



# 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\*\***

September 12<sup>th</sup>, 2024 @ 6:00 P.M.

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

**APPLICANT:** Dunton Locks Park – Becker County  
915 Lake Ave  
Detroit Lakes, MN 56501

**Project Location:** 24878 Dunton Locks Rd  
Detroit Lakes, MN 56501

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a picnic shelter to be located fifty (50) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred (100) feet from a recreational development lake due to setback issues.

**LEGAL LAND DESCRIPTION: Tax ID Number:** 19.7010.000 **Legal Land Description:** Section 08 Township 138 Range 041; LOT 5 EX 13.71 FOR HATCHERY; Lake View Township

**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:** [susan.rockwell@co.becker.mn.us](mailto:susan.rockwell@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/](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 # 381

### Property and Owner Review

Parcel Number(s): **197010000**

Owner: **DUNTON LOCKS PARK-BKR CNTY**

Township-S/T/R: **LAKE VIEW-08/138/041**

Mailing Address:  
**915 LAKE AVE  
DETROIT LAKES MN 56501**

Site Address: **24878 DUNTON LOCKS RD DETROIT  
LAKES MN 56501**

Lot Recording Date:

Original Permit Nbr: **Permit #: VAR2021-164, Permit #:  
SITE2021-1372**

Legal Descr: **LOT 5 EX 13.71 FOR HATCHERY**

### 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:

**Shelter Design and Civil Plan available upon request**

Description of Variance Request: **Request a variance, to construct a picnic shelter to be located fifty (50) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development lake due to setback issues.**

OHW Setback: **50**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type: **County**

Existing Imp. Surface Coverage: **Less than 1%**

Proposed Imp. Surface Coverage: **Same, will be installing stormwater retention area and/or raingardens**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **2160**

Existing Structure Height:

Proposed Structure Height: **Slab to peak = 15' 11".  
Midpoint = 12' 10"**

Existing Basement Sq Ft:

Proposed Basement Sq Ft: **no**

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: **We are meeting all other setbacks. There has been a proven hardship on the lot in the past as there are three other existing variances that have been approved on this lot. Doc 352438 (3/18/87) for a picnic shelter to be 50' from the OHW and 50' from the Center Line of the public road; Doc 353590 (6/10/87) for a storage/garage to be 5' from the side lot line; Doc 681829 to construct a picnic shelter 50' from the OHW (this variance expired July 8th, 2023).**

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

Explain: **The request will not negatively impact anyone's view or enjoyment of the lake. This property consists**

of 700+ feet of lakeshore so it will not cause any view issues for neighbors The existing structure is located in a similar location, however the proposed request will be larger. The request will enhance the visitors experience at the County Park.

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

Explain: **This new structure will replace the existing picnic shelter that is in disrepair. The new shelter will be more functional than the existing.**

**Public/County Park, Grant Funding Received to replace existing shelter.**

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

Explain: **This lot was developed and structures built a very long time ago. This request will put the new shelter further back than the existing making it more conforming.**

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

Explain: **There are similar structures at the same distance or closer on this lot and within the area on neighboring lots.**



Becker County, MN  
Dunton Locks  
200 Dunton Ave  
Dunton, MN 55329  
Phone: 763.444.2000  
www.apexengr.com

