

DATE

8/25/16

PERMIT #

Michael Holmstrom

ITASCA COUNTY CONDITIONAL USE APPLICATION
USES NOT PROVIDED FOR WITHIN ZONING DISTRICTS

APPLICANT/ADDRESS Robert & Karen Holmstrom, 1022 4th Street NW, Grand Rapids, MN 55744

AGENT/ADDRESS Grand Rapids Marine (Michael Holmstrom); 1022 4th street NW, Grand Rapids, MN

PROPERTY ADDRESS 35381 N Shoal Lake rd, Grand Rapids, MN 55744

PROPERTY DESCRIPTION/PARCEL # NE NE; S.26, 56-26 #64-026-1100

ZONE DISTRICT Farm Residential LAKE NAME/CLASS NA EX. USE Existing Boat Storage

DESCRIPTION OF PROPOSED USE to increase number of units to existing outside boat storage of marine-related, waterfront equipment. Total units 500 New Storage Building

ATTACH A MAP SHOWING PROPERTY LOCATION, EXISTING CONDITIONS, PROPOSED DEVELOPMENT, AND NEARYBY USES, INCLUDING ANY OTHER INFORMATION THAT IS PERTINENT TO THIS REQUEST.

MANDATORY LAKESHORE MITIGATION PRACTICES: (To be included with the C/U application)

NA A. Septic System: Certified; Shall be Upgraded with Permit/Design obtained by: Certification of New Septic System by:

NA B. Erosion control, storm water management, and mitigation plan. This plan shall describe erosion control during/after construction, storm water management/runoff control and mitigation/buffer screening. The mitigation plan shall require a shoreline buffer which shall be in the shore impact zone and consist of trees, shrubs and ground cover of native plants and understory to effectively screen structure(s) as viewed from the waters. This may be accomplished by working with Itasca SWCD or other sources but said plan must be reviewed by Itasca SWCD. The required buffer shall be as follows:

Table with 2 columns: Lake Class, Buffer (Distance from OHWL landward). Rows: GD (10'), RD (15'), NE & PSL (50')

Plant materials for native vegetation buffers shall be as prescribed according to the landscape position, water table, soil type and exposure of the project site. For every 5,000 square feet of buffer are, there shall be a variety of types of native trees, shrubs, forbs, and grasses planted to achieve full coverage. The survival of planting materials must be maintained for a minimum of five years, so that the approved coverage plan is adhered to.

SITE INSPECTION. The applicant acknowledges that no one can be prohibited from coming onto the property when the site is inspected by the Planning Commission or County Board. Photographs may be taken at the site inspection and displayed at the public hearing for use in the decision making process.

Unless otherwise stipulated, a conditional use permit shall remain in effect for so long as all conditions agreed upon are observed. Legal action may result if the provisions and conditions are not complied with as set forth in the application. Upon approval of this conditional use, it shall be the responsibility of the applicant to notify the Environmental Services Department, upon completion of the project, including any conditions. The property may be inspected at any time to assure and affirm all conditions and terms of the permit are in compliance.

SIGNATURE/DATE:

[Handwritten signature] 8/25/16

PCBA 01
C=PCBA, CB

On 8-26-16, the Environmental Services Department received the completed application, accompanying information and the fee is paid in full. A copy of the information handout has been given to the applicant/agent.

THE APPLICANT HAS THE BURDEN OF DEMONSTRATING A RIGHT TO A CONDITIONAL USE BY SHOWING [DETAILED EXPLANATION] THAT ALL OF THE FOLLOWING STANDARDS AND CRITERIA WILL BE SATISFIED.

1. Describe how the proposed use conforms to the comprehensive plan of the County. Proposed use will NOT impact air, water or soil quality
2. Describe how the use is compatible with the existing neighborhood. Neighbors to the West, North & East are already commercial or industrial use. Neighbors to the South has many abandoned vehicles across their property.
3. Describe how the use shall not materially adversely impact air quality, water quality or cause soil disturbance. new storage building won't need any excavating well or septic. It will not impact air, water or soil quality. Boats will be serviced PRIOR to arriving at storage location.
4. Describe how the site has sufficient access for ingress and egress and is adequate for water supply and sewage-treatment. There is one road (gated) providing access to property. No well or septic is at property
5. Describe how the use shall not cause unsafe or unhealthy conditions. There is no public access to or through the property. No commercial work will be done on the premises

PERMIT APPROVAL: In accordance with MS#15.99, Itasca County must approve or deny the variance application within 60 days of submission of the completed application/fee. If said application is denied, the reason/s must be stated in writing at the time of denial. This time line may be extended by Itasca County for another 60 days provided the applicant/s receive written notice with reasons for the extension. The extension may not exceed 60 days unless approved by the applicant. The 60 days will end on: October 25, 2016.

