

**Beltrami County Planning Commission/Board of Adjustment Meeting**  
**Unofficial Notes for Monday, December 16, 2024**  
**County Administration Building – County Board Room**  
**701 Minnesota Ave NW**  
**Bemidji, Minnesota 56601**

<b>General Business</b>
-------------------------

Members present:     Don Hazeman  
                               Bruce Poppel  
                               Todd Stanley

Members absent:     Ed Fussy  
                               Bill Best  
                               Craig Gaasvig  
                               Doug Underthun

Others Present:     Brent Rud, Director, Beltrami County Environmental Services Department  
                               Greg Larson, Beltrami County Environmental Services Department  
                               Rose Moore, Beltrami County Environmental Services Department  
                               Shannon Schmidt, Beltrami County Environmental Services Department  
                               Jeff Schumacher, 1006 Columbia Cir NE, Grand Forks, ND 58201  
                               Jake Frank, 22322 470<sup>th</sup> St, Bemidji, MN 56601  
                               Todd Strassburg, 1516 Starlight Ln NE, Bemidji, MN 56601  
                               Darwin Wiebolt, 5317 Swan Ln NE, Bemidji, MN 56601  
                               Matt Murray, 304 3<sup>rd</sup> St NW, Bemidji, MN 56601  
                               Kiel Browne, 6305 Lagoon Dr NE, Bemidji, 56601

Co-Chairman was unable to call the Planning Commission/Board of Adjustment Meeting to order at 6:00 PM, as there was no quorum. No action will be taken at this informational meeting and the November 13, 2024, and November 25, 2024, minutes will be reviewed at the next official meeting.

As some of the guests at the meeting had come from a distance, it was decided to discuss the plat requests and get any questions Board members in attendance may have answered before continuing the plat requests until the January 27, 2025, official meeting.

## Planning Commission

### New Business

**Proposed Plat Request of:**

**Andrusia Shores - FS Property Development LLC**  
**Jake Frank & Jeff Schumacher**  
16950 Andrusia Rd SE  
Cass Lake MN 56633

Township:

Ten Lakes

Body of Water:

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 # 5.

**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 an abbreviated unofficial staff report on what would have been the preliminary and final plat approval request for Andrusia Shores. GIS maps were viewed of the current parcels; photos of the current bible camp buildings were also viewed. Proposed plat survey was reviewed. Ten Lake Township is the zoning authority. Beltrami County Planning Commission must also recommend approval to the County Board. This is a 22-acre area currently known as the Minne-Wa-Kan Bible Camp. The Bible Camp will remain operational until August 2025. At that time, all structures inside the 100' structure setback will be removed, as will all structures and septic systems that straddle the proposed property lines of the eight residential lots that will be created. No new roads to be created – all lots will be accessible from Andrusia Rd SE. All platted lots meet the requirements of the Beltrami County Shoreland Management Ordinance and Beltrami County Subdivision Controls Ordinance.

Jeff Schumacher and Jake Frank approached the podium. They confirmed that all new septic systems will be going in. Existing septic systems will be excavated and abandoned. All buildings within structure setbacks from the lake, as well as property line setbacks, will be removed. Applicants asked if there had been any negative public comment. There has not been.

**The Andrusia Shores plat request will be continued until the January 27, 2025, meeting.**

**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 an abbreviated unofficial staff report, viewing GIS maps of the property. Photos of the only existing home and outbuildings on the parcel were also viewed. The existing

metal machine shop will need to be removed as it straddles a new property line. This meeting would have been only for the preliminary approval of this plat request, not the final. Plat request has already been heard in Northern Township, as they are the zoning authority. 37.4 acres will be divided into 27 single-family residential lots. A new loop road will need to be built to give access to all lots – may begin in summer of 2025. All platted lots meet the requirements of the Beltrami County Subdivision Ordinance. Staff would recommend approval with either the one entrance or two entrance option to the plat.

Surveyor, Matt Murray, and Darwin Wiebolt approached the podium. The single entrance was approved by Northern Township. At a later meeting, Northern Township approved the double entrance. Applicant would like to move forward with the double entrance option.

A formal Stormwater Management Plan will need to be designed and approved. The road will be a public road – easement. Will need a Developer's Agreement, Township Final Approval, Planning Commission Approval, Beltrami County Board Final Approval.

Applicant asked if there had been any negative public comment.

The owner of 907 S Movil Lake Rd NW turned in a letter on Friday, December 13, 2024. He is concerned that the second entrance is going to be placed where his existing fence line runs. The discrepancy will need to be addressed with this neighbor. Matt Murray discussed “adverse possession” and the 15-year time period.

Carrie Jorgenson, neighbor, sent an email expressing 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.

Matt Murray and Darwin Wiebolt confirmed that S Movil Lake Rd NW west of Irvine Ave has now been tarred and is no longer a small dirt road.

**The Barret Estates plat request will be continued until the January 27, 2025, meeting.**

#### **Beltrami County Solar Ordinance Options Discussion**

Planning Commission will need to discuss what happens when a solar array gets decommissioned, buffers, setbacks, etc. Richard Anderson, Beltrami County Commissioner, would be a great resource since he lives in close proximity to the proposed solar array that will be accessed through 7707 Centerline Rd NW in Solway. Those in attendance informally agreed with moving forward with a Solar Ordinance.

**Solar Ordinance discussion will be continued until the January 27, 2025, meeting.**

**Old Business – None**

**The next official meeting will be held on Monday, January 27, 2025, at 6:00 PM.**

**Todd Stanley will not be available for January through March 2025 PCBOA meetings.  
Bruce Poppel will not be available for the January 2025 PCBOA meeting.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Brent Rud", is written over a horizontal line.

Brent Rud  
Beltrami County ESD Director