VFW Shelter  
Dunton Locks  
Dunton Lakes, MN  
X.XX.2024

PROJECT NO.  
DD# 23-005  
C1.1  
CONSTRUCTION & REMOVAL  
GRADING UTILITIES & PAVING

- CONSTRUCTION & REMOVAL NOTES**
1. ALL EXISTING UTILITIES SHALL BE MAINTAINED TO REMAIN UNLESS OTHERWISE NOTED.
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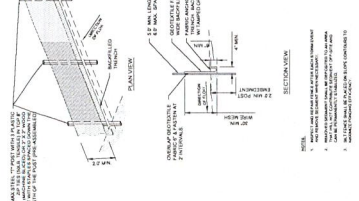
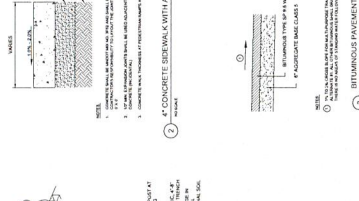
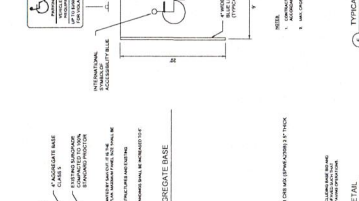
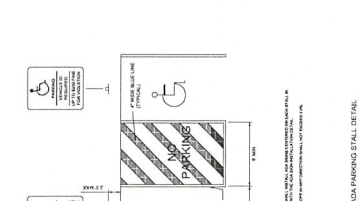
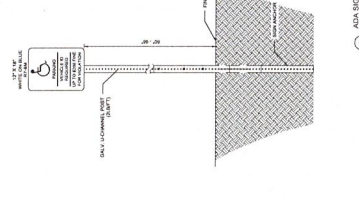
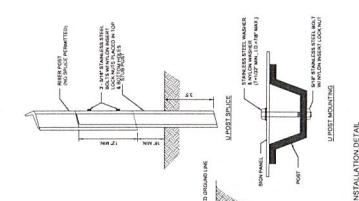
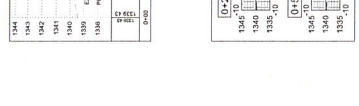
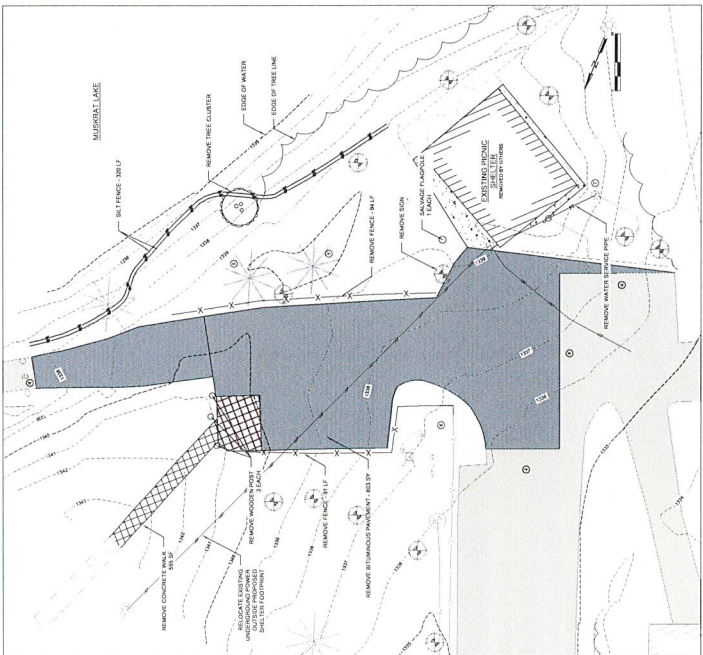
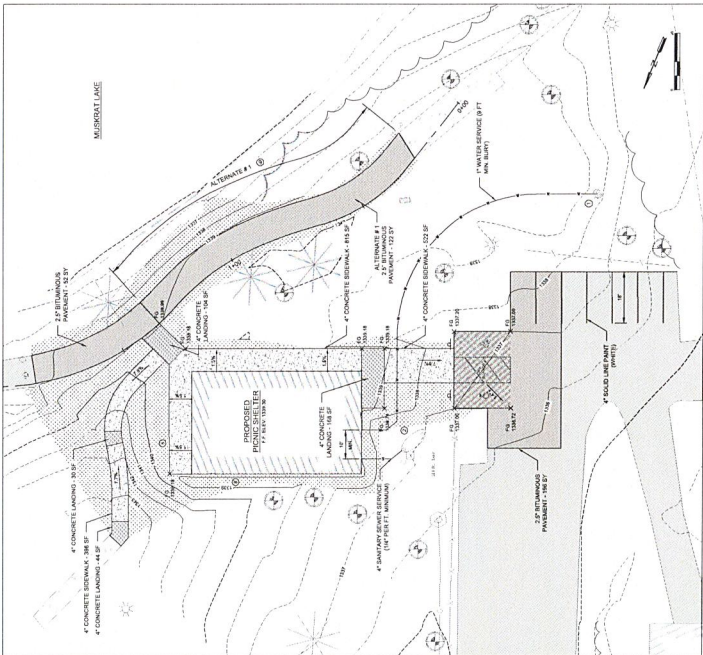
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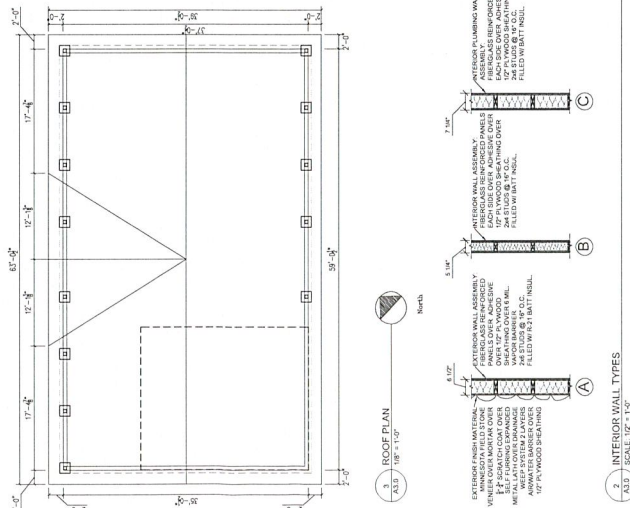
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15 BEAM OVERHEAD - SEE STRUCTURAL



