

Becker County Board of Adjustments
April 9th, 2026

An audio recording of this meeting is available at:
https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

Present: Members: Acting Chairman Mike Sharp, Craig Hall, Delvaughn King, Larry Knutson, Greg Meyer, Kohl Skalin, and Zoning Administrator Kyle Vareberg.

Absent: Roger Boatman

Acting Chairman Mike Sharp called the meeting to order at 6:00 p.m. Planning & Zoning Administrator Kyle Vareberg recorded the minutes.

Introductions were given.

Acting Vice Chairman Craig Hall read the protocol for the meeting and read the guidelines of the Minnesota statutes the board must follow in order to support or deny any request.

Hall motioned to **approve** the minutes from the November 5, 2025, and December 11, 2025, meetings. **King seconded.** All in favor. **Motion carried. Approved.**

OLD BUSINESS:

FIRST ORDER OF NEW BUSINESS: APPLICANT: Mark A How & Sarah K How 17550 200th St, Audubon, MN 56511. **Project Location:** 17550 200th St, Audubon, MN 56511. **Tax ID Number:** 02.0043.000. **LEGAL LAND DESCRIPTION:** Section 07, Township 139 Range 042 7-139-42: W1/2 GOVT LOT 4. PT GOVT LOT 5 N OF LN: COMM SW COR GOVT LOT 5, N 226.31', NE 728.38', NE 762.5' TO POB; W 139.35', NW 200' & TERM. **APPLICATION AND DESCRIPTION OF PROJECT:** Request an extension for recorded document number 705756 expiring June 13, 2026.

Motion: Skalin motioned to **approve** the extension for two (2) years. **Knutson seconded.** All in favor. **Motion carried. Variance approved.**

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41 **SECOND ORDER OF NEW BUSINESS: APPLICANT:** Dana E Tomlinson & Rita K Tomlinson
42 TTEES, PO Box 1763, Detroit Lakes, MN 56501. **Project Location:** 24420 Riverside Rd
43 Detroit Lakes, MN 56501. **Tax ID Number:** 19.1375.103. **LEGAL LAND DESCRIPTION:**
44 Section 32, Township 138 Range 041 Gilbertson Beach Lot 003 Block 001, Lake Melissa.
45 **APPLICATION AND DESCRIPTION OF PROJECT:** Request an extension for recorded
46 document number 705687 expiring April 11, 2026.

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48 **Motion: Knutson** motioned to **approve** the extension for two (2) years. **Skalin seconded.**
49 All in favor. **Motion carried.** Variance **approved.**

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53 **NEW BUSINESS:**

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56 **FIRST ORDER OF NEW BUSINESS: APPLICANT:** Rural Cellular Corporation, PO Box 2549,
57 Addison, TX 75001. **Project Location:** 40921 St Hwy 113, Waubun, MN 56589. **Tax ID**
58 **Number:** 25.0175.001 **LEGAL LAND DESCRIPTION:** Section 06, Township 142 Range 038
59 PT GOVT LOT 1; BEG 338.41' E OF NE COR TH SE 576.30', NW 707.87', TH NE 417.44' TO
60 N LN TH E 341.59' TO BEG. Round Lake Township. **APPLICATION AND DESCRIPTION**
61 **OF PROJECT:** Request a variance to deviate from the fall-zone requirements of the Becker
62 County Zoning Ordinance Chapter 7, Section 17 (E)(2)(c).

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64 **Motion: Hall** motioned to **approve** the application based on the fact it helps public
65 safety, and it doesn't change the character of the locality as it is already an existing
66 tower. **King seconded.** All in favor. **Motion carried.** Variance **approved.**

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69 **SECOND ORDER OF NEW BUSINESS: APPLICANT:** Christopher & Sarah Billings 2942 33rd Ave
70 NE Harvey, ND 58341. **Project Location:** 37600 Tulaby Lake Dr Waubun, MN 56589. **Tax ID**
71 **Number:** 09.0573.000. **LEGAL LAND DESCRIPTION:** Section 03, Township 142 Range
72 039 Peaceful Bay 1st Add, PT LOT 6 BEG 195' SE OF NW COR TH NE 136.3 FT SE 101.1' AL
73 LK SW 129.2' & NW 100' TO BEG, Tulaby Lake. **APPLICATION AND DESCRIPTION OF**
74 **PROJECT:** Request a variance to construct an attached garage to an existing non-conforming

dwelling to be located eleven (11) feet from the road right-of-way (ROW) deviating from the required setback of twenty (20) feet from the ROW of a township road in the shoreland district and to be located ninety-two (92) 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 lot size and setback issues.

