Beltrami County Planning Commission/Board of Adjustment Meeting
Minutes for Monday, June 22, 2026
County Administration Building – County Board Room
701 Minnesota Ave NW
Bemidji, Minnesota 56601

General Business

Members present:	Don Hazeman Ed Fussy Bill Best Paul Nordby Doug Underthun
Members absent:	Bruce Poppel Craig Gaasvig Brent Rud
Others Present:	Greg Larson, Beltrami County Environmental Services Department Alec Wilcox, Beltrami County Environmental Services Department Shannon Schmidt, Beltrami County Environmental Services Department Michael Stang, 3722 Birchmont Dr NE, Bemidji, MN 56601 Cheryl Buck, 24242 Owl Rd NE, Blackduck, MN 56630 Dave Buck, 24242 Owl Rd NE, Blackduck, MN 56630 David Levy, 24657 Red Tail Hawk Rd NE, Blackduck, MN 56630 Michael Chock, 5415 Park Preserve Trail NE, Bemidji, MN 56601 Dave Flaat, 12369 Idlewild Dr NE, Bemidji, MN 56601 Matt Murray, 304 3rd St 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. Greg reviewed the meeting procedures and process, as well as the agenda, for those in attendance.** The meeting minutes for May 18, 2026, were brought forward for approval. **Doug Underthun moved to approve the meeting minutes of May 18, 2026. Motion seconded by Paul Nordby.**

Motion carried and approved.

Board of Adjustment

New Business

Variance Request of:	**Movil Waterfront LLC** **David Flaat** 12369 Idlewild Dr NE Bemidji, MN 56601
Township:	Turtle Lake
Body of Water:	Movil Lake (4-152) RD

The Purpose of:
Applicant is requesting a variance from the Beltrami County Shoreland Management Ordinance to construct a 232 square-foot water-oriented accessory structure approximately 20' from Movil Lake. Movil Lake (4-152) is a recreational development lake which requires a 50' setback for water-oriented accessory structures.

Legal Description:
Tax Parcel: 47.00727.00
Those parts of Lots Twenty-eight (28) and Twenty-nine (29), Angler's Paradise, described as follows: Beginning at the southeast corner of said Lot 29; thence North 11°25'36" West, assumed bearing, along the east line of said Lots 28 and 29, a distance of 94.55 feet; thence South 79°40'08" West a distance of 4.35 feet; thence South 8°03'14" West a distance of 28.54 feet; thence South 6°16'00" East a distance of 68.00 feet to the intersection with the south line of said Lot 29; thence North 78°34'24" East along said south line a distance of 20.00 feet to the point of beginning;
AND
Lot Thirty (30), including vacated walkway, Angler's Paradise, except that part thereof lying westerly and northerly of a line described as follows: Commencing at the northeast corner of said Lot 30; thence South 78°34'24" West, bearing assumed, along the north line of said Lot 30 a distance of 20.00 feet to the point of beginning of the line to be described; thence South 1°41' West a distance of 80.00 feet; thence South 69°33' West to the shoreline of Movil Lake and said line there terminating.

Alec Wilcox gave the staff report. GIS maps showing the parcel location on a point in Lake Movil were viewed. The existing house does not meet the structure setback of 100'. The previous owner was approved for a variance in 2003 to remove the existing house and construct the house that is currently on the property. David Flaat bought the property in 2003 after the variance was approved. A GIS map which included a depiction of where the 50' setback for a water-oriented accessory structure would fall was also shown. Photos of all sides of the residence, driveway with retaining wall, shoreline, and yard were viewed. Photos of the propane tank and existing 10' X 12' cement slab where a hot tub used to sit were also shown. The proposed structure would be placed over the existing slab and be sided and shingled to match the primary dwelling. The slab is 23' from the house and 25' from the ordinary high-water line. Staff did not make a recommendation and remained neutral. Staff asked if the Board did approve the variance request as proposed that a Vegetation Management Plan including trees to screen the view from Movil Lake be included as a condition of approval.

David Flaat approached the podium. David explained that he and his wife have a storage unit, but his wife is no longer able to drive to this unit due to health issues. Applicant would like to build an ultimate garden shed for his wife to use at the property. Jim Lucachick would be designing. There would be electricity in the proposed shed, but no water other than the garden hose. The Board asked why part of the garage could not be used for gardening items. Applicant stated that the garage is full. David explained that he had worked with ESD in the past to get the retaining wall moved back 7' and that the anaerobic septic system takes up a lot of room in the yard. The Board asked about the view from the lake to the property. The shoreline is densely vegetated, and the west shoreline has been rip-rapped by Kurt Davis.

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

- **Beltrami County Highway Department email:** the Highway Department has no concerns or issues with this request.