681829

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 681829**

July 27, 2021 at 1:53 PM  
I hereby certify that the within  
instrument was recorded in this office.  
Patricia Swenson, County Recorder  
By SKS Deputy

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: County of Becker

**ORDER OF VARIANCE**

REQUEST: Construct a picnic shelter at 44' and a patio at 32' from  
the OHW.

OR

**DENIAL OF VARIANCE**

The above entitled matter came on to be heard before the Board of Adjustment on the 8<sup>th</sup> day of July  
2021, on a Petition for a variance pursuant to the Becker County Zoning Ordinance, for the following  
described property:

LEGAL LAND DESCRIPTION: Tax ID number: 19.7010.000 Complete Legal Description on Attachment A

**VARIANCE REQUESTED:**

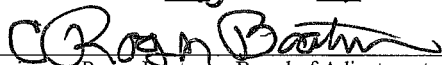
Request a variance to construct a picnic shelter to be located at forty-four (44) feet and a patio to  
be located at thirty-two (32) feet from a lake, deviating from the required setback of one hundred  
(100) feet from a recreational development lake, due to setback issues.

It is ordered that a Variance ~~(NOT)~~ BE GRANTED upon the following conditions or reasons:

Approve a variance, to construct a picnic shelter to be located at fifty (50) feet, modified from the  
requested forty-four (44) feet, and a patio to be located at thirty-two (32) feet from a lake, deviating  
from the required setback of one hundred (100) feet from a recreational development lake, due to  
setback issues, due to the fact the shelter it is out of the shore impact zone, with the stipulation they  
follow any Pelican River Watershed requirements.

The Variance shall become null and void on July 8<sup>th</sup>, 2023 if a site permit has not been obtained and  
construction began.

DATED THIS 26 DAY OF July 2021

  
Chairman, Roger Boatman, Board of Adjustment

STATE OF MINNESOTA)

BECKER COUNTY OFFICE

) SS

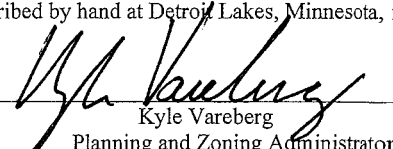
OF

COUNTY OF BECKER )

PLANNING AND ZONING

I, Kyle Vareberg, Planning and Zoning Administrator, certify that I have compared the foregoing  
Copy and Order GRANTING ~~(DENYING)~~ a Variance with the Original Record preserved in the Zoning  
Office, and have found the same to be true and correct.

In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota, in the  
County of Becker on the 26<sup>th</sup> DAY OF July, 2021.

