

**CHISAGO COUNTY  
BOARD OF ADJUSTMENT  
OFFICIAL PROCEEDINGS  
JULY 26, 2018**

The Chisago County Board of Adjustment met in regular session at 7:00 p.m. on Thursday, July 26, 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 June 28, 2018 were approved as drafted.

**ADOPTION OF MATERIALS AND SUBMITTALS INTO THE RECORD** - Upon motion by Sutcliffe and second by Greene 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 :**

**Ritchie Ronning** - Mr. Ronning was present at the meeting to request a variance to build an attached garage closer to the road and mound system than the required setbacks. This is located in Nessel Township, Linwood Hills, Lot 14, at 49425 Alpine Avenue (PID #06.01166.00). The Nessel Township Board had recommended approval with no conditions. Mr. Ronning explained that he had a small attached garage which could not accommodate more than one vehicle, nor any of their recreational equipment. The new garage would be 22 x 24, and would encroach within 14 feet of the road right of way. Mr. Ronning pointed out that there were many structures at similar setbacks along Alpine Avenue, as all of the nearby lots pre-dated modern Zoning regulations. He will also be encroaching upon the existing mound system, approximately six and a half feet from the rockbed, instead of the required 20 feet. Sanitarian Kellie Strobel had expressed concern with the eventual future of the mound, and the owner's ability to replace it or even simply repair it, in case of failure. The owner acknowledge he was fully aware of the limitations, and was willing to remove trees and permanent landscaping features if need be to ensure maintenance and repair, if the garage were allowed. He added that he would be gaining 48 feet more impervious surface between the mound and the new garage when he removes the two foot wide strip of driveway/asphalt presently in place. The Chair sought public testimony but no one was present to offer comment on the variance. When there were no further questions from the Board, John Sutcliffe moved to approve the variance as requested, Donna Nowicki seconded it and the motion was carried unanimously.

**Ross Erickson** - Mr. Erickson was present at the meeting to request a variance to remove and replace an old cabin with a larger home, closer to the lake and road than the required setback. This is located in Nessel Township, Ryberg's Addition, Lot 3, at 51035 Amber Avenue (PID #06.01258.00). Mr. Erickson had missed the Township meeting, so no recommendation was immediately forthcoming, but he had been in touch with them to get on the agenda for the following meeting, where he would present the variance, and seek permission to cross the Township Road with his new septic line. He explained that his family had owned the cabin for years, but it hadn't been used much and was outdated and in bad condition. He wished to remove the old cabin and replace it with a new home at the same setback from the lake (approximately 61 feet from the OHWM) and 34 feet from the road right of way. They will keep the small detached garage near the road. The new mound system will be installed across the road on property where he has a permanent easement, using directional boring under the Township Road. The Chair sought public testimony, but there was no one present to offer comment on the proposal. Tara had distributed two emails received from neighboring property owners, Greg Tschida and Jay Erickson, who wrote to support the variance, which the Chair read into the record. When there were no further questions forthcoming from the Board, John Sutcliffe moved to approve the variance as proposed, Doug Greene seconded it and the motion was carried unanimously.

There being no further business, the meeting was adjourned at 7:23 p.m.

**ADJOURNMENT** - There being no further business, the meeting was adjourned at