



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

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

Wednesday, 3/11/2026

12:30 P.M.

Meeting Room 121

The regular meeting of the Itasca County Planning Commission/Board of Adjustment (PC/BoA) was held on Wednesday, 3/11/2026, at 12:30 p.m. * in Meeting Room 121 of the Courthouse with the following in attendance:

MEMBERS PRESENT: Dan Butterfield, Lisa Maasch, Mike Bellomy, Lauren Meyer;
ABSENT: Conley Janssen;
EXOFFICIO: Environmental Services Director Katie Benes, Judge McBroom
GUESTS: Mike Hill, Garrett Collins

*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 Butterfield 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. Judge McBroom was present to swear in new member, Lauren Meyer.

Agenda. The agenda was amended as follows: the Hoolihan variance was tabled until the April meeting and the Reiman CUP was withdrawn (as requested by the applicant). Bellomy/Maasch motioned to approve the agenda as amended and motion carried unanimously.

Minutes. Upon the motion of Maasch/Bellomy, which carried unanimously, the minutes of the 1/14/2026 hearing were approved as distributed.

Michael & Debbie Hill/Duane & Donna Hill/Ulland Bros./CUP—(SE SE and S 700' of SW SE Lyg E of Co Rd 434 and NW SE, Less S 530' Lyg W of Co Rd 434, Section 9, Unorganized Township 55-23, Parcels #50-009-4400, 50-009-4301, 50-009-4200) — submitted a conditional use permit (CUP) application for a temporary borrow pit located within the shoreland overlay district of Sand Creek (Natural Environment Class 1) and Unnamed Lake #31009400 (Natural Environment 2 Class). An aerial photo of the properties were viewed on the overhead screen. PCBA 08 – comments from Wayne Roberts were added to the record. Mike Hill and Garrett Collins/Ulland Bros. were present to discuss the application, the temporary borrow pit will be used for the construction of a new Minnesota Power substation/potential projects in the area. The hours of operation will be 6 a.m. – 7 p.m. Bellomy/Maasch motioned to close the public portion of the meeting which carried unanimously.

Motion: Bellomy/Meyer motioned to approve the CUP application submitted by Michael & Debbie Hill/Duane & Donna Hill/Ulland Bros. for a temporary borrow pit as set forth in the 3/6/2026 staff report. Motion carried unanimously.

Randall Reiman/CUP—(W 327' of E 654.57' of S 341.11' of NW NE, Section 11, Unorganized Township 54-26, Parcel #63-011-1205) — submitted a CUP application for used auto/truck/motorcycle/RV online sales (for a maximum of 5 vehicles stored indoors). The applicant has withdrawn his application.

Rosanne & Matt Hoolihan/Variance—(Lot 9, Block 1, Siseebakwet Shores, Section 19, Unorganized Township 54-26, Parcel #63-485-0145)— submitted a variance application for a 30'x40' garage/loft which exceeds the allowable impervious surface. Applicants requested their application be amended to include a variance for the road setback and it was tabled until the 4/8/2026 meeting to allow for the required notification.

Other:

Water Plan Implementation Committee (WPIC) Report. There was discussion which included 1W1P, projects completed in 2025, Bigfork/Littlefork watersheds, etc.

At 1:04 p.m. the meeting was adjourned.

By: _____
Diane Nelson, Recording Secretary