

From: [Jennifer Bourbonais](#)
To: [Michelle Claviter-Tveit](#); [Angela Lepak](#); [Jared Ecklund](#)
Subject: FW: regarding the variance for 3081 Beel Road Ely, MN 55731
Date: Monday, September 28, 2020 8:08:34 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[letter re lot on other side of lake 092620.docx](#)

Fyi and for the file. Thanks!

From: Pat Bollom [mailto:pbollom@sdata.us]
Sent: Saturday, September 26, 2020 2:36 PM
To: Jennifer Bourbonais <BourbonaisJ@StLouisCountyMN.gov>
Subject: regarding the variance for 3081 Beel Road Ely, MN 55731

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I oppose granting a variance

Thanks
Pat

Pat Bollom
CEO
Smart Data Solutions



651-894-6401
pbollom@sdata.us
www.sdata.us
960 Blue Gentian Road, Eagan, MN 55121



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Sept 26, 2020

St. Louis County Planning and Community Development Dept
201 South 3rd Ave. West
Virginia MN 55792

Matthew Johnson:

Contacting you regarding the Board of Adjustment meeting on Thursday August 8 to discuss the variance request for 3081 Beel Road Ely, MN 55731.

My name is Pat Bollom and I own a home on the other side of the lake on North Cedar Lake Rd.

I oppose granting a variance for 3081 Beel Road, Ely, MN 55731.

The reasons are:

- The dwelling shouldn't be within 100 feet of the lake
- Too small of a "lot" or site for a dwelling with septic.
- Septic will take a large percentage of the property, yet the slope on the property will cause run-off into the lake
- Without a well they will take water from the lake that could be an issue.

I opposed granting the variance.

If you have questions – please contact me.

Thank you.

Pat Bollom
612-599-8096
pat@sdata.us
1790 Berkeley Ave. St. Paul, MN 55105

From: [Jennifer Bourbonais](#)
To: [Michelle Claviter-Tveit](#); [Angela Lepak](#); [Jared Ecklund](#)
Subject: FW: Comments for Public Hearing on Oct 8 RE: 3081 Beel Road Variance
Date: Monday, September 28, 2020 11:07:10 AM
Attachments: [20200928103620504.pdf](#)

FYI and for the file. Thanks.

From: Colleen Bollom [mailto:colleen@hhfinancialgroup.com]
Sent: Monday, September 28, 2020 10:48 AM
To: Jennifer Bourbonais <BourbonaisJ@StLouisCountyMN.gov>
Cc: Lenny and Devvie Cersine (dcersine@hotmail.com) <dcersine@hotmail.com>; pat.bollom@smart-data-solutions.com
Subject: Comments for Public Hearing on Oct 8 RE: 3081 Beel Road Variance

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Harmon & Hartmon Financial Group is open for business, but the office is closed to all clients and visitors until further notice.

Colleen Hartmon Bollom, CFP®
Principal



Energy Park Financial Center | 1360 Energy Park Drive, Suite 100 | Saint Paul, MN 55108
651-332-5555 | 888-282-3380 | Fax: 651-332-5559 | www.hhfinancialgroup.com

Office Hours: Monday – Thursday 10:00 a.m. to 4:00 p.m. and Friday by appointment only.

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September 26, 2020

St. Louis County Planning and Community Development Dept
Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792

RE: Opposition of Proposed Variances for Part of Lot Two (2) in "The CEDARS"

Dear Jenny Bourbonais:

My name is Colleen Bollom and my husband and I own a home on 1285 Cedar Lake Road N, the other side of the lake from the site of the proposed variances on Cedar Lake. I am submitting this public comment as requested prior to the Board of Adjustment public hearing on Thursday, October 8 to discuss the variance requests for 3081 Beel Road Ely, MN 55731 from applicant Sue Warfield.

We OPPOSE granting all variance for 3081 Beel Road, Ely, MN 55731 because zoning ordinances are established to protect the lake's water quality which should be honored for all Cedar Lake property owners and the broader community to enjoy. We oppose the variances for the following reasons:

- The dwelling shouldn't be within 100 feet of the lake
- The lot is too small to be permitted as buildable dwelling with a septic
- Septic will take a large percentage of the property
- Slope of the property will cause sewage from the septic to drain into the lake
- Without a well, the structure will require water from the lake
- Structure's proposed width will exceed 40 percent of lot width impacting the shoreline's natural vegetation required to hold and soak polluted rain water runoff

A copy of a similar letter from my husband, Pat Bollom, was provided to Lenny Cersine, our Cedar Lake neighbor, to present on our behalf at the public hearing.

