

**Beltrami County Planning Commission  
Board of Adjustment Public Hearing  
Minutes for Monday, March 23, 2015  
County Administration Building  
First Floor – Commissioners Conference Room  
701 Minnesota Avenue NW  
Bemidji, Minnesota 56601**

**General Business**

Members present: Ed Fussy  
Wally Byklum  
Ralph Morris  
Don Hazeman  
Commissioner Joe Vene, sitting in for Commissioner Keith Winger

Members absent: John Simmons  
Doug Underthun  
Keith Winger

Others Present: William Patnaude, Beltrami County Environmental Services Director  
Karen and Phil Moosbrugger, 1270 Oak Green Ave N., Stillwater, MN 55082

**Planning Commission**

Chairman, Ed Fussy called the Beltrami County Planning Commission Meeting to order at 6:00 p.m., March 23, 2015. Members introduced themselves to Mr. and Mrs. Moosbrugger. Chair had Mr. Patnaude read the meeting process. Next was the review and action taken on the draft November 24, 2014, Planning Commission public hearing meeting minutes. Chair called for a motion. **Ralph Morris moved to approve the draft meeting minutes of November 24, 2014. Motion was second by Don Hazeman. Chair called for any further discussion. There being none, Chair called for roll call vote.**

<b>Ralph Morris</b>	<b>Yes</b>
<b>Don Hazeman</b>	<b>Yes</b>
<b>Ed Fussy</b>	<b>Yes</b>
<b>Wally Byklum</b>	<b>Yes</b>

**Motion approved 4 to 0.**

Mr. Patnaude informed the chair that completed the agenda items for the Planning Commission for March 23, 2015. Chair said he was ready to entertain a motion to officially adjourn the Beltrami County Planning Commission meeting for March 23, 2015. **Don Hazeman moved to officially**

adjourn the March 23, 2015 Planning Commission. Motion was second by Ralph Morris. No further discussion. Chair called for roll call vote.

Wally Byklum	Yes
Ed Fussy	Yes
Don Hazeman	Yes
Ralph Morris	Yes

Motion to adjourn carried and approved 4 to 0

**Board of Adjustment**

Chairman Ed Fussy called the Beltrami County Board of Adjustment Public hearing officially to order. The only agenda item this evening was the variance permit request of Philip and Karen Moosbrugger.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

<b>Variance Request:</b>	<b>Philip &amp; Karen Moosbrugger</b>
	27154 Chippewa Paws Ln SE
	Pennington, MN 56663
Township:	Brook Lake
Body of Water	Cass (4-30)

**The Purpose of:** Applicant is requesting a variance from the 100 foot building setback requirement. The new residential structure is proposed to be built 75 feet from the ordinary high water mark of Cass Lake. Cass Lake is a classified Headwaters Lake under the Mississippi Headwaters Management Plan. If approved, final certification will be required by the Mississippi Headwaters Board.

**Legal Description:**

Tax Parcel 08.00165.00  
Part of Government Lot Three (3), Section Sixteen (16), Township One Hundred Forty-six (146) North, Range Thirty (30) West.

Chairman asked if there was someone present this evening in regards to this request. Mr. Philip Moosbrugger came forward and introduced himself and his wife, Karen, to the board members. The property he and his wife own on Cass Lake was originally purchased by his grandfather back in 1926. He and Karen purchased it back some thirty years ago. All their children are now grown up adults with kids of their own. They now have six grandchildren and stated with all the people there is no longer room left for everybody in the little cabin. Therefore, they are proposing to construct a new larger cabin at the setback of seventy five feet from the ordinary high water mark of Cass Lake. The current cabin is setback about the same distance from the lake. The required setback on Cass Lake is one hundred feet. This would place them at the base of a hill. He stated he would be closer to the water table for the elevation is quite flat with approximately 3 to 4 feet above the highest water table. He stated, "At the setback I've requested tonight I would have to do very little grading or filling for my new cabin construction. Therefore, we feel we can accomplish this at a setback of less than one hundred feet from the lake rather than having to build on the bluff further away."

Ralph Morris asked staff, "the area Mr. Moosbrugger is speaking about does not fit the definition of a bluff is that correct?" Mr. Patnaude reported that is correct. He continued to explain, "If we are required to build on the higher ground, which I believe is between ten to fifteen feet above the lake, this would be very difficult for our elderly family members and would be a handicap issue for us. I believe with the change in state law for variances by the Minnesota Supreme Court, they elected to remove the old language in MS 394, which was hardship and replace it now with practical difficulties. I believe I meet the test of practical difficulties with my request tonight." He continued, "My use of the property with a cabin is a permitted use. My proposal does not alter the essential character of my neighborhood. My request is for a minor exception of the setback. In fact, prior to the Mississippi Headwater's Ordinance the required setback for Cass Lake was seventy five feet from the ordinary high water mark. At the setback I proposed to you at seventy five feet from the lake I will have very little impact on the property. At this setback very little vegetation has to be removed and very little fill will need to be brought in for construction."

Mr. Moosbrugger continued, "As I explained to you, if I'm required to comply with the setback the area I would need to build on would require more vegetation removal and more grading and filling in order for me to construct my cabin." Mr. Moosbrugger then said he has a fact sheet from the League of Minnesota Cities.

County Commissioner Joe Vene asked the Chairman if he could speak. He asked Mr. Moosbrugger, "The fact sheet is from the League of Minnesota Cities is that correct?" Mr. Moosbrugger said, "Yes that is correct". Commissioner Vene continued, "I'm very familiar with that governmental organization. We at the Association of Minnesota Counties have worked with them on issues. Mr. Chair the matter before us is governed by Minnesota Statutes for counties and not cities is that correct?" Chairman acknowledged that that was in fact correct. Ralph Morris stated, "If I follow your presentation this evening, if anybody wants to build a home twenty five feet from the lake with practical difficulties replacing hardship we are required to approve their request?"

Mr. Moosbrugger stated, "There has to be a reasonable basis for approving such request. I have a superior place to construct my cabin at and I do believe I am satisfying the requirement for practical difficulties"

Don Hazeman explained that in reading the Environmental Services staff report, it states there is approximately eight acres of area with at least two to two and half acres that could be used to build the cabin with no variance. Mr. Moosbrugger stated he felt what he was requesting for a setback was reasonable. He went on to say "I've explained that at the required one hundred foot setback I would end up impacting the property by having to fill and grade at the location for my cabin. At the seventy five foot setback there is very little impact to my property or to the environment."

