



**Mississippi Headwaters Board  
Meeting Agenda  
Cass County Land Dept.  
Backus, MN**

**<https://us02web.zoom.us/j/81179342418>**

**February 23, 2024  
10:00 am**

**10:00 AM**

- **Call to Order/Pledge of Allegiance**
- **2024 Officers:** Chair- Ted Van Kempen (Hubbard), Vice Chair- Craig Gaasvig (Beltrami), Sec./Treasurer- Steve Barrows (Crow Wing).

**10:05 AM Approve/Amend**

- Agenda
- Consent Agenda – January '23 Minutes & Expenses

**Correspondence**

- February Press Release
- Testify before House Legacy Finance Committee

**Planning and Zoning (Actions)**

- H2a24- Wyman Variance
- H2b24- Approval of Hubbard shoreland ordinance amendment 22 to allow schools.

**Action / Discussion Items:**

- Board Picture
- Formation of Budget & Biennial Conf. committee
- Executive Directors report-Discussion

Misc: Legislature Update (if any), County Updates

**Meeting Adjourned - Thank you**

**Mtgs:**

March 22, 2024 10:00 AM- MHB Monthly Meeting, Walker, MN

Mississippi Headwaters Board  
January 26, 2024  
Cass County Board Room Walker, MN  
Optional interactive technology: <https://us02web.zoom.us/j/83065055410>

MEETING  
MINUTES

Members present: Ted Van Kempen (Hubbard), Craig Gaasvig (Beltrami), Michael Kearney (Aitkin), Bobby Kasper (Morrison), Cory Smith (Itasca), Scott Bruns (Cass), Steve Barrows (Crow Wing), and Tim Terrill (Executive Director).

Others Present:

Pledge of Allegiance

**Election of Officers:** The 2023 officers were printed on the agenda and there was a call by the chair to open up nominations for Chair, Vice Chair, and Sec./Treasurer. **M/S (Kasper/Gaasvig) to approve appoint Comm. Van Kempen as chair again.** After discussion it was discussed if anyone wanted to hold a position to do so. Also, Commissioner Barrows requested that we appoint officers to positions in one vote and not as individual positions. Comm. Kasper amended his motion to include all of the three positions. **M/S (Kasper/Gaasvig) to amend the current motion to approve of Van Kempen as Chair, Gaasvig as Vice Chair, and Barrows as Sec./Treasurer. Motion Carried.**

Chair Van Kempen asked if there were any additions to the agenda.

**M/S (Kearney/Barrows) to approve of the agenda. Motion carried unanimously.**

Chair Van Kempen asked for approval to the consent agenda. Comm. Gaasvig noted that December and November minutes should be changed to delete "adjourn to the biennial conference." Also Comm. Van Kempen noted a change to the MN Fish discussion about Zach talking with Hubbard County Coalition of Lake Associations instead of lakeshore residents. **M/S (Smith/Kasper) to approve of the Consent agenda. Motion carried unanimously.**

### Correspondence

1. January Press Release- Tim provided a copy of the news release which talked about the MAPCED award being presented to MHB and Aitkin County at the Assoc. of MN Counties Annual meeting.

### Planning and Zoning

None

### Action/Discussion:

1. MHB Letter of Support- Tim provided the board with a Letter of Support written to MN-Fish supporting a few of their 2024 legislative platform initiatives. Those specific initiatives supported were the continued request for

funding to the statewide fish hatchery system and Public Water Access rehabilitation, and new funding toward proper disposal infrastructure and statewide education campaign for the Keep It Clean education campaign.

**M/S (Barrows/Gaasvig) to approve of the Letter of Support. Motion carried unanimously.**

2. Minnesota Traditions Videos- Tim presented the board with some samples of MN Traditions videos that showed what MHB Commissioners said for social media. Those videos will be played in 2024.
3. MCIT Open Meeting Law Review- Tim said he attended the webinar on the Open Meeting Law that was held by MCIT, and he briefly went over the frequently asked questions that were provided in the power point. The board appreciated the refresher, and were able to discuss what they are doing in their individual counties to meet statutory requirements.

### **Executive Directors Report**

1. Tim met with the Great River Road and Aitkin county to explore opportunities to promote natural resource recreation by utilizing the national GRR website. Tim said it has been used in the past to promote events.
2. Tim said that he attended the DNR Roundtable and talked with DNR Comm. Strommen about increase in funding, as well as, LSOHC and LCCMR Executive Director Mark Johnson and Becca Nash respectively. He stated that DNR received a 10% increase in funding this year, and that Governor Waltz specifically mentioned MN-Fish; talking with high schools about environmental careers, and Public Water Access funding in his opening speech. Tim noted that MHB is already working or carrying out some of these initiatives before they were supported by the Governor. This is leading to agencies to ask MHB how to lead in the area of recreation.

### **Performance Review**

**M/S (Barrows/Smith) to close the meeting for the Executive Directors performance review. Motion carried unanimously.**

**M/S (Gaasvig/Kasper) to open the meeting. Motion carried unanimously.**

The board expressed gratitude for Tim's work and gave specific examples of what was done well and what to work on for next year. **M/S (Gaasvig/Smith) to approve of Resolution 2024-01 with a performance rating of Performing and the pay increase associated with the 2024 salary schedule prorated back to 1/1/2024. Motion carried unanimously.**

### **County & Legislative Updates**

Comm. Gaasvig discussed redistricting, jail updates, and Northern Township workings with the DNR regarding School Trust Lands. Comm. Smith discussed supply chain issues regarding parts and fixtures for their jail and noted a specific lack of capacity in the county attorney department. Comm. Van Kempen discussed some remodeling and rearrangement of their jail with regard to American Disability Act requirements. He also discussed that Hubbard county is considering hiring economic development staff.

**M/S (Barrows/Kasper) to adjourn. Motion carried unanimously.**

January SFY'24 Budget Summary		YTD spending/rei mbursement	Projected Budget	% of budget spent	
<u>Revenues:</u>	Monthly Amount				<u>Notes</u>
Governor's DNR grant (53290)		\$ 64,479.89	\$ 117,800.00	54.74%	non competitive quarterly reimbursement
LSOHC grant (53290)		\$ 3,192.39	\$ 8,000.00	39.90%	LSOHC reimbursement
Guidebook sales (58400)		\$ 126.00	\$ 200.00	63.00%	reimbursment for Guidebook sales
Enbridge program (58300)		\$ 10,409.92	\$ 11,000.00	94.64%	enbridge reimbursement
Miscell. Other revenue (58300)		\$ 780.00	\$ 9,000.00	8.67%	LCCMR acquisition
MCIT Dividend (58300)		\$ 42.00	\$ 42.00	100.00%	MCIT refund
County Support (52990)	\$ 7,500.00		\$ 12,000.00	0.00%	8 county support
LCCMR acquisition	\$ 999.88		\$ 1,780.00	0.00%	final LCCMR reimubrsement
<b>Total</b>	<b>\$ 8,499.88</b>	<b>\$ 14,550.31</b>	<b>\$ 40,242.00</b>		
<u>Expenses:</u>	Monthly Amount				<u>Notes</u>
Salaries/Benefits					
FICA/Med/PERA/LIFE/LTD/Hlth/ WC(61000)	\$ 8,737.22	\$ 56,135.42	\$ 116,691.00	48.11%	reimbursed by Gov. DNR grant
MCIT insurance/work comp/liability (61500)	\$ 3,081.23		\$ 2,563.00	0.00%	reimbursed by Gov. DNR grant
MHB board Per Diem (62680)	\$ 250.00	\$ 1,500.00	\$ 2,300.00	65.22%	reimbursed by Gov. DNR grant
Hotel/Meals/travel exp. (63340)	\$ 10.68	\$ 314.99	\$ 1,000.00	31.50%	reimbursed by Gov. DNR grant
Commissioner Mileage (62720)	\$ 391.28	\$ 1,560.24	\$ 2,500.00	62.41%	reimbursed by Gov. DNR grant
Employee Mileage (63320)	\$ 479.54	\$ 2,333.32	\$ 3,500.00	66.67%	reimbursed by Gov. DNR grant
Professional Services (62990)	\$ 3,175.00	\$ 10,958.07	\$ 35,000.00	31.31%	CW financial, Audit
Office supplies/operations (64090)	\$ 61.54	\$ 2,201.85	\$ 2,500.00	88.07%	telephone
Training & Registration Fees (63380)		\$ 400.00	\$ 800.00	50.00%	
<b>Total</b>	<b>\$ 16,186.49</b>	<b>\$ 75,403.89</b>	<b>\$ 166,854.00</b>		

Governor's DNR grant is always \$124K every year

LSOHC grant is around \$6K to \$8K every year

\*The total under revenue does not reflect the \$124K because it is a non-competitive grant, and it doesn't always fall in the fiscal year.



## ACCOUNT DETAIL HISTORY FOR 2024 01 TO 2024 01

ORG YR/PR	OBJECT JNL	PROJ EFF DATE	SRC	REF1	REF2	REF3	CHECK #	OB	AMOUNT	NET LEDGER BALANCE	NET BUDGET BALANCE
74830	52990		Local	Grant							
								REVISED BUDGET			.00
24/01	287	01/16/24	GNI	635813	Britny.McC	52657			-1,500.00	-1,500.00	
	iNovah	CW SUPPORT									
24/01	527	01/22/24	GNI	636197	Britny.McC	52725			-1,500.00	-3,000.00	
	iNovah	Hubbard Support									
24/01	771	01/26/24	GNI	636518	Britny.McC	52783			-1,500.00	-4,500.00	
	iNovah	cass county support									
24/01	771	01/26/24	GNI	636519	Britny.McC	52783			-1,500.00	-6,000.00	
	iNovah	Aitkin County support									
			LEDGER BALANCES --- DEBITS:			.00		CREDITS:	-6,000.00	NET:	-6,000.00
74830	53290		Natural	Resources							
								REVISED BUDGET			.00
24/01	308	01/12/24	GNI						-999.88	-999.88	
	ST OF MN	DNR OMB INVOICE 4									
			LEDGER BALANCES --- DEBITS:			.00		CREDITS:	-999.88	NET:	-999.88
74830	58300		Miscellaneous	Other Revenue							
								REVISED BUDGET			.00
24/01	287	01/16/24	GNI	635814	Britny.McC	52657			-1,500.00	-1,500.00	
	iNovah	CLEARWATER COUNTY SUPPORT									
24/01	1131	01/30/24	GNI	636726	Britny.McC	52820			-750.00	-2,250.00	
	iNovah	Sibley AIS Support 2024									
			LEDGER BALANCES --- DEBITS:			.00		CREDITS:	-2,250.00	NET:	-2,250.00
74830	61000		Salaries & Wages -	Regular							
								REVISED BUDGET			.00
24/01	244	01/12/24	PRJ	pr0112	1240112	1240112	1240		2,988.27	2,988.27	
	pay011224	WARRANT=240112	RUN=1	BI-WEEKL							
24/01	704	01/26/24	PRJ	pr0126	1240126	1240126	1240		2,988.28	5,976.55	
	pay012624	WARRANT=240126	RUN=1	BI-WEEKL							
			LEDGER BALANCES --- DEBITS:			5,976.55		CREDITS:	.00	NET:	5,976.55

## ACCOUNT DETAIL HISTORY FOR 2024 01 TO 2024 01

ORG YR/PR	OBJECT JNL	PROJ EFF DATE	SRC	REF1	REF2	REF3	CHECK #	OB	AMOUNT	NET LEDGER BALANCE	NET BUDGET BALANCE
74830	61200	Active Insurance									
							REVISED BUDGET				.00
24/01	244	01/12/24	PRJ	pr0112	1240112	1240112	1240		936.41	936.41	
	pay011224	WARRANT=240112 RUN=1 BI-WEEKL									
24/01	704	01/26/24	PRJ	pr0126	1240126	1240126	1240		958.45	1,894.86	
	pay012624	WARRANT=240126 RUN=1 BI-WEEKL									
	LEDGER BALANCES --- DEBITS:				1,894.86		CREDITS:	.00	NET:	1,894.86	
74830	61300	Employee Pension & FICA									
							REVISED BUDGET				.00
24/01	244	01/12/24	PRJ	pr0112	1240112	1240112	1240		432.90	432.90	
	pay011224	WARRANT=240112 RUN=1 BI-WEEKL									
24/01	704	01/26/24	PRJ	pr0126	1240126	1240126	1240		432.91	865.81	
	pay012624	WARRANT=240126 RUN=1 BI-WEEKL									
	LEDGER BALANCES --- DEBITS:				865.81		CREDITS:	.00	NET:	865.81	
74830	61500	Worker's Compensation									
							REVISED BUDGET				.00
24/01	349	01/18/24	API	101939		209986	1953473		3,081.23	3,081.23	
	W C012324	2024 PC and WC Renewal MN COUNTIES INTERGOV									
	LEDGER BALANCES --- DEBITS:				3,081.23		CREDITS:	.00	NET:	3,081.23	
74830	62100	Telephone									
							REVISED BUDGET				.00
24/01	235	01/16/24	API	006205		209747	36741		6.54	6.54	
	W C011624	COUNTY WIDE PHONE BILL CONSOLIDATED TELECOM									
24/01	704	01/26/24	PRJ	pr0126	1240126	1240126	1240		55.00	61.54	
	pay012624	WARRANT=240126 RUN=1 BI-WEEKL									
	LEDGER BALANCES --- DEBITS:				61.54		CREDITS:	.00	NET:	61.54	

## ACCOUNT DETAIL HISTORY FOR 2024 01 TO 2024 01

ORG YR/PR	OBJECT PROJ JNL EFF DATE	SRC REF1	REF2	REF3	CHECK #	OB	AMOUNT	NET LEDGER BALANCE	NET BUDGET BALANCE
74830	62680	Non-Employee Per Diems							
		REVISED BUDGET							.00
24/01	1112 01/30/24	API 003356		210427	36900		50.00	50.00	
	W A013024	MHB MEETING AND MILEAGE		HUBBARD COUNTY TREAS					
24/01	1112 01/30/24	API 003257		210431	36898		50.00	100.00	
	W A013024	MHB MEETING AND MILEAGE		GAASVIG, CRAIG					
24/01	1112 01/30/24	API 006952		210434	36902		50.00	150.00	
	W A013024	MHB MEETING AND MILEAGE		MICHAEL KEARNEY					
24/01	1112 01/30/24	API 006995		210435	1953693		50.00	200.00	
	W A013024	MHB MEETING AND MILEAGE		CORY SMITH					
24/01	1112 01/30/24	API 100532		210436	1953695		50.00	250.00	
	W A013024	MHB MEETING PER DIEM		MORRISON COUNTY AUDI					
	LEDGER BALANCES --- DEBITS:			250.00	CREDITS:		.00	NET:	250.00
74830	62720	Non-Employee Mileage							
		REVISED BUDGET							.00
24/01	1112 01/30/24	API 003356		210427	36900		37.52	37.52	
	W A013024	MHB MEETING AND MILEAGE		HUBBARD COUNTY TREAS					
24/01	1112 01/30/24	API 003257		210431	36898		68.34	105.86	
	W A013024	MHB MEETING AND MILEAGE		GAASVIG, CRAIG					
24/01	1112 01/30/24	API 006952		210434	36902		77.72	183.58	
	W A013024	MHB MEETING AND MILEAGE		MICHAEL KEARNEY					
24/01	1112 01/30/24	API 006995		210435	1953693		91.12	274.70	
	W A013024	MHB MEETING AND MILEAGE		CORY SMITH					
24/01	1112 01/30/24	API 006980		210437	36905		116.58	391.28	
	W A013024	MHB MEETING MILEAGE		ROBERT F. KASPER					
	LEDGER BALANCES --- DEBITS:			391.28	CREDITS:		.00	NET:	391.28
74830	62990	Prof. & Tech. Fee - Other							
		REVISED BUDGET							.00
24/01	165 01/09/24	API 101649		209304	1953255		8,245.00	8,245.00	
	W A010924	PAULA LSOHC		WEST COMMUNICATIONS					
24/01	165 01/09/24	API 100171		209305	1953247		750.00	8,995.00	
	W A010924	CWLSOHC INVOICE # 2		CROW WING SWCD					
24/01	282 01/16/24	API 006007		209755	36800		3,367.60	12,362.60	

