

**BOVEY CITY PUBLIC HEARING  
NORTH COUNTRY DEVELOPMENT'S  
CONDITIONAL USE PERMIT APPLICATION  
OCTOBER 16, 2024  
6:00 p.m.  
In-Person Club Room**

**PLEDGE OF ALLEGIANCE:**

**CALL TO ORDER:** Mayor Stein called the meeting to order at 6:00 p.m.

**ROLL CALL:** Members present were Deborah Trbojevich, Nancilyn Meyer, Robert Lawson, and Bob Stein. Trevor Guyer arrived after roll call at 6:24 p.m.

**PRESENT:** Staff present were John Dimich, Rick Rogich, Mike Finckbone & Jestine Casey. Also present were Gary Sheveland, Sandy Gareri, Jeff Nail, Tim Verthein, Daniel Nelson, Soloman Witherspoon, Anita Bea, Kat Roush, Michael Alton, Lauren Meyer, Steve Hurd, Andrew Olson, Sarah Carling and Charles Nelson.

**SUBJECT:** North Country Development submitted a Conditional Use Permit application to utilize the first 30 feet of the apartment building at 201 2<sup>nd</sup> Street as a residential apartment. The current ordinance states that the first 30 feet of the building must be utilized as business space.

**PUBLIC FORUM:** Mayor Stein requested comments from the public, and Council heard comments from many residents who were against approving the application. Sarah Carling advised that it's hard to reverse from residential to commercial once residential has been approved. Tim Verthein stated that he owns the record store on main street and currently there is a lack of business parking due to renters parking on main street. He also relayed that there are only four spots for commercial businesses left. He requested Council not let them go away. Lauren Meyer read aloud a letter requesting the application be denied from a vendor who rents space at Annabella's. One audience member stated Council needs to adhere to the codes that are in place. Councilperson Meyer read aloud planning and zoning's recommendation to deny the application. She then explained the board's reasoning for the recommendation. She also expressed her gratitude to the Nelson's for renovating the apartment complex. North Country Development representative Daniel Nelson stated that he felt the lack of businesses may not be due to the lack of business space and that more housing space is needed. He also feels housing space would be more profitable as he doesn't want to have vacant store front due to a lack of business clientele. Many audience members felt there wouldn't be a problem finding a business to rent the space. Mayor Stein asked for Attorney Dimich's recommendation. Attorney Dimich advised that the permit application shouldn't be approved unless the ordinance is changed first.

**ADJOURNMENT:** Motion Trbojevich 2<sup>nd</sup> Lawson to close the meeting at 6:48 p.m.

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Jestine Casey, Clerk

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Robert Stein, Mayor

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11/20/2024

Date approved