



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

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

Wednesday, 3/8/2023

12:00 P.M.

Itasca County Boardroom

The regular meeting of the Itasca County Planning Commission/Board of Adjustment (PC/BoA) was held on Wednesday, 3/8/2023, at 12:00 p.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,

GUESTS: Peggy Clayton, Jim Kelley, Dan Skoglund, Tara Johnson, Tanya MacRostie, Steven & Janice Moe;

*Members met at the Courthouse at 8:30 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. Agenda order was amended to move the Harris Township CUP to be first on the agenda and organizational meeting to the end before WPIC.

Minutes. Upon the motion of Butterfield/Maasch, which carried unanimously, the minutes of the 12/14/2022 hearing were approved as distributed.

Harris Township/CUP—W 416' of N 416' (Parcel #19-012-2204) and proposed enhancement (N 416' lying west of the E 495' and lying east of the W 416') of NW NW, Section 12, Harris Township 54-25— submitted a Conditional Use Permit (CUP) for an electrician business (shop, storage and operations base) and proposed future use to include breaker repair and mini storage facility. Mr. Swenson reviewed the staff report dated 3/3/2023, noting the survey (PCBA 02a) was added to the record for the proposed enhancement and also (PCBA 07) - comments from Assistant County Engineer Ryan Sutherland. Mr. Swenson noted the application is amended to include the proposed parcel enhancement and breaker repair and mini storage (also noting there is existing storage/maintenance shop on that parcel). Peggy Clayton and Jim Kelley, with Harris Township, were present and discussed the CUP application explaining that Mr. Skoglund is planning to purchase the parcel and enhancement; the township previously reviewed the application and it was tabled due to questions (including incorrect address) but has since been approved. It was also noted the second access (off Harris Town Rd.) would need approval by the Itasca County Transportation Dept. Dan Skoglund was present in support noting there is an existing well and he plans to install a new septic system. Mr. Swenson commented the business would be an opportunity to create jobs in the County. Kortekaas/Maasch motioned to close the public portion of the meeting which carried unanimously.

Motion: Butterfield/Kortekaas motioned to recommend (to the County Board) approval of the amended CUP application submitted by Harris Township for an electrician business (shop, storage and operations base) and proposed future use to include breaker repair and mini storage facility as set forth in the 3/3/2023 staff report. Motion carried unanimously.

Condition/s: Comply with Best Management Practices during construction.

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 3/14/2023.

Tara Johnson/CUP—(E 990' of the SW NW less the W 416' of the S 208', Section 22, Lake Jessie Twp. 148-25, Parcel #22-022-2303)— submitted a CUP application for a commercial dog boarding kennel. Mr. Swenson reviewed the staff report dated 3/3/2023, adding to the record PCBA 08 – email from Assistant County Engineer Ryan Sutherland and corrected #8 of the staff report noting it should read a handicap permit may be required (if restrooms are open to the public). Tara Johnson along with Tanya MacRostie were present and discussion included that Lake Jessie Township approved the application last night; they plan to have 8 larger kennels + 4 smaller kennels inside for smaller dogs; there will be no public restrooms and future kennel may be constructed. Kortekaas/Butterfield motioned to close the public portion of the meeting which carried unanimously.

Motion: Bellomy/Butterfield motioned to approve the CUP application submitted by Tara Johnson for a commercial dog boarding kennel as set forth in the 3/3/2023 staff report and motion carried unanimously.

Condition/s: Comply with Best Management Practices during construction.

Steven Moe/CUP—(E 165' of W 660' of NW NE, Section 20, Harris Township 54-25, Parcel #19-020-1203) — submitted a CUP application for commercial mini storage. Mr. Swenson reviewed the staff report dated 3/3/2023, adding to the record PCBA 07- comments from Assistant County Engineer Ryan Sutherland. Peggy Clayton, Harris Township was present commenting the township had approved the application and would not oppose a second storage building. Steven and Janice Moe were present and discussed their CUP application; they amended their application to include a second mini storage building and also noted there would be no outside storage. Kortekaas/Butterfield motioned to close the public portion of the meeting which carried unanimously.

Motion: Butterfield/Kortekaas motioned to recommend (to the County Board) approval of the CUP application submitted by Steven Moe for commercial mini storage as amended (to include second mini storage building) as set forth in the 3/3/2023 staff report and motion carried unanimously.

Condition/s: Comply with Best Management Practices during construction.

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 3/14/2023.

Election of 2023 Officers. The following were elected:

Chair:	Dan Butterfield
Vice-Chair:	Lisa Maasch
WPIC:	Dan Butterfield
Hwy. 38:	Mike Bellomy

Water Plan Implementation Committee (WPIC) Report. Member Butterfield reviewed the minutes and some details regarding chloride application; the Grand Rapids watershed decision, etc.

At 1:02 p.m., Chair Bellomy adjourned the meeting.

By: _____

Diane Nelson, Recording Secretary