

CHISAGO COUNTY  
PLANNING COMMISSION OFFICIAL PROCEEDINGS

May 7, 2020 - **DRAFT**

The Chisago County Planning Commission met in regular session at 7:00 p.m. on Thursday, May 7, 2020 in a synchronous e-meeting due to Declaration of Local Emergency.

Staff Present: Jessica Jagoe; Land Services Coordinator, Diane Sander; Land Services & Parks Specialist, and Kurt Schneider; Environmental Services Director.

The Chair McCarthy called the meeting to order and led the assembly in the Pledge of Allegiance. A roll call of Board members was taken. Commission members present: Jim McCarthy, Frank Storm, John Sutcliffe, Shellene Johnson, Dave Whitney, and Chip Yeager. Ex Officio: County Commissioner Chris DuBose. Excused Absence: Jim Froberg. A quorum was established with members present.

**APPROVAL OF AGENDA** – Motion to approve the agenda by John Sutcliffe. Second by Dave Whitney. Motion carried unanimously.

**APPROVAL OF MINUTES** – Motion to approve the March 5, 2020 minutes by Frank Storm. Second by Dave Whitney. Motion carried unanimously.

**ADOPTION OF MATERIALS AND SUBMITTALS INTO THE RECORD** - Motion that all applications, submittals, reports, and other materials were adopted into the record by reference made by Chip Yeager. Second by John Sutcliffe. Motion carried unanimously. Meeting materials distributed in advance to the Planning Commission for their review included: Staff Reports, Staff Memo with Informational Correspondence on Solar Ordinance. Copies of all correspondence and meeting materials were made available for electronic distribution.

**New Business:**

**Steve Hudak**

Coordinator Jagoe presented background information on the Hudak preliminary plat application for Hudak Acres. Original lot size was 31 acres, zoned Agriculture, with proposed subdivision of two lots. The new parcel, Lot 1 is 5 acres and parent parcel, Lot 2 is 25.8 acres. Due to seasonal constraints, soil borings and wetland delineation are scheduled to be completed in spring 2020. Chisago County executed a 60-day extension for review of the Preliminary Plat due to the Declaration of Local Emergency under the Executive Order issued to June 26, 2020. Township Board recommended approval with no conditions at their March 10, 2020 meeting.

Submitted Public Correspondence:

*Jon Poge* – 52110 Acacia Trail, contacted staff with a question on the location of the current septic system. A copy of the preliminary plat was emailed identifying the septic system location on the survey. No further questions or comments were received.

*Dan Copy* – 52460 Acorn Avenue W, contacted staff and stated he is against the subdivision and splitting off the five acres from the 30 acre parcel. Mr. Copy said properties should be required to remain 20 acre lots or larger. He has observed wilderness areas are being reduce by people moving into area. Mr. Hudak has already split five acre lots on another property and believes his intention is to keep splitting off five acre lots. Mr. Copy is adamant against reducing wilderness areas.

Coordinator Jagoe identified two members from the public on audio and asked if they would like to speak on the Hudak preliminary plat, but neither wished to comment. With no additional person wishing to speak, motion by Frank Storm to closed the public hearing. Second by Shellene Johnson and carried unanimously. Each Planning Commission member was asked for additional questions and comments. Chip Yeager

commented he understood the neighbors concern; however, Mr. Hudak can do the land division as long as he follows County procedures and ordinances. John Sutcliffe indicated he did not see any problems with the application. Shellene Johnson asked for clarification on the aerial photo and minor subdivision ordinance that was approved May 15, 2019. The subdivision ordinance states after June 1, 1999 all subdivision of property less than 20 acres are required to be platted. Dave Whitney had no questions. Frank Storm did not have any problems with the application. Chair McCarthy had no issues.

**Motion** by John Sutcliffe to approve Preliminary Plat “Hudak Acres” for one five acre lot as outlined in the Staff’s report and subject to:

1. Submittal of soil borings and wetland delineation that are verified and determined to be satisfactory before filing of final plat.

Second by Frank Storm. Motion carried unanimously.

### **County Operational Update and Discussion**

Coordinator Jagoe indicated the government center remains closed to the public and no date as to when it will be open to the public has been provided. Staff did not receive any Planning Commission applications for the approaching June meeting. Planning Commission members received a solar ordinance summary based on public hearing comments. Board members discussed the pandemic status and emergency declaration and determined another e-meeting will be utilized for the June meeting. Board members identified areas in the ordinance review process that could be done during this time to keep the progression moving forward.

Coordinator Jagoe indicated staff could send out a survey to the cities identifying their growth areas and produce a map. Board members discussed items for the upcoming June meeting including: Solar Ordinance, Commission By-Laws, and Zoning Map of Growth Areas. Board requested copies of the updated Commission By-Laws and Solar Ordinance without the track changes in the June meeting packet.

**ADJOURNMENT:** There being no further business, motion by Frank Storm and second by Dave Whitney to adjourn. Meeting was adjourned at 7:55 p.m.