  
Kyle Vareberg

Planning and Zoning Administrator

70. DRAFTED BY THE BECKER  
COUNTY ZONING OFFICE

ND chg  
paid  
well

ATTACHMENT A

Legal Description for Tax ID Number: 19.7010.000

GOVERNMENT LOTS NUMBERED FIVE (5) AND SIX (6), SECTION 8, TOWNSHIP 138, RANGE 41, LAKE VIEW TOWNSHIP, DESCRIBED AS FOLLOWS:  
LESS the following tracts:

- (1) Commencing at a point which is 4.34 chains South of the Northwest corner of Lot 5, Sec. 8, Twp. 138, Rge. 41, West of the 5th. P. M. in Minnesota, thence running East 5 chains, thence South 4.38 chains, thence South 20° East 2.64 chains, thence East 5° South 4.00 chains, thence South 2° East 4.00 chains, thence South 30° East 4.46 chains to road leading from the back to the highway along the shore of Detroit Lake, thence South 70° West 3.00 chains to the easterly shore of Lake Sally, thence North 45° West along the easterly shore of said Lake 12.25 chains to the West line of said Lot 5, Township and Range aforesaid, thence North on the said West line of Lot 5, Township and Range aforesaid 5.56 chains to the place of beginning, containing 8.64 acres, more or less.
- (2) Beginning at a point on the North boundary line of Lot 5 in Sec. 8, Twp. 138, Rge. 41, that is 348 feet East of the Northwest corner of said Lot 5; thence West 348 feet to the said northwest corner of said Lot 5; thence South on the West boundary line of said Lot 5, a distance of 284.4 feet; thence East 330 feet; thence South 289.08 feet; thence South 20° East 174.24 feet; thence South 85° East 264 feet; thence North 21° 50' West 862.05 feet to the point of beginning; the above described piece of land being in a part of Lot 5 in Sec. 8, Twp. 138, Rge. 41, containing 5.07 acres.
- (3) Beginning at a point in the East line of Sec. 8, Twp. 138, Rge. 41, distant 25 chains 10 links North of the Southeast corner of said Sec. 8, running thence South 68° West to the shore line of Lake Sallie, thence following said shore line in a Southeasterly direction to the point where said shore line is intersected by the East line of said Sec. 8, thence North along said East line to the place of beginning, containing 2 acres, more or less.
- (4) Beginning at a point which is 1345 feet South and 615 feet East of the Northwest corner of Lot 5, of Sec. 8, Twp. 138N., of Rge. 41, W. of the 5th. P. M., thence South 45° 43' East a distance of 142 feet, thence North 71° 59' East a distance of 80 feet, thence North 2° 29' East a distance of 145.5 feet, thence South 69° 10' West a distance of 196 feet to the point of beginning.
- (5) Beginning at a point which is 1595 feet South and 884 feet East of the Northwest corner of Lot 5, of Sec. 8, Twp. 138N., of Rge. 41, W. of the 5th. P. M., thence South 23° 41' East a distance of 191 feet, thence South 71° 59' West a distance of 197 feet, thence North 3° 55' East a distance of 205.4 feet, thence North 71° 59' East a distance of 100 feet to the place of beginning, LAKE VIEW TOWNSHIP.







