



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

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

Wednesday, 12/8/2021

9:00 A.M.

Itasca County Boardroom

The regular meeting of the Itasca County Planning Commission/Board of Adjustment (PC/BoA) was held on 12/8/2021 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, Environmental Services Coordinator Greg Stoltz;
GUESTS: Rodney Ernhart, William Manney, William Manney Jr., Gary & Teresa Tonneslan, Scott Stoltenberg.

(The site inspections which were scheduled for Monday, 12/6/2021, were cancelled due to inclement weather).

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.

Minutes. Upon the motion of Bellomy/Kortekaas, which carried unanimously, the minutes of the 10/13/2021 hearing were approved as distributed.

Agenda. Member Butterfield requested the WPIC report be removed from the agenda since there was no meeting and the Ernhart/Dream Life CUP was moved to the beginning of meeting.

David CUP Review. Member Bellomy requested that there be an update at the January meeting.

Rodney Ernhart/Dream Life LLC/CUP— Part of Lot 1, Section 28, Marcell Township 59-26, submitted a conditional use permit (CUP) application for resort expansion to add five camping cabins and 15 additional RV sites. Since the PCBA members were unable to inspect the site on Monday because of weather, Mr. Swenson suggested the application be tabled until the January meeting. Rodney Ernhart was present and agreed to having his application tabled until January to allow the members to be able to inspect the site (and waived the MS 15.99 time limit requirements). Bellomy/Butterfield motioned to table the application until the January meeting and the motion carried unanimously.

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

William & Barbara Manney/Variance— S1/2 of N1/2 and N1/2 of S1/2 of Lot 5, Section 24, Bearville Township 60-22, submitted a variance application for variance from S.5.6.7A of the Zoning Ordinance for installation of sewage treatment to be located 63' from the Ordinary High Water Level (OHWL) of Sturgeon Lake, General Development class. Mr. Stoltz commented that pretreatment is required since the sewage treatment will not meet the required 100' OHWL setback. The site was inspected by staff, there was no site inspection by the PCBA members. William Manney Jr. was present (representing his parents) and discussed the need to replace the existing nonconforming septic system since they would like to sell the property. He presented an aerial photo (PCBA 09) for the members to view and the County GIS map was also viewed on the overhead screen which showed the wetlands located to the west of the peninsula. It was noted that

Sturgeon Lake is also located within St. Louis County who only requires a 50' OHWL setback for sewage treatment. Kortekaas/Butterfield motioned to close the public portion of the meeting which carried unanimously.

Motion: Oja/Butterfield motioned to approve the variance application submitted by William & Barbara Manney for installation of sewage treatment 63' from the OHWL of Sturgeon Lake as set forth in the 12/3/2021 staff report. Motion carried unanimously with the following conditions:

Condition/s: 1) Advanced septic system designed by an advanced designer;
2) Comply with Best Management Practices during construction.

Mr. Stoltz explained the appeal process and final processing of the variance to the representatives.

Gary & Teresa Tonneslan/Variance— Part of Lot 3 LYG SW of TH 38 EXC S 175', Section 20, Marcell Township 59-26, submitted a variance application for variance from Section 3.8.1A of the Zoning Ordinance to rebuild cabin on same footprint except for a 16'x8.5' addition and 4'x8.5' deck which will be located closer to the centerline of State Hwy. 38. The site was inspected by staff, there was no site inspection by the PCBA members (Mr. Swenson noted that #14 of the staff report is incorrect) due to weather. Mr. Swenson added prior variances to the record (PCBA 08). An aerial photo was viewed on the overhead screen. Gary & Teresa Tonneslan were present, along with their contractor, Scott Stoltenberg, and explained that the existing cabin will be removed down to the floor/foundation and replaced. Applicants requested their variance be amended to include the addition of a roof to their existing deck located 43' from the OHWL. It was noted that the prior variance for the deck had a condition that the deck would not be enclosed. Kortekaas/Oja motioned to amend the application, as requested by the applicants, to include variance from S.5.6.7G for construction of a roof over the 8'x32' deck ("C" on site plan) which carried unanimously. Kortekaas/Bellomy motioned to close the public portion of the meeting which carried unanimously.

Motion: Bellomy/Kortekaas to approve the variance application, as amended, submitted by Gary & Teresa Tonneslan for construction of a 16'x8.5' addition and 4'x8.5' deck to be located 108.5' from the centerline of State Hwy. 38 and amended to include a variance for a 8'x32' deck roof to be located 43' from the OHWL as set forth in the 12/3/2021 staff report (as corrected). Motion carried unanimously with the following conditions:

Condition/s: 1) 8'x32' deck roof to be located no closer than 43' from the OHWL;
2) Comply with Best Management Practices during construction.

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

At 10:22 a.m. the meeting was adjourned.

By: _____
Diane Nelson, Recording Secretary