BELTRAMI COUNTY PLANNING COMMISSION/BOARD OF ADJUSTMENT
PUBLIC HEARING MEETING AGENDA
BELTRAMI COUNTY BOARD ROOM, SUITE 102
BELTRAMI COUNTY ADMINISTRATIVE SERVICES BUILDING
701 MINNESOTA AVE NW
BEMIDJI, MN 56601
TIME: 6:00 P.M.
March 23, 2026

1. **Welcome**

2. **Review and Approve October 27, 2025, Meeting Minutes**

3. **Board of Adjustment:**

New Business

Variance Request of: **Dustin Holloway**
4905 Evergreen Ln NE
Bemidji, MN 56601

Township: Turtle Lake
Body of Water: Beltrami Lake (4-135) RD

The Purpose of:
Applicant is requesting a variance to construct a 1,190 sq ft addition on the non-lakeside of an existing residential structure located approximately 35.5' from the ordinary high-water mark of Lake Beltrami. Lake Beltrami is classified as a recreational development (RD) lake under the Beltrami County Shoreland Ordinance No. 6, which requires a minimum structure setback of 100' from the OHWL.

Legal Description:
Tax Parcel 47.00667.00
That part of Government Lot Four (4), Section Thirty-six (36), Township One Hundred Forty-eight (148), Range Thirty-three (33), described as follows: A complete legal description is on file in the Beltrami County Environmental Services Department.

Variance Request of: **Terry Melcher**
5596 Bittersweet Rd NE
Bemidji, MN 56601

Township: Port Hope
Body of Water: Three Island Lake (4-134) SP

The Purpose of:
Applicant is requesting a variance from the Beltrami County Shoreland Ordinance to construct a new 2,562 sq ft house inside the structure setback of a bluff on Three Island Lake (SP 4-134). The applicant is also requesting a variance for 3.5' of covered deck to be located inside of the bluff and a patio to be constructed inside the bluff impact zone. The Beltrami County Shoreland Management Ordinance has a 30' structure setback from the top of bluff.

Legal Description:
Tax Parcel 34.00183.00
That part of Government Lot Four (4), Section Eighteen (18), Township One Hundred Forty-eight (148) North, Range Thirty-two (32) West of the Fifth Principal Meridian, described as follows: A complete legal description is on file in the Beltrami County Environmental Services Department.

Old Business - None

4. Planning Commission:

New Business

Proposed Plat Request of: **South Gull Lake Bay -**
Lost Keys Bemidji LLC and Eric Nelson
TBD S Gull Lake Rd NE
Tenstrike, MN 56683

Township: Port Hope
Body of Water: Gull Lake (4-120) RD

The Purpose of:
Applicant is seeking approval for a proposed plat located on S Gull Lake Rd NE, to subdivide approximately 34.13 acres into 6 residential lots on Gull Lake (RD 4-120) in Port Hope Township. The proposed lots meet the requirements of the Beltrami County Subdivision Controls Ordinance #5.

Legal Description:
Tax Parcel: 34.00031.00
All the real property, together with improvements, if any, situated, lying and being in the County of Beltrami, and State of Minnesota, described as follows: Government Lot Seven (7), Section Four (4), Township One Hundred Forty-eight (148), Range Thirty-two (32).

Old Business - None

5. Adjourn