



**PUBLIC HEARING
A G E N D A
Otter Tail County Board of Adjustment
Thursday, July 9, 2026**

5:30 p.m. – Building open to the public.

6:00 p.m. – Meeting Starts

6:00 p.m. – Call to Order and Approve July 9, 2026, Minutes

<u>Name</u>	<u>Township/Sec</u>	<u>Lake/River</u>	<u>Physical Address</u>	<u>Parcel No.</u>
6:00 P.M.				
1. Darrin Anderson Old Business	Dead Lake/20	Dead	34989 Dead Isle	14000200165000
2. Corey & Jessica Helland	Leaf Mountain/17	Spitzer	42051 Spitzer Lake Trl	36000990297000
3. Mitchell & Jennifer Snobeck	Dane Prairie/9	Wall	25131 Hickory Rd	13000990365000
4. Donald & Ella Leapaldt	Otter Tail/4	Otter Tail	33063 Moose Dr	46000990292000
5. Dean & Sandy Vanbinsbergen Sunset Beach	Girard/28	West Battle	42502 240 th St	29000991085000
6. Brett Dostal	Edna/20	Mud	42440 Big McDonald Dr	20000990898000
7. Kevin & Dina Kowalski	Dane Prairie/3	Wall	21719 Hillside Beach Rd	13000990393000 13000990534000
8. K & J Monson LLLP	Dead Lake/16	Dead	36760 Lillis Dr	14000160129008



Notice of Hearing for Variance

Applicant and/or applicant's representative must be present at the scheduled hearing.

To Whom it May Concern:

Corey & Jessica Helland has made application to the Otter Tail County Board of Adjustment for a variance as per the requirements of the Otter Tail County Shoreland Management Ordinance, the Otter Tail County Setback Ordinance, the Subdivision Controls Ordinance of Otter Tail County, the Otter Tail County Sanitation Code, and/or the Wind Energy Conversion System Ordinance of Otter Tail County.

The Otter Tail County Board of Adjustment will hold a hearing on
Thursday, July 9, 2026, at 6:00 p.m.
at 500 West Fir Ave., Fergus Falls MN 56537

Public comments regarding this application can be expressed by mail or emailed to land@ottertailcounty.gov and must be received by 12:00 PM the day before the public hearing date.

Information about the request can be found on the Otter Tail County website at <https://ottertailcounty.gov/event/board-of-adjustment-07-09-2026/> under Event Resources.

Members of the public wishing to observe and/or make comments at the public hearing may be present at the hearing or participate virtually. The Ground Rules for Public Comment can be found on the Otter Tail County website.

A link to the virtual meeting will be provided on the Land & Resource Management website seven days prior to the public hearing. Individuals with questions or requiring special accommodation should contact the Land & Resource Management Office at 218-998-8095 prior to the hearing. Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Fergus Falls radio stations or contact the Land & Resource Management Office by 4:30 p.m. for possible rescheduling of the hearing.

The property concerned in the application is legally described and located at:

Legal Description: Parcel No. – 36000990297000
Lot 1 Blk 1, Ex SWly 75' of Pischke-Taylor 1st Addition
Section 17, Township 131, Range 39
Township Name – Leaf Mountain

Lake Name/Number/Class: Spitzer Lake (56-160), Natural Environment (NE)

Property Address: 42051 Spitzer Lake Trl., Clitherall MN 56524

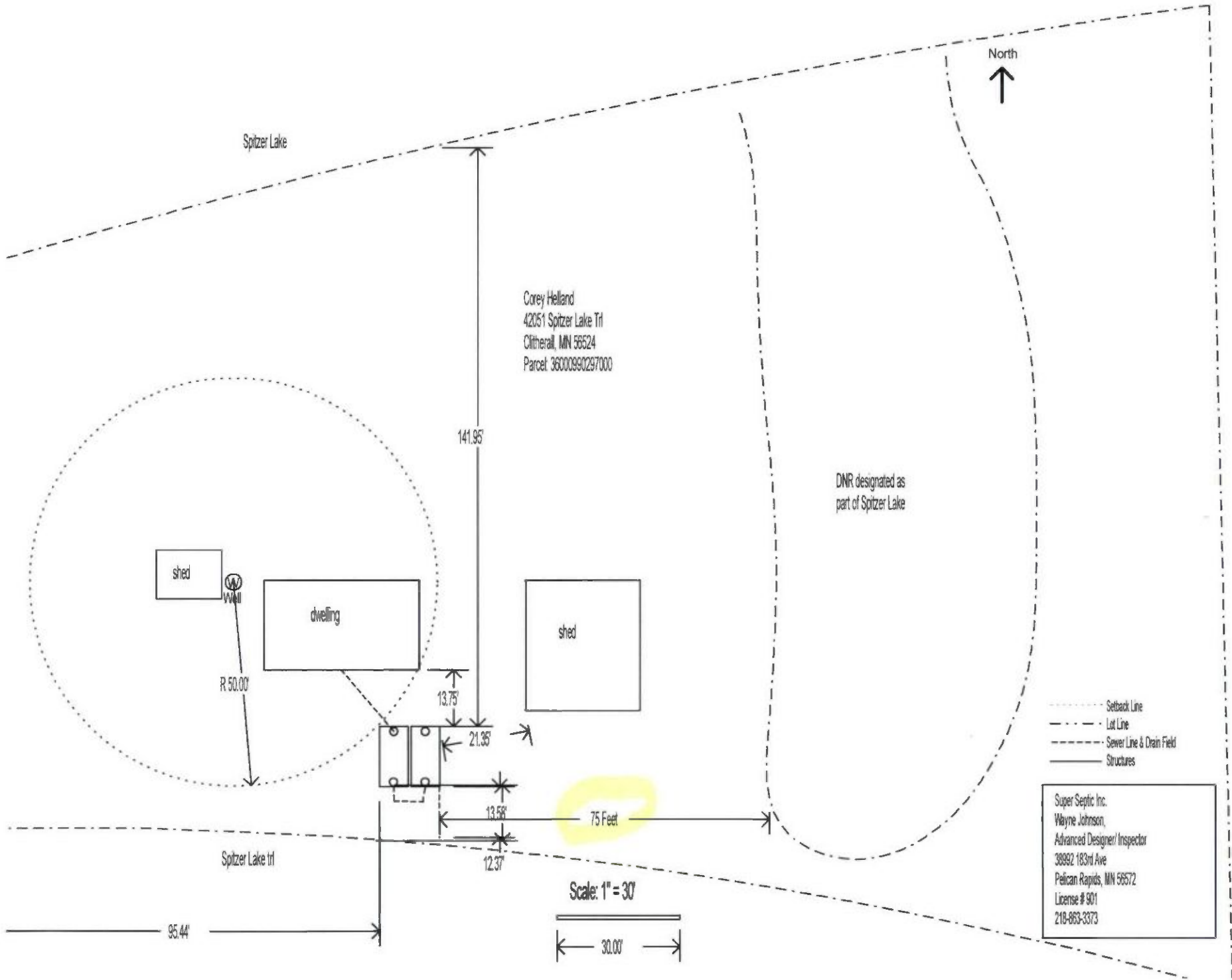


The variance requested is the following:

The minimum required setback for any part of a sewage treatment system from the ordinary high water level is 150 feet, we are requesting a setback of 75 feet for holding tanks, there is no spot on the lot that is 150 feet from the OHWL.

June 25, 2026

Amy Busko
Board of Adjustment Secretary





Notice of Hearing for Variance

Applicant and/or applicant's representative must be present at the scheduled hearing.

To Whom it May Concern:

Mitchell & Jennifer Snobeck has made application to the Otter Tail County Board of Adjustment for a variance as per the requirements of the Otter Tail County Shoreland Management Ordinance, the Otter Tail County Setback Ordinance, the Subdivision Controls Ordinance of Otter Tail County, the Otter Tail County Sanitation Code, and/or the Wind Energy Conversion System Ordinance of Otter Tail County.

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The property concerned in the application is legally described and located at:

Legal Description: Parcel No. – 13000990365000
Lot 4 & S1/2 Lot 5 of Anderson's Beach-Dane Prairie
Section 9, Township 132, Range 42
Township Name – Dane Prairie

Lake Name/Number/Class: Wall Lake (56-658), General Development (GD)

Property Address: 25131 Hickory Rd., Fergus Falls MN 56537



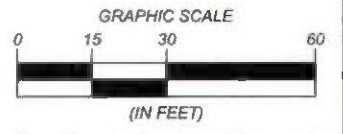
The variance requested is the following:

The proposed addition will not meet the required 75-foot ordinary high-water level (OHWL) setback; however, it will be constructed in line with the existing dwelling. The addition is proposed to be located approximately 58 feet from the OHWL of Wall Lake. The property is a substandard lot of record that was recorded on May 26, 1953. Due to the size and configuration of the lot, compliance with the required 75-foot setback is not feasible while maintaining consistency with the existing structure.

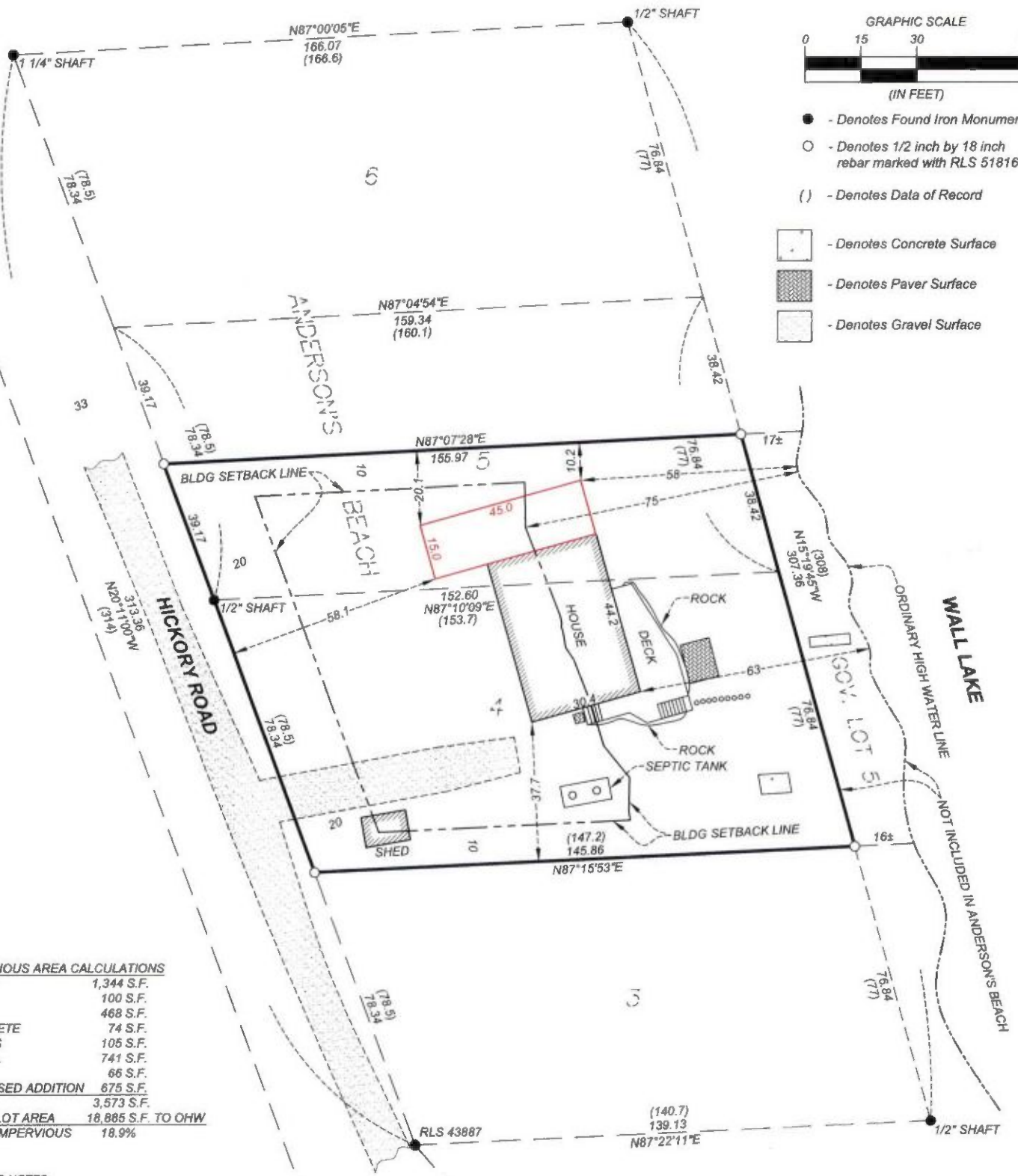
June 25, 2026

Amy Busko
Board of Adjustment Secretary

Certificate of Survey



- - Denotes Found Iron Monument
- - Denotes 1/2 inch by 18 inch rebar marked with RLS 51816
- () - Denotes Data of Record
- Denotes Concrete Surface
- Denotes Paver Surface
- Denotes Gravel Surface



IMPERVIOUS AREA CALCULATIONS

HOUSE	1,344 S.F.
SHED	100 S.F.
DECK	468 S.F.
CONCRETE	74 S.F.
PAVERS	105 S.F.
GRAVEL	741 S.F.
ROCK	66 S.F.
PROPOSED ADDITION	675 S.F.
TOTAL	3,573 S.F.
TOTAL LOT AREA	18,885 S.F. TO OHW
TOTAL IMPERVIOUS	18.9%

- SURVEYOR'S NOTES:**
- 1.) This survey is referenced to the legal description as described in Warranty Deed (Document No. 1223065).
 - 2.) A Title Commitment or Title Opinion were not provided for this survey, easements may exist that are shown on hereon.
 - 3.) The plat of ANDERSON'S BEACH does not indicate any riparian rights to any of the lots as shown.
 - 4.) Proposed conditions are shown in red hereon.

