

**BELTRAMI COUNTY PLANNING COMMISSION/BOARD OF ADJUSTMENT  
PUBLIC HEARING MEETING AGENDA  
BELTRAMI COUNTY BOARD ROOM, SUITE 102  
BELTRAMI COUNTY ADMINISTRATIVE SERVICES BUILDING  
701 MINNESOTA AVENUE NW  
BEMIDJI, MN 56601  
TIME: 6:00 P.M.  
April 28, 2025**

- 1. Welcome**
- 2. Review & Approve April 07, 2025, Meeting Minutes**
- 3. Board of Adjustment:**

**New Business - None**

**Old Business - None**

- 4. Planning Commission:**

**New Business**

**Proposed Plat Request of:**

**White Birch Resort LLC -  
Monte Sharbono  
18882 N Blackduck Lake RD NE  
Hines, MN 56647**

Township:

Hines

Body of Water:

Blackduck Lake (4-069) RD

**The Purpose of:**

Applicant is proposing a Common Interest Community (CIC) on Blackduck Lake and Blackduck River consisting of 8 residential units on 6.88 acres of land. No new roads are proposed as all lots have access to a county highway and township road. Proposed CIC meets the requirements found in the Subdivision Controls Ordinance # 5.

**Legal Description:**

Tax Parcel: 18.00063.00 and 18.00707.00

A tract of land in Government Lot Five (5), Section Three (3), and Government Lot Seven (7), Section Four (4), Township One Hundred Forty-nine (149), Range Thirty-one (31), described as follows: The full legal description is on file in the Beltrami County Environmental Services Department.

**Conditional Use Request of:**

**Jeffrey and Janelle Hill**

13477 Irvine Ave NW  
Bemidji, MN 56601

Township:

Turtle Lake

Body of Water:

N/A

**The Purpose of:**

Applicant is requesting a Conditional Use Permit to operate a retail Cannabis Business in Turtle Lake Township, located at 13477 Irvine Ave NW in Bemidji, MN. Beltrami County Ordinance No. 53 requires a Conditional Use Permit for operation of all Cannabis Businesses.

**Legal Description:**

Tax Parcel: 47.00566.03

The North 260' of the East 270' of the Northeast Quarter of the Northeast Quarter (NE ¼ of NE ¼ ), Section Thirty-two (32), Township One Hundred Forty-eight (148), Range Thirty-three (33), Beltrami County, Minnesota, LESS CSAH 15 Right-of-Way, as described on Document #346961, subject to mineral reservations, restrictions, and easements of record, if any.

**Old Business**

Review of Shoreland Management Ordinance # 6

**5. Adjourn**