



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

Wednesday, 4/13/2022

9:00 A.M.

Itasca County Boardroom

The regular meeting of the Itasca County Planning Commission/Board of Adjustment (PC/BoA) was held on 4/13/2022 at 9:00 a.m. in the County Board Room of the Courthouse with the following in attendance:

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

**ABSENT:** Lisa Maasch;

**EXOFFICIO:** Environmental Services Coordinator Greg Stoltz;

**GUESTS:** Jerry Petermeier, Toby Holmgren, Paul Safarz, Josh Eschenbach, Rich Johnson, Tina Morgan, Lyndsay & Colt Anderson.

Chair Bellomy called the Planning Commission/Board of Adjustment meeting to order, opening with the Pledge of Allegiance.

*Agenda.* Upon the motion of Kortekaas/Butterfield, which carried unanimously, the agenda was approved.

*Minutes.* The minutes of the 3/9/2022 hearing were approved as distributed.

*Criteria Questions Discussion.* Chair Bellomy commented that he did not think it was necessary for applicants to review the criteria questions during the meeting since they are intended for the PCBA members use. After discussion it was the consensus of members to eliminate the applicants review of the criteria questions from the meeting.

**Colt & Lyndsay Anderson/CUP—** (NE SW less RD #1, Section 31, Oteneagen Township 146-25, Parcel #32-031-3101) submitted a Conditional Use Permit (CUP) application to establish a dog and cat boarding kennel. Colt & Lyndsay Anderson were present and discussed their proposed plan for a dog and cat boarding kennel. Their future plans include construction of a new building; a new well; installing two holding tanks (for gray water--animal waste will be composted in fields) and may board up to 50 animals maximum (not including their own animals—they also breed dogs). After discussion, their application was amended to include adjacent Parcel #32-031-3102. There was no present in opposition. Tina Morgan, kennel owner; was present in support of the application and commented there is a need for more kennels in the area.

**Motion:** Oja/Butterfield motioned to approve the amended CUP application submitted by Colt & Lyndsay Anderson to establish a dog and cat boarding kennel as set forth in the 4/8/2022 staff report. **Motion carried unanimously with the following condition:**

**Condition/s:** Comply with Best Management Practices.

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

**Johnson/Kopet/Hawkinson/CUP—** (Lots 5 & 6, Section 9, Unorganized Township 58-26, Parcels #66-009-1302, 66-009-1400) submitted a Conditional Use Permit (CUP) application for an extractive use renewal. Jerry Petermeier and Toby Holmgren, with Hawkinson Const., were present as representatives and commented they are requesting a renewal of the existing CUP with the same conditions and noted there will be minimal expansion within the next five years. There was no one present in support or opposition.

**Motion:** Butterfield/Oja motioned to approve the CUP renewal application submitted by Hawkinson Construction for extractive use renewal as set forth in the 4/8/2022 staff report. Motion carried unanimously with the same conditions as the 2017 CUP as follows:

**Condition/s:** 1) Overall hours/days of operation: 6:30 am – 7:30 pm, Monday – Friday;  
2) Crusher hours/days of operation: 7:00 am – 7:30 pm, Monday – Friday;  
3) There shall be no crushing on Memorial Day, July 4<sup>th</sup> and Labor Day (consistent with MNDOT holiday guidelines);  
4) Saturday operation shall only be allowed if required to meet a state or county contract deadline; and  
5) The contractor/s shall notify Caribou Lake Association and Buckhorn Resort one week prior to crushing.

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

**Eschenbach/Rezone**— (SW NW, NW SW and NW NW, Section 27, Arbo Township 56-25) submitted a rezone application for rezone from Industrial to Farm Residential. Joshua & Angela Eschenbach were present and discussed their application. There was no one present in support or opposition. Member Butterfield motioned to close the public portion of the meeting which carried unanimously.

**Motion:** Butterfield/Kortekaas motioned to recommend approval (to the County Board) of the rezone application submitted by Joshua & Angela Eschenbach for rezone from Industrial to Farm Residential as set forth in the 4/8/2022 staff report. Motion carried unanimously. (County Board hearing scheduled for 4/19/2022).

At 10:00 a.m. Chair Bellomy recessed the meeting for 5 min. and called the meeting back to order at 10:05 a.m. Butterfield/Kortekaas motioned to adjourn the Planning Commission meeting and open the Board Adjustment of meeting and motion carried unanimously.

**Safarz/Variance**— (W 220' of E 440' of Lot 4, Section 34, Sand Lake Township 148-26, Parcel #35-034-3405), submitted an application for variance from Section 5.6.7B of the Zoning Ordinance for construction of 20'x27' cabin addition, 20'x10' screen porch addition and 8'x8' deck to be located 76' (closet point) from the Ordinary High Water Level (OHWL) of Sand Lake. Paul Safarz was present and discussed his application

**Motion:** Butterfield/Kortekaas motioned to approve the variance application submitted by Paul Safarz for construction of 20'x27' cabin addition, 20'x10' screen porch addition and 8'x8' deck to be located 76' (closet point) from OHWL as set forth in the 4/8/2022 staff report. Motion carried unanimously with the following condition:

**Condition/s:** 1) Comply with Best Management Practices

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

*Other:*

*Water Plan Implementation Committee (WPIC) report.* Member Butterfield reported there was further discussion of water plans.

*Criteria Questions Discussion.* There was further discussion of the criteria questions, and it was the consensus of the board that they be further reviewed since they will often end up with the same answers to questions 1&2.

At 10:48 a.m., Chair Bellomy adjourned the meeting.

By: \_\_\_\_\_  
Rosann Bray, Recording Secretary