



# Environmental Services

301 Court Avenue, Park Rapids, MN 56470

Phone: 218.732.3890

[www.co.hubbard.mn.us/departments/environmental\\_services/index.php](http://www.co.hubbard.mn.us/departments/environmental_services/index.php)

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The Hubbard County Planning Commission/Board of Adjustment will hold its regular public hearing and meeting on Monday, December 20, 2021 at 6:00 p.m. in the Hubbard County Government Center – County Board Room # 324. Applications may be viewed on the Environmental Services webpage ([www.co.hubbard.mn.us/departments/environmental\\_services/index.php](http://www.co.hubbard.mn.us/departments/environmental_services/index.php)) by clicking on the “Planning Commission/Board of Adjustment” link in the “Links” column, then clicking on “2021” on the “Document Center” page that opens, and then clicking on the hyperlink for the month’s meeting agenda document. Individual agenda item applications can be viewed by clicking on the hyperlinks within the meeting agenda document. Information on what the Planning Commission/Board of Adjustment is and does and the findings of fact forms are also available by clicking on “Information” on the PC/BOA Document Center webpage. Public comment on agenda items may be made orally during the hearing/meeting or in writing. Written comments/materials on agenda items must be submitted to Hubbard County Environmental Services, 301 Court Ave., Park Rapids, MN 56470 by 3:30 p.m. on Wednesday, December 15, 2021 and include the submitter’s complete name and address of residence. Onsite property reviews will occur on Thursday, December 16, 2021 leaving the Government Center at 8:30 a.m. The agenda will be as follows:

## Planning Commission:

**Approval of Minutes:** None.

**Old Business:** None.

**New Business:** None.

## Board of Adjustment:

**Approval of Minutes:** November 22, 2021 meeting.

**Old Business:**

**[Variance Application 54-V-21 by Jason Johnson:](#)** Part of Gov’t Lot 4, Section 29, Township 143, Range 32, Lakeport Township on Kabekona Lake, a recreational development lake. Parcel 19.29.03110. Applicant is requesting a variance from Sections 901 and 902 of the Shoreland Management Ordinance for a proposed second access path to the lake and grading/filling in a steep slope that exceeds the permit threshold.

**[Amended Variance Application 59-V-21 by Jon Sivald:](#)** Lot 1, Bannister’s Stony Lake Addition, Section 1, Township 139, Range 34, Hubbard Township on Big Stony Lake, a recreational development lake. Parcel 14.48.00100. **Part 1: Applicant is requesting an after-the-fact variance from Section 502.2 of the Shoreland Management Ordinance for a detached garage located within the 100’ ordinary high water mark (OHW) structure setback.** Part 2: Applicant is requesting a variance from Section 502.2 of the SMO for a proposed detached garage to be placed within the 100’ OHW structure setback.



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**[Variance Application 62-V-21 by Robert and Kristi Gorman:](#)** Part of Gov't Lot 2, Section 6, Township 141, Range 33, Mantrap Township on Big Mantrap Lake, a recreational development lake. Parcel 20.06.01200. Applicants are requesting an after-the-fact variance from Section 502.2 of the Shoreland Management Ordinance for a platform and accessory structure located within the 100' ordinary high water mark structure setback.

## **New Business:**

**[Variance Application 60-V-21 by Dennis and Laurie Bergstrom:](#)** Part of Gov't Lot 8, Section 27, Township 141, Range 33, Mantrap Township on Spider Lake, a recreational development lake. Parcel 20.27.01600. Applicants are requesting an after-the-fact variance from Section 904.6 of the Shoreland Management Ordinance to further exceed the 25% of lot area impervious surface area threshold.

**[Variance Application 67-V-21 by Dorothy Ann Fosse:](#)** The NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 17, Township 141, Range 34, and Gov't Lot 1, Section 18, Township 141, Range 34, Lake Emma Township on Rice Lake, a natural environment lake. Parcels 16.17.01800 and 16.18.00100. Applicant is requesting a variance from Section 507.3 of the Shoreland Management Ordinance for a proposed boardwalk that will exceed the 4' maximum width requirement and may harm existing vegetation below the boardwalk by impeding sunlight's ability to reach all of the area beneath the boardwalk.

**[Variance Application 68-V-21 by Keith Mueller:](#)** Unit 5, CIC Number 7, Village in the Pines, Section 19, Township 141, Range 34, Lake Emma Township on Potato Lake, a recreational development lake. Parcel 16.39.90500. Applicant is requesting a variance from Section 702 of the Shoreland Management Ordinance for proposed enlargement of a nonconforming residence located in the shore impact zone.

**[Variance Application 69-V-21 by Jennifer Rover and Brad Greiner:](#)** Lot 1, Block 3, Mantrap Point, Section 18, Township 142, Range 35, Clover Township on Little Mantrap Lake, a recreational development lake. Parcel 05.40.01000. Applicants are requesting a variance from Sections 502.2, 503, and 704 of the Shoreland Management Ordinance to develop an unimproved nonconforming lot into an improved lot. Variances are requested from the ordinary high water mark, bluff impact zone, and road right-of-way setbacks for a proposed house, detached garage, and driveway, and from the requirement that there be two suitable septic system sites that meet all setbacks.

## **Miscellaneous:**

## **Communications:**

## **Adjournment.**