## ACCOUNT DETAIL HISTORY FOR 2024 01 TO 2024 01

ORG YR/PR	OBJECT JNL	PROJ EFF DATE	SRC REF1	REF2	REF3	CHECK #	OB	AMOUNT	NET LEDGER BALANCE	NET BUDGET BALANCE
	W	A011624	TNC LSOHC INVOICE #2		THE NATURE					
24/01		586 01/23/24	API 102404		210032	1953492		905.80	13,268.40	
	W	A012324	EASEMENT BROCHURES		ALLEGRA					
24/01		586 01/23/24	API 001802		210033	36846		2,650.00	15,918.40	
	W	A012324	HEINECKE AUDIT		HEINECKE HUGH					
24/01		1503 01/31/24	GEN					525.00	16,443.40	
		RECURRING	FINANCIAL SERVICE							
		LEDGER BALANCES --- DEBITS:		16,443.40	CREDITS:		.00	NET:	16,443.40	
74830	63320	Employee Mileage								
					REVISED BUDGET					.00
24/01		836 01/26/24	GNI					108.08	108.08	
	WF	OOP	Grand Rapids							
			TIM TERRILL - Grand Rapids high school and city hall							
24/01		836 01/26/24	GNI					39.37	147.45	
	WF	OOP	Mill Park Planning							
			TIM TERRILL - Mill Park Planning- Little Falls							
24/01		836 01/26/24	GNI					69.43	216.88	
	WF	OOP	Grand Rappids 1w1P in McGregor							
			TIM TERRILL - Grand Rappids 1w1P in McGregor							
24/01		836 01/26/24	GNI					69.43	286.31	
	WF	OOP	MHB December board meeting							
			TIM TERRILL - MHB December board meeting							
24/01		836 01/26/24	GNI					193.23	479.54	
	WF	OOP	AMC conference travel							
			TIM TERRILL - AMC conference travel							
		LEDGER BALANCES --- DEBITS:		479.54	CREDITS:		.00	NET:	479.54	
74830	63340	Hotel & Meals Travel Expense								
					REVISED BUDGET					.00
24/01		837 01/26/24	GNI					10.68	10.68	
			1w1P Miss. Grand Rapids							
			TIM TERRILL - MCDONALD'S F28173 - 1w1P Miss. Grand Rapids meeting							
		LEDGER BALANCES --- DEBITS:		10.68	CREDITS:		.00	NET:	10.68	
		GRAND TOTAL --- DEBITS:		29,454.89	CREDITS:		-9,249.88	NET:	20,205.01	

38 Records printed

\*\* END OF REPORT - Generated by Korie Wiggins \*\*



PROTECTING THE FIRST 400 MILES

IMMEDIATE PRESS RELEASE 2/1/24

Media Contact

Tim Terrill

218-824-1189

[timt@mississippiheadwaters.org](mailto:timt@mississippiheadwaters.org)

[www.mississippiheadwaters.org](http://www.mississippiheadwaters.org)

322 Laurel St.

Brainerd, MN 56401

### **Mississippi Headwaters Board Hears Legislative Platform from MN-Fish**

Gary Leaf described the role of MN-Fish and the discussion revolved around the development and implementation of advocacy campaigns aimed at promoting clean lakes and increasing outdoor activities, particularly fishing. The objective is to enhance the health of lakes, educate stakeholders about their responsibility in maintaining lake cleanliness and engage younger generations in outdoor activities. A legislative platform paper was passed out to MHB board members showing that MN-Fish supports investing in the fish hatchery system and Public Water Access (PWA's) rehabilitation. Hopefully the funding could be given to counties in a competitive format so counties could prioritize their accesses. He also talked about the Keep It Clean Campaign and thought that Minnesota Traditions social media campaign could use that as a winter campaign; and also talked about supporting funding for fishing and recreation at the retail level. Discussion ensued and Comm. Van Kempen said that Zach Gutknecht from Beltrami County presented the Keep it Clean campaign to the Hubbard County Coalition of Lake Associations and they learned about the problems associated with ice fishing waste. Comm. Gaasvig pointed out that more than education is needed for the Keep it Clean campaign because garbage and human waste are being generated and the county doesn't have enough funding to separate or build disposal infrastructure to support the amount of waste being generated. Beltrami county has data on the thousands of pounds of waste being generated on Red Lake, and says there are small cities being created on ice fishing lakes due bigger and comfortable ice fishing RV's being produced now. Garry emphasized the need for an open and competitive system to tackle this problem, allowing for different counties to contribute their ideas. He said this will need to be explained in the legislature, but would like to get some data on the amount of trash being generated on destination lakes in their county. The MHB advised Executive Director Tim Terrill to develop a letter of support for these initiatives and present it at the January board meeting.

House Legacy Finance Committee 2/14/24



House Legacy Finance Committee  
Legacy Fund balances

normal. I guess. Thank you.  
Thank you, Mister Chair.

MN House

Wednesday, February 14, 2024

10:18 / 1:16:14

Scroll for details



House Legacy Finance Committee

Lessard-Sams Outdoor Heritage Council funding recommendations

MN House

a trillion. I mean, we're back  
in dinosaur era back then.

## **Planning and Zoning**

H2a24- Wyman Variance

H2b24- Approval of Hubbard shoreland ordinance amendment 22 to allow schools.





A000433460

HUBBARD COUNTY, MINNESOTA

CERTIFIED, FILED, AND/OR

RECORDED ON

1/23/2024 3:05:43 PM

LAUREN ANDERSON

HUBBARD COUNTY RECORDER

BY TK \_\_\_\_\_ Dep PAGES: 3

WELL CERT RCVD \_\_\_\_\_

MTG REG TAX PD \$

DEED TAX PD \$

TAX EXEMPT \_\_\_\_\_

## VARIANCE PROCEEDINGS

### APPROVAL OF VARIANCE

In the Matter of: Amended Variance Application 51-V-23

Applicants are requesting a variance from Sections 502.1 and 502.2 of the Shoreland Management Ordinance (SMO) for a proposed accessory structure to be placed within the 10' side lot line setback. **Applicants are also requesting a variance from Section 904.6 of the SMO to exceed the 25% of lot area impervious surface area threshold.**

Owner: Brett and Sherry Wyman  
51185 W Mayberry Dr.  
Cass Lake, MN 56633

The above entitled matter came on to be heard before the Board of Adjustment on the 22<sup>nd</sup> day of January, 2024, on a petition for a variance pursuant to the Hubbard County Shoreland Management Ordinance for the following described property:

See Attached, Parcel 07.01.01600

IT IS ORDERED that a variance be approved.

Kovacovich made a motion to approve the variance application on the condition that the stormwater management plan included in the application must be implemented.

Grob seconded the motion that passed 4 – 1 with Andres voting nay.

This is in accordance with Section 1103 of the Hubbard County Shoreland Management Ordinance and the findings of fact on file with the Environmental Services Department.



DATED this 23rd day of January, 2024

Veronica Andres  
Veronica Andres  
Chair, Board of Adjustment

STATE OF MINNESOTA)

ss.

COUNTY OF HUBBARD)

HUBBARD COUNTY

ENVIRONMENTAL SERVICES OFFICE

I, Eric Buitenwerf, Environmental Services Director for the County, with and in for said County, do hereby certify that I have compared the foregoing Copy and Variance Proceedings with the original record thereof preserved in my office, and have found the same to be a correct and true transcript of the whole thereof.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Park Rapids, Minnesota, in the County of Hubbard on the 23rd day of January, 2024.

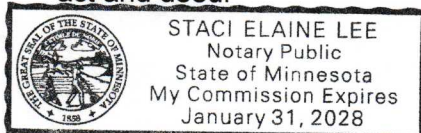
Eric Buitenwerf  
Eric Buitenwerf  
Hubbard County Environmental Services

STATE OF MINNESOTA)

ss.

COUNTY OF HUBBARD)

On this 23rd day of January, A.D. 2024, before me, a Notary Public within and for said County, personally appeared Veronica Andres, Chair, Board of Adjustment, and Eric Buitenwerf, Environmental Services Director, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.



Staci Elaine Lee  
Staci Elaine Lee, Notary Public

My commission expires  
January 31, 2028

Drafted by: Staci Elaine Lee, Administrative Assistant, 301 Court Ave, Park Rapids, MN 56470



# Environmental Services

301 Court Avenue, Park Rapids, MN 56470

Phone: 218.732.3890

[www.co.hubbard.mn.us/departments/environmental\\_services/index.php](http://www.co.hubbard.mn.us/departments/environmental_services/index.php)

January 23, 2024

Brett and Sherry Wyman  
51185 W Mayberry Dr.  
Cass Lake, MN 56633

Re: Hubbard County Board of Adjustment decision for Variance Application 51-V-23

Dear Mr. and Mrs. Wyman,

The Hubbard County Board of Adjustment (BOA) met on Monday, January 22, 2024 to review and consider the following variance application:

**Amended Variance Application 51-V-23 by Brett and Sherry Wyman:** Part of Gov't Lot 11, Section 1, Township 145, Range 32, Farden Township on Wolf Lake, a recreational development lake. Parcel 07.01.01600. Applicants are requesting a variance from Sections 502.1 and 502.2 of the Shoreland Management Ordinance (SMO) for a proposed accessory structure to be placed within the 10' side lot line setback. **Applicants are also requesting a variance from Section 904.6 of the SMO to exceed the 25% of lot area impervious surface area threshold.**

**The official decision of the Hubbard County Board of Adjustment is as follows:**

Kovacovich made a motion to approve the variance application on the condition that the stormwater management plan included in the application must be implemented.

Grob seconded the motion that passed 4 – 1 with Andres voting nay.

This is in accordance with Section 1103 of the Hubbard County Shoreland Management Ordinance and the findings of fact on file with the Environmental Services Department.

In order for this variance to be valid, it must next be certified by the Mississippi Headwaters Board (MHB) because your property is located in the MHB Comprehensive Plan's jurisdictional area. I plan to present the BOA's decision on the application to the MHB at its February 2024 meeting. The MHB Executive Director will send you written notification of the MHB's decision.

If the MHB certifies your variance, you may then apply for the necessary permit(s) for the projects that are required before work on the project can begin.

Please contact our department at (218) 732-3890 with any questions.

Most sincerely,

Eric Buitenwerf  
Environmental Services Director



RECEIVED DEC 11 2023



# Variance Application

Hubbard County Environmental Services

301 Court Ave., Park Rapids, MN 56470

Phone: 218.732.3890

www.co.hubbard.mn.us/departments/environmental\_services/index.php

**This form must be legibly completed in INK.**

Applicant name(s): BRETT AND SHERRY WYMAN

Date: 11/03/23

Owner name(s) (if different from applicant): \_\_\_\_\_

Mailing address (PO Box/Street, City, State, Zip): 51185 W MAYBERRY DR, CASS LAKE, MN 56633

E911 property address: 32494 WOLF LAKE RD, CASS LAKE MN 56633

Phone: 218-556-8179

Alt. phone: 218-556-0057

Email: SHERRY079@YAHOO.COM

Tax parcel number(s): 07.01.01600

Legal description: .19 AC P/O GL11 FR NE COR LOT 18 CRESCENT BEACH PB CONT ON LN EXT E172 TO CREEK S AL CREEK 61

Sect: 01 Twp: 145 Rng: 032 Lake/river name: \_\_\_\_\_ Is this request after-the-fact? ☐ Yes ☒ No

**Place an "X" by the ordinance(s) and provide the section(s) of said ordinance(s) from which you are requesting a variance.**

- ☒ Shoreland Management Ordinance  
☐ Subdivision Ordinance  
☐ Sign Ordinance  
☐ Subsurface Sewage Treatment System  
☐ Other \_\_\_\_\_

Section(s): 502.1

Section(s): 904.6

Section(s): \_\_\_\_\_

Section(s): \_\_\_\_\_

Section(s): \_\_\_\_\_

**Explain your requested variance need(s):** Give details of the type, size, and purpose of proposed changes. Explain why you cannot complete the project by permit as the burden is on the applicant to show a practical difficulty. Attach additional sheets labeled "Variance Request", if necessary.

## AMENDED VARIANCE ORIGINALLY SUBMITTED 09/29/23

We are applying for a variance in order to build a 28 foot wide by 36 foot long garage. We are unable to build the garage without a variance due to the 10 foot set back from the sides of the lot. The lot is 50 feet wide at the north side of the lot and 61 feet wide at the south end of the lot. Per the instructions from Mr Buitenwerf, the lot is 51 feet wide where the proposed garage will go. This means we need a variance to place the garage less than the 10 foot set back from the property lines. The garage would be 6 feet 6 inches from both east and west property lines. Due to the garage being outside of the 25% impervious surface area, that being 29.8%, a water management area will need to be installed on the east side of the garage. The garage down spouts will run into the water management area.

## Applicant Statement

I have read and fully understand the above instructions. I hereby make application for a variance, agreeing to do all such work in accordance with all Hubbard County Ordinances. In making this application, I hereby affirm that I am the fee title owner of the above-described property or the authorized agent thereof, and I agree to this application and warrant and assert that I am authorized by ownership and/or law to apply for the variance in question. By signing this application, I hereby certify that the information contained in this application is a true, accurate and complete representation of facts and conditions concerning the proposed variance application. I hereby state and affirm that any and all applications, sketches, surveys, and all other attachments and documents submitted herewith are true and accurate. I understand that if any of the information provided by me in this application is later found or determined by the County to be inaccurate, the County may revoke the variance and/or any accompanying permit based upon the supplying of inaccurate information. I understand and agree that in making application for a variance, I am granting permission to Hubbard County, at reasonable times and in a reasonable manner, to enter the land and premises that are the subject of this application to determine compliance of that application with any applicable county, state, or federal laws, statutes, or ordinances. I certify and agree that I will comply with any and all conditions imposed in connection with the approval of the application. I understand that I may be required to submit additional property descriptions, property surveys, site plans, building plans, or other information as deemed necessary by the County for proper consideration of the request before the application is deemed complete or acted upon.

