



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

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

Wednesday, 12/14/2022

11:00 A.M.

Itasca County Boardroom

The regular meeting of the Itasca County Planning Commission/Board of Adjustment (PC/BoA) was held on Wednesday, 12/14/2022, at 11:00 a.m. in the County Board Room of the Courthouse with the following in attendance:

MEMBERS PRESENT: Mike Bellomy, Dan Butterfield, Lisa Maasch;
ABSENT: Richard Kortekaas, Mike Oja;
EXOFFICIO: Environmental Services Coordinator Greg Stoltz; Assistant County Engineer Ryan Sutherland;
GUESTS: Peggy Clayton; Dan Gilbert; Todd Scofield; Via phone: Mitch Repka; John Carney; Bob Whitmyer.

(The site inspection of the Scofield property, which was scheduled in the morning prior to the meeting, was cancelled due to weather.)

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. There were no additions/corrections.

Minutes. Upon the motion of Butterfield/Maasch, which carried unanimously, the minutes of the 11/9/2022 hearing were approved as distributed.

Precision Pipeline/Hawkinson Construction/CUP— Part of SW NW; NE SW; SE NW; NW SW less N 396' of W 660'; SW NE less E 416.8' lying N of S 100' & lying W of Hwy 169 & less S 147.5' of W 295' of E 705'; NW SE less S 350.35' & less N 571.22' of S 921.58' of E 400'; Section 5, Harris Township 54-25 (Parcels #19-005-2300, 19-005-3100, 19-005-2400, 19-005-3201, 19-005-1304, 19-005-4207) — submitted an application to amend Conditional Use Permit (CUP) #200536 (for a material and equipment storage yard/construction yard) to an extended date of 12/31/2023. Mr. Stoltz entered the staff report dated 12/9/2022 into the record and noted the only change is to extend the expiration date. Mitch Repka, with Precision Pipeline, was in attendance via phone and discussion included that the concrete work is completed and use will mainly be for a material/equipment/construction yard, deliveries and storage. Peggy Clayton (Harris Township Chair) was present and commented the township recommended approval since it is only an extension. Dan Gilbert, adjacent property owner, was present in favor but had concerns with the bright lighting and asked if it could be shielded. Mr. Repka noted he would check into it. Butterfield/Maasch motioned to close the public portion of the meeting which carried unanimously. There was discussion which included the lighting concerns.

Motion: Butterfield/Maasch motioned to grant the amendment to CUP #200536 submitted by Precision Pipeline/Hawkinson Construction to extend the CUP expiration date to 12/31/2023 as set forth in the 12/9/2022 staff report. Motion carried unanimously.

Maasch/Butterfield motioned to adjourn the Planning Commission and open the Board of Adjustment meeting and motion carried unanimously

Todd & Nathan Scofield/Variance— RD #5 of Lot 8, Section 6, Unorganized Township 58-22 (Parcel #48-006-3406) — submitted a variance application for variance from 5.6.7G of the Zoning Ordinance for installation of a septic tank 85' from the Ordinary High Water Level (OHWL) of Buck Lake. Mr. Stoltz entered the staff report dated 12/9/2022 into the record noting the septic system is not required to be upgraded but the applicant is choosing to do so. Todd Scofield was present and his discussion included that he purchased the property in August 2022 and the existing system did not meet the required setbacks and with the proposed plan the septic tank will be located 10' further from the OHWL than the existing tank. Ryan Sutherland, Assistant Highway Engineer, was present and explained there have been issues with County Road 540, since it is a paved road only 12' in width, and they would like to keep any improvements away from the required road setbacks. Mr. Stoltz mentioned he had been to the site and discussed the situation with the contractor and the proposed plan is the most feasible option. Butterfield/Maasch motioned to close the public portion of the meeting which carried unanimously.

Motion: Butterfield/Maasch motioned to approve the variance application submitted by Todd & Nathan Scofield for installation of a septic tank to be located 85' from the Ordinary High Water Level (OHWL) of Buck Lake as set forth in the 12/9/2022 staff report. Motion carried unanimously with the following conditions:

Condition/s: Comply with Best Management Practices.

Chair Bellomy recessed the meeting at 11:56 a.m. and called the meeting back to order at 12:03 p.m.

John Carney/Variance— Lot 11 (island), Section 36, Marcell Township 60-27 (Parcel #26-336-3300) — submitted a variance application for variance from Section 5.6.7B of the Zoning Ordinance for installation of septic tanks to be located no closer than 50' from the OHWL of Turtle Lake. Mr. Stoltz entered the staff report dated 12/9/2022 into the record, noting corrections to the staff report (clerical errors); the applicant also noted there was no well (water is pumped from the lake). Mr. Stoltz explained the proposed septic system will be an advanced system (which was not required but chosen due to ease of installation) and will require a review/inspection by an advanced inspector. Bob Whitmyer (septic designer) with Matrix Soils & Systems was present via phone, and reviewed details of the septic system (which utilizes geotextile sand filters). John Carney, was also present via phone and commented he would like to upgrade the existing septic system (installed over 60 yrs. ago) for environmental reasons. It was explained the variance will be for three tanks—a 1500 gal. and a 1000 gal. septic tanks and a 1000 gal. dosing tank. The septic tanks will have aerobic units added to aerate the tanks and reduce the need for pumping and system could have an extended lifespan. The applicants amended their application for tanks to be located 55' from the OHWL (as suggested by Member Bellomy). Maasch/Butterfield motioned to close the public portion of the meeting which carried unanimously.

Motion: Bellomy/Butterfield to approve the variance application submitted by John Carney as amended for installation of septic tanks (three) to be located no closer than 55' from the OHWL of Turtle Lake as set forth in the 12/9/2022 staff report. Motion carried unanimously with the following condition:

Condition/s: Comply with Best Management Practices.

At 12:47 p.m., Chair Bellomy adjourned the meeting.

By: _____
Diane Nelson, Recording Secretary