



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

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

Wednesday, 10/8/2025

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, 10/8/2025, at 1:00 p.m. * in the County Board Room of the Courthouse with the following in attendance:

MEMBERS PRESENT: Mike Bellomy, Dan Butterfield, Conley Janssen, Mike Oja, Lisa Maasch;
ABSENT: None;
EXOFFICIO: Environmental Services Director Katie Benes;
GUESTS: Tom Dosen-Windorski/Tina Jorgenson, Austin Rateike, Cassandra Greniger, Tarah Moore, Diane Holcomb, Eric Filipiak, Jared Craiglow, Peggy Clayton, Jared Craiglow, William & Kelly Grunz, Rebecca & Mark Adams

*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 Maasch/Janssen, which carried unanimously, the agenda was approved as distributed.

Minutes. Upon the motion of Maasch/Butterfield, which carried unanimously, the minutes of the 9/10/2025 hearing were approved as distributed.

Craiglow Construction/CUP— That PT of N 416' of NW NW LYG ELY of W 416' and WLY of E 495'. Section 12, Harris Township 54-25, Parcel #19-012-2210) — submitted a conditional use permit (CUP) application to establish an office and storage location for a construction business. ESD Katie Benes reviewed the staff report. Since the applicant was not present at this time to address his application, the application was delayed until later in the meeting until he was present.

Tina Jorgenson & Thomas Dosen-Windorski/CUP—(SW NE, Section 10, Unorganized Township 56-26, Parcel #64-010-1300) — submitted a conditional use permit application to establish a dog training facility and guiding service. Document PCBA 12 was added to the record – email comments were received from Dawn & Erik Filipiak with concerns regarding noise, traffic, monitoring of animals and the limited time to respond. Tom Dosen-Windorski/Tina Jorgenson were present and discussed their application and business which will includes guided hunts and training hunting dogs. They plan to use a 5-acre portion of the property for their training field, in the future they plan construct a kennel with 10 runs (for 5 of their own dogs and 5 customer dogs); training will be mainly from May - August. They explained that there will be no guided hunts at this site (it was mentioned on their application since it was part of their business/LLC) and there will be minimal shooting (will be using a .22 pistol). They addressed some of the concerns (regarding noise/containment/disease): the kennel runs will be located on the south side of the kennel in a vegetated area to minimize noise from barking; kennel/fenced runs will be located within a fenced area; all dogs must be vaccinated; dogs always under the trainer's control; there will be minimal increase in traffic (with only 5 client dogs); it will not be a boarding kennel; dogs only be there during a training a session; no client dogs would be left there unattended and the maximum # of dogs on the property would be 10. Austin Rateike, was present in favor as he has worked with the applicants and has no concerns since they have

good experience training dogs. Cassandra Greniger, was present in opposition and submitted comments for the record (PCBA 13), her concerns included compatibility with the neighborhood, traffic/dust, effect on property values, road repairs/maintenance and environmental impact. Tarah Moore, was present in opposition and read a petition submitted for the record (PCBA 14) with similar concerns and also concerns regarding the cartway. Diane Holcomb and Eric Filipiak were also present in opposition and in agreement with some of the same concerns previously stated. There was discussion and it was the consensus of the Board that the cartway (rules/regulations) should be reviewed by the County Attorney and, since the response may take approximately one month, the application be tabled and not rescheduled until the response is received; the applicants did not object. Butterfield/Janssen motioned to table the application until a response is received from the County Attorney and motion carried unanimously. It was mentioned that those who commented today would not need to speak in the future unless they had new information. Applicants waived the 15.99 time-limit requirements.

Craiglow Construction/CUP— That PT of N 416' of NW NW LYG ELY of W 416' and WLY of E 495'. Section 12, Harris Township 54-25, Parcel #19-012-2210) — submitted a conditional use permit (CUP) application to establish an office and storage location for a construction business. Jared Craiglow, was present to discuss his application. Peggy Clayton, Harris Township, was present and commented that Harris Township has recommended approval. Butterfield/Janssen motioned to close the public portion of the meeting which carried unanimously.

Motion: Butterfield/Oja motioned to recommend (to the County Board) approval of the CUP application submitted by Craiglow Construction to establish an office/storage location for a construction business as set forth in the 10/3/2025 staff report. Motion carried unanimously.

