



Environmental Services

301 Court Avenue, Park Rapids, MN 56470
Phone: 218.732.3890 • Fax: 218.732.7993
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 27, 2016 at 6:00 p.m. in the Hubbard County Government Center – County Board room. Variance applications may be viewed on the Environmental Services webpage (www.co.hubbard.mn.us/environmental.htm) by clicking on the “PC/BOA Agenda” link in the “Quick Links” column and then clicking on the variance application hyperlink within the agenda document. Information on what the Board of Adjustment is and does is also available by clicking on the “PC/BOA Meeting Procedure” in the same “Quick Links” column. 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 22, 2016 and include the submitter’s complete name and address of residence. Onsite property reviews will occur on Thursday, June 23, 2016 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:

[Conditional Use Application 1-CU-16 by Larry & Susan Woodbridge:](#) Part of SW ¼ of SE ¼, Section 16, Township 140, Range 33, Nevis Township on 6th Crow Wing Lake, a recreational development lake. Parcel 21.16.01410. Applicants are requesting a conditional use permit per Section 401, Table 1 of the Shoreland Management Ordinance for a professional services business to operate a massage therapy business.

Board of Adjustment:

Approval of Minutes: May 23, 2016 meeting

Old Business:

New Business:

[Variance Application 15-V-16 by Beverlee Olson:](#) Part of Gov. Lot 4, Section 21, Township 143, Range 34, Lake George Township on Paine Lake, a natural environment lake. Parcel 17.21.01530. Applicant is requesting a variance from Section 502.1 of the Shoreland Management Ordinance to place a platform within the 150’ ordinary high water mark setback.

Veronica Andres, Admin. Asst. • Barb Barth, 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 16-V-16 by Diane Utzman-O'Neill and Michael O'Neill: Lot 10, Palmer Pines First Addition, Section 29, Township 139, Range 33, Crow Wing Lake Township on Palmer Lake, a natural environment lake. Parcel 06.44.00900. Applicants are requesting a variance from Sections 502.1 and 503 of the Shoreland Management Ordinance for a proposed gazebo and deck addition to a nonconforming residential structure in the bluff impact zone and at less than the 150' ordinary high water mark structure setback.

Variance Application 17-V-16 by Richard Bro: Part of Gov. Lot 3, Section 28, Township 140, Range 34, Henrietta Township on Long Lake, a recreational development lake. Parcel 13.44.00500. Applicant is requesting a variance from Section 502.2 of the Shoreland Management Ordinance for a proposed garage to be located within the 20' road right-of-way setback.

Variance Application 18-V-16 by Kevin Trushcheff: Part of Gov. Lot 4, Section 16, Township 139, Range 33, Crow Wing Township on 3rd Crow Wing Lake, a recreational development lake. Parcel 06.16.03500. Applicant is requesting a variance from Section 502.2 of the Shoreland Management Ordinance for a proposed addition to a nonconforming residential structure that will not comply with the 50' road right-of-way setback.

Variance Application 19-V-16 by William & Trudy Harper: Part of Gov. Lot 1, Section 25, Township 144, Range 32, Hart Lake Township on Steamboat Lake, a recreational development lake. Parcel 10.25.02700. Applicants are requesting a variance from Section 506.2 of the Shoreland Management Ordinance for a proposed guest cottage that will exceed the 15' maximum height and 700 sq. ft. maximum footprint requirements.

Variance Application 20-V-16 by Kirk & Cheryl Scholz: Lot 3, Block 2, Re-plat Delaney Subdivision, Section 20, Township 139, Range 34, Hubbard Township on Long Lake, a recreational development lake. Parcel 14.46.00900. Applicants are requesting a variance from Section 502.2 of the Shoreland Management Ordinance for a proposed lakeside deck on a residential structure that would not meet the 100' ordinary high water mark setback.

Variance Application 21-V-16 by Richard & Sheila Ronnebaum: Lot 8, Luceth Beach, Section 15, Township 141, Range 34, Lake Emma Township on Lower Bottle Lake, a recreational development lake. Parcel 16.51.00700. Applicants are requesting a variance from - Part 1: Section 502.2 of the Shoreland Management Ordinance (SMO) for a proposed platform to be located at less than the required 100' ordinary high water mark setback. and Part 2: Section 502.2 of the SMO for a proposed detached garage to be located at less than the required 20' road right-of-way setback.

Variance Application 22-V-16 by Kirk & Elizabeth Stifter: S1/2 of NW ¼ of SE1/4, Section 8, Township 139, Range 32, Badoura Township on Nagel Lake, a natural environment lake. Parcel 03.08.01100. Applicants are requesting a variance from Section 506 of the Shoreland Management Ordinance for two proposed guest cottages that do not meet the 150' ordinary high water mark setback.

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Variance Application 23-V-16 by Gary & Janet Christiansen: The W1/2 of the NE ¼, Section 22, Township 145, Range 33, Helga Township. Parcel 11.22.00110. Applicants are requesting a variance from Section 4, Subd.A.2.a of the Subdivision Ordinance to create a tract that will not comply with the 150' minimum width of public road right-of-way frontage requirement.

Variance Application 24-V-16 by Brian Wetmore, Green Valley Resort LLLP: Part of Gov. Lot 6, Section 15, Township 140, Range 33, Nevis Township on 7th Crow Wing Lake, a recreational development lake. Parcel 21.15.00410. Applicant is requesting a variance from Sections 701 and 1102 of the Shoreland Management Ordinance to expand a nonconforming use and exceed the allowed Tier 2 rental unit density.

Variance Application 25-V-16 by Woodrow Duranske: Part of Gov. Lot 4, Section 30, Township 143, Range 32, Lakeport Township on Kabekona Lake, a recreational development lake. Parcel 19.30.01200. Applicant is requesting a variance from Sections 502.2, 503, and 702 of the Shoreland Management Ordinance for a proposed addition to a nonconforming residence located in the bluff impact zone.

Variance Application 26-V-16 by Dale Wynia & Gina Lundberg: Lot 6, Block 1, Island Bay, Section 15, Township 141, Range 33, Mantrap Township on Crooked Lake, a natural environment lake. Parcel 20.55.00600. Applicants are requesting an after-the-fact variance from Section 502.1 of the Shoreland Management Ordinance for a residential structure that does not comply with the 150' ordinary high water mark and the 10' side lot line setbacks.

Miscellaneous:

Communications:

Adjournment.

Veronica Andres, Admin. Asst. • Barb Barth, Admin. Asst. • Eric Buitenwerf, Env. Services Officer
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