

**CHISAGO COUNTY
BOARD OF ADJUSTMENT
OFFICIAL PROCEEDINGS
June 28, 2018**

The Chisago County Board of Adjustment met in regular session at 7:00 p.m. on Thursday, June 28, 2018, in Room 150B of the Government Center with the following Board members present: John Sutcliffe, Donna Nowicki, Doug Greene, and Gregg Carlson.

Also Present: Tara Guy, Assistant Zoning Director

The Chair called the meeting to order and led the assembly in the Pledge of Allegiance. Roll call of Board members was taken and a quorum established, with all members present. (The Fourth Commissioner District remains unrepresented on the Board.)

Staff Reports on the application had been prepared and distributed in advance to the members, and made available to the audience as well, along with copies of the applicants' files.

APPROVAL OF AGENDA - On motion by Sutcliffe and second by Nowicki, the meeting agenda was approved as presented.

APPROVAL OF MINUTES - On motion by Nowicki and second by Greene the minutes of the meeting of May 31, 2018 were approved as drafted.

ADOPTION OF MATERIALS AND SUBMITTALS INTO THE RECORD - Upon motion by Nowicki and second by Sutcliffe, all applications, submittals, reports and other materials were adopted into the record by reference. Staff Reports had been distributed in advance to the Board and the applicants, for their review. Copies of all applications, correspondence and Staff Reports were made available on a table at the entrance to the hearing room.

PUBLIC HEARINGS :

Cindy Neuenfeldt - Ms. Neuenfeldt was present at the hearing to request a variance to add onto her house closer to the lake and road than the required setback, and to have more than the allowed square footage of accessory storage area in an RRII District. This is located in Chisago Lake Township, Lot 8, Chi-Gak-Wa Shores, Sec.22, T.34, R.20 at 32720 North Center Ct. (PID #02.01078.00 and 02.00661.60). The Chisago Lake Township Board had recommended approval with no conditions. Ms. Neuenfeldt explained that she hoped to add a garage with bedroom and porch above it onto her house closer to the lake and the road than the required setback. The structure is approximately 40 feet from the OHWM and the addition will encroach right up to the road right-of-way. She also wishes to build another 18 x 40 shed on the larger tract across the road, where there is a larger accessory structure already existing. This will necessitate a variance to allow more than the maximum 2000 square feet of accessory storage building in an RRI District. The Board had viewed the property and concurred that the surrounding neighborhood had been developed in a similar manner, and the request was consistent with that pattern. The Chair called for public testimony, but no one was present to offer comment. After brief discussion, John Sutcliffe moved to approve the variance as requested, to add onto the house up to the road right of way, and to allow the requested additional new shed on the larger parcel. Donna Nowicki seconded it and the motion was carried unanimously.

James Brown - Mr. Brown's contractor Pat Mattson was present at the hearing on his behalf to request a variance to have more than the allowed square footage of accessory storage building in an RRI Zoning District. This is
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located in Nessel Township, Pikkusuo Park, Outlot 1, at 49963 Bayside Avenue (PID #06.001226.00). The Nessel Township Board had recommended approval with no conditions. Mr. Mattson explained that the five acre parcel was agricultural in character, despite the fact that it was inside the RRI Zoning District boundary. The parcel had been farmed historically, and Mr. Brown wished to continue farming it with a hobby garden and greenhouse. The Board noted that they had consistently approved similar variances for properties that were larger in size than the customary residential lot, but fell within the residential zones. Tara agreed, saying that Staff intended to propose revisions to the Zoning Ordinance to allow some variation from the 2000 square foot maximum in the RRI and RRII zones when the parcel in question is larger than the one or two acre minimum in those zones. The Chair called to public testimony, but no one was present to offer comment. After further brief discussion, John Sutcliffe moved to approve the variance as requested, based upon consistent past practice with similarly situated properties. Doug Greene seconded it and the motion was carried unanimously.

Dan and Lisa Johnson - The Johnsons were present at the hearing to request a variance to add onto their house, closer to the road than the required setback. This is located in Sunrise Township, Sec.21, T.35, R.20, at 38811 Oasis Road (PID #09.00252.10). The Sunrise Township Board had recommended approval with no conditions. Mrs. Johnson explained that they wished to add onto the back side of their house, approximately 130 feet from the centerline of the road, and also, to replace an earlier removed front porch, also within the required setback. The structure is historic and as such pre-dates modern day setback requirements; any addition to this house would require a variance. The new addition (off the back) will very nearly meet the required setback of 135 feet. The porch on the front was pre-existing, and had the owners replaced it within six months of taking it off, they would not have required a variance. The Chair called for public testimony but there was no one present to offer comment. After further brief discussion, Donna Nowicki moved to approve the variance as requested based upon the pre-existing development, Doug Greene seconded it and the motion was carried unanimously.

ADJOURNMENT - There being no further business, the meeting was adjourned at 7:16 p.m.