



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

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

Wednesday, 2/12/2025

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, 2/12/2025, at 9:00 a.m. in the County Board Room of the Courthouse with the following in attendance:

MEMBERS PRESENT: Mike Bellomy, Dan Butterfield, Conley Janssen, Mike Oja;
ABSENT: Lisa Maasch;
EXOFFICIO: Environmental Services Director Katie Benes; Commissioner Venema;
GUESTS: Jim Maddern, Rich Libbey, Wayne Roberts.

Chair Bellomy 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. Chair Bellomy welcomed new member Conley Janssen and also thanked Richard Kortekaas for his years of service.

Agenda. Dave Holmbeck was added to the agenda.

Minutes. Upon the motion of Butterfield/Oja, which carried unanimously, the minutes of the 12/11/2024 hearing were approved as distributed.

Election of 2025 Officers. The following were elected:

Chair:	Mike Bellomy
Vice Chair:	Dan Butterfield
WPIC:	Dan Butterfield
Hwy. 38:	Mike Bellomy

Text Amendment to the Zoning Ordinance/Jim & Julie Maddern/The Great Outdoors Bottle Shop & Bait—The proposed text amendment to the Zoning Ordinance was initiated by Jim and Julie Maddern/The Great Outdoors Bottle Shop & Bait. Additional comments were added to the record (PCBA 6 – 18) which included comments received in support from Dave Shevich, Ryan Olson, Lori Holst, Krista & Steve Shevich, Nicholas Fetzik, Marnie Chupurdia, Jim Keranen, Al Hanson, Donna Evans, and Jeff Korpi. Comments in opposition were received from: Stephanie Kessler, David Lick, and Bill & Deb Hagenbuck. (At this time, new Member Conley Janssen and reappointed Member Bellomy were sworn in by Judge McBroom). The proposed text amendment will be an additional conditional use in Section 5.6.5 of the Shoreland Overlay District. Correspondence was received from the DNR with a slight revision to include “DNR Ordinary High Water Level”. It was clarified that the PCBA will make a recommendation to the County Board (who will make the final decision) and a conditional use permit would also be required. Richard Libbey was present, in opposition, with concerns that the proposed amendment is a major change since an eating establishment has a broad definition and wondered if there is an option for the amendment to be more specific to the proposed use. Those present in support included Wayne Roberts and Commissioner Venema who commented the proposed business has received ARP funding and he would like to encourage business development within the County. Jim Maddern, applicant and owner of The Great Outdoors Bottle Shop & Bait, was present and commented that he would like to expand his existing business; more food options are needed in the area which is well populated; pizzas will be carry-out only and he has already received two grants. Butterfield/Oja motioned to close the meeting to public input and motion carried unanimously. Members discussed the Ordinance restrictions of allowed businesses in the Shoreland Overlay District and that there have been other similar text amendments that have been requested and approved.

Motion: Oja/Butterfield motioned to recommend to the County Board approval of the proposed text amendment submitted by Jim & Julie Maddern as set forth in the 2/7/2025 staff report (and as revised by the DNR). Motion carried unanimously.

As per Section 20.2.3 of the Zoning Ordinance below:

After conducting a Public Hearing on an Ordinance text amendment, the Planning Commission shall report in writing to the County Board within 30 days of the close of the public hearing. Upon filing of a report by the Planning Commission, the County Board, in the manner prescribed by Minnesota Statutes, may by resolution adopt the amendment or any portion thereof as it deems advisable. (The County Board hearing is scheduled for 2/18/2025 at 2:30 p.m.).

Other:

Water Plan Implementation Committee (WPIC) Report. Member Butterfield reported that there was discussion regarding AIS (and proposed 50% reduction in funding), 1W1P and other county-wide programs. He also mentioned that the SWCD has native trees, shrubs, and plants available for sale.

David Holmbeck was present to discuss the Living Word Bible Camp conditional use permit and one of the conditions (restricting access to Kocemba Bay/islands). It was explained that the camp would need to request any changes in the conditions.

At 10:09 a.m., Butterfield/Janessen, motioned to adjourn, and motion carried unanimously.

By: _____
Diane Nelson, Recording Secretary