



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, June 28, 2021 at 6:00 p.m. remotely by electronic means with one or more PC/BOA member present in the Hubbard County Government Center – County Board Room #324.

Remote Participation Instructions:

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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 “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, June 23, 2021 and include the submitter’s complete name and address of residence. The agenda will be as follows:

Planning Commission:

Approval of Minutes: May 24, 2021 meeting.

Old Business: None.

New Business: None.

Board of Adjustment:

Eric Buitenwerf, Env. Services Director • Bryan Haugen, Asst. Env. Services Director • Staci Lee, Admin. Asst.
Demey DeJong, Env. Specialist • Nick Macklem, Env. Specialist • Sam Lively, GIS Supervisor

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Approval of Minutes: May 24, 2021 meeting.

Old Business: None.

New Business:

[Variance Application 20-V-21 by Kenneth Thompson:](#) Lot 28, Block 1, North Oaks, Section 20, Township 140, Range 33, Nevis Township near Lake Belle Taine, a recreational development lake. Parcel 21.61.02800. Applicant is requesting a variance from Section 502.2 of the Shoreland Management Ordinance for a proposed sign structure to be located within the 50' road right-of-way and 10' property line setbacks.

[Variance Application 21-V-21 by Kenneth Thompson:](#) Lot 28, Block 1, North Oaks, Section 20, Township 140, Range 33, Nevis Township near Lake Belle Taine, a recreational development lake. Parcel 21.61.02800. Applicant is requesting two variances: Part 1: Sections 502.2 and 801.2 of the Shoreland Management Ordinance (SMO) and Article V, Section 1.01 of the Subsurface Sewage Treatment System Ordinance for a variance from the 20' structure setback from a drainfield and Part 2: Section 904.6 of the SMO to further exceed the 25% impervious surface area threshold.

[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.

[Variance Application 23-V-21 by David and Carole Carlson:](#) Part of Gov't Lot 3, Section 14, Township 141, Range 33, Mantrap Township on East Crooked Lake, a natural environment lake. Parcel 20.14.00200. Applicants are requesting a variance from Section 502.1 of the Shoreland Management Ordinance for a proposed lakeward addition to a conforming residential structure that would make the structure nonconforming in terms of it not meeting the 150' ordinary high water mark setback.

[Variance Application 24-V-21 by Ronald and Shelley Johnson:](#) Outlot A, Basswood Bay Estates, Section 25, Township 141, Range 34, Lake Emma Township on Little Sand Lake, a recreational development lake. Parcel 16.78.01400. Applicants are requesting a variance from Sections 502 and 704 of the Shoreland Management Ordinance to improve an unimproved lot on which two suitable drainfield sites meeting all setback requirements do not exist nor does the proposed residential dwelling comply with the 100' ordinary high water mark setback.

[Variance Application 25-V-21 by James and June Van Valkenburg:](#) Lot 4, Block 2, Spider Island, Section 27, Township 141, Range 33, Mantrap Township on Spider Lake, a recreational development lake. Parcel 20.45.00900. Applicants are requesting two after-the-fact variances from Section 502 of the Shoreland



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Management Ordinance for: Part 1: a platform and hot tub to be located within the 100' ordinary high water mark structure setback and Part 2: an accessory structure to be located within the 10' side lot line structure setback.

[Variance Application 26-V-21 by Hendrikus and Debora DeBeer:](#) Lot 9 and part of Lot 8, Ojibway Beach, Section 1, Township 140, Range 35, Todd Township on Fish Hook Lake, a recreational development lake. Parcel 27.42.00600. Applicants are requesting an after-the-fact variance from Section 507.2 of the Shoreland Management Ordinance to have both a stairway and lift access up and down the bluff rather than the required single means of accessing up and down the bluff.

[Variance Application 27-V-21 by Chris and Amy Sorensen:](#) Part of Lots 1-5, Block 3 and part of Lot 1, Block 2, Sabin's Park, Section 36, Township 141, Range 34, Lake Emma Township on Little Sand Lake, a recreational development lake. Parcel 16.39.01700. Applicants are requesting to modify a condition of Variance 46-V-14 to allow a second dwelling on the lot and from Section 506 of the Shoreland Management Ordinance for a nonconforming dwelling that does not meet the 100' ordinary high water mark structure setback to be allowed to be used as a guest cottage.

[Variance Application 28-V-21 by Aaron and Laura Dubbe:](#) Lot 8, Block 1, Midge Lake Pines, Section 10, Township 145, Range 32, Farden Township on Midge Lake, a recreational development lake. Parcel 07.48.00800. Applicants are requesting an after-the-fact variance from Section 703 of the Shoreland Management Ordinance to have more than one deck or platform for the dwelling unit and a platform located within 30' of the ordinary high water mark.

[Variance Application 29-V-21 by Todd Payne:](#) Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, 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.

[Variance Application 30-V-21 by Mark Peterson:](#) Lot 9, Idle Acres, Section 16, Township 139, Range 33, Crow Wing Township on 3rd Crow Wing Lake, a recreational development lake. Parcel 06.39.01000. Applicant is requesting a variance from Section 702 of the Shoreland Management Ordinance for proposed expansion of a nonconforming residential structure located in a bluff impact zone.

[Variance Application 31-V-21 by Phil Scott:](#) 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 in part or whole to a nonconforming use.

[Variance Application 32-V-21 by Jason and Dawn Danford:](#) Lots 4-7, Minneago Beach, Section 1, Township 140, Range 33, Nevis Township on 8th Crow Wing Lake, a recreational development lake. Parcel 21.45.00500. Applicants are requesting: Part 1: an after-the-fact (ATF) variance from Section 801.2 of the Shoreland Management Ordinance (SMO) and Article V, Section 1.01 of the Subsurface Sewage Treatment System Ordinance for a structure to be located on top of a septic system drainfield; Part 2: an ATF variance from Section



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502.2 of the SMO for an accessory structure located within the 100' ordinary high water mark structure setback; and Part 3: a variance from Section 702 of the SMO for a proposed addition to a nonconforming residential structure located in a shore impact zone.

Miscellaneous:

Communications:

Adjournment.