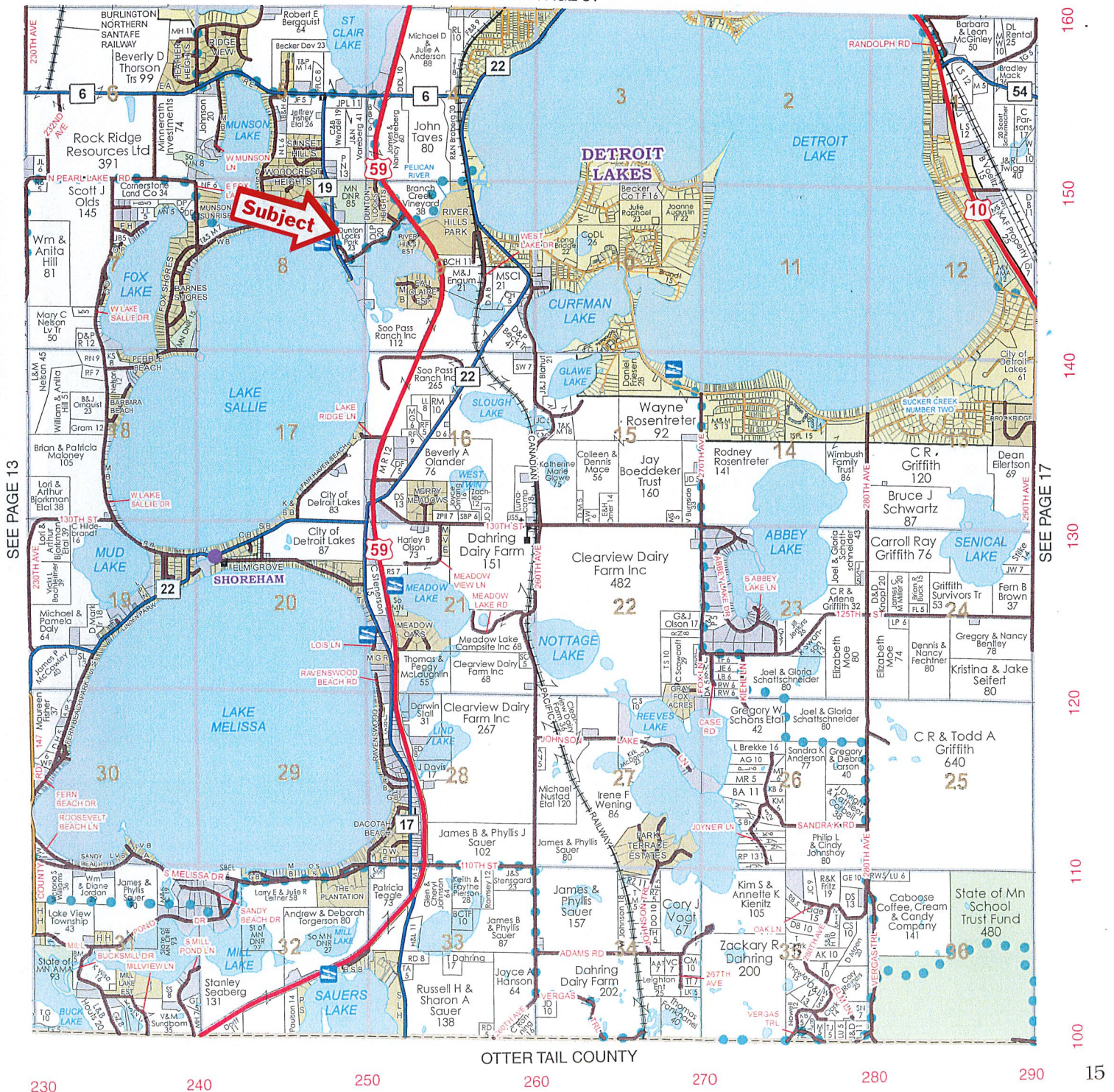


## Lake View

## Township 138N - Range 41W

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SEE PAGE 31







# 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\*\***

September 12<sup>th</sup>, 2024 @ 6:00 P.M.

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

**APPLICANT:** Bernadine & Daniel Seefeldt  
220 47<sup>th</sup> Ave E  
West Fargo, ND 58078

**Project Location:** 32613 W Cotton Lake Rd  
Rochert, MN 56578

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a detached structure to be located eighty-nine (89) feet from the Ordinary High-Water (OHW) Mark deviating from the required setback of one hundred (100) feet on a recreational development lake and to be located thirty-five (35) feet from the centerline deviating from the required setback of fifty-three (53) from the centerline of a township road within the shoreland district all due to lot size and setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID Number: 16.0256.000 **Legal Land Description:** Section 34 Township 140 Range 040; PT LOTS 5 & 7 BEG 50' SW OF INTER E LN LOTS 5 & 7 TH SW 350.3' AL LK NW TO RD NE AL RD TO PT N 67 DEG 02' W OF BEG & SE TO BEG; Cotton 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:** [susan.rockwell@co.becker.mn.us](mailto:susan.rockwell@co.becker.mn.us)

**To view all application information on this project please visit:**

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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, 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 # 383

### Property and Owner Review

Parcel Number(s): **160256000**

Owner: **BERNADINE SEEFELDT**

Township-S/T/R: **HOLMESVILLE-34/140/040**

Mailing Address:  
**220 47TH AVE E  
WEST FARGO ND 58078**

Site Address: **32613 W COTTON LAKE RD ROCHERT  
MN 56578**

Lot Recording Date:

Original Permit Nbr: **SITE2024-3231**

Legal Descr: **PT LOTS 5 & 7 BEG 50' SW OF INTER E LN LOTS 5 & 7 TH SW 350.3' AL LK NW TO RD NE AL RD TO PT N 67 DEG 02' W OF BEG & SE 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:

