COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION
November 19, 2026 @ 6:00 P.M.
****Commissioner's Room – Becker County Courthouse****

APPLICANT: Andrew J Vinson & Kathleen J Carton
5911 Westcliffe Place
Saint Cloud MN 56303

Project Location: 20317 Oakland Beach Rd
Detroit Lakes MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request an extension to variance recorded document number 708890.

LEGAL LAND DESCRIPTION: Tax ID Number: 08.1163.000 **Legal Land Descriptions:** Section 09 Township 139 Range 041, Oakland Beach Block 002 Lot 6, Big Floyd Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

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

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.
Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.

Variance Application Review — Permit # 408

Property and Owner Review

Parcel Number(s): **081163000**

Owner: **ANDREW VINSON**	Township-S/T/R: **DETROIT-09/139/041**
Mailing Address: **5911 WESTCLIFFE PLACE** **SAINT CLOUD MN 56303**	Site Address: **20317 Oakland Beach Rd Detroit Lakes, MN 56501**
	Lot Recording Date: **Prior to 1971**
	Original Permit Nbr: **SITE2024-3414**

Legal Descr: **Block 002 of OAKLAND BEACH|LOT 6**

Variance Details Review

Variance Request Reason(s): ☐ Setback Issues ☐ Alteration to non-conforming structure ☑ Lot size not in compliance ☐ Topographical Issues (slopes, bluffs, wetlands) ☐ Other	If 'Other', description:

Description of Variance Request: **Request a variance to be at twenty-nine (29) percent impervious surface coverage deviating from the allowable twenty-five (25) percent impervious surface coverage within the shoreland district due to lot size.**

OHW Setback: **63'**	Side Lot Line Setback: **5'**
Rear Setback (non-lake):	Bluff Setback:
Road Setback: **20'**	Road Type: **Township**
Existing Imp. Surface Coverage: **48.56**	Proposed Imp. Surface Coverage: **28.9**
Existing Structure Sq Ft: **1590 SF (TO DEMO)**	Proposed Structure Sq Ft: **1268 SF**
Existing Structure Height: **<20'**	Proposed Structure Height: **30'**
Existing Basement Sq Ft: **EXISTING CRAWL SPACE - TO DEMO**	Proposed Basement Sq Ft: **YES, 1268 SF**
Change to roofline? **N/A**	Change to main structural framework? **N/A**

Other Questions Review

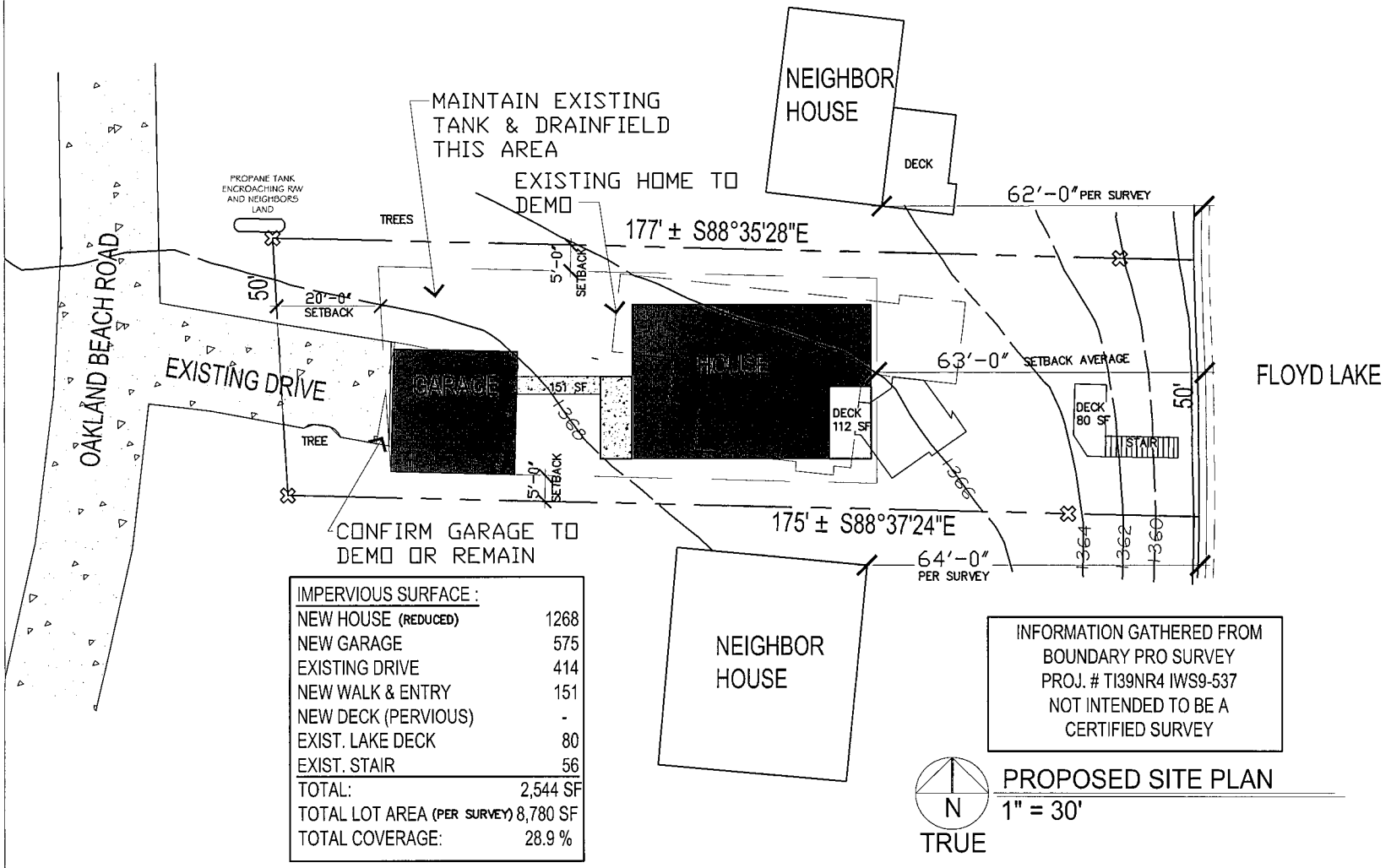
1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**
Explain: **We are moving our home back further from the lake then where the current home sits and reducing impervious coverage significantly.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**
Explain: **In addition to reducing the amount of impervious coverage, we will be moving the home back, so it is averaged with the neighboring properties. All required setback will be met.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**
Explain: **We will continue to use this property in a residential manner and more compliant than it sits currently.**

4. Are there circumstances unique to the property? **Yes**
Explain: **Non-conforming lot of record.**

5. Will the variance maintain the essential character of the locality? **Yes**
Explain: **By rebuilding, moving the home further from the lake, and reducing the existing impervious surface coverage this will improve the character of the locality.**



IMPERVIOUS SURFACE :	
NEW HOUSE (REDUCED)	1268
NEW GARAGE	575
EXISTING DRIVE	414
NEW WALK & ENTRY	151
NEW DECK (PERVIOUS)	-
EXIST. LAKE DECK	80
EXIST. STAIR	56
TOTAL:	2,544 SF
TOTAL LOT AREA (PER SURVEY)	8,780 SF
TOTAL COVERAGE:	28.9 %

INFORMATION GATHERED FROM BOUNDARY PRO SURVEY PROJ. # TI39NR4 IWS9-537 NOT INTENDED TO BE A CERTIFIED SURVEY

PROPOSED SITE PLAN
1" = 30'

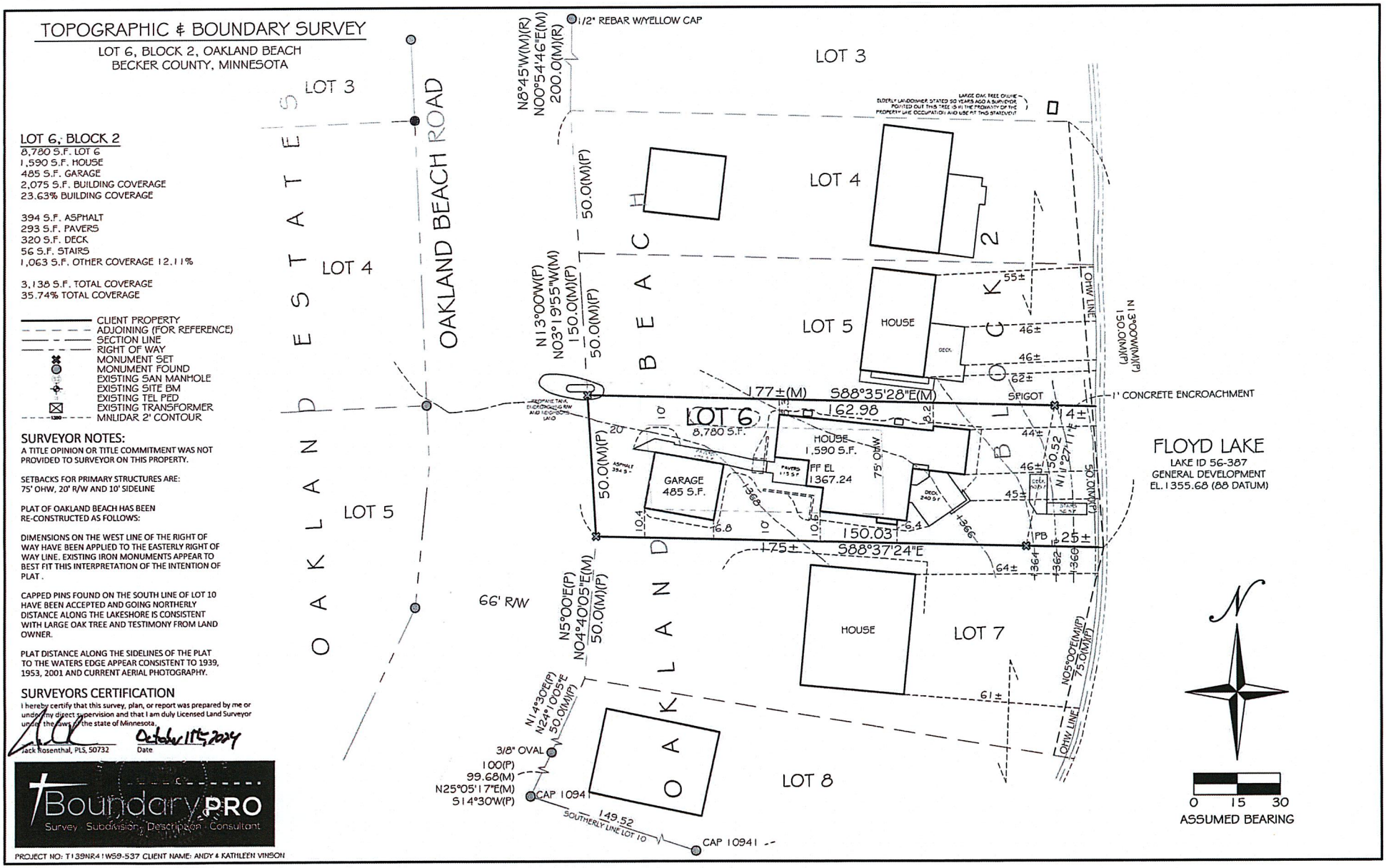
Carmenious ARCHITECTURE
KELLI WEGSCHEID, ARCHITECT 218.346.0081 ~ PERHAM

DATE: 11.18.24
JOB NO.: 24.34

VINSON-CARTON LAKE HOME
20317 OAKLAND BEACH ROAD
DETROIT LAKES, MN

TOPOGRAPHIC & BOUNDARY SURVEY

LOT 6, BLOCK 2, OAKLAND BEACH
BECKER COUNTY, MINNESOTA



LOT 6, BLOCK 2

8,780 S.F. LOT 6
1,590 S.F. HOUSE
485 S.F. GARAGE
2,075 S.F. BUILDING COVERAGE
23.63% BUILDING COVERAGE

394 S.F. ASPHALT
293 S.F. PAVERS
320 S.F. DECK
56 S.F. STAIRS
1,063 S.F. OTHER COVERAGE 12.11%

3,138 S.F. TOTAL COVERAGE
35.74% TOTAL COVERAGE

- CLIENT PROPERTY
- ADJOINING (FOR REFERENCE)
- SECTION LINE
- RIGHT OF WAY
- MONUMENT SET
- MONUMENT FOUND
- EXISTING SAN MANHOLE
- EXISTING SITE BM
- EXISTING TEL PED
- EXISTING TRANSFORMER
- MNLIDAR 2' CONTOUR

SURVEYOR NOTES:

A TITLE OPINION OR TITLE COMMITMENT WAS NOT PROVIDED TO SURVEYOR ON THIS PROPERTY.

SETBACKS FOR PRIMARY STRUCTURES ARE:
75' OHW, 20' R/W AND 10' SIDELINE

PLAT OF OAKLAND BEACH HAS BEEN RE-CONSTRUCTED AS FOLLOWS:

DIMENSIONS ON THE WEST LINE OF THE RIGHT OF WAY HAVE BEEN APPLIED TO THE EASTERLY RIGHT OF WAY LINE. EXISTING IRON MONUMENTS APPEAR TO BEST FIT THIS INTERPRETATION OF THE INTENTION OF PLAT.

CAPPED PINS FOUND ON THE SOUTH LINE OF LOT 10 HAVE BEEN ACCEPTED AND GOING NORTHERLY DISTANCE ALONG THE LAKESHORE IS CONSISTENT WITH LARGE OAK TREE AND TESTIMONY FROM LAND OWNER.

PLAT DISTANCE ALONG THE SIDELINES OF THE PLAT TO THE WATERS EDGE APPEAR CONSISTENT TO 1939, 1953, 2001 AND CURRENT AERIAL PHOTOGRAPHY.

SURVEYORS CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am duly Licensed Land Surveyor under the laws of the state of Minnesota.

Jack Rosenthal, PLS, 50732 — Date: October 11th, 2024

Boundary PRO
Survey · Subdivision · Description · Consultant

PROJECT NO: T139NR41W59-537 CLIENT NAME: ANDY & KATHLEEN VINSON

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 708890
December 20, 2024 at 10:03 AM
I hereby certify that the within instrument was recorded in this office.
Susan Syvertson, County Recorder
By _RB_____ Deputy

STATE OF MINNESOTA

COUNTY OF BECKER

BECKER COUNTY BOARD OF ADJUSTMENT

VARIANCE PROCEEDINGS

IN THE MATTER OF: **Andrew J Vinson and Kathleen J Carton**

ORDER OF VARIANCE

~~**DENIAL OF VARIANCE**~~

REQUEST: Request a variance to be at twenty-nine (29) percent impervious surface coverage deviating from the allowable twenty-five (25) percent impervious surface coverage within the shoreland district due to lot size.

The above-entitled matter came on to be heard before the Board of Adjustment on the 12th day of December 2024, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

LEGAL LAND DESCRIPTION: **08.1163.000** Complete Legal Description on Attachment A.

VARIANCE REQUESTED: Request a variance to be at twenty-nine (29) percent impervious surface coverage deviating from the allowable twenty-five (25) percent impervious surface coverage within the shoreland district due to lot size.

It is ordered that a **Variance** ~~**(NOT)**~~ **BE GRANTED** based upon the following conditions or reasons: Approve a variance to be at twenty-nine (29) percent impervious surface coverage deviating from the allowable twenty-five (25) percent impervious surface coverage within the shoreland district due to lot size, with the stipulation that they work with Pelican River Watershed District to obtain a storm-water management plan prior to the start of construction based on the fact that it's in harmony with the neighborhood and that by reducing the overall impervious coverage they are reducing the impact to the environment..

The Variance shall become null and void on December 12, 2026, if a site permit has not been obtained and construction began.

DATED THIS 12 DAY OF December, 2024

Craig Hall, Acting Chairman, Board of Adjustment

chg
paid
well

STATE OF MINNESOTA)
) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
PLANNING AND ZONING

I, Kyle Vareberg, Becker County Zoning Administrator, certify that I have compared the foregoing Copy and Order GRANTING ~~(DENYING)~~ a Variance with the Original Record preserved in the Zoning Office, and have found the same to be true and correct.

In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota, in the County of Becker on the 19th DAY OF Dec., 20 24.

