

General Business

Board of Adjustment

Township: Turtle Lake
Body of Water: Big Turtle Lake (4-159) RD

The Purpose of:

The applicants are requesting a variance from the Beltrami County Shoreland Ordinance to remove an existing 1,298 square foot cabin built in 1935 located 70' from Turtle Lake to be replaced with a new structure to be built in the same footprint with a 700 square foot addition to the north and east sides, and no closer to the lake. Turtle Lake (4-159) is classified as a recreational development lake which requires a 100' structure setback.

Legal Description:

Tax Parcel 47.00797.00

Lots Three (3) and Four (4), Block Two (2), Sunset View Chalet, Beltrami County, Minnesota.

Alec Wilcox gave the staff report. GIS maps showing the location of the 0.9-acre parcel were viewed. Photos of all sides of the existing cabin, garage, and staircase to the lake were viewed. Photos of the water-oriented accessory structure that will be removed were viewed along with the footprint for the new cabin. The proposed new cabin will add a 700 square foot addition to the north and east sides, no closer to the lake, and a height increase from 14' to 18'. The existing cabin was built in 1935 and purchased by Thomas Luoma in 2023. The septic system was installed in 2011 and a compliance inspection was completed in 2023. Staff recommends approval of the variance as proposed with the submission of a vegetation and storm water management plan.

Thomas Luoma, applicant, approached the podium. Thomas agreed with Alec's presentation and added that he has talked with both neighbors and they both agree with the proposed new cabin plans.

The Chairman opened the floor for public comment. Emailed comments received from the public were read aloud by Alec Wilcox.

- **Beltrami County Highway Department** – emailed that they have no comments nor concerns with this request.

Finding no further public comment, the Chairman closed the floor for public comment on the Thomas Luoma variance request.

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? The cabin was built in 1935, prior to any Shoreland Management Ordinance.
2. Without the variance is the owner deprived of a reasonable use of the property?
Yes (x) No ()

Why? The cabin is deteriorating and not reasonably useable in the current state.

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

Yes (x) No ()

Why? The age of the cabin, being built in 1935.

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

Yes (x) No ()

Why? The cabin is worn out due to environmental exposure.

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

Yes(x) No ()

Why? The proposed new cabin will be more user friendly.

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

Yes (x) No ()

Why? Economics were not a consideration in this variance request.

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

Motion by Don Hazeman to approve the variance request of Thomas Luoma as proposed with a height increase from 14' to 18' with the submission of a vegetation and storm water management plan. Doug Underthun seconded the motion.

Motion unanimously carried and approved.

Chairman then closed the Board of Adjustment Public Hearing on the proposed Variance request of Thomas Luoma.

Motion by Bruce Poppel to adjourn the Planning Commission/Board of Adjustment Public Hearing for August 25, 2025. Motion was seconded by Bill Best. Motion carried and approved. Chair called the meeting for August 25, 2025, officially adjourned. The next meeting will be held on Monday, September 22, 2025, at 6:00 PM, if any applications are received.

Respectfully submitted,



Brent Rud
Beltrami County ESD Director



Chairman
Beltrami County Planning Commission