

ENVIRONMENTAL SERVICES DEPARTMENT  
CASS COUNTY COURTHOUSE  
PO Box 3000  
Walker MN 56484  
218-547-7241

The Cass County Planning Commission will conduct a regular meeting March 8, 2010 at 10:00 AM in the meeting room of the Cass County Land Department located at 218 Washburn Ave, Backus MN. The field inspection will be conducted March 1 and March 2, 2010.

Variance

**10:00 AM** - Burns, Melanie & Ron, Powers Township on property described as Lot 3, Blk 1, "Terrils Deer Haven", Section 20-139-30, PID # 34-418-0130 located at 823 State 371 NW. An application submitted to expand an existing non-conforming residence located 41 feet from the right-of-way of TH # 371 by an expansion of the existing second story of the residence. The property contains 3.16 acres in the non-shoreland area (RR-2.5). Section 1115.3 B. of the Land Use Ordinance requires a variance in order to expand a non-conforming primary residence.

**10:15 AM** - Dirks, Blake & Joellen, Woodrow Township on property described as Pt of Gov Lot 6, Section 34-140-29, PID # 51-034-3108 located at 1076 Wild Plum Trail NW. An application submitted to expand an existing non-conforming residence located 78 feet from the lake with a 12 feet x 26 feet addition to be located on the non-lakeside of the residence. The property contains 8.87 acres riparian to Lower Sand Lake (RD). Section 1115.3 B. of the Land Use Ordinance requires a variance in order to expand a non-conforming primary residence.

**10:30 AM** - Glad, Allan & Mary Jo, Crooked Lake Township on property described as Lot 17 Thru 20 Less W  $\frac{1}{2}$  of Lot 20, "Andresen Bay", Section 14-139-26, PID 12-422-0170 located at 6541 Andresen Bay Drive NE. An application submitted "after the fact" to be allowed to retain a 12 feet x 13 feet deck located 49 feet from the lake constructed without permit. The property contains 1.86 acres riparian to Lake Roosevelt (GD). Section 1126.8 B. of the Land Use Ordinance allows for deck addition to a non-conforming residence provided setback criteria is met but which this deck exceeds.

**10:45 AM** - Hereid, Rita, Birch Lake Township on property described as Lot 7, Blk 1 Lyg S of N Line of 140-30 & Pt of Lot 8, Blk 1, "Long Bay Shores 1<sup>st</sup> Addn" & Pt of Gov Lot 3, Section 6-140-30, PID # 05-363-0140 located at 4644 Long Bay Road

NW. An application submitted to expand an existing non-conforming residence located 14 feet from the lake with a 10 feet x 20 feet addition to be located on the non-lakeside of the residence. The property contains 1.33 acres riparian to Ten Mile Lake (GD). Section 1115.3 B. of the Land Use Ordinance requires a variance in order to expand a non-conforming primary residence.

**11:00 AM** - Kovalchuk, Mark & Monica, Fairview Township on property described as Pt of Gov Lot 3, Section 13-134-30, PID # 14-113-4418 located at 2091 Perch Lane SW. An application submitted to expand an existing non-conforming residence located 85 feet from the lake with a 9 feet x 10 feet addition and a 10 feet x 26 feet porch both to be located on the non-lakeside of the residence. The property contains 1.07 acres riparian to Gull Lake (GD). Section 1115.3 B. of the Land Use Ordinance requires a variance in order to expand a non-conforming primary residence.

**11:15 AM** - Lissick, Greg & Sonsalla-Lissick, Judy, Wilkinson Township on property S  $\frac{1}{2}$  of Lot 3 and All of Lot 4, "Plamor Subdivision", Section 36-144-31, PID # 49-445-0031 located at 12221 Crooked Lake Road NW. An application submitted to expand an existing non-conforming residence located 75 feet from the lake with an 8 feet x 6 feet addition and a 20 feet x 30 feet addition both to be located on the non-lakeside of the residence. Also included in the application is a request to remove an existing 20 feet x 22 feet garage and replace with a 24 feet x 26 feet garage no closer to the lake than the current 68 feet. The property contains .65 acres riparian to Cooked Lake (RD). Section 1115.3 B. of the Land Use Ordinance requires a variance in order to expand a non-conforming primary residence. Section 1126.1 A. requires that a new structure on a lake classified Recreational Development be at least 100 feet from the ordinary high water level (OHWL).

