



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

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

Wednesday, 9/11/2024

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, 9/11/2024, at 9:00 a.m. in the County Board Room of the Courthouse with the following in attendance:

MEMBERS PRESENT: Lisa Maasch, Dan Butterfield, Mike Bellomy, Mike Oja;
ABSENT: Richard Kortekaas;
EXOFFICIO: Environmental Services Director Katie Benes,
GUESTS: Richard & Sharon Kleinau, Jay Hinnenkamp, William & Kelly Grunz, Timothy Kerian, Ryan Anderson

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/Bellomy, which carried unanimously, the minutes of the 8/14/2024 hearing were approved as distributed.

Richard & Sharon Kleinau/Variance—(Part of Lot 5, Block 1, Basswood Acres, Section 19, Stokes Township 60-26, Parcel #38-412-0150)—submitted a variance application for variance from Sections 3.8.1C.3 and 3.17.6 of the Zoning Ordinance for construction of a 30'x30' garage to be located 40' from the centerline of W. Horseshoe Lake Road and 7' from the rear property line. An aerial photo was viewed on the overhead screen. Richard & Sharon Kleinau were present and discussed their need for a variance due to the steep slopes and location of well/septic which limit options for a garage placement. Bellomy/Butterfield motioned to close the public portion of the meeting which carried unanimously.

Motion: Bellomy/Oja motioned to approve the variance application submitted by Richard & Sharon Kleinau for construction of a 30'x30' garage to be located 40' from the centerline of W. Horseshoe Rd. and 7' from property line as set forth in the 8/30/2024 staff report. Motion carried unanimously with the following condition:

Condition/s: 1) Comply with Best Management Practices during construction

Jay & Yvonne Hinnenkamp/Variance—(Part of Govt Lot 5, Section 1, Unorganized Township 58-23, Parcel #51-001-1307)—submitted a variance application for variance from Sections 3.8.1A.2 and 3.8.1C.3 of the Zoning Ordinance for construction of a 30'x40' pole building addition to be located 90' from the centerline of State Hwy. 65 and 44' from the centerline of West Buck Lake Rd. An aerial photo was viewed on the overhead screen. Jay Hinnenkamp was present and discussed his variance request for a pole building addition. Oja/Butterfield motioned to close the public portion of the meeting which carried unanimously.

Motion: Oja/Butterfield motioned to approve the variance application submitted by Jay & Yvonne Hinnenkamp for construction of a 30'x40' garage addition to be located 90' from the centerline of State Hwy. 65 and 44' from the centerline of West Buck Lake Rd. as set forth in the 8/30/2024 staff report. Motion carried unanimously with the following condition:

Condition/s: 1) Comply with Best Management Practices during construction

William & Kelly Grunz/Variance—(Lot 1, Block 1, Burrows Lake Leased Homesites So, Section 10, Balsam Township 58-25, Parcel #04-456-0105)— submitted a variance application for variance from Section 5.6.7F of the Zoning Ordinance for construction of a 32'x50' garage 60' from the OHWL and installation of sewage treatment 110' from the OHWL of Burrows Lake, Natural Environment 3 Class. An aerial photo was viewed on the overhead screen. William & Kelly Grunz were present and discussed their variance request for a garage and septic. There was discussion regarding the underground powerline which may need to be relocated if possible. Bellomy/Butterfield motioned to close the public portion of the meeting which carried unanimously.

Motion: Oja/Butterfield motioned to approve the variance application submitted by William & Kelly Grunz for construction of a 32'x50' garage to be located 60' from the OHWL and installation of sewage treatment 110' from the OHWL of Burrows Lake as set forth in the 8/30/2024 staff report. Motion carried unanimously with the following condition:

Condition/s: 1) Comply with Best Management Practices during construction

The meeting was recessed for a short break at 9:58 a.m. and called back to order at 10:08 a.m.

Timothy Kerian/Variance—(Lot 4, Block 1, Heaberlin Addition, Section 30, Sand Lake Township 148-26, Parcel #35-420-0140) — submitted a variance application for variance from Sections 3.8.1C.3 and 3.17.6 of the Zoning Ordinance for construction of a 22'x36' garage to be located 44' from the centerline of Pleasant Circle Rd. and 6' from the property line. An aerial photo was viewed on the overhead screen. Timothy Kerian was present and discussed his application and noted the septic has been inspected and is compliant. Butterfield/Oja motioned to close the public portion of the meeting which carried unanimously.

Motion: Bellomy/Butterfield motioned to approve the variance application submitted by Timothy Kerian for construction of a 22'x36' garage to be located 44' from the centerline of Pleasant Circle Rd. and 6' from the property line as set forth in the 8/30/2024 staff report. Motion carried unanimously with the following condition:

Condition/s: 1) Comply with Best Management Practices during construction

Ryan & Lynne Anderson, Larisa Johnson/Variance—(Part of Lot 5, Section 35, Unorganized Township 56-26, Parcel #64-035-4202)—submitted a variance application for variance from Section 5.6.7B of the Zoning Ordinance for installation of a holding tank to be located 50' from the OHWL of Little Bass Lake, Recreational Development 2 Class. Ryan Anderson was present and discussed his variance request for a holding tank (septic compliance was required due to the transfer of property/recent purchase). He also mentioned that after the PCBA site inspection, he discussed the option to place the tank on the south side of the cabin (60' from the OHWL) with his contractor, who noted it was also a good option. An aerial photo was viewed on the overhead screen. After discussion, the applicant agreed to amend his application for holding tank to be located 60' from the OHWL. It was noted the existing septic system should be abandoned and tank/s pumped and crushed. Bellomy/Oja motioned to close the public portion of the meeting which carried unanimously.

Motion: Bellomy/Butterfield motioned to approve the variance application submitted by Ryan & Lynne Anderson, as amended, for installation of a holding tank 60' from the OHWL as set forth in the 8/30/2024 staff report. Motion carried unanimously with the following conditions:

Condition/s: 1) Comply with Best Management Practices;
2) Utilize silt fences

At 11:10 a.m., Butterfield/Bellomy motioned to adjourn, and motion carried unanimously.

By: _____
Diane Nelson, Recording Secretary