

**Beltrami County Planning Commission  
Board of Adjustment Public Hearing  
Minutes for Monday, February 24, 2014  
County Administration Building  
First Floor – County Board Room, Suite 102  
701 Minnesota Avenue NW  
Bemidji, Minnesota 56601**

**General Business**

Members present: Ed Fussy  
Ray Dalby  
Wally Byklum  
Doug Underthun  
Ralph Morris

Members absent: County Commissioner, Jack Frost  
Don Hazeman

Others Present: William Patnaude, Beltrami County Environmental Services Director  
Charlene Sturk, Beltrami County Recorder  
Richard Anderson, Beltrami County Commissioner  
Matt Murray, Murray Surveying

Chairman, Ed Fussy, called the Beltrami County Planning Commission/Board of Adjustment Public Hearing for February 24, 2014 officially to order at 6:00 p.m. County Administration Building, Suite 102, at 701 Minnesota Avenue NW, Bemidji, MN 56601. Due to the lack of a public audience there was only introduction of Board Members. The audience was made up of the private developer's surveyor, Matt Murray and Beltrami County Recorder, Charlene Sturk. The meeting process overview was dispensed with. **Wally Byklum moved to officially approve the Board of Adjustment/Planning Commission Meeting Minutes for November 25, 2013. Motion seconded by Ray Dalby. Motion carried and approved 4 to 0.**

**Board of Adjustment**

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

**Planning Commission**

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Proposed Plat Request:**

**Patrick & Annette Schulke**

49361 US Hwy 71  
Bemidji, MN 56601

Township:

Bemidji

Proposed Plat Name:

271 South

**The purpose of:**

Hearing and receiving public comment on the proposed new subdivision plat named “271 South.” This project proposes to subdivide approximately 25.2 acres to create seven commercial lots and one Outlot, the Road Corridor. This property is zoned for commercial use by Bemidji Township.

**Legal Description:**

Tax Parcels: 03.00538.00, 03.00554.00

Part of the South Half of Southeast Quarter of the Northwest Quarter (S1/2 SE ¼ NE ¼) and Part of the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼), Section Twenty-eight (28), Township One Hundred, Forty-six (146) North, Range Thirty-three (33) West lying Southerly and Westerly of Parcel No. 47 of Minnesota Department of Transportation Right of Way No. 04-9. This is a partial description. Full legal description on file in the Beltrami County Environmental Services Department.

Chairman asked if there was anyone here representing the proposed new plat, 271 South. Matt Murray stated he was here this evening on behalf of the developers, Patrick and Annette Schulke. Mr. Murray set up his laptop computer at the podium and then proceeded to project the proposed plat on the overhead screen. Mr. Murray explained the correspondence submitted by the Minnesota Department of Transportation with their comments and recommendations of the proposed plat, especially the designed Storm Water Plan and the location of the proposed storm water retention ponds. The design number for the Storm Water Plan was one inch rainfall instantaneously. The Bemidji Township has a 75 percent impervious surface requirement in their land use controls. Mr. Murray pointed out the north basin was proposed to outlet into the U.S Trunk Highway No. 2 ditch system. The developer would be required to obtain a permit from the Minnesota Department of Transportation (MNDOT). MNDOT required the north basin to be designed for holding capacity for a 100 year event with a freeboard additional storage of two feet. The 100 year event called for five feet. Therefore, with the additional two foot requirement, the pond would have seven feet depth storage.

Mr. Murray went on to project the area MNDOT had addressed in their letter received February 18, 2014, in which they discussed their concerns pertaining to the over land drainage from the west of the proposed plat’s boundary. Mr. Murray pointed out he did not feel this was an issue, for the drainage heads in a southerly direction. A question was asked if this was residential. Matt responded that this entire plat is zoned commercial.