SECTION 9, T132N, R42W



4288 Little Ida Beach Rd NW, Alexandria, MN 56308
 (320) 815-8582 | micah@radachlandsurveying.com

DRAWN BY: MTR
 ISSUE DATE: 6/5/2026
 JOB NO. 1509

SURVEY PREPARED FOR:
Mitchell Snobeck

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota

Name: Micah T. Radach
 Date: 6/5/2026 License #: 51816
 Signature: *Micah T. Radach*



Notice of Hearing for Variance

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To Whom it May Concern:

Donald & Ella Leapaldt has made application to the Otter Tail County Board of Adjustment for a variance as per the requirements of the Otter Tail County Shoreland Management Ordinance, the Otter Tail County Setback Ordinance, the Subdivision Controls Ordinance of Otter Tail County, the Otter Tail County Sanitation Code, and/or the Wind Energy Conversion System Ordinance of Otter Tail County.

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The property concerned in the application is legally described and located at:

Legal Description: Parcel No. – 46000990292000
Pt Lot 49 Wly of Described Ln Com NEly Cor Lot 46 of Pleasure Park
Section 4, Township 134, Range 39
Township Name – Otter Tail

Lake Name/Number/Class: Otter Tail Lake (56-242), General Development (GD)

Property Address: 33063 Moose Dr., Ottertail MN 56571



The variance requested is the following:

Proposing to remove and replace the existing 24-foot by 34-foot detached garage on the same footprint and in the same location. A variance is required because the existing structure is located on a property that exceeds the allowable impervious surface coverage limit and does not meet the required lot line and road right-of-way setbacks. In addition, the replacement structure will be approximately 3 feet taller than the existing garage due to the addition of an 18-inch block layer and a slightly steeper 4:12 roof pitch. The proposed detached garage will remain under 20 feet in height.

The replacement garage will be located approximately 16.7 feet from the road right-of-way and 4.1 feet from the east property line at its closest point. The property currently has an impervious surface coverage of 38.4%. Because the proposed garage will be constructed on the exact same footprint and in the same location as the existing structure, there will be no increase in impervious surface coverage.

June 25, 2026

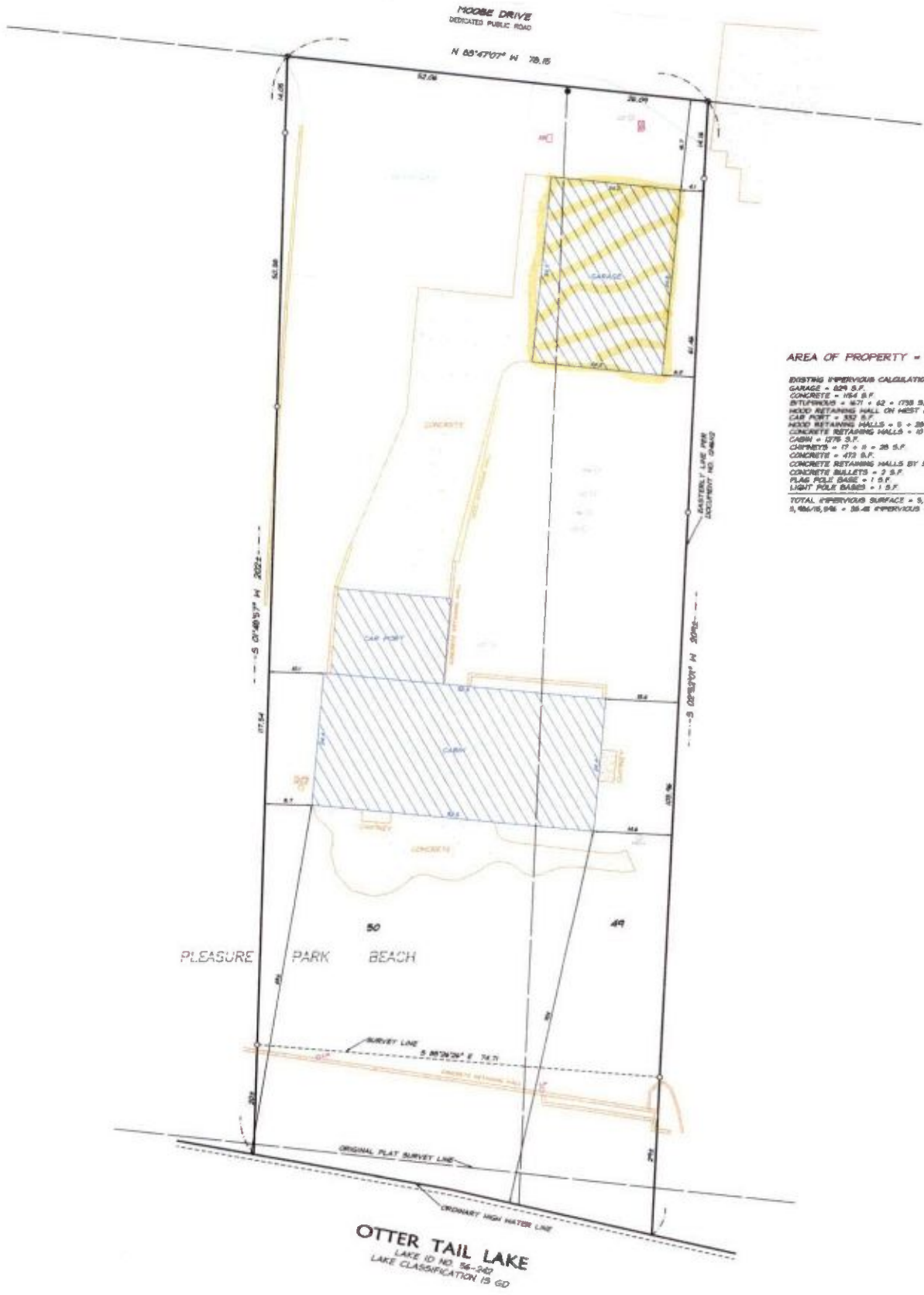
Amy Busko
Board of Adjustment Secretary



SCALE: 1 INCH = 10 FEET
 BEARINGS ARE BASED ON OTTER TAIL COUNTY COORDINATES
 2011 ADJUSTMENT AS DETERMINED BY THE MNDOT CORS/VRS NETWORK.

- DENOTES IRON PEG/PIVOT FOUND.
- DENOTES IRON PEG/PIVOT SET MARKED "PLS 1830".
- DENOTES BRASS PLUG SET MARKED "PLS 1830".
- DENOTES ELECTRICAL BOX OR OUTLET.
- DENOTES LIGHT POLE ON CONCRETE BASE.

PLS 1830
 ● 1830
 ○ 1830



AREA OF PROPERTY = 15,546 S.F.±

EXISTING IMPROVEMENT CALCULATIONS:

- GARAGE = 629 S.F.
- CONCRETE = 184 S.F.
- ENTRANCE = 427 + 62 = 489 S.F.
- WALK RETAINING WALL ON WEST PROPERTY LINE = 81 S.F.
- CAR PORT = 332 S.F.
- WALK RETAINING WALLS = 5 + 28 = 33 S.F.
- CONCRETE RETAINING WALLS = 12 + 7 + 15 = 34 S.F.
- CABIN = 1278 S.F.
- CONCRETE = 17 + 8 = 25 S.F.
- CONCRETE = 473 S.F.
- CONCRETE RETAINING WALLS BY SHORELINE = 47 + 18 = 65 S.F.
- CONCRETE RETAINING WALLS = 3 S.F.
- FLAG POLE BASE = 1 S.F.
- LIGHT POLE BASES = 1 S.F.

TOTAL IMPROVED SURFACE = 5,486 S.F.
 1,960,048 = 35.8 IMPROVED SURFACE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT
 WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
 AND THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED
 UNDER THE LAWS OF THE STATE OF MINNESOTA, DATED
 THIS 16TH DAY OF JULY, 2024.

David A. Anderson
 DAVID A. ANDERSON
 PROFESSIONAL LAND SURVEYOR
 MINNESOTA LICENSE NO. 08630

CERTIFICATE OF SURVEY FOR:			
DON LEAPALDT			
CONTRACT NO.	FOLDER	DRAWN BY	FIELD BOOK
176-24	176-24	LIB	ALS-36/74
DWG. FILE	CRD. FILE	CHECKED BY	FIELD CRIB
176-24	176-24	DAA	JAK
REV. NO.	REVISION	DRAWING NUMBER	
4-124-34		9647	



Notice of Hearing for Variance

Applicant and/or applicant's representative must be present at the scheduled hearing.

To Whom it May Concern:

Dean & Sandy Vanbinsbergen – Sunset Beach has made application to the Otter Tail County Board of Adjustment for a variance as per the requirements of the Otter Tail County Shoreland Management Ordinance, the Otter Tail County Setback Ordinance, the Subdivision Controls Ordinance of Otter Tail County, the Otter Tail County Sanitation Code, and/or the Wind Energy Conversion System Ordinance of Otter Tail County.

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The property concerned in the application is legally described and located at:

Legal Description: Parcel No. – 29000991085000
Unit 1 & LCE Area of Sunset Beach Comm CIC #102
Section 28, Township 133, Range 39
Township Name – Girard

Lake Name/Number/Class: West Battle Lake (56-239), General Development (GD)

