



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

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

Wednesday, 3/13/2024

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, 3/13/2024, at 10:00 a.m.* in the County Board Room of the Courthouse with the following in attendance:

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

ABSENT: None;

EXOFFICIO: Environmental Services Director Katie Benes;

GUESTS: Mitch Repka (via phone); Peggy Clayton; Brian Oswald;

*The site visit for the Kruse variance application scheduled before the meeting today was cancelled.

Chair Maasch 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.

Minutes. Upon the motion of Bellomy/Kortekaas, which carried unanimously, the minutes of the 2/14/2024 hearing were approved as distributed.

Agenda. The agenda order was modified to discuss the Kruse variance application first.

Zachary & Kairiss Kruse/Variance—Part of Lot 2, Block 9, Thorpe Bros. Deer Lake Cabin Sites, Section 30, Unorganized Township 57-26 (Parcel #65-550-0930) — submitted a variance application for variance from Section 3.8.1B of the Zoning Ordinance for construction of a 20'x30' dwelling to be located 63' from the centerline of County Road 19. The applicants requested their application be tabled until the April meeting because it was determined they need more information and waived the MS 15.99 time limit requirements.

Motion: Kortekaas/Oja motioned to table the variance application submitted by Zachary & Kairiss Kruse for construction of a 20'x30' dwelling to be located 63' from the centerline of County Road 19 until the April meeting. Motion carried unanimously.

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

Precision Pipeline/Hawkinson Construction/CUP—(Part of SW NW; NE SW; SE NW; NW SW less N 396' of W 660'; SW NE less E 416.8' lying N of S 100' & lying W of Hwy 169 & less S 147.5' of W 295' of E 705'; NW SE less S 350.35' & less N 571.22' of S 921.58' of E 400'; Section 5, Harris Township 54-25) (Parcels #19-005-2300, 19-005-3100, 19-005-2400, 19-005-3201, 19-005-1304, 19-005-4207) — submitted an application to amend Conditional Use Permit (CUP) #220810 for a material and equipment storage yard/construction yard to an extended date of 12/31/2025. The conditions for CUP #220810 were:

- 1) Cement truck traffic on Mishawaka Rd. allowed only from 6 a.m. to 6 p.m.
- 2) Conditional Use Permit will expire on 12/31/2023

It was noted the only change in the previously issued CUP (#220810) would be to extend the expiration date. Mitch Repka, with Precision Pipeline, was in attendance via phone and discussion included Precision Pipeline still has an active lease for storing equipment/materials, there is minimal activity and they are requesting to extend the CUP until 12/31/2025 to allow them time to move equipment out and continue activity in the area; the pipe wrapping is completed and use would be mainly for a storage yard. Peggy Clayton, representing Harris Township, was present and commented they have recommended approval to extend the CUP as requested. The public portion of the meeting was closed.

Motion: Butterfield/Bellomy motioned to approve the amendment to CUP #220810 submitted by Precision Pipeline/Hawkinson Construction to extend the CUP expiration date to 12/31/2025 as set forth in the 3/8/2024 staff report. Motion carried unanimously.

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

Call Back to Table - Brian Oswald & Patty Tholen-Oswald/Variance—Part of Lot 2, Section 3, Unorganized Township 147-26 (Parcel #77-003-2210) — submitted a variance application for variance from Sections 5.6.7B and 3.8.1C of the Zoning Ordinance for construction of a 26'x40' garage to be located 61' from the Ordinary High Water Level (OHWL) of Sand Lake, Recreational Development 2 Class, and 51' from the centerline of County Road 155. This application was tabled at the 2/14/2024 hearing so the applicants could consult a contractor and also determine if they would need a variance from the side property line setback. The applicants have amended their variance application for garage to be located 5' from north property line (variance from S.4.11), 62' from OHWL and 45' from the centerline. Brian Oswald, was present and his comments included that they are requesting a variance to construct a storage building to provide storage for vehicles and personal property. After consulting their contractor, the trusses will not be 40' in length (and run east/west) but will be 26' in length (and run north-south); a concrete retaining wall (6' in height and 3 sided) will be constructed and structure will have gutters. There was discussion regarding landscaping to stabilize the bank. The public portion of the meeting was closed.

Motion: Bellomy/Butterfield motioned to approve the amended variance application submitted by Brian Oswald & Patty Tholen-Oswald for construction of a 26'x40' garage to be located 62' from the OHWL, 45' from the centerline and 5' from the north property line as set forth in the 3/8/2024 staff report. Motion carried unanimously.

Condition/s: 1) Structure will have gutters and area north of the building will be landscaped
2) Comply with Best Management Practices during construction

At 10:50 a.m., Bellomy/Butterfield motioned to adjourn, and motion carried unanimously.

By: _____
Diane Nelson, Recording Secretary