On _____ Planning Commission/BoA authorized an extension for the following reasons with an expiration date of:

Authorizing Signature and Date: _____

On _____ the applicants hereby waive the time frame requirements set forth in MS#15.99:

Witness: _____

Signatures

PCBA O/A
C: PCBA, CB

RECOMMENDATIONS

TOWN BOARD OF _____
OR
UNORGANIZED TOWNSHIP

APPROVAL
AMEND
REJECTION

CHAIR _____
DATE 9/20/16
COMMISSIONER [Signature]

REASONS: _____

When a land use in any zoning district is not specifically listed as a Permitted Use or Conditional Use, the land use may be considered as a Conditional Use. The applicant shall make a showing that the proposed use is similar to a Permitted Use or Conditional Use, consistent with the purpose of the zoning district in which the proposed use will be located, compatible with surrounding uses, and conforms to the Comprehensive Land Use Plan. The Zoning Administrator shall determine if the Conditional Use Permit Application is complete and then submit the Application for consideration by the Planning Commission. If the use is of a commercial nature and proposed for a residential zoning district (Rural Residential or Farm Residential), the Planning Commission shall hold a public hearing, evaluate the Application under the criteria in Article 21, and submit a report of its finding and recommendations to the County Board. The County Board shall hold a public hearing, evaluate the Application under the criteria in Article 21, consider the Planning Commission's report, and act on the Application.

On 10/12/2016 the Planning Commission/Board of Adjustment unanimously majority vote

APPROVED AMENDED DENIED a Conditional Use for: increasing existing boat/marine-
related equipment storage to 500 units and construct a new 60'x300' storage building
in accordance with the findings of fact, conclusions of law, resolution & order
[description of conditional use and conditions or reasons for denial]

[Signature]
Chairperson - Itasca County Planning Commission/Board of Adjustment

DECISION

On _____ the County Board of Commissioners, unanimously/ majority vote

APPROVED AMENDED DENIED a Conditional Use for: _____

[description of conditional use and conditions or reasons for denial]

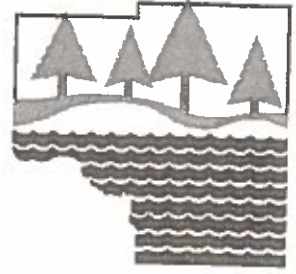
Chairperson - Itasca County Board of Commissioners

Approval includes the findings of fact and compliance with all County, State and Federal Rules, Regulations and Statutes as required by law. In accordance with Section 18.4.1 of the Zoning Ordinance, any aggrieved person may obtain judicial review by obtaining a writ of certiorari from Court of Appeals within 60 days after receipt of due notice of the proceeding and decision sought to be reviewed and by serving said writ upon the Itasca County Auditor and any other adverse party within such period of 60 days.

PCBA 016
C: PCBA, CB

Procedures for Processing and Criteria for Granting Conditional Use Permits (Updated: 5/02/2012)

Itasca County Environmental Services
Courthouse
123 NE 4th Street
Grand Rapids, MN 55744
Phone: (218) 327-2857
TDD: (218) 327-2806
Fax: (218) 327-7331
Website: www.co.itasca.mn.us



Information required at the time of submission to process Conditional Use Applications

- Completed Application
- Detailed Sketch
- Fee \$475 *Itasca County Auditor/Treasurer*
- Stake Out Site—all proposed structures/additions must have corner stakes
- NA* Certification of SSTS – Evaluate and upgrade SSTS to comply with the requirements of Minnesota Rules Chapter 7080-7083.
- NA* Mandatory Lakeshore Mitigation Plan, if within Shoreland zoning district.
- Answers to Criteria Necessary for Granting or Denying a Conditional Use Permit, and other applicable questions.

QUESTIONS AND FURTHER INFORMATION: Please contact Environmental Services, 8:00 a.m. - 4:30 p.m., M-F.

I have read and fully understand the above instructions.

SIGNATURE _____ DATE _____

*PCBA O/C
C: PCBA, CB*



1022 NW 4th Street
Grand Rapids, MN 55744
(218) 326-0351

Fax: (218)-999-7321

www.grandrapidsmarine.com

Email: sales@grandrapidsmarine.com

To Whom It May Concern,

This letter pertains to the Conditional Use Application for parcel 64-026-1100, located at 35381 N. Shoal Lake Road, in Grand Rapids, Minnesota. Grand Rapids Marine's outdoor boat storage has increased from 0 units in the fall of 2012 to approximately 150 boats, 30 trailers, and 50 dock/lift units as of fall 2015. We plan to move approximately 60 of our indoor storage customers' boats from our Highway 2 location to the Shoal Lake Road location once we erect a new 60' x 300' storage building. This would make for an approximate unit count of 300.

In light of the enormous growth we've experienced in the last four years, I would ask for an increase to a total of 500 marine-related, waterfront equipment units.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Mike Holmstrom".

Mike Holmstrom
Vice President
Holmstrom's Inc.
d.b.a. Grand Rapids Marine Center

PCBA Old
C: PCBA, CB

INTERPRETATION:

The applicant plans on using the parcel for "overflow" boat storage for up to 500 units. (A previous conditional use permit was approved for up to 100 units). The parcel is zoned Farm Residential.

ZONING ORDINANCE (Effective 3/15/2016):

Section 2.5 Uses Not Provided for Within Zoning Districts

When a land use in any zoning district is not specifically listed as a Permitted Use or Conditional Use, the land use may be considered as a Conditional Use. The applicant shall make a showing that the proposed use is similar to a Permitted Use or Conditional Use, consistent with the purpose of the zoning district in which the proposed use will be located, compatible with surrounding uses, and conforms to the Comprehensive Land Use Plan. The Zoning Administrator shall determine if the Conditional Use Permit application is complete and then submit the application for consideration by the Planning Commission. The application shall be accompanied by the appropriate fee for a Conditional Use Permit. If the use is of a commercial nature and proposed for a residential zoning district (Rural Residential or Farm Residential), the Planning Commission shall hold a public hearing, evaluate the application under the criteria in Article 21, and submit a report of its finding and recommendations to the County Board. The County Board shall hold a public hearing, evaluate the application under the criteria in Article 21, consider the Planning Commission's report, and act on the application. A notice of extension of the 60-day time deadline requirement of Minn. Stat. 15.99 shall be provided if necessary.