As per Section 2.5 of the Zoning Ordinance, since this CUP is of a commercial nature and proposed for a residential zoning district, the Planning Commission will make their recommendation to the County Board who will act on the application after holding a public hearing scheduled for 10/14/2025.

At 2:10 p.m., Chair Bellomy recessed the meeting for 5 min. and at 2:18 p.m. the Board of Adjustment meeting was called to order.

William & Kelly Grunz/Variance—(Lot 1, Blk. 1, Burrows Lk Leased Homesites So, Section 10, Balsam Township 58-25, Parcel #04-456-0105) — submitted a variance application for reconstruction of a 616 SF cabin located 46' from the OHWL with a 1788 SF dwelling/attached garage located 50' from the OHWL which exceeds the allowable increase in footprint. Bill & Kelly Grunz were present and discussed their variance request to remove the existing cabin and replace with a larger year-round home further back from the OHWL and located out of the shore impact zone. Chair Bellomy asked the applicants if they would consider moving the proposed dwelling 2' (measured from eaves) further back from the OHWL and they agreed to do so. Butterfield/Oja motioned to amend the application for structure to be located 52' from OHWL and motion carried unanimously. Butterfield/Maasch motioned to close the public portion of the meeting which carried unanimously.

Motion: Oja/Butterfield motioned to approve the variance application submitted by William & Kelly Grunz for reconstruction of a cabin (616 SF) located 46' from the OHWL with a larger dwelling/attached garage (1788 SF) to be located 52' (as amended) from the OHWL which exceeds the allowable increase in footprint as set forth in the 10/3/2025 staff report. Motion carried unanimously.

Condition/s: Install gutters to direct runoff away from the OHWL

Christopher Dircks/Variance—(That PT of SW SW LYG S&W of New Co Rd 68, Section 34, Harris Township 54-25, Parcel #19-034-3301)— submitted a variance application for variance from Section 4.11 of the Zoning Ordinance for construction of a dwelling addition to be located 1' from the side property line. The staff report was corrected for dwelling addition to be 876 SF (not 740 SF). There was some discrepancy as to where the property line is and it was noted the applicant would be responsible to verify the dwelling addition will be 1' from the property

line if variance is approved. Christopher Dircks was present and discussion included that the utility company has a 40' easement between Blandin's property and his property, the utility company has no concerns as long as the structure does not obstruct access to the powerline (he had also checked with Blandins, who was not interested in an enhancement, and referred him to the power company). He has also contacted Blandins. Peggy Clayton, Harris Township, was present and commented that they have recommended approval. Maasch/Oja motioned to close the public portion of the meeting which carried unanimously.

Motion: Butterfield/Oja motioned to approve the variance application submitted by Christopher Dircks for a 876 SF dwelling addition to be located 1' from the side property line as set forth in the 10/3/2025 staff report. Motion carried unanimously.

Condition/s: Comply with Best Management Practices during construction

Rebecca Adams & Mark Adams/After-The-Fact Variance—(RD #1 of Lots 35-38, Kaynosh Beach, Section 7, Harris Township 54-25, Parcel #19-485-0354) — submitted an after-the-fact variance application for variance from 3.8.1C.3 of the Zoning Ordinance for a 40'x40' garage constructed 38' from the centerline of Crystal Springs Loop Rd. Document PCBA 08- comments from the County Highway Engineer Karin Grandia were added to the record which mentions that the structure location would make it difficult to make any road improvements. Rebecca Adams and Mark Adams were present and discussed their application. It was the consensus of the Board that it would be unlikely the road would be upgraded in the future. Peggy Clayton, Harris Township, was present and commented that Harris Township has recommended approval. Janssen/Butterfield motioned to close the public portion of the meeting which carried unanimously.

Motion: Butterfield/Janssen motioned to approve the after-the-fact variance application submitted by Rebecca Adams & Mark Adams for a 40'x40' garage constructed 38' from the centerline as set forth in the 10/3/2025 staff report. Motion carried unanimously.

At 3:22 p.m. Chair Bellomy adjourned the meeting.

A closed session with County Attorney Fauchald was held after the meeting was adjourned.

By: _____
Diane Nelson, Recording Secretary