Chairman Ed Fussy stated that he was out to the property and that Mr. Moosbrugger could go behind the existing cabin and pump house and build a walkout at that location.

Mr. Moosbrugger said looking at the state requirements for practical difficulties there is the language reasonable manner. He stated he is proposing to build with the existing topography, which he believes is natural and affords him a place to build with less impact. He further stated that the essential character of his neighborhood is seasonal and year round residential cottages and homes. Mr. Moosbrugger placed a map of his neighbor's properties on the projector which showed up on the screen and computer monitors. He pointed out other lots and their setbacks. He stated "At a seventy five foot setback you can see I would conform to the structure setbacks in my neighborhood. I believe I've met all the standards spelled out under the practical difficulties requirements."

Board of Adjustment member Don Hazeman explained, "We have to follow the adopted rules and we are required to be consistent with our approvals. Your argument tonight, worries me that we would literally open the door for others. Tonight you stated you could build at the required setback for your property, is that correct?" Mr. Moosbrugger stated that was correct but explained again that it would be at a greater environmental impact.

Ralph Morris stated that it is a proven fact that the closer structures are to the water that there is a greater impact on water quality. Chairman Ed Fussy stated, "As I said earlier, you have substantial elevation on your lot in which to build your new structure, have you thought of an addition onto your existing cabin?" Mr. Moosbrugger said he had not thought of that but it probably wouldn't work for the fact they would like the existing cabin to be used as a guest cabin.

Members then viewed photos of the lot and the cabin on it. Don Hazeman asked why Mr. Moosbrugger could not build behind the cabin. The Chairman also stated that after being out to the property he could see a couple of areas that could be used for the new cabin. An area by the pump house and an area our staff identified on higher elevation. Chairman asked if there was any more discussion if not he was prepared to open tonight's request to the public. Member's responded by saying they had no further questions. Chair then announced three times for public comment. There was no response. After the Chair completed the three required announcements, the Chair then closed the public comment period on the variance permit request of Philip and Karen Moosbrugger.

Chair then brought it back before the Planning Commission and said he was prepared to entertain a motion on the matter. **Don Hazeman moved to deny the variance permit request of Philip and Karen Moosbrugger based on the fact the applicant has not demonstrated that practical difficulties apply in regards to the request of a reduced building setback of seventy five feet from Cass Lake. The applicant has stated that he can build in full compliance with the requested setback of one hundred feet from Cass Lake. Wally Byklum second the motion. Chair called for further discussion. There being no further discussion, Chair called for roll call vote. Voting on the motion:**

<b>Ralph Morris</b>	<b>Yes</b>
<b>Don Hazeman</b>	<b>Yes</b>
<b>Ed Fussy</b>	<b>Yes</b>
<b>Wally Byklum</b>	<b>Yes</b>

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

Chairman stated this completed the business before the Beltrami County Board of Adjustment and therefore, was prepared to entertain a motion to adjourn the Public Hearing for March 23, 2015. **Don Hazeman moved to officially adjourn the Beltrami County Board of Adjustment Public Hearing for March 23, 2015. Motion seconded by Wally Byklum. Motion carried and approved 4 to 0. Chairman called the Public Hearing for March 23, 2015, officially adjourned.**

Respectfully submitted,

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William J. Patnaude  
Beltrami County ESD Director

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Chairman  
Beltrami County Planning Commission

**Beltrami County Planning Commission  
Board of Adjustment Public Hearing  
Minutes for Monday, April 27, 2015  
County Administration Building  
First Floor – Commissioners Conference Room  
701 Minnesota Avenue NW  
Bemidji, Minnesota 56601**

**General Business**

Members present:     Wally Byklum  
                              Ralph Morris  
                              Don Hazeman  
                              Doug Underthun  
                              John Simmons  
                              Commissioner Keith Winger

Members absent:     Ed Fussy

Others Present:     William Patnaude, Beltrami County Environmental Services Director  
                              Gary and Lois Kallstrom, 1447 Stone Lake Road NW, Bemidji, MN  
                              William Best, Environmental Services Resource Specialist

**Planning Commission**

Vice-Chair, Don Hazeman called the Beltrami County Planning Commission/Board of Adjustment Public Hearing to order at 6:00 p.m., April 27, 2015. Mr. Hazeman welcomed Gary and Louis Kallstrom to the meeting. Members introduced themselves to Mr. and Mrs. Kallstrom. Staff was then asked to go over tonight's meeting process. The meeting minutes for March 23, 2015, were brought forward for approval. **Ralph Morris moved to approve the draft meeting minutes of March 23, 2015, subject to the following corrections. Page 3, second paragraph, first sentence question was directed at staff not Mr. Moosbrugger. Page 3, fourth paragraph, first sentence, word speck should be speak. Page 5 top of the page should be one not home hundred feet.** Vice-Chair noted the suggested corrections. Motion was second by Wally Byklum. Vice-Chair called for roll call vote.

<b>Ralph Morris</b>	<b>Yes</b>
<b>Don Hazeman</b>	<b>Yes</b>
<b>John Simmons</b>	<b>Yes</b>
<b>Wally Byklum</b>	<b>Yes</b>
<b>Doug Underthun</b>	<b>Yes</b>

**Motion approved 5 to 0.**



Vice-Chair asked if there were any questions for staff. Board members responded by saying no not at this time. Vice-Chair asked Gary to come forward which he did. Board of Adjustment member Ralph Morris said according to your request back in 1994, you stated you were not able to build the addition onto the East and the only suitable area was onto the West side. My question to you is what changed? Mr. Kallstrom responded by saying the large clump of trees which were there are now gone and I have an area now where I can add this addition onto the East side. Mr. Kallstrom went on to explain they are constructing this new addition for my elderly father who just cannot live alone anymore. Recently his mobile home burned down because he left something on the stove. My addition is staying the same setback as what I was granted in 1994. He went on to explain that his 2” 56’ deep well has been sealed and that they have a new 4” well which is approximately 79 feet deep.