REQUEST OF APPLICANT FOR INTERPRETATION:

Attachment: Conditional Use Permit (CUP) application submitted 8/26/2016 from Robert & Karen Holmstrom for NE NE, S.26, 56-26, PIN 64-026-1100.

Based on the Conditional Use Permit application and the following my determination is that the proposed commercial boat would be appropriate for conditional use.

- The proposed use will be sited on lands which are adjacent to and already commercial in nature;
- Similar requests for Conditional Use Permits have been granted by the County Board and Planning Commission; and
- Conditional Use Permits are intended for uses that would not be appropriate generally or without restrictions through the zoning district, but which are controlled as to number, area, location with the neighborhood, and other pertinent considerations would not be injurious to the public health, safety, welfare, morals order, appearance, prosperity, or general welfare thereof. Such uses may be granted by issuance of Conditional Use Permits by the Planning Commission.

Signed:  _____ 9-19-14
 Dan Swenson, Environmental Services Director Date

NOTE: This document shall be attached to the Conditional Use application.

COPY: File, Holmstrom, PC/BoA

PCBA o/e
C:PCBA, CB

In Re: FINDINGS OF FACT/CONCLUSIONS OF LAW
RESOLUTION AND ORDER

The Conditional Use Permit (CUP) submitted by: Robert & Karen Holmstrom, 36005 E. Deer Lk. Rd.,
Deer River, MN 56636
Grand Rapids Marine, 1022 NW 4th St.
Grand Rapids, MN 55744

Location of Property: 35381 North Shoal Lake Rd., Grand Rapids, MN 55744
NE NE, Section 26, Unorganized Township 56-26, PIN #64-026-1100

This matter came before the Itasca County Planning Commission/Board of Adjustment (PC/BoA), for public hearing, at their regular meeting on 10/12/2016 with Michael Holmstrom being present as representative. In addition to Board Members Tanner, Kortekaas, Butterfield and Bellomy, also present was Dan Swenson, Environmental Services Director. Upon the records, files and proceedings herein, the Board makes the following:

FINDINGS OF FACT

1. The parcel is:
 - a. A total of 38 acres in area;
 - b. Borders Co. Rd. 62/East Bass Lake Road (Class B Highway) and Co. Rd. 256/North Shoal Lake Rd. (Class C Highway);
 - c. Zoned Farm Residential;
 - d. Non-shoreland;
 - e. Located in Unorganized Township 56-26, Commissioner District #1.
2. On 8/26/2016, Michael Holmstrom/Grand Rapids Marine submitted a conditional use permit application (CUP) to increase existing boat/marine-related equipment storage to 500 units and construct new 60'x300' storage building. The new storage building will have no well or septic and require no excavation. There will be no commercial work at this site and boats will be serviced prior to delivery to this storage location.
3. On 11/27/2012, CUP #120838 was approved for outside storage of up to 100 units of marine-related, waterfront equipment.
4. Boat storage is a CU as per Section 2.5 (or Section), Uses not provided for within zoning districts, and the applicant must show that the proposed use is:
 - similar to a permitted use or CU consistent with the purpose of the zoning district in which the proposed use will be located,
 - compatible with the surrounding uses and
 - conforms to the comprehensive land use plan.

If the CU is of a commercial nature and proposed for a residential zoning district (Rural Residential or Farm Residential), the Planning Commission shall hold a public hearing, evaluate the Application under the criteria in Article 21, and submit a report of its finding and recommendations to the County Board. The County Board

Findings of Fact, Conclusions of Law, Order & Resolution for Holmstrom/Grand Rapids Marine
CUP to increase existing boat/marine-related equipment storage, Unorganized Township56-26

shall hold a public hearing, evaluate the Application under the criteria in Article 21, consider the Planning Commission's report, and act on the Application.

5. The proposed use is consistent with the existing neighborhood, and the purpose statement of the Farm Residential District per Section 6.1 which is to implement the following goals including those contained in the Itasca County Comprehensive Land Use Plan:
 - 6.1.1 To protect and promote the continuation of rural living, farming, and forestry in areas of Itasca County that have historically contained these uses and, therefore, have developed compatible residential patterns and transportation infrastructure;
 - 6.1.2 To permit primarily agriculture and forestry land uses and activities;
 - 6.1.3 To separate agricultural and forestry land uses and activities from incompatible residential, commercial, industrial development, and public facilities;
 - 6.1.4 To achieve the goals of growth management, natural resource protection, and economic diversity as stated in the Itasca County Comprehensive Land Use Plan; and
 - 6.1.5 To maintain agricultural and forest land in sufficient size tracts for economic operations.
6. Per Section 21.3.2, a Conditional Use Permit may be granted only upon finding all of the following:
 - A. The use conforms to the Comprehensive Land Use Plan of the County;
 - B. The use is compatible with the existing neighborhood;
 - C. The use shall not materially adversely impact air quality and water quality;
 - D. The use shall not cause soil disturbance;
 - E. The site has sufficient access for ingress and egress;
 - F. The site is adequate for water supply and sewage treatment; and
 - G. The use shall not cause unsafe or unhealthy conditions.
7. Per the Comprehensive Land Use Plan, the Commercial/Industrial Goal encourages the retention and expansion of existing business and industries, and the development of new businesses and industries.
8. The Itasca County Transfer Station is located to the west of the parcel and there is also commercial use on other adjacent properties.
9. Mitigation practices on the CUP application do not apply as the property is non-shoreland.
10. The MPCA requirement to obtain a General Storm Water Permit prior to construction activity (clearing, grading and excavation activities) that results in the disturbance of one acre or more is the applicant's responsibility.
11. There is an existing access off of County Road 256 (North Shoal Lake Rd.). A new access would require an approach permit from the Itasca County Highway Engineers.
12. The project shall not cause unsafe or unhealthy conditions as it will meet all zoning requirements.
13. As required in Article 18, notice of the 10/12/2016 PC/BoA hearing and 10/18/2016 County Board hearing was sent to property owners within ¼ mile of the affected properties, Itasca County Highway Engineers and Commissioner Davin Tinquist for their information and comment.
14. Notice of the 10/12/2016 site inspection and public hearing appeared in the 9/28/2016 issue of *The Grand Rapids Herald Review*.

