



ITASCA COUNTY PLANNING COMMISSION/BOARD OF ADJUSTMENT

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

Wednesday, 6/14/2023

1:00 P.M.

Itasca County Boardroom

The regular meeting of the Itasca County Planning Commission/Board of Adjustment (/PC/BoA) was held on Wednesday, 6/14/2023, at 1:00 p.m.* in the County Board Room of the Courthouse with the following in attendance:

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

ABSENT: None;

EXOFFICIO: Environmental Services Director Dan Swenson; County Surveyor Guy Carlson;

GUESTS: Rick Schultz; Alex Troumbly;

*Members met at the Courthouse at 9:00 a.m. to view the properties and then returned to the Courthouse to hold the meeting.

Chair Butterfield 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/Bellomy, which carried unanimously, the agenda was approved as distributed and motion carried unanimously.

Minutes. Upon the motion of Oja/Maasch, which carried unanimously, the minutes of the 5/10/2023 hearing were approved as distributed.

Richard Schultz/CUP—(Part of NE NW 1/4 N of TH 38, less E 400', Section 20, Marcell Township 59-26, Parcel #26-020-2101) submitted a Conditional Use Permit (CUP) application to add two campsites to an existing RV campground, Owen's RV Park. Richard Schultz was present and explained that he would like to add two campsites to the northern part of the campground since MNDOT had installed a camera on the highway in the front of the southern part of the campground and campers do not want to utilize those sites (because of privacy issues). He also noted that a new septic was installed last year and the mound was sized to allow for two additional campsites (additional tank will need to be installed). Kortekaas/Bellomy motioned to close the public portion of the meeting which carried unanimously.

Motion: Bellomy/Kortekaas motioned to approve the CUP application submitted by Richard Schultz to add two campsites to an existing RV campground as set forth in the 6/9/2023 staff report. Motion carried unanimously.

Stephen & Paulette Kutschat/Minor Subdivision (Not a Public Hearing)—(Part of Govt. Lot 1, Section 29, Unorganized Township 57-26, Parcel #65-029-1106) submitted a minor subdivision entitled Cedar Wild for acceptance by the PC/BoA. Mr. Swenson explained the approval can be both a preliminary/final approval of the plat based/contingent on Surveyor Carlson's findings. County Surveyor Guy Carlson was present and commented that all of the 14 items he mentioned in his 5/19/2023 letter have been completed, except for the last item concerning one of the easements. He explained there are two road easements "over existing roads" without defined locations/widths. One of the easements is explicitly described and recorded but the other one should also be or extinguished by the owner of the property which it runs in favor of; once this is completed he would recommend approval. Alex Troumbly, with Northern Lights Surveying, was present and comments

included they have been working with the property owner to the south and an attorney to get the easement extinguished (would need to be recorded or shown on the plat).

Motion: Bellomy/Kortekaas motioned to approve the preliminary/final plat for the minor subdivision entitled Cedar Wild submitted by Stephen & Paulette Kutschat as set forth in the 6/9/2023 staff report and contingent upon the completion of the items mentioned in the Surveyor Carlson's 5/19/2023 letter/administrative approval. Motion carried unanimously.

Other:

Water Plan Implementation Committee (WPIC) Report. Chair Butterfield reported that at the 6/13/2023 meeting there was discussion regarding 1W1P resolution to adopt; ongoing Bigfork River studies (by Littlefork High School); Pokegama causeway chloride issue and the Canisteo pit project.

Chair Butterfield adjourned the meeting at 1:30 pm.

By: _____
Diane Nelson, Recording Secretary