

Becker County Board of Adjustments
July 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: Chairman Roger Boatman, Craig Hall, Delvaughn King, Greg Meyer, Vice Chair Mike Sharp, Del Jasken and Zoning Administrator Kyle Vareberg.

Absent: Kohl Skalin

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

Introductions were given.

Vice Chairman Mike Sharp 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.

King motioned to **approve** the minutes from the June 11 and June 18, 2026, meetings. **Hall seconded.** All in favor. **Motion carried. Approved.**

OLD BUSINESS:

FIRST ORDER OF OLD 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 twenty-eight point eight-three (28.83) 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 due to lot size. This application was tabled at the June 11, 2026, hearing.

One letter was received regarding this application. The letter is on file with the Becker County Zoning office, and a copy is available upon request.

Motion: Hall motioned to **approve** the application with the stipulation they work with the Becker County Zoning office to mitigate stormwater, and with it noted, they made need to deviate from standard mitigation requirements to make it work; based on the fact that with the modifications made to the application it falls in line with the intent of the ordinance and it puts the property to good use. **King seconded.** All in favor. **Motion carried.** Variance **approved.**

NEW BUSINESS:

FIRST ORDER OF NEW BUSINESS: APPLICANT: Poul Sorensen & Brenda Sorensen 2349 130th Ave Mahnomen MN 56557. **Project Location:** 38227 Co Hwy 34 Ogema MN 56569. **Tax ID Number:** 20.0534.000 **LEGAL LAND DESCRIPTION:** Section 17 Township 142 Range 040; Melby Estates Block 001 Lot 8, White Earth Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an addition to an existing attached garage 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 and to construct a patio to an existing non-conforming dwelling to be located seventy-two (72) 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.

One letter was received regarding this application. The letter is on file with the Becker County Zoning office, and a copy is available upon request.

Motion: Sharp motioned to **approve** the application based on the fact it is in harmony with the purposes and intent of the ordinance and the comprehensive plan, it puts the property to use in a reasonable manner, and it won't alter the character of the locality. **Jasken seconded.** All in favor. **Motion carried.** Variance **approved.**

SECOND ORDER OF NEW BUSINESS: APPLICANT: Rainalda Schaeffer ET AL 2469 7th St W Dickinson, ND 58601. **Project Location:** 15924 Blackhawk Rd Lake Park MN 56554. **Tax ID Number:** 17.0512.000 **LEGAL LAND DESCRIPTION:** Section 06 Township 138 Range 042; Blackhawk Mtn Beach Lot 11 Ref: E17.0024.000, Leaf Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a detached garage to be located zero (0) 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 due to lot size and setback issues.

Motion: Hall motioned to **approve** the application with the stipulation they mitigate stormwater with gutters and French drains, or some sort of water retention based on the fact it is a minimal request considering the situation. **King seconded.** All in favor. **Motion carried.** Variance **approved.**

THIRD ORDER OF NEW BUSINESS: APPLICANT: Edward Martin Orner & Heidi Orner 1060 Boxer Pass Dr Schertz TX 78154. **Project Location:** 13480 260th Ave Detroit Lakes MN 56501. **Tax ID Number:** 19.0306.000 **LEGAL LAND DESCRIPTION:** Section 15 Township 138 Range 041; 15-138-41 PT SEC 16. PT SEC 15: PT NW1/4 SW1/4, PT GOVT LOT 5, PT GOVT LOT 4. PT NW1/4 SW1/4, PT GOVT LOT 5: COMM NW COR SEC 15, S 2439.79' TO POB; E 605.19' TO CTR RD, NE 17.67', SE 32.33', SLY 138.9', SW 269.65', W 192.14 TO CTR RD, SW AL RD 1.58', W 208.97', N .65', N 274.25' TO POB (3.95AC). & PT NW1/4 SW1/4 LYING W OF CO RD 22. & PT SEC 16: PT GOVT LOT 4 LYING E OR RR, Lakeview Township. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an addition to an existing non-conforming attached garage to be located seventy-seven (77) feet from the ordinary high-water (OHW) mark deviating from the required setback of one hundred and fifty (150) feet from the OHW of a natural environment lake due to setback issues.

Motion: Sharp motioned to **approve** the application based on the fact it's in harmony with purpose and intent of the ordinance and comprehensive plan, it puts the property to use in a reasonable manner, there are circumstances unique to this property including the shape of the lot and the wetland characteristics adjacent to it, and there will be no negative impact to the character of the locality. **Jasken seconded.** All in favor. **Motion carried.** Variance **approved.**

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118 **OTHER BUSINESS:**

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120 As there was no further business to come before the Board, **Hall** made a motion to adjourn the
121 meeting. **Jasken** seconded. All in favor. Motion carried. The meeting adjourned at 6:25 pm.

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126 _____ ATTEST _____

127 Chairman, Roger Boatman

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Kyle Vareberg,
Planning and Zoning Administrator