Finding no further public comment, the Chairman closed the floor for public comment on the Movil Waterfront LLC - David Flaat 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? State rules allow variance requests for property owners who cannot meet ordinance requirements.

2. Without the variance is the owner deprived of a reasonable use of the property?

   Yes ( ) No (X)

   Why? The Board unanimously agreed that the owners are NOT deprived of reasonable use of the property without this variance.

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

   Yes (x) No ( )

   Why? The lot on the point is small and has very limited available space.

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

   Yes (x) No ( )

   Why? The size of the lot is causing practical difficulty.

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

   Yes(x) No ( )

   Why? There are several similar structures on adjacent lots.

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

Yes (x) No ( )

Why? Economics was not a consideration.

All answers to the Findings of Fact are NOT "yes". The variance request has been denied.

Motion by Don Hazeman to DENY the variance request of Movil Waterfront LLC - David Flaat as proposed. 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 Movil Waterfront LLC - David Flaat.

Planning Commission

New Business

Conditional Use Request of:	**Kiowa Beach Lakeshore Trust** **Cheryl Buck** 24242 Owl Rd NE Blackduck, MN 56630
Township:	Moose Lake
Body of Water:	Pimushe Lake (4-032) RD

The Purpose of:
Applicant is requesting a Conditional Use Permit for a residential Planned Unit Development (PUD) located on Pimushe Lake in Moose Lake Township. The Beltrami County Shoreland Management Ordinance requires a Conditional Use Permit for residential PUDs. The proposed residential PUD is a former resort consisting of 7 housing units.

Legal Description:
Tax Parcel: 29.00039.00
Government Lot Four (4), Section Six (6), Township One Hundred Forty-Seven (147), Range Thirty (030), Beltrami County, Minnesota;
AND
A perpetual easement for ingress and egress over and upon the presently existing roadway from the westerly boundary of Government Lot 5 and the SE ¼ of NE ¼ Section 6, Township 147, Range 30, running generally in an easterly and westerly direction, said roadway running from the westerly boundary to the easterly boundary thereof, and connecting with the CSAH No. 39; said

roadway to be for the benefit of grantee, her heirs, invitees, licensees and assigns, and all others having a like right.

Greg Larson gave the staff report for the proposed Kiowa Beach Lakeshore Trust Conditional Use Permit request. This parcel was known in years past as the Kowa Beach Resort. The Kiowa Beach Lakeshore Trust took ownership in 2005 and is seeking to establish a formal residential Planned Unit Development to aid with future permitting on the shared family property. The property currently consists of 7 habitable cabins that are assigned to different members of the family. In addition to the 7 cabins, there is a recently rebuilt lodge, a shop/storage building, and several shed structures.

The application seeks to protect the existing cabins in their current location until such time that the family members seek to expand their cabin. Unless addressed by a variance or other acceptable means, expanding a structure will require construction of a new structure in compliance with the Beltrami County Shoreland Management Ordinance setbacks at the time of this application. At this time, Cabins 2 and 7 are most likely to be preserved in their current location. Residential PUD calculations for density give the following results: Tier 1 Allowable Density is 6 units; Tier 2 Allowable Density is 3 Units. Currently, there are 7 units in Tier 1 and 0 units in Tier 2.

GIS maps of the 11.2-acre parcel were viewed. A survey map showing the proposed locations of new cabins in light yellow and the existing locations of the 7 cabins in beige was viewed. Photos of the rebuilt lodge, Cabin # 1, Cabin # 2, Cabin # 3, Cabin # 5, Cabin # 7, and Cabin # 8 were viewed. There was no photo taken of Cabin # 9 on the east property line. Photos of the view from the lake, the two docks, beach area, and shoreline vegetation were also presented. Photos of some of the small sheds on the property, including the storm shelter, were also viewed. Existing Tier 1 Impervious Surface Coverage is at 5%, and proposed site open space would be at 88%. There are currently two septic mound systems on the main part of the property. Mound # 1 services cabins 1, 2, 3, and 5. Mound # 2 services cabins 7 and 8.

Greg recommended approval of the Conditional Use Permit with the following conditions:

- **Overall, Tier 1 Density must not exceed 7 units**
- **Impervious surface coverage within any tier shall not exceed 25%**
- **At all times, the site shall conform with the current requirement for 50% open space**
- **Maintain only 2 boat docking locations**
- **No expansions to the footprint/square footage of existing cabins**
- **All new construction must meet the required setbacks**
- **Maintain existing vegetation with the 100' lake setback**
- **NO commercial uses**
- **Upon completion of a new house/cabin, the existing cabin will be removed**
- **Updated compliance inspections must be completed on all existing septic systems**

Cheryl and David Buck, applicant and husband, as well as surveyor, Matt Murray, approached the Board. Cheryl Buck gave some history on the property. In 1945, the patriarch of the family started visiting the resort. The resort ended in the 1980's. Dad purchased the property to keep it

as pristine as it is. The family has owned the property for 28 years. A 100-year trust has been created to protect the shoreline and preserve the beauty of the lot. A 10' shoreline buffer has been added. The family has chosen neutral colors for the structures, volunteers for AIS opportunities, and also volunteers for lake water testing.

