



ITASCA COUNTY PLANNING COMMISSION/BOARD OF ADJUSTMENT

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

Wednesday, 11/08/2023

10:00 A.M.

Itasca County Boardroom

The regular meeting of the Itasca County Planning Commission/Board of Adjustment (PC/BoA) was held on Wednesday, 11/8/2023, at 10:00 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;

ABSENT: Lisa Maasch;

EXOFFICIO: Katie Benes, Administrative Staff; Greg Stoltz, Environmental Services Coordinator;
Karin Grandia, County Engineer; Josh Falck, Engineering Technician;

GUESTS: Bob Hassett

*Members met at the Courthouse at 8:15 a.m. to view the property 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 Bellomy/Kortekaas, which carried unanimously, the agenda was approved as distributed and motion carried unanimously.

Minutes. Upon the motion of Oja/Bellomy, which carried unanimously, the minutes of the 10/11/2023 hearing were approved as distributed.

Bob & Nancy Hassett/Variance—(S 400' LYG E of Scenic Hwy of Lot 7, Section 10, Lawrence Township 57-24 Parcel #23-010-2202) — submitted an application for variance from Section 5.6.7B of the Zoning Ordinance and Section 1.1 of the Subsurface Sewage Treatment Ordinance for construction of a 32'x60' dwelling/attached garage to be located 70' (closest point) from the Ordinary High Water Level (OHWL) of Lawrence Lake and installation of two holding tanks to be installed 5' from the road right-of-way (RROW) of the Scenic Highway. It was noted that the applicants amended their application to remove the variance for holding tanks (since it was not needed) and added a variance for a 10'x20' garden shed to also be located 70' from the OHWL. PCBA 08- correspondence from County Engineer Karin Grandia was added to the record. Karin Grandia was present, and comments included they are beginning the process of acquiring the additional right-of-way needed for the highway reconstruction project and she would be willing to approve a 15' structure setback from the RROW if it is acquired but would not recommend approval of the structure from the existing centerline since the structure would only be located 68' from the centerline. Josh Falck, Engineering Technician, was also present and comments included that there are limited options for relocation of the road, and they do not anticipate any issues with obtaining the right-of-way needed for reconstruction of the highway. Bob Hassett was present and discussed his proposed variance application and comments included their proposed plan will be to construct a 32'x60' two-story dwelling/attached garage (noting the setbacks were not measured from the 1.5' eaves and they will adjust/decrease the footprint to maintain the 70' setback) and structure will not exceed the 25' height restriction. He also noted they will maintain the existing vegetation along the shoreline except for an access path; would not object to adding gutters and will check with the highway dept. in regard to directing runoff. Kortekaas/Oja motioned to close the public portion of the meeting which carried unanimously. Members' discussion included that they had concerns about backing out onto the

highway and Mr. Hassett clarified they plan to put in a turnaround to avoid this. It was clarified that the proposed holding tanks will meet the required setback from both the existing and proposed road/RROW. Ms. Grandia confirmed the Hassetts would need to apply for a variance for the structures from the road/RROW if the needed RROW is not acquired and project cannot proceed as proposed.

Motion: Bellomy/Kortekaas motioned to approve the amended variance application submitted by Bob & Nancy Hassett for construction of a 32'x60' dwelling/attached garage (includes eaves) and 10'x20' garden shed to be located 70' (closest point) from the OHWL as set forth in the 11/3/2023 staff report. Motion carried unanimously.

Condition/s: 1) Comply with Best Management Practices during construction;
2) Install gutters on dwelling/attached garage to direct runoff away from the lake.

At 10:56 a.m. the meeting was adjourned.

By: _____
Diane Nelson, Recording Secretary