



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

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

Wednesday, 7/9/2025

1:00 P.M.

Itasca County Boardroom

The regular meeting of the Itasca County Planning Commission/Board of Adjustment (PC/BoA) was held on Wednesday, 7/9/2025, at 1:00 p.m. * in the County Board Room of the Courthouse with the following in attendance:

MEMBERS PRESENT: Mike Bellomy, Dan Butterfield, Lisa Maasch, Conley Janssen (left at 2:28 p.m.);

ABSENT: Mike Oja;

EXOFFICIO: Environmental Services Director Katie Benes,

GUESTS: Michelle Greer, Robert Eggers, Carl Driggins, Douglas Marana, Chad Mertz,
Todd Erickson, Scott Hall

*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. Butterfield/Janssen motioned to amend the agenda order to hold Planning Commission later in the meeting (since the applicant was not present yet) and motion carried unanimously.

Minutes. Janssen/Butterfield motioned to approve the minutes of the 6/11/2025 hearing and motion carried unanimously.

Janssen/Butterfield motioned to close the Planning Commission meeting and open the Board of Adjustment meeting.

Call Back to the Table - William & Michelle Greer/Variance—(S of Creek, Lot 1, All Lots 2-3, Sunrise, Section 1, Deer River Township 56-27, Parcel #11-440-0012)--submitted a variance application for construction of a 22'x24' attached garage to be located 51' from the centerline of West Deer Lake Rd. At the 6/11/2025 hearing, the applicants amended their application to include a variance from the side property line and the variance was tabled until the July hearing to allow for required notification. An aerial photo of the parcel was viewed on the overhead screen. Michelle Greer was present and discussed the amendment to the variance to include a variance for the attached garage to be located 7' from the side property line (measured from the eaves). Butterfield/Janssen motioned to close the public portion of the meeting which carried unanimously. (Member Maasch abstained from this application since she did not attend the June meeting.)

Motion: Janssen/Bellomy motioned to approve the amended variance application submitted by William & Michelle Greer for construction of a 22'x24' attached garage to be located 51' from the centerline of W Deer Lake Rd. and 7' from side property line as set forth in the 6/6/2025 and 7/3/2025 staff reports. Motion carried unanimously (Member Maasch abstained) with the following condition:

Condition: Comply with Best Management Practices during construction

Robert Eggers/Variance—(Part of Lot 1, Section 11, Unorganized Township 57-26, Parcel #65-011-1203)—submitted a variance application for variance from Sections 5.6.7F of the Zoning Ordinance and Section 1.1 of the SSTS Ordinance for installation of a septic system to be installed 85' (closest point) from the Ordinary High Water Level (OHWL) of Johnson Lake. SWCD has submitted a mitigation plan to be completed by the applicant. It was noted that the staff report should be updated to remove the variance from the road/property line setbacks (after receiving the site plan from the designer it was found not to be needed). The property was viewed on the overhead screen. Robert Eggers was present and discussed the need to upgrade his existing septic system located too close to the lake and noted a variance is needed partially due to MNDOT purchasing 50' of land in 2017 which reduced the parcel size/depth. Carl Driggins was present in support as the septic upgrade could help to protect the lake. Butterfield/Janssen motioned to close the public portion of the meeting which carried unanimously. There was discussion of the need to establish where the property lines are.

Motion: Bellomy/Butterfield motioned to approve the variance application submitted by Robert Eggers for installation of a septic system to be installed 85' from the OHWL (closest point) as set forth in the 7/3/2025 staff report. Motion carried unanimously with the following condition:

Condition: Survey the south property line before installation

Shea Marana/Variance—(Part of Lot 1, Section 11, Unorganized Township 57-26, Parcel #65-011-1224) —submitted a variance application for variance from Sections 5.6.7F of the Zoning Ordinance and Section 1.1 of the SSTS Ordinance for installation of a septic system to be installed 85' (closest point) from the Ordinary High Water Level (OHWL) of Johnson Lake. It was noted that the staff report should be updated to remove the variance from the road/property line setbacks (after receiving the site plan from the designer it was also found not to be needed). The property was viewed on the overhead screen. Douglas Marana was present (representing Shea Marana) and discussed the variance application noting that the proposed septic system will be located farther from the OHWL than the existing system and a variance is needed partially due to MNDOT obtaining a portion of the property when Hwy. 38 was improved. Butterfield/Janssen motioned to close the public portion of the meeting which carried unanimously.

Motion: Butterfield/Maasch motioned to approve the variance application submitted by Shea Marana for installation of a septic system to be installed 85' from the OHWL (closest point) as set forth in the 7/3/2025 staff report. Motion carried unanimously with the following conditions:

Condition/s: 1) Comply with Best Management Practices during construction;
2) Survey property lines before installation

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

Chad Mertz/CUP— (Part of NE SW, Section 18, Morse Township 145-25, Parce #29-118-3101)—submitted a Conditional Use Permit (CUP) application to hold swap meets periodically throughout the spring and summer months. Chad Mertz was present and discussed his proposed use commenting that vendors may be camping there may be camping for vendors; he would like to utilize this property in some way; portable restrooms will be utilized for sanitation (the existing system will not be used). Member Bellomy noted the application needs to be amended to include camping and tabled until August (to allow proper notification) and applicant waived the MS 15.99 time limit requirements.

Motion: Maasch/Butterfield motioned to table the CUP application submitted by Chad Mertz to hold swap meets until the August meeting and motion carried unanimously.

Chair Bellomy adjourned the Planning Commission meeting and Maasch/Butterfield motioned to re-open the Board of Adjustment meeting and motioned carried unanimously.

Dennis Hall/Todd Erickson/After-the-Fact Variance—Part of Lot 7, Section 15, Unorganized Township 59-24, Parcel #55-015-4102) — submitted an after-the-fact variance application for a (existing) cabin foundation replacement (increased size/height of a nonconforming structure) located 5' from the Ordinary High Water Level (OHWL) of Round Lake, Recreational Development 2 Class-Phosphorous Sensitive. ESD Katie Benes commented that the patio was concrete (not impervious pavers) and also that no permit had been obtained. An aerial photo of the parcel was viewed on the overhead screen. Todd Erickson was present and discussed their after-the-fact variance, noting they had made several attempts to contact the county but were unable to contact the proper county staff and replaced the foundation since it was crumbling and needed replacement. They increased the size so it would be more structurally sound and provide better access to the wood stove/well located inside the structure (the cabin previously had a usable bathroom). Scott Hall, family member, was present in support of the property improvement. Butterfield/Janssen motioned to close the meeting to public input and motion carried unanimously. Member Janssen left the meeting at 2:28 p.m.

Motion: Bellomy/Maasch motioned to deny the after-the-fact variance application submitted by Dennis Hall/Todd Erickson for a (existing) cabin foundation replacement (increased size/height of a nonconforming structure) located 5' from the OHWL as set forth in the 7/3/2025 staff report. Motion to deny carried unanimously (Bellomy, Maasch, Butterfield voting Aye).

Chair Bellomy discussed the applicants' options, since the variance was denied, which are to remove the structure, reduce it to the previous size/height or set it back 50' from the OHWL. It was the preference of the applicant to reduce the structure back to the previous size/height.

At 2:42 p.m., Chair Bellomy adjourned the meeting.

By: _____
Diane Nelson, Recording Secretary