Beltrami County Planning Commission/Board of Adjustment Meeting
Minutes for Monday, October 26, 2026
County Administration Building – County Board Room
701 Minnesota Ave NW
Bemidji, Minnesota 56601

General Business

Members present:	Don Hazeman Paul Nordby Doug Underthun Bruce Poppel Bill Best Craig Gaasvig
Members absent:	Ed Fussy
Others Present:	Brent Rud, Director, Beltrami County Environmental Services Department Shannon Schmidt, Beltrami County Environmental Services Department Matt Murray, 304 3rd St NW, Bemidji, MN 56601 Brian Putnam, 15707 Big Turtle Dr NE, Bemidji, MN 56601

Co-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 September 28, 2026, were brought forward for approval. **Doug Underthun moved to approve the meeting minutes of September 28, 2026. Motion seconded by Don Hazeman.**

Motion carried and approved.

Planning Commission

New Business

Conditional Use Request of: **Big Country Land Company LLC**
Brian Putnam
15707 Big Turtle Dr NE
Bemidji, MN 56601

Township: Turtle Lake
Body of Water: Big Turtle Lake (4-159) RD

The Purpose of:
The applicant is requesting approval of a revision to the existing Conditional Use Permit to reconfigure the property boundaries of several units within Common Interest Community No. 23, The Eights on Big Turtle, in Turtle Lake Township.

Legal Description:
Tax Parcel: 47.01236.00, 47.01226.00, 47.01227.00, and 47.01228.00
Units 1, 2, 3 and Common Elements, Common Interest Community No. 23, The Eights on Big Turtle, Beltrami County, Minnesota.

Brent Rud gave the staff report for the proposed amendment to the existing Conditional Use Permit for CIC No. 23, The Eights on Big Turtle. GIS maps showing the location of the CIC were viewed, and a survey map showing the proposed lot/road changes was also reviewed. Photos of Cabin 1, 2, and 3 and the affected road were shown. Cabins 2 and 3 are octagonal shaped cabins. The applicant is requesting approval to reconfigure the property boundaries of Lot 1 (47.01226.00), Lot 2 (47.01227.00), and Lot 3 (47.01228.00), of a Conditional Use Permit approved in 2011 that was never recorded. The road access to Lot 10 is proposed to be classified as common element and overlayed on the existing roadway. Applicant proposes to remove cabins from lots 2 and 3 and build new. There will be no change to density.

The Eights on Big Turtle was purchased in 2011. The common area encompasses approximately 3.9 acres. Lots 1-6 and 8-10 are owned by the Big Country Land Company LLC. These lots are each approximately 12,000 square feet in size. Lot 7 is owned by Russel and Patricia Riley. March 28, 2011, applicant requested approval of a Conditional Use Permit for common Interest Community No. 23, which included 10 parcels, one for each of the 9 existing cabins and 1 new cabin to be built. The Board gave preliminary approval for the CIC, with some concerns to be addressed and conditions to be met before final approval. April 25, 2011, all concerns and conditions of the preliminary approval were addressed and the Board granted final approval of a CUP for CIC No. 23, the Eights on Big Turtle. The CUP was never recorded after final approval. Brent recommends approval of the Conditional Use Permit amendment as proposed with the following conditions:

1. Existing cabins on lots 2 (47.01227.00) and 3 (47.01228.00) must be removed within 6 months of completing construction of new cabins on those same lots.

Brian Putnam, applicant, and Matt Murray, surveyor, approached the podium. Matt explained that the proposed change to the road is to allow everyone to use this road – it would now become part of the common elements. The drive to Unit 10 was not constructed where it was originally mapped. Lot 7 has an easement for driveway access. There is a septic system between Units 7 and 8, with the main septic system located by Unit 10.

Co-Chairman opened the Planning Commission Public Hearing for public comments on the Big Country Land Company LLC – Brian Putnam Conditional Use Permit amendment request.

- **Beltrami County Highway Division email:** the Highway Department has no concerns nor comments with this request.

Brent Rud went over CUP approval requirements a. through m. of the Beltrami County Shoreland Ordinance # 6, Section 1106.A.2. Most of these considerations can be dealt with upon issuance of the required building permits. 2011 Conditional Use Permit information and approval will be combined with this revision for recording.

Finding no further public comment, the Co-Chairman closed the Planning Commission Public Hearing on the Conditional Use Permit amendment request of Big Country Land Company LLC – Brian Putnam.

Motion by Bill Best to approve the Conditional Use Permit amendment request of Big Country Land Company LLC – Brian Putnam as proposed with the following condition: 1.) Existing cabins on lots 2 (47.01227.00) and 3 (47.01228.00) must be removed within 6 months of completing construction of new cabins on those same lots. Motion seconded by Doug Underthun.

Motion unanimously carried and approved.

Co-Chairman then closed the Planning Commission Public Hearing on the Conditional Use Permit amendment request of Big Country Land Company LLC – Brian Putnam.

Old Business – None

Motion by Doug Underthun to adjourn the Planning Commission/Board of Adjustment Public Hearing for October 26, 2026. Motion seconded by Paul Nordby. Motion carried and approved. Chair called the meeting for October 26, 2026, officially adjourned.

Respectfully submitted,

Brent Rud
Beltrami County ESD Director

Chairman
Beltrami County Planning Commission