Planning Commission member, Doug Underthun, asked about the proposed discharge from the north pond into the U.S. Trunk Highway No. 2 ditch system. Matt explained the developer will be required to

obtain a permit from MNDOT. There will have to be a rock spillway constructed so there is no erosion where the pipe outlet would discharge rain or snow-melt water into the U.S. Trunk Highway No. 2 ditch system. Doug also asked Matt to review the proposed south pond. Matt explained the proposed south pond would be located all within the right of way of the utility easement Minnkota Power has. Matt informed the members that the location of this pond could change after a field review by himself, the staff from the Environmental Services Department and Dave Larson who will conduct a Wetland Delineation in this area. This would have to wait until the snow is all gone.

Matt went on to show the new proposed road. The road would be a private road. The Township has made it abundantly clear they would not accept the road as a public road. The proposed road would be a 9/10 ton standard road design with a 24 foot top and 4 foot gravel shoulders on each side. The entrance off of Highway 197 would be 32 feet in width. The current flow on the east side of Pete's South would be strictly an entrance with no exit. A new exit would be constructed west of the Convenience Store. This was upon the request of Carmen the owner of Pete's South. The new road will be constructed with a slight slope to the south for drainage toward the wetland located south of the road.

Chairman, Ed Fussy, asked if there were any more questions by Planning Commission Members. Members indicated they had no more questions. Chairman, Ed Fussy, opened the proposed new subdivision plat, 271 South, to the public for comment. This was announced three times. There was no response. Chairman then brought it back to the Planning Commission. Chairman stated he was prepared to entertain a motion on the proposed plat, 271 South.

**Ralph Morris moved to grant Preliminary and recommend Final Approval to the Beltrami County Board of Commissioners of the proposed plat, 271 South, subject to a letter being filed from the Bemidji Town Board for Preliminary and Final approval by the Bemidji Town Board. Further, that the developer be required to provide a signed Road Agreement as required by the County Subdivision Controls Ordinance. Motion was seconded by Doug Underthun. Chairman called for any further discussion. There was no further discussion. Chairman called for roll call vote. Voting on the motion:**

<b>Ralph Morris</b>	<b>Yes</b>
<b>Ray Dalby</b>	<b>Yes</b>
<b>Dough Underthun</b>	<b>Yes</b>
<b>Wally Byklum</b>	<b>Yes</b>

**Motion was carried and approved 4 to 0.**

**Chairman stated this completed the business before the Beltrami County Planning Commission and therefore was prepared to entertain a motion to adjourn. Ray Dalby moved to officially adjourn the Beltrami County Planning Commission Public Hearing for February 24, 2014. Motion seconded by Doug Underthun. Motion carried and approved 4 to 0.**

Respectfully submitted,

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William J. Patnaude  
Beltrami County ESD Director

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Ed Fussy, Chairperson  
Beltrami County Planning Commission

**Beltrami County Planning Commission  
Board of Adjustment Public Hearing  
Minutes for Monday, March 24, 2014  
County Administration Building  
First Floor – County Board Room, Suite 102  
701 Minnesota Avenue NW  
Bemidji, Minnesota 56601**

**General Business**

Members present: Ed Fussy  
Ray Dalby  
Wally Byklum  
Doug Underthun  
Ralph Morris  
Don Hazeman

Members absent: County Commissioner, Jack Frost  
County Attorney, Tim Faver

Others Present: William Patnaude, Beltrami County Environmental Services Director  
James & Renee Hassel, 20609 State Hwy 92 SE, Brooks, MN, 56715  
Lauri & Jeff Carrigan, 30265 Eagle View Rd NE, Pennington, MN, 56663  
Mike Held, 30602 Squirrel Way NE, Pennington, MN, 56663  
Patrick Wondra, 30180 Misty Lane NE, Pennington, MN, 56663

