



Environmental Services

301 Court Avenue, Park Rapids, MN 56470

Phone: 218.732.3890

www.co.hubbard.mn.us/departments/environmental_services/index.php

The Hubbard County Planning Commission/Board of Adjustment will hold its regular public hearing and meeting on Monday, August 27, 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) 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, August 22, 2018 and include the submitter’s complete name and address of residence. Onsite property reviews will occur on Thursday, August 23, 2018 leaving the Government Center at 8:30 a.m. The agenda will be as follows:

Planning Commission:

Approval of Minutes: July 23, 2018 meeting.

Old Business: None.

New Business: None.

[Minor Subdivision Application by Frank Krufft](#): Part of the South ½ of Section 23, Township 140, Range 34, Henrietta Township. Parcel 13.23.00500. Applicant is requesting a minor subdivision to divide 179.9 acres into two tracts. A minor subdivision application is required because the required 5 year time period has not passed since the property was previously subdivided by an administrative subdivision.

[Minor Subdivision Application by David and Julie Johnson](#): Part of the South ½ of the Southeast ¼ of Section 4, Township 143, Range 32, Lakeport Township, Parcel 19.04.02220. Applicants are requesting a minor subdivision to divide 41.28 acres into 3 tracts. A minor subdivision application is required because the required 5 year time period has not passed since the property was previously subdivided by an administrative subdivision.

Board of Adjustment:

Approval of Minutes: July 23, 2018 meeting.

Old Business: None.

Eric Buitenwerf, Env. Services Director • Staci Harvey, Admin. Asst. • Bryan Haugen, Asst. Env. Services Director • Sam Lively, GIS Tech.
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New Business:

[Variance Application 25-V-18 by Richard and Candis Kvamme](#): Part of Government Lot 3, Section 10, Township 141, Range 35, Arago Township on Island Lake, a recreational development lake. Parcel 02.10.01520. Applicants are requesting a variance from Section 702 of the Shoreland Management Ordinance for a proposed addition to a nonconforming residential structure located in the shore impact zone.

[Variance Application 26-V-18 by Mark and Kelly Evans](#): Part of Government Lot 2, Section 6, Township 141, Range 33, Mantrap Township on Big Mantrap Lake, a recreational development lake. Parcel 20.06.01400. Applicants are requesting a variance from Sections 502.7 and 702 of the Shoreland Management Ordinance for a proposed waterward addition to a nonconforming residential structure that does not meet the 100' ordinary high water mark (OHW) setback from Mantrap Lake or the 150' OHW setback from the unnamed tributary flowing between Big Mantrap and Upper Bottle Lakes and Section 902.2 of the SMO to use fill to bring the lowest floor of the proposed addition three feet above the highest known water level and seasonal high water table.

[Variance Application 27-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. Part 1: Applicant is requesting to remove the condition placed on Variance 20-V-18. Part 2: 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 28-V-18 by Jim and Jackie Voigt](#): Lots 25 and 26, Block 1, Pine Beach, Sections 9 and 10, Township 140, Range 33, Nevis Township on Lake Belle Taine, a recreational development lake. Parcels 21.37.02200 and 21.37.02300. Applicants are requesting a variance from Sections 501.3, 502.2 and 506 of the Shoreland Management Ordinance for a proposed second guest cottage that will not comply with the 100' ordinary high water mark structure setback on a sewered lot that does not meet the minimum lot size requirement for a guest cottage.

[Variance Application 29-V-18 by Steve Thompson](#): Part of Government Lot 1, Section 12, Township 140, Range 34, Henrietta Township on Boulder Lake, a recreational development lake. Parcel 13.12.00600. Applicant is requesting a variance from Sections 502.2 and 702 of the Shoreland Management Ordinance for a proposed addition to a nonconforming residence that will increase the structure's road right-of-way setback nonconformity and not comply with the 50' road right-of-way setback.

[Variance Application 30-V-18 by James and Natalie Haley](#): The North Half of Lot 16, and all of Lots 17 and 18, Block 1, Nam-Ken's Plat of Schmidts Beauty Bay, Section 24, Township 143, Range 32, Hendrickson Township on Gulch Creek, a tributary, and Kabekona Lake, a recreational development lake. Parcel 12.37.01500. Applicants are requesting a variance from Section 502.7 of the Shoreland Management Ordinance for a proposed residence that will not comply with the 150' ordinary high water mark structure setback from Gulch Creek, and from Section 801.2 of the SMO and Article V, Section 1.01 of the Subsurface Sewage Treatment System Ordinance for the proposed residence to not comply with the 20' drainfield setback.

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Applicants are also requesting to amend the proposed residence's 20' height restriction placed on Variance 48-V-07.

Miscellaneous:

Communications:

Adjournment.

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