



# 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 26, 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, July 21, 2021 and include the submitter’s complete name and address of residence. Onsite property reviews will occur on Thursday, July 22, 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:**

**[Conditional Use Application 2-CU-21 by Fred and Laurie McGregor:](#)** Lots 1 – 5, Block 4, Akeley Industrial Gardens, Section 28, Township 141, Range 32, Akeley City near 11<sup>th</sup> Crow Wing Lake, a recreational development lake. Parcel ID 29.39.00800. Applicants are requesting a conditional use permit per Section 401, Table 1 of the Shoreland Management Ordinance to operate a recreational vehicle camping area.

## **Board of Adjustment:**

**Approval of Minutes:** June 28, 2021 meeting.

## **Old Business:**

**[Variance Application 22-V-21 by Scot Moores:](#)** Part of Gov’t Lot 1, Section 1, Township 140, Range 34, Henrietta Township on Boulder Lake, a recreational development lake. Parcel 13.01.02010. Applicant is requesting two variances: Part 1: Sections 502.2 and 704 of the Shoreland Management Ordinance (SMO) to develop a nonconforming lot with a house, detached garage, water-oriented accessory structure, well, and subsurface sewage treatment system where there are not two suitable drainfield sites meeting all setback requirements and the proposed house and garage will not meet the 100' ordinary high water setback and the garage will not meet the 50' road right-of-way setback. Part 2: Section 601 of the SMO for a proposed water-oriented accessory structure to exceed the 48 sq. ft. maximum allowed footprint.

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**[Variance Application 29-V-21 by Todd Payne:](#)** Part of the SW ¼ of the SE ¼, Section 14, Township 140, Range 35, Todd Township near Fish Hook River, a tributary. Parcel 27.14.04100. Applicant is requesting a variance from Section 4 of the Subdivision Ordinance to further subdivide property by administrative subdivision within 5 years of a prior administrative subdivision. Also requesting that the two conditions placed on Variance 48-V-14 be removed.

## **New Business:**

**[Variance Application 33-V-21 by Terry Seter:](#)** Part of Gov't Lot 1, Section 29, Township 140, Range 34, and Part of Outlots 3 – 5, Shady Point, Section 28, Township 140, Range 34, Henrietta Township on Long Lake, a recreational development lake. Parcel IDs 13.44.00600 and 13.29.00100. Applicant is requesting a variance from Section 701 of the Shoreland Management Ordinance to replace some existing structures devoted to a nonconforming use with some new, larger structures.

**[Variance Application 34-V-21 by Richard Weinberger:](#)** E ½ of Lot 4, Birch Highlands, Section 2, Township 142, Range 32, Steamboat River Township on Benedict Lake, a recreational development lake. Parcel ID 24.42.00600. Applicant is requesting a variance from Sections 502.2 and 503 of the Shoreland Management Ordinance for a proposed lakeward addition to a conforming residence that would be located in a bluff impact zone.

**[Variance Application 35-V-21 by Mark and Dawn Adelman:](#)** Part of Gov't Lot 2, Section 9, Township 143, Range 32, Lakeport Township on Garfield Lake, a recreational development lake. Parcel ID 19.09.00600. Applicants are requesting an after-the-fact variance from Section 703 of the Shoreland Management Ordinance (SMO) for a deck within 30' of the ordinary high water mark on a nonconforming structure that predates the SMO.

**[Variance Application 36-V-21 by Ramsey and Emily Miller:](#)** Lot 10, Block 1, Lakeview Heights, Section 9, Township 141, Range 34, Lake Emma Township on Pickerel Lake, a recreational development lake. Parcel ID 16.55.01000. Applicants are requesting a variance from Sections 502 and 511 of the Shoreland Management Ordinance for a proposed RV/camper to be located within the 100' ordinary high water mark setback.

**[Variance Application 37-V-21 by David and Connie Anderson:](#)** Part of Gov't Lot 4, Section 24, Township 141, Range 35, Arago Township on Potato Lake, a recreational development lake. Parcel ID 02.24.01000. Applicants are requesting a variance from Section 704 of the Shoreland Management Ordinance to convert an unimproved lot to an improved lot when the lot doesn't comply with the requirement that there be two standard septic system drainfield sites meeting all setbacks.

**[Variance Application 38-V-21 by Todd and DeAnna Clennon:](#)** Unit 9, Beachwood Estates, Section 9, Township 141, Range 35, Arago Township on Island Lake, a recreational development lake. Parcel ID 02.51.40900. Applicants are requesting a variance from Section 702 of the Shoreland Management Ordinance to enlarge a nonconforming residence located in the shore impact zone.

**[Variance Application 39-V-21 by Ryan and Robin Wall:](#)** Part of Gov't Lot 9, Section 1, Township 145, Range 32, Farden Township between Wolf Lake, a recreational development lake and Mud Lake, a natural

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environment lake. Parcel ID 07.01.02200. Applicants are requesting a variance from Sections 507.1, 704, 902, and 904.6 of the Shoreland Management Ordinance to replace a nonconforming residence with a new, larger structure that will not comply with the 3' vertical separation between the highest known water level and the structure's lowest floor and further exceed the 25% impervious surface area threshold. Also requesting a variance to place fill on the lot in excess of the permissible threshold in order to allow the structure to comply with Section 507.1.

**[Variance Application 40-V-21 by Michael and Gayleen Asleson:](#)** Lot 5, Block 1, Frie's Lakeview Addition, Section 4, Township 140, Range 33, Nevis Township on Deer Lake, a recreational development lake. Parcel ID 21.55.00500. Applicants are requesting a variance from Sections 502.2 and 704 of the Shoreland Management Ordinance to convert an unimproved lot into an improved lot on which the applicable setback requirements are not met and there are not two suitable standard septic system sites.

**[Variance Application 41-V-21 by Keith Lendt:](#)** Part of Gov't Lots 5 and 6, Section 15, Township 141, Range 35, Arago Township on Eagle Lake, a recreational development lake. Parcel 02.15.00310. Applicant is requesting a variance from Section 701 of the Shoreland Management Ordinance for proposed enlargement of a structure devoted to a nonconforming use.

**[Variance Application 42-V-21 by Robert Jackson:](#)** Part of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and part of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 8, Township 145, Range 33, Helga Township. Parcel 11.08.00550. Applicant is requesting a variance from Section 5 of the Subdivision Ordinance to further subdivide this property within the five year period from a prior minor subdivision of the property and be allowed to do the next subdivision as an administrative subdivision.

**[Variance Application 43-V-21 by Crooked Pines, LLC:](#)** Part of Gov't Lot 9, Section 17, Township 141, Range 33, Mantrap Township, Parcel 20.17.00110. Applicant is requesting after-the-fact variances from Sections 502.1 and 701 of the Shoreland Management Ordinance for accessory structures, decks, and platforms placed within the 150' ordinary high water mark structure setback and for structural alterations and enlargements to existing structures and the addition of new structures where none previously existed that are devoted to a nonconforming use.

## **Miscellaneous:**

## **Communications:**

## **Adjournment.**