Chairman, Ed Fussy, called the Beltrami County Planning Commission/Board of Adjustment Public Hearing for March 24, 2014 officially to order at 6:00 p.m. County Administration Building, Suite 102, at 701 Minnesota Avenue NW, Bemidji, MN 56601. Chair then asked Beltrami County Environmental Services Director, William Patnaude, to give a brief overview of the meeting process. Board of Adjustment and Planning Commission members then introduced themselves. Ralph Morris stated that his motion on the draft February 24, 2014 Meeting Minutes did not address that the developer of the Plat 271 South had to be in compliance with the County Subdivision Controls Ordinance in regard to the requirement of a signed road agreement between the developer and Bemidji Township. That was the only noted correction. **Ray Dalby moved to officially approve the Board of Adjustment/Planning Commission Meeting Minutes for February 24, 2014 with correction noted. Motion seconded by Doug Underthun. Motion carried and approved 6 to 0.**

**Board of Adjustment**

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

**Beltrami County Planning Commission  
Board of Adjustment Public Hearing  
Minutes for Monday, April 28, 2014  
County Administration Building  
First Floor – County Board Room, Suite 102  
701 Minnesota Avenue NW  
Bemidji, Minnesota 56601**

**General Business**

Members present: Ed Fussy  
Ray Dalby  
Wally Byklum  
Doug Underthun  
Ralph Morris  
Don Hazeman

Members absent: Commissioner, Jack Frost

Others Present: William Patnaude, Beltrami County Environmental Services Director  
Mike Bienek, 10700 Higgins Rd, Suite 240, Rosemont, IL 60018  
Hugh Krause, 302 2<sup>nd</sup> Street SE, Turtle River, MN 56601  
Buni & Bruce Slinkman, 15194 Forest Ranch Road NE, Bemidji, MN 56601  
Rohn & Merry Ferdig, 10412 Long Lake Dr. NE, Bemidji, MN 56601  
Roger & Linda Bertrand, 15950 Gull Lake Loop Rd NE, Bemidji, MN 56601  
Josh Bradseth, 23111 Gull Lake Loop Rd NE, Bemidji, MN 56601

Chairman, Ed Fussy, called the Beltrami County Planning Commission/Board of Adjustment Public Hearing for April 28, 2014 officially to order at 6:00 p.m. County Administration Building, Suite 102, at 701 Minnesota Avenue NW, Bemidji, MN 56601. Chair then asked Beltrami County Environmental Services Director, William Patnaude, to give a brief overview of the meeting process. Board of Adjustment and Planning Commission members then introduced themselves. **Ray Dalby moved to officially approve the Board of Adjustment/Planning Commission Meeting Minutes for March 24, 2014. Motion seconded by Don Hazeman. Motion carried and approved 6 to 0.**

**Board of Adjustment**

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

**Beltrami County Planning Commission  
Board of Adjustment Public Hearing  
Minutes for Monday, May 19, 2014  
County Administration Building  
First Floor – County Board Room, Suite 102  
701 Minnesota Avenue NW  
Bemidji, Minnesota 56601**

**General Business**

Members present: Ed Fussy  
Ray Dalby  
Wally Byklum  
Doug Underthun  
Ralph Morris  
Don Hazeman  
Commissioner, Jack Frost

Members absent: None

Others Present: William Patnaude, Beltrami County Environmental Services Director  
Bill Best, Resource Specialist  
Mike Bieniek, 10700 Higgins Road, Suite 240, Rosemont, IL 60152  
William Gregory, Robert Gregory, 333 Dee Jay Lane, Bemidji, MN 56601

Chairman, Ed Fussy, called the Beltrami County Planning Commission Continuation Public Hearing for May 19, 2014 officially to order at 6:00 p.m. County Administration Building, Suite 102, at 701 Minnesota Avenue NW, Bemidji, MN 56601. Chair then asked Beltrami County Environmental Services Director, William Patnaude, to give a brief overview of the meeting process. Board of Adjustment and Planning Commission members then introduced themselves. **Doug Underthun moved to officially approve the Planning Commission/Board of Adjustment Meeting Minutes for April 28, 2014. Motion seconded by Ray Dalby. Motion carried and approved 6 to 0.**

