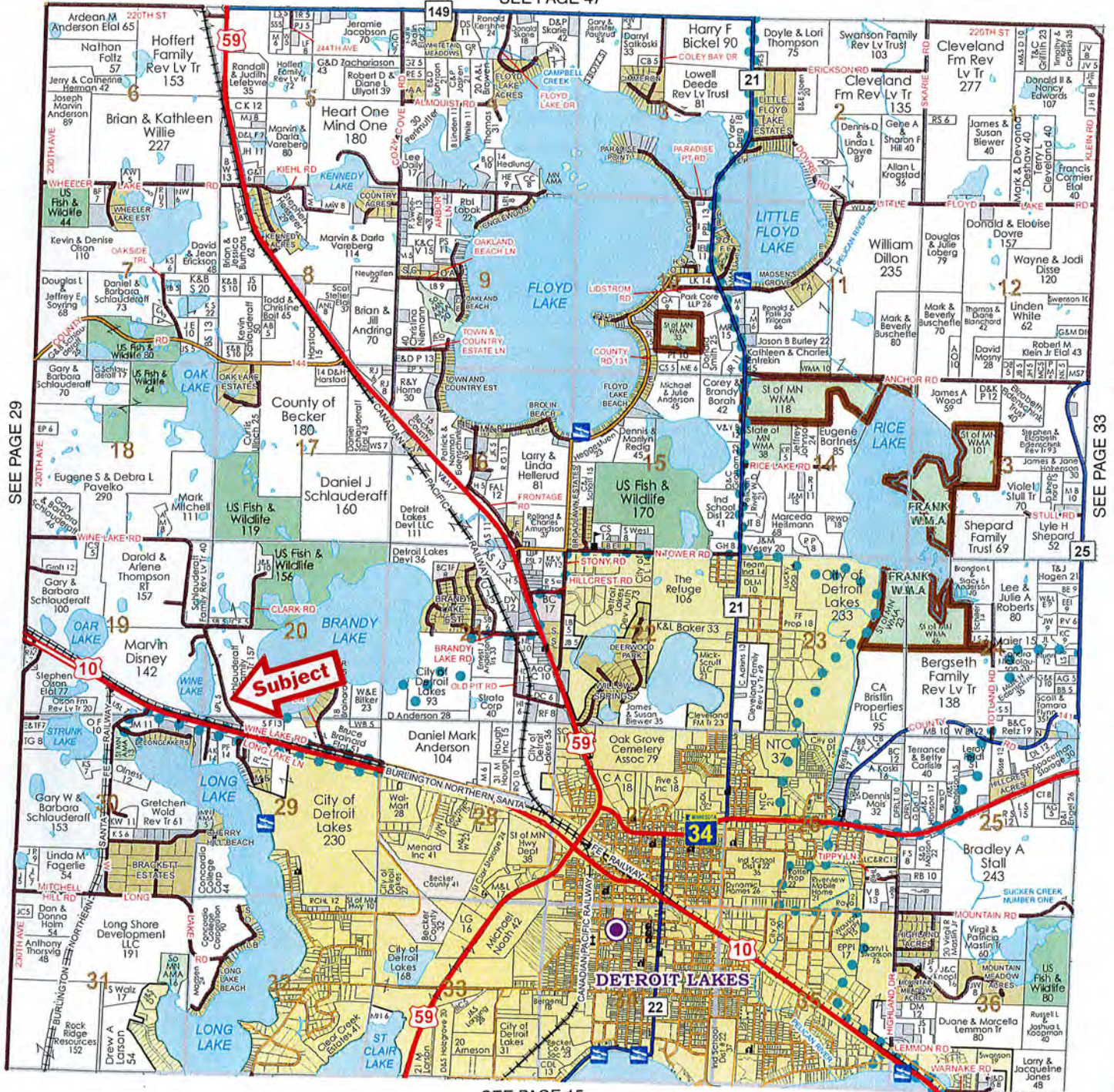


Detroit

Township 139N - Range 41W

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