15. The County Board will conduct their public hearing at their work session on 10/18/2016 at 2:30 p.m. in the County Board Room of the Courthouse. Notice of said hearing appeared in the 10/05/2016 issue of *The Grand Rapids Herald Review*.
16. Per Minnesota Statute 15.99, the 60-day timeline shall expire on 10/25/2016.
17. On 9/20/2016, Commissioner Tinquist recommended approval of the CUP application.
18. The site was viewed by the Planning Commission/BoA (less Member Malmquist) on 10/12/2016.
19. If said conditional use is approved, it shall be the responsibility of the applicant to notify the Environmental Services Department upon completion of the project including any conditions. The property may be inspected at any time to ensure and affirm all conditions and terms of the permit are in compliance.
20. The record consists of:
 - PCBA 01- Conditional Use Application and Interpretation dated 8/26/2016 (6 pages);
 - PCBA 02- Site Plan/Map;
 - PCBA 03- Notice dated 9/12/2016 to Michael Holmstrom/Grand Rapids Marine;
 - PCBA 04- Notice dated 9/12/2016 to Commissioner Tinquist;
 - PCBA 05- Notice dated 9/12/2016 to affected property owners, list of affected property owners, parcel map, plat book map of 56-26 (4 pages);
 - PCBA 06- Conditional Use Order;
 - PCBA 07- CUP #120838 dated 11/27/2012 (7 pages);
 - PCBA 08- Staff Report dated 10/06/2016 (3 pages);
 - PCBA 09- CUP criteria forms completed by the PC/BoA (4 pages).

FROM THE FOREGOING FINDINGS OF FACT, the Board makes the following:
CONCLUSIONS OF LAW

- I. The conditional use application should be approved pursuant to Sections 21.3 of the Zoning Ordinance because:
 - A. The use conforms to the Comprehensive Land Use Plan (CLUP) of the County since the CUP is for expansion of an existing use; business expansion is allowed and encouraged; no hazardous impact is anticipated;
 - B. The use is compatible with the existing neighborhood as there are other commercial businesses nearby and the property is well buffered;
 - C. The proposed use will not materially adversely impact air quality, water quality or cause soil disturbance since the property will be used for storage only; have no well or septic; there will be no onsite service work and no negative impacts are anticipated;
 - D. There is sufficient access for ingress and egress and adequate water supply and sewage treatment—there is a sufficient, gated access; minimal traffic (since there is no public access) and there will be no water or septic;
 - E. The use will not cause unsafe or unhealthy conditions since there will be no well or septic; no public access; no onsite service work and no negative impacts are anticipated.

RESOLUTION

NOW THEREFORE, Bellomy/Butterfield motioned to recommend approval of the CUP application submitted by Robert & Karen Holmstrom/Michael Holmstrom/Grand Rapids Marine to increase existing boat/marine-related equipment storage to 500 units and construct a new 60'x300' storage building as set forth in the 10/06/2016 staff report. Motion carried unanimously.

ITASCA COUNTY BOARD OF ADJUSTMENT


Fred Tanner, Vice-Chair


Date

ATTEST:


Dan Swenson, Environmental Services Director


Date

ITASCA COUNTY PLANNING COMMISSION/BOARD OF ADJUSTMENT

10/12/2016

10:15 A.M.

COUNTY BOARD ROOM

The regular meeting of the Itasca County Planning Commission/Board of Adjustment (PC/BoA) was held on 10/12/2016 at 10:15 A.M.* in the County Board Room of the Courthouse with the following in attendance:

MEMBERS PRESENT: Fred Tanner, Richard Kortekaas, Dan Butterfield, Mike Bellomy

ABSENT: Kevin Malmquist

EXOFFICIO: Dan Swenson, Environmental Services Director

GUESTS: Michael Holmstrom, Chad & Margie Schumacher

* Members met at the Courthouse at 8:00 A.M. to view the properties and then returned to the Courthouse to hold the meeting.

Chair Tanner called the Planning Commission/Board of Adjustment meeting to order, opening with the Pledge of Allegiance and made a brief explanation of the meeting procedures. Copies of the agenda and opening statement were available for the audience.

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

Minutes. Upon the motion of Tanner/Bellomy, which carried unanimously, the minutes of the 9/14/2016 hearing were approved as distributed.