Kyle Vareberg
Zoning Administrator

DRAFTED BY THE BECKER
COUNTY ZONING OFFICE

XD



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:528

Date: 10/15/2026

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Becker County

MEADOWLAND SURVEYING INC
Surveying the Lakes Area Since 1946

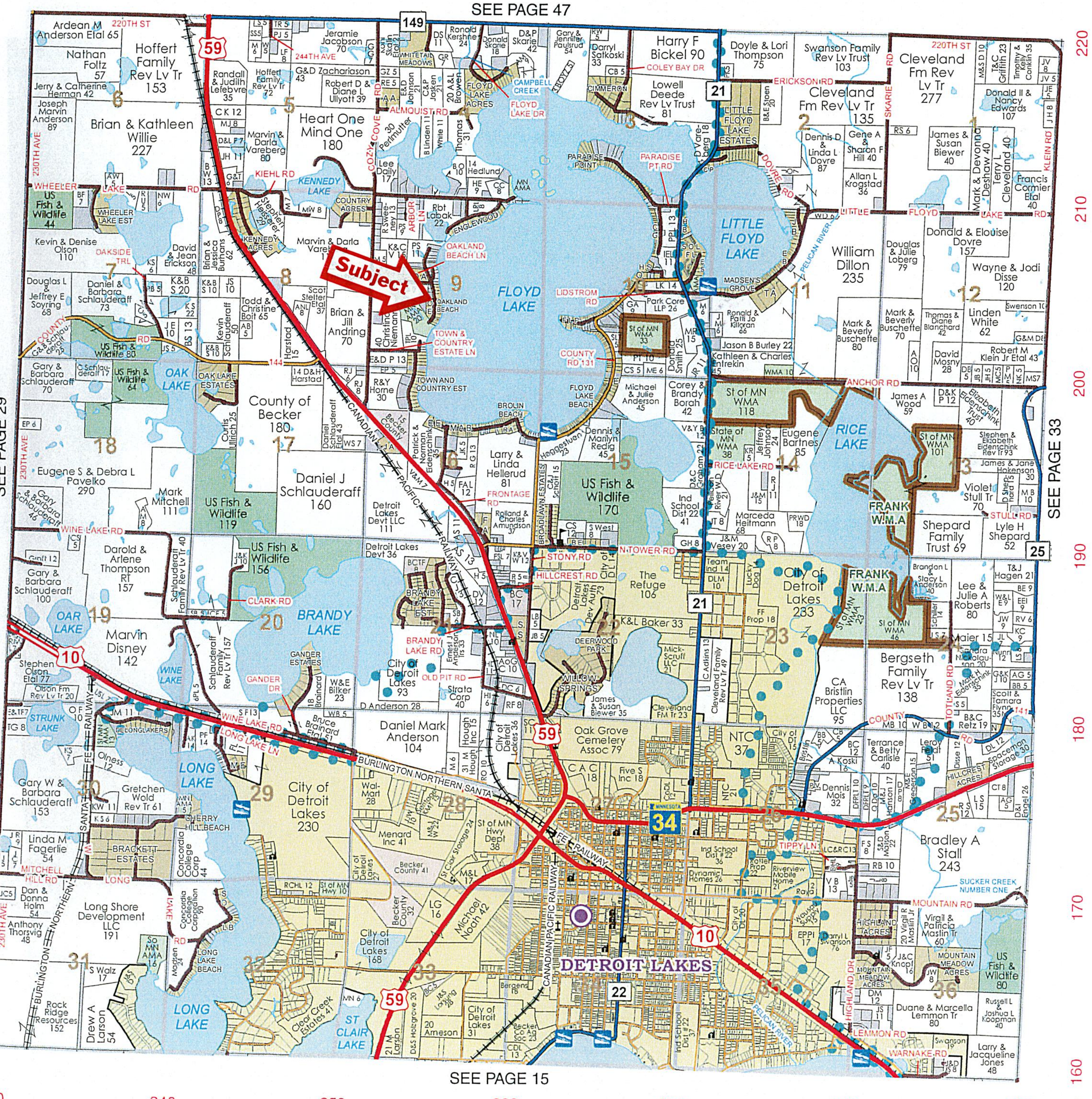
For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com
218-847-4289
www.meadowlandsurveying.com

Meadowland Surveying, Inc. is a local family owned company and has performed over 10,000 surveys in the lakes area. Our office routinely works with attorneys, architects, engineers and governmental agencies to ensure successful project completion for our clients.
EXPERIENCE MATTERS!

Detroit

Township 139N - Range 41W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION
November 19, 2026 @ 6:00 P.M.
****Commissioner's Room – Becker County Courthouse****

APPLICANT: WK Properties LLC
3589 230th St S
Hawley MN 56549

Project Location: 20688 Co Hwy 29
Rochert MN 56578

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a dwelling to be located seventy-five (75) feet from the Ordinary High Water (OHW) mark and to be located thirty-five (35) feet from the road right-of-way (ROW). This variance was approved August 8, 2024, document # 706592.

LEGAL LAND DESCRIPTION: Tax ID Number: 10.0209.000 **Legal Land Descriptions:** Section 12 Township 139 Range 040, PT GOVT LOT 4: COMM AT MOST ELY COR LOT 12 DUDLEY BCH, E 14', NE 91.60' AL RD TO POB; ELY 41.11' TO CTR LN CSAH #29, NELY 159.92' AL CTR OF HWY, NWLY 246.34' TO COTTON LK, SWLY AL LK 142.83', SE 124.90', SE 34.10', SELY 83.23' TO POB REF: 10.0210.000 IN 2007, Cotton Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

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If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.
Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

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Variance Application Review — Permit # 539

Property and Owner Review

Parcel Number(s): **100209000**

Owner: **WK PROPERTIES LLC**	Township-S/T/R: **ERIE-12/139/040**
Mailing Address: **3589 230TH ST S HAWLEY MN 56549**	Site Address: **20688 CO HWY 29 ROCHERT**
	Lot Recording Date: **After 1992**
	Original Permit Nbr: **SITE2024-3205**

Legal Descr: **PT GOVT LOT 4: COMM AT MOST ELY COR LOT 12 DUDLEY BCH, E 14', NE 91.60' AL RD TO POB; ELY 41.11' TO CTR LN CSAH #29, NELY 159.92' AL CTR OF HWY, NWLY 246.34' TO COTTON LK, SWLY AL LK 142.83', SE 124.90', SE 34.10', SELY 83.23' TO POB REF: 10.0210.000 IN 2007**

Variance Details Review

Variance Request Reason(s):	If 'Other', description:
☑ Setback Issues	
☐ Alteration to non-conforming structure	
☑ Lot size not in compliance	
☐ Topographical Issues (slopes, bluffs, wetlands)	
☐ Other	

Description of Variance Request: **Request a variance to construct a dwelling to be located seventy-five (75) 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, setback issues, and due to the fact this request was previously approved on August 8, 2024, document # 706592, but has since expired.**

OHW Setback: **75 feet**	Side Lot Line Setback: **10 feet**
Rear Setback (non-lake):	Bluff Setback:
Road Setback: **35 feet**	Road Type: **County**
Existing Imp. Surface Coverage:	Proposed Imp. Surface Coverage: **18.51**
Existing Structure Sq Ft:	Proposed Structure Sq Ft: **3504**
Existing Structure Height:	Proposed Structure Height: **14 ft**
Existing Basement Sq Ft:	Proposed Basement Sq Ft: **No**
Change to roofline? **N/A**	Change to main structural framework?

Other Questions Review

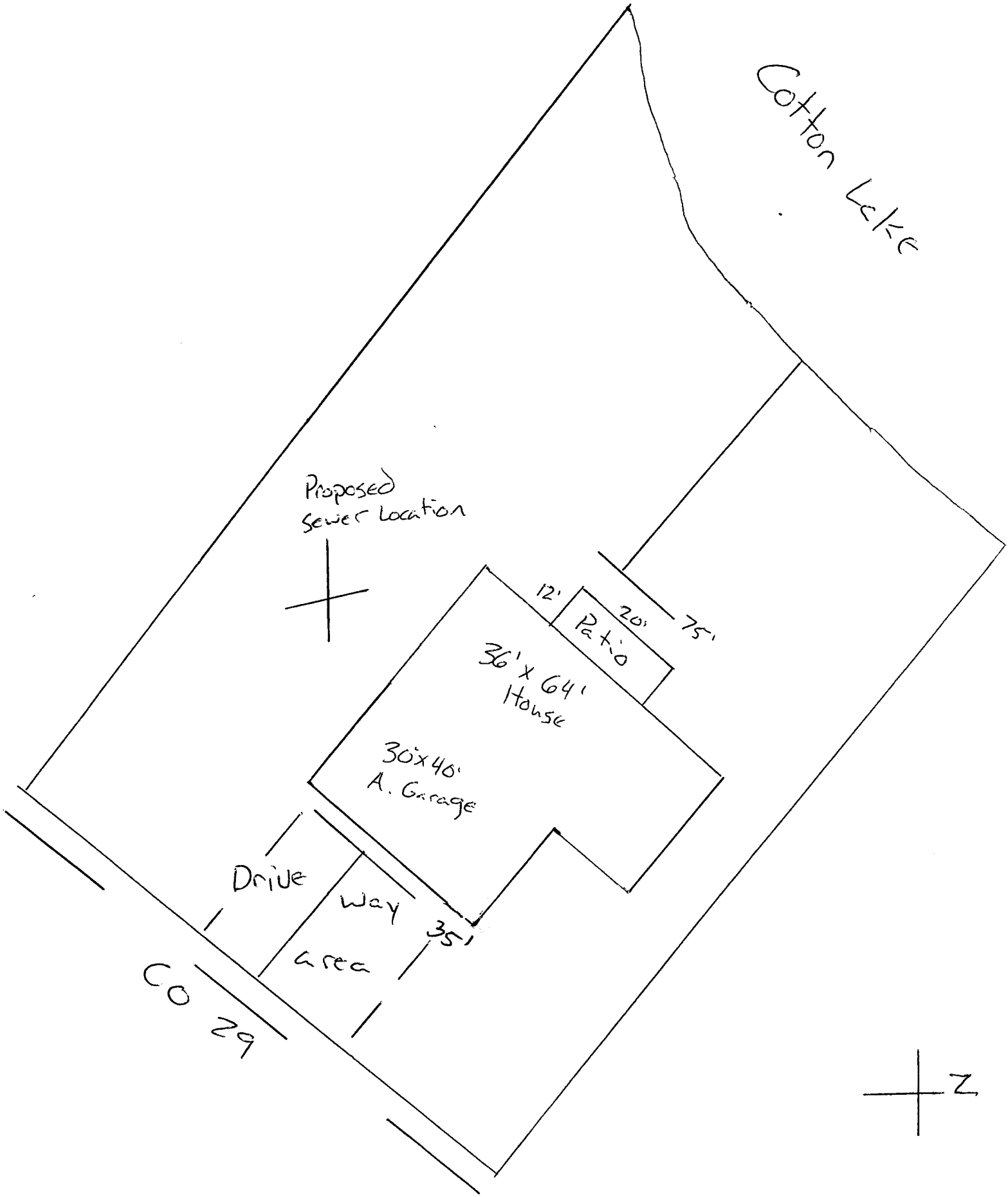
1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**
Explain: **The current property has 5 dwelling units, some with non-conforming setbacks. This request will reduce the number of dwelling units from 5 to 1.**

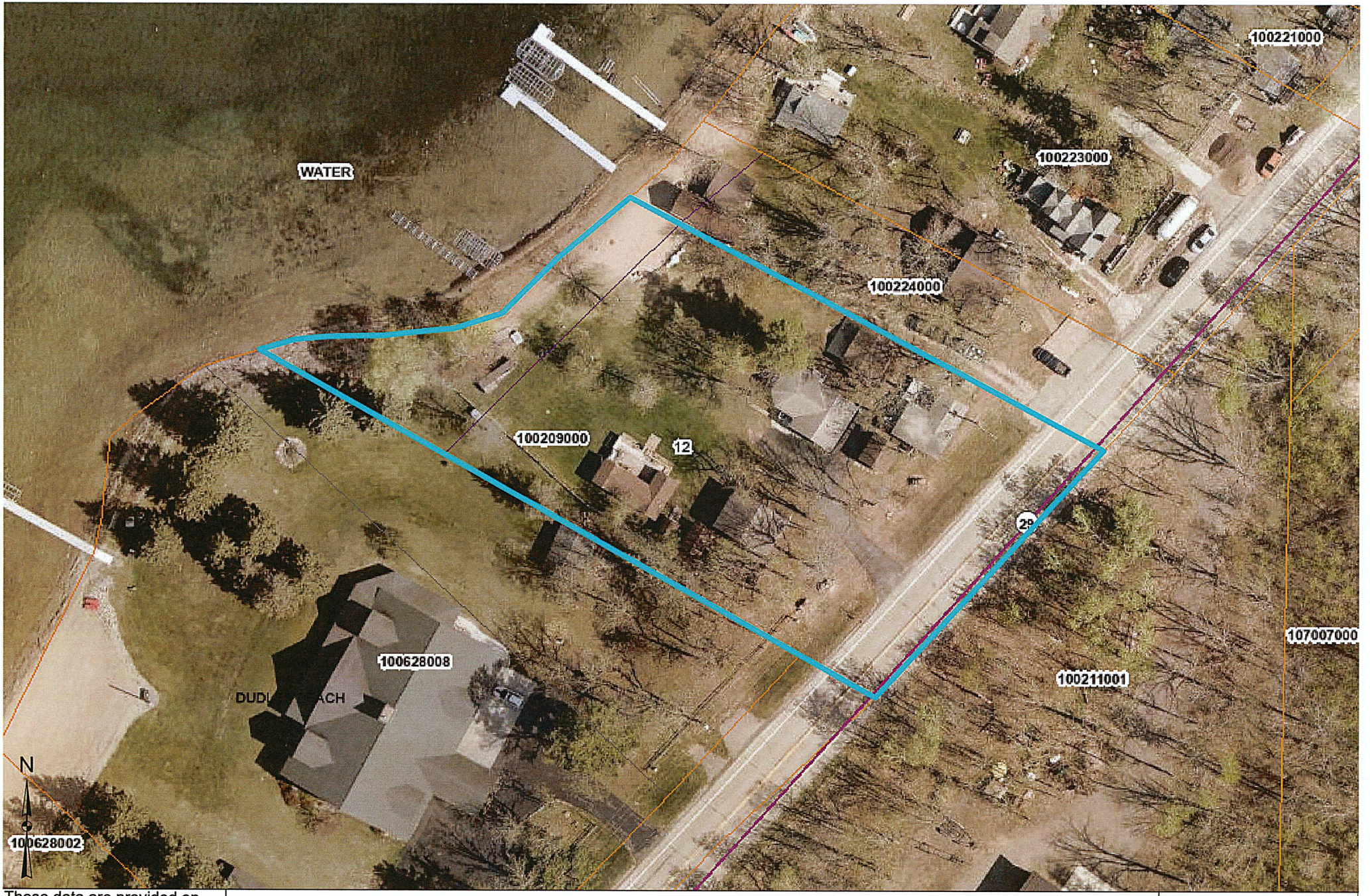
2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**
Explain: **Yes, impervious surface is relatively low in comparison to other lots and the septic system will be updated. The request is located on a recreational development lake with many non-conforming lots.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**
Explain: **Yes, the property use will not be changed.**

4. Are there circumstances unique to the property? **Yes**
Explain: **Yes, the lot is substandard in size.**

5. Will the variance maintain the essential character of the locality? **Yes**
Explain: **Yes, the structure will be used for residential purposes and will be similar or of average in size to neighborhood dwellings.**


Cotton Lake
Proposed
Sewer Location
12'
20'
Patio
75'
36' x 64'
House
30'x40'
A. Garage
Drive
Way
35'
area
CO 29
N



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Becker County

1:1,056

Date: 10/14/2026

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



Erie

Township 139N - Range 40W

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SEE PAGE 31

SEE PAGE 35

SEE PAGE 17

Subject

PICKEREL WILDLIFE MANAGEMENT AREA

COTTON LAKE

PICKEREL LAKE

SHELLY ISLAND W.M.A.

HUBBEL POND W.M.A.

