



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

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

Wednesday, 12/11/2024

11:00 A.M.

Itasca County Boardroom

The regular meeting of the Itasca County Planning Commission/Board of Adjustment (PC/BoA) was held on Wednesday, 12/11/2024, at 11:00 a.m. * in the County Board Room of the Courthouse with the following in attendance:

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

ABSENT: None;

EXOFFICIO: Environmental Services Director Katie Benes;

GUESTS: Nathan Ward (via phone), Scott Gorsegrner

*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 or corrections.

Minutes. the 11/13/2024 minutes (Venne variance/last sentence) to read: runoff shall be directed towards the road. Upon the motion of Butterfield/Kortekaas, which carried unanimously, the minutes of the 11/13/2024 hearing were approved as amended.

Nathan Ward/Verizon Wireless/Hundred Acre Wood Resort LLC/CUP—(SW SE Section 27, Unorganized Township 145-26, Parcel #75-027-4300)—submitted a conditional use application (CUP) application for a 250' communications tower with a 9' lightning rod (total tower height 259'). An aerial photo of the parcel was viewed on the overhead screen. Nathan Ward/agent was present via phone and discussed his CUP application for a cell phone tower which will improve service for Verizon customers in the area (and lease space will be available to other carriers). Scott Gorsegrner, property owner, was also present and he showed on the aerial photo where an existing tower was located which was measured to be approximately .34 mi away from the proposed tower. Mr. Ward explained that the existing AT&T tower is located on tribal land and owned by the tribe, and they have discussed the option for co-location with them from Oct. 2022 until Feb. 2024 and the tribe's decision was that Verizon should construct their own tower. The proposed tower will be owned and operated by Verizon Wireless. The applicant noted the existing access will be improved, gated and a turnaround constructed. Kortekaas/Bellomy motioned to close the public portion of the meeting which carried unanimously.

Motion: Bellomy/Kortekaas motioned to approve the CUP application submitted by Nathan Ward/Verizon Wireless/Hundred Acre Wood Resort LLC for a 250' communications tower (259' total height with a 9' lightning rod) as set forth in the 12/6/2024 staff report. Motion carried unanimously.

Condition: Comply with Best Management during construction

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

Healing Faith Trust/Variance—(Lot 5, Aud. Subd. 59, Section 19, Feeley Township 54-23, Parcel #12-420-0050) — submitted a variance application for variance from Sections 3.8.1A, 3.17.6 and 5.6.7B of the Zoning Ordinance for construction of a 28'x28' garage to be located 124' from the centerline of US Hwy 2, 5' from side property line and 95' from the Ordinary High Water Level (OHWL) of Sand Lake, Recreational Development 2 Class. It was noted that approval from Feeley Township was received and added to the record. An aerial photo of the parcel was viewed on the overhead screen and it was also noted that the existing vegetative buffer is sufficient and shall be maintained. Comments were received from Cole Wright/MNDOT, noting that there is an equal distance from the centerline on both sides of the road (100'). It was also mentioned that driveway requirements are not enforceable by Environmental Services and MNDOT should survey the ROW if in question or should be telling property owner where it is. No representative was present and ESD Katie Benes reviewed the applicant's answers to the criteria questions. Bellomy/Butterfield motioned to close the public portion of the meeting which carried unanimously.

Motion: Maasch/Bellomy motioned to approve the variance application submitted by Healing Faith Trust for construction of a 28'x28' garage (measured from the eaves) to be located 124' from the centerline of US Hwy 2, 5' from side property line and 95' from the OHWL as set forth in the 12/6/2024 staff report. Motion carried unanimously.

Condition: Comply with Best Management Practices during construction

Other:

Water Plan Implementation Committee (WPIC) Report. Member Butterfield reported that there was discussion that included the 1W1P, Deer and Pokegama lake projects, bank stabilization on Pokegama, MPCA watershed restoration protection strategies; Bigfork/Littlefork rivers (the two watersheds left to be completed in the 1W1P; WPIC to complete the Bigfork, Koochiching to complete the Littlefork) and implementation updates.

At 11:50 a.m., Butterfield/Oja motioned to adjourn, and motion carried unanimously.

By: _____
Diane Nelson, Recording Secretary