Michael/Robert Holmstrom/Grand Rapids Marine/CUP— NE NE, Section 26, Unorganized Township 56-26, have submitted a Conditional Use Permit (CUP) application to increase existing boat/marine equipment storage to 500 units and construct a new 60'x300' storage building. Mr. Swenson entered the staff report dated 10/06/2017 into the record, a copy of which has been distributed to the PC/BoA and applicants. Michael Holmstrom was present and discussed their proposed plan to increase existing boat/marine equipment storage (indoor/outdoor) and he noted there will be no excavation/slab, well or septic and no mechanical/commercial work on site. Kortekaas/Butterfield motioned to close the public portion of the meeting which carried unanimously.

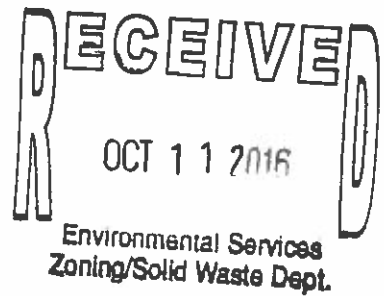
Motion: Bellomy/Butterfield to recommend approval of the CUP application submitted by Robert & Karen Holmstrom/Michael Holmstrom/Grand Rapids Marine to increase existing boat/marine equipment storage to 500 units and construct a new 60'x300' storage building as set forth in the 10/06/2016 staff report. Motion carried unanimously.

Mr. Swenson explained the appeal process and final processing of the CUP to the representative.

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 10/18/2016.

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
) ss.
COUNTY OF ITASCA)

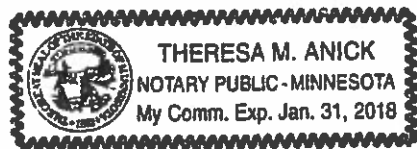


Mark Roy, being first duly sworn, on oath states as follows:

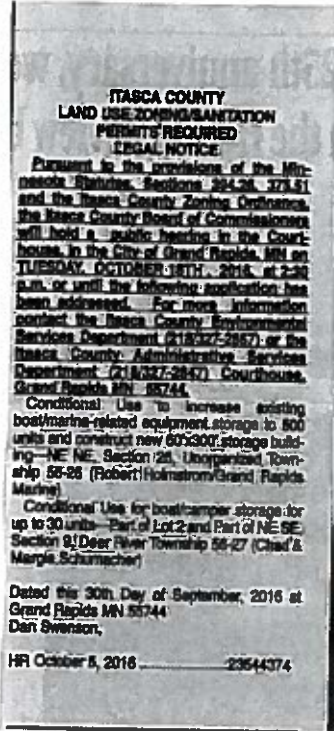
- 1. I am the Publisher of the Grand Rapids Herald Review, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows:
Wednesday, October 5, 2016
4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: \$2.00 per 1-col line.
5. Mortgage Foreclosure Notices. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Itasca County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.

[Signature] [Signature]