Property Address: 42502 240th St., Henning MN 56551

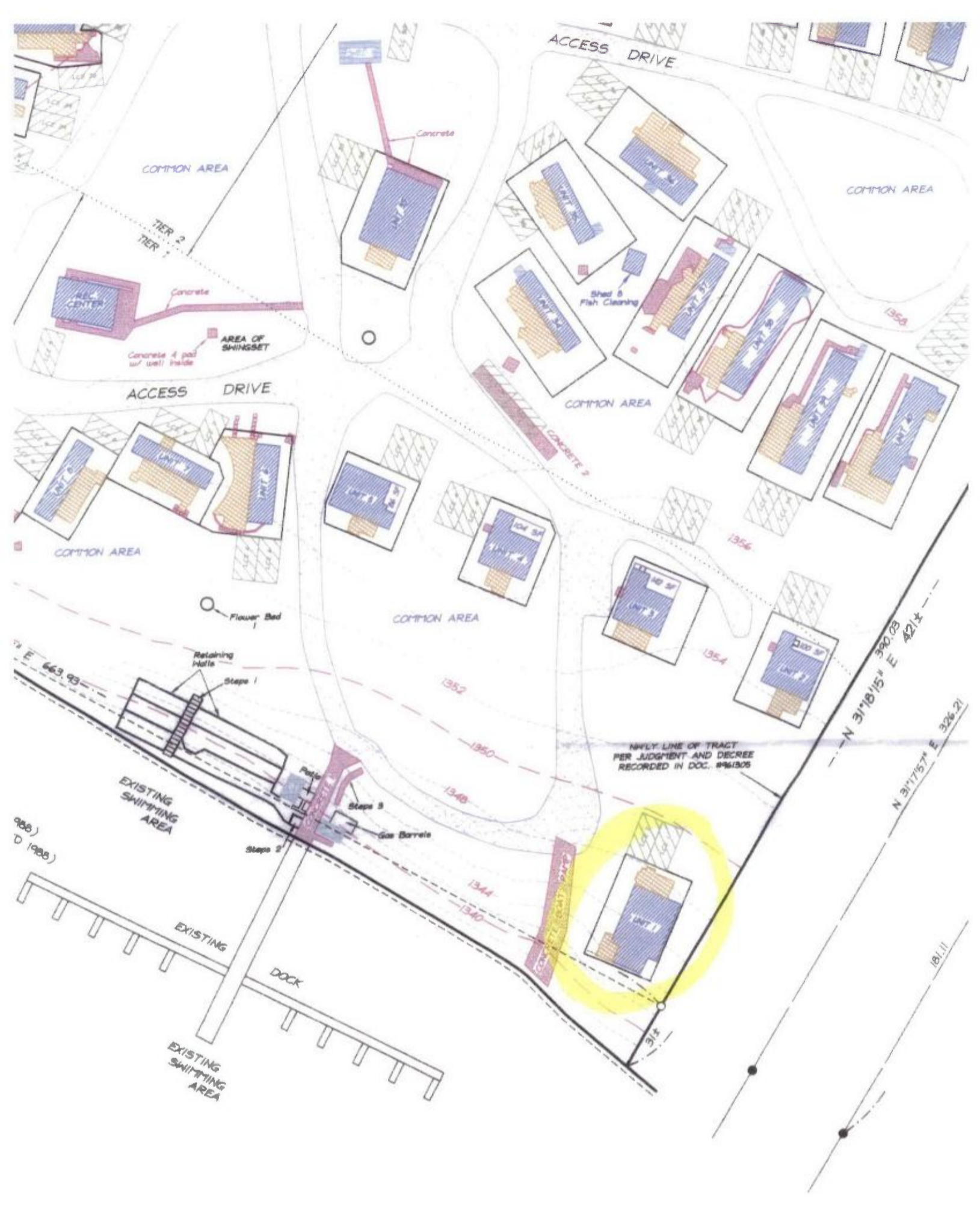


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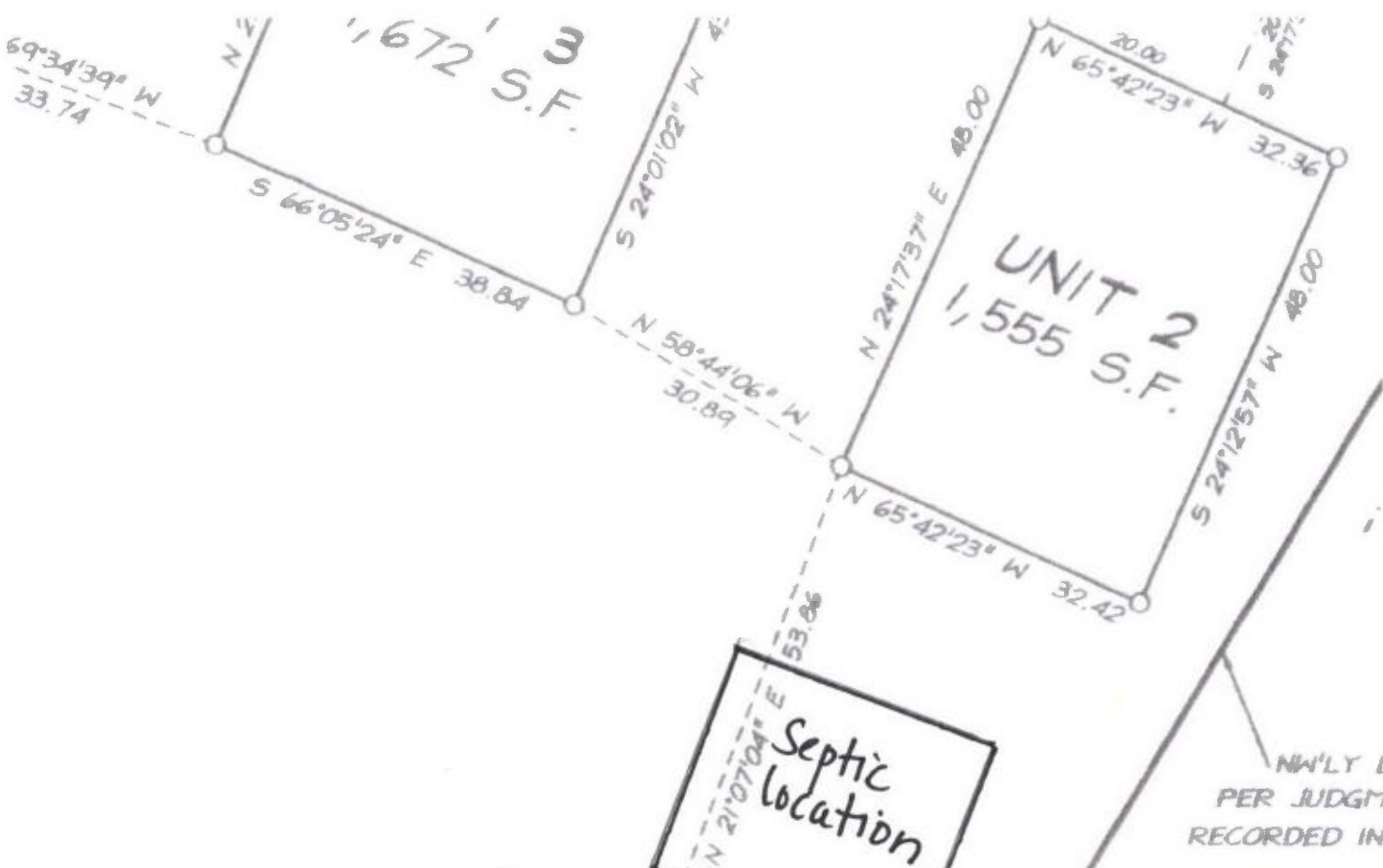
Proposing to construct a covered deck on the west side of the existing cabin and an open deck on the north side. The proposed covered deck will be located approximately 35 feet from the ordinary high-water level (OHWL). The existing cabin is located within the Shore Impact Zone (SIZ) and is already closer to the OHWL than permitted by the Shoreland Management Ordinance. The proposed covered deck will extend within that same area. Therefore, a variance is required to allow the proposed expansion closer to the OHWL than permitted by ordinance.

June 25, 2026

Amy Busko
Board of Adjustment Secretary

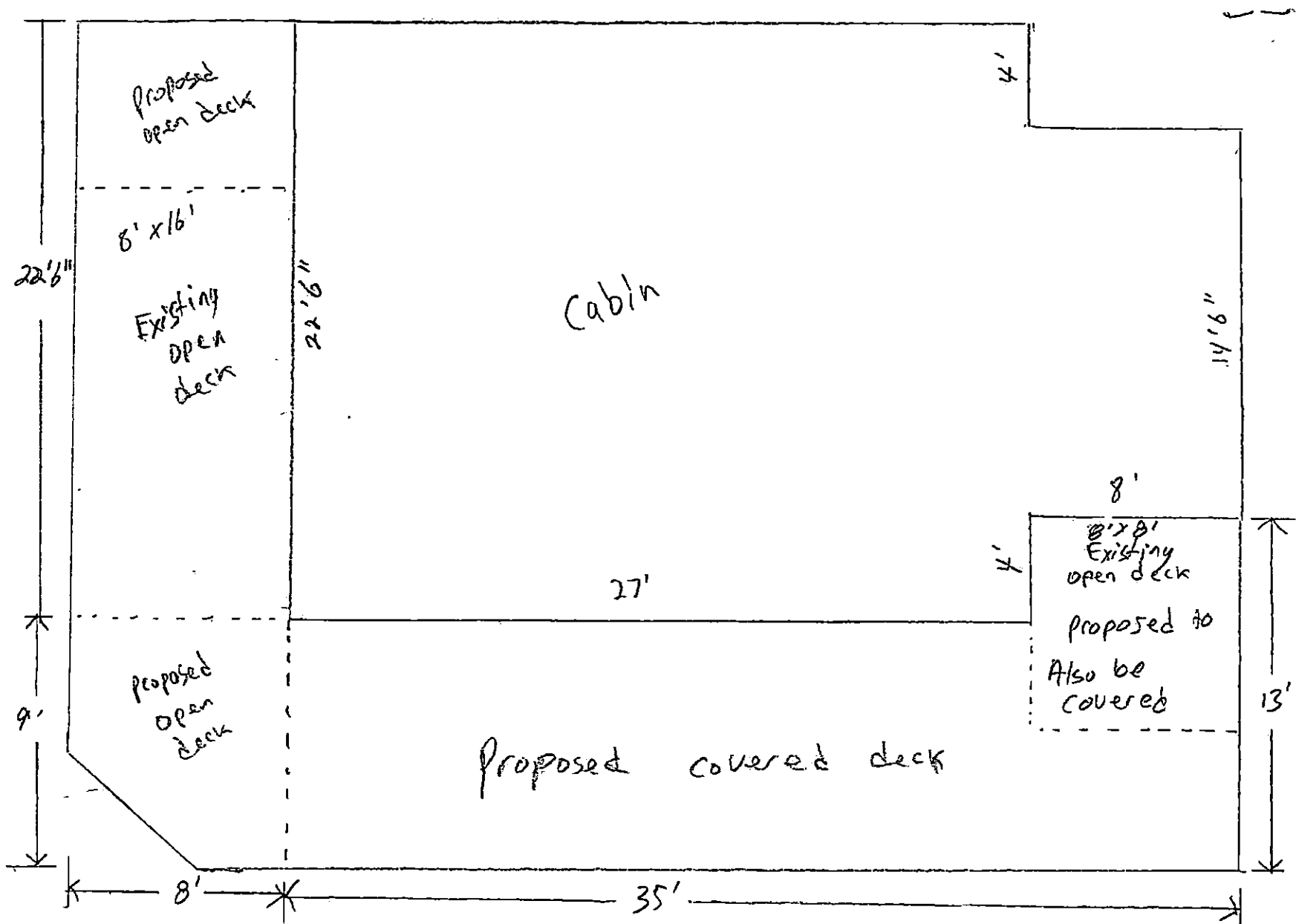


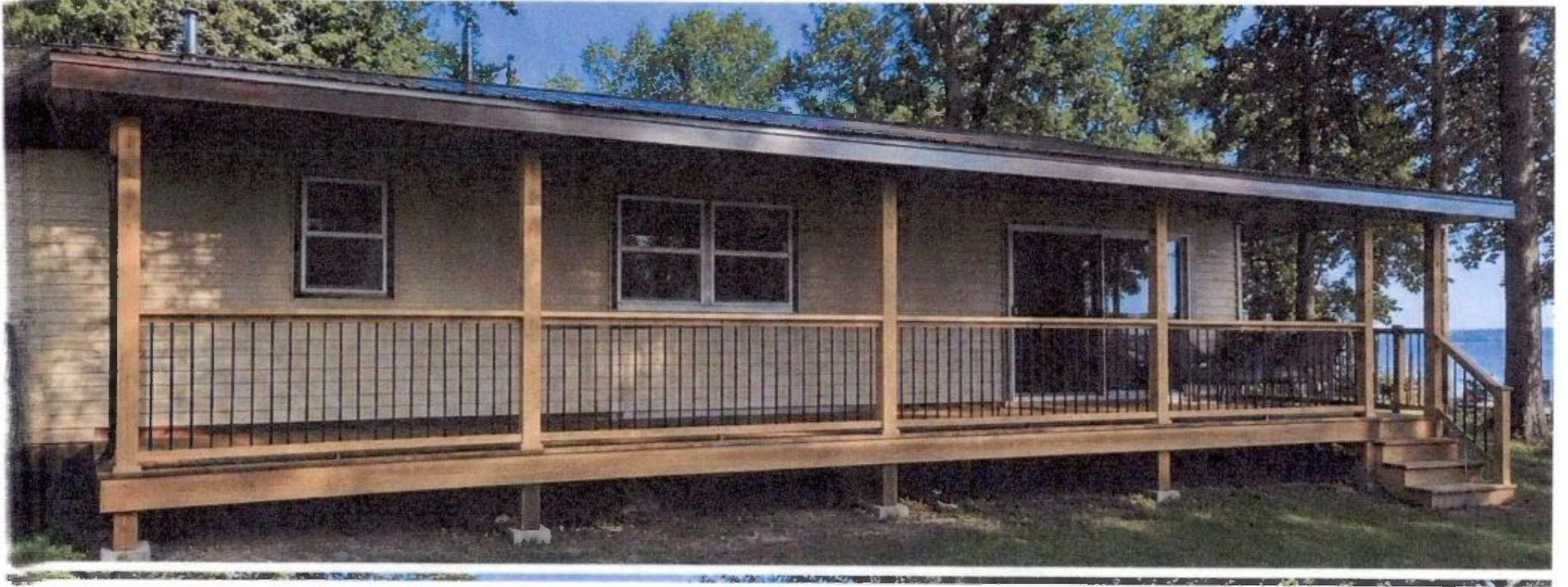
Scale = 1 inch = 40 feet



NW'LY 1
 PER JUDGM
 RECORDED IN







Notice of Hearing for Variance

Applicant and/or applicant's representative must be present at the scheduled hearing.

To Whom it May Concern:

Brett Dostal has made application to the Otter Tail County Board of Adjustment for a variance as per the requirements of the Otter Tail County Shoreland Management Ordinance, the Otter Tail County Setback Ordinance, the Subdivision Controls Ordinance of Otter Tail County, the Otter Tail County Sanitation Code, and/or the Wind Energy Conversion System Ordinance of Otter Tail County.

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The property concerned in the application is legally described and located at:

Legal Description: Parcel No. – 20000990898000
Lot 5 Blk 1 of Wildwing Acres
Section 20, Township 136, Range 40
Township Name – Edna

Lake Name/Number/Class: Mud Lake (56-1148), Natural Environment (NE)

Property Address: 42440 Big McDonald Dr., Dent MN 56528

The variance requested is the following:

The home will sit 115ft from the OHWL. The current setback on Mud Lake (natural environmental) is 200ft. This location is the only naturally flat building location on the lot which will minimize the number of trees that need to be removed and the total amount of excavation that is necessary to build on the site. This is also the location where water is most naturally drained downward and away from the lake and home. Multiple properties around the lake are already non-conforming with the current setback and have established a precedence for building within the 200ft area.

