



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

Wednesday, 8/10/2022

9:00 A.M.

Itasca County Boardroom

The regular meeting of the Itasca County Planning Commission/Board of Adjustment (PC/BoA) was held on Wednesday, 8/10/2022, at 9:00 a.m. in the County Board Room of the Courthouse with the following in attendance:

MEMBERS PRESENT: Richard Kortekaas, Dan Butterfield, Mike Bellomy, Lisa Maasch;
ABSENT: Mike Oja;
EXOFFICIO: Environmental Services Director Dan Swenson; Assistant County Engineer Ryan Sutherland;
GUESTS: Chuck Haben; Richard Ziegler; Alan Briski; Nancy & Keith Sjoquist; Ryan Annis;

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. The WPIC report was removed from the agenda since there was no meeting.

Minutes. Kortekaas/Butterfield motioned to approve the minutes of the 7/11/2022 and 7/13/2022 meetings and motion carried unanimously.

Charles & Shelly Haben/Variance— Lot 58 & PT of VAC Gama Ave, Gama Beach, Section 23 and RD #3 of SW NW, Section 24, 54-26 (Parcel #63-425-0580, 63-024-2306) — submitted a variance application for construction of a 24'x30' garage addition to be located 36' from the centerline of S. Gama Beach Road. Ryan Sutherland, Assistant County Engineer, was present and comments included that there have been plans to reconstruct the road at some point since there have been ongoing drainage issues. Chuck Haben was present and discussed his variance request for a garage addition which is needed for additional storage space. He noted that his property is fairly level, and they have not had drainage issues. Other options were discussed, but the proposed addition would allow him to add onto the existing garage since it is in good condition and reserve space for a septic. The Board suggested the application be tabled to allow the applicant to check into other options that could comply with the County Engineer's recommended 45' setback. The applicant agreed for his application to be tabled until the 9/14/2022 meeting. Member Butterfield also requested that the site plan be updated to include the well and septic locations.

Motion: Butterfield/Kortekaas motioned to table the variance application submitted by Charles & Shelly Haben for construction of a 24'x30' garage addition to be located 36' from the centerline of S. Gama Beach Road until the 9/14/2022 meeting. Motion carried unanimously.

Richard & Jacqueline Ziegler/Variance—Lot 8, Auditors Subd., Section 30, Unorganized Township 59-23 (Parcel #52-410-0035) — submitted a variance application for construction of a 32'x50' garage to be located 58' from the centerline of Wolf Lake Trail (CSAH 53). As per the 7/29/2022 letter from Itasca County Engineer Karin Grandia, the Transportation Dept. did not support the requested 58' setback but would not oppose a 75' setback from the centerline. Ryan Sutherland, Assistant County Engineer, was present and commented that there has been minimal discussion regarding improvement projects for this road but since the road has not been improved, they cannot waive the setback requirement. Richard Ziegler was present and discussed his variance application noting sites are limited for garage placement due to the septic/well locations; clarified the 58' structure setback was not measured from the eaves and that Lake Country Power relocated pole/guidewires according to the proposed building location. The applicant would amend his application if recommended. Kortekaas/Maasch motioned to close the public portion of the meeting which carried unanimously. The members discussed amending the application for structure

to be located 62' from the centerline (measured from eaves) but noted it could be possible the County may require the required 110' setback in the future.

Motion: Butterfield/Kortekaas motioned to approve the variance application as amended submitted by Richard & Jacqueline Ziegler for construction of a 32'x50' garage to be located 62' (measured from eaves) from the centerline of Wolf Lake Trail (CSAH 53) as set forth in the 8/5/2022 staff report. Motion carried unanimously.

Condition/s: 1) Install gutters to direct runoff;
2) Comply with Best Management Practices.

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

Alan Briski/Variance—RD #4 of Lot 4 and RD #1 of SW SW, Section 32, Lone Pine Township 56-22 (Parcel #25-032-4404 and 25-033-3305) — submitted a variance application for construction of a 36'x64' garage to be located 80' (measured from eaves) from the centerline of E. Shore Drive. Alan Briski was present and commented he would like to remove the existing pole building and replace with the proposed structure (and going wider is not an option). It was noted that no comments were received, and no one was present for/against. Kortekaas/Maasch motioned to close the public portion of the meeting which carried unanimously.

Motion: Maasch/Butterfield to approve the variance application submitted by Alan Briski for construction of a 36'x64' garage to be located 80' from the centerline of E Shore Drive as set forth in the 8/5/2022 staff report. Motion carried unanimously.

Condition/s: Comply with Best Management Practices

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

At 10:22 a.m., Chair Bellomy recessed the meeting for 10 min. and called the meeting back to order at 10:35 a.m.

Nancy & Keith Sjoquist/After-the-Fact Variance—Part of Lot 6, Section 27, Unorganized Township 58-23 (Parcel #51-027-4210) — submitted an after-the-fact variance application for an 8'x8' cabin addition constructed 6' from the Ordinary High Water Level (OHWL) of Shoal Lake. Nancy Sjoquist was present and discussed their after-the-fact variance application for a cabin addition needed for storage. Her comments included they did not think they needed a permit because they thought the cabin was grandfathered-in and an addition was under a certain SF would not require a permit. Ryan Annis, was present, with no objection and is in favor of the variance. Kortekaas/Butterfield motioned to close the public portion of the meeting which carried unanimously. There was considerable discussion regarding the application including the prior variance submitted by the Sjoquists in 2003 which was approved and conditions of that variance (including that the screen house never be enclosed/winterized). The members concerns included the addition is too close to the OHWL (closer than the 10' setback allowed for boathouses); there are other options for storage (in screen porch or in other structures on the property) and future property owners could potentially add well/septic/sanitation. It was the general consensus of members the addition would have not been approved if the required procedures were followed and approval would be inconsistent with the spirit of the Zoning Ordinance.

Motion: Butterfield/Maasch motioned to deny the after-the-fact variance application submitted by Nancy & Keith Sjoquist for an 8'x8' cabin addition as set forth in the 8/5/2022 staff report. Motion carried unanimously with the condition that the addition be removed within 180 days.

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

At 11:32 am Chair Bellomy adjourned the meeting.

By: _____
Diane Nelson, Recording Secretary