ROCHERT

SCHULTZ LAKE

ST PATRICK LAKE

FOX LAKE

HOWE LAKE

RICE LAKE

STROBEL SHORES

COTTON LAKE BEACH

Charles A Grose 143

Gordon & Lillian Shafer Fm Rv Tr 241

Gordon & Lillian Shafer Fm Rv Tr 81

Jeffrey & Connie Adkins 64

Timothy & Colleen Mace 74

Arthur & Arlene Bakker 80

Michael & Sue Dahling Irs 181

M&H Guetter 20

Robin A Hoppert Etal 74

Mike Hutchinson 88

Richard Douglas Hecock Jr Etal 47

David & Margaret Schiller 98

Lakeview Dairy Farm 132

Phillip & Karen Seabloom 26

Barbara Wilke Rev Liv Tr 124

Michelle Stearns Etal 244

Sabo

Timothy J & Colleen A Mace 38

Arthur & Arlene Bakker 40

Morrison Fm Rev Lv Tr 76

Clifford L Adkins Jr 70

Wayne & Jodi Disse 38

Matthew & Kelly Carrier 83

Michael Hutchinson & Mark Fritz 130

Steven J Rungquist 41

Robert R Rungquist 80

Oral A Holm Jr 40

Lois M Wood 68

Amanda Thorsvig 111

Clifford L Adkins Jr 36

Michael & Cheryl Hutchinson 63

Archie & Linda Wiedewitsch 85

Charles & Lori Blonigan 93

Michael & Brenda Eidenschink 90

Erica L Scott Etal 40

Benjamin & Melissa Bridge 40

David & Andrea Smilonich 80

Lee W & Kristina L Carlson 150

Miriam Moen & Michael West 73

Lois M Wood 70

Annette & Craig Pratt 40

Richard Kowalski 80

Steven C Eidenschink Etal 100

Stephen P Johnston Etal 40

State of MN Dept of Natural Resources 640

Mark & Cynthia Fritz 208

Carlson 17

Crow 14

Sandra Orthmeyer Vetter 47

Randolph R Ronning 81

Rodger Allen Joseph Klemm Rev Lv Tr 170

Becker County Tax Forfeited 24

Carlson Living Trust 65

Jason & Christopher Tyge 73

Deanna Nelson 30

J David McJunkin 94

J David McJunkin 120

Peter C & Heidi L Jacobson 100

Timothy & Colleen Mace 41

Brian E & Sandra A Torgusson 80

State of MN WMA 320

Florence J Renner Rev Tr 158

Ward T & Debra J Muscatell 160

Ward T Muscatell 120

Sunset View Place LLC 40

Peter Ewals 40

Shane E & Tamera M Heille 133

Dean A & Suzanne Eidenschink 118

Peter F. Eidenschink 87

Timothy & Colleen Mace 60

Brian & Sandra Torgusson 80

Michelle Sonnenberg Etal 151

Barbara Wilke Rev Liv Tr 32

Jodi Disse 159

T&C Mace 20

Sonnenberg Fun Farm 77

Harold Duane Hickel 113

Anthony Zobel 80

Grant & Brenda Graham 90

Ardelle E Kindy 75

Bill B & Terry Buhr 80

Burl & Rena Buhr 145

Brian L Frey 48

Kathleen C & Thomas E Muscatell 60

Simon George 30

Mark Sandberg 51

Michael Kerfoncier 35

Roger Schermerhorn 60

Bryan & Cynthia Sandberg 60

Walter & Sharon Lenius Tr 65

Brian & Mary Schermerhorn 71

Ida & George Cook 76

State of MN WMA 60

Dean & Luella Shipman 62

Calvin & Tamara Shipman 114

Connie & Dale Jr Oswald 151

Money Fm Tr 80

Lance B Smith 48

Kelly & Brenda Smith 45

Gill S Gigstead 145

Joel & Jason Hauder 80

Wayne & Janice Tinjum 40

Randy J Boarts 40

Thomas & Sharon King 35

Wayne & Janice Tinjum 110

David & Lois Kozitka 40

State of MN Dept of Natural Resources 320

Morris Family Rev Lv Tr 40

Kim M Disse & Terry L Mackner 154

Phyllis Y Leitheiser Etal 215

Jacob L Nordick 185

Rock Ridge Bison Ranch LLC 140

Disse Lake Partnership 172

Doreen Santana Trust 33

Anthony Neuner 58

Ladene M Earley 78

Ladene Earley 61

Morris Family Rev Lv Tr 158

'Bigger Family Trust 200

Robert Bigger Sr 55

James & Patricia Zayic 89

Robert Vonruden 40

Nicole Wallace 59

Kyle A Fondrick 50

Jeffrey Alberts 40

Steven A Schmit & Karen V Velaski 62

Alger 10

Jerome & Kathy Disse 25

Chas & Virginia Chadbourne 80

Alan K Squires 43

David Squires 27

Joseph & Doris Gravelle 75

Edward & Linda Jutz Tr 48

City of Detroit Lakes 350

Laurel James Tollefson 80

Anne Korsen 80

Richard W & Gail M Hokenson 107

Robert L & Colleen Schmit 135

Robert & Holly Skillings 96

Neil R & Ryan L Larson 70

Michael Johnson 40

John G Mary Bekkerus 64

Jack & Leola Olson 37

C Reitmeier 31

Terry & Elsie Larsen 60

Julie Pearson 50

Jeffrey & Linda Leitheiser 40

Robert Bigger 34

Salvatore Bigger 34

Dale Stegeman

Robert Bigger

Douglas Judas 23

Christopher Smith 40

Richard Douglas Hecock Jr Etal 47

Michael & Brenda Eidenschink 90

Erica L Scott Etal 40

Benjamin & Melissa Bridge 40

David & Andrea Smilonich 80

Charles & Lori Blonigan 93

Archie & Linda Wiedewitsch 85

Steven J Rungquist 41

Robert R Rungquist 80

Oral A Holm Jr 40

Miriam Moen & Michael West 73

Sandra Orthmeyer Vetter 47

Randolph R Ronning 81

Rodger Allen Joseph Klemm Rev Lv Tr 170

Becker County Tax Forfeited 24

Carlson Living Trust 65

Florence J Renner Rev Tr 158

Ward T & Debra J Muscatell 160

Ward T Muscatell 120

Sunset View Place LLC 40

Peter Ewals 40

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Sonnenberg Fun Farm 77

Harold Duane Hickel 113

Anthony Zobel 80

Grant & Brenda Graham 90

Ardelle E Kindy 75

Bill B & Terry Buhr 80

Burl & Rena Buhr 145

Brian L Frey 48

Kathleen C & Thomas E Muscatell 60

Simon George 30

Mark Sandberg 51

Michael Kerfoncier 35

Roger Schermerhorn 60

Bryan & Cynthia Sandberg 60

Walter & Sharon Lenius Tr 65

Brian & Mary Schermerhorn 71

Ida & George Cook 76

State of MN WMA 60

Dean & Luella Shipman 62

Calvin & Tamara Shipman 114

Connie & Dale Jr Oswald 151

Money Fm Tr 80

Lance B Smith 48

Kelly & Brenda Smith 45

Gill S Gigstead 145

Joel & Jason Hauder 80

Wayne & Janice Tinjum 40

Randy J Boarts 40

Thomas & Sharon King 35

Wayne & Janice Tinjum 110

David & Lois Kozitka 40

State of MN Dept of Natural Resources 320

Morris Family Rev Lv Tr 40

Kim M Disse & Terry L Mackner 154

Phyllis Y Leitheiser Etal 215

Jacob L Nordick 185

Rock Ridge Bison Ranch LLC 140

Disse Lake Partnership 172

Doreen Santana Trust 33

Anthony Neuner 58

Ladene M Earley 78

Ladene Earley 61

Morris Family Rev Lv Tr 158

'Bigger Family Trust 200

Robert Bigger Sr 55

James & Patricia Zayic 89

Robert Vonruden 40

Nicole Wallace 59

Kyle A Fondrick 50

Jeffrey Alberts 40

Steven A Schmit & Karen V Velaski 62

Alger 10

Jerome & Kathy Disse 25

Chas & Virginia Chadbourne 80

Alan K Squires 43

David Squires 27

Joseph & Doris Gravelle 75

Edward & Linda Jutz Tr 48

City of Detroit Lakes 350

Laurel James Tollefson 80

Anne Korsen 80

Richard W & Gail M Hokenson 107

Robert L & Colleen Schmit 135

Robert & Holly Skillings 96

Neil R & Ryan L Larson 70

Michael Johnson 40

John G Mary Bekkerus 64

Jack & Leola Olson 37

C Reitmeier 31

Terry & Elsie Larsen 60

Julie Pearson 50

Jeffrey & Linda Leitheiser 40

Robert Bigger 34

Salvatore Bigger 34

Dale Stegeman

Robert Bigger

Douglas Judas 23

Christopher Smith 40

COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION
November 19, 2026 @ 6:00 P.M.
****Commissioner's Room – Becker County Courthouse****

APPLICANT: Christopher D Thyen & Deborah K Thyen
412 Lexington Pky S
Saint Paul MN 55105

Project Location: 44513 SW Juggler Rd
Waubun MN 56589

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct an addition to an existing non-conforming dwelling and non-conforming decks with more dwelling space, porches, a screened porch, and decks to be located at the closest point forty-eight (48) 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 the location of the existing structure, topography, and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 25.0225.000 & 25.0225.001 **Legal Land Description:** Section 11 Township 142 Range 038, PT LOT 7; BEG 990' N OF SW COR TH N 100', E TO LK, SE AL LK TO POINT & W 1123.28' TO BEG LESS ROAD; & PT LOT 7 BEG 825' N OF SW COR TH N 165' E 1123.28' TO LK SE AL LK 176' & W 1183.33' TO BEG LESS ROAD, Juggler Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

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

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.
Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.

Variance Application Review — Permit # 532

Property and Owner Review

Parcel Number(s): **250225001 250225000**

Owner: **CHRISTOPHER THYEN**	Township-S/T/R: **ROUND LAKE-11/142/038**
Mailing Address: **412 LEXINGTON PKY S SAINT PAUL MN 55105**	Site Address: **44513 SW JUGGLER RD WAUBUN MN**
	Lot Recording Date: **Prior to 1971**
	Original Permit Nbr: **None**

Legal Descr: **PT LOT 7 BEG 825' N OF SW COR TH N 165' E 1123.28' TO LK SE AL LK 176' & W 1183.33' TO BEG LESS ROAD**

Variance Details Review

Variance Request Reason(s):	If 'Other', description:
☑ Setback Issues	
☑ Alteration to non-conforming structure	
☐ Lot size not in compliance	
☑ Topographical Issues (slopes, bluffs, wetlands)	
☐ Other	

Description of Variance Request: **Request a variance to construct an addition to an existing non-conforming dwelling and non-conforming decks with more dwelling space, porches, a screened porch, and decks to be located at the closest point forty-eight (48) 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 the location of the existing structure, topography, and setback issues.**

The applicant requests a variance to allow the northward extension of an existing residential cabin located on PIN 250225001 in Round Lake Township, Becker County. The project includes a screened porch, new kitchen/family room, and a primary bedroom/bathroom, connecting the existing cabin to new year-round living space in a unified footprint.

The variance is required due to unique physical constraints on the parcel. The property backs against a steep hillside, limiting expansion to the south, and electrical utility infrastructure restricts placement toward the northern boundary. As a result, the only feasible and environmentally responsible location for the addition is a flat, open, non-wooded grassy area of the lot.

The existing 1965 cabin will remain a seasonal structure, while the new sections are designed for year-round use. The remodel preserves the wooded character of the parcel, requires no removal of lakefront trees, and uses exterior materials and a natural color palette that blend with the surrounding landscape. The addition is designed as a single-level structure with a small loft, reducing roof height and maintaining low visual impact consistent with the area's rural character.

OHW Setback: **48' - 77'**	Side Lot Line Setback: **45**
Rear Setback (non-lake): **Lake**	Bluff Setback: **60**
Road Setback: **150**	Road Type: **Township**
Existing Imp. Surface Coverage: **1.65**	Proposed Imp. Surface Coverage: **2.57**
Existing Structure Sq Ft: **932**	Proposed Structure Sq Ft: **3354**
Existing Structure Height: **18**	Proposed Structure Height: **28**

Existing Basement Sq Ft: **N/A**	Proposed Basement Sq Ft: **N/A**
Change to roofline? **Yes**	Change to main structural framework? **No**

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**
Explain: **The project maintains the ordinance's goals of protecting natural features, minimizing land disturbance, and supporting appropriate residential use. The addition is placed in an already-open grassy area, avoiding wooded and steep-slope zones. Impervious coverage remains low at approximately 2.57%, well within acceptable limits. The design avoids shoreline disturbance, preserves vegetation, and maintains compliance with all setbacks except the one necessitating the variance.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**
Explain: **The Comprehensive Plan encourages reinvestment in existing housing, preservation of natural resources, and maintenance of rural residential character. This remodel modernizes the cabin while protecting the wooded lot, maintaining shoreline vegetation, and avoiding unnecessary grading. The project supports safe, energy-efficient year-round use while preserving the historic seasonal cabin, aligning with the Plan's goals for sustainable and context -sensitive development.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**
Explain: **The proposed addition represents a reasonable and practical improvement to an existing single-family residence. The design consolidates living space into a single connected footprint rather than adding multiple detached structures, reducing clutter and visual impact. The low-profile roofline and loft design maintain scale appropriate for the neighborhood. The remodel enhances livability without altering the property's fundamental residential use.**

4. Are there circumstances unique to the property? **Yes**
Explain: **The parcel contains physical conditions not shared by neighboring lots. The steep hillside limits expansion options and would require significant excavation or retaining walls if the addition were placed elsewhere. Electrical utility infrastructure further restricts northern placement. These constraints are not self-created and directly influence the only feasible location for the addition. The variance allows reasonable use of the property while avoiding environmental disturbance and infrastructure conflicts.**

5. Will the variance maintain the essential character of the locality? **Yes**
Explain: **The remodel preserves the wooded, rustic character typical of Round Lake Township properties. No lakefront trees will be removed, and the addition is placed away from the shoreline and wooded areas. Exterior materials and colors are selected to harmonize with the natural landscape. The single-level design with a modest loft maintains low rooflines and protects sightlines for neighboring parcels. The project remains fully consistent with the area's rural, low -density residential character.**

Thyen | Variance Request

44513 SW Juggler Lake Road

Waubun, MN 55105

651-699-4646

Thyen | Cabin Variance— Details

Summary

Existing 1965 Cabin New Portions (page 3)

- Addition Deck on Existing Cabin to Square Front (West)
- Extend existing Deck 4' (South)

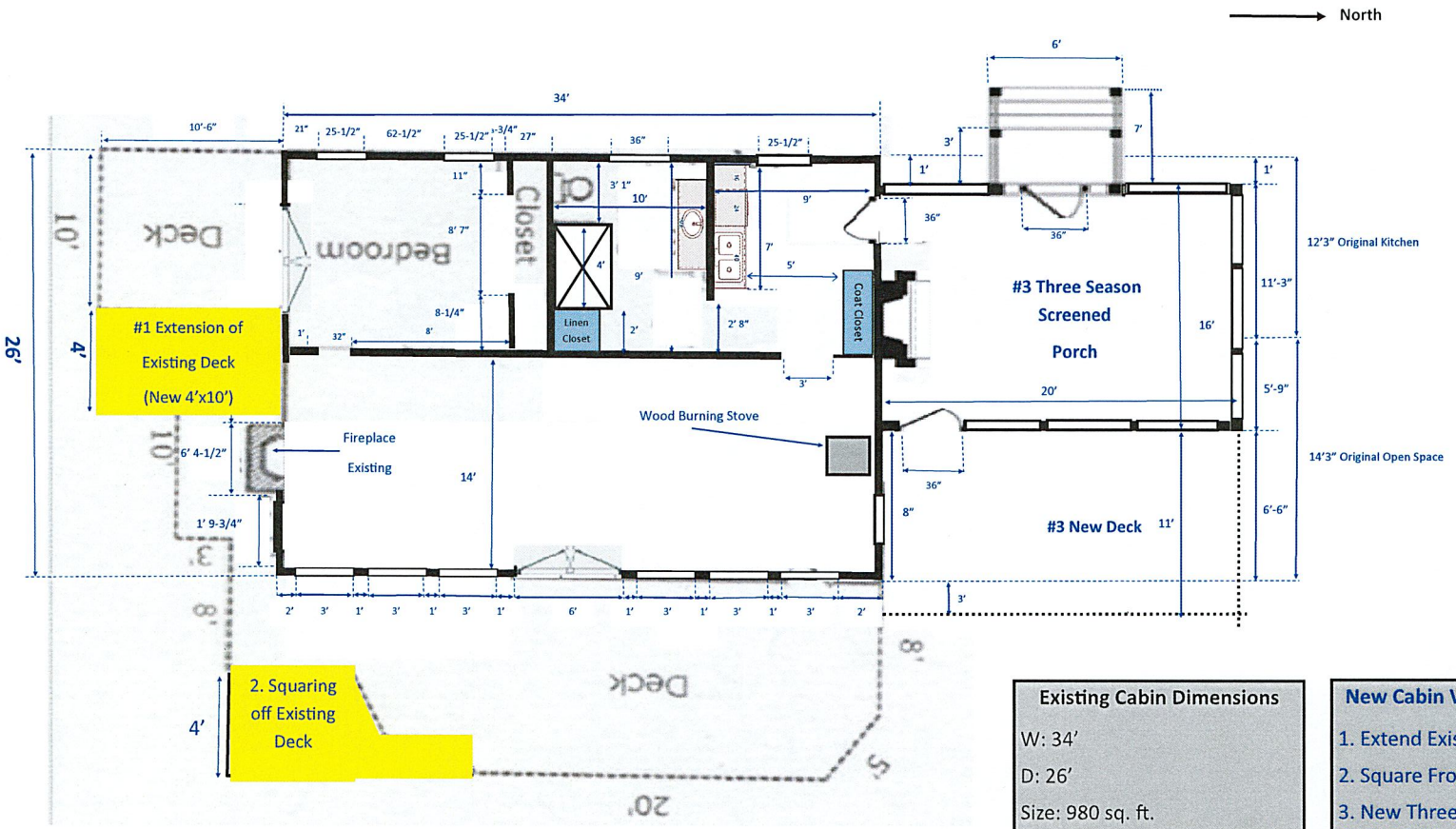
New Construction (North of 1965 Cabin) (page 4)

- New Porch (replacing existing Kitchen) (3 season)
- New Family room & Kitchen (4 season)
- New Bedroom (4 season)

Previously Shared Site Plan w/ Lake Setbacks (page 6)

New West Cabin Elevations for Visualization of Request (page 8)

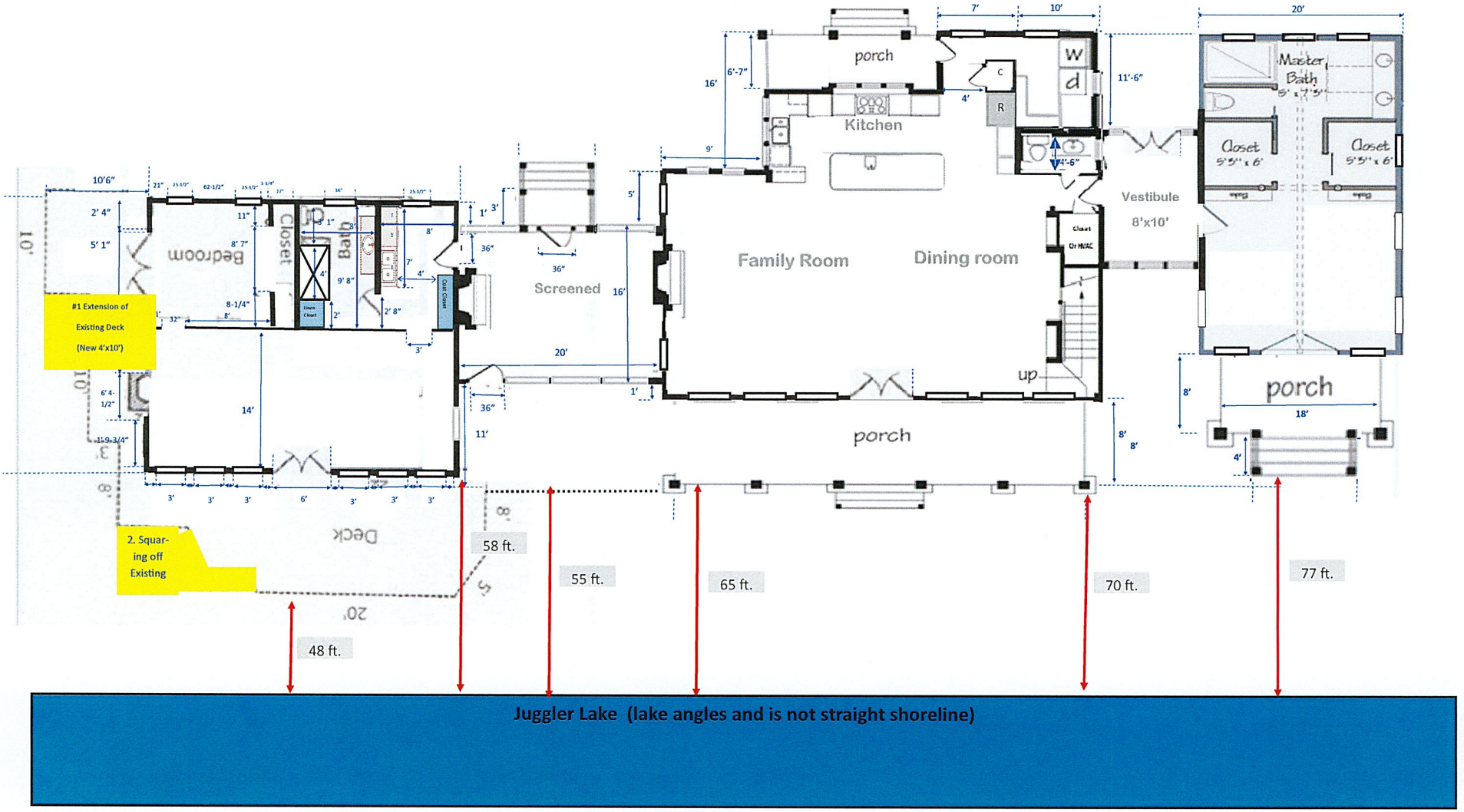
Thyen | 1965 Cabin—Showing Deck & Screen Porch Variance Request



