



COUNTY OF BECKER

Planning and Zoning

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

Becker County Board of Adjustments Meeting

May 8, 2025, ~ 6:00pm

1st Floor Commissioner's Room – Becker County Courthouse

~ Tentative Agenda ~

I. Roll Call of Members

II. Old Business

- 1. APPLICANT:** John E. Braun & Day R. Braun 539 Prescott Place West Fargo ND 58078. **Project Location:** 12114 Gilbertson Place Audubon, MN 56511 **Tax ID Number:** 17.0678.000 **LEGAL LAND DESCRIPTION:** Section 19 Township 138 Range 042; Gilbertson Beach 1st LOT 1 GILBERTSON BCH 1ST. PT GOVT LOT 6, PT VAC RD: BEG ELY COR LOT 1 GILBERTSON BCH 1ST, NE 69.34', NW 65', SW 74' TO NLY COR LOT 1, SE TO POB, Big Cormorant Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to: 1) replace an existing dwelling with a dwelling, attached garage, and entry deck to be located: five (5) feet from the road right-of-way (ROW) deviating from the required setback of twenty (20) feet from the ROW of a township road within the shoreland district, 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, and ten (10) feet from the rear property line deviating from the required setback of forty (40) feet; 2) to construct a patio and an upper deck to be located thirty-six (36) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one-hundred (100) feet and to be fifteen (15) feet from the rear property line deviating from the required setback of (40) feet. All requests are due to lot size and setback issues. This application was tabled at the April 10, 2025 Hearing.
- 2. APPLICANT:** Bryan S Willms & Marie L Willms 25352 Co Hwy 13 Audubon, MN 56511. **Project Location:** 25352 Co Hwy 13 Audubon, MN 56511 **Tax ID Number:** 14.0076.001 **LEGAL LAND DESCRIPTION:** Section 16 Township 140 Range 042, NLY 250' OF ELY 875' OF NE1/4 OF SE1/4, Hamden Township. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct non-dwelling related structures for a cannabis cultivation, manufacture, and wholesale facility to be located fifteen (15) feet from the North property line deviating from the required setback stated in Chapter 8, Section 17, Letter B; a.ii. of the Becker County Zoning ordinance due to lot size and setback issues. This application was tabled at the April 10, 2025, Hearing.

III. New Business:

- 1. APPLICANT:** Jeffrey Meyer & Julie Meyer 9532 River Otter Dr Fort Myers FL 33912. **Project Location:** 15128 E Munson Dr Detroit Lakes, MN **Tax ID Number:** 19.1158.000 **LEGAL LAND DESCRIPTION:** Section 05 Township 138 Range 041 R S Dutton's Sub Div Lots 45,46 & 47, Munson Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing pervious deck seventeen (17) feet from the ordinary high water (OHW) mark, and move the location to the northwest side, add a handicap ramp on both sides, and platform to allow entrance for handicap person, due to the substandard size lot of record and dwelling built prior to zoning.

2. **APPLICANT:** John Melland & Jennifer Melland 6217 31st St S Fargo, ND 58104. **Project Location:** 21447 Co Hwy 32 Rochert, MN. **Tax ID Number:** 10.0562.000 **LEGAL LAND DESCRIPTION:** Section 03 Township 139 Range 040; Aljoe Beach 139 40 Lots 1,2,3,4 & 5, Cotton Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace a detached garage fifty-six (56) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake and one point five (1.5) feet from the ROW of a County Highway deviating from the required setback of forty-five (45) feet due to lot size and setback issues.
3. **APPLICANT:** Brad Lonnie Huseby & Donna Huseby 7411 Elm Ct Horace, ND 58047. **Project Location:** 15360 E Summer Island Rd, Lake Park, MN **Tax ID Numbers:** 17.1178.000, 17.1179.000, 17.1180.000 & 17.1227.000 **LEGAL LAND DESCRIPTIONS:** Section 06 Township 138 Range 042 Summer Island 138 42 Block 002 Lots 12,13,14, 15 & Outlot A Less 1.2 Ac (17-1227-1), Leaf Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to separate non-conforming lots in contiguous ownership.
4. **APPLICANT:** Gregory C Jensen & Petrice L Balkan 12805 Dorff Beach Rd Audubon, MN 56511. **Project Location:** 20306 Co Rd 131 Detroit Lakes, MN **Tax ID Number:** 08.1002.000 **LEGAL LAND DESCRIPTION:** Section 10 Township 139 Range 041; Floyd Lake Point, Lot 28, Floyd Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance for thirty-three (33) percent impervious coverage deviating from the allowable coverage of twenty-five (25) percent in the shoreland district.
5. **APPLICANT:** Nicholas Slavicek & Gretchen Slavicek 44314 Ida's Rd Osage, MN 56570. **Project Location:** 22281 Bass Lake Rd Osage, MN **Tax ID Number:** 28.0271.000 **LEGAL LAND DESCRIPTION:** Section 36 Township 140 Range 038; Basswood Heights Lot 5, Bass Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace a dwelling to be located two (2) feet from the right-of-way (ROW), deviating from the required setback of twenty (20) feet on a Township Road, and sixty-five (65) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one hundred fifty (150) feet on a Natural Environment Lake due to lot size and setback issues.
6. **APPLICANT:** Robert L & Colleen Schmit 25804 230th Ave Detroit Lakes, MN 56501. **Project Location:** 34405 Strawberry Ln S Ogema, MN **Tax ID Number:** 20.0422.000 **LEGAL LAND DESCRIPTION:** Section 35 Township 142 Range 040; PT LOT 3; B EG AT W QTR COR SEC 35, TH S 1350.05', E 1411.42', N 316', NELY 159.90',E 532.79' & N 580.84' TO POB; TH CONT N 124.03',E 156.65' TO WTR EDGE, SLY AL LK TO PNT E OF POB & W 148.47' TO POB, Strawberry Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an addition to a non-conforming structure to be thirty-six (36) feet from the Ordinary High Water (OHW) mark, deviating from the required setback of one hundred (100) feet, on a Recreational Development Lake.
7. **APPLICANT:** Derek John Mackner 27117 Rice Lake Rd Detroit Lakes, MN 56501. **Project Location:** 30344 St Hwy 34 Detroit Lakes, MN **Tax ID Number:** 10.0459.003 **LEGAL LAND DESCRIPTION:** Section 29 Township 139 Range 040; 29-139-40 PT NE1/4 NW1/4: COMM N QTR COR SEC 29, W 264' TO POB; W 370.5', S 412.2' TO N ROW TH 34, ELY AL RD 377.51', N 359.95' TO POB, Erie Township. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a dwelling to be located twenty (20) feet from the rear property line, deviating from the required setback of forty (40) feet due to topographical issues

IV. Other Business

- 1. Set Tentative Date for Next Informational Meeting, June 5, 2025, 8:00 am, 3rd Floor Zoning Meeting Room**

V. Adjournment