



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, October 25, 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, October 20, 2021 and include the submitter’s complete name and address of residence. Onsite property reviews will occur on Thursday, October 21, 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: September 27, 2021 meeting.

Old Business:

[Variance Application 52-V-21 by Sam Wakefield:](#) Lot 8 and part of Lot 7, First Addition to Moccasin Acres, Section 4, Township 141, Range 35, Arago Township on Island Lake, a recreational development lake. Parcels 02.37.40600 and 02.37.40510. Applicant is requesting an after-the-fact variance from Section 902 of the Shoreland Management Ordinance for grading/filling in a bluff impact zone.

[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

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 • Jack Bovee, GIS Specialist

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System Ordinance and Section 801.4 of the SMO for a holding tank that does not meet the 10' setback from an adjacent dwelling. 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.

New Business:

[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.

[Variance Application 55-V-21 by Richard Schauer:](#) NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 36, Township 140, Range 35, Todd Township. Parcel 27.36.00210. Applicant is requesting a variance from Section 4, Subdivision A.b.1 of the Subdivision Ordinance to create a tract that does not comply with the 300' minimum tract width requirement.

[Variance Application 56-V-21 by Tod Becker:](#) NE $\frac{1}{4}$, Section 32, Township 140, Range 35, Todd Township. Parcel 27.32.00100. Applicant is requesting a variance from Section 4, Subdivision A.1.b of the Subdivision Ordinance to create a tract that will not comply with the 300' minimum lot width requirement.

[Variance Application 57-V-21 by Todd and Kelly Mittelstaedt:](#) Part of Gov't Lot 6, Section 13, Township 140, Range 34, Henrietta Township on Lake Belle Taine, a recreational development lake. Parcel 13.13.00800. Applicant is requesting a variance from Section 703 of the Shoreland Management Ordinance for a proposed lakeward deck expansion on a nonconforming residence located in a bluff impact zone.

[Variance Application 58-V-21 by Robert and Joan Comeau:](#) Part of Gov't Lot 3, Section 23, Township 141, Range 35, Arago Township on Potato Lake, a recreational development lake. Parcel 02.23.03010. Applicants are requesting an after-the-fact variance from Sections 502.2 and 702 of the Shoreland Management Ordinance for a lakeside deck attached to a nonconforming dwelling located in the shore impact zone.

[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. Applicant is requesting a variance from Section 502.2 of the Shoreland Management Ordinance for a proposed detached garage to be placed within the 100' ordinary high water mark structure setback.

Miscellaneous:

Communications:

Adjournment.