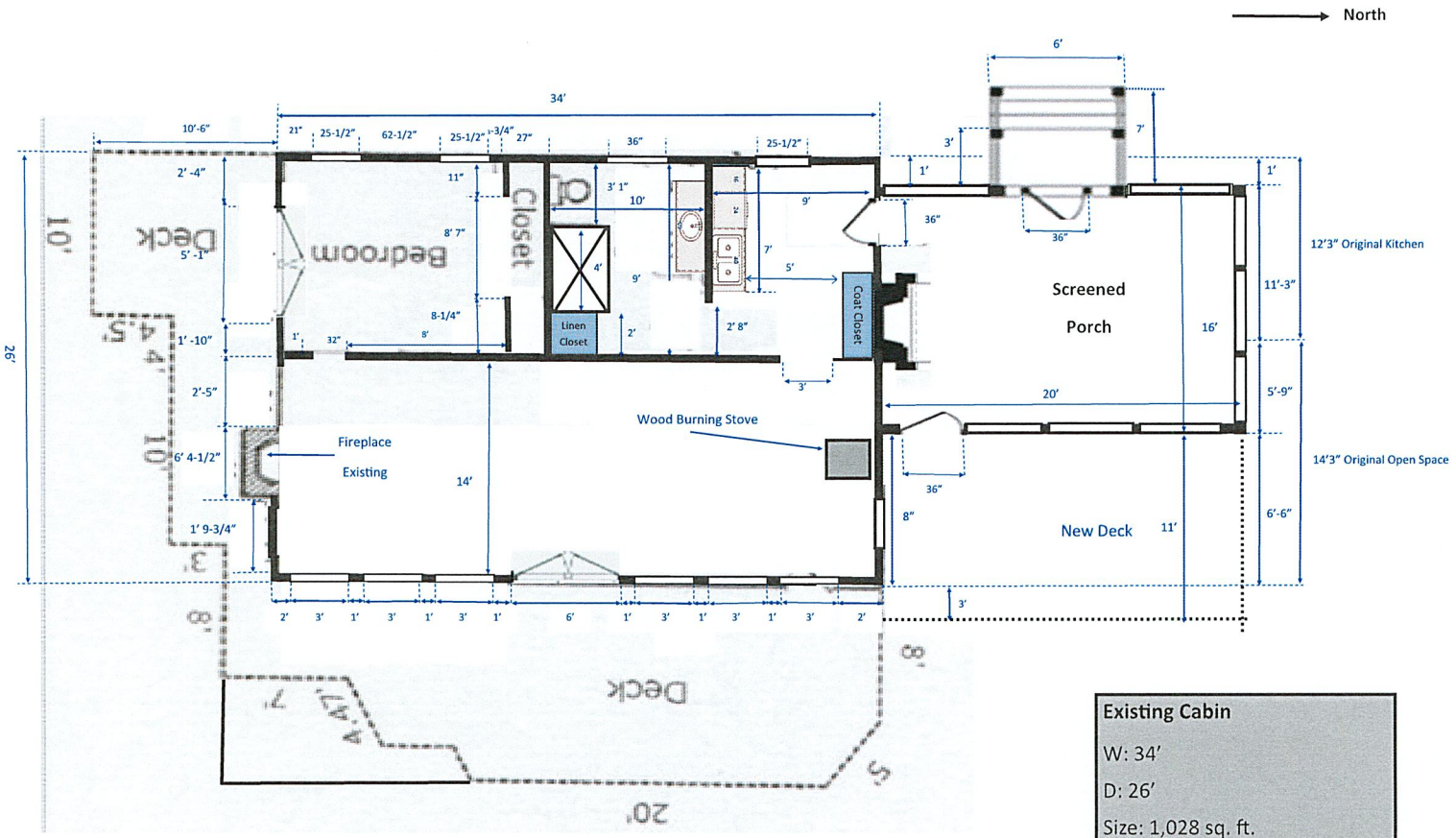
Existing Cabin Dimensions
W: 34'
D: 26'
Size: 980 sq. ft.

New Cabin Variance Request
1. Extend Existing Deck South
2. Square Front Deck East
3. New Three Season Porch & Deck North

Thyen | Cabin Floorplan —Family/Room & Bedroom Variance Request



Thyen | Cabin Remodel Floor Plan



Existing Cabin

W: 34'

D: 26'

Size: 1,028 sq. ft.

Thyen | Cabin Site Plan

Thyen | Cabin Site Plan v2



2 Items

	Parcel Number	Property Address	Property City	Owner Name	Owner First Name	Owner Last Name
X	250225001	44513 SW JUGGLER RD	WAUBUN	CHRISTOPHER D TI	CHRISTOPHER	THYEN

Thyen | Cabin West Elevation



EXISTING CABIN
34'

20' SCREENED PORCH
20'

FAMILY ROOM / KITCHEN ADDITION

PRIMARY SUITE

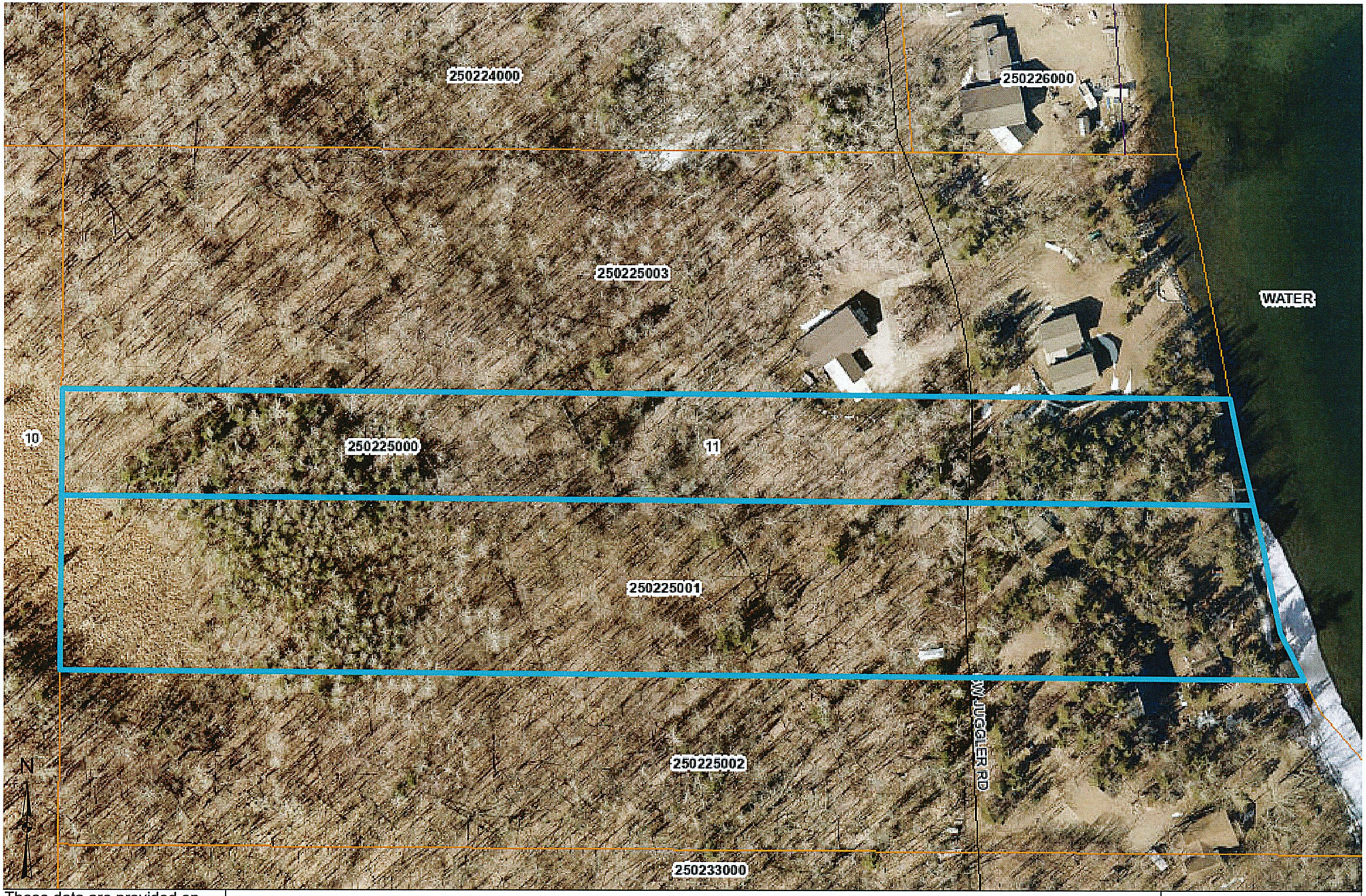


THYEN CABIN REMODEL

FRONT / EAST ELEVATION - CONCEPTUAL RENDERING

44513 SW JUGGLER LAKE ROAD | WAUBUN, MN

LAKE LIFE
LEGACY
TOGETHER



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

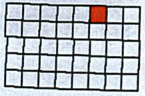
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Date: 9/30/2026

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Becker County

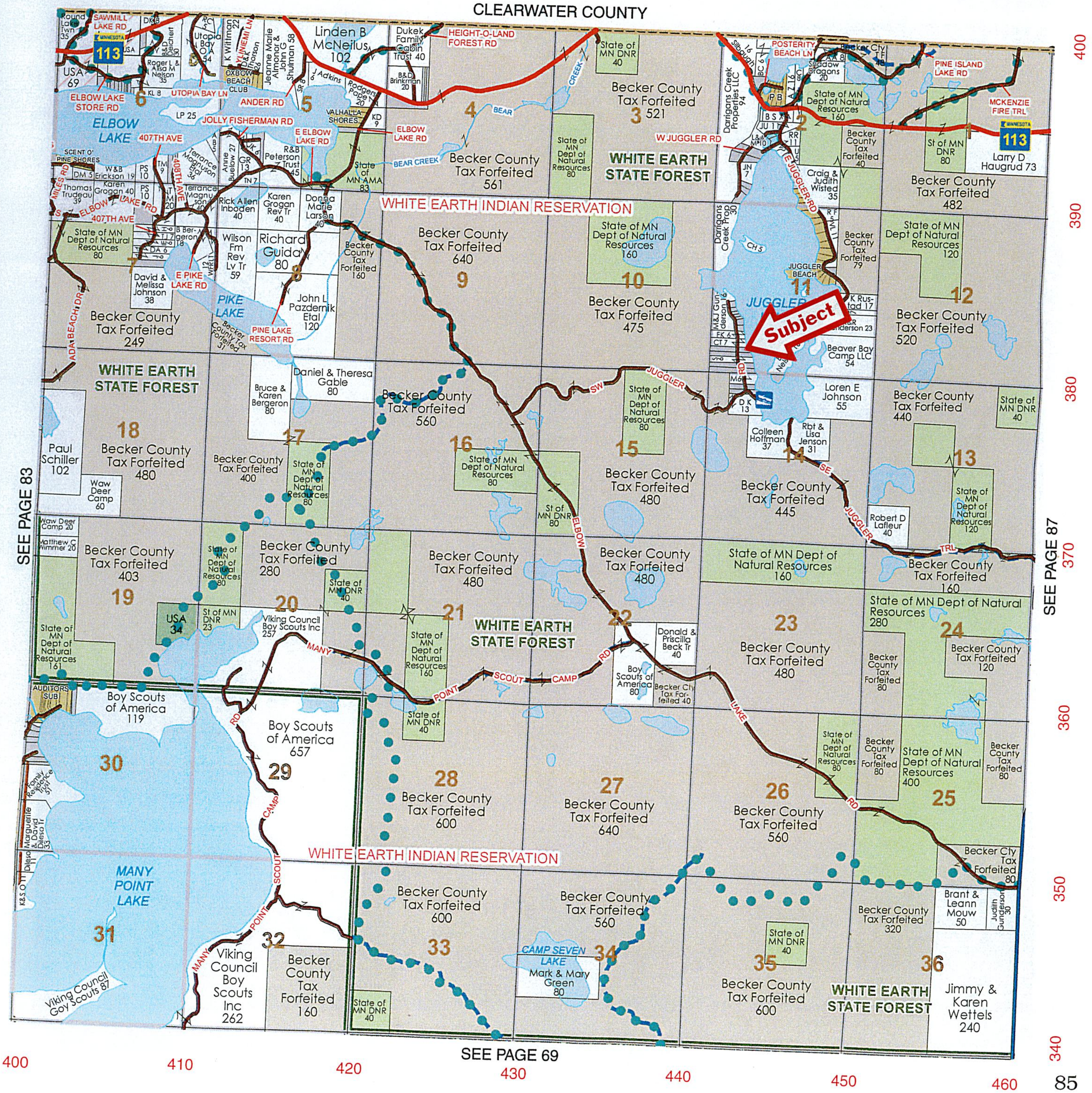




Round Lake (N)

Township 142N - Range 38W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314

BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION
November 19, 2026 @ 6:00 P.M.
****Commissioner's Room – Becker County Courthouse****

APPLICANT: Warren D & Angela T Michaelsohn
3805 Willow Rd
West Fargo, ND 58078

Project Location: 12875 Kohler Ln
Audubon MN 56511

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a dwelling, screened porch, covered deck or patio, and attached garage to be located ninety (90) feet from the ordinary high-water (OHW) mark and a deck to be located eighty-four (84) feet from the OHW mark both requests deviating from the required setback of one hundred (100) feet on a recreational development lake and to be at twenty-seven (27) percent impervious coverage deviating from the allowable twenty-five (25) percent within the shoreland district all due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 17.0615.000 **Legal Land Description:** Section 19 Township 138 Range 042, Blue Water Bay Block 002 Lot 22, Big Cormorant Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

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

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.
Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.

Variance Application Review — Permit # 534

Property and Owner Review

Parcel Number(s): **170615000**	
Owner: **WARREN D & ANGELA T MICHAELSOHN**	Township-S/T/R: **LAKE EUNICE-19/138/042**
Mailing Address: **3805 WILLOW RD WEST FARGO ND 58078**	Site Address: **12875 KOHLER LN AUDUBON MN**
	Lot Recording Date: **Prior to 1971**
	Original Permit Nbr: **SITE2026-4438**
Legal Descr: **Block 002 of BLUE WATER BAY|LOT 22**	

Variance Details Review

Variance Request Reason(s): ☑ Setback Issues ☐ Alteration to non-conforming structure ☑ Lot size not in compliance ☐ Topographical Issues (slopes, bluffs, wetlands) ☑ Other	If 'Other', description: **Lot of Record**
Description of Variance Request: **Request a variance to construct a dwelling, screened porch, covered deck or patio, and attached garage to be located ninety (90) feet from the ordinary high-water (OHW) mark and a deck to be located eighty-four (84) feet from the OHW mark both requests deviating from the required setback of one hundred (100) feet on a recreational development lake and to be at twenty-seven (27) percent impervious coverage deviating from the allowable twenty-five (25) percent within the shoreland district all due to lot size and setback issues.**	
OHW Setback: **90 dwelling screened porch and deck, 84 deck**	Side Lot Line Setback: **15**
Rear Setback (non-lake):	Bluff Setback: **N/A**
Road Setback: **80**	Road Type: **Township**
Existing Imp. Surface Coverage:	Proposed Imp. Surface Coverage: **27%**
Existing Structure Sq Ft:	Proposed Structure Sq Ft: **5660**
Existing Structure Height: **12**	Proposed Structure Height: **22**
Existing Basement Sq Ft: **N/A**	Proposed Basement Sq Ft: **N/A**
Change to roofline? **N/A**	Change to main structural framework? **N/A**

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**
Explain: **Yes, the proposed dwelling will be out of the shore impact zone.**

