



Environmental Services

301 Court Avenue, Park Rapids, MN 56470
Phone: 218.732.3890
www.co.hubbard.mn.us/environmental.htm

The Hubbard County Planning Commission/Board of Adjustment will hold its regular public hearing and meeting on Monday, June 26, 2017 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.php) by clicking on the “Planning Commission/Board of Adjustment” link in the “Links” column, then clicking on “2017” 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 is 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 4:30 p.m. on Wednesday, June 21, 2017 and include the submitter’s complete name and address of residence. Onsite property reviews will occur on Thursday, June 22, 2017 leaving the Government Center at 8:30 a.m. The agenda will be as follows:

Planning Commission:

Approval of Minutes: May 22, 2017 meeting.

New Business:

Minor Subdivision Application by Mark Warisch: SE ¼ of the SE ¼, less the South 380’ of the West 660’, Section 16, Township 145, Range 33, Helga Township, Parcel 11.16.01110. Applicant is requesting to subdivide a 31.76 acre property into six tracts.

Minor Subdivision Application by Jeremy Hadrava: Part of the East half of the NW ¼, Section 33, Township 145, Range 32, Farden Township, Parcel 07.33.00200. Applicant is requesting a minor subdivision to create two tracts by further subdividing a property that was previously subdivided by administrative subdivision within the last five years.

Minor Subdivision Application by Gerald and Janey Weaver: Part of Gov. Lot 1 and the SE ¼, Section 8, Township 140, Range 34, NE ¼ of the NE ¼, Section 17, Township 140, Range 34, Henrietta Township, Parcels 13.08.00100 and 13.17.00410. Applicants are requesting a minor subdivision to create two tracts by further subdividing a property that was previously subdivided into four tracts within the last five years.

Board of Adjustment:

Approval of Minutes: May 22, 2017 meeting.

Old Business:

Veronica Andres, Admin. Asst. • Eric Buitenwerf, Env. Services Officer • Bill DonCarlos, AIS Program Coordinator
Bryan Haugen, Env. Specialist • Jeff Kelly, Env. Specialist • Kevin Trappe, GIS Tech.



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Variance Application 45-V-16 by Paul and Carolyn Filas: Lot 8, Block 1, Lakewood, Section 8, Township 141, Range 33, Mantrap Township on West Crooked Lake, a natural environment lake. Parcel 20.58.00800. Applicants are requesting a variance from – Part 1: Section 502.1 of the Shoreland Management Ordinance (SMO) to construct a proposed residential structure at less than the required 150' ordinary high water mark setback. Part 2: Section 902 of the SMO to excavate in a bluff impact zone to install an SSTS.

New Business:

Variance Application 11-V-17 by Harry and Toni Napier: Lot 8, Block 3, Kola Tepee Park, Section 10, Township 141, Range 35, Arago Township on Eagle Lake, a recreational development lake. Parcel 02.38.03000. Applicants are requesting a variance from Section 704 of the Shoreland Management Ordinance to convert an unimproved lot that does not meet the minimum 100' lot width or two standard septic sites into an improved lot.

Variance Application 12-V-17 by Gerald and Kathy Olsen: East 275' of Gov. Lot 3 and Gov. Lot 2, Section 19, Township 141, Range 34, Lake Emma Township on Potato Lake, a recreational development lake. Parcel 16.19.00710. Part 1: Applicants are requesting an after-the-fact variance from Section 502.7 of the Shoreland Management Ordinance (SMO) to allow a residential structure to be located at less than the required 150' ordinary high water mark setback from the creek. Part 2: If Part 1 is approved, applicants are requesting a variance from Section 702 of the SMO for a waterward addition to a nonconforming residential structure.

Variance Application 13-V-17 by Brent Gulsvig: Part of Gov. Lot 4, Section 30, Township 143, Range 32, Lakeport Township on Kabekona Lake, a recreational development lake. Parcel 19.30.01100. Applicant is requesting a variance from Section 902 of the Shoreland Management Ordinance to excavate approximately 150 cubic yards in a bluff impact zone to facilitate a residence with a walkout basement.

Variance Application 14-V-17 by Bill and Michelle Rice: Lot 4 except the North 42.5' and Lot 5, Borhel Subdivision, Section 30, Township 140, Range 32, White Oak Township on Loon Lake, a natural environment lake. Parcels 28.39.00400 and 28.39.00500. Applicants are requesting an after-the-fact variance from Section 502.1 of the Shoreland Management Ordinance to allow a residential structure and lakeside deck to be located at less than the required 150' ordinary high water mark setback.

Variance Application 15-V-17 by Eric and Barb Billing: Lot 1, Block B, Lot 27, Block A and Block F, Plat of Hurd's Acres, Section 23, Township 141, Range 34, Lake Emma Township on Big Sand Lake, a recreational development lake. Parcels 16.44.05900, 16.44.02700, and 16.44.02900. Applicants are requesting a variance from Section 702 to replace and enlarge a nonconforming residence that is located in the shore impact zone.

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Variance Application 16-V-17 by Claudia McGrath: Lot 4, Belle Taine Westview Beach, Section 18, Township 140, Range 33, Nevis Township on Lake Belle Taine, a recreational development lake. Parcel 21.52.00400. Part 1: Applicant is requesting a variance from Sections 502.2 and 703 of the Shoreland Management Ordinance (SMO) for replacement of a lakeside deck and platform that exceed that maximum 15% of existing structure ordinary high water mark (OHW) setback encroachment and the 30' OHW setback threshold. Part 2: Section 902 of the SMO to exceed the permissible volume of earthen material that can be moved in a shore impact zone and on a steep slope.

Variance Application 17-V-17 by Aaron and Michelle Mullenbach: Part of Gov. Lot 1, Section 18, Township 140, Range 33, Nevis Township on Lake Belle Taine, a recreational development lake. Parcel 21.18.01100. Applicants are requesting a variance from Section 507.1 of the Shoreland Management Ordinance (SMO) for a proposed addition to a nonconforming residence that will not meet the required 3' of vertical separation between the highest known water level and the lowest floor of the addition. Section 702 of the SMO for a proposed addition to a nonconforming residence located in the shore impact zone.

Variance Application 18-V-17 by Brad and Kari Rasmus: Part of Gov. Lots 1 and 2, Section 24, Township 141, Range 35, Arago Township on Potato Lake, a recreational development lake. Parcel 02.24.02100. Applicants are requesting a variance from Section 506 of the Shoreland Management Ordinance to allow a proposed guest cottage to exceed the 700 square foot maximum allowed footprint.

Variance Application 19-V-17 by Bernard Arseneau: South 100' of the North 600' of Gov. Lot 6, Section 3, Township 142, Range 32, Steamboat River Township on Benedict Lake, a recreational development lake. Parcel 24.03.00700. Applicant is requesting a variance from Section 902 of the Shoreland Management Ordinance to excavate more than the permissible volume of earthen material on a steep slope in the area between the shore impact zone and the ordinary high water mark structure setback.

Variance Application 20-V-17 by Walter and Jane Cook: Lot 2, Block 1, JSC Plat, Section 16, Township 143, Range 34, Lake George Township on Lake George, a recreational development lake. Parcel 17.48.00200. Applicants are requesting a variance from Sections 502.2 and 702 of the Shoreland Management Ordinance to replace an existing nonconforming residence located in the shore impact zone with a new residence that would be outside the shore impact zone, but located closer to the Township road right-of-way than the existing structure and within the required 20' road right-of-way setback.

Miscellaneous:

Communications:

Adjournment.

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