



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, September 27, 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, September 22, 2021 and include the submitter’s complete name and address of residence. Onsite property reviews will occur on Thursday, September 23, 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: August 23, 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 residential dwelling, 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 residential dwelling will not meet the 100’ ordinary high water setback or 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 48-V-21 by Vicki Ronkowski:](#) Lots 5 and 6, Crescent Beach, Section 1, Township 145, Range 32, Farden Township on Wolf Lake, a recreational development lake. Parcels 07.39.00300 and 07.01.03200. Applicant is requesting a variance from Sections 702 and 904.5 of the Shoreland Management Ordinance for a proposed replacement of a nonconforming structure with a new structure that will increase the road right-of-way setback nonconformity.

[Variance Application 49-V-21 by Krista and Robert McBeath:](#) Lot 4, Block B, First Addition to Pine Haven Beach, Section 17, Township 139, Range 34, Hubbard Township on Long Lake, a recreational development lake. Parcel 14.38.40600. Applicants are requesting a variance from Section 702 of the Shoreland Management Ordinance (SMO) for a proposed addition to a nonconforming residence located in the shore impact zone and a variance from Section 801 of the SMO and Article V, Section 1 of the Subsurface Sewage Treatment System Ordinance for a proposed subsurface sewage treatment system to be located within the 10' side lot line setback.

New Business:

[Variance Application 50-V-21 by Mark and Jeanie Conzemius:](#) Part of Lot 14 and Lot 15, Block 1, Mantrap Lakers, Section 6, Township 141, Range 33, Mantrap Township on Big Mantrap Lake, a recreational development lake. Parcels 20.37.01600 and 20.37.01500. Applicants are requesting a variance from Section 702 of the Shoreland Management Ordinance for a proposed addition to a nonconforming residence located in the shore impact zone.

[Variance Application 51-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 02.51.40900. Applicants are requesting to amend the condition regarding a deck placed on Variance 38-V-21 by changing the proposed deck location. Applicants are also requesting a variance from Section 702 of the Shoreland Management Ordinance to modify the proposed deck location as it is an accessory feature to a nonconforming residence located in a shore impact zone.

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

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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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.

Miscellaneous:

Communications:

Adjournment.