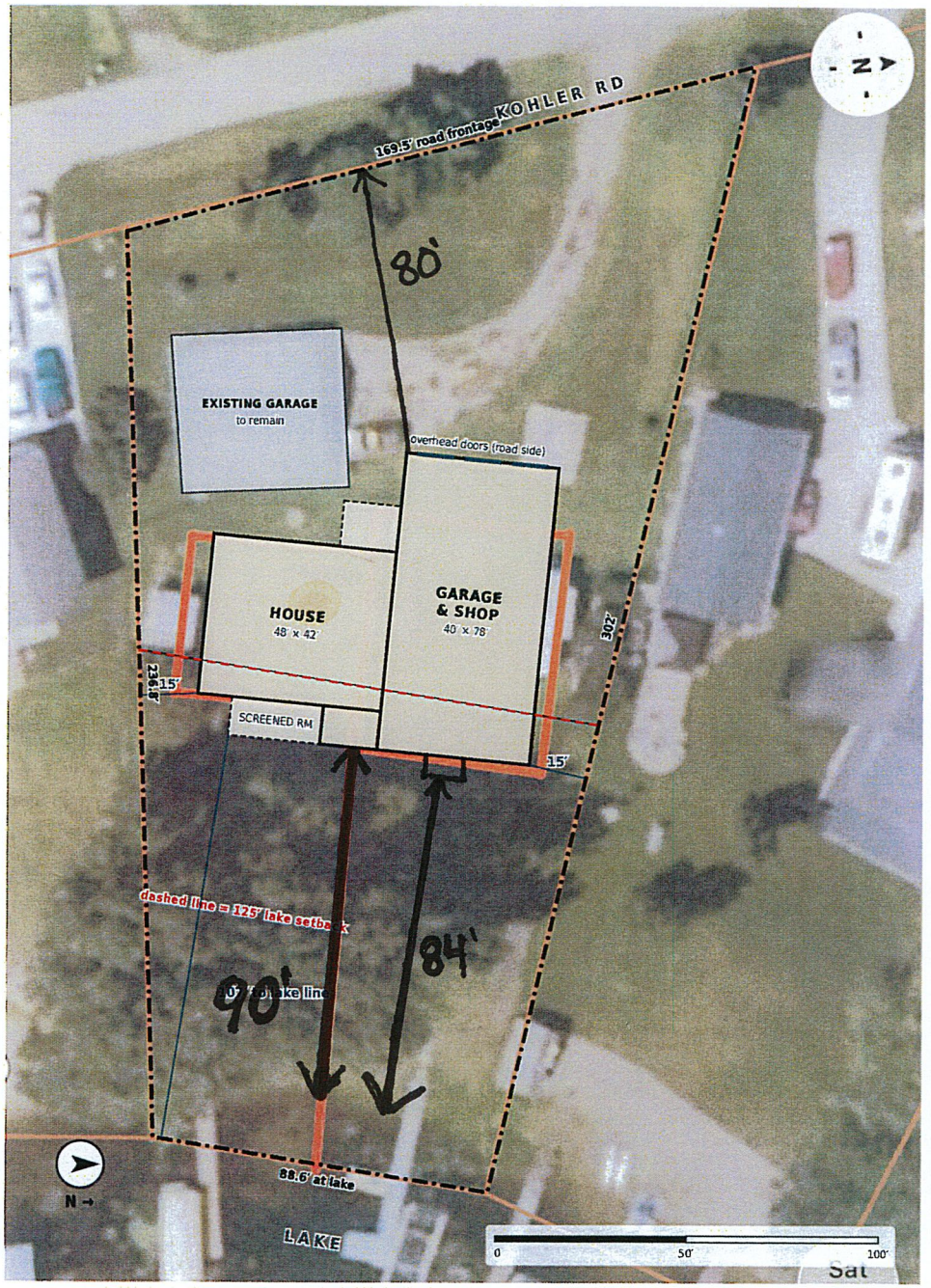
2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**
Explain: **Yes, the proposed dwelling will be an improvement to the property.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**
Explain: **Yes, the use of the property will not change.**

4. Are there circumstances unique to the property? **Yes**
Explain: **Yes, this is a lot of record.**

5. Will the variance maintain the essential character of the locality? **Yes**
Explain: **Yes, the proposed dwelling and attached garage will fit in well with neighboring structures and not effect neighboring views of the lake.**

Site plan · 12875

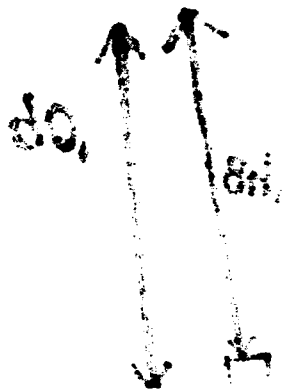


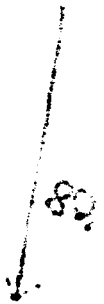
Proposed OHW Setback

- Dwelling — 90'
- Deck — 84'

Proposed ROW Setback 80'

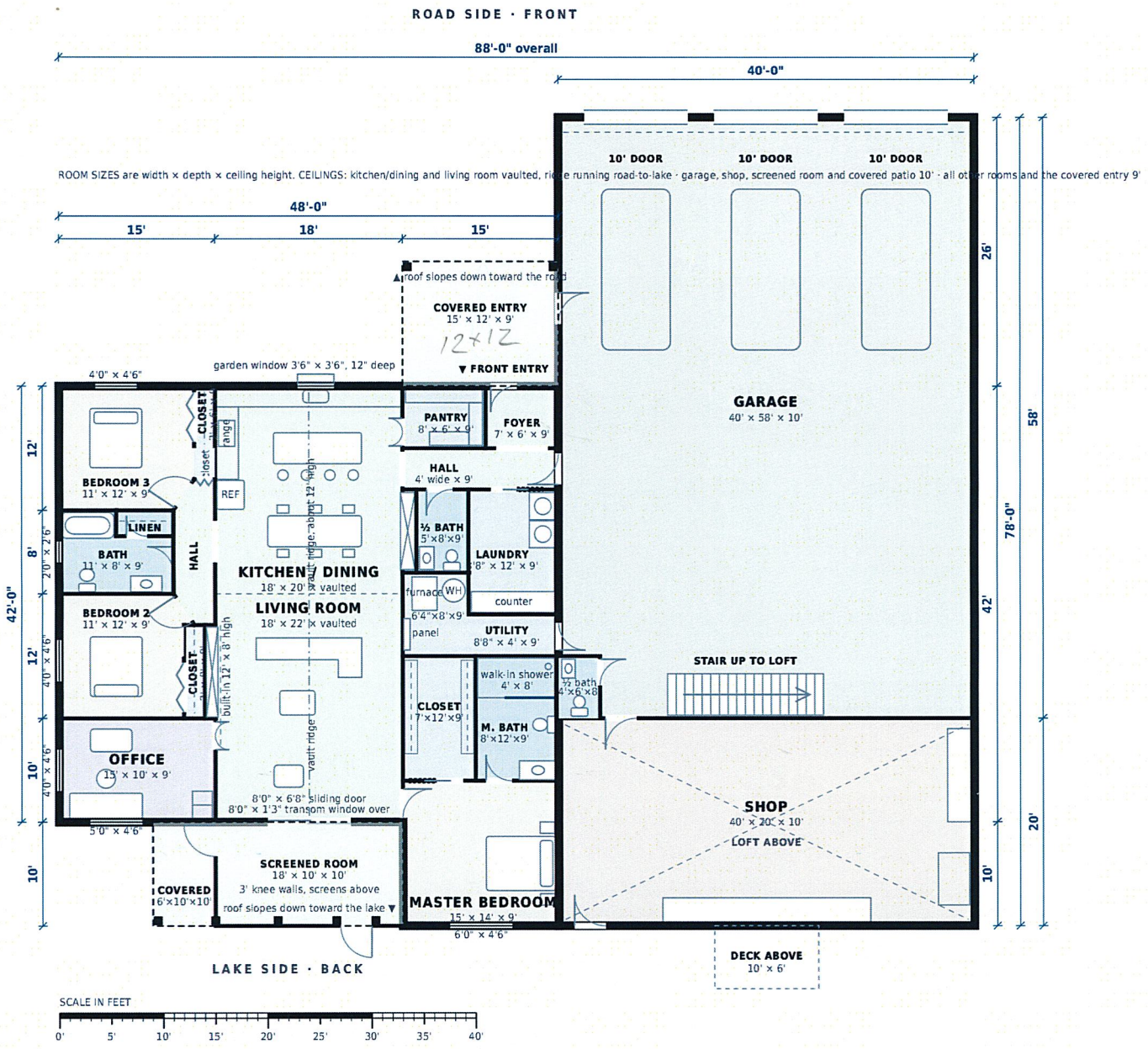
Proposed Side Property Setback 15'


dQ_1
δQ_1


δQ_2

Main floor plan

Dimensions at wall centerlines · road side (front) at top · lake side (back) at bottom



Open living · Bedrooms · Baths · Office · Garage · Shop · Closets, pantry, laundry, utility



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Becker County

1:1,056

Date: 10/7/2026

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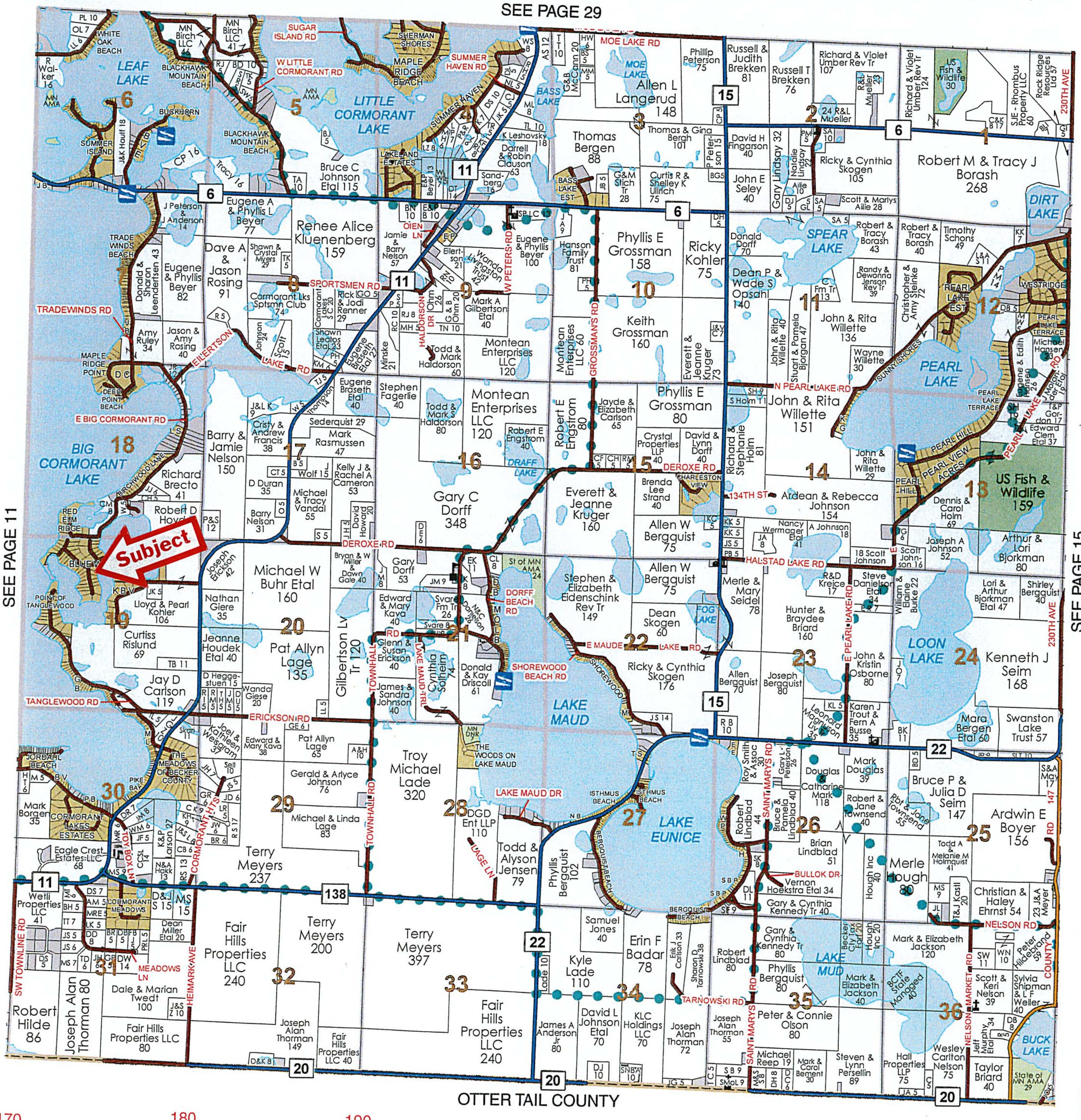


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION
November 19, 2026 @ 6:00 P.M.
****Commissioner's Room – Becker County Courthouse****

APPLICANT: Ricky Van Raden & Sheila Van Raden
1701 11th St N
Moorhead, MN 56560

Project Location: 29985 Lake Six Rd
Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to allow a non-conforming boundary line adjustment.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 03.0313.000 & 03.0324.002 **Legal Land Descriptions:** 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; & 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, Lake Six.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

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

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.
Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.

Variance Application Review — Permit # 535

Property and Owner Review

Parcel Number(s): **030313000 030324002**

Owner: **RICKY VAN RADEN**	Township-S/T/R: **BURLINGTON-31/138/040**
Mailing Address: **1701 11TH ST N MOORHEAD MN 56560**	Site Address: **29985 LAKE SIX RD FRAZEE MN 56544**
	Lot Recording Date: **Between 1971 and 1992**
	Original Permit Nbr: **N/A**

Legal Descr: **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**

Variance Details Review

Variance Request Reason(s): ☐ Setback Issues ☐ Alteration to non-conforming structure ☑ Lot size not in compliance ☐ Topographical Issues (slopes, bluffs, wetlands) ☑ Other	If 'Other', description: **I would like to move the boundary line on my lot so the property line does not go through the existing structure.**

Description of Variance Request: **Request a variance to allow a non-conforming boundary line adjustment.**

OHW Setback:	Side Lot Line Setback:
Rear Setback (non-lake):	Bluff Setback:
Road Setback:	Road Type:
Existing Imp. Surface Coverage:	Proposed Imp. Surface Coverage:
Existing Structure Sq Ft:	Proposed Structure Sq Ft:
Existing Structure Height:	Proposed Structure Height:
Existing Basement Sq Ft:	Proposed Basement Sq Ft:
Change to roofline?	Change to main structural framework?

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**
Explain: **Yes, the proposed boundary line adjustment will allow for better use of the two parcels.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**
Explain: **Yes, the property line is currently going through an existing garage. Moving the line would eliminate this issue.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**
Explain: **Property use will not change.**

4. Are there circumstances unique to the property? **Yes**
Explain: **These are lots of record.**

5. Will the variance maintain the essential character of the locality? **Yes**
Explain: **The boundary line adjustment will not negatively impact neighboring parcels.**



EAST LOT

SF: 22,000
SF ADJUSTED: 24,248

WEST LOT

SF: 30,492
SF ADJUSTED: 28,244



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Becker County

1:2,113

Date: 10/12/2026

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



Burlington

Township 138N - Range 40W

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SEE PAGE 33

SEE PAGE 15

SEE PAGE 19

Subject

OTTER TAIL COUNTY

290 300 310 320 330 340 350

100 110 120 130 140 150 160

COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314

BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION
November 19, 2026 @ 6:00 P.M.
****Commissioner's Room – Becker County Courthouse****

APPLICANT: Lucas E Swingley & Paula L Swingley
4335 Rice St
Shoreview MN 55126

Project Location: 21171 Co Hwy 25
Detroit Lakes MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a dwelling, attached garage, deck, and patio to be located one hundred (100) 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 topography

LEGAL LAND DESCRIPTION: Tax ID Number: 10.0060.002 **Legal Land Descriptions:** Section 05 Township 139 Range 040, PT GOVT LOT 7: COMM SE COR GOVT LOT 7, W 187.27', N 911.83', W 638.75' TO POB; N 694.14' TO FIVE LK, WLY AL LK TO W LN GOVT LOT 7, S 790', E 516.71' TO POB. TRACT A, Lake Five.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

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PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

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

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.
Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

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Variance Application Review — Permit # 538

Property and Owner Review

Parcel Number(s): **100060002**

Owner: **LUCAS and PAULA SWINGLEY**	Township-S/T/R: **ERIE-05/139/040**
Mailing Address: **4335 RICE ST SHOREVIEW MN 55126**	Site Address: **21171 CO HWY 25 Detroit Lakes MN**
	Lot Recording Date: **After 1992**
	Original Permit Nbr: **SITE2026-703238**

Legal Descr: **PT GOVT LOT 7: COMM SE COR GOVT LOT 7, W 187.27', N 911.83', W 638.75' TO POB; N 694.14' TO FIVE LK, WLY AL LK TO W LN GOVT LOT 7, S 790', E 516.71' TO POB. TRACT A.**

Variance Details Review

Variance Request Reason(s):	If 'Other', description:
☑ Setback Issues ☐ Alteration to non-conforming structure ☐ Lot size not in compliance ☑ Topographical Issues (slopes, bluffs, wetlands) ☑ Other	**100ft Setback allows for less land disruption and movement. See photos that will be e-mailed. 100ft setback follows the natural landscape of the property.**

Description of Variance Request: **Request a variance to construct a dwelling, attached garage, deck, and patio to be located one hundred (100) 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 topography.**

A variance request to have home built at 100ft vs. 150ft. The 100ft setback flows with the natural flow of the property. Although the home could be physically built at 150ft, based on the topography images provided and visiting the site, the 100ft maintains more of the land and protects more of the natural environment while maintaining the purpose of the ordinance to protect the lake and shoreline. A 150ft variance would require more land movement and natural disturbance.

OHW Setback: **100ft**	Side Lot Line Setback: **125ft**
Rear Setback (non-lake): **600ft**	Bluff Setback: **n/a**
Road Setback: **1200ft**	Road Type: **Township**
Existing Imp. Surface Coverage:	Proposed Imp. Surface Coverage: **2%**
Existing Structure Sq Ft:	Proposed Structure Sq Ft: **3,900 sq ft**
Existing Structure Height:	Proposed Structure Height: **26ft max at high height of single slope roof to shed water away from lake**
Existing Basement Sq Ft:	Proposed Basement Sq Ft: **3,000 sq ft**
Change to roofline?	Change to main structural framework?

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**
Explain: **The proposed variance is consistent with Becker County's Comprehensive Plan because it supports the plan's goals of protecting water quality, preserving natural shore vegetation and scenic character, managing stormwater and erosion, and allowing compatible residential use of existing properties.**

The property's natural slope creates site-specific conditions that affect the most appropriate location for the residence. Locating the home 100 feet from the ordinary high-water mark may allow it to follow the existing contours of the land and reduce the amount of cutting, filling, grading, tree removal, and other site disturbance that could be required at the 150-foot setback.

