Becker County Board of Adjustments
December 11th, 2025

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, and Zoning Administrator Kyle Vareberg.

Absent: Roger Boatman and Greg Meyer

Acting Chairman Mike Sharp 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.

Knutson motioned to **approve** the minutes from the November 20, 2025, meeting. **King seconded.** All in favor. **Motion carried. Approved.**

NEW BUSINESS:

FIRST ORDER OF NEW BUSINESS: APPLICANT: Christopher & Christa Howell, 707 43rd Ave S, Moorhead, MN 56560. **Project Location:** 21571 Co Hwy 32, Rochert, MN 56578. **Tax ID Number:** 10.0679.000. **LEGAL LAND DESCRIPTION:** Section 03, Township 139 Range 040 Herman's Cotton Lake, Lots 2,3 & 4, Cotton Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing non-conforming dwelling and detached garage with 1) a dwelling to be located forty (40) feet from the Ordinary High-Water (OHW) mark and sixty-five (65) feet from the centerline of a County Highway; 2) an attached garage to be located forty-three (43) feet from the OHW and sixty-three feet from the County Highway centerline; 3) a deck to be located thirty-eight (38) feet from the OHW; 4) a patio to be located thirty-seven (37) feet from the OHW and four(4) feet from the side property line. Requests deviating from the required setbacks of one - hundred (100) feet from the OHW

on a recreational development lake; seventy-eight (78) feet from the centerline of a county highway within the shoreland district; ten (10) feet from the side property line all due to lot size and setback issues.

Motion: Hall motioned to **approve** the application with the removal of the side setback request based on the fact its in harmony with the intent of the ordinance in that locality and will be an improvement. **Knutson seconded.** All in favor. **Motion carried.** Variance **approved.**

SECOND ORDER OF NEW BUSINESS: APPLICANT: Dallas D & Jackie L Nesemeier, 3227 156th Ave SE, Casselton, ND 58012. **Project Location:** 24252 Co Hwy 22, Detroit Lakes, MN 56501. **Tax ID Number:** 19.0927.000. **LEGAL LAND DESCRIPTION:** Section 20, Township 138 Range 041; Chautauqua Beach Lots 18, 19 & 20, Lake Sallie **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to be at twenty-eight and two tenths (28.2) percent impervious coverage deviating from the allowable twenty-five (25) percent within the shoreland district due to lot size.

Vareberg stated that the request should actually be for twenty-eight and three tenths (28.3) percent impervious coverage.

Motion: Knutson motioned to **approve** the application to be at twenty-eight and three tenths (28.3) impervious coverage based on the fact it improves the safety of the local and it's in harmony with the area. **King seconded.** All in favor. **Motion carried.** Variance **approved.**

THIRD ORDER OF NEW BUSINESS: APPLICANT: Jay D Carlson, PO Box 1352, Detroit Lakes, MN 56502. **Project Location:** 12110 Gilbertson Place, Audubon, MN 56511. **Tax ID Number:** 17.0206.002. **LEGAL LAND DESCRIPTION:** Section 19, Township 138 Range 042; 19-138-42 PT GOVT LOT 6: BEG ELY COR LOT 1 GILBERTSON 1ST, SE 239.37', SW 47.49' TO MEAND COR 43', W AL S LN GOVT LOT 6 23' TO CORM LK, NW AL LK 203.6', NE

95.4’ TO POB. PT VAC RD, Big Cormorant Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to convert a portion of an existing deck into a covered, screened porch with the proposed portion starting at forty-one (41) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred (100) feet from a recreational development lake due to setback issues.

Carlson stated that he would also like to be able to restructure his deck so that the new deck is five (5) feet further from the OHW than the current deck.

Motion: Hall motioned to **approve** the application as submitted with the addition of a deck to be located five (5) feet further from the OHW than the existing deck based on the fact it fits within the harmony and intent of the ordinance and it fits within the character of the locality. **Knutson seconded.** All in favor. **Motion carried.** Variance **approved.**

FOURTH ORDER OF NEW BUSINESS: APPLICANT: Kurtis I Skarie 5920 Silverleaf Dr S Fargo, ND 58104. **Project Location:** 14240 Tradewinds Rd, Audubon, MN 56511. **Tax ID Number:** 17.1253.000. **LEGAL LAND DESCRIPTION:** Section 07, Township 138 Range 042; Trade Winds Beach Lot 1, Big Cormorant Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an addition to an existing non-conforming dwelling with the proposed addition to start at seventy (70) 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: Knutson motioned to **approve** the application based on the fact it fits within the harmony of the area and makes the property more useable. **King seconded.** All in favor. **Motion carried.** Variance **approved.**

Applicant five (5) was moved to the end of the meeting.

FIFTH ORDER OF NEW BUSINESS: APPLICANT: Timothy E Nelson & Amy J Nelson 33203 S Cotton Lake Rd, Rochert, MN 56578**. Project Location:** 33226 S Cotton Lake Rd, Rochert, MN 56578**. Tax ID Number:** 10.0583.000**. LEGAL LAND DESCRIPTION:** Section 11, Township 139 Range 040**;** Cofell Beach 139 40, Lot 10, Cotton Lake. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing non-conforming dwelling with 1) a deck and patio to be located thirty-four (34) feet from the Ordinary High-Water (OHW) mark; 2) a dwelling to be located fifty (50) feet from the OHW both requests deviating from the required setback of one-hundred (100) feet on a recreational development lake, 3) an attached garage to be located zero (0) feet from the road right-of-way (ROW) and 4) a sidewalk to be located zero (0) feet from the road ROW both requests three (3) and four (4) deviating from the required setback of twenty (20) from the ROW of a township road within the shoreland district, and 5) to be at forty-one (41) percent impervious surface coverage deviating from the allowable twenty-five (25) percent within the shoreland district. All requests are due to lot size, topography, and setback issues.

Motion: Hall motioned to **approve** the application with the change to request number five (5) to allow thirty (30) percent impervious coverage. **King seconded.** All in favor. **Motion carried.** Variance **approved.**

SIXTH ORDER OF NEW BUSINESS: APPLICANT: William & Jean E Ufkin, 3473 St Hwy 68, Minneota, MN 56264**. Project Location:** 23894 S Melissa Dr Detroit Lakes, MN 56501**. Tax ID Number:** 19.0588.000**. LEGAL LAND DESCRIPTION:** Section 31, Township 138 Range 041**; BEG** 936.8' N & 630' W OF SE COR LOT 7 TH N TO LK E 102' AL LK S TO RD & W 106.4' TO BEG, Lake Melissa. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an addition to an existing non-conforming dwelling with the addition to start at forty-five (45) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of seventy-five (75) feet on a general development lake and to be sixty-five (65) from the road centerline deviating from the required setback of sixty-six (66) feet from the centerline of a Lake View Township road within the shoreland district due to setback issues.

Motion: Knutson motioned to **approve** the application based on the fact it fits within the harmony of the location, and it won't do any damage to the

surrounding area. **King seconded.** All in favor. **Motion carried.** Variance **approved.**

OTHER BUSINESS:

As there was no further business to come before the Board, **Hall** made a motion to adjourn the meeting. **King** seconded. All in favor. Motion carried. The meeting adjourned at 6:49 pm.

_____ ATTEST _____

Chairman, Roger Boatman

Kyle Vareberg,
Planning and Zoning Administrator