**11:30 AM** - Manson, Brad & Teresa, Fairview Township on property described as SE SE, Section 21-134-30, PID # 14-121-4400 located at 3381 Beauty Lake Road SW. An application submitted to replace an existing 18 feet x 22 feet residence with a 30 feet x 32 feet residence at the same setback from the lake which varies from 56 feet to 65 feet. In addition, the applicants request to be allowed to retain, "after the fact", an existing 18 feet x 20 feet x 7 feet unattached deck located 15 feet from the lake. The property contains 39.98 acres riparian to Beauty Lake (NE). Section 1126.1. of the Land Use Ordinance requires structures to be located at least 150 feet from a lake classified Natural Environment (NE).

**1:00 PM** - Moser, Thomas, Crooked Lake Township on property described as Rev Desct of Gov Lot 1, Section 26-139-26, PID # 12-026-2213 located at 718 State 6 NE. An application submitted to replace an existing 36 feet x 44 feet residence,

including decks, with new construction of a 30 feet x 40 feet residence, an attached 18 feet x 22 feet garage and attached deck located at less than 30 feet from the top of a bluff. The property contains .9 acres riparian to Lake Roosevelt (GD). Section 1126.1. B. of the Land Use Ordinance requires structures to be located at least 30 feet from the top or toe of a bluff.

**1:15 PM** - Sampson, Sheldon, Woodrow Township on property described as Pt of Gov Lot 3, Section 36-140-29, PID # 51-036-2102 located at 168 Norman Point Road NW. An application submitted to expand an existing non-conforming residence with a 12 feet x 16 feet addition which would be 68 feet from the lake. The property contains 1.1 acres riparian to Blackwater Lake (RD). Section 1115.3 B. of the Land Use Ordinance requires a variance in order to expand a non-conforming primary residence.

**1:30 PM** Schlener, Michael, Wabedo Township on property described as Lot 4, Blk 2, "Rogers Point", Section 27-140-28, PID # 46-456-0240 located at 2958 Diamond Crest Road NE. Application submitted to construct a 42 feet x 42 feet residence which would be 70 feet from the lake. The applicant will remove from the property a 10 feet x 34 feet guest quarter structure that was allowed to remain at 50 feet from the lake by variance VP09-140-28-3. Section 1126.1 A. of the Land Use Ordinance requires structures to be located at least 100 feet from a lake classified Recreational Development (RD). The property contains 1.4 acres riparian to Lake Wabedo (RD).

**1:45 PM** Stormer, Kevin, Powers Township on property described as Lot 5, "Eldo Shore", Section 32-139-30, PID # 34-469-0050 located at 4039 2<sup>nd</sup> St NW. Application submitted to construct a 30 feet x 32 garage which would be located seven feet from the right-of-way of 2<sup>nd</sup> Street and exceed the maximum square feet of accessory structure based upon lot size. The proposed and existing accessory structure would exceed the maximum allowed by 24 square feet. Section 1126.1 B. of the Land Use Ordinance requires structures to be located at least 20 feet of a platted road. Section 1101 of the Land Use Ordinance allows a maximum of 1,200 square feet for a .5 to .99 acre riparian lot. The property contains .75 acres riparian to Bowen Lake (RD).

**2:00 PM** - Sweeny, Kathleen, Inguadona Township on property described as Pt of Gov Lot 6, Section 31-141-27, PID # 18-032-3204 located at 4868 Mix Lane NE. An application submitted to expand an existing non-conforming residence by removing an existing 12 feet x 19 feet addition which would be replaced with a 12 feet by 24 feet addition which would be from 35 feet to 43 feet from the lake. The property contains .79 acres riparian to Lake Inguadona (GD). Section 1115.3 B.

of the Land Use Ordinance requires a variance in order to expand a non-conforming primary residence.

