



COUNTY OF BECKER

Planning and Zoning

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Becker County Board of Adjustments Meeting

November 20, 2025, ~ 6:00pm

1st Floor Commissioner's Room – Becker County Courthouse

~ Tentative Agenda ~

I. Roll Call of Members

II. Minutes approval for the October 9, 2025, Meeting.

III. Old Business:

- 1. APPLICANT:** Ricky Van Raden & Sheila Van Raden 1701 11th St N Moorhead, MN 56560. **Project Location:** 29985 Lake Six Rd Frazee, MN 56544. **Tax ID Numbers:** 03.0324.002 & 03.0313.000 **LEGAL LAND DESCRIPTIONS:** Section 32 Township 138 Range 040, PT GOVT LOT 6: COMM NW COR TH S AL W LN 456.52' TO POB; TH NE 123.68' AL RD, SLY 271.07' TO LAKE SIX, NWLY AL LK 100' TO WLY LN GOVT LOT 6, N 165' TO POB, & Section 31 Township 138 Range 040, PT LOT 5 BEG 435.09' S OF NE COR TH SW 295.47' SE 71.60' TO LK NE AL LK TO PT S OF BEG & N TO BEG, Lake Six. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance: 1) to construct a second dwelling on two non-conforming lots under common ownership; 2) to construct a dwelling to be located forty-two (42) feet from the centerline deviating from the required setback of fifty-three (53) from the centerline of a township road within the shoreland district; 3) to be located five (5) feet from the side property line deviating from the required setback of ten (10) feet; 4) to relocate a detached garage to be located forty (40) feet from the centerline deviating from the required setback of fifty-three (53) feet from the centerline of a township road within the shoreland district all due to lot size and setback issues. This application was tabled from the October 9th, 2025, hearing.
- 2. APPLICANT:** Brian E Gramer, 546 Tessa Dr Moorhead, MN 56560. **Project Location:** 11253 W Lake Eunice Rd Detroit Lakes, MN 56501. **Tax ID Number:** 17.0450.000 **LEGAL LAND DESCRIPTION:** Section 27 Township 138 Range 042; Berquist Beach 2nd, Lot 3, Lake Eunice. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an addition to an existing garage to be located twelve (12) feet from the road right of way (ROW) deviating from the required setback of twenty (20) feet from the ROW of a township road due to lot size and setback issues. This application was tabled from the October 9th, 2025, hearing.

IV. New Business:

- 1. APPLICANT:** Patrick L Pfaff & Colleen M Pfaff, 602 Pheasant Run, West Fargo, ND 58078. **Project Location:** 29861 S Sugarbush Rd Ogema, MN 56569. **Tax ID Number:** 32.0394.000. **LEGAL LAND DESCRIPTIONS:** Section 08, Township 141 Range 040; SUGAR BUSH HGTS 2ND, LOT 22, 23 LESS PT: BEG NE COR LOT 23, SWLY 274' AL LN BETWEEN LOTS 23 & 24 TO BIG SUGAR BUSH LK, NW AL LK TO PT SW NE COR LOT 23, NE 238' TO POB, Sugar Bush Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing dwelling with a dwelling, attached garage and patio to be located fifty-four (54) 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.

2. **APPLICANT:** Shane Thomas Eskelson, 6191 Silverleaf Dr, Fargo, ND 58104. **Project Location:** 16173 W Little Cormorant Rd, Audubon, MN 56511. **Tax ID Number:** 02.0297.000. **LEGAL LAND DESCRIPTIONS:** Section 32, Township 139 Range 042; Blackhawk Mtn Bch 1st Block 003, Lots 13 & 14, Little Cormorant Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing dwelling with a dwelling and attached garage to be located eight-one (81) feet from the Ordinary High-Water (OHW) mark and to construct a deck to be located seventy-six (76) feet from the OHW both deviating from the required setback of one-hundred (100) feet on a Recreational Development Lake due to lot size and topographical issues.

V. Other Business:

1. **Appeal:** Board decision. This appeal was heard on November 5th, 2025.

VI. Set Tentative Date for Next Informational Meeting, April 2, 2026, 8:00 am, 3rd Floor Zoning Meeting Room.

VII. Adjournment