The proposed variance would not authorize unrestricted development near the lake. We will minimize disturbance, preserve existing vegetation where practicable, maintain a natural shoreline buffer, manage stormwater runoff, control erosion, and comply with applicable septic, building, and shoreland requirements. These measures are intended to protect Five Lake and maintain the natural character of the shoreland.

Accordingly, the variance would provide a reasonable use of the property while advancing the Comprehensive Plan's objectives for responsible land use, protection of natural resources, and preservation of the county's lakeshore character. The request is therefore consistent with the Comprehensive Plan because it accommodates site-specific residential development without undermining the plan's environmental and land-use goals.

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**
Explain: **The proposed variance is consistent with Becker County's Comprehensive Plan, which promotes well-planned shoreland development that is in harmony with the natural environment. The Plan emphasizes protecting water quality, preserving natural shoreland characteristics, and encouraging responsible use of natural resources. We will utilize rain gardens and plant natural prairie grass instead of "mow" grass to continue to maintain this natural environment. This property has family history ties and we have a strong desire to maintain the natural environment of this property.**

The property's natural slope toward Five Lake presents site-specific considerations when determining the most appropriate location for the proposed residence. Although a residence could be constructed at the 150-foot setback, locating it farther back would require additional cutting, filling, grading, and alteration of the existing landscape and also require removal of more trees and vegetation. The proposed 100-foot setback is intended to allow the residence to better follow the natural contours of the property and potentially reduce the amount of earthmoving and site disturbance.

The proposed development will incorporate measures to protect Five Lake, including preserving existing vegetation where practicable, maintaining a natural shoreline buffer, managing stormwater runoff, and controlling erosion and sedimentation. The intent is to accommodate a reasonable residential use while maintaining the natural features and environmental quality that the Comprehensive Plan seeks to protect.

The requested variance therefore supports the Plan's goals of responsible shoreland development, protection of water resources, and stewardship of the County's natural landscapes. The proposed location will be evaluated and designed to minimize environmental impacts while allowing the property to be used in a reasonable and responsible manner.

3. Does the proposal put the property to use in a reasonable manner? **Yes**
Explain: **Yes. The proposed variance would allow the property to be used for a single-family residence while taking into consideration the property's natural slope and physical characteristics.**

Although a residence could be constructed at the required 150-foot setback, doing so may require additional cutting, filling, and regrading to accommodate the home within the existing landscape. At 150ft, more trees would have to be removed altering the natural environment in the area more than the 100ft setback. The proposed 100-foot location is intended to allow the residence to better follow the natural contours of the property and potentially minimize unnecessary earthmoving and disturbance.

The requested variance is not intended to maximize development or disregard shoreland protections. Rather, it seeks a reasonable building location that balances residential use with preservation of the property's natural features and protection of Five Lake. Again, we will utilize rain gardens, use the topography to create proper storm drainage and plant prairie grasses, not "mow" grass to maintain the natural area.

With appropriate grading, drainage, erosion-control, and vegetation-preservation measures, the proposed location may provide a reasonable use of the property while maintaining the environmental qualities the shoreland regulations are intended to protect.

4. Are there circumstances unique to the property? **Yes**
Explain: **Yes the topography of the area with the natural slopes make this property unique. There is also a natural clearing near the lake and the home would be built in this natural clearing with a walkout basement fitting naturally with the slope of the property. A 150ft setback would require significantly more land movement and more tree and natural disturbance.**

5. Will the variance maintain the essential character of the locality? **Yes**
Explain: **The proposed variance is intended to maintain the residential character and natural appearance of the Five Lake shoreline. The proposed development will consist of a single-family residence that will be designed to complement the surrounding area and respect the natural features of the property.**

The requested 100-foot setback is intended to allow the residence to better follow the property's natural slope and potentially reduce the extent of cutting, filling, and regrading required to accommodate construction. The home will be designed to minimize visual and environmental impacts through appropriate building scale, preservation of existing vegetation where practicable, erosion control, responsible stormwater management, and maintenance of a natural shoreline buffer.

The proposed residence will not introduce a new or incompatible land use. Subject to appropriate site design and protective measures, the requested variance is intended to preserve the character of the surrounding residential area and the natural beauty of Five Lake.


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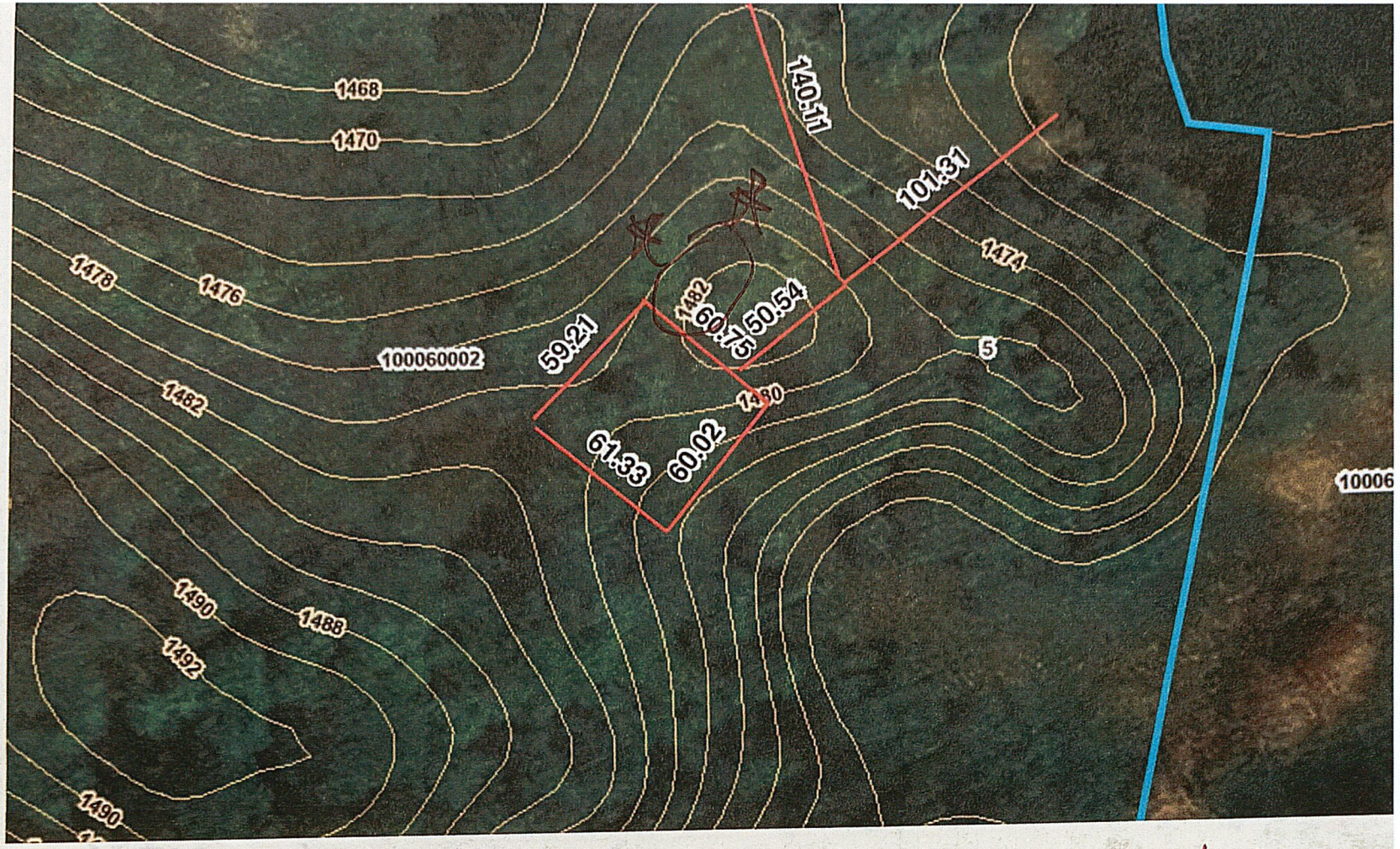


This shows @ 100ft. the proposed home would be @ the high point in the topography requiring less land movement. Home site would be @ high topography point (1482) and allow for better erosion/stormwater co

128

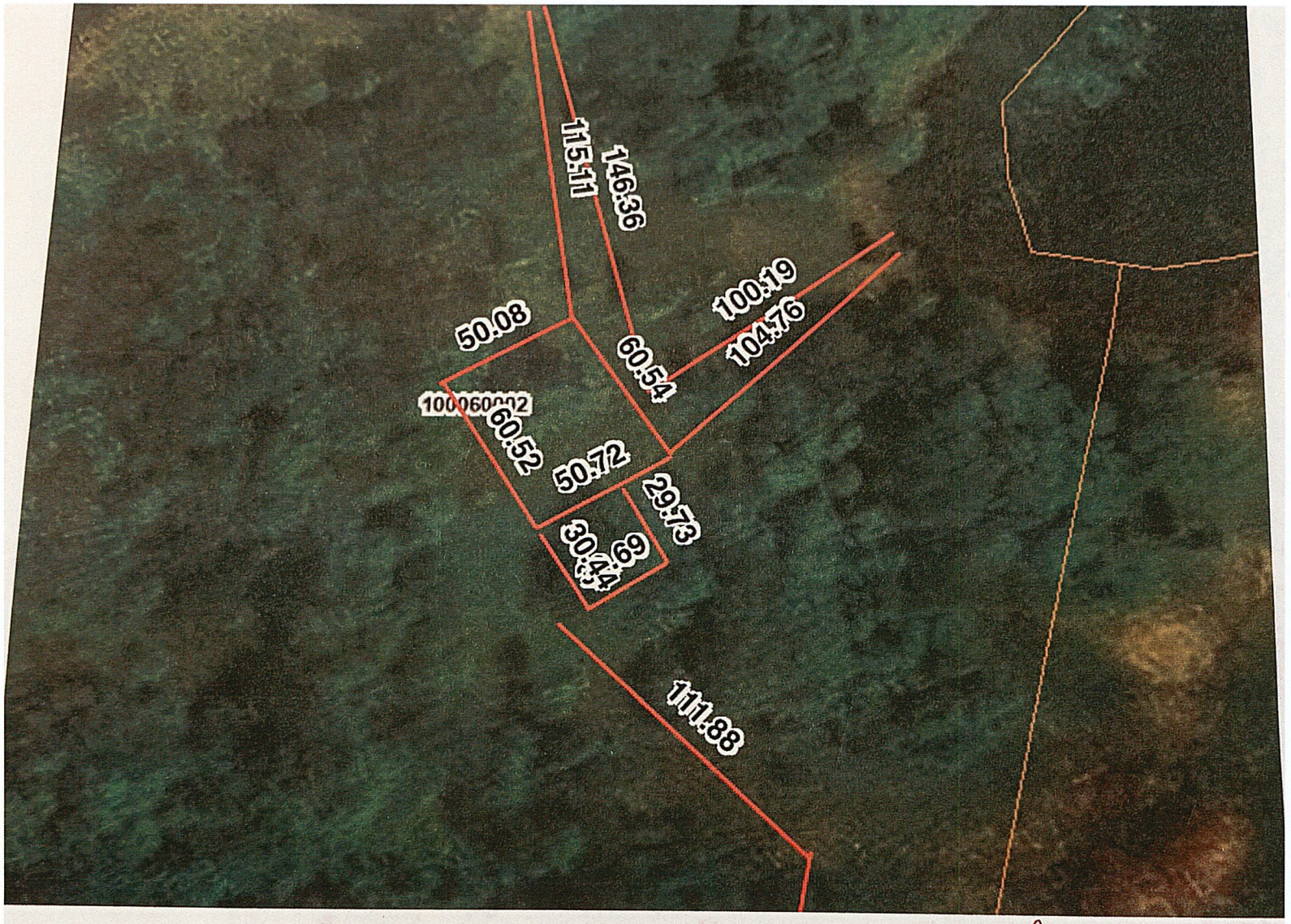
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Set back example @ 150ft Topography Shows moving back to 150ft. would require significantly more land movement in area circled as high area point of "1482"

Also note @ ~~100ft~~. 150ft, there is more



Proposed setback @ 100ft. Notice the natural clearing and less disruption to tree cover and vegetation The set back of 100 ft. would also allow better drainflow for septic system and



Example of home site with natural roofline/single roof moving stormwater away from lake. A walkout basement would fit naturally @ 100ft. into high topography marked site and allow for less land disruption vs 150ft. site



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Date: 10/13/2026

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Becker County



Erie

Township 139N - Range 40W

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SEE PAGE 35

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION
November 19, 2026 @ 6:00 P.M.
****Commissioner's Room – Becker County Courthouse****

APPLICANT: Jon Perkins on behalf of
South Island View Resort LLC
8857 38th St SE
Jamestown ND 58401

Project Location: 23546 Warbler Way #6
Detroit Lakes MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a deck to be located thirty (30) 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.

LEGAL LAND DESCRIPTION: Tax ID Number: 28.0214.000 **Legal Land Description:** Section 30 Township 140 Range 038 , 30-140-38 PT GOVT LOT 2 LYING S & W OF LN A, N OF LN B, NE LN C. LN A: COMM SW COR GOVT LOT 1 SEC 30 S 11.45' TO POB; W 65.1', NLY 156.07', NW 132.83', NW 65.52', NLY 82' TO ISLAND LK AND TERM. LN B: COMM SW COR GOVT LOT 1 SEC 30, S 331.15' TO POB; SW 125' TO ISLAND LK AND TERM. LN C: COMM SW COR GOVT LOT 1 SEC 30, SW 938.04', NW 174 TO ISLAND LK TO POB; SE 203' TO ISLAND LK AND TERM, Island Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

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

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.
Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.

Variance Application Review — Permit # 536

Property and Owner Review

Parcel Number(s): **280214000**

Owner: **SOUTH ISLAND VIEW RESORT LLC**	Township-S/T/R: **SHELL LAKE-30/140/038**
Mailing Address: **23546 WARBLER WAY DETROIT LAKES MN 56501**	Site Address: **23546 WARBLER WAY #6 DETROIT LAKES MN 56501**
	Lot Recording Date: **After 1992**
	Original Permit Nbr: **SITE2026-4385**

Legal Descr: **30-140-38 PT GOVT LOT 2 LYING S & W OF LN A, N OF LN B, NE LN C. LN A: COMM SW COR GOVT LOT 1 SEC 30 S 11.45' TO POB; W 65.1', NLY 156.07', NW 132.83', NW 65.52', NLY 82' TO ISLAND LK AND TERM. LN B: COMM SW COR GOVT LOT 1 SEC 30, S 331.15' TO POB; SW 125' TO ISLAND LK AND TERM. LN C: COMM SW COR GOVT LOT 1 SEC 30, SW 938.04', NW 174 TO ISLAND LK TO POB; SE 203' TO ISLAND LK AND TERM.**

Variance Details Review

Variance Request Reason(s):	If 'Other', description:
☑ Setback Issues	
☑ Alteration to non-conforming structure	
☐ Lot size not in compliance	
☐ Topographical Issues (slopes, bluffs, wetlands)	
☐ Other	

Description of Variance Request: **Request a variance to construct a deck to be located thirty (30) 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.**

OHW Setback: **30**	Side Lot Line Setback: **430**
Rear Setback (non-lake):	Bluff Setback:
Road Setback: **570**	Road Type: **Township**
Existing Imp. Surface Coverage: **-**	Proposed Imp. Surface Coverage: **-**
Existing Structure Sq Ft: **96**	Proposed Structure Sq Ft: **544**
Existing Structure Height: **3**	Proposed Structure Height: **3**
Existing Basement Sq Ft: **N/A**	Proposed Basement Sq Ft: **N/A**
Change to roofline? **N/A**	Change to main structural framework? **Yes**

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**
Explain: **Yes, the yard is on a slope and a deck will allow better use of the space.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**
Explain: **The deck will not increase the pervious coverage of the lot.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**
Explain: **Yes, the use will not change.**

4. Are there circumstances unique to the property? **Yes**
Explain: **Yes, the proposed deck is on an existing non conforming cabin.**

5. Will the variance maintain the essential character of the locality? **Yes**
Explain: **Yes, the deck will fit in well with the neighboring structures. The deck will not effect neighboring views of the lake and trees help screen the view of the deck from the lake.**



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Date: 10/21/2026

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Becker County



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1:4,225

Date: 10/14/2026

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Becker County



Shell Lake

Township 140N - Range 38W

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Subject

SHELL LAKE

MUD LAKE

ISLAND LAKE

BRENUN LAKE

JONES LAKE

DUMBBELL LAKE

BASS LAKE

WALDONS POINT

IDAS RD

WILD SHORES LN

MAPLE SHORES LN

FOSS RD

VACATION LN

SHADY LN

ISLAND LAKE RD

LEVI'S RD

BERNIE'S RD

CHURCH RD

SCHOOLHOUSE

GRAND VIEW BAY

MAPLE SHORES

NIEMI DR

THE TIMBERS

410TH AVE

420

430

440

450

460

470

280

270

260

250

240

230

220

COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION
November 19, 2026 @ 6:00 P.M.
****Commissioner's Room – Becker County Courthouse****

APPLICANT: Derick Anthony & Joanne Borchardt
313 Nelson Dr
Horace ND 58047

Project Location: 12788 E Arrow Lake Rd
Audubon MN 56511

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to move a dwelling with deck onto the property to be located at seventy-five (75) 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.

LEGAL LAND DESCRIPTION: Tax ID Number: 17.0633.000 **Legal Land Description:** Section 19 Township 138 Range 042, Blue Water Bay Block 003 Lot 12, Arrow Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

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

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.
Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.

