



**ITASCA COUNTY**  
**PLANNING COMMISSION/BOARD OF ADJUSTMENT**  
123 NE 4th St  
Grand Rapids, MN 55744  
(218) 327-2857

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Wednesday, October 11, 2017

10:00 AM

Itasca County Boardroom

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**REGULAR MEETING AGENDA**

**I. CALL TO ORDER: PLANNING COMMISSION**

**II. ADDITIONS TO THE AGENDA**

**III. OPENING STATEMENT**

**IV. APPROVAL OF MINUTES**

- Approve the minutes of the 9/13/2017 Regular Meeting

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

Final Review of the final site plan for a New Resort/CUP for seasonal campsites, Blueberry Hills RV Park-Part of SW NW, Part of SE NW, RD #1 of SE NW, Section 24, Deer River Township 145-25 (Jordan Osse)

Conditional Use for seasonal RV campground expansion (add three campsites to Trout Lake RV Park and Campground)—Part of Govt. Lot 3, Section 16, Trout Lake Township 55-24, Trout Lake, Recreational Development 2 Class, (Norma Ramsey/Trout Lake Land Co.)

Rezones from Farm Residential to Light Industrial Commercial—

Part of SE NE and Part of NE SE, Section 5, Harris Township 54-25 (Todd & Jackie Figgins)

Part of SW NE, Section 5, Harris Township 54-25 (Curt & Carrie Litchke)

Part of SW NE, Section 8, Harris Township 54-25 (Melvin Holmquist)

Part of NW NE, Section 8, Harris Township 54-25 (J Nelson Properties)

Part of SW NE, Section 8, Harris Township 54-25 (Jeanine & Eric Phillips)

**VII. OTHER**

**VIII. ADJOURN: BOARD OF ADJUSTMENT**



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

Wednesday, September 13, 2017

9:00 AM

Itasca County Boardroom

The regular meeting of the Itasca County Planning Commission/Board of Adjustment (PC/BoA) was held on 9/13/2017 at 9:00 a.m. in the County Board Room of the Courthouse with the following in attendance:

- MEMBERS PRESENT: Fred Tanner, Dan Butterfield, Mike Bellomy, Richard Kortekaas;
- ABSENT: Ben DeNucci;
- EXOFFICIO: Dan Swenson, Environmental Services Director;
- GUESTS: Garrie Walbridge, Steven Boggs, Bill Herschbach, Dale Peterson, Riad Dzaferovic, Cordell Bennett.

Chair Tanner 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 Tanner/Kortekaas, which carried unanimously, the agenda was approved.

*Minutes.* Upon the motion of Bellomy/Butterfield, which carried unanimously, the minutes of the 8/9/2017 meeting were approved as distributed.

Mr. Swenson requested the Board of Adjustment be called to order first in order to table the variance application submitted by Garrie Walbridge (as per her email request).

**Garrie (Itzin) Walbridge/Variance**— Part of Lot 3, Section 16, Harris Township 54-25 (Parcel #19-016-1304), submitted an application for variance from Section 4.11 of the Zoning Ordinance and Section 1.1 of the Sanitation Ordinance for construction of a 16'x32' cabin to be located 2' from side property and holding tank to be located 5' from property line. Garrie Walbridge was present and requested that her variance application be tabled for 6 mos. and waived the MS 15.99 time requirements.

**Motion: Kortekaas/Bellomy to table the variance application submitted by Garrie Walbridge for 6 mos. and motion carried unanimously.**

Bellomy/Kortekaas motioned to close the Board of Adjustment meeting and open the Planning Commission meeting.

**Steven & Peggy Boggs/CUP**— E 418' of N 627' of NW NW, Section 17, Lake Jessie Township 148-25 (Parcel #22-017-2202), submitted an Conditional Use Permit (CUP) application to establish a seasonal, retail store in an existing structure (selling produce, meat, canned/baked goods, etc.). Mr. Swenson entered the staff report dated 9/08/2017 into the record, a copy of which has been distributed to the PC/BoA and applicants. Steven Boggs was present and discussed his proposed seasonal farm stand. Kortekaas/Butterfield motioned to close the public portion of the meeting which carried unanimously.

**Motion: Tanner/Butterfield to recommend approval of the CUP application submitted by Steven & Peggy Boggs to establish a seasonal, retail store in an existing structure (selling produce, meat, canned/baked goods, etc.) as set forth in the 9/8/2017 staff report. Motion carried unanimously.**

Minutes Acceptance: Minutes of Sep 13, 2017 9:00 AM (APPROVAL OF MINUTES)

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 9/19/2017.