**Planning Commission**

**OLD BUSINESS:**

**Conditional Use Request:** **Verizon Wireless/SBA Communications**  
Mike Bieniek, AICP, Agent  
10700 Higgins Road, Suite 240  
Rosemont, IL 60018

Township: Port Hope  
Body of Water: N/A

**Beltrami County Planning Commission  
Board of Adjustment Public Hearing  
Minutes for Monday, June 23, 2014  
County Administration Building  
First Floor – County Board Room, Suite 102  
701 Minnesota Avenue NW  
Bemidji, Minnesota 56601**

**General Business**

Members present: Ed Fussy  
Ray Dalby  
Wally Byklum  
Doug Underthun  
Don Hazeman

Members absent: Ralph Morris  
Commissioner Jack Frost

Others Present: William Patnaude, Beltrami County Environmental Services Director

Chairman, Ed Fussy, called the Beltrami County Planning Commission Continuation Public Hearing for June 23, 2014 officially to order at 6:00 p.m. County Administration Building, Suite 102, at 701 Minnesota Avenue NW, Bemidji, MN 56601. Chairman noted that the matter for a Conditional Use Permit request by David Forte for tonight’s scheduled Public Hearing had been officially withdrawn by Mr. Forte on Friday, June 20, 2014. Therefore, there was no need to conduct a public hearing this evening. **Doug Underthun moved to officially approve the amended Planning Commission/Board of Adjustment Meeting Minutes for May 19, 2014. Motion seconded by Wally Byklum. Motion carried and approved 5 to 0.**

**Planning Commission**

**OLD BUSINESS:**

None

**NEW BUSINESS**

None

**Board of Adjustment**

**Beltrami County Planning Commission  
Board of Adjustment Public Hearing  
Minutes for Monday, July 28, 2014  
County Administration Building  
First Floor – County Board Room, Suite 102  
701 Minnesota Avenue NW  
Bemidji, Minnesota 56601**

**General Business**

Members present: Ed Fussy  
Ray Dalby  
Wally Byklum  
Doug Underthun  
Don Hazeman  
Ralph Morris  
Commissioner Jack Frost

Members absent: None

Others Present: William Patnaude, Beltrami County Environmental Services Director  
Bill Best, Environmental Services Resource Specialist  
Steve Wegman, Verizon Wireless LLC  
Vicki Ross-Rhoades, 1636 Scenic Hwy NE, Pennington, MN 56663  
Justin Hoover, 941 Loon Song Lane NE, Bemidji, MN 56601  
Allen Olson, 7076 Little Dip Lane NE, Bemidji, MN 56601  
Barbara Brown, 2107 Scenic Hwy NE, Pennington, MN 56663  
Shirley Gilmore, 25498 Hines Rd NE, Hines, MN 56647  
Heather Seib, 26673 Steel Bridge Rd, Waskish, MN 56685  
Corinne & Martin Bustad, 905 Loon Song Lane NE, Bemidji, MN 56601  
Sharon Servaty, 26579 Steel Bridge Rd, Waskish, MN 56685

Chairman, Ed Fussy, called the Beltrami County Board of Adjustment Public Hearing for July 28, 2014 officially to order at 6:00 p.m. County Administration Building, Suite 102, at 701 Minnesota Avenue NW, Bemidji, MN 56601. **Ray moved to officially approve the Planning Commission/Board of Adjustment Meeting Minutes for June 23, 2014. Motion seconded by Wally Byklum. Motion carried and approved 6 to 0.**

**Board of Adjustment**

**OLD BUSINESS:**

None



**Beltrami County Planning Commission  
Board of Adjustment Public Hearing  
Minutes for Monday, August 25, 2014  
County Administration Building  
First Floor – County Board Room, Suite 102  
701 Minnesota Avenue NW  
Bemidji, Minnesota 56601**