Signature of applicant(s):

*Brett Wyman* *Sherry Wyman*

For Office Use:

Application date: \_\_\_\_\_ Filing acknowledged by: \_\_\_\_\_ Receipt #: \_\_\_\_\_ App. #: \_\_\_\_\_





# Variance Application

Hubbard County Environmental Services

301 Court Ave., Park Rapids, MN 56470

Phone: 218.732.3890

[www.co.hubbard.mn.us/departments/environmental\\_services/index.php](http://www.co.hubbard.mn.us/departments/environmental_services/index.php)

**Note:** Place an "X" by each item below that applies to your request. Then, fill out **only** the applicable following section(s) that apply, as directed. **If a section does not apply to your request, leave it blank.**

**What is the reason(s) for applying for the variance? Place an "X" by each applicable item.**

- ☒ Setback issues: complete Section 1
- ☐ Land or vegetative alteration: complete Section 2
- ☐ Lot size not in compliance with minimum Ordinance standards: complete Section 3
- ☐ Alteration to nonconforming structure: complete Section 4
- ☐ Other: attach separate sheet explaining variance request

## Section 1

Check the item(s) from which you are requesting a variance and fill in the proposed setback distance. Setbacks are measured to the nearest point on a structure which can be the eave overhang or an attached deck/platform.

- |  |                           |
|--|---------------------------|
| <input type="checkbox"/> Ordinary High Water Mark (OHWM)   | Proposed Setback _____ ft |
| <input checked="" type="checkbox"/> Lot line   | Proposed Setback _____ ft |
| <input type="checkbox"/> Road Right of Way Twp Co. State   | Proposed Setback _____ ft |
| <input type="checkbox"/> Crest of bluff  | Proposed Setback _____ ft |
| <input type="checkbox"/> Septic system components (new SSTS site design must accompany variance application) |                           |

## Section 2

What is your land alteration? Check all categories that apply.

- ☐ Vegetative alteration
- ☒ Grading/filling
- ☒ Other (Attach separate sheet explaining the land alteration)

**Note:** An additional cross-section sketch showing L, W, and H dimensions and an itemized list showing volume (cubic yds.) of all proposed grading/filling must accompany application.

## Section 3

When was your lot created (month/day/year)? 1923 (This information can be found in your abstract of title. A copy of either this first deed or page in the abstract must be included in your application.)

**Note:** An ISTS site design showing your proposed building site, well location, a primary drainfield site, and an alternate drainfield site must be included in your application for a lot size variance.

## Section 4

**Note:** A sketch showing L, W, and H dimensions of all portions of the existing and proposed structure(s) and addition(s) must be included in your application.

**Circle all that apply and fill in requested information:**

### Existing structure

Foundation: basement, crawlspace, slab on grade

Stories above ground: ground level, 1 ½, two

Existing structure height: \_\_\_\_\_ ft

Existing # bedrooms \_\_\_\_\_

Overall change in roof height when project is completed: \_\_\_\_\_ ft

### Proposed addition(s)

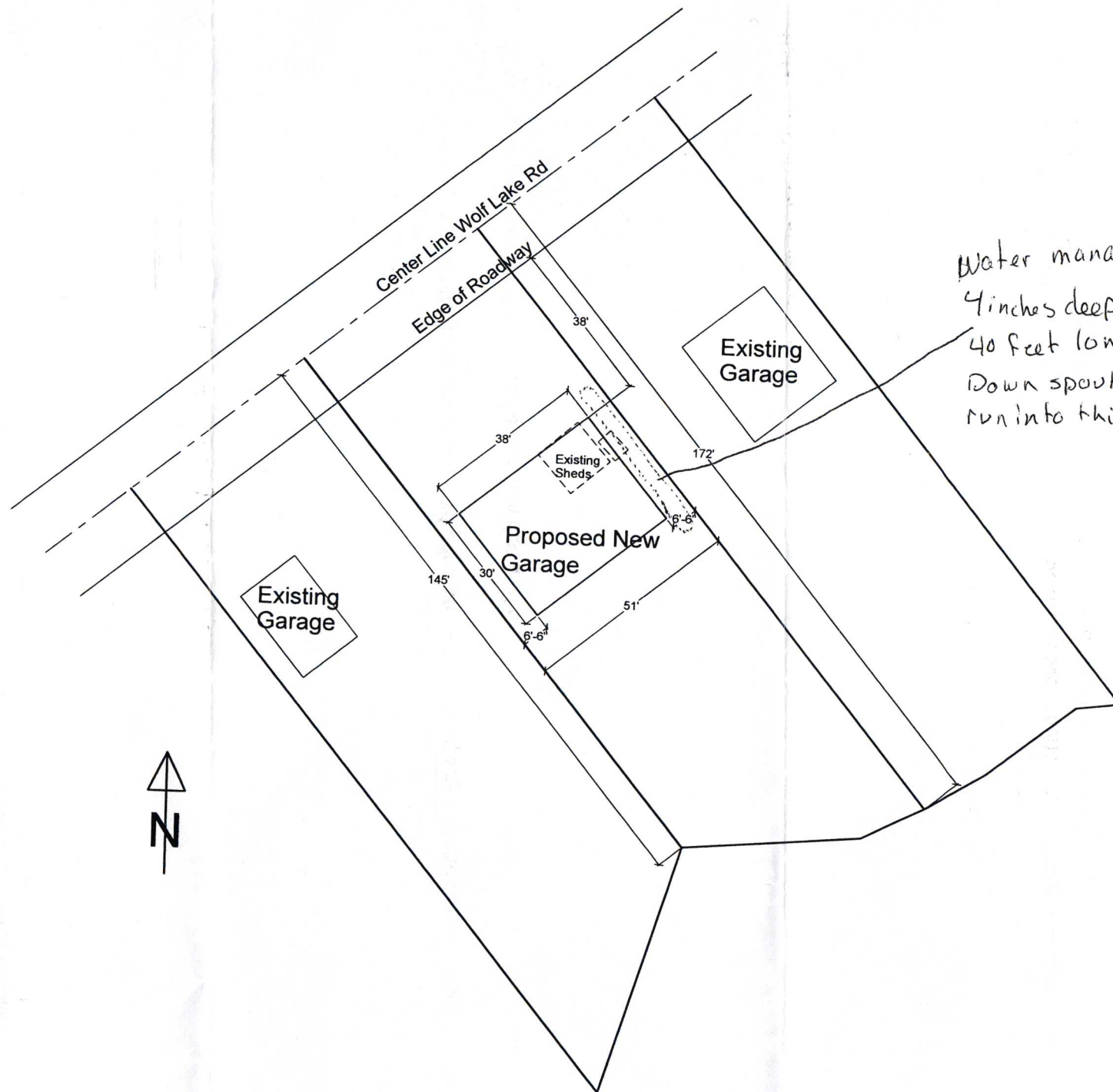
Foundation: basement, crawlspace, slab on grade

Stories above ground: ground level, 1 ½, two

Proposed addition(s) height: \_\_\_\_\_ ft

Final # bedrooms after remodel \_\_\_\_\_

No driveway will be installed.



Water management area  
4 inches deep, 4 feet wide,  
40 feet long.  
Down spouts from gutters  
run into this area.

**Applicant's Waiver of Rights under Minnesota Statutes  
Section 15.99**

Date: 12-6-23

Re: Variance application 51-V-23

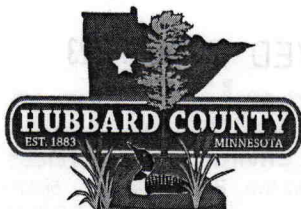
The undersigned hereby declares that he/she understands that pursuant to Minnesota Statutes Section 15.99, that the County must approve or deny requests relating to zoning within 60 days of the date of a completed application, and that the County is by law allowed to extend the time limit once, for up to an additional 60 days. The undersigned therefore understands that under Minnesota Statutes Section 15.99, he/she has a right to have a decision on his/her permit application made within the above timelines. Understanding the foregoing, the undersigned hereby knowingly and voluntarily waives his/her rights under Minnesota Statutes Section 15.99 to obtain a decision within the 60 day/120 day time frame on this matter. The undersigned hereby grants the county until TBD to make a decision on the permit application in this matter.

Signed,

Brett Brewer Wynman  
(signature - full legal name)

Sherry Ann Wynman  
(signature - full legal name)





RECEIVED NOV 13 2023

# Variance Application

Hubbard County Environmental Services

301 Court Ave., Park Rapids, MN 56470

Phone: 218.732.3890

www.co.hubbard.mn.us/departments/environmental\_services/index.php

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Owner name(s) (if different from applicant): \_\_\_\_\_

Mailing address (PO Box/Street, City, State, Zip): 51185 W MAYBERRY DR, CASS LAKE, MN 56633E911 property address: 32494 WOLF LAKE RD, CASS LAKE MN 56633Phone: 218-556-8179 Alt. phone: 218-556-0057 Email: SHERRY079@YAHOO.COMTax parcel number(s): 07.01.01600Legal description: .19 AC P/O GL11 FR NE COR LOT 18 CRESCENT BEACH PB CONT ON LN EXT E172 TO CREEK S AL CREEK 61Sect: 01 Twp: 145 Rng: 032 Lake/river name: \_\_\_\_\_ Is this request after-the-fact? ☐ Yes ☒ No**Place an "X" by the ordinance(s) and provide the section(s) of said ordinance(s) from which you are requesting a variance.**

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☐ Other \_\_\_\_\_

Section(s): 502.1  
Section(s): \_\_\_\_\_  
Section(s): \_\_\_\_\_  
Section(s): \_\_\_\_\_  
Section(s): \_\_\_\_\_

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Signature of applicant(s): Brett Wyman Sherry Wyman

For Office Use:

Application date: 11/16/2023 Filing acknowledged by: SEL Receipt #: 35110 App. #: 51-V-23

Updated: 01/01/2022



RECEIVED NOV 13 2023

# Variance Application

Hubbard County Environmental Services

301 Court Ave., Park Rapids, MN 56470

Phone: 218.732.3890

[www.co.hubbard.mn.us/departments/environmental\\_services/index.php](http://www.co.hubbard.mn.us/departments/environmental_services/index.php)

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- |   |                           |
|---|---------------------------|
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| <input type="checkbox"/> Crest of bluff   | Proposed Setback _____ ft |
| <input type="checkbox"/> Septic system components ( <b>new SSTS site design must accompany variance application</b> ) |                           |

## Section 2

What is your land alteration? Check all categories that apply.

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- ☐ Other (Attach separate sheet explaining the land alteration)

**Note:** An additional cross-section sketch showing L, W, and H dimensions and an itemized list showing volume (cubic yds.) of all proposed grading/filling must accompany application.

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Stories above ground: ground level, 1 ½, two

Existing structure height: \_\_\_\_\_ ft

Existing # bedrooms \_\_\_\_\_

Overall change in roof height when project is completed: \_\_\_\_\_ ft

### Proposed addition(s)

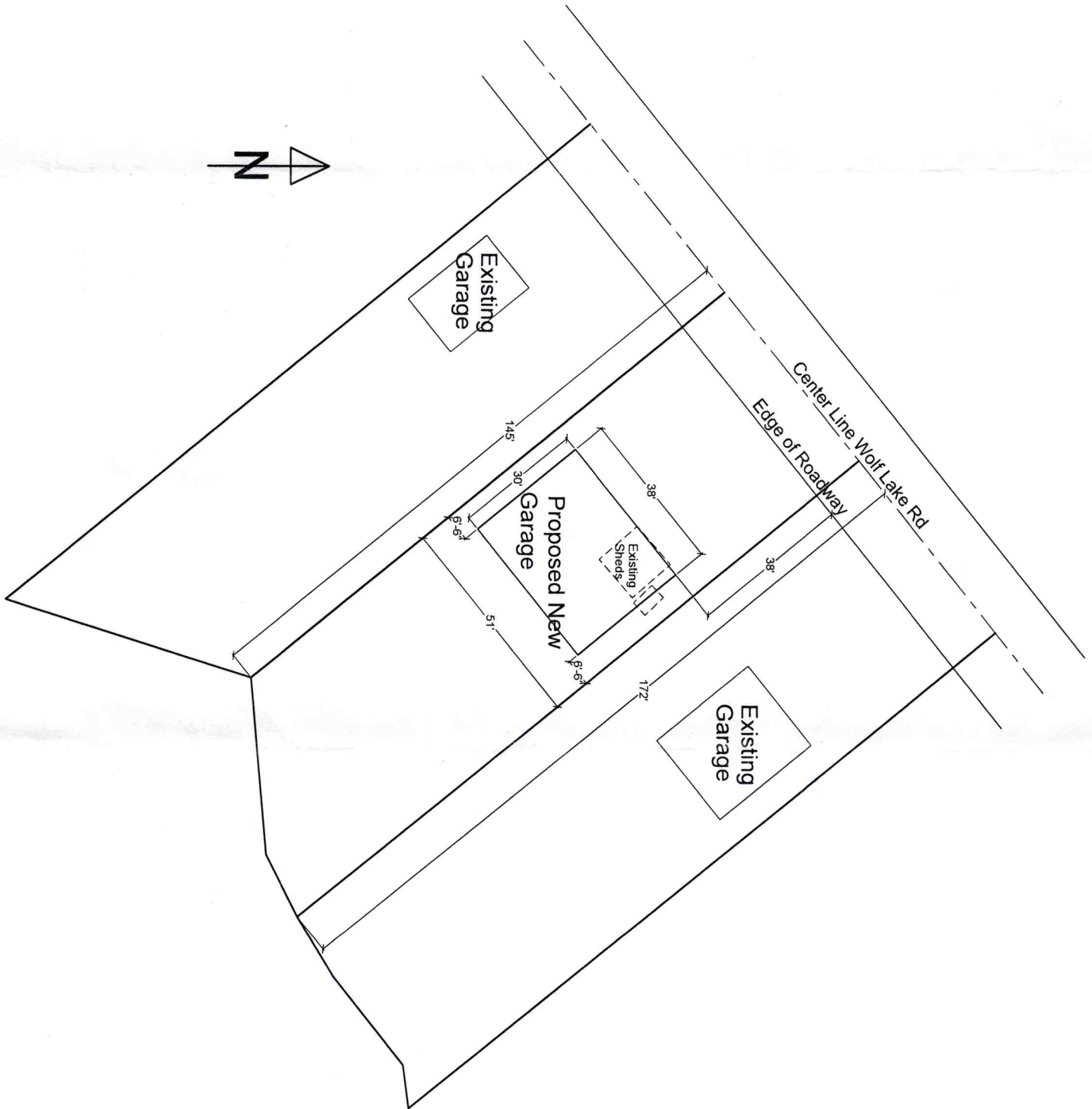
Foundation: basement, crawlspace, slab on grade

