



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

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

Wednesday, 1/10/2024

12:30 P.M.

Itasca County Boardroom

The regular meeting of the Itasca County Planning Commission/Board of Adjustment (PC/BoA) was held on Wednesday, 1/10/24, at 12:30 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;

ABSENT: Richard Kortekaas;

EXOFFICIO: Environmental Services Director Katie Benes; Environmental Services Coordinator Greg Stoltz;

GUESTS: James Jamieson, Jake & Amanda Perrington, Candy Carsella-Kee, Alex Trueman, Richard Shearen, Kris Olson;

*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 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. The agenda was modified to hold the Board of Adjustment meeting first and include election of officers. Bellomy/Maasch motioned to approve the agenda as modified and motion carried unanimously.

Minutes. Upon the motion of Maasch/Oja, which carried unanimously, the minutes of the 12/13/2023 hearing were approved as distributed.

The Board of Adjustment meeting was called to order.

James & Nancy Jamieson/Variance—Part of Lot 3, Section 26, Stokes Township 60-27 (Parcel #38-126-2408) — submitted a variance application for variance from Section 3.8.1B.3 of the Zoning Ordinance for construction of a 24'x20' garage to be located 85' from the centerline of Turtle Lake Rd./CSAH 43. The staff report was reviewed and PCBA 8/8a – correspondence and email from Karin Grandia, County Engineer, were added to the record (she had no objection to the variance). After discussion at the site inspection, the applicant requested that his application be amended to increase garage size to be 24'x24' and located 81' from the centerline of CSAH 43. An aerial photo of the property was viewed on the overhead screen. James Jamieson was present and reviewed his variance application to construct a single-story garage needed for storage. Candy Carsella-Kee was present in support of the variance. Bellomy/Oja motioned to close the public portion of the meeting which carried unanimously.

Motion: Bellomy/Oja motioned to approve the amended variance application submitted by James & Nancy Jamieson for construction of a 24'x24' garage to be located 81' from the centerline of Turtle Lake Rd./CSAH 43 as set forth in the 1/5/2024 staff report. Motion carried unanimously.

Condition/s: Comply with Best Management Practices during construction

Bellomy/Maasch motioned to close the Board of Adjustment meeting and open the Planning Commission meeting and motion carried unanimously.

Jake & Amanda Perrington/CUP—Part of Govt Lot 2, Section 18, Unorganized Township 146-26 (Parcel #76-018-2202)—submitted a Conditional Use Permit (CUP) application for storage rental units. Jake Perrington was present and discussed his CUP application for storage rental units. His comments included that there is a need for storage rental units in this area and he plans to construct two buildings initially and possibly more in the future. He amended his CUP application to construct up to four storage rental unit buildings (the two additional structures will be approx. 34'x120'). The 60'x100' building will be for seasonal boat storage and the others regular storage units. Bellomy/Maasch motioned to close the public portion of the meeting which carried unanimously.

Motion: Bellomy/Oja motioned to recommend (to the County Board) approval of the amended CUP application submitted by Jake & Amanda Perrington for storage rental units (four buildings) as set forth in the 1/5/2024 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 1/16/2024.

Vertical Bridge/Trueman/Carrigan/CUP—(Part of NE NW, Section 15, Marcell Township 59-27 (Parcel #26-215-2101)—submitted a Conditional Use Permit (CUP) application for construction of a 300' telecommunications tower with a 10' lightening rod (total tower height 310'). Added to the record was PCBA 21- correspondence from Gerald Ruder (with concerns on the environmental impact) and it was noted no recommendations were received from any agencies. An aerial photo of the property was viewed on the overhead screen and members reviewed locations of nearby existing towers. Alex Trueman, agent for Vertical Bridge, was present and discussed their CUP application for a telecommunications tower (Verizon will be the primary service provider) which was needed due to the gap of coverage in the area noting that the possibility for co-location on existing towers in the area was evaluated and determined not to be an option. His comments included the proposed tower will significantly increase coverage in the area; a new tower is needed in a specific area (within a 1-mile radius) due to a number of factors (including required height, signal overlap/interference, topography, engineering & design of network). He also mentioned there will be no structures and a fenced-in area of 75'x75'. Richard Shearen was present and discussed his concerns regarding aesthetics and possible health issues (relating to 5G towers). Kris Olson was also present with visual and health concerns. There was discussion regarding concerns and that no health issues have been proven. Bellomy/Butterfield motioned to close the public portion of the meeting which carried unanimously. There was further discussion which included the option for co-location on other existing towers. Member Butterfield commented, that if 5G towers are proven to be detrimental to your health in the future, the applicant could be held accountable/responsible. Mr. Trueman commented that Vertical Bridge is not operating the cell services and has no authority to regulate the equipment—Verizon would be responsible for being compliant with all regulations and there are many state/federal agencies which regulate the equipment. Member Butterfield commented that, if Vertical Bridge is on the lease, they would share responsibility and clarified he wanted this included in the minutes but it is not a condition.

Motion: Bellomy/Maasch motioned to approve the CUP application submitted by Vertical Bridge/Trueman/Carrigan for construction of a 300' telecommunications tower with a 10' lightening rod (total tower height 310') as set forth in the 1/5/2024 staff report. Motion carried unanimously.

Other:

Water Plan Implementation Committee (WPIC) Report. At the last meeting, a quorum was not present and meeting was only informational.

Election of 2024 Officers. The following were elected:

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

At 2:37 p.m., Chair Butterfield motioned to adjourn, and motion carried unanimously.

By: _____
Diane Nelson, Recording Secretary