Respectfully,



Colleen Hartmon Bollom
651-253-5283

colleen@hhfinancialgroup.com

1790 Berkeley Ave. St. Paul, MN 55105

From: Patti Steger [<mailto:mukluklady@yahoo.com>]
Sent: Monday, September 28, 2020 3:12 PM
To: Jennifer Bourbonais <BourbonaisJ@StLouisCountyMN.gov>
Subject: Re: Response to Variance Application 3081 Beel Road, Ely, Mn 55731

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Hi Jenny,
Doing fine. Hope you're the same!!
Yes please send it out to the County Board. It's my response to the Application. It's the text I sent to Chris and Sue as you can see. I thought they should get some honest feedback from the group. But this is from me alone to the board.

Sent from my iPhone

On Sep 28, 2020, at 2:20 PM, Jennifer Bourbonais <BourbonaisJ@stlouiscountymn.gov> wrote:

Hi, Patti.

Hope you're doing well! Thanks for the information. Are you requesting this to be forwarded to the St. Louis County Board of Adjustment?

Thanks much,
Jenny

From: Patti Steger [<mailto:mukluklady@yahoo.com>]
Sent: Monday, September 28, 2020 1:51 PM
To: Jennifer Bourbonais <BourbonaisJ@StLouisCountyMN.gov>
Subject: Response to Variance Application 3081 Beel Road, Ely, Mn 55731

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Subject 80' wide Parcel located in The Cedars. This is a letter I composed to Chris Schmidt and Sue Warfield, now also addressed to you.

Sent Thursday 9/24/20

Dear Sue and Chris,
I hope you're doing well. We're all sick of staying home but are powering through. There are over 30 cases in 55731 as of yesterday. Stay safe!

I want to address the land you purchased next to Gayle Beel. Sadly when it went up for sale her husband Bob was dying of Alzheimer's and the last thing on her mind was that property. I didn't know her well enough to contact her about it but if I had she would have purchased it, torn down the buildings and built herself a much needed garage. It's so narrow that making a significant improvement to it seems like a poor financial investment. A friend of mine from Duluth looked into it and passed on it even at \$55K. Too

narrow and too close neighbor. It sat for sale on the market for quite awhile. The original price was significantly higher as you likely know.

None of us are happy either way this goes, variance or rebuild. Lee Coleman and Gayle, well all of us really feel that piece is too narrow to be of much value except to Gayle.

That old house (will be further called Ackerman House) is in severe disrepair and has a terrible history. Built by Dennis Cherne, he sold it to the Craig family. Craig's owned it years ago when my sons were in elementary school. Charlie shot his wife in the head there.. and went to prison for that. Then John and Shirley Ackerman bought it and barely survived there. John was a terrible alcoholic Some very sad and crazy stuff. John was not allowed on my property after turning up drunk there. He used to go park in Lee Coleman's driveway with a case of beer and leave empties all over the ground. You probably know that John died in that house. Shirley packed her things and left calling to Police on her way out the door to take care of Johns remains. It was a terrible relief for her when he passed.

My sons home, owned by the Goad family, sat for years unsold in part because of the condition of it but also because of the Ackerman house. No one wanted to spend the money to improve it and have to look out and see the rundown Ackerman house there. One of my employees, Jim Wicklund, looked at the Goad house a few years ago and only passed on it because of the Ackerman house. All of these lots in The Cedars have substantial shoreline except your sliver. Dennis Cherne built the Beel house and sold it to Beel. Then he built right next door, the one you bought. He sold it so he could build the next house that Seth and Kelly have. We have completely rebuilt that one, it has a lot of shoreline and a nice amount of acreage.

We all want the old house Ackerman house to be demolished. It's an eyesore and none of us are within eyesight of other homes ... except that house. Some don't want a variance and another home built there because it puts you closer to Gayle Beel. You're already driving right by her as the driveway runs 5' from her home. None of these homes in The Cedars have that disadvantage. We all have substantial acreage and shoreline except that piece. Gayle needs a garage and has no ideal place to build one except that small parcel. The 80' width is so narrow.

Seth and Kelly and I especially want the Ackerman house demolished which is what they had been expecting after conversations with you. Their view is beautiful except for that house.

So you see it's a real conundrum in the neighborhood. I'm speaking on behalf of the group when I say we encourage you to seriously consider selling it to Gayle so she can tear down the old house and build a garage. This is what we are all hoping you decide.

Be assured this isn't personal, we all think you're wonderful people. It's about land values and land use.

Sincerely,
Patti Steger

Patti Steger
Steger Mukluks
100 Miners Dr.
Ely, MN 55731
Office 218-235-1329
www.mukluks.com

Cancel

Warfield Variance. 3081 Beel Road



Subject: Warfield Variance. 3081 Beel Road

Attn: Jenny Bourbonnais

I oppose this variance for many reasons.