**The lot is wide and short. There is not enough depth to meet setbacks from both the road and the lake.**

Description of Variance Request: **Request a variance to construct a detached structure to be located eighty-nine (89) feet from the Ordinary High-Water (OHW) Mark deviating from the required setback of one hundred (100) feet on a recreational development lake and to be located thirty-five (35) feet from the centerline deviating from the required setback of fifty-three (53) from the centerline of a township road within the shoreland district all due to lot size and setback issues.**

OHW Setback: **89 feet**

Side Lot Line Setback: **25 feet**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **35 feet from center of road**

Road Type: **Township**

Existing Imp. Surface Coverage: **4.126%**

Proposed Imp. Surface Coverage: **6.566%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **960 sq ft**

Existing Structure Height:

Proposed Structure Height: **12 ft**

Existing Basement Sq Ft:

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 intent of the ordinance? **Yes**

Explain: **Due to the narrowness of the lot, the building is proposed to provide the most reasonable setback from both the road and the lakeshore.**

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

Explain: **Again, based on the narrowness of the lot, effort has been made to position the building on the widest part of the lot to provide for the greatest distance between the building and lakeshore and the building and the road.**

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

Explain: **The property is a seasonal lake cabin and the proposed building addition is for storage of seasonal**

**recreational vehicles.**

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

Explain: **The property is a long, narrow lot.**

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

Explain: **The proposed building will fit in well with the surrounding properties.**









Becker County



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.

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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: 8/13/2024









# 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\*\***

September 12<sup>th</sup>, 2024 @ 6:00 P.M.

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

**APPLICANT:** Ilene E Maloney  
13155 W Lake Sallie Dr  
Detroit Lakes, MN 56501

**Project Location:** 13155 W Lake Sallie Dr  
Detroit Lakes, MN 56501

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to subdivide two (2) non-conforming structures into two (2) non-conforming lots.

**LEGAL LAND DESCRIPTION:** Tax ID Number: 19.0355.010 **Legal Land Description:** Section 18 Township 138 Range 041; PT LOT 7 BEG 185.65' E & 852.38' NW OF SE COR TH N 201.35' E 145.31' TO LK S AL LK 205.32' & W 172.84' TO BEG; Lake Sallie.

**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:** [susan.rockwell@co.becker.mn.us](mailto:susan.rockwell@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/](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 # 386

### Property and Owner Review

Parcel Number(s): **190355010**

Owner: **ILENE MALONEY**

Township-S/T/R: **LAKE VIEW-18/138/041**

Mailing Address:

**13155 W LAKE SALLIE DR  
DETROIT LAKES MN 56501**

Site Address: **13155 W LAKE SALLIE DR | DETROIT  
LAKES MN 56501**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **N/A**

Legal Descr: **PT LOT 7 BEG 185.65' E & 852.38' NW OF SE COR TH N 201.35' E 145.31' TO LK S AL LK 205.32' & W 172.84' 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:

**Current parcel has two existing dwellings but cannot meet the standards for two lots.**

Description of Variance Request: **Request a variance to create two non-conforming lots.**

OHW Setback: **N/A**

Side Lot Line Setback: **N/A**

Rear Setback (non-lake): **N/A**

Bluff Setback: **N/A**

Road Setback: **N/A**

Road Type: **Township**

Existing Imp. Surface Coverage: **.25**

Proposed Imp. Surface Coverage: **.25**

Existing Structure Sq Ft: **N/A**

Proposed Structure Sq Ft: **N/A**

Existing Structure Height: **N/A**

Proposed Structure Height: **N/A**

Existing Basement Sq Ft: **N/A**

Proposed Basement Sq Ft: **N/A**

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: **Yes, the property will continue to be used as is, with no change in structures or use.**

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

Explain: **Yes, the parcel is located in a very populated policy district and located on a General Development (GD) Lake. GD Lakes have the least lot size requirements and the most density of the three lake classifications.**

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

Explain: **Yes, the property will be used for residential purposes, similar to those adjacent to the property.**

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

Explain: **The property has two dwellings on one parcel of land that is an allowable non-conforming use.**

