



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

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

Wednesday, 4/8/2026

12:00 P.M.

Meeting Room 121

The regular meeting of the Itasca County Planning Commission/Board of Adjustment (PC/BoA) was held on Wednesday, 4/8/2026, at 12:11 p.m. * in Meeting Room #121 of the Courthouse with the following in attendance:

MEMBERS PRESENT: Dan Butterfield, Conley Janssen, Mike Bellomy;
ABSENT: Lisa Maasch; Lauren Meyer;
EXOFFICIO: Environmental Services Director Katie Benes;
GUESTS: Kody Scherf, Dean Scherf, Cody Graupmann, Sara Christenson, James Anderson,
David Michon, Teresa Pierce, Rosanne Hoolihan, Dan Fillbrandt

*Members Butterfield and Bellomy 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.

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

Minutes. Upon the motion of Janssen/Bellomy, which carried unanimously, the minutes of the 3/11/2026 hearing were approved as distributed.

Kody Scherf/Mitchell Mann/CUP—(S 662' of SW SW, Section 25, Unorganized Township 55-27, Parcel #69-025-3301)— submitted a conditional use application (CUP) for an extractive use located within 1000' of a residence. An aerial photo of the parcel was viewed on the overhead screen. Kody Scherf was present and discussed his application for an extractive use which will be used for his excavating business. Dean Scherf was present in support since it is for a small operation with minimal traffic. Bellomy/Janssen motioned to close the public portion of the meeting which carried unanimously.

Motion: Janssen/Bellomy motioned to approve the CUP application submitted by Kody Scherf/Mitchell Mann for an extractive use located within 1000' of a residence as set forth in the 4/3/2026 staff report. Motion carried unanimously.

Condition/s: Comply with all State requirements and Best Management Practices

Cody Graupmann/CUP—(Lot 3, Less the N 726' of the E 330'; Section 30, Unorganized Township 146-26, Parcel #76-030-2101)— submitted a conditional use application (CUP) for a resort expansion to add 53 sites to an existing campground. It was noted that a portion of the parcel is located within 1000' of a waterbody classified as public waters/wetland. The property was viewed on the overhead screen. Cody Graupmann was present and discussed his plan for expansion which is needed due to overwhelming requests; the sites will all be seasonal; there will be three new septic systems, the existing accesses will be used and they will comply

with all State requirements. Bellomy/Janssen motioned to close the public portion of the meeting which carried unanimously.

Motion: Janssen/Bellomy motioned to approve the CUP application submitted by Cody Graupmann for a resort expansion to add 53 sites to an existing campground as set forth in the 4/3/2026 staff report. Motion carried unanimously.

Condition/s: Comply with all State requirements and Best Management Practices

Tom Hammerlund/Rezone—(S 500' OF W 540' of SE-SE Less S 33' of E 120' of W 540', Section 13, Unorganized Township 146-27, Parcel #79-013-4401) — submitted a rezone application for rezone from Farm Residential to Recreational Commercial. The following documents were added to the record: PCBA 06 – email from James Anderson, PCBA 07 – email from Brandon Peck, PCBA 08 – email from Dave Chandler and PCBA 09 – email from James Anderson. The parcel was viewed on the overhead screen. Sara Christenson, agent, was present as representative and discussed the rezone request that is needed for increased impervious surface and future plans may include additional storage buildings. The previously approved CUP was for 30 – 30'x40' storage buildings; that application was based on allowed impervious surface and rezone will also better comply with the CLUP for the existing use. Ms. Benes reviewed the allowed permitted/conditional uses in the Recreational Commercial and Farm Residential Zoning Districts, also noted that the allowed impervious surface for Farm Residential Zoning District is 25% and Recreational Commercial is 50% and storage units are a conditional use in both zoning districts. James Anderson was present in opposition and submitted PCBA 10 for the record which referenced similar legal cases; and commented that although the adjacent parcel/s are zoned Recreational Commercial the existing use is residential. David Michon and Teresa Pierce were also present in opposition. At 1:40 p.m. the meeting was recessed and called back to order at 1:51 p.m. Copies of the previously approved CUP were distributed to the members (PCBA 11). It was noted that with the impervious surface with the existing CUP (if all the structures/roads were constructed) would be at 25% (the maximum allowed for Farm Residential). Bellomy/Janssen motioned to close the public portion of the meeting which carried unanimously. After discussion, Butterfield motioned to recommend approval of the rezone application and motion failed due to lack of a second.

Motion: Butterfield/Bellomy motioned to recommend (to the County Board) rejection of the rezone application submitted by Tom Hammerlund for rezone from Farm Residential to Recreational Commercial as set forth in the 4/3/2026 staff report. Motion carried unanimously.

Chair Butterfield adjourned the Planning Commission meeting and called the Board of Adjustment meeting to order.

Call Back to the Table—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 construction of a 30'x40' garage which will exceed the allowable impervious coverage and to be located 43' from the centerline of the platted road. Rose Hoolihan was present and discussed her variance application for a garage needed for additional storage (with a second-story loft for an art studio); the site is forested and structure will be well screened. Members' discussion included that there could be other options such as an addition to the existing garage or to move closer to the existing garage; the applicant did not think they would be able to store their pontoon (36' in length with tongue) with either of these options as the garage may be difficult to access. Janssen/Bellomy motioned to close the public portion of the meeting which carried unanimously. ESD Benes had mapping create a map with the options to determine if feasible. Two versions of the map was viewed on the overhead screen. Bellomy/Janssen motioned to reopen the meeting to public comment. It was the consensus of the majority of members that they would like more information from contractors to support the

need for a variance. Janssen/Bellomy motioned to table the application until next month to give the applicant time to get more information regarding other options from contractors and motion carried unanimously.

Dan Fillbrandt/Hawk Const./Dave & Leanne Brenden/Variance—(Lot 18 Less N 264' and Lot 17 LYG NE of CO RD 227 Less E 72' of N 264', Cohasset Heights, Section 34, Unorganized Township 56-26, Parcel #64-430-0172) — submitted a variance application for construction of a structure to be located 15' from the rear property line. Dan Fillbrandt was present and discussed their application and his discussion included that, after review by the State, the plan was amended (for the design of the enclosed walkway) to meet their requirements and he noted the new addition is actually a separate facility which will have its own well/septic. There are two existing structures which will be removed which are closer to the rear property line and the nonconformity will be reduced with the proposed plan. Janssen/Bellomy motioned to close the public portion of the meeting which carried unanimously.

Motion: Janssen/Bellomy motioned to approve the variance application submitted by Dan Fillbrandt/Hawk Const./Dave & Leanne Brenden for construction of a structure to be located 15' from the rear property line as set forth in the 4/3/2026 staff report. Motion carried unanimously.

Condition/s: Comply with Best Management Practices

At 3:30 p.m Chair Butterfield motioned to adjourn, and motion carried unanimously.

By: _____
Diane Nelson, Recording Secretary