Vice-Chair asked if there were any more questions for Mr. Kallstrom, if not he would open tonight’s request for public comment. Board members said they had no further questions for Mr. Kallstrom. Vice-Chair then announced three times he was opening the request for public comment. There was no response and the Vice-Chair closed the public comment on the variance permit request of Gary and Lois Kallstrom. Vice-Chair then brought it back to the Board and said he was prepared to entertain a motion on the request. Board members discussed what they had talked about during their work session. Felt it was very important to address a vegetative buffer between the yard and the creek.

**Ralph Morris moved to approve the variance permit request of Gary and Lois Kallstrom, 1447 Stone Lake Road NW, Bemidji, MN to construct a new 24’X28’, 15’ high, addition onto the East side of their current single family home with a setback of no closer than 65 feet from the ordinary high water mark of Grant Creek. Subject to the following conditions: The Kallstroms be required to install and maintain a vegetative buffer approved by the Beltrami Soil and Water Conservation Service. Doug Underthun second the motion.**

**FINDINGS OF FACT**

1. Is the variance in harmony with the intent of the comprehensive plan, zoning ordinance and State Shoreline Management Ordinance rules?

Yes (X)      No ( )

Why?

Permitted single family home

2. Without the variance is the owner deprived of a reasonable use of the property?

Yes (X)      No ( )

Why?

Structure is limited at present for older Father’s residency

3. Is the alleged hardship due to circumstances unique to this property?

Yes (X)      No ( )

Why?

The original farm house is believe to be at least 100 years old

4. Were the circumstances causing the hardship created by someone or something other than the landowner or previous landowners?

Yes (X) No ( )

Why?

The original farm house is believed to be at least 100 years old

5. Will the issuance of the variance maintain the essential character of the locality?

Yes (X) No ( )

Why?

The essential character is not changed. Still a single family home

6. Does the alleged hardship involve more than economic consideration?

Yes (X) No ( )

Why?

Economic hardship alone was not presented by the applicants for this variance permit request.

If all answers are “yes” the criteria for granting the variance request have been met.

Vice-Chair then called for roll call vote. **Voting on the motion to approve the variance request of Gary and Lois Kallstrom:**

<b>Ralph Morris</b>	<b>Yes</b>
<b>John Simmons</b>	<b>Yes</b>
<b>Wally Byklum</b>	<b>Yes</b>
<b>Doug Underthun</b>	<b>Yes</b>
<b>Don Hazeman</b>	<b>Yes</b>

**Vice-Chair stated motion carried and passed 5 to 0.**

Chairman stated this completed the business before the Beltrami County Board of Adjustment and therefore, was prepared to entertain a motion to adjourn the Public Hearing for April 27, 2015.

**Ralph Morris moved to officially adjourn the Beltrami County Board of Adjustment Public Hearing for April 27, 2015. Motion seconded by Wally Byklum. Motion carried and approved 5 to 0. Vic-Chair called the Public Hearing for April 27, 2015, officially adjourned.**

Respectfully submitted,

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William J. Patnaude  
Beltrami County ESD Director

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Vice Chairman  
Beltrami County Planning Commission

**Beltrami County Planning Commission  
Board of Adjustment Public Hearing  
Minutes for Monday, June 22, 2015  
County Administration Building  
First Floor – Commissioners Conference Room  
701 Minnesota Avenue NW  
Bemidji, Minnesota 56601**

**General Business**

Members present:     Wally Byklum  
                              Ralph Morris  
                              Doug Underthun  
                              John Simmons

Members absent:     Don Hazeman  
                              Commissioner Keith Winger

Others Present:       William Patnaude, Beltrami County Environmental Services Director  
                              Jerry Hippe & Sheryl Mickow-Hippe, 59865 County Rd 11, Millville, MN  
                              55957

**Planning Commission**

Chairman, Ed Fussy, called the Beltrami County Planning Commission/Board of Adjustment Public Hearing to order at 6:00 p.m., June 22, 2015. Chairman welcome two people in the audience. Members introduced themselves and what Commissioner District they represented. Mr. Patnaude introduced himself as the County Environmental Services Director. Staff was then asked to go over tonight's meeting process. The meeting minutes for April 27, 2015, were brought forward for approval. **Wally Byklum moved to approve the draft meeting minutes of April 27, 2015. Motion was second by Ralph Morris. Chairman called for roll call vote. Voting on the motion:**

<b>Ralph Morris</b>	<b>Yes</b>
<b>Ed Fussy</b>	<b>Yes</b>
<b>John Simmons</b>	<b>Yes</b>
<b>Wally Byklum</b>	<b>Yes</b>
<b>Doug Underthun</b>	<b>Yes</b>

**Motion approved 5 to 0.**

**Board of Adjustment**

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Variance Request:**

**Sheryl Mickow-Hippe**  
26527 Steel Bridge Rd NE  
Waskish, MN 56685  
Waskish  
Tamarac River

Township:  
Body of Water

**The Purpose of:**

The applicant has submitted an application to construct an addition to a non-conforming residential structure and also an addition to a non-conforming shed. The property is located on the Tamarac River which is classified as a Tributary River and requires a minimum building setback of 100 feet in the Beltrami County Shoreland Management Ordinance. The 256 sq. ft. proposed addition to the 310 sq. ft. residential structure will be located closer to the river and will reduce the setback to the river from 39 feet to 23 feet. The 240 sq. ft. proposed addition to the 96 sq. ft. shed will be reduce the setback to the river from 45 feet to 40 feet, reduce the setback to the property line from 13 feet to 3 feet, and reduce the setback to the road right of way from 18 feet to 11 feet.

**Legal Description:**

Tax Parcel 49.00389.00  
Lot Sixteen (16), Riverview Subdivision, Less the West Ninety-nine feet thereof, Section Sixteen (16), Township One Hundred Fifty-four (154) North, Range Thirty (30) West.

Chairman asked who was here this evening representing this Variance request. Sheryl and her husband introduced themselves and stated they were the applicants requesting this variance permit.

Sheryl explained her parents had purchased this river property in Waskish back in 1972. Three years ago she and her husband purchased this property from her parents. Since that time, they have been making improvements by upgrading the onsite sewer system to a holding tank and the removal of some old structures. The present cabin has only 310 square feet of living space. They would like to add a 16' x 16' addition onto the front of their cabin toward the Tamarac River. The sketch they submitted with this request was displayed. It shows there is an approximate setback of 39 feet from the ordinary high water mark of the Tamarac River. The Tamarac River is classified as a tributary stream with a required structure setback of 100 feet from the ordinary high water mark of the river.

