



# 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, July 23, 2018 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 “2018” 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 4:30 p.m. on Wednesday, July 18, 2018 and include the submitter’s complete name and address of residence. Onsite property reviews will occur on Thursday, July 19, 2018 leaving the Government Center at 8:30 a.m. The agenda will be as follows:

## Planning Commission:

**Approval of Minutes:** June 25, 2018 meeting.

**Old Business:** None.

**New Business:** None.

## Board of Adjustment:

**Approval of Minutes:** June 25, 2018 meeting.

**Old Business:**

**Amended [Variance Application 14-V-18 by Eric Thesing](#):** Lots 2-4, Block 1, and Lots 1-2, Block 2, Wildwood Retreat First Addition, Section 21, Township 140, Range 34, Henrietta Township on Long Lake, a recreational development lake. Parcel ID 13.47.40200. Applicant is requesting a variance from Section 506 of the Shoreland Management Ordinance for a proposed guest cottage to be located on a lot that does not meet the required 40,000 sq. ft. minimum lot area.

**New Business:**

**[Variance Application 17-V-18 by Walter and Renee Johnson](#):** Lots 7 and 8, and the East 33’ of vacated alley, Belletaine Park, Section 9, Township 140, Range 33, Nevis Township on Belletaine Lake, a recreational

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development lake. Parcel 21.51.00700. Applicants are requesting a variance from Section 502.2 of the Shoreland Management Ordinance for: Part 1: A proposed accessory structure to be located within the 10' side lot line setback and Part 2: A proposed addition to a nonconforming accessory structure that will not comply with the 10' side lot line setback.

**[Variance Application 18-V-18 by Dennis and Joan Benson:](#)** Lot 4, Red Wing on Shallow Lake, Section 4, Township 140, Range 33, Nevis Township on Shallow Lake, a natural environment lake. Parcel 21.50.00200. Applicants are requesting a variance from Sections 502.1 and 801 of the Shoreland Management Ordinance and Article V, Section 1.01 of the Subsurface Sewage Treatment System Ordinance for a proposed drainfield that will not comply with the 10' rear lot line setback.

**[Variance Application 19-V-18 by John and Dawn Vaadeland:](#)** Part of the NE ¼ of the SW ¼ and part of Govt. Lot 6, Section 1, Township 140, Range 35, Todd Township on Fish Hook Lake, a recreational development lake. Parcel 27.01.01900. Applicants are requesting a variance from Section 502.2 of the Shoreland Management Ordinance for a proposed lakeside deck that will not comply with the 100' ordinary high water mark structure setback.

**[Variance Application 20-V-18 by Richard Thuleen:](#)** Lot 3 and part of Lot 2, Block 1, Summer Mountain Estates, Section 26, Township 141, Range 34, Lake Emma Township on Big Sand Lake, a recreational development lake. Parcel 16.71.00300. Applicant is requesting a variance from Section 503 of the Shoreland Management Ordinance for a proposed addition to a nonconforming structure located in a bluff impact zone.

**[Variance Application 21-V-18 by Eric and Kathy Gibson:](#)** Part of Govt. Lot 1, Section 36, Township 141, Range 34, Lake Emma Township on Little Sand Lake, a recreational development lake. Parcel 16.36.00120. Applicants are requesting a variance from Section 702 of the Shoreland Management Ordinance for a proposed addition to a nonconforming residence located in a bluff impact zone.

**[Variance Application 22-V-18 by Trenton and Esther Simon:](#)** Part of Govt. Lot 1, Section 34, Township 141, Range 33, Mantrap Township on Spider Lake, a recreational development lake. Parcel ID 20.34.00300. Applicants are requesting an after-the-fact variance from Section 502.2 of the Shoreland Management Ordinance for a residence constructed in 1972 by permit that does not comply with the 100' ordinary high water mark structure setback as required by the permit.

**[Variance Application 23-V-18 by Kathleen Reinarz:](#)** Part of Govt. Lot 2, Section 9, Township 143, Range 32, Lakeport Township on Garfield Lake, a recreational development lake. Parcel ID 19.09.00500. Part 1: Applicant is requesting a variance from Section 502.2 of the Shoreland Management Ordinance (SMO) for a proposed new residential structure to be located within the 100' ordinary high water mark (OHW) structure setback. Part 2: Applicant is requesting a variance from Sections 502.2 and 801.2 of the SMO and Article V, Sect. 1.01 of the Subsurface Sewage Treatment System Ordinance for a proposed septic drainfield that will not comply with the 150' OHW setback.

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**[Variance Application 24-V-18 by Tim and Nikki Clancy](#)**: Part of Govt. Lot 3, Section 10, Township 141, Range 35, Arago Township on Island Lake, a recreational development lake. Parcel ID 02.10.01600. Part 1: Applicants are requesting an after-the-fact variance from Sections 502.2, 903, and 904.6 of the Shoreland Management Ordinance for a vehicle parking lot that does not comply with the 100' ordinary high water mark and 10' side lot line setbacks and causes the property to exceed the 25% of lot area impervious surface area threshold. Part 2: Applicants are requesting a variance from Section 904.6 of the SMO for a second vehicle parking area that causes the property to exceed the 25% impervious surface area threshold.

**Miscellaneous:**

**Communications:**

**Adjournment.**