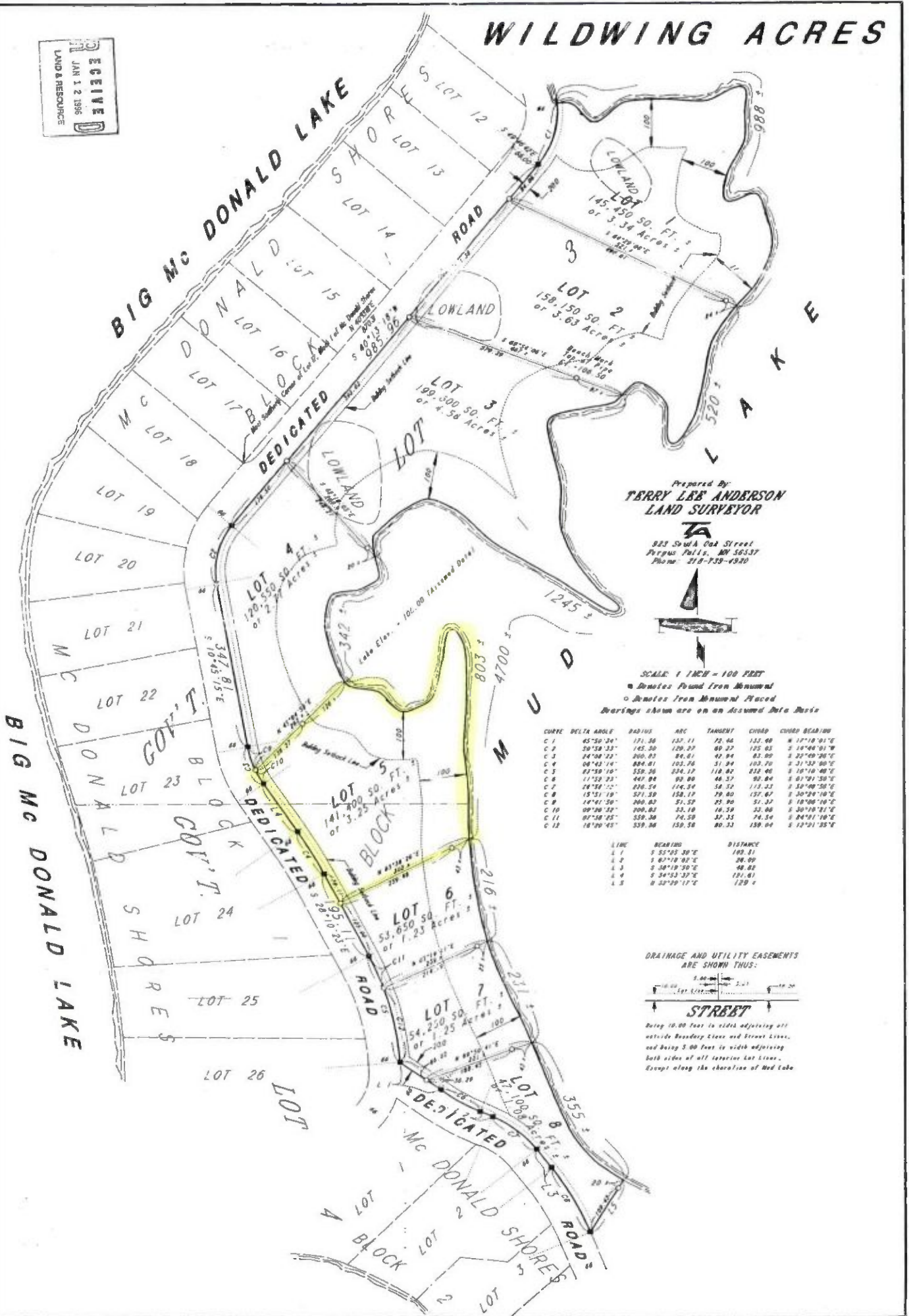
June 25, 2026

Amy Busko
Board of Adjustment Secretary

final } city Bd Approved 2/6/96

RECEIVED
JAN 12 1996
LAND & RESOURCE

WILDWING ACRES



Prepared By
TERRY LEE ANDERSON
LAND SURVEYOR

823 South Oak Street
Plymouth, MI 48150
Phone: 313-359-6320

SCALE 1 INCH = 100 FEET
• Denotes Found from Monument
○ Denotes from Monument Placed
Bearings shown are on an Assumed True Basis

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CURVED BEARING
C 1	45°50'34"	171.50	137.11	72.44	131.40	S 10°18'01"E
C 2	50°58'33"	143.50	120.27	60.27	125.03	S 10°40'01"W
C 3	24°00'22"	200.00	66.81	92.94	81.00	S 22°40'30"E
C 4	06°42'14"	804.01	102.76	51.94	103.70	S 31°52'00"E
C 5	02°59'16"	550.50	324.17	110.00	232.40	S 10°10'00"E
C 6	11°52'23"	447.00	90.00	46.57	92.04	S 01°01'30"E
C 7	26°58'10"	226.50	124.34	58.52	113.23	S 30°40'30"E
C 8	15°55'10"	521.50	150.19	79.00	157.67	S 30°09'10"E
C 9	14°41'50"	260.00	51.50	25.00	51.50	S 10°00'10"E
C 10	09°30'32"	200.00	32.10	16.50	32.00	S 30°10'10"E
C 11	07°30'25"	330.00	74.50	37.33	74.50	S 04°01'10"E
C 12	10°00'40"	330.00	150.00	80.33	150.00	S 10°01'30"E

LINE	BEARING	DISTANCE
L 1	S 55°05'30"E	100.00
L 2	S 02°18'02"E	26.00
L 3	S 04°10'50"E	40.00
L 4	S 34°53'37"E	121.00
L 5	S 32°20'17"E	129.00

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



STREET
Being 10.00 Feet in width adjoining all outside Boundary Lines and Street Lines, and being 5.00 Feet in width adjoining both sides of all interior Lot Lines. Except along the shoreline of Mud Lake

TOPOGRAPHIC SURVEY

LOT 5, BLOCK 1, WILDWING ACRES
 PART OF GOVT LOTS 3 & 4, SECTION 20, T.136N., R.40W.,
 OTTER TAIL COUNTY, MINNESOTA



ASSUMED BEARING

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 _____

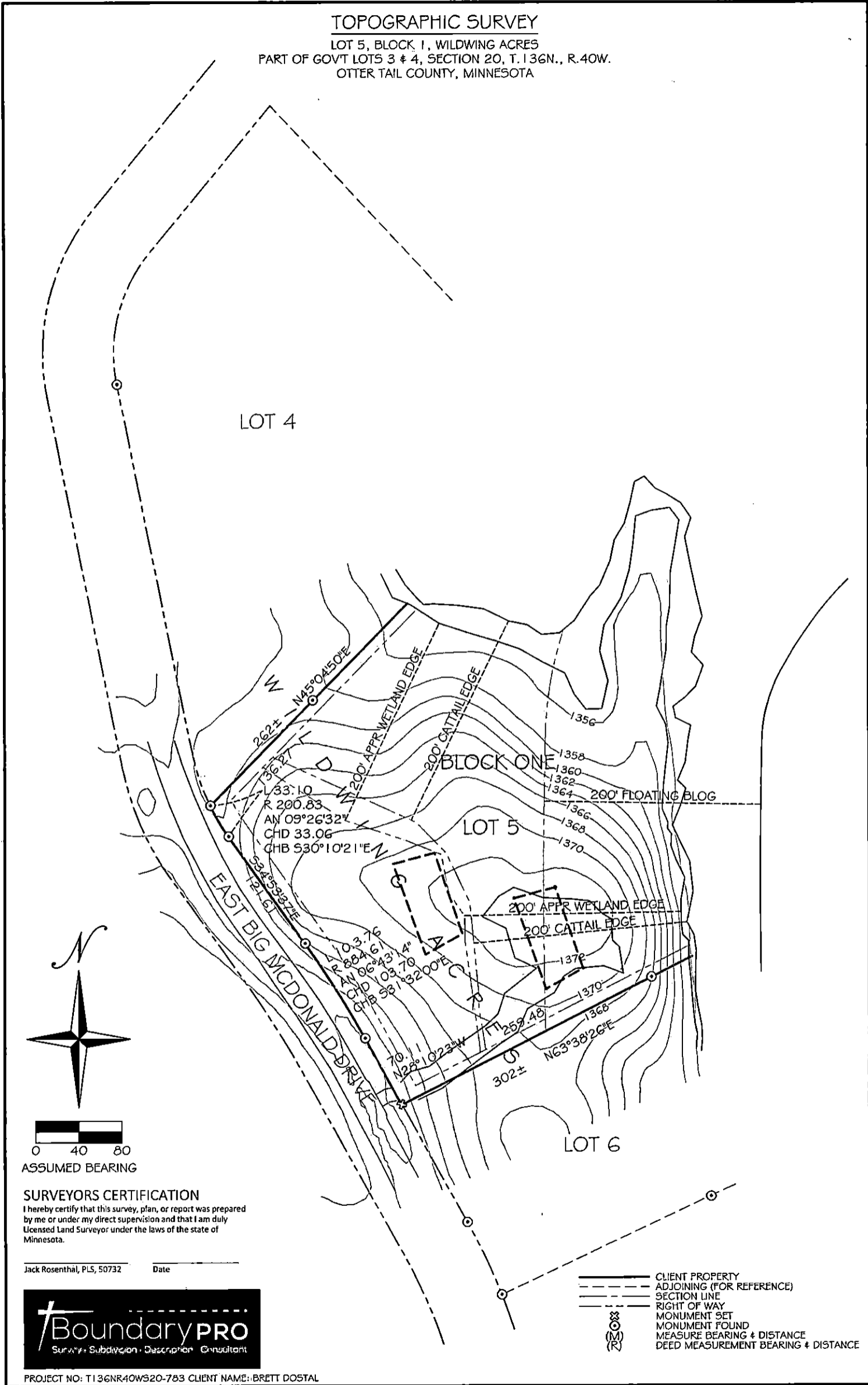


PROJECT NO: T136N40W520763 CLIENT NAME: BRETT DOSTAL

- CLIENT PROPERTY
- ADJOINING (FOR REFERENCE)
- SECTION LINE
- RIGHT OF WAY
- MONUMENT SET
- MONUMENT FOUND
- MEASURE BEARING + DISTANCE
- DEED MEASURE BEARING + DISTANCE

TOPOGRAPHIC SURVEY

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PART OF GOV'T LOTS 3 & 4, SECTION 20, T. 136N., R. 40W.
OTTER TAIL COUNTY, MINNESOTA