Variance Application Review — Permit # 537

Property and Owner Review

Parcel Number(s): **170633000**

Owner: **DERICK ANTHONY**	Township-S/T/R: **LAKE EUNICE-19/138/042**
Mailing Address: **313 NELSON DR HORACE ND 58047**	Site Address: **12788 E ARROW LAKE RD**
	Lot Recording Date: **Between 1971 and 1992**
	Original Permit Nbr: **SITE2026-4441**

Legal Descr: **Block 003 of BLUE WATER BAY|LOT 12**

Variance Details Review

Variance Request Reason(s):	If 'Other', description:
☑ Setback Issues ☐ Alteration to non-conforming structure ☑ Lot size not in compliance ☐ Topographical Issues (slopes, bluffs, wetlands) ☑ Other	**Shape of lot with 150' set back**

Description of Variance Request: **Request a variance to move a dwelling with deck onto the property to be located at seventy-five (75) 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.**

To move a 956 sq ft cabin onto lot.
staying out of the shore impact zone.

OHW Setback: **75**	Side Lot Line Setback: **20+**
Rear Setback (non-lake): **75**	Bluff Setback: **N/A**
Road Setback: **53**	Road Type: **Township**
Existing Imp. Surface Coverage:	Proposed Imp. Surface Coverage: **2.8**
Existing Structure Sq Ft:	Proposed Structure Sq Ft: **956**
Existing Structure Height:	Proposed Structure Height: **14**
Existing Basement Sq Ft:	Proposed Basement Sq Ft: **N/A**
Change to roofline?	Change to main structural framework? **No**

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**
Explain: **We are proposing to move a cabin, we were offered to buy and move on our lot this spring. Due to the shape and depth of our lot we are not able to meet setbacks from both road and the lake, but we will be out of the shore impact zone.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**
Explain: **This cabin will not impact the water quality and will make our time there more enjoyable to enjoy the wild life and beauty of the out doors. We will be out of the shore impact zone and well below the allowable impervious coverage limit.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**
Explain: **We would put in septic and water and this would give us more room and our kids and grandkids**

would come and spend more time with us.
4. Are there circumstances unique to the property? **Yes** Explain: **The property is unique and odd shaped to meet setbacks from the water**
5. Will the variance maintain the essential character of the locality? **Yes** Explain: **We feel it will would have adequate distance from the road and neighboring properties and will look nice on our lot. We also plan to plant a selection of new trees.**



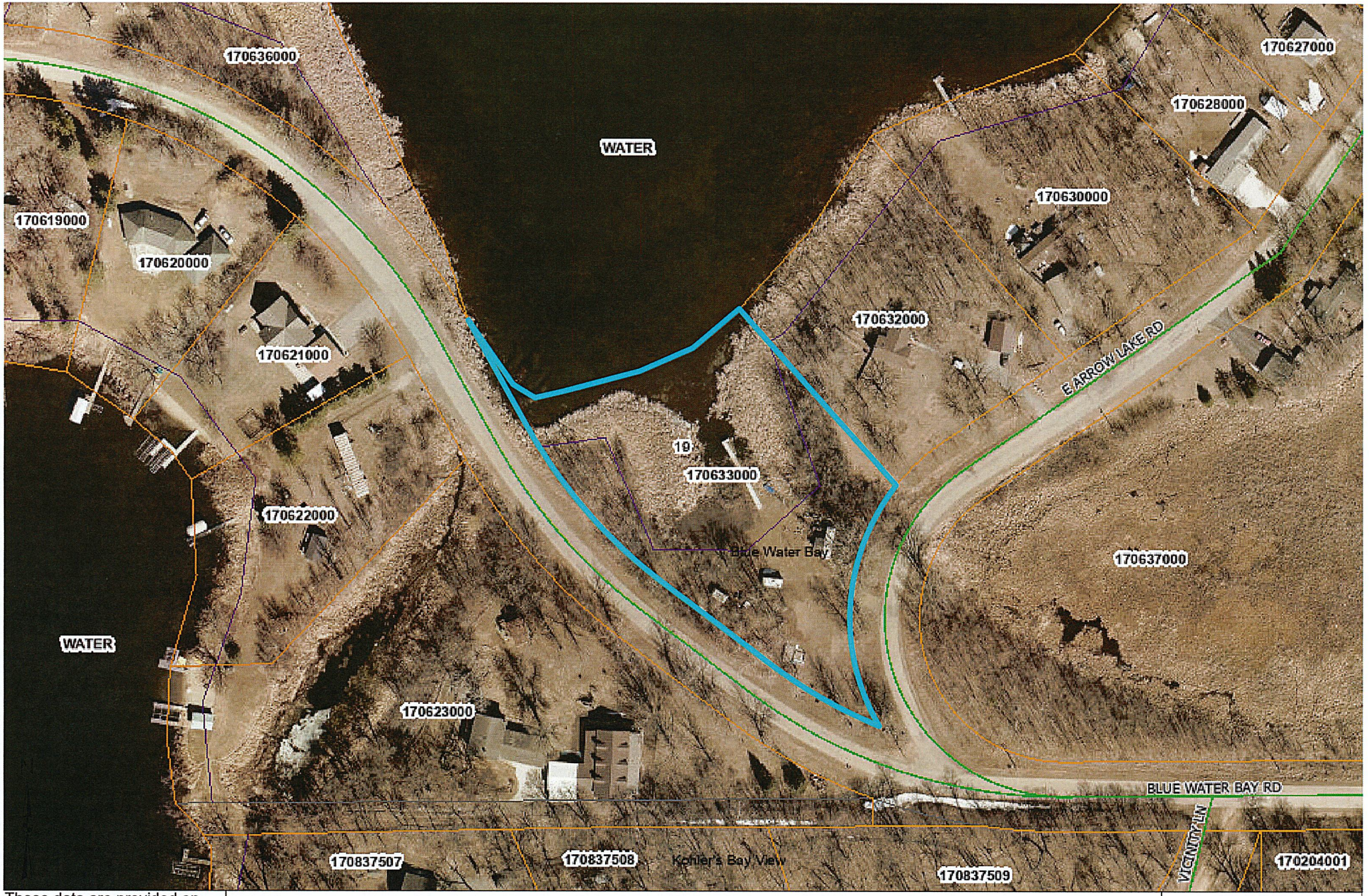
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Becker County

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Date: 10/15/2026

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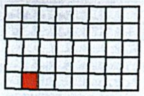
Becker County

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Date: 10/13/2026

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



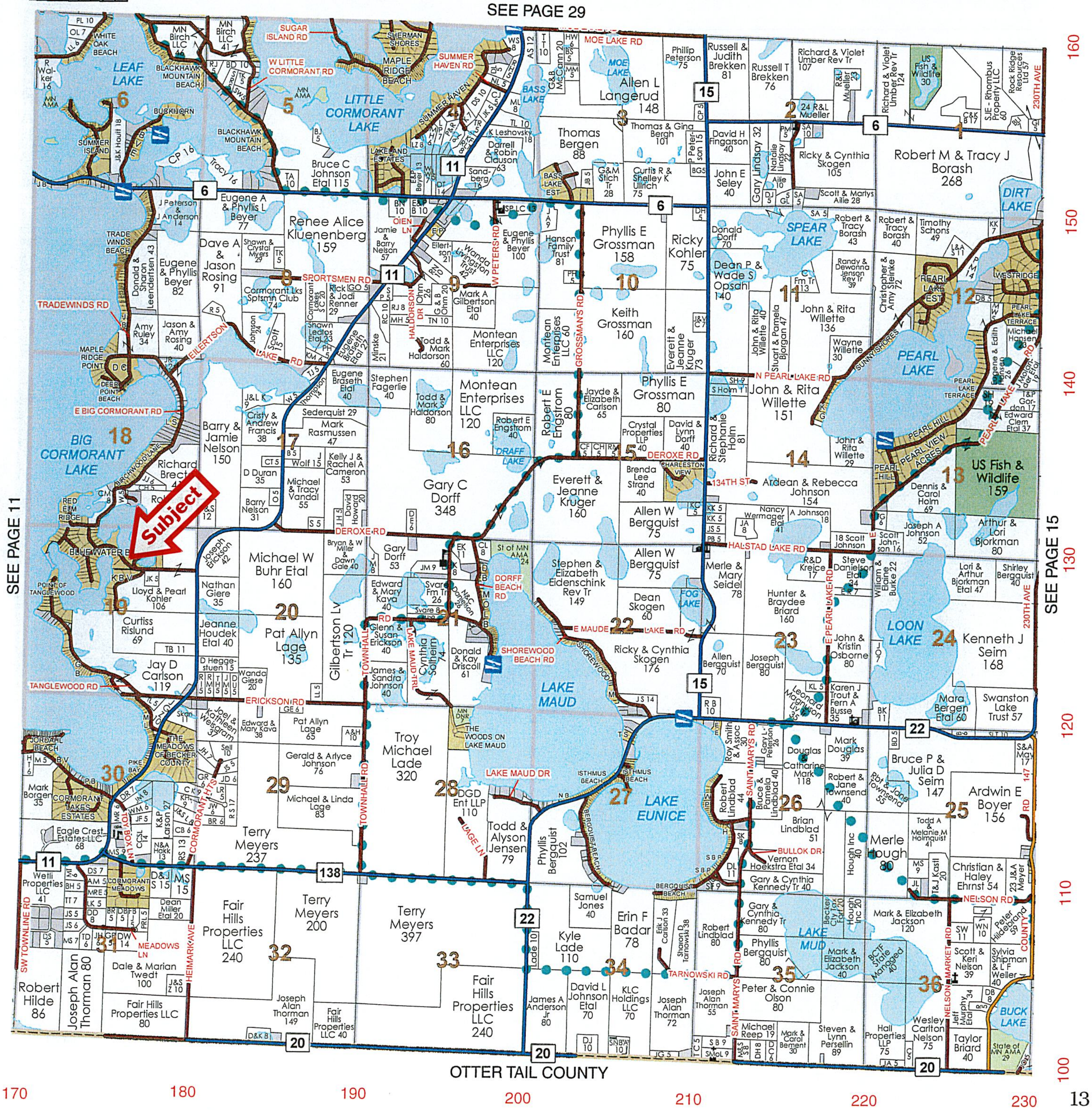


Lake Eunice

Township 138N - Range 42W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314

BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION
November 19, 2026 @ 6:00 P.M.
****Commissioner's Room – Becker County Courthouse****

APPLICANT: Robin Albright ETAL
15464 Summer Island Rd
Lake Park MN 56554

Project Location: 15464 Summer Island Rd
Lake Park MN 56554

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a carport 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 and to be five (5) feet from the side property line deviating from the required setback of seven (7) feet; both requests due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 17.1153.000 **Legal Land Description:** Section 06 Township 138 Range 042, Summer Island 138 42 Block 001 S ½ of Lot 10 & Lot 9 & Restricted Drive, Leaf Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

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

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.
Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.

Variance Application Review — Permit # 540

Property and Owner Review

Parcel Number(s): **171153000**

Owner: **ROBIN L & BRENDA K ALBRIGHT**	Township-S/T/R: **LAKE EUNICE-06/138/042**
Mailing Address: **15464 SUMMER ISLAND RD LAKE PARK MN 56554**	Site Address: **15464 SUMMER ISLAND RD LAKE PARK MN 56554**
	Lot Recording Date: **Prior to 1971**
	Original Permit Nbr: **SITE2026-4445**

Legal Descr: **Block 001 of SUMMER ISLAND 138 42|S1/2 OF LOT 10 & LOT 9 & RESTRICTED DRIVE**

Variance Details Review

Variance Request Reason(s): ☑ Setback Issues ☐ Alteration to non-conforming structure ☑ Lot size not in compliance ☐ Topographical Issues (slopes, bluffs, wetlands) ☑ Other	If 'Other', description: **Road right of way is very wide and limits usable space for multiple homes in the area**

Description of Variance Request: **Request a variance to construct a carport 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 and to be five (5) feet from the side property line deviating from the required setback of seven (7) feet; both requests due to lot size and setback issues.**

The road has been labeled private drive by Lake Eunice Township.

OHW Setback: **100+**	Side Lot Line Setback: **5**
Rear Setback (non-lake): **100+**	Bluff Setback:
Road Setback: **0**	Road Type: **Township**
Existing Imp. Surface Coverage: **19.2**	Proposed Imp. Surface Coverage: **22%**
Existing Structure Sq Ft:	Proposed Structure Sq Ft: **336**
Existing Structure Height:	Proposed Structure Height: **12'**
Existing Basement Sq Ft:	Proposed Basement Sq Ft: **No**
Change to roofline? **N/A**	Change to main structural framework?

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**
Explain: **The carport will be used to store a vehicle and have trees as a visual screen.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**
Explain: **This road has been deemed a private driveway by Lake Eunice Township.**
The platted road goes from 30' to 90' in front of 3 homes.
They have privately maintained this road for 25+ years

3. Does the proposal put the property to use in a reasonable manner? **Yes**
Explain: **The carport will not affect any neighbors views of the lake.**

It will be screened by trees as much as possible.
4. Are there circumstances unique to the property? **Yes** Explain: **Lake Eunice Township has deemed this a private drive.** **They do not maintain the road.** **a 90' ROW in front of the property on a private drive that has been maintained by them for 25+ years** **is unfair.**
5. Will the variance maintain the essential character of the locality? **Yes** Explain: **The carport will be screened by trees. it will not interfere with traffic or snow removal.**



1 Items

	Parcel Number	Property Address	Property City	Owner Name	Owner First Name	Owner Last Name	Owner Address	Owner City
X	171153000	15464 SUMMER ISLAND RD	LAKE PARK	ROBIN ALBRIGHT ETAL	ROBIN L & BRENDA K	ALBRIGHT	15464 SUMMER ISLAND RD	LAKE PARK

Scale 1: 282

X: -10691685.9614 Y: 5908930.5144



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,056

Date: 10/20/2026

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Becker County



Lake Eunice

Township 138N - Range 42W

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Subject

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OTTER TAIL COUNTY

160 150 140 130 120 110 100

170 180 190 200 210 220 230

COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314

BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION
November 19, 2026 @ 6:00 P.M.
****Commissioner's Room – Becker County Courthouse****

APPLICANT: Shari K Mehlhoff Revocable Trust
4103 Windham Woods Ct SE
Cedar Rapids IA 52402

Project Location: TBD Lake of the Valley Rd
Ponsford MN 56575

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a dwelling and garage within a bluff deviating from the required thirty (30) foot setback from the top of a bluff due to topographical issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 12.0021.001 **Legal Land Description:** Section 04 Township 142 Range 037, 4-142-39 PT GOVT LOT 7: COMM NE COR GOVT LOT 8, N 212.04' TO POB; N 154.58', W 1572' TO BAD MED LK, S AL LKE TO PT W POB, E 1572' TO POB. PARCEL A, Bad Medicine Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

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

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.
Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.

Variance Application Review — Permit # 544

Property and Owner Review

Parcel Number(s): **120021001**

Owner: **SHARI K MEHLHOFF REVOCABLE TRUST**	Township-S/T/R: **FOREST-04/142/037**
Mailing Address: **4103 WINDHAM WOODS CT SE CEDAR RAPIDS IA 52402**	Site Address: **TBD Lake of the Valley Rd Ponsford MN**
	Lot Recording Date: **After 1992**
	Original Permit Nbr: **NA**

Legal Descr: **4-142-39 PT GOVT LOT 7: COMM NE COR GOVT LOT 8, N 212.04' TO POB; N 154.58', W 1572' TO BAD MED LK, S AL LKE TO PT W POB, E 1572' TO POB. PARCEL A.**

Variance Details Review

Variance Request Reason(s): ☑ Setback Issues ☐ Alteration to non-conforming structure ☐ Lot size not in compliance ☑ Topographical Issues (slopes, bluffs, wetlands) ☐ Other	If 'Other', description:

Description of Variance Request: **Request a variance to construct a dwelling and garage within a bluff deviating from the required thirty (30) foot setback from the top of a bluff due to topographical issues.**

OHW Setback: **100**	Side Lot Line Setback: **10**
Rear Setback (non-lake): **40**	Bluff Setback: **0' (building within the bluff)**
Road Setback: **N/A**	Road Type: **Township**
Existing Imp. Surface Coverage: **0**	Proposed Imp. Surface Coverage: **25%**
Existing Structure Sq Ft: **N/A**	Proposed Structure Sq Ft: **TBD**
Existing Structure Height: **N/A**	Proposed Structure Height: **30**
Existing Basement Sq Ft: **N/A**	Proposed Basement Sq Ft: **TBD**
Change to roofline? **N/A**	Change to main structural framework? **N/A**