The Warfield lot is long and very narrow. It is only 80 feet wide and would put a new building much too close to me and in complete view. This is shown in the photos and maps that I have included. One picture shows a birch limb on the ground where the corner of the proposed building would be. It is too close.

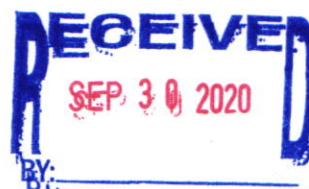
They want the setback to be 60 feet from the lake which is a lot closer than the law requires.

I park my car on the west side of my house which is only 5 feet off of the entry road in to my property and their lot. The entry road is on my property and ends only a few feet before the proposed building. Traffic would be too close to me.

The existing home on his lot is uninhabitable and an eye sore from both land and the lake.

I appreciate your help with keeping my home a "Wilderness home".

Thank you,
Gayle Beel
5130 Wyndham Rose Cove
Centreville, Virginia
703-203-8462



Done

xplorer

nesota



Beel Property in Cedars.jpg

10.57 acres



Done

County Land Explorer

St. Louis County, Minnesota

The Cedars.jpg





Where the corner of the proposed building would be.
It is in full view and too close to my property line.
The homes would be 54' apart.

Done

IMG_0654.JPG



The road entry is 5 feet from my house and is on my property.

233 E Birch
Walla Walla, WA 99362
September 17, 2020

Nick Wognum
Len Cersine

I am a resident for four months of the year on Cedar Lake, at 3087 Beel Road. I recently received a copy of the variance request by the owners of the property at 3081 Beel Road. This property currently includes a house that is structurally unsound and uninhabitable. It is quite rocky and building sites are limited.

I have often walked down the road that leads to the Beel property, have viewed this property in question many times, and am familiar with the land and its boundaries. It is my strong opinion that this lot is too narrow to support building a new house, and if allowed, would severely impact the Beel home and the shoreline in the quiet cove on which it borders.

Cedar Lake is a quiet lake and its homes and cabins all have sufficient land so that none feel crowded. Building a house on this narrow strip of land would impact that feeling of wilderness to the Beel property and to the cove on which it borders.

I oppose granting a variance to enable the current owners to build a house on this property as requested.

Sincerely

e

Lee Coleman
voyageurtrails@gmail.com
971-235-8796



Area Fisheries Office
650 Highway 169
Tower, Minnesota 55790

October 2, 2020

To: Saint Louis Board of Adjustment

Re: Board of Adjustment Variance hearing on October 8, 2020 for Sue Warfield property at 3081 Beel Rd. Ely, MN