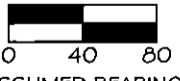
LOT 4

BLOCK ONE

LOT 5

LOT 6

EAST BIG McDONALD DRIVE



ASSUMED BEARING

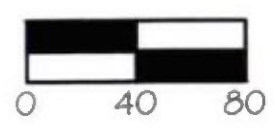
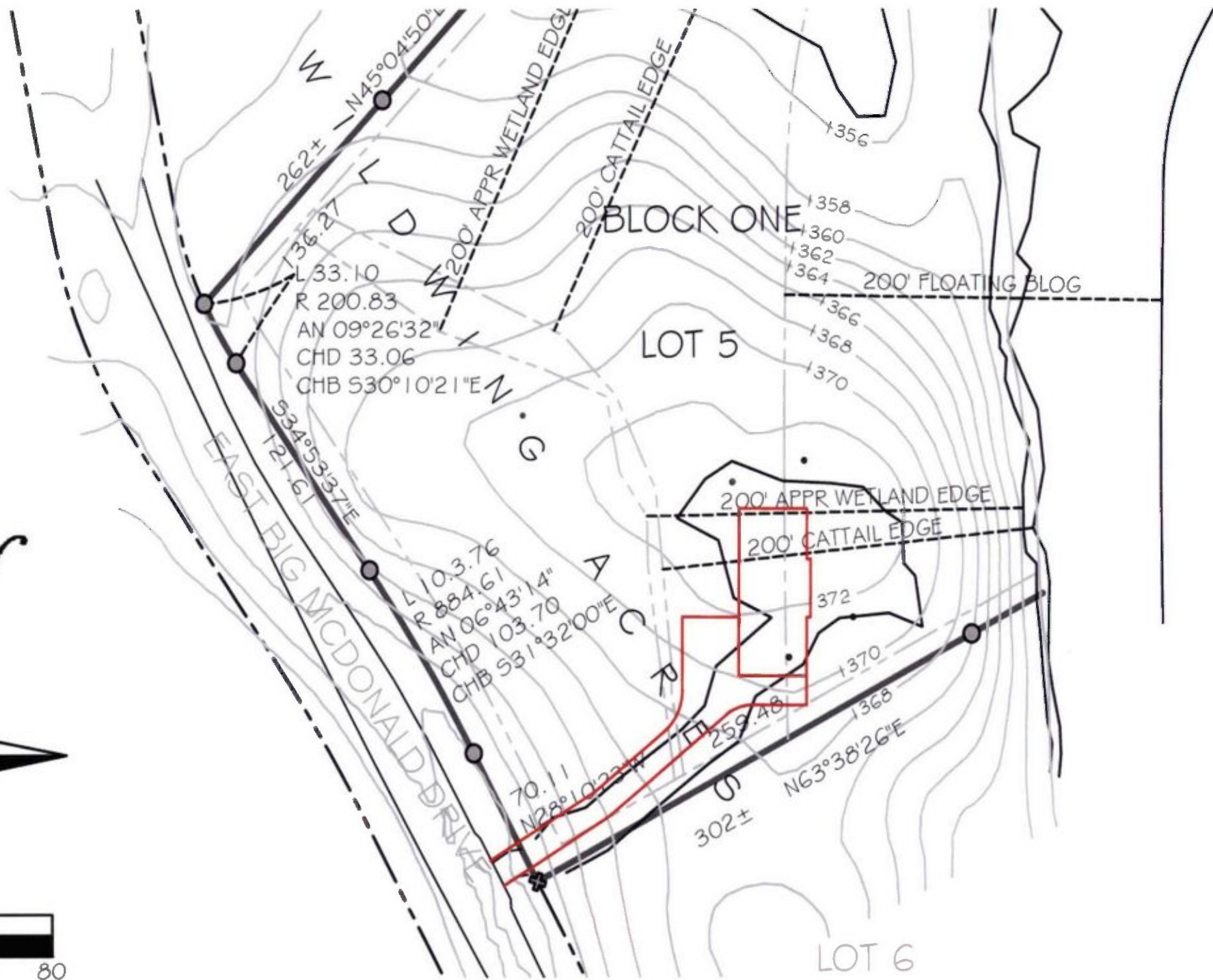
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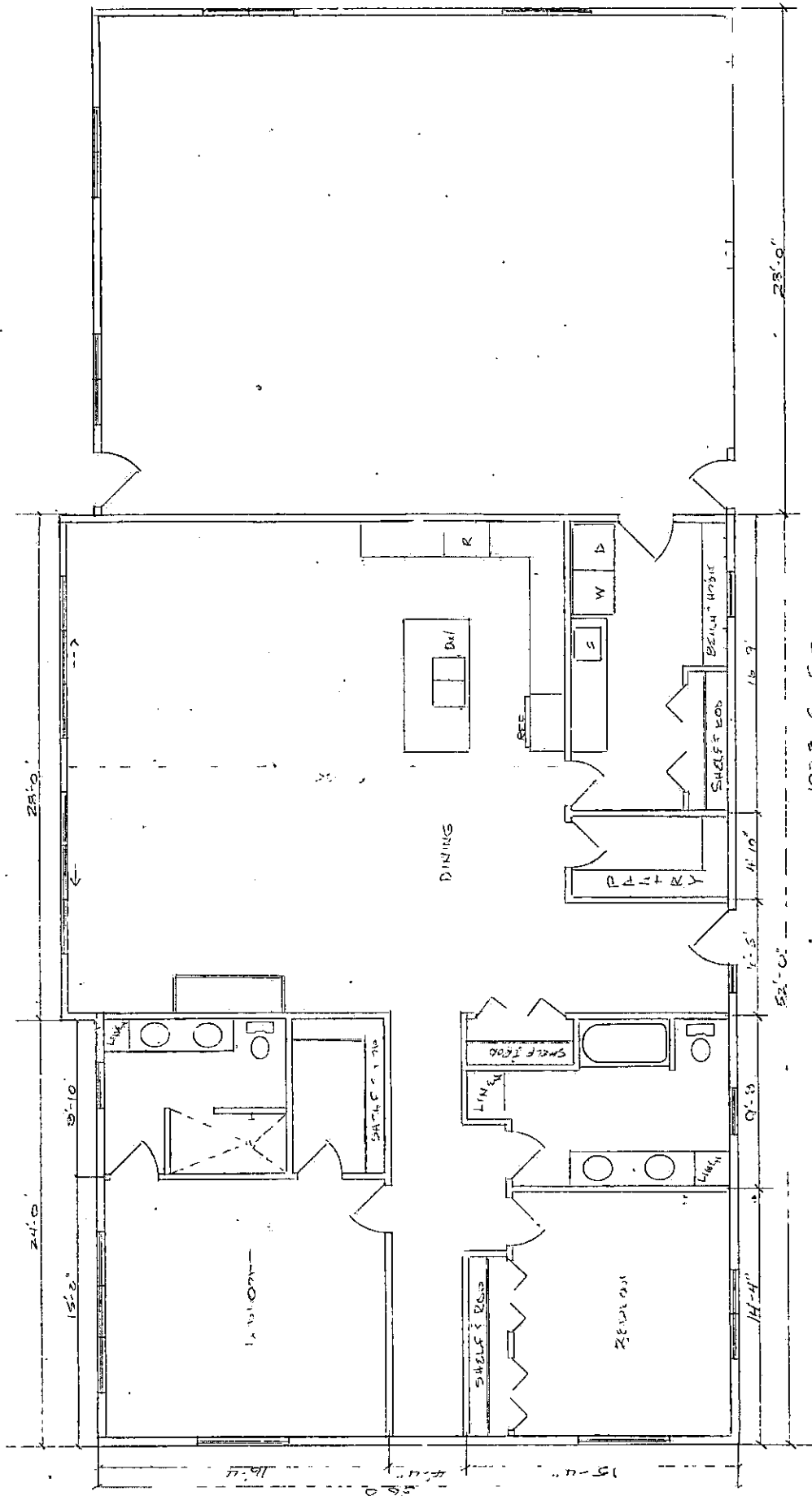
Jack Rosenthal, PLS, 50732 Date _____



PROJECT NO: T136NR40WS20-783 CLIENT NAME: BRETT DOSTAL

- CLIENT PROPERTY
- - - - ADJOINING (FOR REFERENCE)
- SECTION LINE
- RIGHT OF WAY
- ⊗ MONUMENT SET
- ⊙ MONUMENT FOUND
- MEASURE BEARING & DISTANCE
- DEED MEASURE BEARING & DISTANCE





1920 S.F.F.



Property Address		42440 E Big McDonald Dr Dent, MN 56528		PIN	
Property Area (from GIS or Survey):	3.3	Acres	Square Footage of Lot Acres x 43,560	A1	145223.48 ft ²
Total Area Allowed for Impervious Surface A1 x .25		A2	36305.87 ft ²	Total Area Allowed for Buildings A1 x .20	A3 29044.696000000004 ft ²
List ALL existing structure footprint areas		List ALL existing other impervious surfaces		Total Impervious Surface	
Description	Area	Description	Area		
Dwelling and Attached Garage	0 ft ²	Driveway/Parking area(s)	0 ft ²	Total Impervious-Buildings	B1 0 ft ²
Detached Garage	0 ft ²	Patio/Sidewalk	0 ft ²	Total Impervious-Other	C1 0 ft ²
Shed(s)	0 ft ²	Retaining wall(s)	0 ft ²	Total Impervious Surface B1 + C1	D1 0 ft ²
Miscellaneous	0 ft ²	Landscaping	0 ft ²	Total Percent Impervious (D1 + A1) x 100	E1 0.00%
Recreational Camping Unit	0 ft ²	Deck(s)	0 ft ²	Allowable Total Area Remaining A2 - D1	36305.87 ft ²
Water Oriented Accessory Structure	0 ft ²	Other:	0 ft ²		
Total Impervious-Buildings	B1 0 ft ²	Total Impervious-Other	C1 0 ft ²	Project being requested:	
Building Impervious Surface Percentage (B1 + A1) x 100	B2 0.00%	Reviewed by L&R Int: _____ Date: _____		<input type="checkbox"/> Accessory structures less than or equal to 120 sq ft without a permit. This exemption only applies to items not located in the Shore Impact Zone, Bluff Impact Zone, or Wetlands.	
Allowable Building Area Remaining A3 - B1	B3 29,044.70 ft ²	<input type="checkbox"/> E1 Greater than 15% Exemption Not Allowed <input type="checkbox"/> E1 15% or less Exemption Allowed		<input type="checkbox"/> Small landscaping projects under 200 sq ft. This exemption only applies to items not located in the Shore Impact Zone, Bluff Impact Zone, or Wetlands.	
SHORE IMPACT ZONE					
Lake Classification	Natural Environment		37.5 ft (GD Lakes) 50 ft (RD Lakes/ Agriculture, Urban, Tributary Rivers) 75 ft (Transition River) 100 ft (NE Lakes)	S1	100 ft
Average lot width in the Shore Impact Zone	S2	400	ft	Shore Impact Zone Area S1 x S2	S3 4000 ft ²
Total Area Allowed for Impervious Surface S3 x .15	S4	600	ft ²		
List all structure footprints in the Shore Impact Zone		List all other impervious surfaces in the Shore Impact Zone		Total Impervious Surface	
Description	Area	Description	Area		
Building(s)	0 ft ²	Patio/Sidewalk	0 ft ²	Buildings	S5 0 ft ²
	0 ft ²	Deck(s)	0 ft ²	Other	S6 0 ft ²
	0 ft ²	Landscaping/retaining wall(s)	0 ft ²	Total Impervious Surface S5 + S6	S7 0 ft ²
	0 ft ²	Driveway/Parking area(s)	0 ft ²	Total Percent Impervious (S7 + S3) x 100	0.00%
	0 ft ²	Miscellaneous	0 ft ²	Allowable Area Remaining S4 - S7	600 ft ²
	0 ft ²		ft ²		
SIZ Total Impervious-Buildings	S5 0 ft ²	SIZ Total Impervious-Other	S6 0 ft ²		

7/1/2021

Brett Dostal

5/19/2026

Printed Name

Signature

Date



Property Address 42440 E Big McDonald Dr Dent, MN 56528		PIN	
Property Area (from GIS or Survey):	3.3 Acres	Square Footage of Lot Acres x 43,560	A1
		145223.48 ft ²	
Total Area Allowed for Impervious Surface A1 x .25		A2	36305.87 ft ²
		Total Area Allowed for Buildings A1 x .20	
		A3	29044.696000000004 ft ²
List ALL proposed structure footprint areas		List ALL proposed other impervious surfaces	
		Total Impervious Surface	
Description	Area	Description	Area
Total Existing Building Impervious from Page 1	B1	0 ft ²	Total Existing Impervious-Other from Page 1
		C1	0 ft ²
Dwelling and Attached Garage	2936 ft ²	Driveway/Parking area(s)	3802.14 ft ²
		Total Proposed Building Impervious	F1
		2936 ft ²	
Detached Garage	ft ²	Patio/Sidewalk	ft ²
		Total Proposed Impervious-Other	G1
		3802.14 ft ²	
Shed(s)	ft ²	Retaining wall(s)	ft ²
		Total Proposed Impervious Surface F1 + G1	H1
		13999999 ft ²	
Miscellaneous	ft ²	Landscaping	ft ²
		Total Proposed Percent Impervious (H1 + A1) x 100	I1
		4.64%	
Recreational Camping Unit	ft ²	Deck(s)	ft ²
		Allowable Area Remaining H1	A2
		7300000 ft ²	
Water Oriented Accessory Structure	ft ²	Other:	ft ²
		Total Impervious-Buildings	F1
		2936 ft ²	
		Total Impervious-Other	G1
		3802.14 ft ²	
Total Impervious-Buildings	F1	2936 ft ²	
Percent Building Impervious (F1 + A1) x 100	2.02%		
Allowable Building Area Remaining A3 - F1	26,108.70 ft ²		
SHORE IMPACT ZONE			
Lake Classification	Natural Environment	37.5 ft (GD Lakes) 50 ft (RD Lakes/Agricultural, Urban, Tributary River) 75 ft (Transition River) 100 ft (NE Lakes)	S1
		100 ft	
Average lot width in the Shore Impact Zone	S2	400 ft	Shore Impact Zone Area S1 x S2
		4000 ft ²	S3
Total Area Allowed for Impervious Surface S3 x .15	S4	600 ft ²	
List all proposed structure footprint areas		List all proposed other impervious surfaces	
		Total Proposed Impervious Surface	
Description	Area	Description	Area
Total Existing Building Impervious (Pg 1)	S5	0 ft ²	Total Existing Impervious-Other (Pg 1)
		S6	0 ft ²
Building(s)	0 ft ²	Patio/Sidewalk	0 ft ²
		Proposed Buildings	S8
		0 ft ²	
		Proposed Other	S9
		0 ft ²	
		Landscaping/Retaining wall(s)	0 ft ²
		Total Impervious Surface S8 + S9	S10
		0 ft ²	
		Driveway/Parking area(s)	0 ft ²
		Total S12 Percent Impervious (S10 + S3) x 100	0.00%
		0 ft ²	
		Miscellaneous	0 ft ²
		Allowable Area Remaining S4 - S10	600 ft ²
		0 ft ²	
Total Impervious-Buildings	S8	0 ft ²	Total Impervious-Other
		0 ft ²	S9
		0 ft ²	