Board members reviewed the staff report prepared by Brent Rud, Environmental Resource Specialist. His report stated that Lot 16 was located in the plat Riverview Subdivision which had been officially recorded in 1949. All the structures located on the lot are non-conforming structures. It appears the 310 square foot cabin had been on this lot prior to the County's adoption on the shoreland management regulations back in 1971. The cabin does sit back 39 feet from the Tamarac River and

approximately 32 feet from the edge of the township road. The proposed 16'x16' addition toward the river would reduce the current setback to 23 feet from the ordinary high water mark of the river. There is also a 96 square foot shed on the lot. It has a setback of approximately 45 feet from the river, 13 feet from the west boundary line and approximately 25 feet from the Waskish Township road. The applicant proposed a 10'x 24' addition to this shed which, if approved, would reduce the west boundary line setback to only three feet and reduce the 45 foot setback from the river to 40 feet and approximately 18 feet from the Waskish Township road.

The report stated the request, if approved, would add an additional 256 square feet of living space to the current 310 square foot cabin. Staff noted the lot is wider as you go toward the east boundary line which would improve the setback from the river. Full report is attached to these meeting minutes marked as Exhibit A.

Sheryl said they have made improvements to the cabin; new roof and siding. By looking at the photos of the structure you could see there is new steel roofing and siding. She stated they need more space for their family so thought they would submit this request.

Ralph Morris asked the Chair for permission to address this request. Ralph went on to say he was very hard pressed to see why a variance permit should be approved for storage of their pontoon. He stated he did not see the practical difficulty of this matter. Secondly he stated the request to build closer to the Tamarac River for the purpose of adding a sunroom just didn't make sense to him. Ralph stated the board is not in the business of permitting greater encroachments to the lakes or rivers they are charged to protect in Beltrami County. He asked Jerry what about a plain car port where they could park the pontoon under. Question to Mr. Patnaude was would this require a variance if they changed their addition onto the shed to just a lean to. Mr. Patnaude responded yes it too would require the board's approval.

Mr. Patnaude asked for recognition from the Chair. Mr. Patnaude first stated it is true staff from the Environmental Services Department expressed that your request did not meet the requirements of practical difficulties.

Sheryl responded saying that they were informed of this by Mr. Rud when they discussed what they were thinking of applying for. Mr. Patnaude went on to say their request is something he could not professionally support, to increase the non-conformity of two already non-conforming structures on the property. He asked if they had considered changing to an addition onto either side of the cottage maintaining the same river setback. Sheryl responded that they cannot do that because of the roof line, the new siding and roof they put on and they cannot add on the east side because that is where all the utility services come into the cabin. This would cause problems for them. The sewer line is on the west side so that wouldn't work either. Sheryl's husband Jerry said when he had to jack up this cabin it is in pretty rough shape structurally.

Mr. Patnaude asked for recognition by the Chair. Mr. Patnaude asked Mr. Hippe that didn't he just hear him say that even with the new siding and roof the structure is in pretty poor condition. Mr. Hippe responded saying that is what I said.

Mr. Patnaude said with that information he would strongly recommend that they officially withdraw their Variance request which they have presented this evening. It was his recommendation they back up and look at what it is they really want and come in with a new request which would increase the

setbacks from the river and the township road. He said he would be more than happy to sit down with them and to come up with a better plan. Mr. Patnaude asked Sheryl what is it that she really wants. Her reply is ideally they would like to have a one level 1100 square foot two bedroom structure. Jerry asked if they would have to pay another variance permit application fee. Mr. Patnaude stated that yes, they would. Jerry stated well you made money off this request. Mr. Patnaude corrected him and said no that is not true. The \$400 fee did not come close to what expenses were entertained in this matter. He went on to say that the County Board wanted to keep the cost down so people could afford it.

Sheryl asked if they decide to withdraw, how do they go about it. Could they email the request? Mr. Patnaude said that would be acceptable.

Board Member, John Simmons, stated he heard Mr. Patnaude say tonight that he would be willing to sit down and work with them but that also means they have to do the same. Sheryl stated they would withdraw their request.

Chairman said because of this announcement by the applicant, there would not be an official vote on the Variance application of Sheryl Mickow-Hippe.

Chairman stated this completed the business before the Beltrami County Board of Adjustment and therefore, was prepared to entertain a motion to adjourn the Public Hearing for June 22, 2015. **John Simmons moved to officially adjourn the Beltrami County Board of Adjustment Public Hearing for June 22, 2015. Motion seconded by Doug Underthun. Motion carried and approved 5 to 0. Chairman called the Public Hearing for June 22, 2015, officially adjourned.**

Respectfully submitted,

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William J. Patnaude  
Beltrami County ESD Director

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Ed Fussy, Chairman  
Beltrami County Planning Commission

**Beltrami County Planning Commission  
Board of Adjustment Public Hearing  
Minutes for Monday, August 24, 2015  
County Administration Building  
First Floor – Commissioners Conference Room  
701 Minnesota Avenue NW  
Bemidji, Minnesota 56601**

**General Business**

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

Members absent:     Ed Fussy  
                              Commissioner Keith Winger

Others Present:     William Patnaude, Beltrami County Environmental Services Director  
                              Al Lidstrom, 1362 Turtle Vista Way NE, Bemidji, MN 56601  
                              Art & Corinne Bustad, 905 Loon Song Ln NE, Bemidji, MN 56601  
                              Joy & Dennis Buchholtz, 14033 Broken Paddle Lane NE, Bemidji, MN 56601  
                              Howard Schultz, 3205 Heritage Ln, Bemidji, MN 56601

Vice-Chair, Don Hazeman called the Beltrami County Planning Commission/Board of Adjustment Public Hearing to order at 6:00 p.m., August 24, 2015. Vice-Chair welcomed the people who were attending the Public Hearing. Board Members introduced themselves and which Commissioner's District they represented. Staff was asked to give an overview of tonight's meeting process for the Variance Request

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

**Board of Adjustment**

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Variance Request:                             Gerald & Jennifer Saltness**

14133 Broken Paddle Lane NE  
Bemidji, MN 56601  
Turtle Lake  
Big Turtle (4-159)

Township:  
Body of Water

**The Purpose of:** Applicant is requesting a variance to construct an 18.8' x 20' ground level, wheelchair access bedroom onto existing 598 square foot cabin on Big Turtle Lake. Addition would be no closer to the lake, road setback or property lines than existing cabin. Existing cabin has an average setback of a little over 60 feet from the ordinary high water mark of Big Turtle Lake. Big Turtle Lake is classified as a Recreational Development Lake under the Beltrami County Shoreland Management Ordinance No. 6 which requires a minimum setback of 100 feet from the ordinary high water mark.