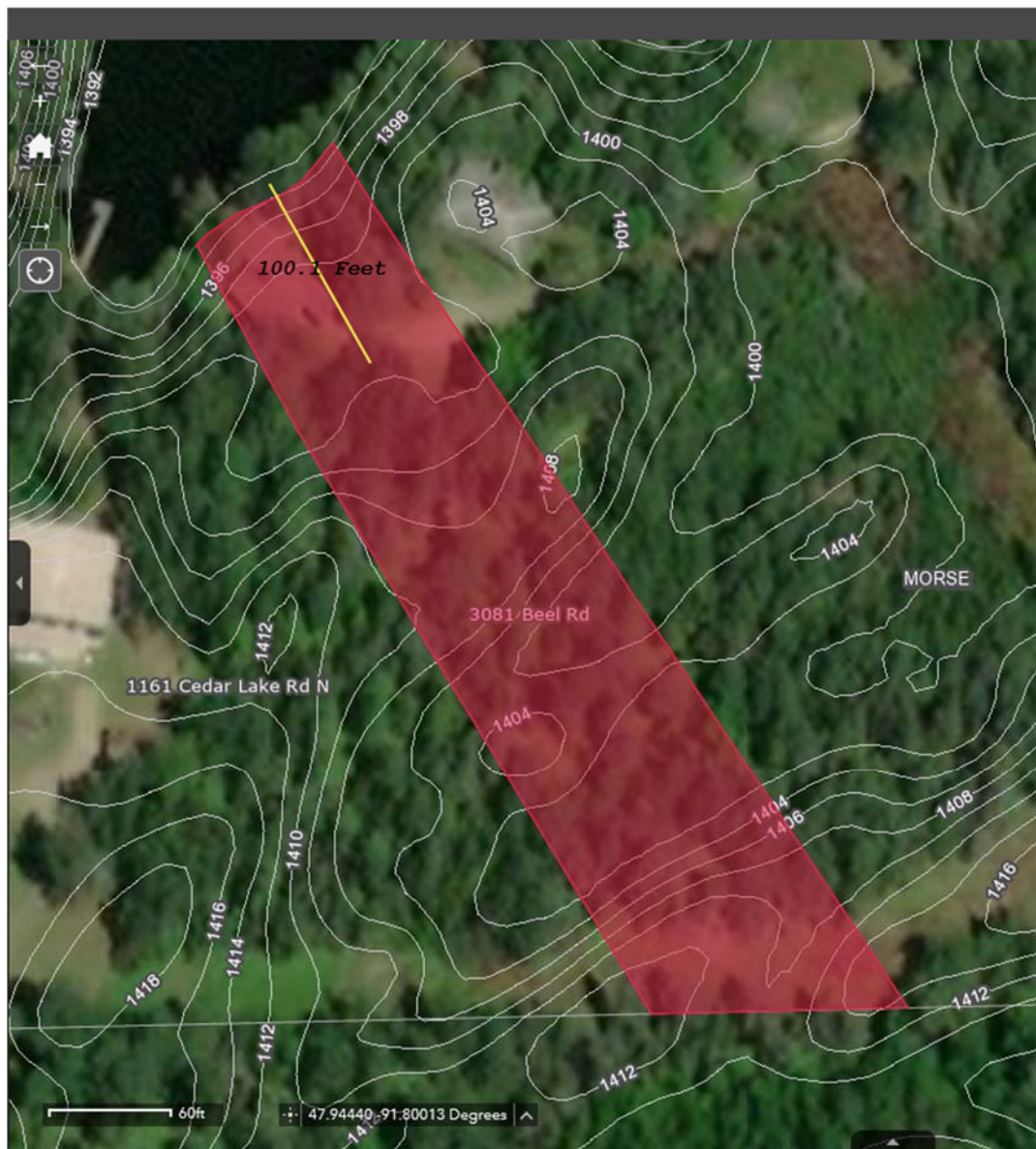
DNR Fisheries is concerned that the variance request for removing an old cabin and replacing it with a new residence at a 60 ft set-back from the OHWL (shoreline setback) does not consider other practical alternatives to avoid environmental impacts. Fisheries is primarily concerned with the shoreline setback as this is designed to protect water quality and lake habitat. The intent of the shoreline setback is to allow a natural buffer between the lake and structures, so water can filter through the ground which helps maintain water quality. This filtration reduces sediment and nutrient input to the lake which can degrade water quality, water clarity, increase algae blooms, and decrease the amount of dissolved oxygen in the water that aquatic species depend on. The setback also preserves more riparian habitat which has high value for many species (birds, amphibians).

The lot is more than 400 ft deep so it seems that meeting a 100 ft setback is not unreasonable. The submitted plan only presents a build option within about 100 ft of the lake and does not offer alternatives for a building site and septic field farther away from the shoreline in the remaining 300 ft. It should also be noted that the lot was purchased in 2016 under the current shoreland zoning constraints and it did not meet the definition of buildable time of purchase.

One adjacent neighbor's residence is less than 60 ft from the shore, but the residence to the west seems to be a 100 ft setback as are other residences around the lake. This is a high quality lake with a naturally reproducing walleye population which can be characterized as having a large part of the shoreline in a natural state. A more in depth consideration to see if setback can be met would be beneficial to help maintain the lake in this state.

Illustration of parcel attached. Yellow line shows approximate 100 ft setback from the lake.

Comments submitted by:
Edie Evarts
Area Fisheries Supervisor
651-669-0723
edie.evarts@state.mn.us



Town of Morse

**P.O. Box 660
Ely, Minnesota 55731**

October 5, 2020

St. Louis County
Planning Department
307 First Street South
Virginia, MN 55792

Dear Planning Department:

The Town of Morse Board of Supervisors would like to provide comment on the request from Sue Warfield for a variance.

The Morse Board has reviewed the project and believes the request should be approved. At our September 30, 2020 meeting the following resolution was passed unanimously by the board:

Whereas, the Town of Morse has been made aware of a request from Sue Warfield for a variance on parcel 465-0020-00025 at 3081 Beel Road, Ely, MN;

Whereas, the Town of Morse discussed the proposed project and reviewed information provided by St. Louis County;

Whereas, the Supervisors of the Town of Morse are familiar with this parcel located on Cedar Lake;

Whereas, the applicant has requested a replacement dwelling at a reduced shoreline setback and a reduced property line setback;

Whereas, the Morse board has concerns about the construction of a new building, a buried septic tank and an old garage on the property,

Therefore, the Town of Morse Board of Supervisors recommends that all of the footings, fireplace, slab and old garage need to be removed along with the septic tank removal or filling with sand and that the required setback be at least 60 feet back from the lake with no deck facing the lake and no closer than 74 feet from the point on the lakeshore to the property; and that no variance be allowed and no reconstruction to take place without meeting these conditions since it is not a lot of record.

This resolution was passed by unanimous vote of the Town of Morse Board of Supervisors on September 30, 2020.

Sincerely,

Nick Wognum, Clerk