7/12/2021

Brett Dostal

5/19/2026

Printed Name

Signature

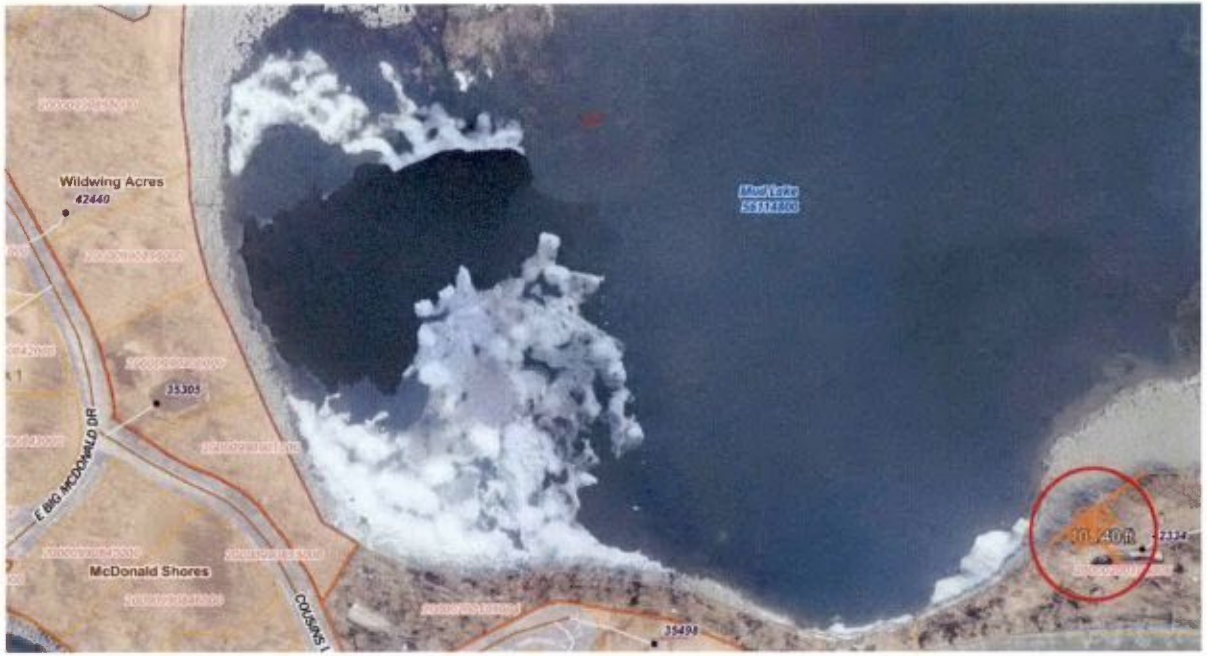
Date

4777

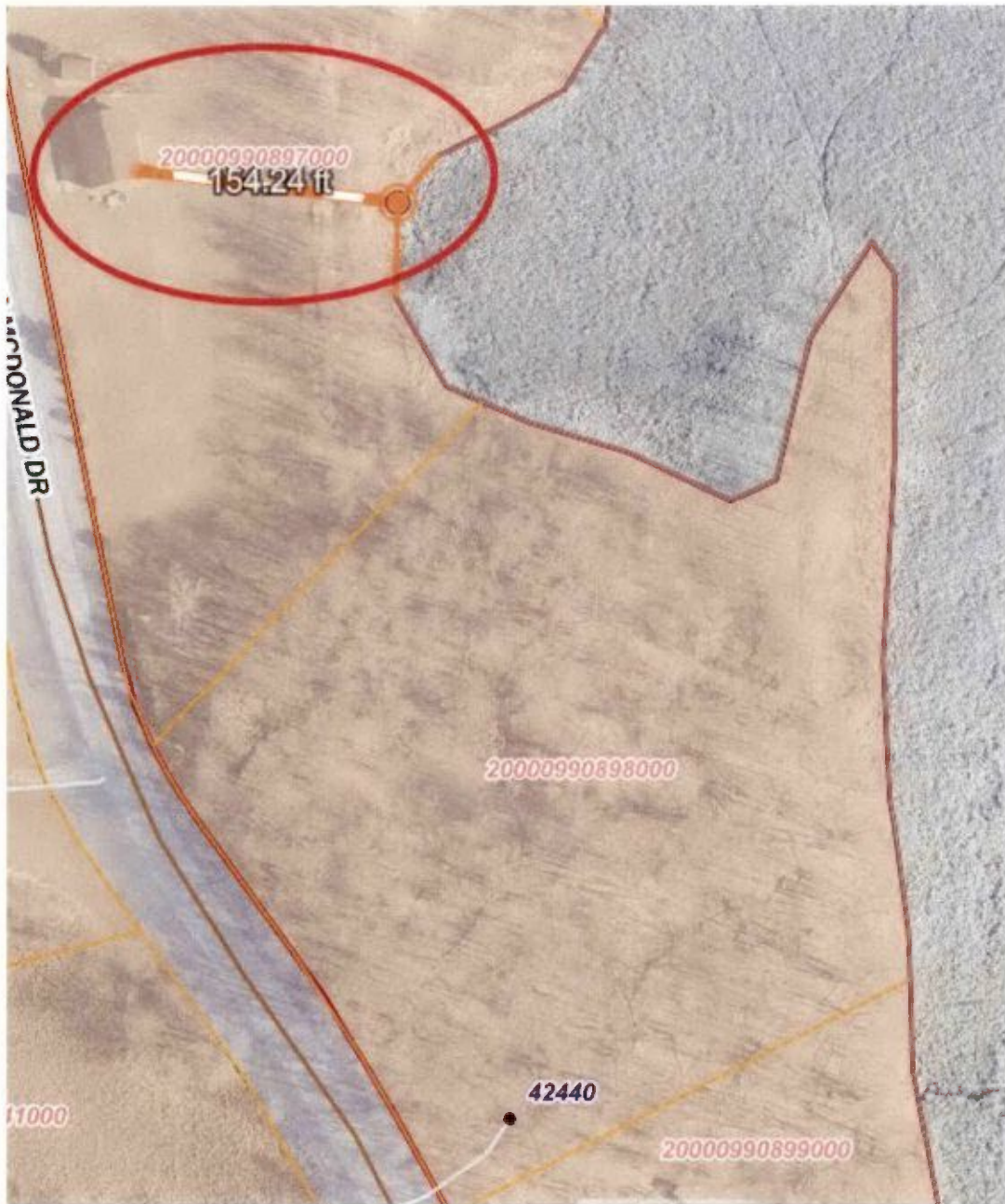














Notice of Hearing for Variance

Applicant and/or applicant's representative must be present at the scheduled hearing.

To Whom it May Concern:

Kevin & Dina Kowalski has made application to the Otter Tail County Board of Adjustment for a variance as per the requirements of the Otter Tail County Shoreland Management Ordinance, the Otter Tail County Setback Ordinance, the Subdivision Controls Ordinance of Otter Tail County, the Otter Tail County Sanitation Code, and/or the Wind Energy Conversion System Ordinance of Otter Tail County.

The Otter Tail County Board of Adjustment will hold a hearing on
Thursday, July 9, 2026, at 6:00 p.m.
at 500 West Fir Ave., Fergus Falls MN 56537

Public comments regarding this application can be expressed by mail or emailed to land@ottertailcounty.gov and must be received by 12:00 PM the day before the public hearing date.

Information about the request can be found on the Otter Tail County website at <https://ottertailcounty.gov/event/board-of-adjustment-07-09-2026/> under Event Resources.

Members of the public wishing to observe and/or make comments at the public hearing may be present at the hearing or participate virtually. The Ground Rules for Public Comment can be found on the Otter Tail County website.

A link to the virtual meeting will be provided on the Land & Resource Management website seven days prior to the public hearing. Individuals with questions or requiring special accommodation should contact the Land & Resource Management Office at 218-998-8095 prior to the hearing. Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Fergus Falls radio stations or contact the Land & Resource Management Office by 4:30 p.m. for possible rescheduling of the hearing.

The property concerned in the application is legally described and located at:

Legal Description: Parcel No. – 13000990393000 & 13000990534000
Lot 19 of Burau Beach 3rd Addition and Lot 19 of Hillside Addition
Burau Beach
Section 3, Township 132, Range 42
Township Name – Dane Prairie

Lake Name/Number/Class: Wall Lake (56-658), General Development (GD)

Property Address: 21719 Hillside Beach Rd., Fergus Falls MN 56537



The variance requested is the following:

On April 2, 2026, a compliance inspection of the existing septic system was conducted for a previous variance application that was subsequently approved in May 2026. The inspection determined that the existing drainfield is non-compliant because it fails to adequately protect groundwater. As a result, a variance to replace the existing drainfield is being requested.

Due to the off-center roadway and the steep hillside on the property, the proposed drainfield cannot meet the recommended setback requirements. Consequently, one corner of the proposed drainfield will extend approximately 3 to 5 feet into the road right-of-way. The variance is being requested to allow the drainfield replacement in the proposed location while addressing the existing non-compliant septic system.

June 25, 2026

Amy Busko
Board of Adjustment Secretary

NAME: Kevin Kowalski

ELEVATIONS:

ADDRESS: 21719 Hillside Beach Rd
Fergus Falls, MN

*BM BENCHMARK 100'

LOCATION: sill on neighbors garage door

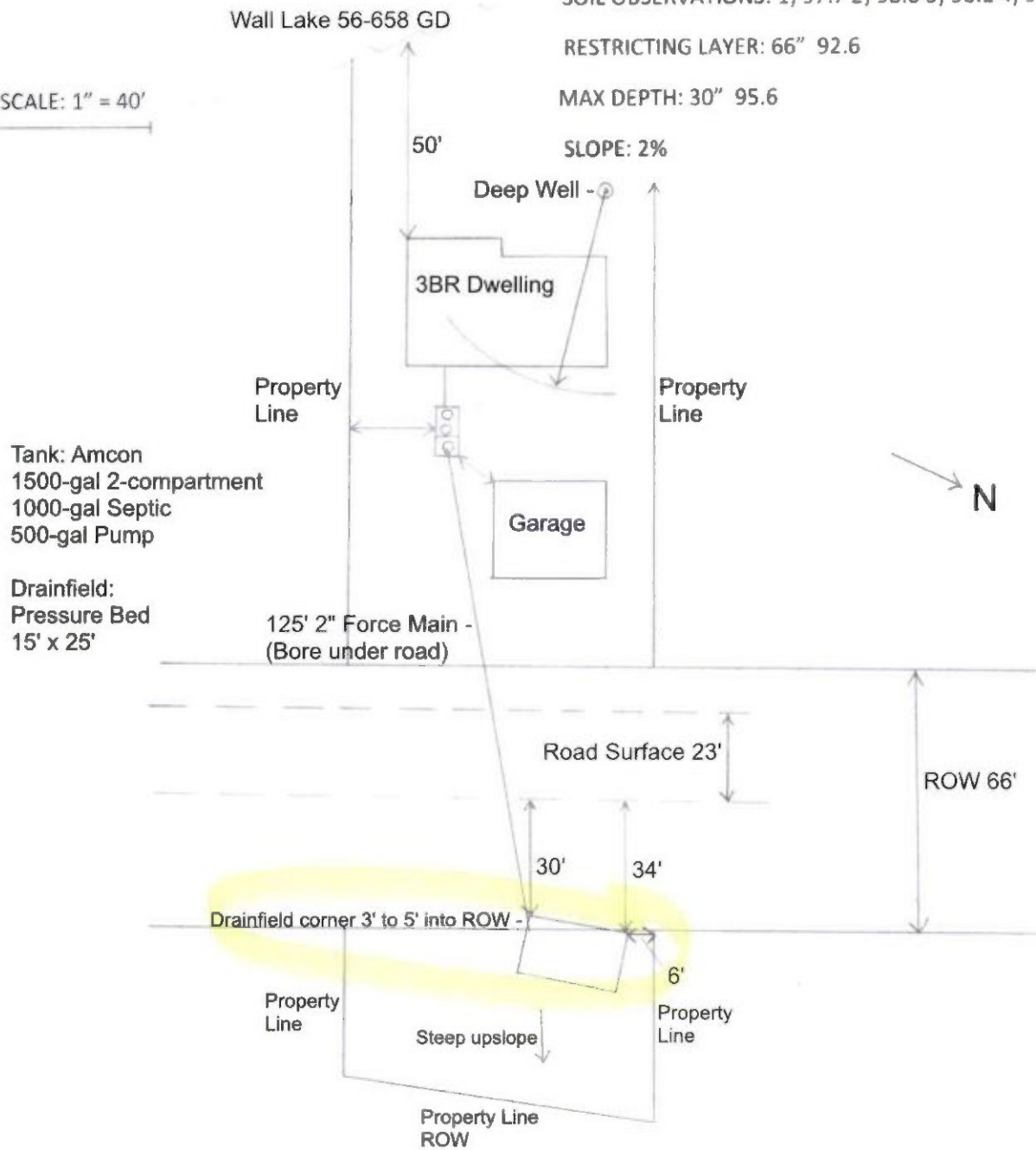
SOIL OBSERVATIONS: 1) 97.7 2) 98.0 3) 98.1 4) 97.8

RESTRICTING LAYER: 66" 92.6

MAX DEPTH: 30" 95.6

SLOPE: 2%

SCALE: 1" = 40'



Tank: Amcon
1500-gal 2-compartment
1000-gal Septic
500-gal Pump

Drainfield:
Pressure Bed
15' x 25'

125' 2" Force Main -
(Bore under road)

Road Surface 23'

ROW 66'

30'

34'

Drainfield corner 3' to 5' into ROW -

6'

Property Line

Steep upslope

Property Line

Property Line
ROW

Designed By:

Schueller's Septic Solutions
23725 240th Ave
Fergus Falls, MN 56537



Notice of Hearing for Variance

Applicant and/or applicant's representative must be present at the scheduled hearing.

To Whom it May Concern:

K & J Monson LLLP has made application to the Otter Tail County Board of Adjustment for a variance as per the requirements of the Otter Tail County Shoreland Management Ordinance, the Otter Tail County Setback Ordinance, the Subdivision Controls Ordinance of Otter Tail County, the Otter Tail County Sanitation Code, and/or the Wind Energy Conversion System Ordinance of Otter Tail County.

The Otter Tail County Board of Adjustment will hold a hearing on
Thursday, July 9, 2026, at 6:00 p.m.
at 500 West Fir Ave., Fergus Falls MN 56537

Public comments regarding this application can be expressed by mail or emailed to land@ottertailcounty.gov and must be received by 12:00 PM the day before the public hearing date.

Information about the request can be found on the Otter Tail County website at <https://ottertailcounty.gov/event/board-of-adjustment-07-09-2026/> under Event Resources.

