



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

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

Wednesday, 7/12/2023

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, 7/12/2023, at 9:00 a.m. in the County Board Room of the Courthouse with the following in attendance:

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

ABSENT: None;

EXOFFICIO: Environmental Services Coordinator Greg Stoltz; Katie Benes;

GUESTS: Jeff Peterson, Peggy Clayton, Carolyn Davis, Chad Koch (via phone).

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 Maasch/Kortekaas, which carried unanimously, the agenda was approved as distributed.

Minutes. Upon the motion of Maasch/Kortekaas, which carried unanimously, the minutes of the 6/14/2023 hearing were approved as distributed.

Jeff Peterson/Rezone—(E 250' of NE SE Less S 970.8', Section 18, Harris Township 54-25, Parcel #19-018-4120)—submitted a rezone application for rezone from Rural Residential to Light Industrial Commercial. An aerial map was displayed on the overhead screen and reviewed. Jeff Peterson was present and discussed his rezone application and comments included he is requesting the rezone since he would like to relocate his ServiceMaster business (private laundry service) to the property. Bellomy/Oja motioned to close the public portion of the meeting which carried unanimously. There was discussion and Butterfield/Oja motioned to re-open meeting. Peggy Clayton, Harris Township, was present and commented that Harris Township has recommended approval of the rezone application.

Motion: **Butterfield/Bellomy to recommend (to the County Board) approval of the rezone application submitted by Jeff Peterson for rezone from Rural Residential to Light Industrial Commercial as set forth in the 7/7/2023 staff report. Motion carried unanimously.**

(County Board hearing will be scheduled for 7/18/2023).

Kortekaas/Oja motioned to adjourn the Planning Commission meeting and open the Board of Adjustment meeting and motion carried unanimously.

Carolyn Davis/Variance—(Lot 12, Block 2, Coppens Idelwild Shores, Section 20, Marcell Township 59-26, Parcel #26-440-0260)—submitted a variance application for variance from S.5.6.7B of the Zoning Ordinance for construction of a 30'x40' two-story dwelling/garage to be located 50' from the Ordinary High Water Level (OHWL) of North Star Lake. PCBA 08 was added to the record (comments from Sue Campbell). An aerial photo with 2' contour lines was displayed on the overhead screen and reviewed. Carolyn Davis was present and discussed her variance application noting the parcel was previously part of a resort, there was a previous structure on the parcel which was removed when it became dilapidated, and she basically wants to rebuild at

the same location. She is requesting a variance due to topography as constructing at the required setback would place the structure in a lower area and require the removal of a large white pine. The structure will have no kitchen facilities; there will only be a garage and a second-story bunkhouse with a bathroom. Member Bellomy was concerned with the structure being located at 50' from the OHWL and questioned if it could be moved back/repositioned to be located 60' from the OHWL. There was further discussion regarding this or a further setback from the OHWL. Ms. Davis agreed to a 60' structure setback from the OHWL. Maasch/Oja motioned to close the public portion of the meeting which carried unanimously. It was noted that no recommendation was received from Marcell Township, DNR or ICOLA.

Motion: Bellomy/Oja motioned to approve the amended variance application submitted by Carolyn/Suzayne Davis for construction of a 30'x40' two-story dwelling/garage to be located 60' from the OHWL as set forth in the 7/7/2023 staff report with the below conditions. Motion carried unanimously. (Member Kortekaas abstained since he had not been able to do a site visit.)

Condition/s: 1) The structure shall have no cooking facilities;
2) Comply with Best Management Practices.

Meeting recessed for 5 min at 10:00 a.m. and was called back to order at 10:05 a.m.

Chad & Andrea Koch/Variance—(Lot 12 and Outlot A, Ral-Mar Shores, Section 1, Unorganized Township 58-23, Parcel #51-440-0055, 51-440-0110)— submitted a variance application for variance from S.5.6.7G of the Zoning Ordinance for installation of a holding tank to be located 70' from the OHWL of Buck Lake. It was noted that the required setback from the property line/road right of way is 10' and the variance is only for the OHWL setback. Aerial photos were viewed on the overhead screen along with photos taken at the sight inspection. There were concerns regarding the overhead powerline located over the proposed tank location and it was recommended the applicant check with the power company and also MNDOT to make sure they had no concerns with the location. It was also mentioned that Commissioner Venema has recommended approval of the variance. Mr. Koch was present (via phone) and discussed his variance request. There was discussion regarding the required 50' vegetative buffer and existing gutters on the dwelling. There was concern with runoff and that the gutters be extended/diverted to reduce runoff to the lake. The applicant commented they are planning to address erosion and improve the buffer. It was suggested the applicant contact SWCD to address runoff concerns/erosion/vegetative buffer since Buck Lake is a phosphorus sensitive lake.

Motion: Oja/Bellomy motioned to approve the variance application submitted by Chad & Andrea Koch for installation of a holding tank to be located 70' from the OHWL of Buck Lake as set forth in the 7/7/2023 staff report with the below conditions. Motion carried unanimously.

Condition/s: 1) Comply with Best Management Practices during installation;
2) Provide better water disposal system for the gutters;

At 10:36 a.m., Chair Butterfield adjourned the meeting.

By: _____
Diane Nelson, Recording Secretary