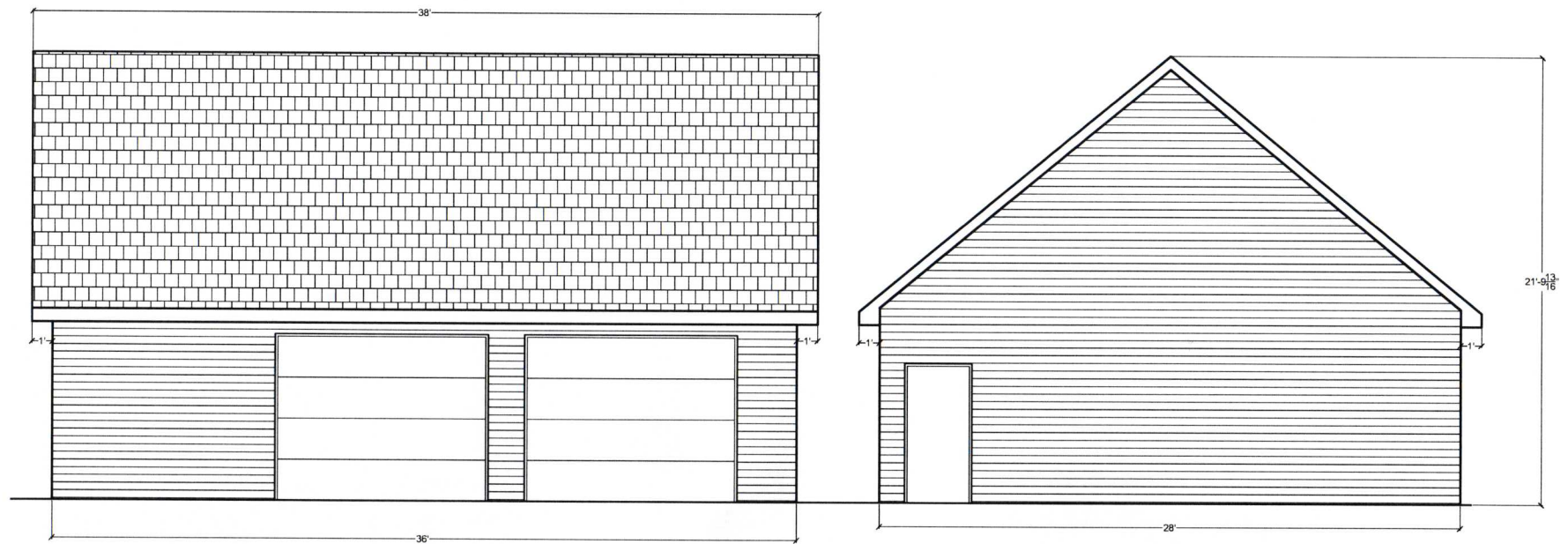
Stories above ground: ground level 1 ½, two

Proposed addition(s) height: 21 ft

Final # bedrooms after remodel 0











## Parcel Search

Search

Results



Parcel ID



Physical Address



Primary Taxpayer



Alternate Taxpayer



Township/City



Subdivision



Lake Name



School District



Lease Sites



E911 Address Points



Section-Township-Range







HUBBARD COUNTY  
AUDITOR - TREASURER  
301 COURT AVENUE  
PARK RAPIDS, MN 56470  
218-732-4348

Property ID#: 07.01.01600

Taxpayer ID#: 36647

Taxpayer(s):

14001\*60\*\*G50\*\*1.242\*\*1/6\*\*\*\*\*AUTO5-DIGIT 56633  
BRETT B & SHERRY A WYMAN  
51185 W MAYBERRY DR  
CASS LAKE MN 56633-3433



Property Description:

SECT-01 TWP-145 RANGE-032 .19 AC P/O GL11 FR NE COR LOT 18 C  
RESCENT BEACH PB CONT ON LN EXT E172 TO CREEK S AL CREEK 61  
W145 TO SE COR LOT 18 N AL E LN 51 TO PB

Property Address:

## 2023 Property Tax Statement

### VALUES AND CLASSIFICATIONS

Taxes Payable Year:	2022	2023
Estimated Market Value:	3,600	4,100
Homestead Exclusion:		
Taxable Market Value:	3,600	4,100
New Improvements:		
Property Classification:	SEASON RES R	SEASON RES R

Step  
1

Sent in March 2022

Step  
2

### PROPOSED TAX

Proposed Tax: 32.00

Sent in November 2022

Step  
3

### PROPERTY TAX STATEMENT

First-half Taxes: 16.00  
Second-half Taxes: 16.00  
Total Taxes Due in 2023: 32.00

\$\$\$  
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.  
Read the back of this statement to find out how to apply.

2-23-23\_v1

Taxes Payable Year:

2022

2023

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund.  
File by August 15. **If this box is checked, you owe delinquent taxes and are not eligible.** ☐
2. Use these amounts on Form M1PR to see if you are eligible for a special refund. .00

Property Tax and Credits

3. Property taxes before credits 34.00 32.00
4. Credits that reduce your property taxes
- A. Agricultural and rural land credits
- B. Other Credits

5. Property taxes after credits 34.00 32.00

Property Tax by Jurisdiction

6. County 13.30 12.78
7. City or Town: FARDEN 8.34 8.26
8. State General Tax 2.28 1.98
9. School District (0115) 6.94 6.26
- A. Voter approved levies
- B. Other local levies
10. Special Taxing Districts 2.90 2.52
- A. Other .24 .20
- B. Tax Increment
- C. Fiscal disparity

11. Non-school voter approved referenda levies

12. Total property tax before special assessments 34.00 32.00

Special Assessments on Your Property

13. Special Assessments
- A.
- B.
- C.

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

34.00

32.00

*paid in full  
5/15/23*

## PAYABLE 2023 2ND HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: 10/16/2023

Property ID#: 07.01.01600

SECOND 1/2 TAX AMOUNT DUE:

\$16.00

Taxpayer(s): 36647

BRETT B & SHERRY A WYMAN  
51185 W MAYBERRY DR  
CASS LAKE MN 56633-3433

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

HUBBARD COUNTY AUDITOR - TREASURER  
301 COURT AVENUE  
PARK RAPIDS, MN 56470-1421



No Receipt Sent. Your cancelled check is proof of payment. Do not send postdated checks.

DETACH HERE AND RETURN THIS STUB  
WITH YOUR SECOND HALF PAYMENT.  
DO NOT STAPLE.

1/3 14001



# \$\$\$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2023 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2023, you may qualify for one or both of the following homestead credit refunds:

- Property Tax Refund** - If your taxes exceed certain income-based thresholds, and your total household income is less than \$128,280.
- Special Property Tax Refund** - If you also owned and occupied this property as your homestead on January 2, 2022 and both of the following are true:
  - The net property tax on your homestead increased by more than 12 percent from 2022 to 2023.
  - The increase was at least \$100, not due to improvements on the property.

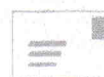
For Form M1PR and instructions:



www.revenue.state.mn.us



(651) 296-3781



Minnesota Tax Forms  
Mail Station 1421  
St. Paul, MN 55146-1421

Make sure to provide your Property ID Number on your M1PR to ensure prompt processing.

## Senior Citizen Property Tax Deferral

### SENIOR CITIZEN PROPERTY TAX DEFERRAL

The Senior Citizen Deferral Program provides a **low-interest loan** to senior citizens having difficulty paying property taxes. This is not a tax forgiveness program, however, this program:

- Limits the maximum amount of property tax paid to 3% of total household income, and
- Ensures the amount of tax paid remains the same as long as you participate in this program.

To be eligible, you must file an application by November 1, 2023, as well as:

- Be at least 65 years old,
- Have a household income of \$60,000 or less, and
- Have lived in your home for at least 15 years.

To receive a fact sheet and application for this program, go to [www.revenue.state.mn.us](http://www.revenue.state.mn.us) and type keyword "deferral" into the search box. You may also call the Senior Deferral Administrator at (651) 556-4803 to have the information mailed to you.

Property Type:	2023											2024
	May 16	June 1	July 1	Aug 1	Sep 1	Oct 1	Oct 16	Nov 1	Nov 16	Dec 1	Jan 2	
Homesteads and Cabins												
1st half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%	
2nd half	-	-	-	-	-	-	2%	4%	5%	5%	7%	
Both Unpaid	-	-	-	-	-	-	5%	6%	-	6.5%	8.5%	
Agricultural Homesteads												
1st half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%	
2nd half	-	-	-	-	-	-	-	-	2%	4%	6%	
Both Unpaid	-	-	-	-	-	-	-	-	5%	6%	8%	
Nonhomesteads												
1st half	4%	8%	9%	10%	11%	12%	12%	12%	-	12%	14%	
2nd half	-	-	-	-	-	-	4%	8%	-	9%	11%	
Both Unpaid	-	-	-	-	-	-	8%	10%	-	10.5%	12.5%	
Agricultural Nonhomesteads												
1st half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%	
2nd half	-	-	-	-	-	-	-	-	4%	8%	10%	
Both Unpaid	-	-	-	-	-	-	-	-	8%	10%	12%	
Personal Property	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	
Manufactured Homes												
1st half	-	-	-	-	8%	8%	8%	8%	8%	8%	8%	
2nd half	-	-	-	-	-	-	-	-	8%	8%	8%	

### Penalty for Late Payment of Property Tax:

If you pay your first half or second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you must pay. The table on the right shows the penalty amounts added to your tax if your property taxes are not paid before the date shown.

### Personal Property Located on Leased

**Government-owned Land:** Taxes may be paid in two installments due at the same time as real property taxes. These taxes are subject to the same penalty schedule and penalty rates as real property taxes. All other personal property taxes are due in full on or before May 15, 2023.

**Note to manufactured homeowners:** The title to your manufactured home cannot be transferred unless all current year and delinquent personal property taxes are paid at the time of transfer.

### IMPORTANT ADDITIONAL NOTES:

- FAILURE TO RECEIVE A STATEMENT DOES NOT AFFECT THE TAXPAYER'S RESPONSIBILITY FOR TIMELY PAYMENT OF TAXES.
- STATEMENTS ARE MAILED EACH YEAR TO THE RECORDED OWNER AS OF MARCH 1ST. NO ADDITIONAL STATEMENTS WILL BE MAILED TO NEW OWNERS. NO SECOND HALF STATEMENT IS MAILED.
- M.S. 276.017 SUBD. 3. PROOF OF TIMELY PAYMENT: THE POSTMARK OR REGISTRATION MARK OF THE UNITED STATES POSTAL SERVICE QUALIFIES AS PROOF OF TIMELY MAILING. MAILING, OR THE TIME OF MAILING, MAY ALSO BE ESTABLISHED BY A DELIVERY SERVICE'S RECORDS OR OTHER AVAILABLE EVIDENCE. THE POSTMARK OF A PRIVATE POSTAGE METER OR AN ELECTRONIC STAMP PURCHASED ONLINE MAY NOT BE USED AS PROOF OF A TIMELY MAILING MADE UNDER THIS SECTION.
- PENALTIES ARE ASSESSED AS REQUIRED BY THE STATE OF MINNESOTA.

2-23-23 v1

Please fold on perforation BEFORE tearing

### ADDRESS CORRECTION:

New Address:

NAME \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

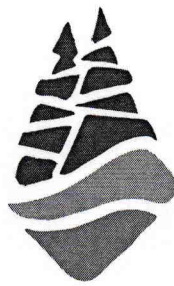
TAX PAYER I.D. NO. \_\_\_\_\_

DO NOT STAPLE YOUR CHECK TO THE PAYSTUB.  
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

PHONE # \_\_\_\_\_

Email: \_\_\_\_\_

THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT



**HUBBARD COUNTY**  
**Soil & Water**  
Conservation District

RECEIVED NOV 13 2023

Mr. & Mrs. Wyman  
32494 Wolf Lake Rd  
Cass Lake, MN 56470

November 6, 2023

Dear Mr. & Mrs. Wyman,

On October 27, 2023, I performed a Wetland Conservation Act (WCA) site visit to your parcel southeast of Wolf Lake (parcel ID 07.01.01600). The area was flagged for where fill will be brought in, and I have attached a map and a photo of the area. This parcel would be allowed a 100 sqft impact.

With the history of the area, previous fill has already been placed before the WCA rules in 1991. So, placing fill on top of previous fill is allowable. I did flag the area where some wetland indicators in the soil appear, but there is evidence of previous fill. As long as the fill does not go towards the water past the flags and posts put up by the landowner, there would be no WCA violations.

If you have any questions regarding this letter, please contact us via phone or email.

Your SWCD Forester,

Brandon Spain-Brist  
Hubbard SWCD Forest Resource Technician  
[brandon.hcswcd@gmail.com](mailto:brandon.hcswcd@gmail.com)  
218-732-0121 ext.4





HUBBARD COUNTY  
**Soil & Water**  
Conservation District

RECEIVED NOV 13 2023



603 Central Avenue N Suite 100  Park Rapids, MN 56470 | 218-732-0121

[hubbardswcd.org](http://hubbardswcd.org)

*Hubbard SWCD is an equal opportunity employer and provider*





HUBBARD COUNTY  
**Soil & Water**  
Conservation District

RECEIVED NOV 13 2023



■ = flag

603 Central Avenue N Suite 100  Park Rapids, MN 56470 | 218-732-0121

[hubbardswcd.org](http://hubbardswcd.org)

*Hubbard SWCD is an equal opportunity employer and provider*





















Individual (s) to Individual (s)

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed (X) not required  
Certificate of Real Estate Value No. June 28, 2005

Pam Heeren

County Auditor

by

07.01.01600 07.39.01200

Deputy

STATE DEED TAX DUE HEREON: \$ 1.65

Date: June 28 P.W.  
June 16, 2005, KK

OFFICE OF THE COUNTY RECORDER  
HUBBARD COUNTY, MINNESOTA

CERTIFIED, FILED, AND/OR

RECORDED ON

06/28/2005 10:15AM

AS DOC #: A000308928

NICOLE K. LUETH  
HUBBARD COUNTY RECORDER

BY

026

DEPUTY

PAGES: 1

(reserved for recording data)

FOR VALUABLE CONSIDERATION,

PAMELA J. WASHBURN,

a single person

(marital status)

, Grantor (s),

hereby convey (s) and quitclaim (s) to

BRETT B. WYMAN and SHERRY A. WYMAN,

husband and wife

, Grantee (s),

real property in Hubbard

County, Minnesota, described as follows:

Lot No. 18 of the Plat of Crescent Beach, Wolf Lake, as per the plat thereof now of record in the office of the County Recorder, Hubbard County, Minnesota; and

Part of Government Lot 11, Section 1, Township 145 North, Range 32 West of the Fifth Principal Meridian, more particularly described as follows: Beginning at the Northeast corner of Lot 18, Plat of Crescent Beach, and continuing this North line in an Easterly direction a distance of 172' to the West Bank of Wolf Creek; thence Southerly along the West Bank of Wolf Creek a distance of 61'; thence Westerly at a right angle a distance of 145' to the Southeast corner of said Lot 18; thence North on the East line of the said Lot 18 a distance of 51' to the point of beginning, containing one-fifth acre, more or less, less easement, right-of-way, and flowage rights.

THE TOTAL CONSIDERATION FOR THE TRANSFER OF THIS PROPERTY IS \$500 OR LESS.  
(if more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto.

HUBBARD COUNTY  
Deed Tax Hereon of

Affix Deed Tax Stamp Here

6/28/05 Date No. 27761

Pam Heeren

STATE OF MINNESOTA

COUNTY OF Hubbard

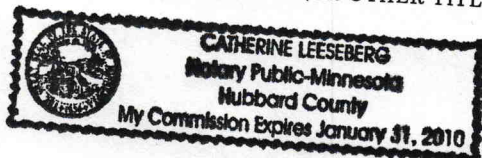
ss.