Members of the public wishing to observe and/or make comments at the public hearing may be present at the hearing or participate virtually. The Ground Rules for Public Comment can be found on the Otter Tail County website.

A link to the virtual meeting will be provided on the Land & Resource Management website seven days prior to the public hearing. Individuals with questions or requiring special accommodation should contact the Land & Resource Management Office at 218-998-8095 prior to the hearing. Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Fergus Falls radio stations or contact the Land & Resource Management Office by 4:30 p.m. for possible rescheduling of the hearing.

The property concerned in the application is legally described and located at:

Legal Description: Parcel No. – 14000160129008
0.53 Ac, Lillis Survey Plat GL 2 & 3 (Lot 8) & Pt GL 2 Com E1/4 Cor
Section 16, Township 135, Range 40
Township Name – Dead Lake

Lake Name/Number/Class: Dead Lake (56-383), Natural Environment (NE)

Property Address: 36760 Lillis Dr., Richville MN 56587



The variance requested is the following:

Requesting approval to construct a 22' x 30' addition with a walkout basement to the existing generational lake home, along with a 10' x 12' deck extension. The proposed addition and deck would be located primarily within the 100-foot Shore Impact Zone setback; however, neither structure would extend closer to the lake than the existing dwelling and deck. The addition would be located approximately 66 feet from the Ordinary High-Water Level (OHWL), and the deck would be approximately 69 feet from the OHWL.

A compliance inspection of the existing septic system was completed on June 12, 2026, and the system was determined to be noncompliant due to inadequate soil separation, resulting in a failure to protect groundwater. To address the non-compliant system, propose the installation of new holding tanks and requesting a septic setback variance of 40 feet from the required 150-foot setback to the OHWL, allowing the tanks to be located approximately 110 feet from the OHWL.

June 25, 2026

Amy Busko
Board of Adjustment Secretary

Parcel ID: 14000160129008

Setback to Property Line A: 63'

Setback to Well: 46'

Setback to OHWL: 71'



Setback to ROW: 31'

Setback to Septic Tank: 10'+

Setback to Drainfield: 20'+

Setback to Property Line B: 14'

New Proposed Addition: 22 x 30

New Proposed Deck Addition: 12 x 10

VARIANCE SKETCH & IMPERVIOUS STUDY SURVEY

STOECKEL-JAHNER SURVEYING FILE NO. 26-17563

EXISTING IMPERVIOUS CALCULATIONS

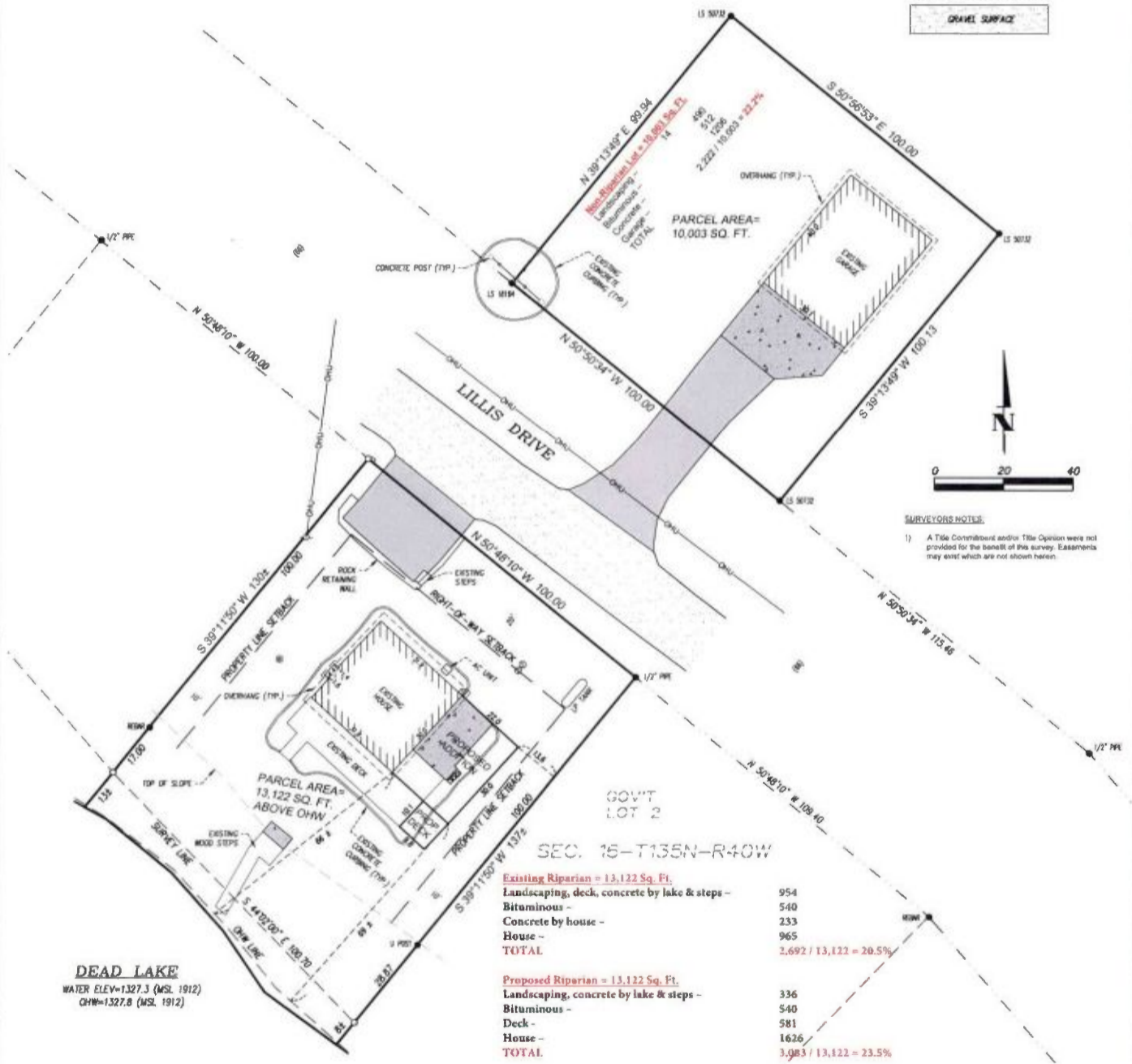
TOTAL NON RIPARIAN PARCEL AREA	10,003 ± Sq.Ft.
IMPERVIOUS AREA	2,222 ± Sq.Ft. 22.2% ± IMPERVIOUS
RIPARIAN PARCEL AREA ABOVE OHW	13,122 ± Sq.Ft.
IMPERVIOUS AREA	2,692 ± Sq.Ft. 20.5% ± IMPERVIOUS
TOTAL COMBINED AREA	23,125 ± Sq.Ft.
IMPERVIOUS AREA	4,914 ± Sq.Ft. 21.2% ± IMPERVIOUS

PROPOSED IMPERVIOUS CALCULATIONS

TOTAL NON RIPARIAN PARCEL AREA	10,003 ± Sq.Ft.
IMPERVIOUS AREA	2,222 ± Sq.Ft. 22.2% ± IMPERVIOUS
RIPARIAN PARCEL AREA ABOVE OHW	13,122 ± Sq.Ft.
IMPERVIOUS AREA	3,083 ± Sq.Ft. 23.5% ± IMPERVIOUS
TOTAL COMBINED AREA	23,125 ± Sq.Ft.
IMPERVIOUS AREA	5,305 ± Sq.Ft. 22.9% ± IMPERVIOUS

LEGEND

- IRON MONUMENT FOUND AS NOTED
- IRON MONUMENT SET MARKED LS 44483 & LS 58115
- () RECORD
- POWER POLE
- ⊙ SANITARY RISER
- ⊠ TELEPHONE RISER
- ⊗ WELL
- WOOD FENCE
- OHW OVERHEAD UTILITY
- BITUMINOUS SURFACE
- PAVERS
- GRAVEL SURFACE



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

MARK F. JAHNER, L.S.
L.S. 44483
06-16-2026
License No. Date

STOECKELJAHNER
LAND SURVEYING
...a division of **JSD**

PREPARED FOR:

UP NORT' HOME AND CABIN CARE INC.

1206 3rd Avenue East, Alexandria, MN 56308
Phone 320-783-6855
mark@mnsurveying.com tyler@mnsurveying.com

SEC. TWP. RANG: 16-135-40

DATE: 06-16-26

DRAWN BY: JMB

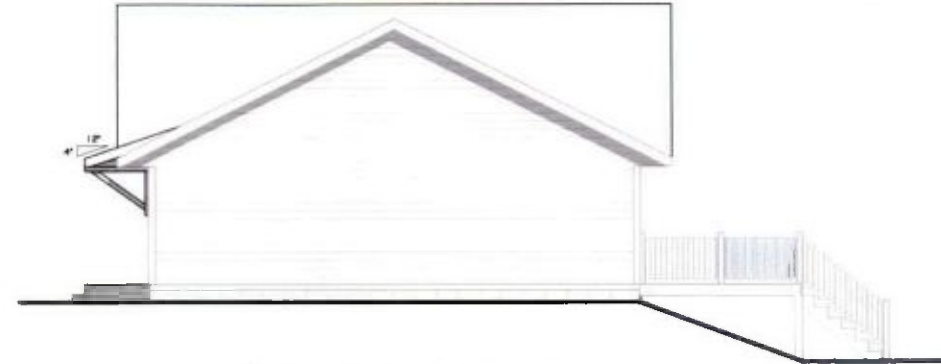
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FILE NUMBER: 26-17563

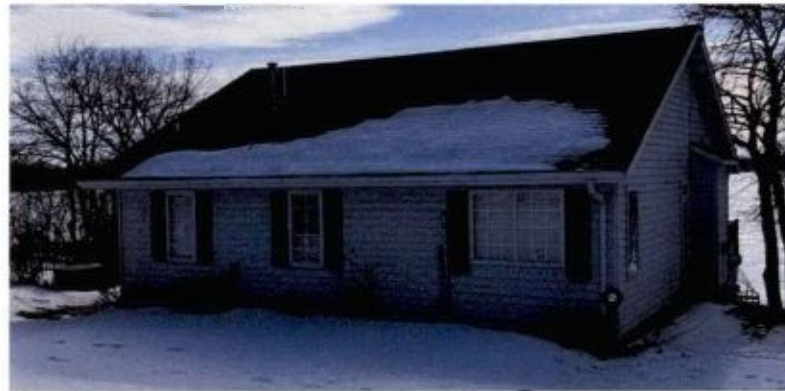
*ALL CONDITIONS & MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO START BY GENERAL CONTRACTOR & OWNER



1 FRONT ELEVATION
A1 1/8" = 1'-0"



2 RIGHT ELEVATION
A1 1/8" = 1'-0"



3 REAR ELEVATION
A1 1/8" = 1'-0"



4 LEFT ELEVATION
A1 1/8" = 1'-0"

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1405 NORTH NOKOMIS NE
ALEXANDRIA, MN 56306
OFFICE: 520-763-9663
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UP NORTH HOME & CABIN CARE
MONSON ADDITION

Designer: CHRIS
Date: 05-20-2026
Status: PRELIM. #3
Number: 26-028

ELEVATIONS

A1

1405 NORTH NOKOMIS NE
 ALEXANDRIA, MN 56308
 OFFICE: 520-763-9665
 WWW.HILTOPLDR.COM

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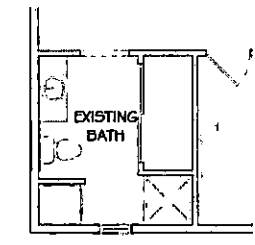
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UP NORTH HOME & CABIN CARE
 MONSON ADDITION

