



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

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

Wednesday, 4/9/2025

10:30 A.M.

Itasca County Boardroom

The regular meeting of the Itasca County Planning Commission/Board of Adjustment (PC/BoA) was held on Wednesday, 4/9/2025, at 10:30 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, Lisa Maasch;

ABSENT: None;

EXOFFICIO: Environmental Services Director Katie Benes;

GUESTS: Jim Maddern, Wayne Roberts;

*Members met at the Courthouse at 8:45 a.m. to view the property 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 Butterfield/Janssen, which carried unanimously, the agenda was approved as distributed.

Minutes. Upon the motion of Janssen/Butterfield, which carried unanimously, the minutes of the 3/12/2025 hearing were approved.

Jim & Julie Maddern/The Great Outdoors Bottle Shop/CUP—(Lots 41 & 42, Less TH 65, Lakeview Acres, Section 24, Greenway Township 56-23 (Parcel #18-480-0410, 18-480-0420)— submitted a conditional use permit application (CUP) to establish a carry-out pizza business. An aerial photo of the parcels was displayed on the overhead screen. Approval from Greenway Township, received on 4/7/2025, was added to record. Jim Maddern was present and discussed his CUP application for a carry-out pizza business. Wayne Roberts was present, and comments included that he previously installed the septic system, has inspected it but not completed the inspection since he still needs to pump/verify tanks and soils and he was in support of the business since it fits the area. Oja/Maasch motioned to close the public portion of the meeting which carried unanimously.

Motion: Butterfield/Oja motioned to approve the CUP application submitted by Jim & Julie Maddern to establish a carry-out pizza business as set forth in the 4/4/2025 staff report. Motion carried unanimously with the following condition:

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

Oja/Maasch motioned to adjourn the Planning Commission, which carried unanimously, and the Board of Adjustment meeting was called to order.

Jim & Julie Maddern/The Great Outdoors Bottle Shop/Variance—(Lots 41 & 42, Less TH 65, Lakeview Acres, Section 24, Greenway Township 56-23 (Parcel # 18-480-0410, 18-480-0420) —submitted an application for variance for construction of a 16'x30' commercial building addition which will further exceed the

allowable impervious surface. Approval from Greenway Township, received on 4/7/2025, was added to record. An aerial photo of the parcels was displayed on the overhead screen. It was noted that there will be a very minimal increase in the existing impervious surface (which exceeds the allowable due to paving of the driveway which does not require a permit) and needs to be addressed before further issuance of permits. After discussion, it was the consensus that purchasing additional property would not be feasible. Jim Maddern was present and discussed his variance application for the commercial building addition for a carry-out pizza business. Wayne Roberts was also present in support, he commented that if the existing septic system required an upgrade, there is enough room to replace it and the business would be a good addition to the community. Butterfield/Janssen motioned to close the public portion of the meeting which carried unanimously.

Motion: Janssen/Oja motioned to approve the variance application submitted by Jim & Julie Maddern/The Great Outdoors Bottle Shop for construction of a 16'x30' commercial building addition which will exceed the allowable impervious surface as set forth in the 4/4/2025 staff report and motion carried unanimously.

John Shipka/Variance—(Lot 1, Blk. 1, South Twin, Section 31, Greenway Township 56-23, Parcel #18-540-0110)—it was noted this variance application has been withdrawn as requested by the applicant.

At 11:23 a.m. Maasch/Butterfield motioned to adjourn the meeting and motion carried unanimously.

By: _____
Diane Nelson, Recording Secretary