Pamela J. Washburn  
PAMELA J. WASHBURN

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June, 2005  
by Pamela J. Washburn, a single person

, Grantor (s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)



Catherine Leeseberg  
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should be sent to (Include name and address of Grantee):

Brett and Sherry Wyman  
51185 West Mayberry Drive  
Cass Lake, MN 56623

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Timothy R. [illegible]

COPY

### Directions to the property

Head east on 34 turn left on Highway 4 for 20 miles, turn right on Highway 71 at Lake George, drive 16 miles and turn right on County Highway 9, drive 5 miles and turn left on County 45, turn right onto Highway 2, drive 2.8 miles and turn left on Wolf Lake Road.







PARCEL ID	TAXPAYER NAME 1	TAXPAYER NAME 2	TAXPAYER ADDRESS 1	TAXPAYER CITY	TAXI ZIP
07.39.00500	ANDERSON FAMILY TRUST		32540 WOLF LAKE RD	CASS LAKE	MN 56633
07.01.01600	BRETT B & SHERRY A WYMAN		51185 W MAYBERRY DR	CASS LAKE	MN 56633
07.39.00900	CROOKER FAMILY TRUST		32512 WOLF LAKE RD	CASS LAKE	MN 56633
07.01.01800	DARRIN L VATNSDAL	LAURA A VATNSDAL	5606 CYPRESS POINT DR	GRAND FORKS	ND 58201
07.39.00600	DONALD L & LISA K ANDERSON		923 5TH AVE SE	EAST GRAND FORKS	MN 56721
07.39.01600	ERWIN D & MARILYN WETENKAMP LE	DANIEL B & SUSAN E WETENKAMP	15975 210TH ST SW	RED LAKE FALLS	MN 56750
07.39.01000	JASON J & KELLY LYNN VOLD CD	KATHRYN A & MARK K HEGSTROM	25520 24TH STREET WEST	ZIMMERMAN	MN 55389
07.01.01500	JILL L DANIELSON	ANN E ALGER	612 HILLSIDE DRIVE	WATERTOWN	MN 55388
07.39.01500	JODI LYNN PHILLIPS	HEATHER ANN ELLINGSEN	4405 12TH ST W	WEST FARGO	ND 58078
07.01.02000	JOHN SANDERSON		PO BOX 368	ELGIN	ND 58533
07.39.01700	L S & B M STURLAUGSON REV TR		101 CHARLES ST	PARK RIVER	ND 58270
07.01.02010	LF ZOPF		RURAL ROUTE HUBBARD	CASS LAKE	MN 56633
07.39.00700	RICHARD MCGEHERAN		5549 32ND AVE S	MINNEAPOLIS	MN 55417
07.01.01900	TIMOTHY CAPOUCH		714 6TH AVE WEST	WEST FARGO	ND 58078
07.01.00500	TODD M RAYMOND	BARBARA RAYMOND	32522 WOLF LAKE RD	CASS LAKE	MN 56633



# Environmental Services

301 Court Avenue, Park Rapids, MN 56470

Phone: 218.732.3890

[www.co.hubbard.mn.us/departments/environmental\\_services/index.php](http://www.co.hubbard.mn.us/departments/environmental_services/index.php)

## Notice of Hubbard County Board of Adjustment Public Hearing/Meeting for Variance Application 51-V-23

**Applicant:** Brett and Sherry Wyman

**Property Address:** 32494 Wolf Lake Rd, Cass Lake, MN 56633

**Legal Description:** Part of Gov't Lot 11, Section 1, Township 145, Range 32

**Parcel ID #:** 07.01.01600

**Lot Viewal Date:** Thursday, December 14, 2023 at approximately 10:50 a.m. ***(Please allow at least  $\pm$  30 minutes of scheduled time.)***

**Hearing/Meeting Date:** **Monday, December 18, 2023 at 6:00 p.m.**

**Place:** Hubbard County Government Center, 3rd Floor Board Room # 324.

**Purpose:** Applicants are requesting a variance from Sections 502.1 and 502.2 of the Shoreland Management Ordinance for a proposed accessory structure to be placed within the 10' side lot line setback.

Above please find a Public Hearing Notice for your information. An effort has been made to notify all the property owners within 500 feet of the premises concerned. To ensure that everyone has been notified, please share this notice with any interested property owners that may have not been notified by mail. Should you have any further questions, please contact the Environmental Services Office at 218-732-3890.

Planning Commission/Board of Adjustment (PC/BOA) hearing/meeting agenda items (i.e. applications and related documents), composition and duties, meeting procedure, and findings of fact may be viewed on the Hubbard County website ([www.co.hubbard.mn.us](http://www.co.hubbard.mn.us)) by clicking on the homepage "Agendas, Summaries & Minutes" link and then on the "Meetings" link on the subsequent webpage that opens.

**Written comments/materials on any agenda items must be submitted to Hubbard County Environmental Services, 301 Court Ave., Park Rapids, MN 56470 by 3:30 p.m. on Wednesday, December 13, 2023 and include the submitter's complete name and address of residence.**

**Staci Lee**

---

**From:** Tim Terrill <Timt@mississippiheadwaters.org>  
**Sent:** Tuesday, November 28, 2023 10:09 AM  
**To:** Staci Lee  
**Subject:** RE: public notice letter

Hello Staci,

The MHB comments for this parcel are that this is a legal non-conforming lot and requires septic or public sewer system, and the parcel needs to be under 25% impervious. If 25 percent impervious cannot be achieved, than a variance must be obtained and a stormwater plan to mitigate the parcel down to the legal limit must be obtained.

Best,

Tim Terrill

-----Original Message-----

From: Staci Lee <staci.lee@co.hubbard.mn.us>  
Sent: Monday, November 27, 2023 3:12 PM  
To: timt@mississippiheadwaters.org  
Subject: public notice letter

Good Afternoon Tim,

Attached is a public notice letter that will be sent out for our December PC/BOA meeting. The property located in the MHB corridor is parcel 07.01.01600 owned by Brett and Sherry Wyman on Wolf Lake. If you wish to submit public comment on the item, you can send it to me at this email by December 13, 2023 at 3:30 p.m. Once a decision has been made on the variance application at the Board of Adjustment level, we will send you a copy of the decision letter.

Let me know if you have any questions or if you need anything else from me.

Have a great day!

Staci Lee  
Administrative Assistant  
301 Court Avenue  
Park Rapids, MN 56470  
Tel: (218) 732-3890  
www.co.hubbard.mn.us

Disclaimer: This message is intended only for the use of the individual or entity to which it is addressed. Information in this message or an attachment may be government data and thereby subject to the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13, may be subject to attorney-client or work product privilege or may be confidential, privileged, proprietary, or otherwise protected. The unauthorized review, copying, retransmission, or other use or disclosure of the information is strictly prohibited. If you are not the intended recipient of this message, please immediately notify the sender of the transmission error and then promptly delete this message and any attached files from your computer system and physically destroy any paper copies.





# Environmental Services

301 Court Avenue, Park Rapids, MN 56470

Phone: 218.732.3890

[www.co.hubbard.mn.us/departments/environmental\\_services/index.php](http://www.co.hubbard.mn.us/departments/environmental_services/index.php)

## Notice of Hubbard County Board of Adjustment Public Hearing/Meeting for Amended Variance Application 51-V-23

**Applicant:** Brett and Sherry Wyman

**Property Address:** 32494 Wolf Lake Road, Cass Lake, MN 56633

**Legal Description:** Part of Gov't Lot 11, Section 1, Township 145, Range 32

**Parcel ID #:** 07.01.01600

**Lot Viewal Date:** Thursday, January 18, 2024 at approximately 9:50 a.m. *(Please allow at least  $\pm$  30 minutes of scheduled time.)*

**Hearing/Meeting Date:** Monday, January 22, 2024 at 6:00 p.m.

**Place:** Hubbard County Government Center, 3rd Floor Board Room # 324.

**Purpose:** Applicants are requesting a variance from Sections 502.1 and 502.2 of the Shoreland Management Ordinance (SMO) for a proposed accessory structure to be placed within the 10' side lot line setback. **Applicants are also requesting a variance from Section 904.6 of the SMO to exceed the 25% of lot area impervious surface area threshold.**

Above please find a Public Hearing Notice for your information. An effort has been made to notify all the property owners within 500 feet of the premises concerned. To ensure that everyone has been notified, please share this notice with any interested property owners that may have not been notified by mail. Should you have any further questions, please contact the Environmental Services Office at 218-732-3890.

Planning Commission/Board of Adjustment (PC/BOA) hearing/meeting agenda items (i.e. applications and related documents), composition and duties, meeting procedure, and findings of fact may be viewed on the Hubbard County website ([www.co.hubbard.mn.us](http://www.co.hubbard.mn.us)) by clicking on the homepage "Agendas, Summaries & Minutes" link and then on the "Meetings" link on the subsequent webpage that opens.

**Written comments/materials on any agenda items must be submitted to Hubbard County Environmental Services, 301 Court Ave., Park Rapids, MN 56470 by 3:30 p.m. on Wednesday, January 17, 2024 and include the submitter's complete name and address of residence.**



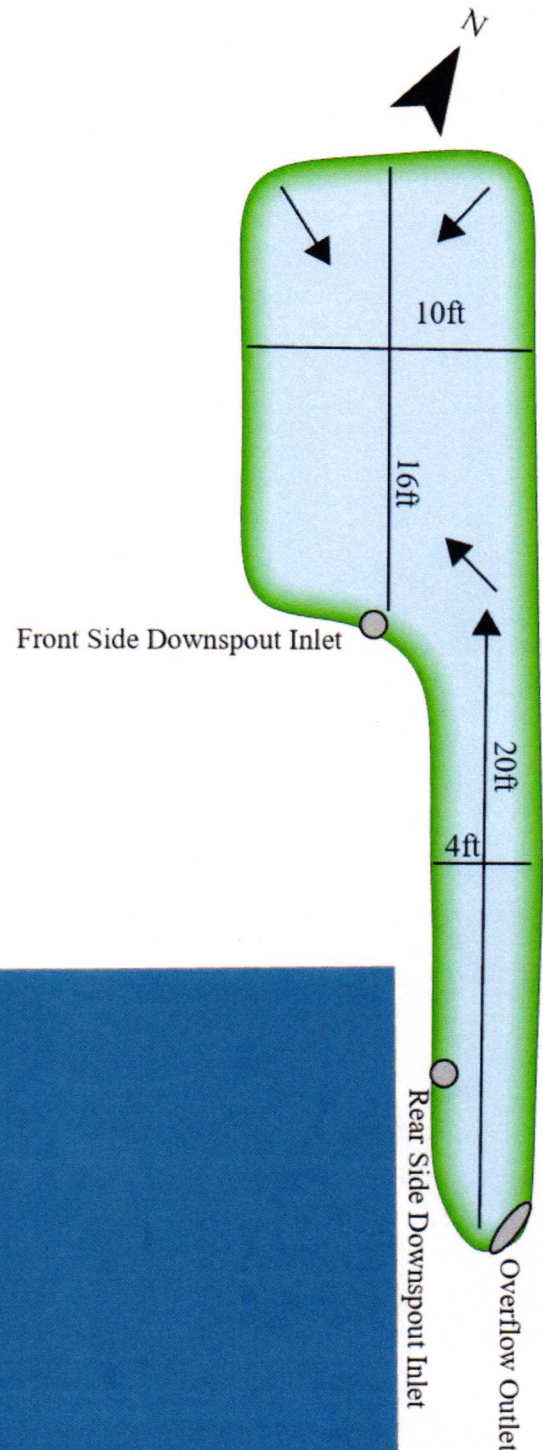


# Storm Water Management Plan

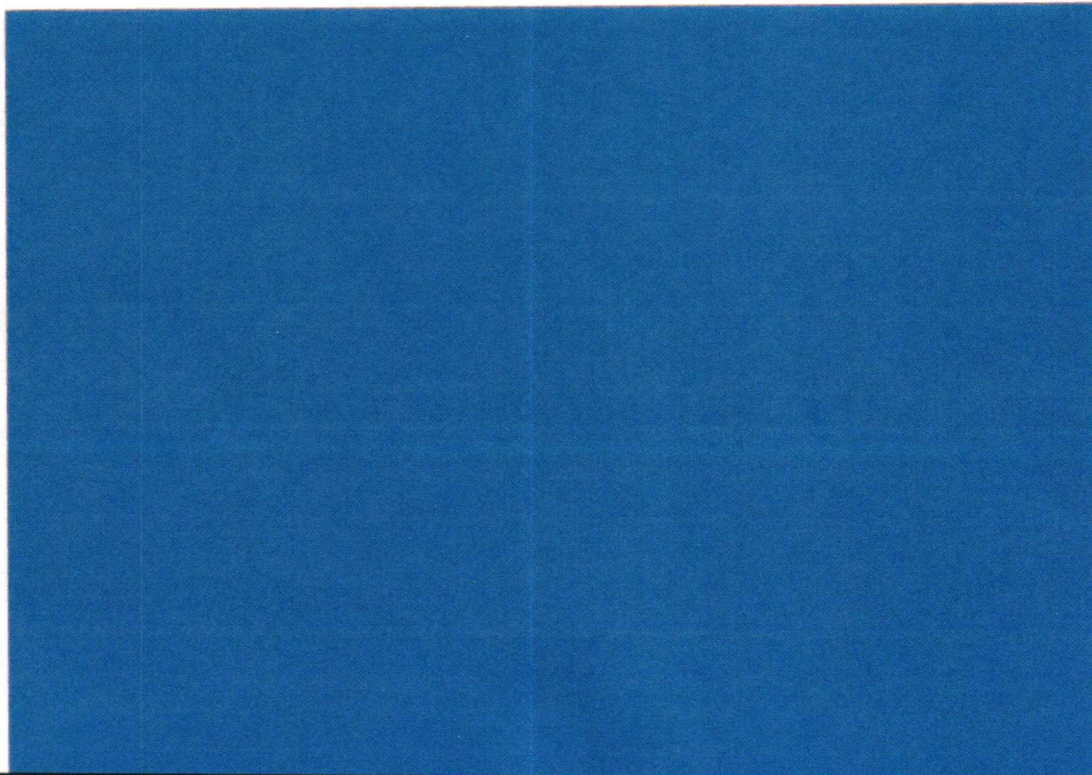
The raingarden does not need to match these exact dimensions but should have a pooling area of at least 240 square feet and a pooling depth of at least 5 inches. If pooling depth is increased to 7 inches a pooling area of 195 square feet would suffice. Pooling depth should not exceed 8 inches.

Soil should be amended to have a mixture of compost, sand, and soil. The soil appears to be already a mixture of sand and soil so tilling in compost should suffice.

It is ideal for the basin to be at least 10 feet from the structure which is why any area along the side of the structure should be slanted to the large basin to reduce pooling right near foundation.



Parcel ID: 07.01.01600





# Stormwater Plan Overview

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To treat the additional impervious surface (1140 sq ft) created by the addition of the proposed garage a stormwater best management practices should be installed. Due to the parcels size, slope, and presence of wetlands and size of the proposed building a raingarden is the most viable option to address stormwater concerns. Due to the slope of the parcel and placement of the garage, gutters will be needed to properly direct stormwater into the rain garden which will need to be placed in the front side of the garage. Gutter outlets should have a small rocked spillway to prevent erosion.