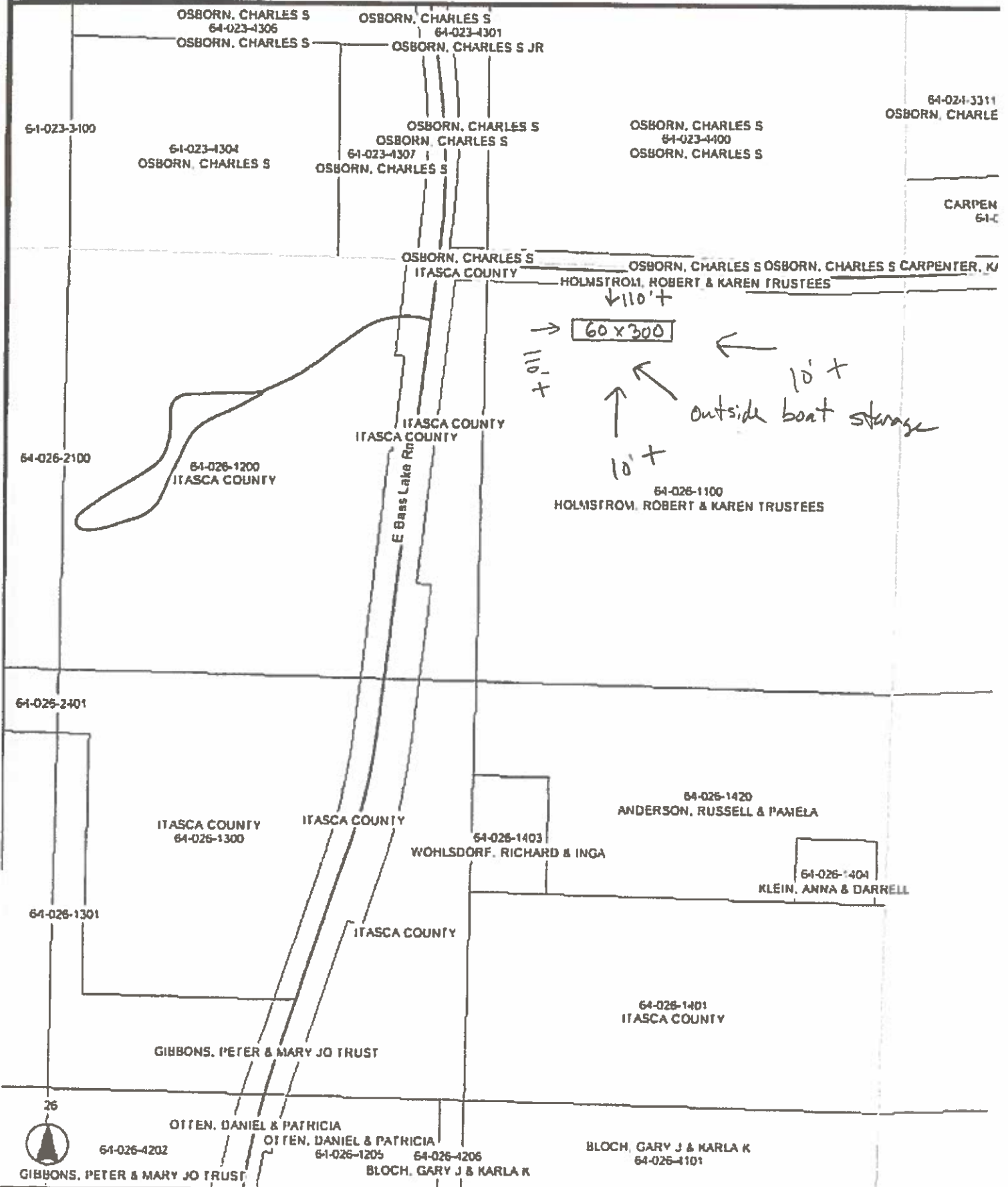


Subscribed and sworn to before me on this 5th day of October 2016. Theresa M Anick Notary Public



PCBA 1a C:CB

64-026-1100



PCBA 02
C:PCBA, C:CB

STAFF REPORT
ITASCA COUNTY PLANNING COMMISSION AND BOARD OF ADJUSTMENT

IN RE: **Application of:** Robert & Karen Holmstrom, 36005 E. Deer Lk. Rd., Deer River, MN 56636
Grand Rapids Marine, 1022 NW 4th St., Grand Rapids, MN 55744

Location of Property / Parcel #: 35381 North Shoal Lake Rd., Grand Rapids, MN 55744
NE NE, Section 26, Unorganized Township 56-26, PIN #64-026-1100

For (Permit Type/Use): Conditional Use Permit (CUP) to increase existing boat/marine-related equipment storage to 500 units and construct new 60'x300' storage building

The Planning Commission and Board of Adjustment (PC/BoA) members were provided a copy of this staff report on 10/06/2016 prepared by the Environmental Services Department in reference to this CUP application. The applicant also received a copy of the staff report. Among other things, this report sets forth the applicable criteria in the Itasca County Ordinance for CUP approval that would apply to the review of a CUP application by the PC/BoA.

The above entitled matter came before the Itasca County Planning Commission and Board of Adjustment at their regular meeting on 10/12/2016 and the record consists of:

- PCBA 01- Conditional Use Application and Interpretation dated 8/26/2016 (6 pages);
- PCBA 02- Site Plan/Map;
- PCBA 03- Notice dated 9/12/2016 to Michael Holmstrom/Grand Rapids Marine;
- PCBA 04- Notice dated 9/12/2016 to Commissioner Tinquist;
- PCBA 05- Notice dated 9/12/2016 to affected property owners, list of affected property owners, parcel map, plat book map of 56-26 (4 pages);
- PCBA 06- Conditional Use Order;
- PCBA 07- CUP #120838 dated 11/27/2012 (7 pages);

APPLICATION AND ZONING INFORMATION:

The references and definitions in this report are from the Itasca County Zoning Ordinance (Effective 3/15/2016).

1. The parcel is:
 - a. A total of 38 acres in area;
 - b. Borders Co. Rd. 62/East Bass Lake Road (Class B Highway) and Co. Rd. 256/North Shoal Lake Rd. (Class C Highway);
 - c. Zoned Farm Residential;
 - d. Non-shoreland;
 - e. Located in Unorganized Township 56-26, Commissioner District #1.
2. On 8/26/2016, Michael Holmstrom/Grand Rapids Marine submitted a conditional use permit application (CUP) to increase existing boat/marine-related equipment storage to 500 units and construct new 60'x300' storage building. The new storage building will have no well or septic and require no excavation. There will be no commercial work at this site and boats will be serviced prior to delivery to this storage location.
3. On 11/27/2012, CUP #120838 was approved for outside storage of up to 100 units of marine-related, waterfront equipment.
4. Boat storage is a CU as per Section 2.5 (or Section), Uses not provided for within zoning districts, and the applicant must show that the proposed use is:
 - similar to a permitted use or CU consistent with the purpose of the zoning district in which the proposed use will be located,

Staff Report: CU for Boat Storage for Robert Holmstrom/Grand Rapids Marine,
T56 R26,

Printed 10/06/2016

Page 1 of 3

PCBA 08
C:CB

- compatible with the surrounding uses and
- conforms to the comprehensive land use plan.

If the CU is of a commercial nature and proposed for a residential zoning district (Rural Residential or Farm Residential), the Planning Commission shall hold a public hearing, evaluate the Application under the criteria in Article 21, and submit a report of its finding and recommendations to the County Board. The County Board shall hold a public hearing, evaluate the Application under the criteria in Article 21, consider the Planning Commission's report, and act on the Application.

