

Becker County Board of Adjustments
June 11th, 2026

An audio recording of this meeting is available at:

https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

Present: Members: Chairman Roger Boatman, Vice – Chairperson Craig Hall, Delvaughn King, Greg Meyer, Kohl Skalin, and Zoning Administrator Kyle Vareberg.

Absent: Mike Sharp and Del Jasken

Chairman Roger Boatman called the meeting to order at 6:00 p.m. Planning & Zoning Technician Nicole Bradbury 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.

Meyer motioned to **approve** the minutes from the May 14, 2026, meetings. **King seconded.** All in favor. **Motion carried. Approved.**

OLD BUSINESS:

FIRST ORDER OF NEW BUSINESS: APPLICANT: Christopher Nord 865 Lake Forest Cir, Detroit Lakes, MN 56501. **Project Location:** 15216 E Munson Dr Detroit Lakes, MN 56501. **Tax ID Number:** 19.1152.000 **LEGAL LAND DESCRIPTION:** Section 05 Township 138 Range 041; RS Dutton's Sub Div Lots 34 & 35, Munson Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request an extension for recorded document number 697842.

Motion: Skalin motioned to **approve** the application for a two (2) year extension. **King seconded.** All in favor. **Motion carried. Variance approved.**

42 **NEW BUSINESS:**

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44 **FIRST ORDER OF NEW BUSINESS: APPLICANT:** Anthony W & Kim M Matter 2333
45 Hillcrest Ln Hawley MN 56549. **Project Location:** 33648 S Cotton Lake Rd Rochert MN
46 56578. **Tax ID Number:** 10.0595.000 **LEGAL LAND DESCRIPTION:** Section 11 Township
47 139 Range 040; Cotton Lake Beach Lots 12 & 13, Cotton Lake. **APPLICATION AND**
48 **DESCRIPTION OF PROJECT:** Request a variance to construct a deck to be located sixty-
49 eight (68) feet from the ordinary high-water (OHW) mark deviating from the required setback of
50 one hundred (100) feet on a recreational development lake due to lot size and setback issues.

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53 **Motion: Hall** motioned to **approve** the application based on the fact the request is
54 minimal, it won't change the character of the locality, and it fits within the general intent
55 of the ordinance. **Skalin seconded.** All in favor. **Motion carried.** Variance **approved.**

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59 **SECOND ORDER OF NEW BUSINESS: APPLICANT:** Charlie Moen & Lynn Slaathaug
60 Moen 428 2nd St NW Mayville, ND 58257. **Project Location:** 20670 Co Hwy 22, Detroit Lakes
61 MN 56501. **Tax ID Number:** 17.0751.000 **LEGAL LAND DESCRIPTION:** Section 27
62 Township 138 Range 042; Isthmus Beach 138 42 Block 002, Lot 4, Maud Lake.
63 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a
64 dwelling and attached garage to be located twenty-seven (27) and twenty- nine (29) feet,
65 respectively, from the right-of-way (ROW) deviating from the required setback of forty-five (45)
66 feet from the ROW of a County Road within the shoreland district due to lot size and setback
67 issues.

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70 **Motion: Hall** motioned to **approve** the application based on the fact it's an
71 improvement, it's out of the shore impact zone, the impervious coverage will be less, it
72 fits within the harmony and intent of the ordinance, and it improves the character of the
73 locality. **King seconded.** All in favor. **Motion carried.** Variance **approved.**

THIRD ORDER OF NEW BUSINESS: APPLICANT: Thomas Mervyn Beynon 1798 Clearwater Rd Waconia, MN 55387. **Project Location:** 14528 Tradewinds Rd Audubon, MN 56511. **Tax ID Number:** 17.1278.000 **LEGAL LAND DESCRIPTION:** Section 07 Township 138 Range 042; Trade Winds Beach Lot 32, Big Cormorant Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to be at twenty-eight point five (28.5) percent impervious coverage deviating from the allowable twenty-five (25) percent within the shoreland district due to lot size.

One letter was received in regard to this application and is on file with the Becker County Zoning office. A copy is available upon request.

Motion: Skalin motioned to **approve** the application with the stipulation they place French drains on all four corners and that they work with soil and water to mitigate water run off from the driveway with grating based on the fact its in harmony with the neighborhood, it won't affect the character of the locality, and the major setback is an improvement from the lake. **King seconded.** All in favor. **Motion carried.** Variance **approved.**

FOURTH ORDER OF NEW BUSINESS: APPLICANT: Scott M Anderson and Mamie E Anderson RT 561 Wall Ave Horace, ND 58047. **Project Location:** 19902 Co Rd 131 Detroit Lakes, MN 56501. **Tax ID Number:** 08.0949.000 **LEGAL LAND DESCRIPTION:** Section 15 Township 139 Range 041; Floyd Lake Beach Lot 50 Floyd Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing detached garage with a detached garage in the same footprint with increased living space to be located one (1) foot from the side property line deviating from the required setback of five point four (5.4) feet on a lot of record and to be located twenty (20) feet from the road right-of-way (ROW) deviating from the required setback of forty-five (45) feet from the ROW of a county road within the shoreland district due to lot size and setback issues.

