



ITASCA COUNTY
PLANNING COMMISSION/BOARD OF ADJUSTMENT
123 NE 4th St
Grand Rapids, MN 55744
(218) 327-2857

Wednesday, 3/10/2021

11:00 A.M.

Itasca County Boardroom

The regular meeting of the Itasca County Planning Commission/Board of Adjustment (PC/BoA) was held on Wednesday, 3/10/2021, at 11:00 a.m. * in the County Board Room of the Courthouse with the following in attendance:

MEMBERS PRESENT: Richard Kortekaas, Dan Butterfield, Mike Oja, Lisa Maasch;
ABSENT: Mike Bellomy;
EXOFFICIO: Environmental Services Director Dan Swenson; Environmental Services Technician Jim Gustafson;
GUESTS: Todd Major; Pete Stacklie; John Maxwell; Bradley Johnson (via phone);

*Members met at the Courthouse at 8:15 a.m. to view the properties and then returned to the Courthouse to hold the meeting.

Chair Maasch called the Planning Commission/Board of Adjustment meeting to order, opening with the Pledge of Allegiance. Copies of the agenda and opening statement were available for the audience.

Agenda. Upon the motion of Butterfield/Oja, which carried unanimously, the agenda was approved as distributed and motion carried unanimously.

Minutes. Upon the motion of Kortekaas/Oja, which carried unanimously, the minutes of the 1/13/2021 hearing were approved as distributed.

Todd Major & Pete Stacklie/Rezone— S 300' of NW NE W of TH 169, Section 8, Harris Township 54-25, submitted an application for rezone from Farm Residential to Light Industrial Commercial. Mr. Swenson entered the staff report dated 3/5/2021 into the record, a copy of which has been distributed to the PC/BoA and applicants. Todd Major & Pete Stacklie were present and discussed their proposed rezone request and explained they would like to move the A-1 Concrete location to this site and add car sales. Peggy Clayton, with Harris Township, was present and commented that Harris Township recommended approval of the rezone application. Kortekaas/Butterfield motioned to close the public portion of the meeting which carried unanimously.

Motion: Butterfield/Kortekaas motioned to recommend (to the County Board) approval of the rezone application submitted by Todd Major & Pete Stacklie for rezone from Farm Residential to Light Industrial Commercial as set forth in the 3/5/2021 staff report. Motion carried unanimously.

Chair Maasch adjourned the Planning Commission and opened the Board of Adjustment of Meeting.

Bradley Johnson/John Maxwell/Variance— Lots 14-15 and the NE 15' of Public ROW lyg Wly & adj thereto, Northwood Acres, Section 29, Marcell Township 59-26, submitted an application for variance from Section 5.13.1 of the Zoning Ordinance for construction of a 140 SF sauna to be located 16.5' from the Ordinary High Water Level (OHWL) of North Star Lake. Mr. Swenson entered the staff report dated 3/5/2021 into the record, a copy of which has been distributed to the PC/BoA and applicants. He added two items to the record: (PCBA 01f) a recommendation for denial from Marcell Township with concerns of setting a precedent and (PCBA 09)

comments from ICOLA, also in opposition, with runoff concerns. John Maxwell, agent, was present (and Bradley Johnson via phone) and discussed their variance request. His comments included that the parcel is small and only 85' in depth; there was previously a portable sauna which has been removed; the sauna will be a dry sauna, 10' in height and the proposed location is the best option as there is existing screening, less visibility from the lake and runoff would be contained behind the structure. There was discussion regarding another possible site (located by site) 44' from the OHWL but there were concerns with the close proximity to the septic (which is an advanced system) and topography (that site is more elevated; sauna would be more visible from the lake and site may require a retaining wall, erosion control, tree removal and screening). Members noted that no precedents are set—every situation is considered individually. Environmental Services Technician Jim Gustafson was present and noted the existing 10'x9' shed on the north side of parcel would also be included in the allowed footprint for a boathouse (250 SF) with 160 SF remaining. Kortekaas/Oja motioned to close the public portion of the meeting which carried unanimously.

Motion: Butterfield/Oja motioned to approve the variance application submitted by Bradley Johnson & John Maxwell for construction of a 140 SF sauna to be located 16.5' from the OHWL of North Star Lake as set forth in the 3/5/2021 staff report with the below conditions. Motion carried unanimously.

Condition/s: 1) Septic inspected and upgraded if needed before construction;
2) Runoff contained;
3) Comply with Best Management Practices.

Mr. Swenson explained the appeal process and final processing of the variance to the representative.

Other:

Water Plan Implementation Committee (WPIC) Report. Member Butterfield reported that the One Watershed One Plan (1W1P) draft was submitted to the County Board for comment.

At 12:13 p.m., Butterfield/Kortekaas motioned to adjourn, and motion carried unanimously.

By: _____
Diane Nelson, Recording Secretary