Motion: Hall motioned to **approve** the application based on the fact it is being removed from the road right-of-way (ROW) which improves public safety, it fits the character of the locality, and it falls within the intent of the ordinance. **Knutson seconded.** All in favor. **Motion carried.** Variance **approved.**

THIRD ORDER OF NEW BUSINESS: APPLICANT: Richard & Dana Laine, 20781 Co Rd 117, Osage, MN 56570. **Project Location:** 20781 Co Rd 117, Osage, MN 56570 **Tax ID Number:** 33.0118.000 **LEGAL LAND DESCRIPTION:** Section 10, Township 139 Range 038 LOT 1 & SW1/4 OF NW1/4, Big Toad Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance for one boat lift per allowed unit within the resort.

Vareberg clarified that the request is for one boat lift per allowed mooring unit within the resort.

One letter was received and read into record at the meeting. The letter is on file with the Becker County Zoning office, and a copy can be made available upon request.

Motion: Hall motioned to **approve** the application based on the fact the board feels the current ordinance is not practical anymore and it's not increasing the number of watercrafts allowed to be stored. **King seconded.** Hall, King, Meyer, Sharp, and Skalin in favor. Knutson opposed. **Motion carried.** Variance **approved.**

FOURTH ORDER OF NEW BUSINESS: APPLICANT: Warren W Wilson Jr, 404 8th St S #101 Fargo, ND 58103. **Project Location:** 17297 Co Hwy 67 Lake Park, MN 56554. **Tax ID Number:** 17.0065.000 **LEGAL LAND DESCRIPTION:** Section 06, Township 138 Range 042 06-138-042 PT GOVT LOT 6 SEC 6 & PT GOVT 2 SEC 7 COMM S LN GOVT LOT 6 AT MC #59

TH W 306.40' TO MC #60, SE 96.71', NE 122.81', NW 189.60', WLY 168.29' TO POB; CONT
WLY 23.91', SW 44.99', S 128.48' TO BIG CORM LK, SELY 51' AL LK, N 170.40' TO POB,
Big Cormorant Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a
variance to replace an existing deck with a deck 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 and to be located two (2) feet from the side property line
deviating from the required setback of five (5) feet on a non-conforming lot of record due to lot
size and setback issues.

Two letters were received regarding this application and are on file with the Becker County
Zoning office and available upon request.

Motion: Knutson motioned to **approve** the application based on the fact it fits within
the character of the locality and it's in harmony with the intent of the ordinance. Skalin
seconded. All in favor. **Motion carried**. Variance **approved**.

FIFTH ORDER OF NEW BUSINESS: APPLICANT: Ericksen Revocable Trust Agreement, PO Box
85, Adna, WA 98522. **Project Location:** 23583 Co Hwy 22 Detroit Lakes, MN 56501. **Tax ID**
Number: 19.1460.000 **LEGAL LAND DESCRIPTION:** Section 19, Township 138 Range 041
Linden Park 138 41 Boock 003, PT OF LOTS 5, 6 & 7; BEG 54.20' NE OF NWLY COR LOT 8
TH SE 182.08' TO LK, NELY 76.30' AL LK, NW 180.82' TO NLY BNDRY LN OF BLK 3 &
SW 81.08' TO POB, Lake Melissa. **APPLICATION AND DESCRIPTION OF PROJECT:**
Request a variance to construct an addition to an existing non-conforming dwelling to be located
six (6) feet from the side property line deviating from the required setback of ten (10) feet and to
be at thirty-six (36) percent impervious surface coverage deviating from the allowable coverage
of twenty-five (25) percent within the shoreland district due to lot size and setback issues.

Motion: Skalin motioned to **approve** the application based on the fact it is
almost exactly what they have now except with more living space. **Hall**
seconded. All in favor. **Motion carried**. Variance **approved**.

OTHER BUSINESS:

As there was no further business to come before the Board, **King** made a motion to adjourn the meeting. **Hall** seconded. All in favor. Motion carried. The meeting adjourned at 6:48 pm.

ATTEST

Chairman, Roger Boatman

Kyle Vareberg,
Planning and Zoning Administrator