**Jordan Osse/CUP**— Part of SW NW, Part of SE NW, RD #1 of SE NW, Section 24, Deer River Township 145-25 (Parcels #11-224-2304, 11-224-2401, 11-224-2403), submitted a New Resort/Conditional Use Permit (CUP) application to establish a seasonal RV campground, Blueberry Hills RV Park. Mr. Swenson entered the staff report dated 9/08/2017 into the record, a copy of which has been distributed to the PC/BoA and applicants. He noted there was an error in the address on the staff report (2<sup>nd</sup> line) and the address should be Golf Course Rd., *Deer River, MN 56636*. Bill Herschbach, (project manager) with SEH, was present and discussed the proposed campground which will have 49 sites that will meet or exceed design requirements and will have water, sewer, electric hookups; the road will be a loop and support two-way traffic where necessary; a stormwater permit (SWPP) has been obtained. The campground will be located adjacent to the existing golf course; there is a good buffer which will be enhanced with additional trees. Bellomy/Kortekaas motioned to close the public portion of the meeting which carried unanimously.

**Motion:** Bellomy/Butterfield to approve the CUP application and Preliminary Site Plan submitted by Jordan Osse to establish a seasonal RV Campground as set forth in the 9/8/2017 amended staff report. Motion carried unanimously.

Mr. Swenson explained the appeal process and final processing of the CUP to the representative. At 9:46 a.m., Chair Tanner declared a recess. At 9:57 a.m. Chair Tanner called the meeting back to order with the same members present and opened the Board of Adjustment meeting.

**Dale Peterson & Joan Tucholke/Variance**—Lots 4 & 5, Block C, Northland Park, Section 2, Unorganized Township 56-26 (Parcels #64-480-0350, 64-480-0360), submitted an application for variance from Sections 5.6.7B and 3.8.1C.3 of the Zoning Ordinance for construction of an 8'x22' deck w/roof to be located 78' from the OHWL and an 18'x20' carport to be located 80' from the OHWL of McAvity Lake and a 30'x24' garage to be located 56' from the centerline of Crooked Lake Dr. Mr. Swenson entered the staff report dated 9/8/2017 into the record, a copy of which has been distributed to the PC/BoA and applicants, he noted the vegetative buffer was adequate. Dale Peterson was present and discussed his proposed variance. Kortekaas/Tanner motioned to close the public portion of the meeting which carried unanimously. The Board discussed runoff concerns from the garage with Mr. Peterson (at this time he thought it would run toward the mound and cabin).

**Motion:** Bellomy/Tanner to approve the variance application submitted by Dale Peterson & Joan Tucholke for construction of an 8'x22' deck w/roof to be located 78' from the OHWL and an 18'x20' carport to be located 80' from the OHWL of McAvity Lake and a 30'x24' garage to be located 56' from the centerline of Crooked Lake Dr. as set forth in the 9/8/2017 staff report. Motion carried unanimously.

**Condition/s:** Comply with Best Management Practices during and after construction.

Mr. Swenson explained the appeal process and final processing of the variance to the representative. **Riad Dzaferovic/Variance**— Part of Lot 11, Section 18, Balsam Township 58-25 (Parcel #04-218-1333), submitted an application for variance from Section 3.8.1C.3 of the Zoning Ordinance for construction of an 8'x7' dwelling addition to be located 43' from the centerline of Spider Shores Rd.. Mr. Swenson entered the staff report dated 9/8/2017 into the record, a copy of which has been distributed to the PC/BoA and applicants. Riad Dzaferovic was present and discussed his need for an entryway addition for safety reasons due to snow and ice buildup. Cordell Bennett, representing the Spider Lake Property Owners Association, was present and commented they have no objection to the variance. Tanner/Kortekaas motioned to close the public portion of the meeting which carried unanimously.

**Motion:** Butterfield/Tanner to approve the variance application submitted by Riad Dzaferovic for construction of an 8'x7' dwelling addition to be located 43' from the centerline of Spider Shores Rd. as set forth in the 9/8/2017 staff report. Motion carried unanimously.

Mr. Swenson explained the appeal process and final processing of the variance to the representative. At 10:41 a.m., Butterfield/Kortekaas motioned to adjourn the meeting and motion carried unanimously.

By: \_\_\_\_\_  
Diane Nelson, Recording Secretary