5. The proposed use is consistent with the existing neighborhood, and the purpose statement of the Farm Residential District per Section 6.1 which is to implement the following goals including those contained in the Itasca County Comprehensive Land Use Plan:
 - 6.1.1 To protect and promote the continuation of rural living, farming, and forestry in areas of Itasca County that have historically contained these uses and, therefore, have developed compatible residential patterns and transportation infrastructure;
 - 6.1.2 To permit primarily agriculture and forestry land uses and activities;
 - 6.1.3 To separate agricultural and forestry land uses and activities from incompatible residential, commercial, industrial development, and public facilities;
 - 6.1.4 To achieve the goals of growth management, natural resource protection, and economic diversity as stated in the Itasca County Comprehensive Land Use Plan; and
 - 6.1.5 To maintain agricultural and forest land in sufficient size tracts for economic operations.
6. Per Section 21.3.2, a Conditional Use Permit may be granted only upon finding all of the following:
 - A. The use conforms to the Comprehensive Land Use Plan of the County;
 - B. The use is compatible with the existing neighborhood;
 - C. The use shall not materially adversely impact air quality and water quality;
 - D. The use shall not cause soil disturbance;
 - E. The site has sufficient access for ingress and egress;
 - F. The site is adequate for water supply and sewage treatment; and
 - G. The use shall not cause unsafe or unhealthy conditions.
7. Per the Comprehensive Land Use Plan, the Commercial/Industrial Goal encourages the retention and expansion of existing business and industries, and the development of new businesses and industries.
8. The Itasca County Transfer Station is located to the west of the parcel and there is also commercial use on other adjacent properties.
9. Mitigation practices on the CUP application do not apply as the property is non-shoreland.
10. The MPCA requirement to obtain a General Storm Water Permit prior to construction activity (clearing, grading and excavation activities) that results in the disturbance of one acre or more is the applicant's responsibility.
11. There is an existing access off of County Road 256 (North Shoal Lake Rd.). A new access would require an approach permit from the Itasca County Highway Engineers.
12. The project shall not cause unsafe or unhealthy conditions as it will meet all zoning requirements.
13. As required in Article 18, notice of the 10/12/2016 PC/BoA hearing and 10/18/2016 County Board hearing was sent to property owners within ¼ mile of the affected properties, Itasca County Highway Engineers and Commissioner Davin Tinquist for their information and comment.
14. Notice of the 10/12/2016 site inspection and public hearing appeared in the 9/28/2016 issue of *The Grand Rapids Herald Review*.

Staff Report: CU for Boat Storage for Robert Holmstrom/Grand Rapids Marine,
T56 R26,

Printed 10/06/2016

Page 2 of 3

PCBA 08a
C:CB

15. The County Board will conduct their public hearing at their work session on 10/18/2016 at 2:30 p.m. in the County Board Room of the Courthouse. Notice of said hearing appeared in the 10/05/2016 issue of *The Grand Rapids Herald Review*.
16. Per Minnesota Statute 15.99, the 60-day timeline shall expire on 10/25/2016.
17. On 9/20/2016, Commissioner Tinquist recommended approval of the CUP application.
18. The site was viewed by the Planning Commission/BoA on 10/12/2016.
19. If said conditional use is approved, it shall be the responsibility of the applicant to notify the Environmental Services Department upon completion of the project including any conditions. The property may be inspected at any time to ensure and affirm all conditions and terms of the permit are in compliance.

BY: *Diane Nelson*
Environmental Services Department

CRITERIA NECESSARY FOR THE GRANTING OF A CONDITIONAL USE PERMIT (CUP)

RE: Applicant Robert & Karen Holmstrom, 1022 4th Street NW, Grand Rapids, MN 55744
Proposed Use: 500 unit storage building, increase units for existing outside equipment.
Township/Range 56-26 Parcel#64-026-1100 (35381 N Shoal Lake Rd.)

A CUP MAY BE GRANTED ONLY UPON FINDING ALL OF THE FOLLOWING:

1. The use conforms to the comprehensive plan of the County.

YES, BUSINESS EXPANSION IS ALLOWED & ENCOURAGED

2. The use is compatible with the existing neighborhood.

YES, OTHER COMMERCIAL BUSINESS IS NEARBY, WELL BUFFERED

3. The use shall not materially adversely impact air quality, water quality or cause soil disturbance.

YES, SHALL NOT THIS WILL BE A SIMPLE POLY BUILDING

4. The site has sufficient access for ingress and egress and is adequate for water supply and sewage treatment.

YES, SAFE ENTRANCE, WATER & SEWAGE N/A

5. The use shall not cause unsafe or unhealthy conditions.

SHALL NOT.

■ When in the opinion of the Planning Commission/BoA (PC/BoA), a CUP may result in a material adverse effect on the environment, the applicant may be requested by the PC/BoA to demonstrate the nature and extent of the effect and to demonstrate methods for mitigating or minimizing the adverse effects.

Mike Belknap
10/12/16

PCBA 09
C:CB

CRITERIA NECESSARY FOR THE GRANTING OF A CONDITIONAL USE PERMIT (CUP)

RE: Applicant Robert & Karen Holmstrom, 1022 4th Street NW, Grand Rapids, MN 55744
Proposed Use: 500 unit storage building, increase units for existing outside equipment.
Township/Range 56-26 Parcel#64-026-1100 (35381 N Shoal Lake Rd.)

A CUP MAY BE GRANTED ONLY UPON FINDING ALL OF THE FOLLOWING:

1. The use conforms to the comprehensive plan of the County. *improve business, no hazardous impact, yes*
2. The use is compatible with the existing neighborhood. *yes already businesses in the area.*
3. The use shall not materially adversely impact air quality, water quality or cause soil disturbance. *No well/septic, storage only, no air quality impact.*
4. The site has sufficient access for ingress and egress and is adequate for water supply and sewage treatment. *yes sufficient access, not much traffic in & out. no public access. no well/septic.*
5. The use shall not cause unsafe or unhealthy conditions. *No well/septic, no public access.*

■ When in the opinion of the Planning Commission/BoA (PC/BoA), a CUP may result in a material adverse effect on the environment, the applicant may be requested by the PC/BoA to demonstrate the nature and extent of the effect and to demonstrate methods for mitigating or minimizing the adverse effects.