Motion: Skalin motioned to **approve** the application based on the fact it doesn't change the character of the locality, it solves a water problem, and it's a benefit to the area. **Hall seconded.** All in favor. **Motion carried.** Variance **approved.**

FIFTH ORDER OF NEW BUSINESS: APPLICANT: Leo Keane & Gail Leonard 514 Pine Place Whitefish MT 59937. **Project Location:** 33774 S Cotton Lake Rd Rochert MN 56578. **Tax ID Number:** 10.0608.000 **LEGAL LAND DESCRIPTION:** Section 11 Township 139 Range 040; 1st Ad Cotton Lk Bch Lots 29 & 30, Cotton Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a storage shed on an existing foundation to be located three (3) feet from the side property line deviating from the required setback of ten (10) feet due to setback issues.

One letter was received in regard to this application and is on file with the Becker County Zoning office. A copy is available upon request.

The applicant withdrew the application.

Motion: Meyer motioned to **approve** the application based on the fact it maintains the harmony of the neighborhood as the proposed height has no negative impact on the neighbors. **King seconded.** All in favor. **Motion carried.** Variance **approved.**

SIXTH ORDER OF NEW BUSINESS: APPLICANT: Sarah R Bachmann 13298 Co Rd 115 Frazee MN 56544. **Project Location:** 13298 Co Rd 115 Frazee, MN 56544. **Tax ID Number:** 29.0072.000 **LEGAL LAND DESCRIPTION:** Section 14 Township 138 Range 039; E1/2 OF SE1/4, NW1/4 OF SE1/4 AND SE1/4 OF NE1/4, Silverleaf Township. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a three point five (3.5) foot deep by twelve (12) feet high by sixteen (16) feet wide stone property sign on agriculturally zoned property, deviating from the allowable thirty-five (35) sq feet on commercially zoned

property or thirty-two (32) square feet on agriculturally or residentially zoned property with an approved Conditional Use Permit.

Motion: Hall motioned to **approve** the application. **Skalin seconded.** All in favor. **Motion carried.** Variance **approved.**

SEVENTH ORDER OF NEW BUSINESS: APPLICANT: Kevin H Kylo & Kimberly H Kylo 15287 7th St SE Blanchard ND 58009. **Project Location:** 22019 Co Hwy 32 Rochert, MN 56578. **Tax ID Number:** 16.0248.000 **LEGAL LAND DESCRIPTION:** Section 34 Township 140 Range 040; BEG 301.4' N OF SE COR LOT 7 TH W 158' TO RD NE 102.8' AL RD E 200' & S AL LK 101.4' TO BEG KNOWN AS LOTS 7 & 8, Cotton Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to be at thirty-two (32) percent impervious surface coverage deviating from the allowable twenty-five (25) percent within the shoreland district. Also requesting to place a water-oriented patio in the outer one third (1/3) of the lot deviating from the required center one-third (1/3) or best placement. Both requests are due to lot size.

The applicant tabled the application.

EIGHTH ORDER OF NEW BUSINESS: APPLICANT: Jeffery and Michelle Wosika RFT 15967 Maple Ridge Rd Audubon MN 56511. **Project Location:** 15967 Maple Ridge Rd Audubon MN 56511. **Tax ID Number:** 17.1078.112 **LEGAL LAND DESCRIPTION:** Section 04 Township 138 Range 042; Sherman Shores Second Addition Block 001 Lot 2, Little Cormorant Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing deck currently located at nineteen (19) feet from the ordinary high-water (OHW) mark with a two hundred and forty (240) square foot patio to be located thirty-nine (39) feet from the OHW deviating from the required setback of one-hundred feet on a recreational development lake due to lot size and setback issues.

Motion: Hall motioned to **approve** the application with the changes that the structure be out of the shore impact zone and in the center one third (1/3) of the

lot. **Skalin seconded.** Boatman, Hall, King, and Skalin in favor. Meyer abstained from voting. **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. **Meyer** seconded. All in favor. Motion carried. The meeting adjourned at 7:13 pm.

ATTEST

Chairman, Roger Boatman

Kyle Vareberg,
Planning and Zoning Administrator