**General Business**

Members present: Ed Fussy  
Ray Dalby  
Wally Byklum  
Ralph Morris  
Commissioner Jack Frost

Members absent: Don Hazeman  
Doug Underthun

Others Present: William Patnaude, Beltrami County Environmental Services Director  
Shannon & Larry Kampa, 19262 N Blackduck Lake Rd NE, Hines, MN 56647  
Dan Evans, 16050 Black Lake Rd NE, Bemidji, MN 56601  
Dennis Moon, 19406 N Blackduck Lake Rd NE, Hines, MN 56647

Chairman, Ed Fussy, called the Beltrami County Board of Adjustment Public Hearing for August 25, 2014 officially to order at 6:00 p.m. County Administration Building, Suite 102, at 701 Minnesota Avenue NW, Bemidji, MN 56601. **Ralph Morris moved to officially approve the Planning Commission/Board of Adjustment Meeting Minutes for July 25, 2014. Motion seconded by Wally Byklum. Motion carried and approved 4 to 0.**

**Board of Adjustment**

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Variance Request:** Daniel Evans  
16050 Black Lake Rd NE  
Bemidji, MN 56601

Township: City of Turtle River  
Body of Water: Turtle River Lake (4-111)

**Beltrami County Planning Commission  
Board of Adjustment Public Hearing  
Minutes for Monday, September 22, 2014  
County Administration Building  
First Floor – County Board Room, Suite 102  
701 Minnesota Avenue NW  
Bemidji, Minnesota 56601**

**General Business**

Members present: Ed Fussy  
Ray Dalby  
Wally Byklum  
Ralph Morris  
Don Hazeman  
Doug Underthun  
Commissioner Jack Frost

Members absent: None

Others Present: William Patnaude, Beltrami County Environmental Services Director  
Steve Wegman, Box 491, Pierre, SD 57501  
Charles & Merilee Meyers, 8343 Waterview Ct NE, Bemidji, MN 56601  
David & Jason Forte, 13883 Jay Court NE, Bemidji, MN 56601  
Diane Plath, 9842 Long Lake Drive NE, Bemidji, MN 56601  
Clinton Braaten, Sr., 13989 Uffda LN. NE, Bemidji, MN 56601  
Sally Fineday, 28890 Connection Dr, Pennington, MN 56663

Chairman, Ed Fussy, called the Beltrami County Planning Commission/Board of Adjustment Public Hearing for September 22, 2014 officially to order at 6:00 p.m. County Administration Building, Suite 102, at 701 Minnesota Avenue NW, Bemidji, MN 56601. Chair then asked Beltrami County Environmental Services Director, William Patnaude, to give a brief overview of the meeting process. Board of Adjustment and Planning Commission members then introduced themselves. **Ralph Morris moved to officially approve the Planning Commission/Board of Adjustment Public Hearing Minutes for August 25, 2014. Motion seconded by Don Hazeman. Motion carried and approved 4 to 0.**

Chairman stated there would be no matters before the Board of Adjustment for the Variance applicants, Michael and Suzanne Sholes, officially withdrew their request

**Board of Adjustment**

**OLD BUSINESS:**

**Beltrami County Planning Commission Public Hearing  
Continuance of the September 22, 2014 Public Hearing  
Monday, September 29, 2014  
At the David Forte Property  
13383 Jay Court NE  
Bemidji, Minnesota 56601**

**General Business**

Members present: Ed Fussy  
Wally Byklum  
Ralph Morris  
Doug Underthun  
Commissioner Jack Frost

Members absent: Don Hazeman  
Ray Dalby

Others Present: William Patnaude, Beltrami County Environmental Services Director  
Jason & Greg Forte, 13883 Jay Court NE, Bemidji, MN 56601  
Diane Plath, 9842 Long Lake Drive NE, Bemidji, MN 56601  
Ronald Kiel, 10248 Long Lake Dr. NE, Bemidji, MN 56601  
Clinton Braaten, Sr., 13989 Uffda LN. NE, Bemidji, MN 56601

Chairman, Ed Fussy, called back to order the Beltrami County Planning Commission Public Hearing for September 22, 2014 on September 29, 2014 officially to order at 6:10 p.m. at the David Forte Property located at 13883 Jay Court NE, Bemidji, Minnesota located on Long Lake.