**Sizing:** Due to the mostly sandy nature of the existing soil and the proposed ponding depth of 5 inches a sizing factor of .21 was chosen. The sizing factor is then multiplied against the impervious area 1140 sq ft resulting in a required ponding area size of 239.4 square feet this was rounded to 240 sq feet. A sizing factor of .17 could be used if the average depth of the ponding area was 7 inches deep. Pooling area should not exceed 8 inches in depth. Ponding depth can be created through the combination of excavation and installation of a berm. Raingarden ponding depth should not be reached through the berm alone. Soil in the bottom of the raingarden should be amended through tilling in a compost material. Amended soil should be 12-18 inches deep. Refer to soil infiltration rate overview for additional information on areas ability to treat rainfall.

It is ideal for the basin to be at least 10 feet from the structure which is why any area along the side of the structure should be slanted to the large basin to reduce pooling right near foundation. An overflow outlet that drains towards the wetlands should be installed. This should be designed to not reduce the ponding depth of the raingarden.

## Typical Cross Section

### Bioinfiltration

There is no underdrain, so all runoff that flows into the basin and does not overflow into an overflow structure is abstracted from the stormsewer system through infiltration or evapotranspiration.

Since there is no underdrain, in-situ soils must be able to handle discharge through the soil or filter media in 48 hours or less. The period of inundation is defined as the time from the high water level in the practice to 1 to 2 inches above the bottom of the facility.

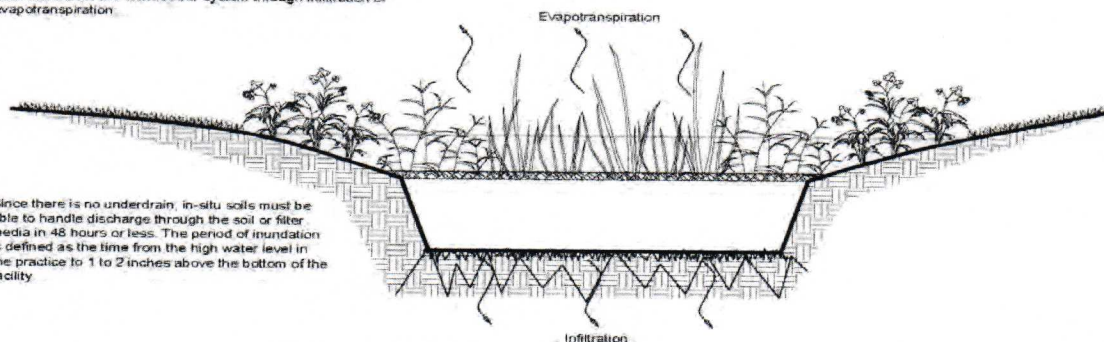


Figure 2-1: Bioinfiltration

Not To Scale

NOT FOR CONSTRUCTION PURPOSES



# Planting Plan and Maintenance

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Planting in a rain garden is very important as plants uptake nutrients, reduce compaction rate, and help to maintain. Plantings are typically done in two ways. Option one plant plugs and mulch or option two plant plugs and raingarden seed mix.

## **Option One: Plant Plugs and Mulch**

Option One is very common for residential settings as it looks more deliberate and maintained but will require more routine maintenance. First step is to choose which plants you would like to use. The U of M Extension has a very good table of native plants (<https://extension.umn.edu/landscape-design/rain-gardens#choose-plants-1778663>) to choose from. Typically a rain garden should consist of 6 or more species from this list to ensure some species will take. any of these plants can be purchased at local nursery or through nurseries online that specialize in Minnesota Native Plants. Before planting mulch should be added, only a few inches is required. Be sure to use a mulch that does not float. Planting should be done in a triangular grid pattern with plugs about 12-18 inches apart.

## **Option Two: Plant Plugs and Raingarden Seed**

This option typically looks less maintained but can be more effective and have less routine maintenance. First step is to seed directly into the rain gardens amended soils. There are many seed mixes that should suffice including MN DOT 33-361. A Raingarden or Retention basin seed mix from one of the MN DOT approved seed vendor lists. Seed should then be covered by an erosion control material which decomposes like a natural straw blanket. Plant plugs should then be planted through the blanket in a triangular grid with plants plugs spaced 12-18 inches apart.

## **Maintenance**

Once the raingarden is planted some watering during plant establishment may be required especially if it is a dry year. Once established Option Two will need very minimal maintenance except occasional weeding if undesired plants grow up and removal of excessive plant debris every spring season or two. For option one mulch may need to be raked up periodically to reduce compaction and replaced once it deteriorates to much. Seeding and watering during establishment will also be required.

# Soil Infiltration Rate Overview

Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
540	Seelyeville-Seelyeville, ponded, complex, 0 to 1 percent slopes	28.0000	0.0	67.8%
A1B	Eagleview and Menahga soils, 1 to 8 percent slopes	91.3571	0.0	32.2%
Totals for Area of Interest			0.1	100.0%

KSAT Infiltration Rate Estimate from USDA Websoil Survey View Full KSAT Report Attached

The majority of the raingarden will fall withing the soil type A1B which has a KSAT infiltration rate of 91.3571 micrometers per second which is approximately 12.94 inches per hour. Part of the raingarden will fall withing the 540 soil type which has a KSAT of 28 micrometers per second which converts to an infiltration rate of 3.9685 inches per hour.

The storage of the raingarden can currently store approximately 100 cubic feet. A one inch rain across the 1140 should produce approximately 95 cubic feet and a two inch rain around 195 cubic feet. With the high infiltration rate (3.9685-12.94 inches per hour 28-91.3571 micrometers per second) from the USDA websoil survey the current raingarden should be able to treat the majority of your average rainfall events. An overflow towards the wetlands is still recommended in case of extreme weather events, reduced infiltration rate due to siltation, and for spring melt while the ground is still frozen.

**Disclaimer:** This stormwater plan is not an engineered plan all calculations are based on resources recommended in the MPCA Stormwater Manual including Wisconsin DNR, and USDA Resources. Proper implementation of the plan is the responsibility of the landowner. This plan does not circumvent any regulatory authority and permitting may be required. Please contact local permitting organizations before implementing this plan.

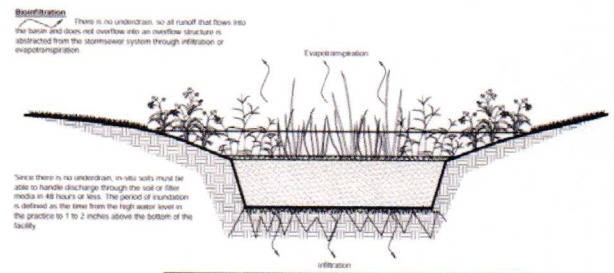
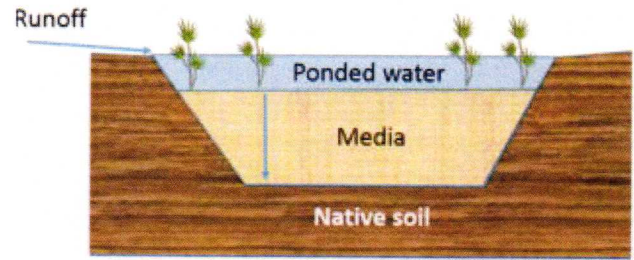
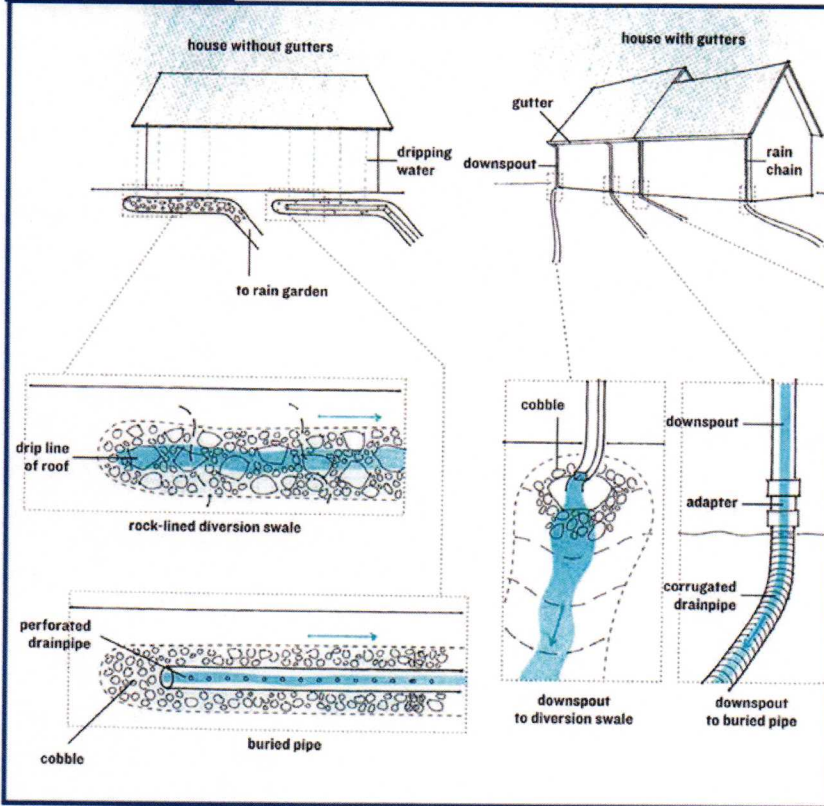


# Other Details/Typical

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## INLET DETAIL

courtesy of Becker S&D



### SUGGESTED CONSTRUCTION SEQUENCING (note to designer: edit as needed to meet project requirements)

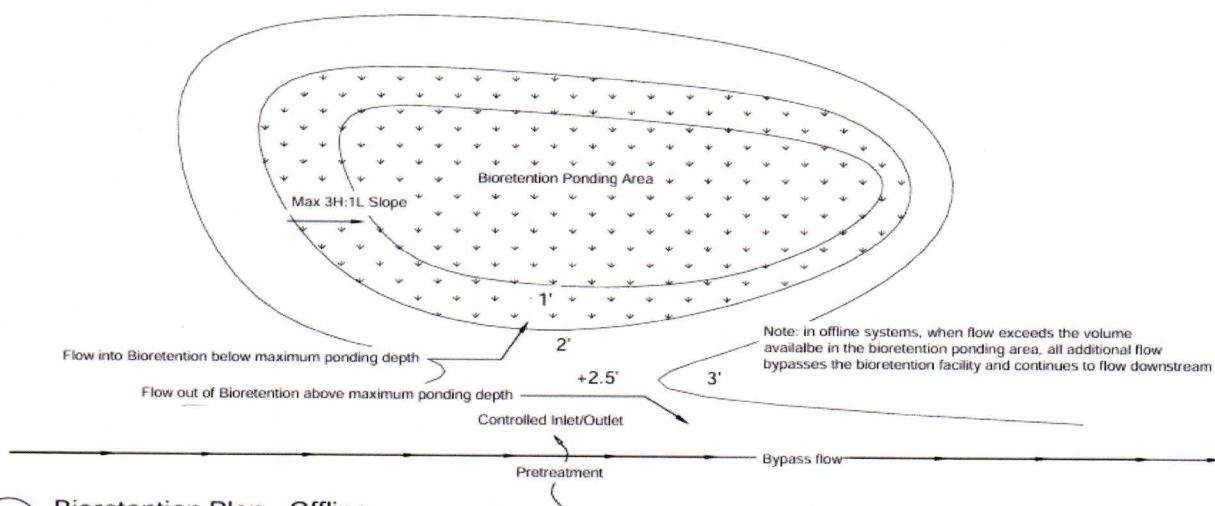
1. Install appropriate temporary erosion control devices to prevent sediment from leaving or entering the practice during construction.
2. All down-gradient perimeter sediment control bmp's must be in place before any up gradient land disturbing activity begins.
3. Perform continuous inspections of erosion control practices, especially after each rainfall event.
4. Install all utilities (water, sanitary sewer, electric, natural gas, phone, fiber optic, etc) prior to setting final grade of bioretention device.
5. Rough grade the site. If bioretention areas are being used as temporary sediment basins during construction, leave a minimum of 1 foot of cover over the practice to protect the underlying soils from clogging.
6. Complete, stabilize, and vegetate all other site improvements.
7. Construct and vegetate bioretention device following stabilization of contributing drainage area. Ensure that critical elevations, such as underdrain invert, top of media, top of mulch, and invert of overflow structure (if present) are correct.
8. Remove temporary erosion control devices after the contributing drainage area is adequately vegetated.

### GENERAL NOTES (note to designer: edit as needed to meet project requirements)

1. In the event that sediment is introduced into the bmp during or immediately following excavation, this material shall be removed from the practice prior to continuing construction.
2. See Minnesota Stormwater Manual for subgrade preparation.

### MATERIAL SPECIFICATIONS

1. See Minnesota Stormwater Manual for material specifications recommendations for bioretention soil, mulch, underdrains, etc.



Bioretention Plan - Offline

Not To Scale

NOT FOR CONSTRUCTION PURPOSES

Sheet No.