2:15 PM - Tessman, Christopher & Camp Callie, Barclay Township on property described as Lot 3, Blk 1, "Shady Point Villas", Section 30-138-29, PID # 02-403-0130 located at 2328 19<sup>th</sup> St SW. An application submitted to expand an existing non-conforming residence with a 10 feet by 24 feet addition which would be 72 feet and not visible from the lake. The property contains .03 acres riparian to Norway Lake (RD). Section 1115.3 B. of the Land Use Ordinance requires a variance in order to expand a non-conforming primary residence.

#### Conditional Use Permit & Preliminary Plat

2:30 PM - RNS Development Inc, Turtle Lake Township on property described as Part of Govt Lot 7, Section 20-142-30, PID # 45-120-3112, PID # 45-120-3113 & PID # 45-120-3114 located at 8055 Onigum Road NW and at 8051 Onigum Road NW. An application submitted for conditional use permit (CUP) to establish and operate a resort. In addition the applicant is requesting the approval of a preliminary plat to be known as "RNS Lighthouse Point" in order that the resort units may be purchased while remaining available for rental occupancy. The preliminary plat consists of five riparian lots each to be occupied by a residence resort structure and two non-riparian lots each to be occupied by five garage structures. The property contains 4.33 acres classified Water Oriented Commercial (WOC) riparian to Leech Lake (GD). Section 1104.9 D. of the Land Use Ordinance requires that a conditional use permit be obtained to establish a new resort. Section 704.2 of the Land Use Ordinance establishes CUP review criteria. Preliminary plats are reviewed according to the criteria contained in Articles 4 & 5 of the Subdivision and Platting Ordinance.

#### Other Business

1. Review proposed Rules of Business along with proposed revisions submitted by Jim Ballenthin.
2. Request received from Ross Olsen to revise CU09-140-30-2 to be allowed to conduct seasonal weekend market activities which would include a combination of a flea market, growers market and artisan's market. Mr. Olsen property is located at the junction of TH # 371 and CSAH # 45. CU09-140-30-2 was approved 4/28/09 to allow a chainsaw sculpture event to take place on the property.
3. Discuss county/township land use regulation relationship for the purpose of a recommendation to the County Board to adopt proposed county/township policy.

Field Inspection for the March 8, 2010 Regular Meeting

Monday March 1, 2010

8:30 - Leave Courthouse

9:00 - Lissick Variance/Wilkinson Twp - Crooked Lake (RD)

9:45 - RNS Development Inc CUP & PP/Turtle Lake Twp - Leech Lake (GD)

10:30 - Hereid Variance/Birch Lake Twp - Ten Mile Lake (GD)

11:15 Burns Variance/Powers Twp - (RR-2.5)

11:45 Stormer Variance/Powers Twp - Bowen Lake (RD)

Lunch

1:30 - Dirks Variance/Woodrow Twp - Sand Lake (RD)

2:00 - Sampson Variance/Woodrow Twp - Blackwater Lake (RD)

2:30 - Sweeny Variance/Inguadona Twp \_ Lake Inguadona (GD)

3:15 - Schlener Variance/Wabedo Twp - Wabedo Lake (RD)

4:30 - Return Courthouse

Tuesday March 2, 2010

8:30 - Leave Courthouse

9:30 - Glad Variance/Crooked Lake Twp \_ Lake Roosevelt (GD)

10:00 Moser Variance/Crooked Lake Twp - Lake Roosevelt (GD)

11:00 - Tessman Variance/Barclay Twp - Norway Lake (RD)

Lunch

1:00 - Manson Variance/Fairview Twp - Beauty Lake (NE)

1:30 - Kovalchuk Variance/Fairview Twp - Gull Lake (GD)

3:00 - Return Courthouse