



**ITASCA COUNTY  
PLANNING COMMISSION**

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

Wednesday, 7/13/2022

1:00 P.M.

Itasca County Boardroom

The regular meeting of the Itasca County Planning Commission (PC/BoA) was held on Wednesday, 7/13/2022, at 1:00 p.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:** None;

**EXOFFICIO:** Environmental Services Director Dan Swenson;

**GUESTS:** Ryan Boldt; Brandon Jahn; Peggy Clayton; Gary Hawkinson; John Batchelder; Brian Gandy; Rick Adams, Jon Adams, Mark Michalek.

\*Members met at the Courthouse at 8:00 a.m. to view the properties 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.** Upon the motion of Kortekaas/Butterfield, which carried unanimously, the agenda was approved as distributed, and motion carried unanimously

**Ryan Boldt/CUP**— E ½ of SE NW, Section 3, Unorganized Township 56-26 (Parcel #64-003-2402)— submitted a conditional use permit (CUP) application for off-season boat storage. Mr. Swenson added to the record: (PCBA 01c)- interpretation and (PCBA 07)- 7/8/2022 email from Karin Grandia (has no transportation related concerns). Ryan Boldt was present and discussed his proposed CUP application for off-season storage of a maximum of 30 boats. Oja/Kortekaas motioned to close the public portion of the meeting which carried unanimously.

**Motion:** Oja/Kortekaas motioned to recommend (to the County Board) approval of the CUP application submitted by Ryan Boldt for off-season boat storage as set forth in the 7/8/2022 staff report. Motion carried unanimously.

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

As per Section 2.5 of the Zoning Ordinance, since this CUP is of a commercial nature and proposed for a residential zoning district, the Planning Commission will make their recommendation to the County Board who will act on the application after holding a public hearing scheduled for 7/19/2022.

**Brandon Jahn/CUP**— SW NE LYG W of US Hwy 169 and NW NE W of US Hwy 169 & S of CR 17, Section 30, Harris Township 54-25, (Parcels 19-030-1302 and 19-030-1205) — submitted a CUP application for commercial office space and shop/storage building for a contracting business. Mr. Swenson added to the record: (PCBA 01c)- interpretation and (PCBA 07)- 7/8/2022 email from Karin Grandia (has no transportation related concerns). Mr. Jahn was present and discussed his CUP application to expand his business—there will be no retail space (although an occasional customer may stop in); no manufacturing; will have future well/septic; may have an access from CR 17 but the existing access is off Hwy 169 and he plans to maintain a 20' natural buffer along the west property line. Peggy Clayton, with Harris Township; was present and commented the township will be reviewing the application tonight at their meeting. Gary Hawkinson, current

owner, was present in support of the application since the use is ideal for the property. John Batchelder, adjacent property owner to the west, was present, neither in support nor against, but would like to speak further with applicant regarding his plan. Oja/Butterfield motioned to close the public portion of the meeting which carried unanimously.

**Motion:** Butterfield/Oja motioned to recommend (to the County Board) approval of the CUP application submitted by Brandon Jahn for commercial office space and shop/storage building for contracting business as set forth in the 7/8/2022 staff report. Motion carried unanimously.

**Condition/s:** 1) Maintain a 20' natural vegetative buffer along the west property line of Parcel 19-030-1205;  
2) Comply with Best Management Practices;

As per Section 2.5 of the Zoning Ordinance, since this CUP is of a commercial nature and proposed for a residential zoning district, the Planning Commission will make their recommendation to the County Board who will act on the application after holding a public hearing scheduled for 7/19/2022.

**Ferrellgas/CUP**— Lots 4-5, Block 1, Plat of Marcell, Section 18, Marcell Township 59-26 (Parcel #26-460-0120) — submitted a CUP application for an 18,000-gallon propane storage tank. (there was a 5 min. recess at this time). Mr. Swenson added to the record PCBA 08- email dated 6/29/2022 from Heidi Hammond who had concerns. Mr. Brian Gandy/Ferrellgas was present and discussed the need for an additional storage tank to serve residents in the area more efficiently during the heating season (currently 800 customers in that area); tank will be on skids; there will be no digging and no concrete slab. He addressed Ms. Hammond's concerns: tanks are vented; safety mechanisms in place; there are safety protocols/inspections and tanks are heavily regulated. They will remove the existing smaller tanks on the property but may keep a few and move to the back of the property. There was discussion regarding fencing and Mr. Gandy commented that the required portion of the tank will be fenced. Oja/Maasch motioned to close the public portion of the meeting which carried unanimously.

**Motion:** Bellomy/Oja motioned to approve the CUP application submitted by Ferrellgas for an 18,000-gallon propane storage tank as set forth in the 7/8/2022 staff report. Motion carried unanimously with the following conditions:

**Condition/s:** 1) Existing small propane tanks (pigs) shall be removed;  
2) Future small tanks (only as needed for emergency purposes) shall be stored at the back of the property out of sight.

**Jon Adams/Tillman Infrastructure/CUP**— Part of NE ¼ of SE ¼, Section 19, Ardenhurst Township 150-28 (Parcel #26-460-0120) — submitted a CUP application for a 335' guyed communications tower with an 8' Lightning Rod, total height 343'. Mr. Swenson added to the record: (PCBA 17)- letter from Ardenhurst Township – no recommendation; and (PCBA 18)- 7/8/2022 email from G. Andy Martin in support. Rick Adams (and Jon Adams), representatives, were present and discussed the CUP application and the need for a tower in this area which will greatly improve cell phone service and other digital signals (along with communication for emergency services). The property will be accessed from Hwy. 46 and the tower will be located 700 ft. from the road. Kortekaas/Butterfield motioned to close the public portion of the meeting which carried unanimously.

**Motion:** Butterfield/Kortekaas motioned to approve the CUP application submitted by Jon Adams/Tillman Infrastructure/Walter Breeze for a 335' guyed communications tower with an 8' lightning rod (total height 343') as set forth in the 7/8/2022 staff report. Motion carried unanimously.

**Mark Michalek/CUP**— SE SE Less Hwy., Section 7, Alvwood Township 149-28 (Parcel #01-007-4401) — submitted a CUP/New Resort application to establish an RV campground. Mr. Swenson added to the record, emails from Karin Grandia and Guy Carlson and two septic designs. Mark Michalek was present and discussed his proposed plan for an RV campground and noted there were some changes on his updated site plan; all sites will have full hookups and two sites were removed (21 total sites). Mr. Swenson suggested the preliminary and final site plans could both be approved at this time. Kortekaas/Oja motioned to close the public portion of the meeting which carried unanimously.

**Motion:** Maasch/Kortekaas motioned to approve the CUP application and new resort preliminary/final site plan submitted by Mark Michalek for an RV campground as set forth in the 7/8/2022 staff report. Motion carried unanimously.

At 3:15 p.m., Chair Bellomy adjourned the meeting.

By: \_\_\_\_\_  
Diane Nelson, Recording Secretary