Other Questions Review

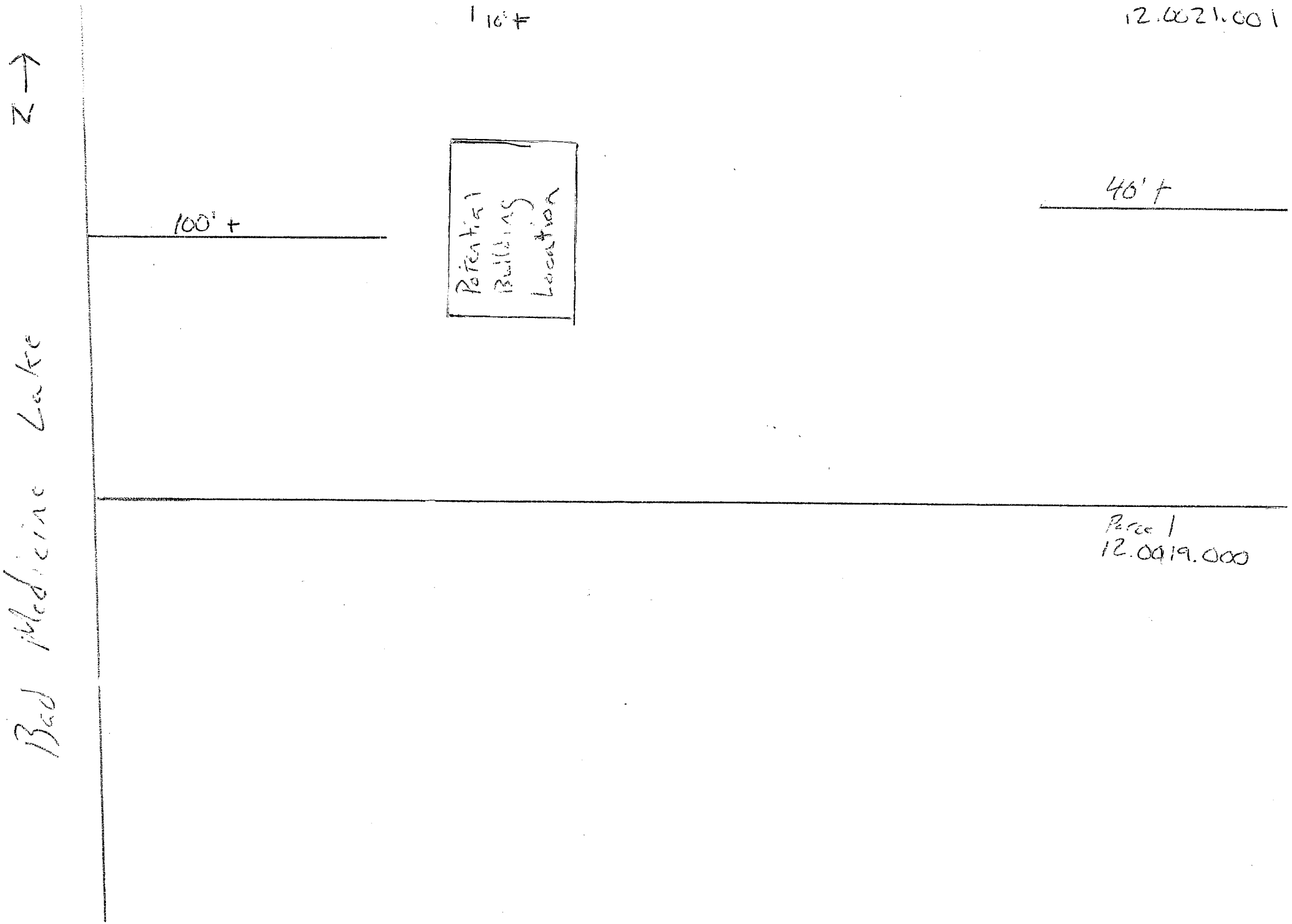
1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**
Explain: **Yes, the structure will meet all setbacks and lot coverage besides the bluff setback. Adequate measures will be taken to ensure bluff integrity during and after construction**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**
Explain: **This will be a dwelling located on a recreational development lake.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**
Explain: **Yes, it will be used in a residential manner similar to those on the lake.**

4. Are there circumstances unique to the property? **Yes**
Explain: **Yes a large portion of the lakeside property is a bluff but the slope would allow for a structure when done properly.**

5. Will the variance maintain the essential character of the locality? **Yes**
Explain: **Yes, the structure will meet the required 100' lake setback.**


110' +
12.0021.001
N
100' +
Potential Building Location
40' +
Bad Medicine Lane
Parcel 12.0019.000



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1:1,128

Date: 10/28/2026

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Becker County



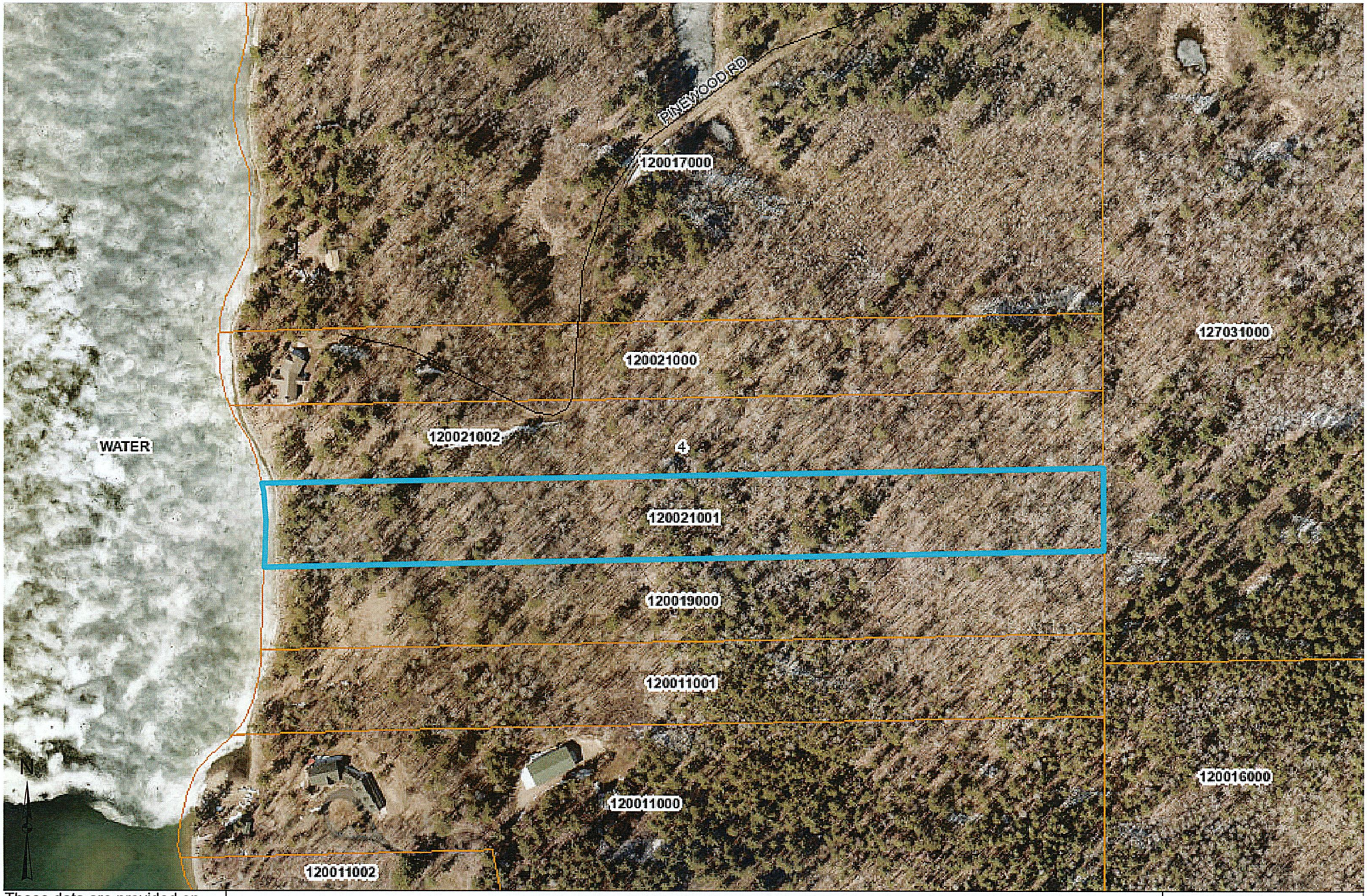
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1:1,128

Date: 10/28/2026

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Becker County



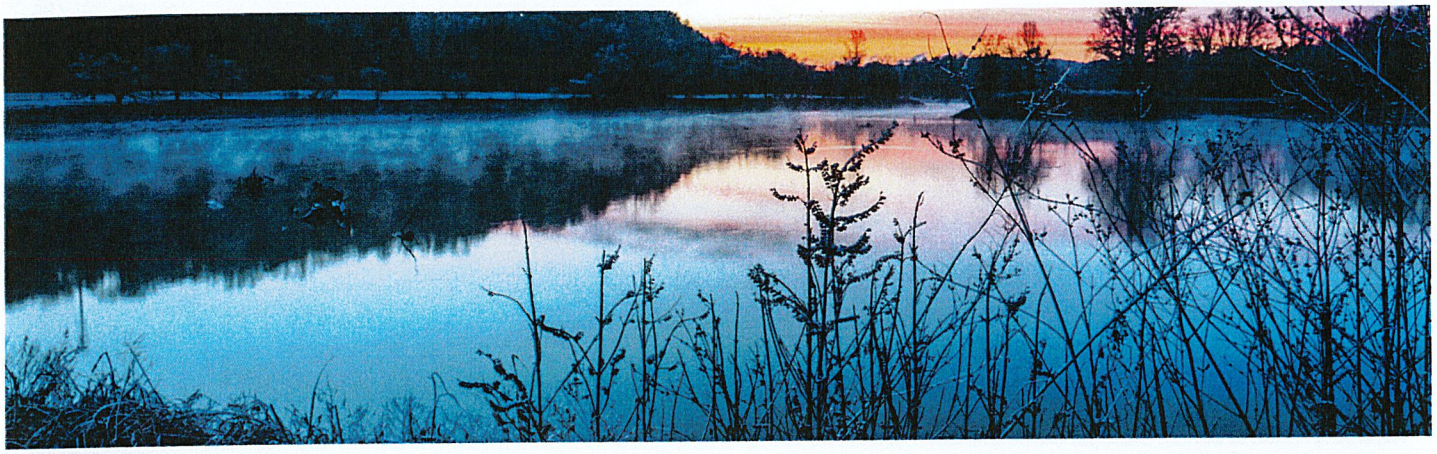
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Becker County

1:4,225

Date: 10/22/2026

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Forest

Township 142N - Range 37W

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CLEARWATER COUNTY

SEE PAGE 85

SEE PAGE 89

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Subject

BAD MEDICINE LAKE

BASS LAKE

WHITE EARTH STATE FOREST

WHITE EARTH INDIAN RESERVATION

LITTLE BASSWOOD LAKE

BIG BASSWOOD LAKE

SOCKEYE LAKE

LAKE WAHBEGON

460 470 480 490 500 510 520

400 390 380 370 360 350 340

COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION
November 19, 2026 @ 6:00 P.M.
****Commissioner's Room – Becker County Courthouse****

APPLICANT: Lindy 5 LLC
1330 Bay Ridge Dr
Detroit Lakes MN 56501

Project Location: 24942 Co Hwy 6
Detroit Lakes MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a sauna and patio/deck to be located fifty (50) feet from the ordinary high-water (OHW) mark deviating from the required setback of one hundred fifty (150) feet on a Natural Environment Lake due to setback issues and to construct a sign larger than the allowable thirty-five (35) square feet.

LEGAL LAND DESCRIPTION: Tax ID Number: 19.0051.000 **Legal Land Description:** Section 04 Township 138 Range 041, 04-138-041 PT GOVT LOT 4 AKA PT SW1/4 NW1/4: BEG W QTR COR SEC 4 TH E 200' ON S LN, N TO ST CLAIR LK, WLY AL LK TO W LN SEC 4, S AL W LN TO POB, St Clair Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

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

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.
Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.

Variance Application Review — Permit # 545

Property and Owner Review

Parcel Number(s): **190051000**

Owner: **LINDY 5 LLC**	Township-S/T/R: **LAKE VIEW-04/138/041**
Mailing Address: **1330 BAY RIDGE DR DETROIT LAKES MN 56501**	Site Address: **24942 CO HWY 6 DETROIT LAKES MN**
	Lot Recording Date: **After 1992**
	Original Permit Nbr: **NA**

Legal Descr: **04-138-041 PT GOVT LOT 4 AKA PT SW1/4 NW1/4: BEG W QTR COR SEC 4 TH E 200' ON S LN, N TO ST CLAIR LK, WLY AL LK TO W LN SEC 4, S AL W LN TO POB**

Variance Details Review

Variance Request Reason(s):	If 'Other', description:
☑ Setback Issues	
☐ Alteration to non-conforming structure	
☑ Lot size not in compliance	
☐ Topographical Issues (slopes, bluffs, wetlands)	
☐ Other	

Description of Variance Request: **Request a variance to construct a sauna and patio/deck to be located fifty (50) feet from the ordinary high-water (OHW) mark deviating from the required setback of one hundred fifty (150) feet on a Natural Environment Lake due to setback issues and to construct a sign larger than the allowable thirty-five (35) square feet.**

OHW Setback: **50**	Side Lot Line Setback: **N/A**
Rear Setback (non-lake): **N/A**	Bluff Setback: **N/A**
Road Setback: **45+**	Road Type: **County**
Existing Imp. Surface Coverage:	Proposed Imp. Surface Coverage: **property will not exceed 25% (adjacent westerly lot is owned by applicant)**
Existing Structure Sq Ft: **see drawing**	Proposed Structure Sq Ft: **see drawing**
Existing Structure Height:	Proposed Structure Height:
Existing Basement Sq Ft:	Proposed Basement Sq Ft: **No**
Change to roofline? **No**	Change to main structural framework? **No**

Other Questions Review

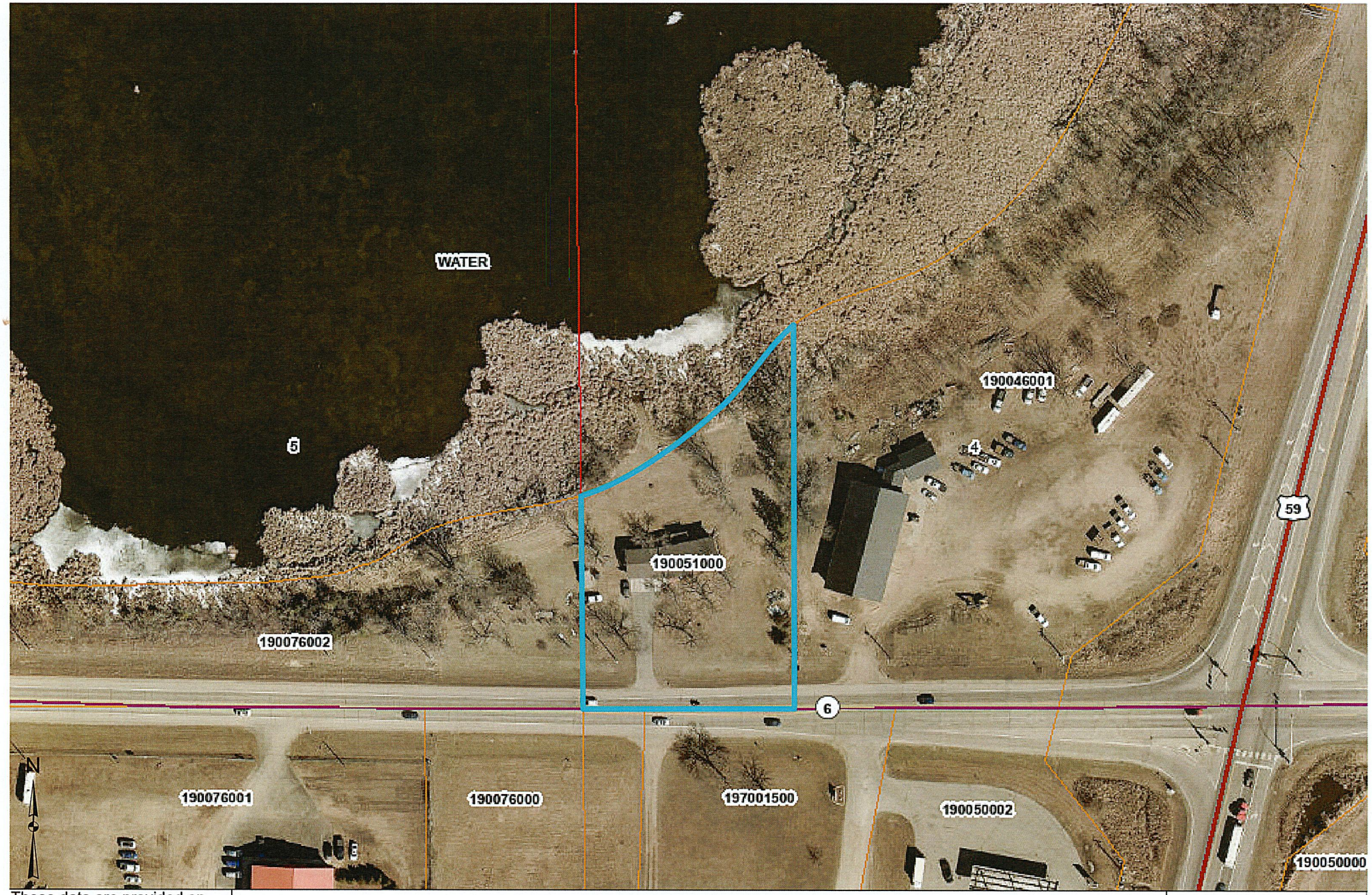
1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**
Explain: **Yes, the lot is substandard in size and this will allow reasonable use of the property.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**
Explain: **Yes, the property is operating under a granted conditional use permit and these requests will enhance the business.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**
Explain: **Yes, the use is operating under a conditional use permit.**

4. Are there circumstances unique to the property? **Yes** Explain: **The lot is substandard in size.**
5. Will the variance maintain the essential character of the locality? **Yes** Explain: **Yes, the alterations are modest in size.**


7'-6"
Back of house
Back of garage
15'-6"
Existing 10'
40'-7"
Block or Concrete
5'
Concrete
3'
14'-4"
Exsiting
13'
16'
Suana
31'
Retaining wall block
20'
pervious Rock
Sign out front by road will be back from the set back and looking for 32sqft and possibly a little more because of the structure holding it.



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1:2,113

Date: 10/22/2026

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Becker County



Lake View

Township 138N - Range 41W

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Subject

DETROIT LAKES

DETROIT LAKE

FOX LAKE

LAKE SALLIE

MUD LAKE

LAKE MELISSA

MUNSON LAKE

CURFMAN LAKE

GLAWE LAKE

SLOUGH LAKE

NOTTAGE LAKE

ABBEY LAKE

SENICAL LAKE

REEVES LAKE

MILL LAKE

SAUERS LAKE

ST CLAIR LAKE

SHOREHAM

ELM GROVE

OTTER TAIL COUNTY