of



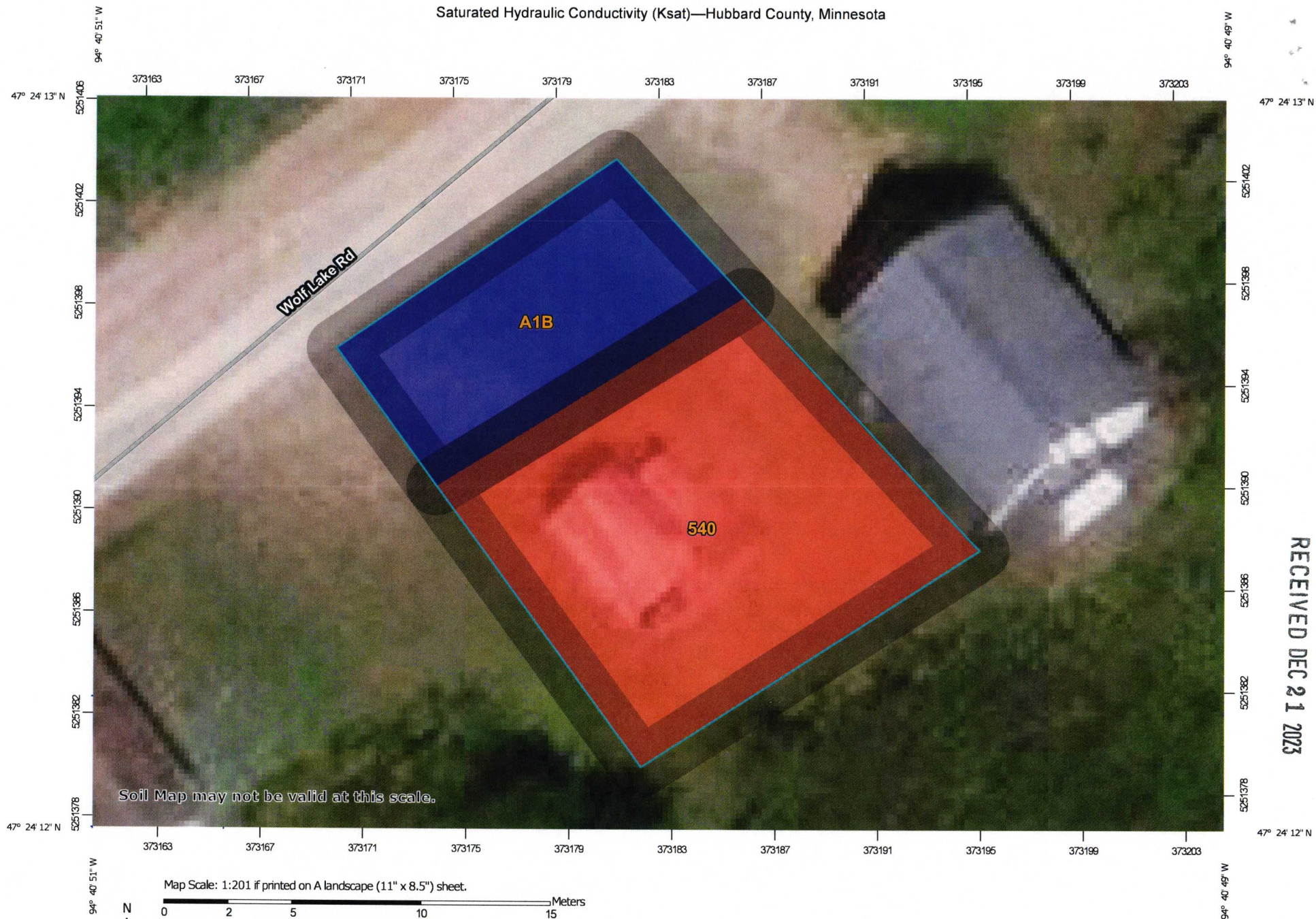
## APPROVED MnDOT SEED VENDORS

1900 Hendon Ave, Saint Paul MN 55108 • tel 612-625-7766 • fax 612-625-3748 • mncia@mncia.org • www.mncia.org

Company Name and Address	Contact Name and Information
<b>Agassiz Seed &amp; Supply Inc</b> 445 7th St NW West Fargo ND 58078	Al Holleman, Matt Kelley Tel 701-282-8118 Fax 701-282-9119 al@agassizseed.com, matt@agassizseed.com
<b>Agassiz Seed &amp; Supply Inc</b> 3660 Kennebec Dr Eagan MN 55122	Ben McClellen Tel 651-287-3400 Fax 651-287-3401 ben@agassizseed.com
<b>Cherokee Manufacturing</b> 150 Bridgepoint Dr Ste 200 South Saint Paul MN 55075	Matt Gunderman Tel 651-451-6568 Fax 651-451-1138 matt.gunderman@cherokeemfg.com
<b>Gertens Wholesale &amp; Professional Turf Supply</b> 1980 Seneca Rd Eagan MN 55122	Andy Vick Tel 651-361-8500 avick@gertens.com
<b>DLF USA dba La Crosse Seed, LLC</b> 2541 Commerce St La Crosse WI 54603	Heath Duxbury Tel 608-783-9560 Fax 608-783-9515 hduxbury@laxseed.com
<b>Millborn Seeds, Inc</b> 2132 32nd Ave Brookings SD 57006	Ben Burris Tel 605-697-6306 Fax 1-888-471-1706 benb@millbornseeds.com
<b>MNL, Inc</b> 8740 77th St NE Otsego MN 55362	Wes Olmschenk Tel 763-295-0010 wes.olmschenk@mnllcorp.com
<b>Ramy Turf Products</b> 1329 N Riverfront Mankato MN 56001	Michael Ramy Tel 507-387-4091 Fax 507-387-7033 mikejr@ramyturf.com, ethan@ramyturf.com
<b>Ramy Turf Products—St Paul</b> 731 Prior Ave N Saint Paul MN 55104	Michael Ramy Tel 651-917-0939 Fax 651-917-0111 mikejr@ramyturf.com, ethan@ramyturf.com
<b>Rivard's Turf &amp; Forage Inc</b> 3150 27th Ave N Grand Forks ND 58203	Ross Rivard Tel 701-330-3699 Fax 886-484-6150 ross@rivards.com
<b>RJ Hunt Seed Company</b> 13471 County Road 101 Wadena MN 56482	Steve Berchild Tel 866-631-4190 sales@rjhuntseed.com
<b>Shooting Star Native Seeds</b> 20740 County Rd 33 Spring Grove MN 55974	Mark Udstuen Tel 507-498-3944 Fax 507-498-3953 mark@shootingstarnativeseed.com
<b>Twin City Seed Company</b> 7265 Washington Ave S Edina MN 55439	Paul Kubista, Andy Keating Tel 952-944-7105 Fax 952-944-7239 pkubista@twincityseed.com



# Saturated Hydraulic Conductivity (Ksat)—Hubbard County, Minnesota



Map Scale: 1:201 if printed on A landscape (11" x 8.5") sheet.

0 2 5 10 15 Meters

0 5 10 20 30 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey


12/15/2023  
Page 1 of 5

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## MAP LEGEND

### Area of Interest (AOI)




 Area of Interest (AOI)

### Soils




#### Soil Rating Polygons

 ≤ 28.0000  
 > 28.0000 and ≤ 91.3571  
 Not rated or not available


#### Soil Rating Lines

 ≤ 28.0000  
 > 28.0000 and ≤ 91.3571  
 Not rated or not available

#### Soil Rating Points

 ≤ 28.0000  
 > 28.0000 and ≤ 91.3571  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hubbard County, Minnesota  
 Survey Area Data: Version 20, Sep 10, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 29, 2013—Jul 24, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

RECEIVED DEC 21 2023



## Saturated Hydraulic Conductivity (Ksat)

Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
540	Seelyeville-Seelyeville, ponded, complex, 0 to 1 percent slopes	28.0000	0.0	67.8%
A1B	Eagleview and Menahga soils, 1 to 8 percent slopes	91.3571	0.0	32.2%
Totals for Area of Interest			0.1	100.0%

### Description

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity is considered in the design of soil drainage systems and septic tank absorption fields.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

The numeric Ksat values have been grouped according to standard Ksat class limits.

### Rating Options

*Units of Measure:* micrometers per second

*Aggregation Method:* Weighted Average

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Weighted Average" computes a weighted average value for all components in the map unit. Percent composition is the weighting factor. The result returned by this aggregation method represents a weighted average value of the corresponding attribute throughout the map unit.

*Component Percent Cutoff: None Specified*

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

*Tie-break Rule: Fastest*

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

*Interpret Nulls as Zero: No*

This option indicates if a null value for a component should be converted to zero before aggregation occurs. This will be done only if a map unit has at least one component where this value is not null.

*Layer Options (Horizon Aggregation Method): Depth Range (Weighted Average)*



For an attribute of a soil horizon, a depth qualification must be specified. In most cases it is probably most appropriate to specify a fixed depth range, either in centimeters or inches. The Bottom Depth must be greater than the Top Depth, and the Top Depth can be greater than zero. The choice of "inches" or "centimeters" only applies to the depth of soil to be evaluated. It has no influence on the units of measure the data are presented in.

When "Surface Layer" is specified as the depth qualifier, only the surface layer or horizon is considered when deriving a value for a component, but keep in mind that the thickness of the surface layer varies from component to component.

When "All Layers" is specified as the depth qualifier, all layers recorded for a component are considered when deriving the value for that component.

Whenever more than one layer or horizon is considered when deriving a value for a component, and the attribute being aggregated is a numeric attribute, a weighted average value is returned, where the weighting factor is the layer or horizon thickness.

*Top Depth:* 0

*Bottom Depth:* 5

*Units of Measure:* Inches

**Staff Report**  
**Hubbard County Planning Commission/Board of Adjustment**  
**Monday, January 22, 2024 Hearing/Meeting**

**BOARD OF ADJUSTMENT:**

**OLD BUSINESS**

**Amended Variance Application 51-V-23 by Brett and Sherry Wyman:** Part of Gov't Lot 11, Section 1, Township 145, Range 32, Farden Township on Wolf Lake, a recreational development lake. Parcel 07.01.01600. Applicants are requesting a variance from Sections 502.1 and 502.2 of the Shoreland Management Ordinance (SMO) for a proposed accessory structure to be placed within the 10' side lot line setback. **Applicants are also requesting a variance from Section 904.6 of the SMO to exceed the 25% of lot area impervious surface area threshold.**

**Enclosed Document(s):**

- 51-V-23 application, as amended
- 2023 aerial imagery w/2' elevation contours overlain

This application was originally placed on the December 2023 meeting agenda, but prior to that meeting, the application was amended to include a new request to exceed the 25% of lot area impervious surface area threshold. As this new request was not a part of the original public notice, the application had to be tabled so the amended application could be renoticed. Thus, the application was not acted upon at the December meeting and placed on the January meeting.

This property is in the Mississippi Headwaters Corridor so the Mississippi Headwaters Board (MHB) must certify any approved variance decision. The MHB comprehensive plan requires that a stormwater management plan that meets the County's approval must be submitted as part of the variance application when a variance from the 25% of lot area impervious surface area threshold is requested. The MHB requires that such a plan show how the percent of impervious surface area that exceeds the 25% threshold can be effectively treated. The amended application includes a stormwater management plan prepared by the Hubbard County Soil and Water Conservation District (SWCD) staff that shows a proposed rain garden to place in the NE corner of the property that is sized to handle the runoff that would be generated by the proposed garage's roof in a 1" rain event. The garage roof area is 1,140 sq. ft. which is 14% of the lot area so the SWCD plan meets the MHB requirement that the 3.9% impervious surface area that exceeds the 25% threshold be treated. This said, the Board of Adjustment may want to see a stormwater plan design that treats a different amount of impervious surface area.

Staff calculated the lot's impervious surface area percentage. This backlot is 8,164 sq. ft. The 25% threshold is 2,041 sq. ft. The proposed garage roof area is 1,140 sq. ft. and the gravel portion of Wolf Lake Road that exists on the north portion of the lot is 1,217 sq. ft. for a total of 2,357 sq. ft. which is 28.9% impervious surface area. The applicants informed staff that they do not plan to install any driveway between the proposed garage and Wolf Lake Road and that they plan to continue to park vehicles outside in the portion of the lot located between Wolf Lake Road and the garage. The question is thus whether the intensity of this parking and the use of the area on the lot between the Road and the garage doors will be such that the grass lawn will be able to stay viable or will cause the grass to die and the area to turn into additional impervious surface area.

The request is for a variance from the 10' side lot line setback to build a 28' x 36' x 21' H detached garage with 1' eaves on a back lot at a 6' 6" setback from both the west and east side lot lines. The request also asks to exceed the 25% impervious surface area threshold by 3.9%. The applicants also own adjacent parcel 07.39.01200 that lies on the other side of Wolf Lake Road and is a riparian lot on Wolf Lake. A SSTS holding tank is located on the riparian lot that services the dwelling that also lies on the riparian lot. The proposed garage will not impact the holding tank and will meet the required setback from it.



**Staff Report**  
**Hubbard County Planning Commission/Board of Adjustment**  
**Monday, January 22, 2024 Hearing/Meeting**

The Hubbard County SWCD visited the property and evaluated it for potential wetland impacts as there is a large wetland complex that extends into the south side of the lot near where the garage is proposed to be placed. Correspondence from SWCD staff is included in the application which shows the wetland boundary as determined by SWCD staff. During the December meeting lot viewal, it appeared to staff that the south wall of the garage would be located right at the edge of the portion of the wetland that could be filled per the Wetland Conservation Act's allowed de minimis. Thus, the garage will need to be constructed in a way that doesn't require any fill along the south exterior garage wall.

Staff is supportive of the impervious surface area variance request because Wolf Lake Road accounts for 14.9% of the lot's impervious surface area and the proposed stormwater plan is designed to treat the stormwater that the proposed garage roof will generate. Staff is not supportive of the requested side lot line setback variances because the proposed garage could be turned 90 degrees and then meet the 10' side lot line setbacks while still meeting the 20' road right-of-way setback. If this was done, then the only variance needed would be for the impervious surface area percentage.

Below are the findings of fact questions for your consideration:

1. Is the variance in harmony with the general purposes and intent of the official controls?  
Yes ( ) No ( )  
Why or why not?
2. Is the property owner proposing to use the property in a reasonable manner not permitted by an official control?  
Yes ( ) No ( )  
Why or why not?
3. Is the need for a variance due to circumstances unique to the property and not created by the current or prior property owners?  
Yes ( ) No ( )  
Why or why not?
4. Will the issuance of the variance maintain the essential character of the locality?  
Yes ( X ) No ( )  
Why or why not? There is a similarly sized garage on the adjacent lot to the east of the subject lot. There is a smaller garage on the adjacent lot to the west of the subject lot. There are seven backlots in this stretch along Wolf Lake Road and three of the lots have garages on them. The proposed garage will thus maintain the look and feel of the locality with these backlots having garages on them that accompanying the dwelling units that are located on the riparian lots that lie on the opposite (north) side of Wolf Lake Road.
5. Does the stated practical difficulty involve more than just economic considerations?  
Yes ( X ) No ( )  
Why or why not? Economics are not cited in the application as a practical difficulty.

## Variance Application 51-V-23 by Brett and Sherry Wyman: 2023 Aerial Imagery









# January 22, 2024 Planning Commission/Board of Adjustment Hearing/Meeting Minutes

## HUBBARD COUNTY

### Planning Commission/Board of Adjustment Meeting Minutes

6:00 p.m. on Monday, January 22, 2024

Chair Mark Petersen opened the meeting with the following additional members present: Ken Grob, Veronica Andres, Tim Johnson, and Mike Kovacovich. Also present were Environmental Services Director Eric Buitenwerf and ex-officio Planning Commission member and County Board Vice-Chair Steve Keranen.

Petersen started the meeting by reading the procedure by which the meeting of the Planning Commission/Board of Adjustment will be conducted to the audience.

#### Old Business:

**Amended Variance Application 51-V-23 by Brett and Sherry Wyman:** Part of Gov't Lot 11, Section 1, Township 145, Range 32, Farden Township on Wolf Lake, a recreational development lake. Parcel 07.01.01600. Applicants are requesting a variance from Sections 502.1 and 502.2 of the Shoreland Management Ordinance (SMO) for a proposed accessory structure to be placed within the 10' side lot line setback. **Applicants are also requesting a variance from Section 904.6 of the SMO to exceed the 25% of lot area impervious surface area threshold.**

Andres stated just for the record, the application was originally placed on the December 2023 meeting agenda, but prior to that meeting, the application was amended to include a new request to exceed the 25% of lot area impervious surface area threshold. As this new request was not a part of the original public notice, the application had to be tabled so the amended application could be renoticed. Thus, the application was not acted upon at the December meeting and placed on the January meeting.

Brett and Sherry Wyman, 51185 West Mayberry Drive, Cass Lake, MN, presented the application.

Wyman stated originally we had sent in a variance requesting a 36' x 28' garage. It was originally sent in based on setback from a creek that is to the south of the proposed garage. I received a letter from Environmental Services stating that creek is not considered a waterway, so the variance isn't required. I did not know that there was a setback of 10' from each side of the property line. That was the variance that I then requested. Also, I learned at a later date, that the variance request for the size of the building was more than 25% of the impervious surface. I didn't know that the road is considered impervious. I had to request a variance for more than 25% impervious surface. I was then told that I would need to come up with a water management plan. I got assistance from Hubbard County Soil and Water. They came out to my property, did an assessment, and created a water management plan. All of this information is included with my variance. I have also amended my variance a couple times. Part of the reason for the size I'm requesting is based on storage and to utilize the size of the building. I think that by going wider, rather than deeper, I can utilize the space better as far as a garage. We're not having any living quarters upstairs, just electricity. There's no sewer there. We have enough of our own space. I've talked to my neighbors. My sisters are on one side where there's



## January 22, 2024 Planning Commission/Board of Adjustment Hearing/Meeting Minutes

a small existing garage. My neighbor on the other side, Darrin Vatnsdal, doesn't have an issue with less than a 10' setback.