**Planning Commission**

Chair and members viewed the site where the proposed water access ramp was to be constructed. Greg Forte, one of David's sons gave an overview of what the orange stakes in the ground were for. He indicated where the north boundary line is located with the neighbor, Jack Haugen. Planning Commission members viewed what trees would have to be removed and noted there were some dead ones in the construction area. Members viewed the slope and walk down to the dock which David had explained he allowed Mr. Bowman to have on his property. Note, Mr. Bowman purchased the double wide as you come in on Jay Court NE from Mr. Forte. Greg explained the current slope was approximately 30% and would be cut down to a 15% slope when construction was completed on the ramp.

**Beltrami County Planning Commission  
Board of Adjustment Public Hearing  
Minutes for Monday, October 27, 2014  
County Administration Building  
First Floor – Commissioners Conference Room  
701 Minnesota Avenue NW  
Bemidji, Minnesota 56601**

**General Business**

Members present: Ray Dalby  
Wally Byklum  
Ralph Morris  
Don Hazeman  
Doug Underthun

Members absent: Ed Fussy

Others Present: William Patnaude, Beltrami County Environmental Services Director  
John & Andrea Westphall, 57153 Hudec Resort Rd NE, Waskish, MN 56685  
Ben Wanberg, Attorney representing Ronny & Merlis Hendricksen

Vice-Chairman, Don Hazeman, called the Beltrami County Planning Commission Public Hearing for October 27, 2014 officially to order at 6:00 p.m. County Administration Building, at 701 Minnesota Avenue NW, Bemidji, MN 56601.

**Planning Commission**

Vice Chair, Don Hazeman, stated there was only one item on the agenda for the Planning Commission which was to review and act on the September 22, 2014 and the Continuance Meeting Minutes. **Ralph Morris moved to officially approve the Planning Commission/Board of Adjustment Public Hearing Minutes for September 22, 2014. Motion seconded by Doug Underthun. Motion carried and approved 5 to 0.**

**Motion by Doug Underthun to officially adjourn the Beltrami County Planning Commission Meeting for October 27, 2014. Motion seconded by Wally Byklum. Motion carried and approved 5 to 0. Vice Chair called the October 27, 2014 Planning Commission Meeting officially adjourned.**

Vice Chair called the Beltrami County Board of Adjustment Public Hearing to order.

**Board of Adjustment**

**Beltrami County Planning Commission  
Board of Adjustment Public Hearing  
Minutes for Monday, November 24, 2014  
County Administration Building  
First Floor – Commissioners Conference Room  
701 Minnesota Avenue NW  
Bemidji, Minnesota 56601**

**General Business**

Members present: Ed Fussy  
John Simmons  
Wally Byklum  
Ralph Morris  
Don Hazeman  
Doug Underthun

Members absent: Commissioner Jack Frost

Others Present: William Patnaude, Beltrami County Environmental Services Director  
Tony Todavich, 10330 Irvine Ave NW, Bemidji, MN 56601  
Greg Todavich, 4431 Grange Rd NW, Bemidji, MN 56601  
William Best, Environmental Resource Specialist

Chairman, Ed Fussy, called the November 24, 2014 Beltrami County Planning Commission Meeting to order at 6:00 p.m. New appointed member, John Simmons, representing Commissioner Anderson's District introduced himself. Everyone welcomed him to the Planning Commission. Next was to review the Meeting Minutes of October 27, 2014. Ralph Morris moved to approve the draft meeting minutes for October 27, 2014. Motion seconded by Doug Underthun. Motion carried and approved 6 to 0.

**Board of Adjustment**

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None