

**Beltrami County Planning Commission/Board of Adjustment Meeting  
Minutes for Monday, July 22, 2024  
County Administration Building – County Board Room  
701 Minnesota Avenue NW  
Bemidji, Minnesota 56601**

**General Business**

Members present:     Todd Stanley  
                              Don Hazeman  
                              Ed Fussy  
                              Bill Best  
                              Bruce Poppel

Members absent:     Doug Underthun  
                              Craig Gaasvig

Others Present:       Brent Rud, Director, Beltrami County Environmental Services Department  
                              Greg Larson, Beltrami County Environmental Services Department  
                              Shannon Schmidt, Beltrami County Environmental Services Department  
                              Monica Olson, 54313 Alverayne Ave NE, Waskish, MN 56685  
                              Steve Lindmark, 54313 Alverayne Ave NE, Waskish, MN 56685  
                              Sharon Larson, 5125 Woodberry Ct SE, Bemidji, MN 56601  
                              Steve Larson, 5125 Woodberry Ct SE, Bemidji, MN 56601  
                              Earl Rapp, 701 Mississippi Ave NW, Bemidji, MN 56601

Chairman called the Planning Commission/Board of Adjustment Meeting to order at 6:00 PM. **Board and staff introduced themselves to members of the audience. Brent reviewed the meeting procedures and process, as well as the agenda, for those in attendance. The meeting minutes for June 24, 2024, were brought forward for approval. Todd Stanley moved to approve the meeting minutes of June 24, 2024. Motion seconded by Bill Best.**

**Motion carried and approved.**

**Board of Adjustment**

**New Business**

**Variance Request of:**                     **Steve Lindmark – Monica Olson**  
  54313 Alverayne Ave NE  
  Waskish, MN 56685

Township:  
Body of Water:

Waskish  
Upper Red Lake (4-035) GD

**The Purpose of:**

Applicants are requesting a variance from the Beltrami County Shoreland Ordinance to place an RV with an 8'x28' wood deck and a 12'x18' prefabricated utility shed near Upper Red Lake (GD 4-035). Upper Red Lake is classified as a general development lake which requires a 75' structure setback. The property is located on a DNR permitted harbor connected to Upper Red Lake. The proposed RV with deck will be placed 23' from the East OHWL and 61' from the North OHWL. The proposed utility shed will be placed 58' from the East OHWL and 43' from the North OHWL.

**Legal Description:**

Tax Parcel 49.00507.00

Lot 2, Block 2, Alverayne Subdivision

Reserving to sellers, their heirs, successors, and assigns, an easement for the use of the dock and access thereto located along the northern boundary line of the subject property. This easement shall be for the benefit of the owners of Lots 2 and 3, Block 1, Alverayne Subdivision, and shall run with the land; together with all hereditaments and appurtenances belonging thereto.

Greg Larson gave the staff report, discussing lot information, the canals, and details of the application. Maps showing the location of the parcel on GIS mapping, the only area on the parcel meeting setbacks (a wetland), and topography were viewed. Photos of the lot and DNR permitted canal from all angles were also viewed. Parcel is 0.96 acres in size and purchased in 2022. The existing 1,500-gallon holding tank was installed in 2023. The current travel trailer on the parcel is being used for storage and will be removed. Much of the west edge of the parcel is wetlands. Staff recommends approval of the variance request for the utility shed as proposed. Staff also recommends approval of the placement of an RV with an 8' x 28' wood patio at half of the required 75' structure setback from the canal, or all parts of the RV must be at least 37.5' from the canal.

Steve Lindmark and Monica Olson approached the podium. The current plan puts the RV 31' from the East canal and 12' from the septic tank. From the holding tank, the ground to the west slopes down towards the wetlands. The Board asked if the RV can be moved closer to the holding tank in order to meet the 37.5' required canal setback. The setback for the RV from the holding tank would normally be 10'. However, an administrative variance can be approved in the Environmental Services office for a lesser setback if the RV will be on blocks and not on footings. Applicants confirmed that the new RV will have the wheels removed and will be set on blocks. The shed will be placed between the fire pit and the septic blanket in the photos.

The Board opened the floor for public comment. Emailed comments received from the public were read aloud by Greg Larson.

- Email – **Ray Berger, Waskish Town Board Chairman:** recommends approval of variance, as it poses no problem to road maintenance nor general upkeep of the area. Board sees this as an improvement to private property and is in favor.

Finding no further public comment, the Chairman closed the floor for public comment on the Steve Lindmark – Monica Olson 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? This lot was established prior to the Shoreland Management Ordinance.
2. Without the variance is the owner deprived of a reasonable use of the property?  
Yes (x)    No ( )  
 Why? The size of the lot would require a variance to build anywhere on this parcel. Besides setbacks, there are wetlands to contend with.
3. Is the alleged hardship due to circumstances unique to this property?  
Yes (x)    No ( )  
 Why? Setbacks and wetlands require a variance to build anywhere on this property.
4. Were the circumstances causing the hardship created by someone or something other than the landowner or previous landowners?  
Yes (x)    No ( )  
 Why? These small lots were created prior to the Shoreland Management Ordinance.
5. Will the issuance of the variance maintain the essential character of the locality?  
Yes(x)    No ( )  
 Why? The character of the lot will be improved – Waskish Town Board supports.
6. Does the alleged hardship involve more than economic consideration?  
Yes (x)    No ( )  
 Why? Economic considerations are not an issue and were not discussed.

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

**Motion by Bruce Poppel to approve the variance request of Steve Lindmark – Monica Olson with the following conditions: 1.) The RV with an 8' x 28' wood patio must be placed on the lot so that the RV is at least 37.5' from the canals in any direction. Bill Best seconded the motion.**

**Motion unanimously carried and approved.**

Chairman then closed the Board of Adjustment Public Hearing on the proposed Variance request of Steve Lindmark – Monica Olson.

**Motion by Ed Fussy to adjourn the Planning Commission/Board of Adjustment Public Hearing for July 22, 2024. Motion was seconded by Don Hazeman. Motion carried and approved. Chair called the meeting for July 22, 2024, officially adjourned. The next meeting will be held on Monday, August 26, 2024, at 6:00 PM.**

Respectfully submitted,



Brent Rud  
Beltrami County ESD Director



Vice Chairman  
Beltrami County Planning Commission