**Legal Description:**

Tax Parcel 47.00914.00

Lot 5, Auditor's Plat Number 16. This is a partial legal description. Full legal description is on file in the Beltrami County Environmental Services Department.

Bill Patnaude read the Public Hearing Notice after which Chair asked if there was anyone here representing this Variance Request. Gerald Saltness came forward and introduced himself as the husband and gave his E-911 address of 14133 Broken Paddle Lane NE, Bemidji, Minnesota for the record. Mr. Saltness explained the reasoning for his Variance Request. He and his wife have a seasonal cottage with approximately 598 square feet of living space. The only bedroom present in the cottage is a loft with a narrow 21 inch stairway with a steep incline of 13 steps. As provided in the application submittal, his wife no longer can safely navigate these steep and narrow stairs and due to her medical condition, there is the need for a ground level master bedroom. Mr. Saltness went on to explain his wife's illness as it progresses will ultimately require her to have to use a wheelchair and because of this, the new bedroom, if approved by the Board, would need to be designed with ADA guidelines. Mr. Saltness said prior to submitting his request, he personally visited with all of his neighbors to explain why he was going to request a Variance Permit and he said all of those he was able to contact expressed their support for his request.

Don Hazeman, Chair, said we can see this with the number of letters we received on your request. We also noted you had discussed this with your local Town Board and they, too, sent a letter of support for you and your wife's request.

Board of Adjustment Member, Ralph Morris, said as a M.D. he is very familiar with those ADA requirements spoken about tonight.

Board Member, Doug Underthun, asked if there is a letter which raised questions about vehicle parking and that if this was approved could it possibly create a parking problem on Broken Paddle Lane and could this be addressed.

Mr. Saltness explained to the Board that with the new bedroom addition, He will still have two vehicle parking places by the cottage which will be off the road area of Broken Paddle Lane NE. Mr. Saltness said he has never had a complaint about blocking the road. I also have on my same parcel on the north side of Broken Paddle Lane NE a detached garage where I store my boat trailer and other

items where at this location I can adequately park another five vehicles all off of the road area of Broken Paddle Lane NE. Mr. Saltness said he has never had a complaint about blocking the road.

Board Member, Doug Underthun, thanked Mr. Saltness for his explanation about the concern of parking of vehicles off the Turtle Lake Township roadway, Broken Paddle Lane NE. Doug did ask about storm water concerns, surface water drainage off of Broken Paddle Lane NE especially with the hill behind the cottage. Mr. Saltness said yes we did have a problem with surface water during heavy rainfall events coming off the township road and flooding the rear area of our cottage. I contacted Howie Schultz, Turtle Lake Board Chairman who came out and took charge by having the township put new gravel in that area and blade the road so the slope for the surface water runoff was redirected to the adjacent wetland on the other side of the road. They also put rocks along the side near the rear of the cottage. Once this was all completed, there was no further surface water drainage issues. Mr. Saltness then thanked the Turtle Lake Town Board members who were in the audience.

Chair asked if there was any further questions or comments from the Board of Adjustment members. Chair asked Mr. Patnaude if he had any further comments besides his staff report. Mr. Patnaude said no Mr. Chairman, I have no additional comments at this time.

Chair said with that, he will open Gerald & Jennifer Saltness' request for public comment and stated when you come forward please state your name and address for public record.

Dennis Buckholtz, 14033 Broken Paddle Lane NE, Bemidji, Minnesota: He stated that both he and his wife know Gerald and Jennifer. They have observed the issue with balance and stability of Jennifer. In regard to parking he stated, should it become a concern, I have more than ample room at my property should Gerald and Jennifer have the need for additional parking. He stated they are 100% supportive of our neighbor's request. We feel it's reasonable and not out of line. The vegetation present on the lot will more than adequately screen the new bedroom from view of Big Turtle Lake. Chair thanked Dennis for his comments.

Next was Howie Schultz, Turtle Lake Town Board Chair and said there has been no complaints, that he was aware, of blockage of the township road created by the parking of vehicles at the Saltness cottage. The Town Board is very supportive of the Saltness' request. Their small cottage enhances the neighborhood. The new addition is for the purpose of a ground level bedroom which the Town Board supports. Chairman thanked Howie Schultz and the Turtle Lake Town Board for their comments.

Board members noted for the record that letters of support were received from the Saltness' physician, Turtle Lake Town Board, Wayne & Ann Peterson, Alan & Susan Olson, Arthur & Corinne Bustad and questions by Millie Smith (which were addressed this evening to the satisfaction of the Board of Adjustment members).

Chairman said he was prepared to entertain a motion on the Variance Request of Gerald & Jennifer Saltness, 14133 Broken Paddle Lane NE, Bemidji, Minnesota. **Ralph Morris moved to approve the request to construct an addition of 18.8' x 20' x 18' for the purpose of a new ground level master bedroom at their cottage located on Big Turtle Lake. Motion seconded by Doug Underthun.**

**Chair called for the Findings of Fact:**

## **FINDINGS OF FACT**

1. Is the variance in harmony with the intent of the comprehensive plan, zoning ordinance and State Shoreline Management Ordinance rules?

Yes (X)      No ( )

Why?

Cottage is a permitted use as it will be strictly a seasonal cottage due to the sanitary facilities are a holding tank. The use does not change with the approval of a Variance Permit due to the facilities are a holding tank. The use does not change with the approval of the Variance Permit for the new master bedroom addition. The new addition does not encroach closer to the ordinary high water mark of Big Turtle Lake than that of the approved setback variance back in 1998.

2. Without the variance is the owner deprived of a reasonable use of the property?

Yes (X)      No ( )

Why?

The applicants have demonstrated the need for a ground level bedroom with ADA requirements.

3. Is the alleged hardship due to circumstances unique to this property?

Yes (X)      No ( )

Why?