Chairman opened the Planning Commission Public Hearing for public comments on the Kiowa Beach Lakeshore Trust Conditional Use Permit request.

- **David Levy** approached the Board. David lives on the lake and is also a contractor for the Kiowa Beach Lakeshore Trust property. David stated that the cabins cannot be seen from the lake and that the family is adamant about maintaining the beauty of the property. David supports Cheryl Buck's request for a PUD.

Finding no further public comment, the Chairman closed the Planning Commission Public Hearing on the Conditional Use Permit request of the Kiowa Beach Lakeshore Trust.

Greg Larson and the Planning Commission briefly went over the requirements for a PUD in the Beltrami County Shoreland Management Ordinance No. 6, Section 1002.

Motion by Don Hazeman to approve the Conditional Use Permit request of the Kiowa Beach Lakeshore Trust with the conditions that Greg laid out in his presentation. Motion seconded by Doug Underthun.

Motion unanimously carried and approved.

Chairman then closed the Planning Commission Public Hearing on the Conditional Use Permit request of Kiowa Beach Lakeshore Trust – Cheryl Buck.

Proposed Plat Request of:	**Yakni Burial Ground** Joseph Riehl 72223 Hwy 89 NW Grygla, MN 56727
Township:	Lee
Body of Water:	N/A

The Purpose of:
Applicant is proposing to subdivide 1.65 acres off a 35.5-acre parcel for the purpose of creating a private cemetery. The proposed cemetery land is adjacent to Hwy 89 and includes a power line easement.

Legal Description:
Tax Parcel: 25.00016.01
That part of Government Lots One (1) and Two (2) and the South Half of the Northeast Quarter (S ½ NE ¼) of Section Four (4), Township One Hundred Fifty-five (155) North of Range

Thirty-eight (38) West of the Fifth Principal Meridian described as follows: Beginning at the Northeast corner of Government Lot One (1) of said Section Four (4); thence in a westerly direction along the North line of said Section Four (4) a distance of 990' to the point of beginning; thence in a southerly direction along a line parallel with the East line of said Section Four (4) a distance of 1,400'; thence in a westerly direction along a line parallel with the North line of said Section Four (4) a distance of 1,100'; thence in a northerly direction along a line parallel to the East line of said Section Four (4) to the point of intersection with the North line of said Section Four (4); thence in an easterly direction along the North line of Section Four (4) to the point of beginning.

Alec Wilcox gave the staff report for the Yakni Burial Ground combined preliminary and final plat request. Joseph Riehl purchased this 35.5 acres of non-shoreland property in 2013. Applicant is proposing to divide off 1.65 acres of this parcel for the Yakni Burial Ground which is a small family cemetery next to the existing homestead. The proposed area is adjacent to Hwy 89 and includes a power line and Judicial Ditch 11 easement. Access easement to cemetery to be determined at a later date if/when the property is sold.

The parcel location and the layout of existing structures on the parcel were viewed on GIS maps. Survey maps showing the proposed burial ground location were also viewed. Photos of the burial ground location on the parcel were presented, showing the road, the ditch and power line easements, and the tree line in the middle of the proposed burial ground.

Staff recommends approval of the preliminary and final plat to the County Board for the Yakni Burial Ground with the condition that any burials be outside the Trunk Highway 89, power line, and Judicial Ditch 11 easements.

Michael Stang, surveyor for the applicant, approached the podium. Michael stated that one brother has already been buried in the burial ground's location. Another family member is very ill. If the property ever sells, an easement would be created off the existing driveway as public access to the family cemetery would need to be blocked. The proposed burial ground covers 48,000 square feet, not including the easements.

Chairman opened the Planning Commission Public Hearing for public comments on the Preliminary and Final Plat Request of the Yakni Burial Ground.

- **Beltrami County Highway Department** – Bruce Hasbargen emailed that he has reviewed the proposed plat and has the following comments:
    - The proposed parcel includes TH 89, a powerline easement, AND right of way for Judicial Ditch 11.
        - JD 11 does not have a specific right of way. Ditch establishment documents state "right of way as determined by the engineer".
        - The powerline easement looks to be greater than what would have been used for JD 11.
    - Please include a note of right of way for JD 11, even if it is a general reference. Request that the TH, JD and Powerline easements be excluded from what would be used for a burial ground.

