

**CHISAGO COUNTY
BOARD OF ADJUSTMENT
OFFICIAL PROCEEDINGS
April 29, 2021**

The Chisago County Board of Adjustment met in regular session at 7:00 p.m. on Thursday, April 29, 2021 in a synchronous e-meeting due to Declaration of Local Emergency.

Staff Present: Jessica Jagoe; Land Services Coordinator and Diane Sander; Land Services & Parks Specialist.

Chair Strand called the meeting to order and led the assembly in the Pledge of Allegiance. A roll call of Board members was then taken. Board members present: Becky Strand, John Sutcliffe, Doug Greene, Chip Yeager and Gregg Carlson. A quorum was established with members present.

Coordinator Jagoe provided an overview of the electronic meeting format, review of muted microphones, speaking order, how to “raise hand”, with the Chair leading and following meeting order/procedures.

APPROVAL OF AGENDA – Motion to approve the amended agenda with the addition of one public comment by Chip Yeager. Second by Gregg Carlson. Roll call vote was taken and motion carried unanimously.

APPROVAL OF MINUTES – Chair Strand identified a minor correction. “~~Coordinator Jagoe~~ Chair Strand called the meeting to order...” Motion to approve the amended March 25, 2021 meeting minutes by Gregg Carlson. Second by Chip Yeager. Roll call vote was taken and motion carried unanimously.

RECEIPT OF MATERIALS AND SUBMITTALS INTO THE RECORD – Motion by Doug Greene to receive all applications, submittals, reports and other materials into the record by reference. Second by John Sutcliffe. Motion carried unanimously. Meeting materials distributed in advance to the Board of Adjustment and Appeals for their review included: Public Hearing Staff Report with Attachments and one Public Hearing comment for Goodpaster PID 02.0167.00. Public Hearing Staff Report had been distributed in advance to the Board and the applicant for their review. Copies of all correspondence and meeting materials were made available for electronic distribution.

PUBLIC HEARING

James and Sherry Goodpaster – Mr. and Mrs. Goodpaster were present at the hearing to request a variance to expand an existing non-conforming structure by replacing the roof with a pitched design and extending roofline to add a covered front porch closer to road setback. The property is located at 27890 Nathan Lane, Chisago Lake Township; Sec. 9, T. 33, R. 20 (PID# 02.01677.00) on Kroon Lake. Coordinator Jagoe presented background information on Goodpaster’s application. The property is zoned Rural Residential I (RRI) and within the Shoreland Overlay of the Sun-Lar Beach Plat that was approved in 1965. The house with attached garage does not meet present day front and side yard setbacks. By converting the flat roof to a pitched roof design will increase height of the building by approximately six feet. The roof modification does not change the footprint of the building and will maintain the current road setback at 46 ft. Chisago Lake Township recommended approval on April 20, 2021 with no conditions. Technical review was held on April 14, 2021 and had no other identified impacts.

Doug Green and Chip Yeager commented on keeping runoff from new roof on the Goodpaster property and away from neighbors. Gregg Carlson asked some clarifying questions on the front porch and placement of gutters. Chair Strand opened the public hearing and sought comment.

LeRoy and Jean Hills – 27861 Nathan Lane, the existing home is only five feet from our property line, we would ask that nothing more be added to the home that would come closer to the property line. We request a provision be made to keep rain and snow runoff on their own property.

No one was present to testify in the matter. With no additional person wishing to speak, ***motion*** by John Sutcliffe to close the public hearing. Second by Gregg Carlson. Roll call vote was taken and motion carried unanimously. Each board member was asked for additional questions and comments. ***Motion*** by John Sutcliffe to approve the variance to expand an existing non-conforming structure by replacing the roof with a 6/12 pitched design and extend the roofline nine feet to add a covered front porch closer to the road than the required setback that shall maintain existing front building line at 27890 Nathan Lane (PID# 02.01677.00) with one special condition. Motion is based on findings of fact, staff report, site plan and narrative of records as presented. Second by Gregg Carlson. Roll call vote was taken and motion carried unanimously.

Condition:

1. Installation of gutters and downspouts to be added onto the house to direct water flow onto their property and not towards the neighboring parcel.

Findings of Fact:

1. The Variance request is not created by the Landowners and is due to pre-existing development that is viewed as the contributing factor in meeting today's required minimum standards in Zoning and adopted shoreland controls.
2. The Variance does not change the character of the neighborhood and is consistent with previous approvals on substandard lake lots.
3. The Variance as presented by the Applicants has demonstrated the least impactful design that seeks the minimalist degree of variance that still allows for expansion of the non-conforming structure in a reasonable manner and maintains a reasonable use of the property within this zoning district.

Motion by Gregg Carlson to adjourn. Second by Chip Yeager. Roll call vote was taken and motion carried unanimously. With no further business the meeting was adjourned at 7:22 p.m.