



**ITASCA COUNTY
PLANNING COMMISSION/BOARD OF ADJUSTMENT**

123 NE 4th St
Grand Rapids, MN 55744
(218) 327-2857

Wednesday, 9/8/2021

9:00 A.M.

Itasca County Boardroom

The regular meeting of the Itasca County Planning Commission/Board of Adjustment (PC/BoA) was held on 9/8/2021 at 9:00 a.m. in the County Board Room of the Courthouse with the following in attendance:

MEMBERS PRESENT: Lisa Maasch, Richard Kortekaas, Dan Butterfield, Mike Bellomy, Mike Oja;

ABSENT: None;

EXOFFICIO: Environmental Services Director Dan Swenson, County Surveyor Guy Carlson;

GUESTS: Gustave David; Bert & Deborah Clark; Bruce Peterson.

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. Mr. Swenson requested the agenda order be modified to hold the Board of Adjustment meeting (variance) before the minor subdivision and Member Butterfield withdrew the WPIC report from the agenda since no meeting had been held.

Minutes. Upon the motion of Kortekaas/Butterfield, which carried unanimously, the minutes of the 7/14/2021 and 7/29/2021 hearings were approved as distributed.

CALL BACK TO TABLE - Review with the Intent to Revoke Conditional Use Permit #910028 for junk/salvage yard—S ½ of SE NE and NE SE, Section 31, Bigfork Township 61-26 (Bigfork River) Gustave & Marilyn David—this was reviewed at a special meeting held on 7/29/2021 and was to be discussed further at the 9/8/2021 meeting. Mr. Swenson recommended the review be tabled since Mr. David is working with the Itasca Economic Development Corporation (IEDC) to develop a business plan and bring the permit into compliancy. Mr. David was present and noted the reports/plan will not be completed until the end of April 2022. Member Oja commented he would like the Board to be updated monthly on the progress. Butterfield motioned to table the review until the May 2022 meeting and motion carried by majority vote (4:1, Member Bellomy voting Nay).

Butterfield/Oja motioned to adjourn the Planning Commission meeting and open the Board of Adjustment meeting which carried unanimously.

Bert & Deborah Clark/Variance—Part of Lots 4 & 5, Aud. Subd. #32, Section 25, Lake Jessie Township 148-25, Parcel #22-420-0042, submitted a variance application for variance from Section 5.6.7B of the Zoning Ordinance for construction of a 32'x24' garage to be located 62' from the Ordinary High Water Level (OHWL) of Little Turtle Lake, Recreational Development 2 Class. Mr. Swenson entered the staff report dated 9/3/2021 into the record and noted the existing buffer is adequate. He mentioned the applicants would like to amend their application for the garage size to be 38'x24' and recommended the structure be moved 6' further back from the wetlands (located south of the proposed structure). Bert & Deborah Clark were present and explained that when State Hwy. 6 was reconfigured to remove the curve, they lost 100' of their property and because of that it is not possible to meet the required setbacks due to the parcel width. They also confirmed they would like to amend their application to increase the garage size to 38'x24'. Kortekaas/Butterfield motioned to close the public portion of the meeting and motion carried unanimously.

Motion: Bellomy/Butterfield to approve the variance application submitted by Bert & Deborah Clark for construction of a 38'x24' garage (as amended) to be located 62' from the OHWL of Little Turtle Lake as set forth in the 9/3/2021 staff report. Motion carried unanimously.

Condition/s: 1) Comply with Best Management Practices during construction;

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

Kortekaas/Bellomy motioned to adjourn the Board of Adjustment and open the Planning Commission meeting and motion carried unanimously.

Bruce & Penny Petersen/Minor Subdivision (Not a Public Hearing)— W ½ of Lot 7 LYG N of RD & E 50' of W ½ of Lot 7 LYG S of RD, Section 3, Marcell Township 59-27, Parcel #26-203-3404 submitted a minor subdivision entitled Little Turtle Trails End for acceptance by the PC/BoA. Mr. Swenson entered the staff report dated 9/3/2021 into the record, a copy of which has been distributed to the PC/BoA and applicants. There was discussion regarding Outlot A, Mr. Swenson commented that this is a non-buildable parcel and no zoning permits could be issued for this parcel. Surveyor Carlson was present and discussed the items in his 8/27/2021 correspondence and commented that he would not sign the plat until at least the first four items are addressed. Bruce Petersen was also present and explained he would like to split property for relatives.

Motion: Bellomy/Oja motioned to approve the minor subdivision entitled Little Turtle Trails End submitted by Bruce & Penny Petersen as set forth in the 9/3/2021 staff report contingent upon completion of the seven items mentioned in the 8/27/2021 correspondence submitted by Itasca County Surveyor Guy Carlson. Motion carried unanimously.

At 9:52 a.m. Kortekaas/Oja motioned to adjourn, and motion carried unanimously.

By: _____
Diane Nelson, Recording Secretary