Grob asked the footprint is 28' x 36', but with the overhang its 30' x 38'?

Wyman replied you're correct.

Johnson asked how wide are your garage doors?

Wyman answered 10'.

Johnson continued you need that other 15' that's going to be left over because of storage?

Wyman responded for storage, a workbench, a pontoon, a fishing boat, and a pickup. We have a 30' x 40' pole barn at our house. We will be selling that house, and will no longer have that building. Eventually, we're going to live here part-time.

Grob stated one of the thoughts that was proposed is to rotate the structure so that you could meet the 10' setback. I was looking at that, and then looking at the water retention pond. They're suggesting that the basin be 10' from the garage. If you rotate it, that would put the retention pond within 4' of the road. I'm not so sure that you want the retention pond 4' from the edge of the road.

Andres mentioned it doesn't have to match that exact drawing as long as we match the depth and the size needed. I spoke with Environmental Services earlier today because I had the same concerns. We determined that a rain garden could still be met if the building was rotated.

Buitenwerf explained as the Board's considering the stormwater plan, the Mississippi Headwaters Board is the one that requires that for variances from the 25% threshold. They require that the plan address the overage, which is 3.9%. The applicants have presented a plan that would treat more than that. It would treat the whole surface area of the proposed garage. It would be up to this Board if it felt that it wanted to see a plan that dealt with more area than that 3.9% overage. If you went to the 3.9%, then it would significantly shrink the size of the rain garden.

Grob said that's oversized for what we required.

Buitenwerf clarified it's oversized for what MHB requires, but knowing how the Board has viewed these historically, I encourage the applicants, which they did, to size it for the amount of impervious that they themselves were proposing for the lot.

Andres opened for public comment.

No public comment was given.

Andres closed public comment.

## January 22, 2024 Planning Commission/Board of Adjustment Hearing/Meeting Minutes

Kovacovich stated based on the fact that the road is a good portion of the calculation here, I have no issues with the impervious surface variation. I think the plan will cover what our concerns are. I don't see any problems with that. While you certainly could rotate that garage, it appears to me that it gets quite tight then for entering and exiting. I'm fine with the garage remaining as proposed, based on the fact that it's not going to change the impervious surface and runoff. I think the plan will cover those things.

Petersen added I'm fine with what I'm seeing here on the management plan, and to rotate it doesn't make sense to me. I'm going to be good with what's proposed here.

Andres said I agree. Wolf Lake Road does account for 14.9% of the lots impervious surface and the stormwater management plan is designed to treat that stormwater that comes off the garage roof. I did notice there would be some problems if we did have it rotated, however, I would definitely like to see it reduced. Have you even thought about reducing it at all? Your neighbor's garage meets the 10' side setback.

Wyman replied I have thought about it, but based on what we would like to store in there, I think we need to leave it where it's at.

Andres clarified you did comment that you're not going to have living quarters upstairs. There will be no septic or water in the garage at all?

Wyman responded absolutely not.

Grob added I think the other point is that the structures on both sides are garages. They do not have living quarters. They have about 7 ½' on each side. That should be sufficient for any maintenance access.

Andres asked how do you plan on building up the back end, any fill or anything along that south exterior garage wall? You're only allowed so much fill in that wetland. How are you going to build that up?

Wyman answered pavers, retaining wall blocks.

Johnson added the Board has been pretty consistent about lot line setbacks. I'm okay with the impervious surface, but the setback is a want, not a need. Turn it, or just meet it.

Andres continued the hardest part is answering affirmative to question #3 with the findings of fact. Is the need for the variance due to circumstances unique to the property? Yes, the uniqueness is because of the lot size and the impervious surface, but the applicant is creating the variance need for the side lot line setbacks.

Grob mentioned the other thing is that they are boxed in by the wetland and the road. If that was one continuous piece of property without the road, because they are across the street, it seems to me that physical characteristic is what boxes them in. That's how I would answer #3.



## January 22, 2024 Planning Commission/Board of Adjustment Hearing/Meeting Minutes

Wyman commented when I was a child I used to walk back to that creek. Before that, it was a hayfield. Now it has become full of cattails. It's really interesting how it has changed. I bought the property in 1995. In 2003 the garage was built next to me. There were no cattails back there. Now it's become a wetland.

Andres asked have you considered rotating the garage to meet the setbacks?

Wyman replied yes, I have.

Andres continued and what are your feelings?

Wyman answered the dimensions that I have set would utilize the most space. If I rotate the building, the things that I'm going to put in there are only going to be approximately 24' to 26' deep. There would be wasted space in the middle. I could have storage along all the sides, but if I rotate it, do I need to put a wall up so that I can utilize that space that's wasted in the middle? If I have it the way it is, you drive in from the front, it goes deep, and then there's ability to have storage. If you turn it, you drive it in, there's 24', and then you got all that space in the back. There's just wasted space in there. My initial thought was to do 28' x 36', but that that doesn't utilize the space efficiently.

Grob added 7 ½' on each side leaves room to get around it if you do maintenance. It's garages on both sides, it's not where somebody's living. We don't gain anything by rotating it at all. It would still be the same impervious surface. If we move it 8' closer to the road and you want to park outside the building, the back end of your vehicle is very close to the road.

Johnson stated if you rotate it, there is no need for the variance for the setback.

Grob continued it's still the same amount of impervious surface for which they have that retention pond, and you end up moving everything closer to the road.

Kovacovich made a motion to approve the variance application on the condition that the stormwater management plan included in the application must be implemented.

Grob seconded the motion that passed 4 – 1 with Andres voting nay.

The Board provided the findings of fact answers for questions 1 – 3 and adopted the staff report answers for questions 4 and 5.

### Findings of Fact

1. Is the variance in harmony with the general purposes and intent of the official controls?  
Yes ( X ) No ( )  
Why or why not? The overall impervious surface stays the same and the impervious surface has been addressed with the stormwater management plan.
2. Is the property owner proposing to use the property in a reasonable manner not permitted by an official control?  
Yes ( X ) No ( )

## January 22, 2024 Planning Commission/Board of Adjustment Hearing/Meeting Minutes

Why or why not? There are garages on both sides and it is reasonable to have a garage for a home.

3. Is the need for a variance due to circumstances unique to the property and not created by the current or prior property owners?

Yes ( X ) No ( )

Why or why not? The shape of the parcel, along with the road passing through the middle of it creates some issues. It is the original parcel, and the current owner is not the one who drew those parcels up.

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

Yes ( X ) No ( )

Why or why not? There is a similarly sized garage on the adjacent lot to the east of the subject lot. There is a smaller garage on the adjacent lot to the west of the subject lot. There are seven backlots in this stretch along Wolf Lake Road and three of the lots have garages on them. The proposed garage will thus maintain the look and feel of the locality with these backlots having garages on them that accompanying the dwelling units that are located on the riparian lots that lie on the opposite (north) side of Wolf Lake Road.

5. Does the stated practical difficulty involve more than just economic considerations?

Yes ( X ) No ( )

Why or why not? Economics are not cited in the application as a practical difficulty.





# Environmental Services

301 Court Avenue, Park Rapids, MN 56470

Phone: 218.732.3890

[www.co.hubbard.mn.us/departments/environmental\\_services/index.php](http://www.co.hubbard.mn.us/departments/environmental_services/index.php)

January 23, 2024

Brett and Sherry Wyman  
51185 W Mayberry Dr.  
Cass Lake, MN 56633

Re: Hubbard County Board of Adjustment decision for Variance Application 51-V-23

Dear Mr. and Mrs. Wyman,

The Hubbard County Board of Adjustment (BOA) met on Monday, January 22, 2024 to review and consider the following variance application:

**Amended Variance Application 51-V-23 by Brett and Sherry Wyman:** Part of Gov't Lot 11, Section 1, Township 145, Range 32, Farden Township on Wolf Lake, a recreational development lake. Parcel 07.01.01600. Applicants are requesting a variance from Sections 502.1 and 502.2 of the Shoreland Management Ordinance (SMO) for a proposed accessory structure to be placed within the 10' side lot line setback. **Applicants are also requesting a variance from Section 904.6 of the SMO to exceed the 25% of lot area impervious surface area threshold.**

**The official decision of the Hubbard County Board of Adjustment is as follows:**

Kovacovich made a motion to approve the variance application on the condition that the stormwater management plan included in the application must be implemented.

Grob seconded the motion that passed 4 – 1 with Andres voting nay.

This is in accordance with Section 1103 of the Hubbard County Shoreland Management Ordinance and the findings of fact on file with the Environmental Services Department.

In order for this variance to be valid, it must next be certified by the Mississippi Headwaters Board (MHB) because your property is located in the MHB Comprehensive Plan's jurisdictional area. I plan to present the BOA's decision on the application to the MHB at its February 2024 meeting. The MHB Executive Director will send you written notification of the MHB's decision.

If the MHB certifies your variance, you may then apply for the necessary permit(s) for the projects that are required before work on the project can begin.

Please contact our department at (218) 732-3890 with any questions.

Most sincerely,

Eric Buitenwerf  
Environmental Services Director

# November 20, 2023 Planning Commission “School” Use Draft Shoreland Management Ordinance Amendment Recommendation

## Section 111. Definitions as Used in this Ordinance

**School.** Use of land or a building or buildings, as or for, an institution not for profit, but for the establishment and maintenance of a public or private school, secondary or elementary school, or other educational institution for academic instruction. Public school as defined under MS 120A.05, or successor statutes, or a private school excluding home school sites, in a building designed, constructed, or used for education or instruction.

## Section 401. Permitted, Conditional, Special and Non-Permitted Uses

**Table 1 – Use by Public Waters Classification**

Use	Public Waters Classification				
	NE	RD	GD	SP	All Other River Segments
School	N	C	C	N	N

## Section 402. Special Provisions:

15. A school use shall be subject to the following performance standards:

- A. The site shall be served by a minor arterial or higher functional class of roadway, except that the proposed use may be served by a lesser functional class roadway if the responsible road authority grants written permission for such use at the proposed location.
- B. The use shall comply with all applicable local, state and federal laws, rules, regulations, and ordinances.
- C. A transportation management plan shall be submitted to address off-street parking, bus loading and unloading, traffic control, and the impact of the facility on surrounding roadways.
- D. To the extent possible, new construction or additions to existing buildings shall be complementary and compatible with the scale and character of the immediate neighborhood.
- E. School structures and related parking area(s) must be located in Tiers 2, 3, and 4 from the ordinary high water mark of a lake, pond, or flowage or the landward extent of a flood plain designated by ordinance, whichever is greater.
- F. Signs shall meet the requirements of the Hubbard County Sign Ordinance.
- G. School structures must be set back 100' from any lot line.
- H. There must be two Type I subsurface sewage treatment system sites on the subject property sufficiently sized for the proposed use.



## **Action/Discussion**

Board Picture

Formation of Budget & Biennial Conf. committee

Executive Directors report-Discussion

# Executive Director Report

January - February 2024

## Personnel, Budget, Administration, Information & Education, Correspondence

1. Reviewed monthly budget.
2. Prepared monthly agenda packet.
3. Sent in monthly expense report.
4. Sent press release to newspapers.
5. Reviewed monthly variances as they are brought forward by counties.
6. Sent out AIS invoices to counties and SWCD's for MN Traditions AIS campaign.
7. Read and replied to an email from Morrison Environmental Service Supervisor Amy Kowalzek about allowing travel trailers and campers to be a permitted use instead of a conditional use. The big question here would be if the person would the person want to be there permanently or conditionally. MHB comp plan does not allow RV's to be used as a permanent structure on the land.
8. Submitted annual Special District Financial Form to the Office of the State Auditor.

## Meetings & Networking

1/23- Attended Bowen Lodge ecotourism meeting that I helped set up and facilitate. Jens is interested in more recreational and environmental education and projects at Bowen Lodge. NRCS, Itasca SWCD, MHB, DNR, and Visit Grand Rapids attended and Jens received a bunch of information and leads on who to contact for some of his ideas.

1/25- Visited with Holly Holm from Visit Brainerd to talk about planning a Water Museum Excursion paddle on the Mississippi river from Lum Park to Kiwanis Park. We developed some concepts about visiting historical sites that have signage on the Miss. river, and then having a social hour involving Kumbucha at Kiwanis park. The event will be held simultaneously when the Jaycees Streetdance is being held so attendees can go to downtown afterwards.

1/29- Held meeting with the Central Regional Sustainable Development personnel Molly Zinns to discuss the idea of having a student or faculty member help with an economic development study on some resourcetainment events either this year or next. The end goal will be an economic impact report showing how recreational events can produce economic results. The report could be highlighted at the MHB biennial conference and the Water Resources conference.

1/30- Listened to webinar by Zoom called Enhancing Accessibility with digital experiences and the future of AI in government. I learned about Zoom Phone, Zoom Events and other options available to help government work across multiple digital platforms seamlessly. Certain programs offer different views and options for disabled users to meet their needs through recording, transcription, and interpretation. This would be useful for judicial court proceedings, multi-day meetings, or public meeting. Also talked about generative AI and allows the online user to set different settings so they can catch up on missed topics.



2/1- called high schools and received some positive reactions from Bagley and Park Rapids.

2/2- Talked with Asst. Zoning Administrator Kevin Turnock about the potential request of the splitting of a non-conforming lot on the Miss. River. I stated that our MHB Comprehensive Plan allows for subdividing a lot, but that it must meet all the standards under F.1 of the Comprehensive Plan.

2/7- Attended a Visit Grand Rapids board meeting to discuss the possibility of creating a Resourceainment paddle this year and a marketing opportunity similar to Aitkin's Naturally Better campaign for 2025. I was able to connect with Lewis Kellin who is a successful businessman and he is willing to do a paddle and social hour based on my presentation I gave. If this continues as an annual event, Visit Grand Rapids can utilize MN Traditions social media as a marketing opportunity for the future.

2/8- Met via Zoom with Peter Olson from Wondertech who is planning on building a community Children' museum in Baxter by the Baxter elementary school. Peter is looking for grant opportunities to develop a stormwater system before the building is built, so I referred him to Crow Wing SWCD. Peter is very knowledgeable about this and has implemented children museums in Louisiana and Minnesota. MHB involvement may be future paddling days from that location to CW State Park and/or an LCCMR acquisition/BWSR stormwater grant/easement or acquisition. This will be a conservation and community resource for the area, and possibly an afterschool or daycare center in the future.

2/14- Testified before the House Legacy Committee about the MHHCP easement and acquisition program. Provided an example of how we create habitat and water quality complexes at the project and watershed level.

2/13- Set up meetings with NW & NE regional DNR to discuss with staff about the workings of the MHB over the past two years. I am using a ppt. that gives a quick summary of what was discussed at the biennial conference.