



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, November 22, 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) 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, November 17, 2021 and include the submitter’s complete name and address of residence. Onsite property reviews will occur on Thursday, November 18, 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: October 25, 2021 meeting.

Old Business:

[Amended Variance Application 53-V-21 by Scott Nyegaard](#): Lot 9, Little Wolf Shores, Section 1, Township 145, Range 32, Farden Township on Little Wolf Lake, a recreational development lake. Parcel 07.42.00900. Applicant is requesting: Part 1: An after-the-fact (ATF) variance from Section 902 of the Shoreland Management Ordinance (SMO) for grading/filling within the shore impact zone and ordinary high water mark setback that exceeds permissible thresholds. Part 2: An ATF variance from Section 902 of the SMO for removal of part of a permanent ice ridge. Part 3: An ATF variance from Article V, Section 1 of the Subsurface Sewage Treatment System Ordinance and Section 801.4 of the SMO for a holding tank that does not meet the 10' setback from an adjacent dwelling **or 10' property line setback**. Part 4: An ATF variance from Sections 502.2 and 702 of the SMO for making a nonconforming dwelling more nonconforming via an addition including exterior decks that causes the dwelling to not comply with the 20' road right-of-way setback **or 10' property line setback**.

Eric Buitenwerf, Env. Services Director • Bryan Haugen, Asst. Env. Services Director • Staci Lee, Admin. Asst.
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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.

New Business:

Variance Application 61-V-21 by Bertel Jurgens: Part of the SE ¼ of the SW ¼, Section 6, Township 140, Range 34, in Henrietta Township. Parcel 13.06.01220. Applicant is requesting a variance from Section 4, Subdivision A.1.b.1 and Subdivision A.1.a.2 of the Subdivision Ordinance to adjust a tract's boundaries to make it nonconforming by not complying with the required 300' minimum lot width.

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.

Variance Application 63-V-21 by Jennifer and Ryan Olson: Part of Gov't Lot 1 and part of Gov't Lot 2, Section 1, Township 140, Range 34, Henrietta Township on Boulder Lake, a recreational development lake. Parcel 13.01.00900. Applicants are requesting a variance from Section 506 of the Shoreland Management Ordinance for a proposed guest cottage that exceeds the maximum allowed 700 sq. ft. footprint and is located within the 100' ordinary high water mark structure setback.

Variance Application 64-V-21 by Allen Poncelet: Part of the SW ¼, Section 4, Township 139, Range 32, Lakeport Township on Mow Lake, a recreational development lake. Parcel 03.04.01400. Applicant is requesting an after-the-fact variance from Section 704 of the Shoreland Management Ordinance (SMO) to convert an unimproved lot into an improved lot and from Section 511 of the SMO to have more than one RV dwelling unit on the lot. The lot lacks the required two suitable drainfield sites meeting all setbacks and the ability for all applicable setback requirements to be met.

Variance Application 65-V-21 by Birch Harbor Resort: Lots 1-12, Block 1 and all of Block 2, Birch Harbor, Section 15, Township 141, Range 34, Lake Emma Township on Lower Bottle Lake, a recreational development lake. Parcels 16.77.00100 – 16.77.01100. Applicants are requesting a variance from Section 701 of the Shoreland Management Ordinance to expand a nonconforming use by replacing an uninhabitable structure with an additional dwelling unit.

Variance Application 66-V-21 by Carter Erickson: Lot 5, Block 2, Birchwood Estates, Section 18, Township 141, Range 33, Mantrap Township on Ojibway Lake, a recreational development lake. Parcel 20.44.00500. Applicant is requesting an after-the-fact variance from: **Part 1: Section 502.2 of the Shoreland Management Ordinance (SMO) for a house and lakeside platform located within the 100' ordinary high water mark setback**

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Part 2: Sections 901 and 902 of the SMO for grading/filling in excess of permittable volume and creating an area void of permanent vegetative ground cover on a steep slope.

Miscellaneous:

Communications:

Adjournment.