The original Variance Request for setback for the cottage had been approved in 1998 for a setback no closer than 60 feet from the ordinary high water mark of Big Turtle Lake. The new addition stays behind that approved setback of 60 feet.

4. Were the circumstances causing the hardship created by someone or something other than the landowner or previous landowners?

Yes (X)      No ( )

Why?

The setback approved in 1998.

5. Will the issuance of the variance maintain the essential character of the locality?

Yes (X)      No ( )

Why?

The cottage stays as a seasonal use which is a listed permitted use. The neighborhood is year round single family residences and seasonal single family cottages and residences.

6. Does the alleged hardship involve more than economic consideration?

Yes (X)      No ( )

Why?

The demonstrated need for a new ground level bedroom.

If all answers are “yes” the criteria for granting the variance request have been met.

Chairman asked if this reflected the motion for approval. Board members did not add anything additional to the Findings of Fact.

Chair then called for roll call vote. **Voting on the motion to approve the variance request of Gerald & Jennifer Saltness:**

<b>Ralph Morris</b>	<b>Yes</b>
<b>Doug Underthun</b>	<b>Yes</b>
<b>John Simmons</b>	<b>Yes</b>
<b>Wally Byklum</b>	<b>Yes</b>
<b>Don Hazeman</b>	<b>Yes</b>

**Vice-Chair stated motion carried and passed 5 to 0.**

Chairman stated this completed the business before the Beltrami County Board of Adjustment and therefore, was prepared to entertain a motion to adjourn the Public Hearing for August 24, 2015. **Ralph Morris moved to officially adjourn the Beltrami County Board of Adjustment Public Hearing for August 24, 2015. Motion seconded by Doug Underthun. Motion carried and approved 5 to 0. Vic-Chair called the Public Hearing for August 24, 2015, officially adjourned.**

## Planning Commission

### **OLD BUSINESS:**

None

### **NEW BUSINESS:**

None

The meeting minutes for June 22, 2015, were brought forward for approval. **Wally Byklum moved to approve the Planning Commission meeting minutes of June 22, 2015. Motion was second by Doug Underthun. Chair called for roll call vote.**

<b>Ralph Morris</b>	<b>Yes</b>
<b>Don Hazeman</b>	<b>Yes</b>
<b>John Simmons</b>	<b>Yes</b>
<b>Wally Byklum</b>	<b>Yes</b>
<b>Doug Underthun</b>	<b>Yes</b>

**Motion approved 5 to 0.**

**Motion by John Simmons to officially adjourn the Beltrami County Planning Commission Meeting for August 24, 2015. Motion was seconded by Doug Underthun. Voice vote was unanimous. Chairman, Don Hazeman, called the August 24, 2015 Planning Commission Meeting adjourned.**

Respectfully submitted,

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William J. Patnaude  
Beltrami County ESD Director

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Vice Chairman  
Beltrami County Planning Commission

**Beltrami County Planning Commission  
Board of Adjustment Public Hearing  
Minutes for Monday, September 28, 2015  
County Administration Building  
First Floor – County Board Room  
701 Minnesota Avenue NW  
Bemidji, Minnesota 56601**

**General Business**

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

Members absent:     None

Others Present:     William Patnaude, Beltrami County Environmental Services Director  
                              Annie Huseby, County Attorney  
                              Doug Fuller, First Realty, 512 Paul Bunyan Dr NW, Bemidji, MN  
                              Commissioner Richard Anderson, 7278 Lammers Rd NW, Solway, MN  
                              Russell Hiltz, 1957 Fern Lake Rd SW, Bemidji, MN  
                              Commissioner Joe Vene, 1415 Birchmont Dr NE, Bemidji, MN  
                              Sherry Ellis, 696 Schroeder Rd NW, Bemidji, MN  
                              Paul Tarutis, 5734 Division Street W, Bemidji, MN  
                              Christopher & Lisa Ellis, 688 Schroeder Rd NW, Bemidji, MN  
                              Brent Rud, Beltrami County ESD  
                              Matt Murray, 304 Third Street NW, Bemidji, MN  
                              James Joy, 16612 N Blackduck Lake Rd, Hines, MN  
                              Michael Meehlhause, 911 Minnesota Ave, Bemidji, MN  
                              Nate Mathews, 4325 Brinkman Drive, Bemidji, MN  
                              Sarah Tarutis, 5734 Division Street W, Bemidji, MN

Chair, Ed Fussy called the Beltrami County Planning Commission/Board of Adjustment Public Hearing to order at 6:00 p.m., September 28, 2015. Chair welcomed the people who were attending the Public Hearing. Board Members introduced themselves and which Commissioner’s District they represented. Staff was asked to give an overview of tonight’s meeting process for the Variance Request

Reviewed the draft meeting minutes for August 24, 2015. **Ralph Morris moved to approve the Planning Commission meeting minutes of August 24, 2015 with the correction to the measurement for Gerald Saltness addition from 18.0 to 18’8” Motion was seconded by Doug Underthun. Chair called for roll call vote.**

<b>Ralph Morris</b>	<b>Yes</b>
<b>Don Hazeman</b>	<b>Yes</b>
<b>John Simmons</b>	<b>Yes</b>
<b>Wally Byklum</b>	<b>Yes</b>
<b>Doug Underthun</b>	<b>Yes</b>

**Motion approved 5 to 0.**

**Board of Adjustment**

**OLD BUSINESS:**

**None**

**NEW BUSINESS:**

**None**

**Planning Commission**

**OLD BUSINESS:**

**None**

**NEW BUSINESS:**

**Amendment Request for Shoreland Management Ordinance No. 6**

The Beltrami County Planning Commission will conduct a Public Hearing on September 28, 2015 at 6:00 p.m. in the Beltrami County Board of Commissioners Meeting Room, Suite 102, 701 Minnesota Avenue NW, Bemidji, Minnesota.

The purpose of the Public Hearing is to hear and receive comments on the submitted amendment request by Cassandra Herbert, Tarutis Limited Liability Company, 1200 Humboldt Street, Denver, Colorado. The Amendment request is for Beltrami County to amend the Shoreland Management Ordinance No. 6 by adding a permitted use for schools and facilities in all shoreland management districts to Article IV Titled Shoreland Management District Requirements, Section 401 Titled Permitted Conditional and Non-permitted Uses, Item III, Page 28 under Public Uses.

Chairman asked if there was anyone present this evening who was representing the applicant for the Amendment Request.

