

**BELTRAMI COUNTY PLANNING COMMISSION/BOARD OF ADJUSTMENT
PUBLIC HEARING MEETING AGENDA
BELTRAMI COUNTY BOARD ROOM, SUITE 102
BELTRAMI COUNTY ADMINISTRATIVE SERVICES BUILDING
701 MINNESOTA AVE NW
BEMIDJI, MN 56601
TIME: 6:00 P.M.
October 27, 2025**

- 1. Welcome**
- 2. Review and Approve August 25, 2025, Meeting Minutes**
- 3. Board of Adjustment:**

New Business

Variance Request of:

Carol L Heimsoth
7210 Fergeson Ct NE
Bemidji, MN 56601

Township: Turtle River
Body of Water: Big Bass Lake (4-132) RD

The Purpose of:

The applicant is requesting a variance from the Beltrami County Shoreland Ordinance to place a 168 square foot addition onto an existing 1,040 square foot cabin built in 1959 located within the bluff setback and bluff impact zone of Big Bass Lake, 115' from the OHWL. The proposed addition is on the west and south sides of the house going 6' closer to the bluff than the current structure. Big Bass Lake (4-132) is classified as a recreational development lake which requires a 100' structure setback from the OHWL and a 30' setback from the top of the bluff.

Legal Description:

Tax Parcel 48.00602.00
Lot Two (2), Block Seven (7), Bass Lake Vineyards; Section Nineteen (19), Township One Hundred Forty-Seven (147), Range Thirty-Two (032), Beltrami County, Minnesota.

Variance Request of:

Wayne E Coulthart
27450 Chippewa Paws Ln SE
Pennington, MN 56663

Township: Brook Lake
Body of Water: Cass Lake (4-030) GD

The Purpose of:

The applicants are requesting a variance from the Beltrami County Shoreland Ordinance to remove an existing 1,456 square foot cabin built in 1958 located 28' from Cass Lake to be replaced with a new structure to be built at the same setback of 28' with a 44 square foot addition, no closer to the lake. The applicant is also proposing to increase the maximum height of the structure from 14' to 19'. Cass Lake (4-030) is classified as a general development/Mississippi headwaters lake which requires a 100' structure setback.

Legal Description:

Tax Parcel 08.00175.00

That part of Government Lot Two (2), Section Sixteen (16), Township One Hundred Forty-six (146), Range Thirty (30), described as follows: Commencing at a point on the East line of said Lot Two (2), 440.8 feet South of the NW corner of Lot One (1) said Section Sixteen (16); thence North 57 degrees 28 minutes West 310.82 feet to point of beginning; thence South 57 degrees 28 minutes East 100 feet; thence South 9 feet 58 minutes West 129.68 feet; thence South 24 degrees 57 minutes West 130 feet to the shore of Cass Lake, thence northwesterly along the shoreline to a point which is South 20 degree 58 minutes West from point of beginning; thence North 20 degrees 58 minutes East 267 feet to the point of beginning.

Old Business - None

4. Planning Commission:

New Business - None

Old Business - None

5. Adjourn