

**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.
February 24, 2025**

- 1. Welcome**
- 2. Review & Approve January 27, 2025, Meeting Minutes**
- 3. Board of Adjustment:**

New Business

Variance Request of: **Nicholas and Megan Fratzke**
7300 Vireo Ct NE
Bemidji, MN 56601

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

The Purpose of:

Applicants are requesting a variance from the Beltrami County Shoreland Ordinance to construct a 16' x 24' second level above the existing attached garage and a 10' x 20' enclosed entry way onto existing home that is within the structure setback of Big Bass Lake (RD 4-132). Big Bass Lake is classified as a recreational development lake which requires a 100' structure setback. The proposed additions will be constructed onto the non-lake side of the house. The existing house is 48' from the OHWL.

Legal Description:

Tax Parcel 48.00565.00
Lots Eleven (11), Twelve (12), Thirteen (13), Block One (1) Bass Lake Vineyards and the North One Hundred Fifty (150) feet of the South Seven Hundred Fifty (750) feet of Outlot E Bass Lake Vineyards, Beltrami County, Minnesota.

Variance Request of: **Marlyn and Zelda Larson**
Revocable Trust
3700 Cottage Ln SW
Bemidji, MN 56601

Township: Bemidji
Body of Water: Marquette Lake (4-142) RD

The Purpose of:

Applicants are requesting a variance from Section 904: Subpart F of the Beltrami County Shoreland Management Ordinance to exceed the allowable 25% impervious surface coverage of the lot. Applicants are proposing a 26' x 26' garage that would increase the impervious surface coverage to 29.4% of the lot.

Legal Description:

Tax Parcel 03.00843.00

Lot Seventeen (17), less the East 7 feet, 7 inches thereof, Block One (1), Norrona Beach, Beltrami County, Minnesota.

Variance Request of:

Joshua Kelsey

13468 Turtle Lake Turnpike NW
Bemidji, MN 56601

Township:

Turtle Lake

Body of Water:

Big Turtle Lake (4-159) RD

The Purpose of:

Applicant is requesting a variance from Section 503.1 of the Beltrami County Shoreland Management Ordinance to build a new structure within the 100' lake setback and a variance from the Beltrami County SSTS Ordinance to place a new septic system within the 100' lake setback and the 10' property line setback. The applicant is proposing to remove an existing 672 sq ft garage and 1,348 sq ft house, located 47' from the OHWL and replace them with a new 3,175 sq ft home with attached garage at the same setback of 47' from the OHWL on Big Turtle Lake (RD 4-159). Applicant is also proposing to place the new septic system drain field 7' from the property line and approximately 75' from the OHWL.

Legal Description:

Tax Parcel 47.00582.00

That part of Government Lot One (1), Section Thirty-three (33), Township One Hundred Forty-eight (148), Range Thirty-three (33), described as follows: The full legal description is on file in the Beltrami County Environmental Services Department.

Old Business - None

4. Planning Commission:

New Business

Conditional Use Request of:

Monte Sharbono -

White Birch Resort LLC

18882 N Blackduck Lake Rd NE
Hines, MN 56647

Township: Hines
Body of Water: Blackduck Lake (4-069) RD

The Purpose of:

Applicant is requesting a Conditional Use Permit to convert a current operating resort (White Birch Resort LLC) on Blackduck Lake into a residential planned unit development (PUD) in Hines Township. The Beltrami County Shoreland Management Ordinance requires a Conditional Use Permit for residential PUDs. The proposed residential PUD will consist of 8 housing units.

Legal Description:

Tax Parcel: 18.00063.00

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.

Old Business – None

5. Adjourn