

**Beltrami County Planning Commission  
Minutes for Monday, January 27, 2025  
County Administration Building – County Board Room  
701 Minnesota Avenue NW  
Bemidji, Minnesota 56601**

<b>General Business</b>
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Members present:     Bruce Poppel  
                               Don Hazeman  
                               Craig Gaasvig  
                               Doug Underthun  
                               Bill Best

Members absent:     Ed Fussy  
                               Todd Stanley

Others Present:     Brent Rud, Director, Beltrami County Environmental Services Department  
                               Rose Moore, Beltrami County Environmental Services Department  
                               Greg Larson, Beltrami County Environmental Services Department  
                               Matt Murray, 304 3<sup>rd</sup> St NW, Bemidji, MN 56601  
                               Jeff Schumacher, 1006 Columbia Cir NE, Grand Forks, ND 58201

Co-Chairman called the Planning Commission to order at 6:00 PM. **Board and staff introduced themselves to members of the audience. Brent reviewed the meeting procedures and process, as well as the agenda, for those in attendance.** The meeting minutes for November 13, 2024, and November 25, 2024, were brought forward for approval. **Bruce Poppel moved to approve the meeting minutes of November 13, 2024, and November 25, 2024. Motion seconded by Doug Underthun.**

**Motion carried and approved.**

<b>Planning Commission</b>
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**New Business**

<b><u>Proposed Plat Request of:</u></b>	<b>Andrusia Shores - FS Property Development LLC Jake Frank &amp; Jeff Schumacher 16950 Andrusia Rd SE Cass Lake MN 56633</b>
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Township:  
Body of Water:

Ten Lakes  
Andrusia Lake (4-038) RD

**The Purpose of:**

Applicant is proposing to subdivide approximately 22 acres into 8 residential lots. No new roads are proposed as all lots have access to an existing township road. Proposed lots meet the requirements found in the Subdivision Controls Ordinance and Shoreland Management Ordinance.

**Legal Description:**

Tax Parcel 46.00232.00, 46.00237.00, 46.00233.00, 46.00234.00, 46.00235.00, 46.00236.00  
Government Lot Two (2), Section Seventeen (17), Township One Hundred Forty-six (146),  
Range Thirty-one (31), less and except the following described parcels:

- 1.) The East 24 acres of Government Lot 2, Section 17, township 146, Range 31, heretofore conveyed to the United States by deed recorded in Book 66 of Deeds, page 451.
- 2.) The North 50 feet of Government Lot 2, Section 17, Township 146, Range 31, less the East 24 acres.
- 3.) That part of Government Lot 2, Section 17, Township 146, Range 31, described as follows:  
Commencing at the Southeast corner of said Government Lot 2; thence South 88°43'57" West, bearing based on the Beltrami County Coordinate System, South Zone, NAD83, along the south line of said Government Lot 2, a distance 1643.08 feet to the point of beginning of the land to be described, said point is designated by an iron pipe, ½ inch in diameter, stamped RLS 15483; thence North 13°19'32" East a distance of 67.17 feet to the intersection with a line 65.00 feet northerly of and parallel with the south line of said Government Lot 2, said intersection is designated by an iron pipe, ½ inch in diameter, stamped RLS 15483, thence South 88°43'57" West, along said parallel line, a distance of 107.23 feet to a point designated by an iron pipe, ½ inch in diameter, stamped RLS 15483; thence continue South 88°43'57" West along the prolongation of the last described line a distance of 18 feet, more or less, to the intersection with the shoreline of Lake Andrusia; thence southwesterly along said shoreline to the intersection with the south line of said Government Lot 2 bearing South 88°43'57" West from the point of beginning; thence North 88°43'57" East, along said south line of Government Lot 2, a distance of 136 feet, more or less, to the point of beginning.

Greg Larson gave a staff presentation on the Proposed Plat Request of Andrusia Shores - FS Property Development LLC - Jake Frank & Jeff Schumacher for preliminary and final plat approval. He went through the property background of the 22-acre property known as Minne-Wa-Kan Bible Camp, which will remain operational until August of 2025. After, all structures inside of the 100-foot lake setback and structures inside property line setbacks will be removed and septic tanks and drainfield will be abandoned. Greg went through the size requirements along with aerial photos of the bible camp. Proposed plat drawings were shown with eight individual lots which will be developed for housing. All platted lots meet the requirements of the Beltrami County Shoreland Management Ordinance and Beltrami County Subdivision Controls Ordinance. Staff recommended approval of the preliminary and final plat.

Jeff Schumacher approached the podium. The Board asked Jeff about the building in the southwest corner of Lot 1. Jeff noted that he is in conversation with the landowner of the building and the easement on the property may change, and an agreement with the landowner is in progress.

The Planning Commission opened the floor for public comments. Emails were read aloud by Greg Larson.

- Bemidji Fire Department email on November 21, 2024: “Andrusia Shores: This proposed plat is in Ten Lakes Township, for which is within Cass Lake Fire Department’s protection area, not Bemidji.”