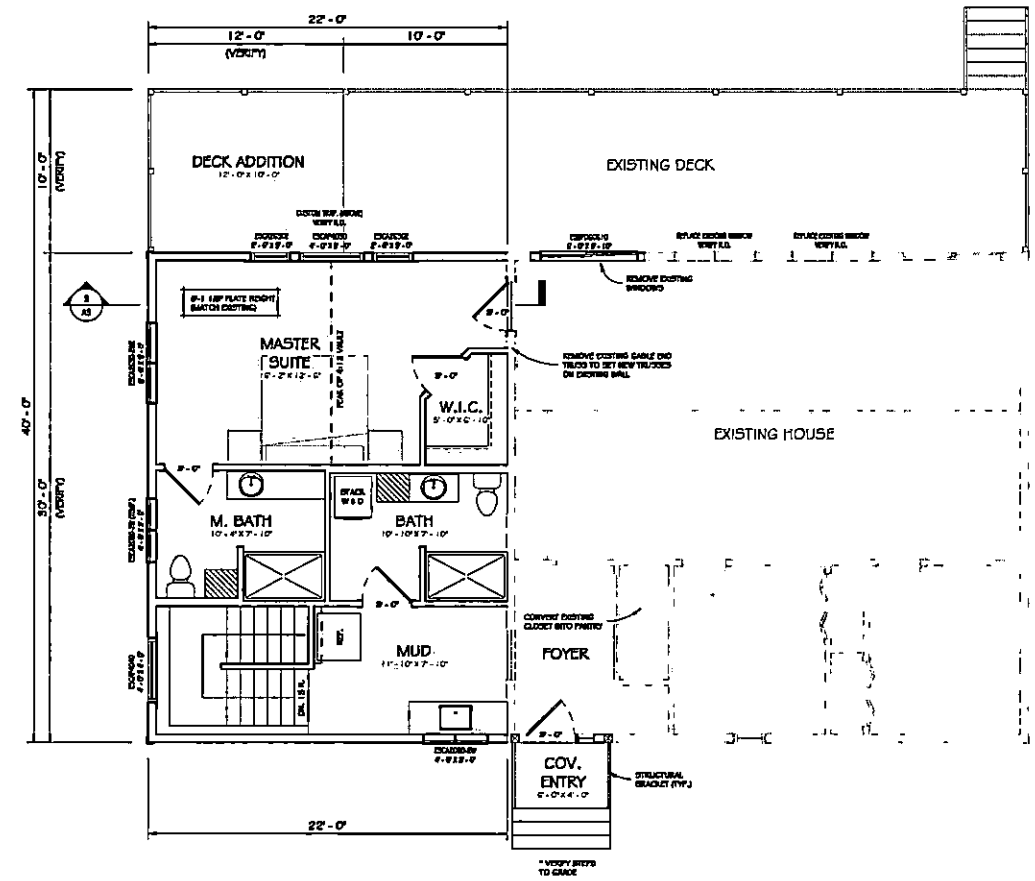
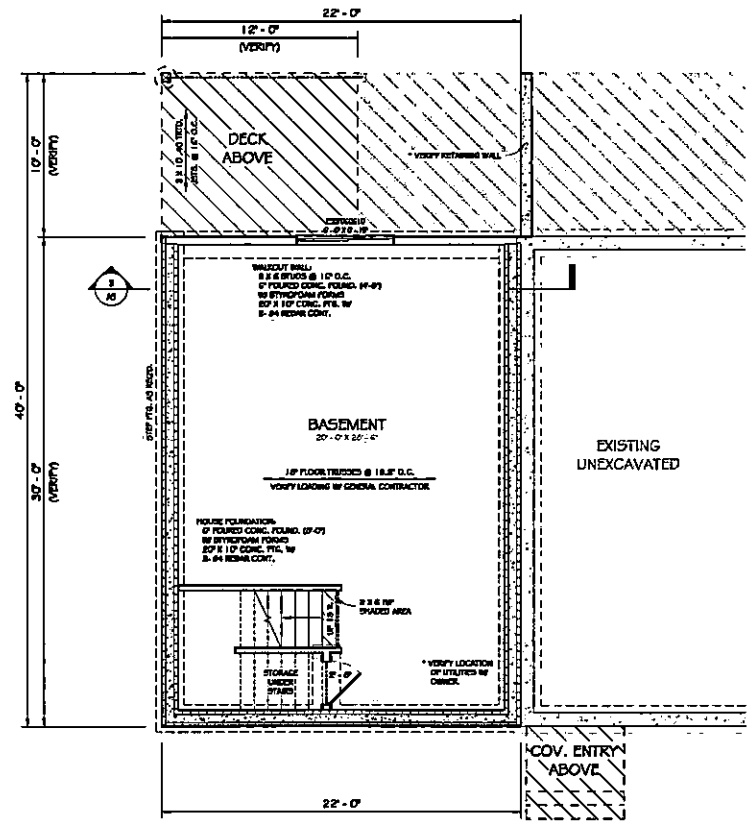
Design:	CHRIS
Date:	05-20-2026
Status:	PRELIM. #3
Number:	26-028

BASEMENT,
 MAIN LEVEL

A3



3 EXISTING BATH
 AS 1/8" = 1'-0"



*ALL CONDITIONS & MEASUREMENTS
 TO BE VERIFIED ON SITE PRIOR TO START
 BY GENERAL CONTRACTOR & OWNER

1405 NORTH NOKOMIS NE
 ALEXANDRIA, MN 56308
 OFFICE: 320-763-9663
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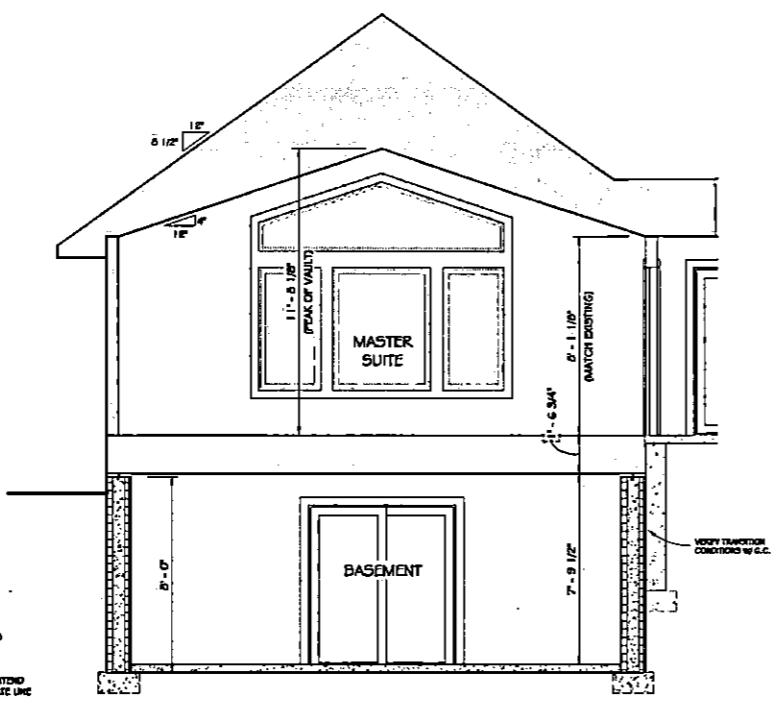
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UP NORT' HOME & CABIN CARE
 MONSON ADDITION

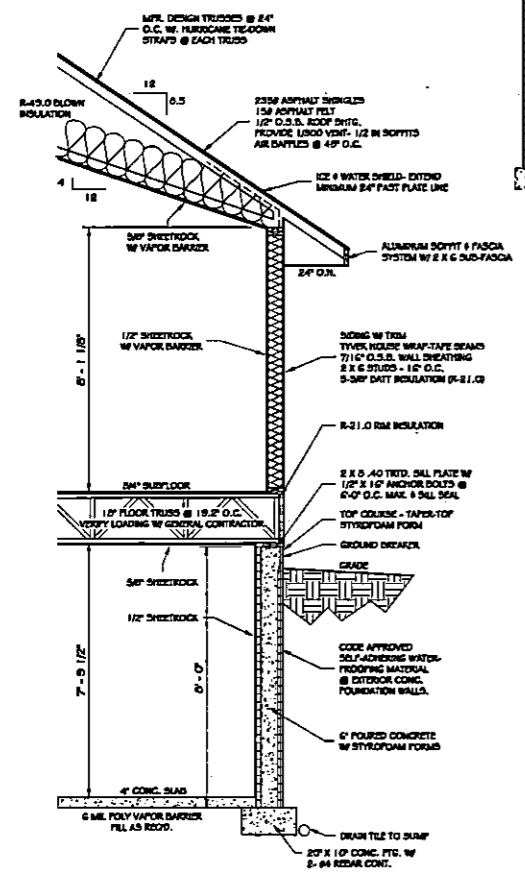
Design: CHRIS
 Date: 05-20-2026
 Status: PRELIM. #3
 Number: 26-028

ROOF PLAN / SECTIONS

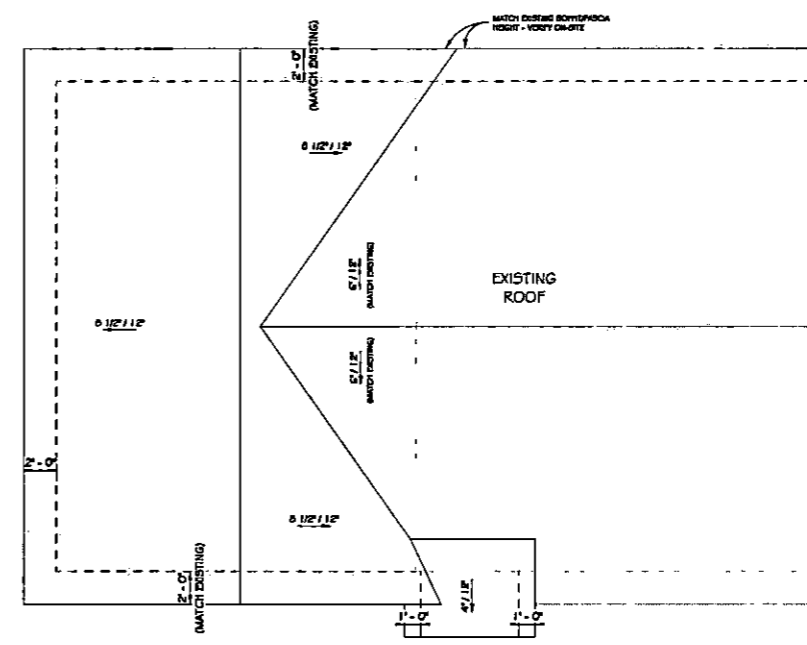
A5



Section 1
 3/16" = 1'-0"



WALL SECTION
 1/4" = 1'-0"



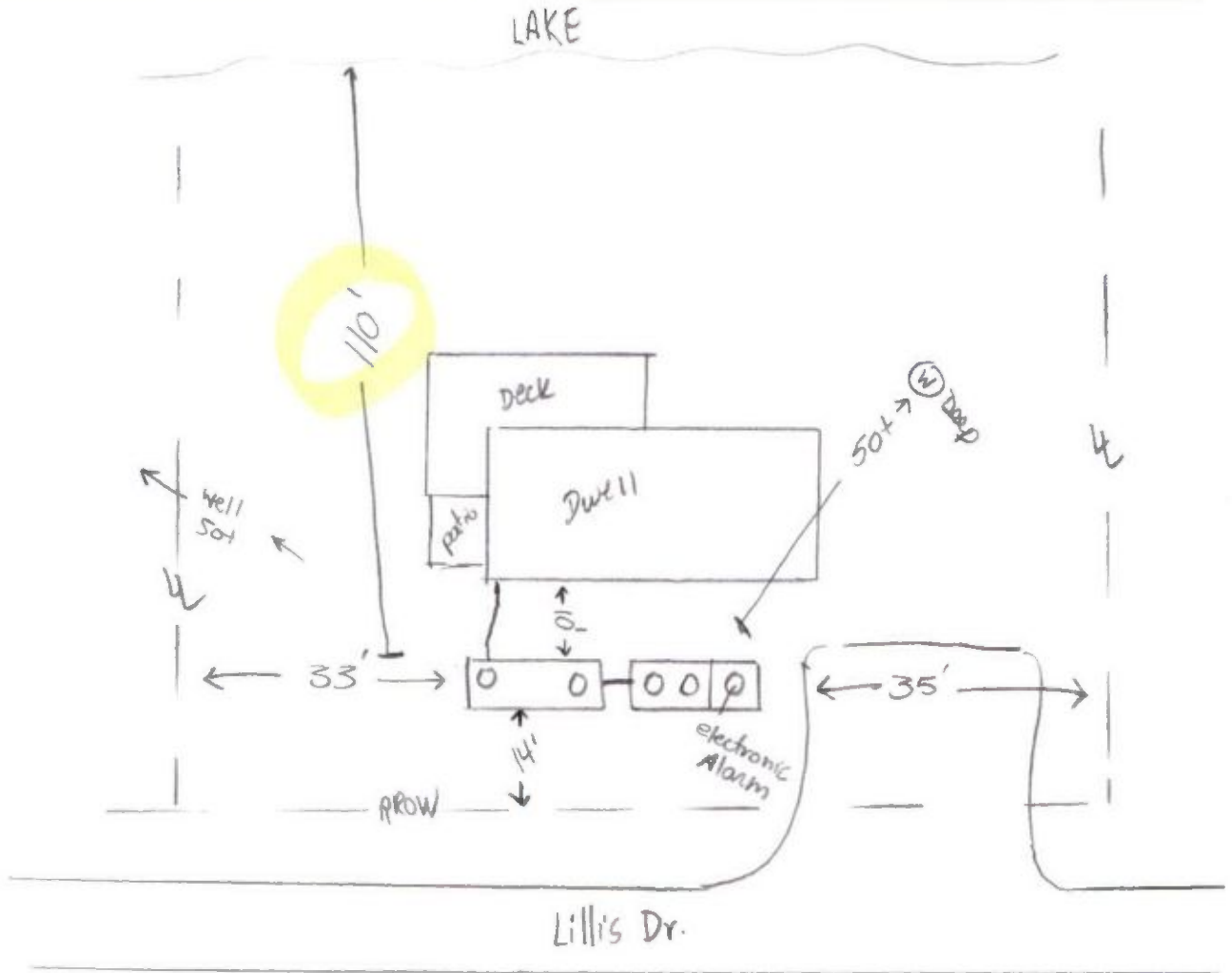
ROOF PLAN
 1/8" = 1'-0"

*ALL CONDITIONS & MEASUREMENTS
 TO BE VERIFIED ON SITE PRIOR TO START
 BY GENERAL CONTRACTOR & OWNER



PARCEL# 14000160129008
YEAR 2026
SCALE -

SKETCH OF PROPERTY



Installing
1-1500 gal & 1-1500-2 total 3,000 galls
Holding Tanks
w/ manual float