Mr. Doug Fuller owner of First Realty introduced himself and stated he was here on behalf of the applicant Cassandra Herbert Tarutis, Limited Liability Co., 1200 Huumboldt Street, Denver, Co

80218. Mr. Fuller stated that he was wearing two hats on this matter. He stated he was representing both the property owner/seller and the prospective buyer, the Bemidji School District.

Mr. Fuller explained that he had submitted this amendment request in the broadest latitude of the language in the ordinance and felt the Planning Commission would have the latitude to review and recommend to the County Board of Commissioners how this proposal would work best for our community. He went on to explain the property the School District is considering is approximately 120 acres in size. There is only around 19 acres of land which is outside the shoreland management jurisdiction and my client would support a conditional use process rather than the proposal my client submitted. The Ordinance does not provide the mechanism for having a Conditional Use Permit process. This is a very rare occurrence where the community needs to build a new school. This just does not happen every year. In fact, Mr. Fuller stated, he really wonders if it would happen in his life time. He stated we feel a Conditional Use Permit would provide the public protection in protecting the lake. The Use Table allows for motels, hotels which we believe is very similar to a school. We would welcome the Planning Commission having this as a Conditional Use Permit with more protective standards.

William Patnaude asked the Chair for permission to speak. Mr. Patnaude stated that the Public Hearing tonight was about the request before the Planning Commission and this was not the time nor place for discussing the pros and cons of the issue of the new elementary school the District is discussing at present.

Mr. Fuller said that he wasn't really discussing the new school. Mr. Patnaude responded by saying you have discussed the land in Grant Valley and the fact that there is 120 acres. Mr. Fuller asked the County Attorney, Annie Huseby, if the Planning Commission has the authority to modify this request as submitted. The County Attorney responded by saying she wanted to make it perfectly clear that she is not providing the applicant legal opinion. That her responsibility is to provide legal counsel to the Planning Commission. She stated it is her opinion that the Planning Commission does not have in its authority to modify the Amendment Request before this evening's Public Hearing. She explained that we must adhere to the legal process and we have sent out notice as to what the request is for. We would not be following the proper administration process as required by Minnesota Statute 394.26.

Mr. Fuller asked if the County Board could, when it is on their meeting agenda, make adjustment to the Amendment Request. However, He stated, I would anticipate the County Board will rely heavily on what they receive as a recommendation from the Planning Commission.

Chairman, Ed Fussy, asked if there were any questions by the Planning Commission members. Planning Commission member, Don Hazeman, asked that in reviewing State Rules 6120.3300 under Public Use activity, how can we go and pass something which does not comply with the Minnesota Department of Natural Resources State Rules. The County Attorney asked the Chairman to give her a moment to review what Don has brought up. After reviewing the Minnesota Department of Natural Resources Shoreland Management Rules 6122.3300, she stated this amendment is not in compliance with the States Rules where schools are considered as a non-permitted use. Schools are not listed in the Use Table which makes the use a non-permitted use. Not many schools historically have been needed to be constructed in a shoreland.

Planning Commission member, John Simmons asked if we know if this has happened before in the State. No one had an answer for John's question. Planning Commission member, Ralph Morris

stated that he wanted to know if there is a particular reason why this needs to be constructed in the shoreland area.

Doug Fuller responded by saying this particular parcel of land was identified due to its location to town on the main roads near the high school, large parcel of land available, great for transportation, proposed school needs about 24 acres. There are only 19 acres outside of the shoreland jurisdiction. The need for a larger parcel for sports fields, soccer, baseball.

Ralph Morris asked why lakeshore. Mr. Fuller responded that the School District would utilize this unique setting with the backdrop as the lake for environmental classrooms to study the biology of the lake and the surrounding environment. The School District would protect the shoreline because no permanent structures would be constructed along the natural shoreline of the Sensitive Area Lake.

Chairman asked the County Attorney if the nature of the request is to have a permitted use added to the table for schools and support facilities we have had discussion on tonight is about just changing the (P) to a (C). The County Attorney explained what she had said earlier this evening, the County sent out proper notice on the applicant's request and you have a staff report which reviewed the submitted request. In order for you to be consistent, you must hear and prepare a report on what has been submitted. As she had said earlier, it is her legal opinion that you should not make adjustments to what has been presented.

Discussion was in regard to the request being a Conditional Use rather than just permitted. The County Attorney explained there are three things in the Ordinance. They are:

- 1) General Permit: No public review required. Submit paperwork, pay fee and a counter permit is issued.
- 2) Conditional Use Permit. A permit which requires public review via a Public Hearing. Submit paperwork, address the conditions as outlined in Section 1106 of the County Shoreland Management Ordinance. Upon hearing process determination is made, all the conditions which are applicable have been met, Planning Commission approves the issuance of a Conditional Use Permit.
- 3) Variance Permit: Cannot comply with Ordinance requirements. Apply for a relief, i.e. Variance Permit. Applicant's responsibility is demonstrating his/her practical difficulties using the language of the Statute. Board of Adjustment vested with the authority to approve request. If approved, submit paperwork, pay permit fee, Environmental Services Department can now issue permit.

Planning Commission member, Ralph Morris, asked Chair for the floor. Ralph Morris stated the Amendment Request which is before us is not about a specific site. However, Mr. Fuller continues to try to bring the site the School District has been discussing into the discussion this evening.

County Attorney, Annie Huseby, stated the Planning Commission must deal with what was in the Public Notice and they must follow the process and confer whether there are merits to the applicants request and report their recommendation to the County Board of Commissioners.

Doug Fuller asked if they do not have the authority invested in them to view and make changes to the applicant's request. The request tonight is for the County Board to change the Ordinance by adding as a permitted use, schools and facilities to all lake classifications on the Use Table. The discussion

about should the requested change be a Conditional Use which we all agree would afford more public review is not what is before you this evening. The applicant does have the right to officially withdraw this request and submit a different Amendment Request which would be a new application with new Public Notice.

Doug Fuller stated what your saying is that my client could not change their request this evening. If they so desire, they would have to submit a new Amendment Request. County Attorney, Annie Huseby, stated that is correct.

Doug Fuller asked if there was a way his client could submit a request for just one specific lake from the lake classification listing. County Attorney responded that the County's Ordinance does not provide for that to be done. She stated she is not the Attorney for his client nor is she the Attorney for the School Board or his Real Estate Office.