10/12/2010
PCBA 09a
C:CB
Daniel D. Butler

CRITERIA NECESSARY FOR THE GRANTING OF A CONDITIONAL USE PERMIT (CUP)

RE: Applicant Robert & Karen Holmstrom, 1022 4th Street NW, Grand Rapids, MN 55744
Proposed Use: 500 unit storage building, increase units for existing outside equipment.
Township/Range 56-26 Parcel#64-026-1100 (35381 N Shoal Lake Rd.)

A CUP MAY BE GRANTED ONLY UPON FINDING ALL OF THE FOLLOWING:

1. The use conforms to the comprehensive plan of the County. *yes expanding business for Boat Storage Business keeps growing*
2. The use is compatible with the existing neighborhood. *yes near Land fill and other businesses in area*
3. The use shall not materially adversely impact air quality, water quality or cause soil disturbance. *NO ~~yes~~ there will be no water-septic service will be done in town*
4. The site has sufficient access for ingress and egress and is adequate for water supply and sewage ~~management~~. *yes one road and it is gated -*
5. The use shall not cause unsafe or unhealthy conditions. *NO they will be inside except for poisons and service is done at shop in town*

■ When in the opinion of the Planning Commission/BoA (PC/BoA), a CUP may result in a material adverse effect on the environment, the applicant may be requested by the PC/BoA to demonstrate the nature and extent of the effect and to demonstrate methods for mitigating or minimizing the adverse effects.

PCBA 096
C:CB

Robert Holmstrom
10/12/16

CRITERIA NECESSARY FOR THE GRANTING OF A CONDITIONAL USE PERMIT (CUP)

RE: Applicant Robert & Karen Holmstrom, 1022 4th Street NW, Grand Rapids, MN 55744
Proposed Use: 500 unit storage building, increase units for existing outside equipment.
Township/Range 56-26 Parcel#64-026-1100 (35381 N Shoal Lake Rd.)

A CUP MAY BE GRANTED ONLY UPON FINDING ALL OF THE FOLLOWING:

1. The use conforms to the comprehensive plan of the County.

Yes - Normal use in county, already used as a marine storage.

2. The use is compatible with the existing neighborhood.

Yes - zoned commercial around area

3. The use shall not materially adversely impact air quality, water quality or cause soil disturbance.

It will not - not H₂O or sewer - boats etc are sealed will not pose any ENV. ISSUES

4. The site has sufficient access for ingress and egress and is adequate for water supply and sewage treatment.

Yes one access gated -

5. The use shall not cause unsafe or unhealthy conditions.

No - Just storage - basically dry -

■ When in the opinion of the Planning Commission/BoA (PC/BoA), a CUP may result in a material adverse effect on the environment, the applicant may be requested by the PC/BoA to demonstrate the nature and extent of the effect and to demonstrate methods for mitigating or minimizing the adverse effects.

PCBA: 09C
C:CB

Fred J. ...
10/12/16

** FOR COUNTY BOARD USE **
CRITERIA NECESSARY FOR THE GRANTING OF A CONDITIONAL USE PERMIT (CUP)

RE: Applicant *Robert & Karen Holmstrom, 1022 4th Street NW, Grand Rapids, MN 55744*
Proposed Use: *500 unit storage building, increase units for existing outside equipment.*
Township/Range *56-26 Parcel#64-026-1100 (35381 N Shoal Lake Rd.)*

A CUP MAY BE GRANTED ONLY UPON FINDING ALL OF THE FOLLOWING:

1. The use conforms to the comprehensive plan of the County.
The Planning Commission found that the use conforms to the CLUP since the CUP is for expansion of an existing use; business expansion is allowed and encouraged; no hazardous impact is anticipated.

2. The use is compatible with the existing neighborhood.
The Planning Commission found that the use is compatible with the existing neighborhood as there are other commercial businesses nearby and the property is well buffered.

3. The use shall not materially adversely impact air quality, water quality or cause soil disturbance.
The Planning Commission found that the use will not adversely impact air or water quality or cause soil disturbance since the property will be used for storage only; have no well or septic; there will be no onsite service work, and no negative impacts anticipated.

4. The site has sufficient access for ingress and egress and is adequate for water supply and sewage treatment.
The Planning Commission found that there is a sufficient, gated access; minimal traffic (since there is no public access) and there will be no water or septic.

5. The use shall not cause unsafe or unhealthy conditions.
The Planning Commission found the use will not cause unsafe or unhealthy conditions since there will be no well or septic; no public access; no onsite service work and no negative impacts are anticipated.

■ When in the opinion of the Planning Commission/BoA (PC/BoA), a CUP may result in a material adverse effect on the environment, the applicant may be requested by the PC/BoA to demonstrate the nature and extent of the effect and to demonstrate methods for mitigating or minimizing the adverse effects.

CS PCBA, CB

ADDENDUM TO CRITERIA NECESSARY FOR THE GRANTING OF A CONDITIONAL USE

1)

2)

3)

4)

5)

cc: PCBFA, CB