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

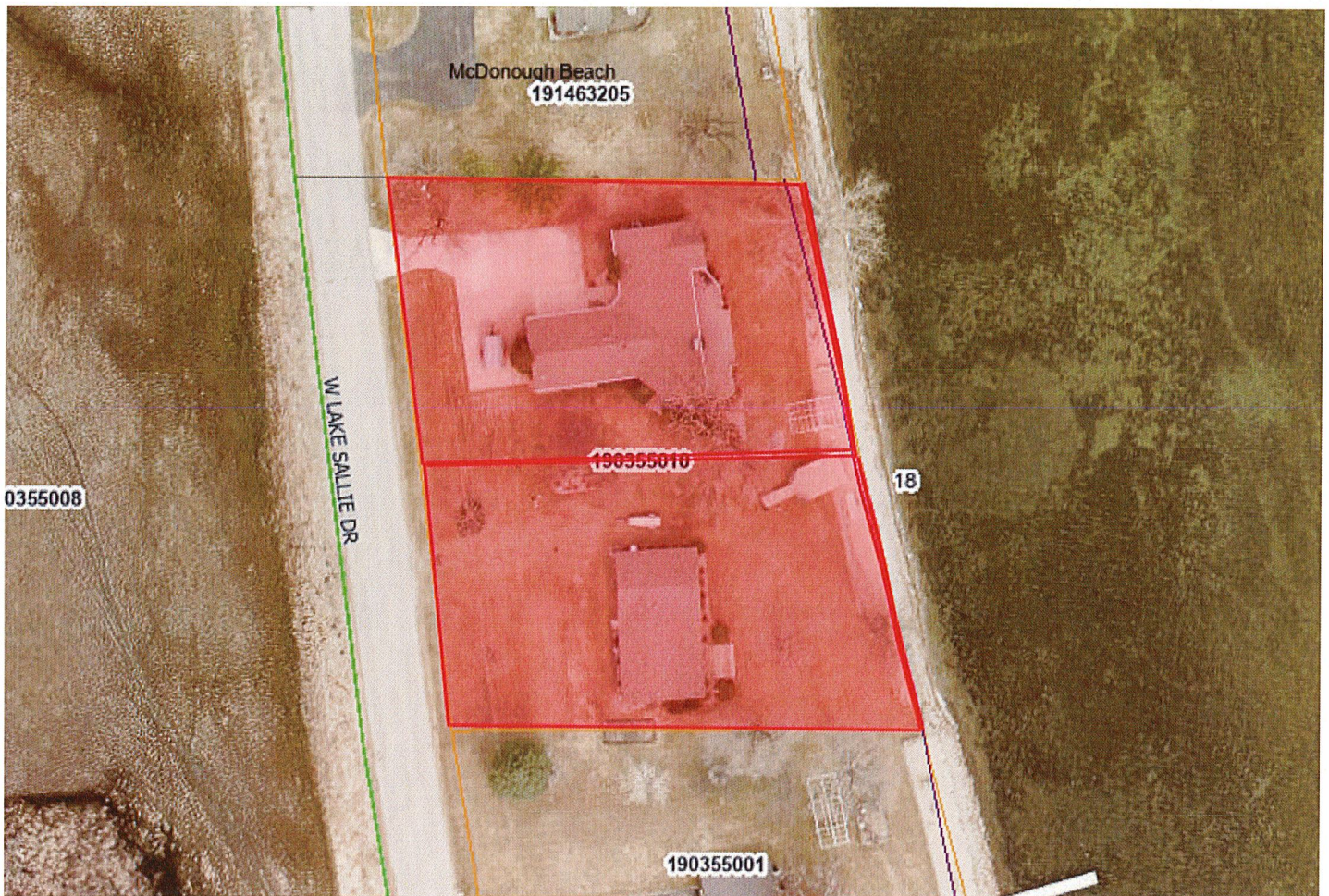
Explain: **Yes, there are many non-conforming lots on Lake Sallie with dwellings similar to this request.**

## Susan Rockwell

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**From:** Kyle P. Vareberg  
**Sent:** Wednesday, August 28, 2024 1:38 PM  
**To:** Nicole Bradbury; Susan Rockwell  
**Subject:** Maloney Variance

Maloney Variance has been submitted and you can use this for the drawing. There is no site permit required.



Kyle Vareberg  
Becker County Zoning Director  
915 Lake Ave  
Detroit Lakes, MN 56501  
Office Line: 218-846-7314  
kyle.vareberg@co.becker.mn.us





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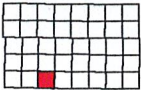
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Date: 8/27/2024

Becker County







Lake View

Township 138N - Range 41W

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