



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

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

Wednesday, 3/09/2022

11:00 A.M.

Itasca County Boardroom

The regular meeting of the Itasca County Planning Commission/Board of Adjustment (PC/BoA) was held on 3/9/2022 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 Bellomy, Mike Oja, Lisa Maasch;

ABSENT: Mike Oja;

EXOFFICIO: Environmental Services Coordinator Greg Stoltz;

GUESTS: Gus David; Wayne & Nancy Roberts; Harlan Hansen; John & Judy Toffoli; LeRoy Flug; Kirk Baumgardner; Allen Coffland; Wayne Procopio; Rick Myrum.

*Members met at the Courthouse at 8:45 a.m. to view the property and then returned to the Courthouse to hold the meeting.

Chair Bellomy 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. An update on the David CUP review was added to the agenda.

Minutes. Upon the motion of Butterfield/Maasch, which carried unanimously, the minutes of the 1/12/2022 hearing were approved as distributed.

David CUP Review (for Salvage Yard) Update—S ½ of SE NE and NE SE, Section 31, Bigfork Township 61-26 (Bigfork River) Gustave & Marilyn David. (This review was tabled at the 10/13/2021 meeting until May 2022 and the Board requested monthly updates—last update was at the 1/12/2022 meeting). Mr. David was present, and comments included that he has not been able to remove more vehicles since the last update but has been plowing snow in order to remove more vehicles in the future. He is working on a 300' buffer and still has approximately 1000 vehicles on the property (only 300 allowed per CUP).

Wayne & Nancy Roberts/CUP—NE SW, Section 17, Goodland Township 55-22, Parcel #14-117-3100, submitted an application for a conditional use permit (CUP) for an extractive use to be located within 1000' of Twin Lake, Natural Environment 3 Class, and within 1000' of a residence and will include stockpiling materials, washing rock, crushing, bituminous, asphalt and hot mix equipment and settling basins. Mr. Stoltz displayed the GIS map of the parcel on the overhead screen, entered the staff report dated 3/4/2022 into the record and added to the record: PCBA 11- 3/4/22 letter from LeRoy Flug; PCBA 12 – 3/5/2022 letter from Steve Alm; PCBA 13 – MNDNR Aggregate Finder map and PCBA 14 – 3/9/2022 letter from Steve & Cindy Nehiba. Mr. Roberts was present and discussed his CUP application for an extractive use and noted that after meeting with the township, he agreed to remove bituminous activity (recycling) from his application as they requested. He further explained that there will be no water supply/sewage treatment; he may develop the property residentially in the future (will preserve areas for future septic sites); there will be ongoing reclamation of the property as it is excavated, and he has already planted 350 trees along the road as a buffer. He also mentioned he may remove a few trees by the gate to improve visibility if needed. There was discussion of crushing concerns and Mr. Roberts noted there will be minimal crushing (approx. 10,000 yds), no explosives and agreed to limit crushing hours from 8 a.m. to 7 p.m. Harlan Hansen was present in support of the application because it will provide an option for small contractors; can benefit the local economy; there is an existing pit in the area with crushing activity; operation will be under public scrutiny and there should be no

issues if rules are followed. Those present in opposition included John & Judy Toffoli, LeRoy Flug, Kirk Baumgardner, Allen Coffland, Wayne Procopio and Rick Myrum with concerns that included traffic, compliance of other contractors, crushing, dust control, road concerns/impacts, boundaries, buffer and reclamation (state has requirements). At 12:03 p.m. there was a 5 min. recess. Mr. Stoltz displayed the DNR aggregate map of the area showing several active lease sites and several candidate sites on nearby state lands which are not under County jurisdiction and discussion followed. Kortekaas/Butterfield motioned to close public portion of hearing. Members discussed possible conditions with the applicant—Mr. Roberts preferred 3 weeks of crushing be allowed and noted any concerns for County road improvements should be directed to the Highway Dept./County Commissioners.

Motion: Maasch/Kortekaas motioned to approve the amended CUP application (bituminous removed) submitted by Wayne & Nancy Roberts for extractive use to include stockpiling materials, washing rock, crushing, asphalt and hot mix equipment and settling basins as set forth in the 3/4/2022 staff report. Motion carried unanimously.

Condition/s: 1) Crushing 3 weeks maximum; 6 days/week (Monday – Saturday) from 8 a.m. to 7 p.m.:
2) No bituminous

Mr. Stoltz explained the appeal process and final processing of the CUP to the representative.

At 12:30 p.m., Chair Bellomy adjourned the meeting.

By: _____
Diane Nelson, Recording Secretary