



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

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

Wednesday, 7/10/2024

11:30 A.M.

Itasca County Boardroom

The regular meeting of the Itasca County Planning Commission/Board of Adjustment (PC/BoA) was held on Wednesday, 7/10/2024, at 11:30 a.m.* in the County Board Room of the Courthouse with the following in attendance:

MEMBERS PRESENT: Lisa Maasch, Richard Kortekaas, Dan Butterfield;

ABSENT: Mike Bellomy, Mike Oja;

EXOFFICIO: Environmental Services Director Katie Benes; Waylon Glienke/SWCD;

GUESTS: Lonny Witkofsky, Michael Schuster, Chad Mertz, Bill Heig, Jens Heig; Tom 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 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.

Agenda. There were no additions/corrections.

Minutes. Upon the motion of Butterfield/Kortekaas, which carried unanimously, the minutes of the 6/12/2024 hearing were approved as distributed.

Call Back to Table—Michael Schuster/Lonnie Witkofsky/CUP—(Part of NE SE and Part of SE SE, Section 11, Unorganized Township 146-27, Winnibigoshish, General Development, Parcels #79-011-4103, 79-011-4401)--submitted a Conditional Use Permit application for a Home Occupation II for a seasonal ice fishing access. This application was tabled at the 6/12/2024 hearing as requested by the applicants. The following documents were added to the record: PCBA 11 (email from Jeffrey Terranova), PCBA 12 (email from Shawn & Angela Peck, PCBA 13 (correspondence from Richard Kazimierski), PCBA 14 (email from Terry Brelje) and PCBA 15 (correspondence from the Lake Winnie Resort Association). An aerial photo was displayed on the overhead screen. It was noted that the Mississippi Headwaters Board will have an administrative approval process for this application. Michael Schuster and Lonny Witkofsky were present to discuss their CUP application and comments included that a trailer is used as an office; there are no other seasonal accesses on the lake in Itasca County and they were providing an affordable access. There was discussion regarding the filling in of wetlands and Mr. Witkofsky displayed a video of the property to members (screenshots from the video were printed for the record, PCBA 17). He explained they had been in operation in the past year, did not know that permits were required, not aware there were wetlands on the property (they would not be affected during the winter) and they had only dragged the area to level. Waylon Glienke, SWCD Wetland Specialist, was present and commented that he has been to the site several times, noted there were wetland violations and he submitted additional photos for the record (PCBA 18). He discussed the requirement for a restoration order for removal of fill materials/sand from the wetlands and also mentioned there is a viable option for an access to the east which would not require a wetland permit. Those present in opposition were: Chad Mertz, Bill Heig (submitted photos for the record of the shoreline area which were viewed on the overhead screen – PCBA 19), and Jens Heig and their concerns included the use does not comply with Section 3.14

requirements/intent, commercial use is not compatible in a residential area and shoreline was altered. Butterfield/Kortekaas motioned to close the public portion of the meeting which carried unanimously.

Motion: Butterfield/Kortekaas motioned to deny the CUP application submitted by Michael Schuster and Lonnie Witkofsky for a Home Occupation II for a seasonal ice fishing access as set forth in the 7/5/2024 staff report. Motion carried unanimously (Chair Maasch commented that she voted to deny since there were no permits, disturbed wetlands and another option was available).

At 12:57 p.m., the meeting was recessed and called back to order at 1:03 p.m.

Tom Hammerlund/SEH/CUP—(Part of SE SE, Section 13, Unorganized Township 146-27, Parcel #79-013-4401) — submitted a conditional use permit application for 30, 40'x30' gated, commercial storage buildings to be leased or rented. The following documents were added to the record: PCBA 01C (interpretation), PCBA 12 (email, documents to Leech Lake Band of Ojibwe), PCBA 13 (email, documents from Zac McLellan, US Forest Service), PCBA 14 (email from Karin Grandia, Itasca County Engineer), PCBA 15 (comments from Jim Anderson) and PCBA 16 (email, petition from Mary Schmidt-Luhring). It was noted that the Leech Lake Band of Ojibwe was also notified. An aerial photo of the property was displayed on the overhead screen. Tom Olson/SEH was present (representing Tom Hammerlund) and discussed the application for 30 commercial storage buildings to be rented or leased and will be used for cold storage, the proposed driveway entrance will be gated, and the existing structure shown on the photos has been removed. There was discussion regarding the lake access road which goes through the property and concerns that more information/approval may be needed from the Leech Lake Band of Ojibwe. Kortekaas/Butterfield motioned to close the public portion of the meeting which carried unanimously. There was discussion regarding the height of the structures and the height needed for RV storage.

Motion: Maasch/Kortekaas motioned to recommend (to the County Board) approval of the CUP application submitted by Tom Hammerlund/SEH for commercial storage buildings as set forth in the 7/5/2024 staff report. Motion carried unanimously.

Condition/s: 1) Any exterior lighting shall be directed away from neighbors;
2) Add screening from neighbors;
3) 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 the 7/16/2024 County Board meeting.

At 1:48 p.m., Chair Maasch adjourned the meeting.

By: _____
Diane Nelson, Recording Secretary