



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

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

Wednesday, 3/12/2025

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, 3/12/2025, at 11:00 a.m.* in the County Board Room of the Courthouse with the following in attendance:

MEMBERS PRESENT: Mike Bellomy, Dan Butterfield, Mike Oja, Lisa Maasch, Conley Janssen;

ABSENT: None;

EXOFFICIO: Environmental Services Director Katie Benes, Assistant County Engineer Ryan Sutherland;

GUESTS: Brad Kern, Charles Haben

*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 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.

Agenda. Upon the motion of Janssen/Maasch, which carried unanimously, the agenda was approved as distributed and motion carried unanimously.

Minutes. Upon the motion of Butterfield/Janssen, which carried unanimously, the minutes of the 2/12/2025 hearing were approved as distributed.

Gustafson/Kern/CUP—(Lot 7 Less S 400' LYG E of Scenic Hwy, Section 10, Lawrence Township 57-24, Parcel #23-010-2201) — submitted a conditional use application (CUP) for a temporary borrow pit to be located within 1000' of Lawrence Lake. An aerial photo of the parcel was displayed on the overhead screen. Brad Kern was present and his discussion included that approximately 2 acres will be excavated (the site was previously excavated). There was discussion regarding the existing garbage and the applicant noted the landowner plans to remove it. Maasch/Oja motioned to close the public portion of the meeting which carried unanimously.

Motion: Oja/Janssen motioned to approve the CUP application submitted by Thomas Gustafson/Kern & Tabery Inc. for a temporary borrow pit to be located within 1000' of Lawrence Lake as set forth in the 3/7/2025 staff report. Motion carried unanimously with the following conditions:

Condition/s: 1) Junk removed prior to excavation;
2) Utilize Best Management Practices during/following excavation;

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

Charles & Shelly Haben/Variance—(Lot 58 & that PT of VAC Gama Ave. LYG E & ADJ Thereto, Gama Beach, Section 23 and RD #3 of SW NW, Section 24, Unorganized Township 54-26, Parcels #63-425-0580, 63-024-2306) — submitted an application for variance from Section 3.8.1C.3 of the Zoning Ordinance to

relocate an existing 23'x21' garage (located 65' from the centerline) to 42' from the centerline of S. Gama Beach Rd. At 11:30 a.m., the meeting was recessed to check if the Transportation Dept. could have a representative attend the meeting (as requested by the members). At 11:32 a.m., the meeting was reconvened and Ryan Sutherland, Assistant County Engineer, joined the meeting. An aerial photo of the parcels was displayed on the overhead screen. Chuck Haben was present and discussed his variance application (and corrected his address on the staff report to be 18659 S Gama Beach Rd., Grand Rapids, MN, not the Ramsey, MN address). Ryan Sutherland, was present, his discussion included that a survey would be needed to determine where the centerline of the road is and further commented it is a difficult road with drainage issues which they are planning to improve. The applicant clarified that the garage dimensions are 21'x20' not including eaves. Butterfield/Janssen motioned to close the public portion of the meeting which carried unanimously. There was further discussion which included concerns where the actual centerline of the road is located. ESD Katie Benes commented that the County will determine if the applicant is meeting the centerline setback if the variance is approved.

Motion: Butterfield/Maasch motioned to approve the variance application submitted by Charles & Shelly Haben to relocate an existing 21'x20' garage (23'x24' building envelope) to 42' from the centerline as set forth in the 3/7/2025 staff report. Motion carried unanimously with the following conditions:

Condition/s: 1) Comply with Best Management Practices
2) Install gutters directing runoff away from the lake.

At 12:27 p.m., Chair Bellomy adjourned the meeting.

By: _____
Diane Nelson, Recording Secretary