Finding no further public comment, the Co-Chairman closed the floor for public comment on the Andrusia Shores - FS Property Development LLC - Jake Frank & Jeff Schumacher. The Board asked the applicant if he had any further comments, he had none.

**Motion by Doug Underthun to approve the preliminary and final Plat request of Andrusia Shores - FS Property Development LLC - Jake Frank & Jeff Schumacher. Motion seconded by Bill Best.**

**Motion unanimously carried and approved.**

Co-Chairman then closed the Planning Commission Public Hearing on the preliminary and final Plat request of Andrusia Shores - FS Property Development LLC - Jake Frank & Jeff Schumacher.

Co-Chairman opened the Planning Commission Public Hearing on the preliminary Plat request of Barret Estates – Wiebolt Properties Inc

**Proposed Plat Request of:**

**Barret Estates  
Wiebolt Properties Inc  
1001 S Movil Lake Rd NW  
Bemidji MN 56601**

Township:  
Body of Water:

Northern  
N/A

**The Purpose of:**

Applicant is proposing to subdivide approximately 37.4 acres into 27 residential lots with a new loop road in the plat. There is one access for the plat to South Movil Lake Rd. Proposed lots meet the requirements found in the Subdivision Controls Ordinance # 5.

**Legal Description:**

Tax Parcel 31.00088.00

The Southwest Quarter of Northeast Quarter (SW1/4 OF NE1/4), Section Five (5), Township One Hundred Forty-seven (147), Range Thirty-three (33), LESS the East 260 feet of the South 420 feet thereof.

Greg Larson gave a staff presentation on the Proposed Plat Request of Barret Estates - Wiebolt Properties Inc for preliminary approval. He went through the property background, noting Northern Township is the zoning authority. The preliminary plat proposal is to develop the 37.4-acre lot into 27 single family residential lots. Currently the property is comprised of a single-family home in a wooded area. Greg went through the lot size regulations and all platted lots meet the requirements of the Beltrami County Subdivision Ordinance. Two proposed plat drawings were presented, one with a single entrance and one with two entrances. Staff recommends approval of either option.

Surveyor, Matt Murray, representing Darwin Wiebolt, approached the podium. Matt noted he has talked to the concerned owner of 907 S Movil Lake Rd NW about the property line and has addressed the concern. There is an updated letter from the owner. Lastly, Matt noted of the two proposed plat options, Northern Township approved the double entrance.

The Planning Commission opened the floor for public comments. Emails and letters were read aloud by Greg Larson.

- Stephen Loeffler, owner of 907 S Movil Lake Rd NW, turned in a letter on December 13, 2024: Noted he is concerned that the second entrance is going to be placed where his existing fence line runs.
  - Updated letter from Stephen Loeffler turned in a letter on December 18, 2024: “Matt Murry, Murry Survey and I have had two conversations regarding my concerns that were addressed in my letter. Following our conversations, my concerns were addressed and answered to my satisfaction. I am comfortable with the final plat of Barret Estates - Wiebolt Properties Inc. subdivision, property lines in regards to the township road location.”
- Carrie Jorgenson sent an email on November 20, 2024: She expressed her concerns about the amount of traffic this development will bring to an already very busy S Movil Lake Rd NW. Carrie is also concerned about her property taxes increasing and wildlife being chased away from the area.
- Robert Murray, Beltrami County Surveyor wrote a letter on December 5, 2024: ““The boundary of the preliminary plat of Barret Estates has been checked and found to meet the mathematical closure tolerance as defined in Beltrami County Subdivision Controls Ordinance No. 5...”
- Beltrami County Highway Department email on November 18, 2024: They have no issues or concerns on the Barret Estates - Wiebolt Properties Inc plat.
- Bemidji Fire Department email on November 21, 2024: “Barret Estates: My only concern is addressing. Each lot should have a physical address with a ‘blue sign’ for emergency response.”

Finding no further public comment, the Co-Chairman closed the floor for public comment on the Barret Estates - Wiebolt Properties Inc.

The Board asked Matt about the storm water treatment plan for the proposed residential lots. He said they are making the storm water treatment plan, and it will be ready for the next phase. The Board asked Matt if he had any further comments, he had none.

**Motion by Doug Underthun to approve the preliminary Plat request of Barret Estates Wiebolt Properties Inc. Motion seconded by Bruce Poppel.**

**Motion unanimously carried and approved.**

Co-Chairman then closed the Planning Commission Public Hearing on the preliminary plat of Barret Estates - Wiebolt Properties Inc.

**Motion by Bill Best to adjourn the Planning Commission Public Hearing for January 27, 2025. Motion was seconded by Bruce Poppel. Motion carried and approved. Co-Chair called the meeting for January 27, 2025, officially adjourned. The next meeting will be held on February 24, 2025 at 6PM.**

Respectfully submitted,



Brent Rud  
Beltrami County ESD Director

  
Chairman  
Beltrami County Planning Commission