Chair asked if there were any more comments or questions from the Planning Commission members. If not, he would open the matter of the Amendment Request for Public Comment. Sherry Ellis came to the podium and introduced herself. She stated the County never provided property owners an official notice of the change in classification of Lake 4-206 from a Natural Environment Lake to a Sensitive Area Lake. Further, she stated just for the record there are no fish in the lake.

Next Paul Tarutis who identified himself and stated he grew up on this property and that he was in favor of this request. He stated from what he had heard was that if this application would have been drafted in a different way is it correct that they would have been able to have more specific discussion on this property. Chair stated that is correct they can only address what has been submitted by the land owner's representative. Paul also stated that if the request was officially withdrawn, the Planning Commission would react in a negative way. Chair said that was not correct.

Doug Fuller came to the podium and said he elected to allow this request to move through the process and that he understood the process and he believes the Planning Commission can address his client's request with changes even though as he pointed out tonight, why they chose to submit this particular language as broad in his clients request for an amendment. He said he truly believes the Board does have the authority to make their recommendation to the County Board of Commissioners with modifications from what his client has presented to the Board.

Chair asked if there were any more comments. There being none Chair made the announcement two more times. There being no response, Chair closed the Public Comment on the Amendment Request of Cassandra Herbert.

Planning Commission Member, Doug Underthun stated they can only act on the request your client submitted. Don Hazeman stated to the Chair that the Department of Natural Resources indicated if we should recommend approval to the County Board of Commissioners this matter would be inconsistent with their Shoreland Management Rules.

Chair stated he was prepared to entertain a notion. **Ralph Morris moved that staff, working with the County Attorney, draft a report for the Chairman's signature which would address the talking points and staff report discussed this evening stating if approved, this Amendment Request would not be in compliance with the State of Minnesota Shoreland Management rules. Further the Planning Commission Report clearly states the Planning Commission, after**

conducting a Public Hearing on September 28, 2015, hereby officially recommends the county Board deny the Amendment Request. Wally Byklum seconded the motion. Chair called for any further discussion. There was none. Chair called for roll call vote. Voting on the motion:

Wally Byklum	Yes
John Simmons	Yes
Don Hazeman	Yes
Ralph Morris	Yes
Ed Fussy	Yes

**Motion to recommend denial of the Shoreland Amendment Request was unanimous.**

<b>Conditional Use Request:</b>	<b>Rogers Campground Cooperative Association</b>
	19702 Wood Lane NE
	Kelliher, MN 56650
Township:	Shotley
Body of Water	Upper Red Lake (4-35)

**The Purpose of:**

To expand Common Interest Community No. 56, Rogers Campground Cooperative by adding 10 additional units located within 1.98 acres. The project also includes a proposal to formally identify 5 of the former 10 transient sites leased to the general public. Upper Red Lake (4-35) is classified as a General Development Lake under the Beltrami County Shoreland Management Ordinance No. 6.

**Legal Description:**

Tax Parcels 40.00033.04, 40.00392.00, 40.00392.01  
Part of Blocks 1, 2 and 4 and Government Lots 1, 2, and 3, Section Ten (10), Township One Hundred Fifty-three (153) North, Range Thirty-one (31) West. This is a partial legal description. Full legal description is on file in the Beltrami County Environmental Services Department.

Chair asked if there was anyone here representing this request. Matt Murray of Murray Surveying came forward with Jim Joy. Both Matt and Jim outlined the nature of the request for the Planning Commission members for ten new RV sites to be added to the new parcel of property the Cooperative had purchased and to identify five existing transient sites which along with the ten new RV sites will have water and sewer connections to them with the new sewer system which will be installed by the Cooperative. The system has been designed by Dave Larson of Larson Environmental.

Planning Commission member, Don Hazeman, asked if the only access you have is across the bridge. Matt pointed out there is another road which comes from the east which also provides access to the Cooperative. Matt explained what Jim and the other owners of the Cooperative were having to do in order to bring the RV Campground into full compliance with the Minnesota Department of Health rules. Jim Joy explained this has resulted in having to move RV's and their decks in order to comply with the required side lot setback.

Chair asked if staff had any concerns. Staff stated as long as the conditions in the Staff Report are made as conditions on the Conditional Use Permit, staff had no objections to the request. Chair asked

if there were any more comments on questions. Chair stated if not he was going to open the Conditional Use Request of Rogers Camp Ground for public comment. (Note: there was no one left in the public audience.) Chair made the announcement three times. There was no response. Chair closed the Public Comment Period.

**Chair said he was prepared to entertain a motion. Ralph Morris moved to grant the Conditional Use Permit request of Rogers Camp Ground Cooperative subject to the following conditions:**

- 1) The 10 sites are to be utilized as seasonal recreational use only**
- 2) All required permits are properly submitted with the required documentation for a new onsite sewer system**
- 3) The new sites are to legally be added to the current CIC# 56. When all the required new declarations and bylaws have been approved for the CIC# 56 and permits, this new portion to be added to it**
- 4) All proposed sites shall conform to the Minnesota Department of Health lot requirement of no less than 2000 square feet of area.**
- 5) As with the Conditional Use Permit approved in September 26, 2011, the Cooperative shall continue to maintain the Minnesota Department of Health Campground License.**

**Doug Underthun seconded the motion. Chair called for any further discussion. There was none. Chair called for roll call vote. Voting on the motion:**

<b>Wally Byklum</b>	<b>Yes</b>
<b>John Simmons</b>	<b>Yes</b>
<b>Ed Fussy</b>	<b>Yes</b>
<b>Doug Underthun</b>	<b>Yes</b>
<b>Don Hazeman</b>	<b>Yes</b>
<b>Ralph Morris</b>	<b>Yes</b>

**Motion to approve the Conditional Use Request of Roger’s Campground was unanimous.**

Chair stated this completed tonight’s agenda and was prepared to entertain a motion to adjourn. **Motion by Don Hazeman to officially adjourn the Beltrami County Planning Commission Meeting for September 28, 2015. Motion was seconded by John Simmons. Voice vote was unanimous. Chairman called the September 28, 2015 Planning Commission Meeting adjourned.**

Respectfully submitted,

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William J. Patnaude  
Beltrami County ESD Director

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Chairman  
Beltrami County Planning Commission