- **Robert Murray, Beltrami County Surveyor** – sent a letter stating, "I have checked the final plat of YAKNI BURIAL GROUND and find that it meets all requirements by Minnesota Statutes, Section 307.01."

Motion by Paul Nordby to recommend the approval of the preliminary and final plat request of the Yakni Burial Ground on to the Beltrami County Board with the condition that the TH 89, JD 11, and Powerline easements be excluded from what could be used for a burial ground. Motion seconded by Don Hazeman.

Motion unanimously carried and approved.

Chairman then closed the Planning Commission Public Hearing on the preliminary and final plat request of the Yakni Burial Ground.

Proposed Plat Request of: **CIC 67 Townhall Garages**
Chock Brothers LLC
282 Town Hall Rd NW
Bemidji, MN 56601

Township: Northern
Body of Water: N/A

The Purpose of:
Applicant is seeking approval to divide a 5-acre parcel into 20 parcels for a Planned Unit Development in Northern Township for 20 storage condominium units (40'×60'), organized as a Common-Interest Community, compliant with Beltrami County Subdivision Controls Ordinance #5.

Legal Description:
Tax Parcel: 31.00367.04
The West 265.00' of the North 822.00' of the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼), Section Sixteen (16), Township One Hundred Forty-seven (147) North, Range Thirty-three (33) West, Beltrami County, Minnesota; together with all hereditaments and appurtenances belonging thereto, and subject to any prior conveyances of minerals or mineral rights, any prior reservations, restrictions, easements, right of way and any zoning and use regulations, and subject also to the lien of any unpaid special assessments and interest thereon.

Alec Wilcox gave the staff report for the preliminary and final plat request of CIC 67 Townhall Garages. This request is being heard by Beltrami County Planning Commission as Northern Township is not yet incorporated and has a population under 5,000 persons. This 5-acre parcel is located outside of any shoreland zone. The parcel was purchased in 2025 and was formerly a gravel pit area. Each plot will have its own parcel ID number and is zoned B1 Commercial Zoning District by Northern Township. Plat already has CIC/PUD approval from Northern

Township. Stormwater permit has been approved by the MPCA. Grading of the site has been completed, and four garages have been constructed. Each individual unit will have the option for a sewage holding tank and a private well. Parking for two vehicles will be provided at each garage plot.

Alec Wilcox corresponded with Chris Lahn, Northern Township Zoning Administrator. Chris stated that the underlying parcel remains a single lot, and that exceeds both their previous 2-acre minimum lot size requirement and their current 1-acre minimum lot size requirement. Chris does not expect that the incorporation of Northern will create a lot-size compliance issue for the development, assuming the project is approved as proposed and the underlying parcel remains intact as a single lot. Beltrami County administers the wetland and septic programs in Northern. Northern permits everything else.

GIS maps of the parcel location were viewed, as were survey maps showing the proposed 20 units. Care was taken to avoid several small wetland areas on this parcel and silt fences are being utilized. Photos of the parcel from the road, including the existing four structures, were viewed. Photos of the structures from all different angles were presented. Declaration, Title Insurance and any other required documents will be needed before the Beltrami County Board can hear this file. Staff recommends approval of the preliminary and final plat request be relayed to the County Board for their approval with the condition that all local township requirements and ordinances be met.

Michael Chock, applicant, and Matt Muray, surveyor, approached the Board. Matt clarified that this is the preliminary AND final plat request, since the file has already been heard by Northern Township.

Chairman opened the Planning Commission Public Hearing for public comments on the Preliminary and Final Plat Request of CIC 67 Townhall Garages.

- **Beltrami County Highway Department** – emailed that they do not have any issues or concerns with this request.

- **Robert Murray, Beltrami County Surveyor** – sent a letter stating, "I have checked Common Interest Community Number 67, Townhall Garages, and find that it meets all requirements by Minnesota Statutes, Section 515B.2-1101(c)."

Motion by Doug Underthun to recommend the approval of the preliminary and final plat request of CIC 67 Townhall Garages on to the Beltrami County Board with the condition that all local township requirements and ordinances be met. Motion seconded by Bill Best.

Motion unanimously carried and approved.

Chairman then closed the Planning Commission Public Hearing on the preliminary and final plat request of CIC 67 Townhall Garages.

Old Business – None

Motion by Bill Best to adjourn the Planning Commission/Board of Adjustment Public Hearing for June 22, 2026. Motion seconded by Don Hazeman. Motion carried and approved. Chair called the meeting for June 22, 2026, officially adjourned.

Respectfully submitted,

Brent Rud
Beltrami County ESD Director

Chairman
Beltrami County Planning Commission