

**CHISAGO COUNTY  
BOARD OF ADJUSTMENT  
OFFICIAL PROCEEDINGS  
SEPTEMBER 27 , 2018**

The Chisago County Board of Adjustment met in regular session at 7:00 p.m. on Thursday, September 27, 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 Sutcliffe the minutes of the meeting of September 27, 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 :**

**Lance Carlson** - Mr. Carlson was present at the meeting to request a variance to rebuild a destroyed storage shed, closer to the road and lake than the required setback. This is located in Chisago Lake Township, Lilygren's Beach, Lot 26, at 11792 Chisago Blvd. (PID #02.01461.00). The Chisago Lake Township Board had recommended approval with no conditions. Mr. Carlson explained that the insurance payment on the damaged shed was delayed, and consequently he had let more than six months lapse, which was the deadline for being allowed to replace the nonconformity exactly as it had been. The shed will be directly alongside the house in the same location, approximately 15 feet from the OHWM of Chisago Lake, and 84 feet from the centerline of Co. Rd. 23. The Chair called for public comment, but no one was present to testify in the matter. The Board concurred that the request was reasonable, and acknowledged that the variance would not have been necessary had the applicant applied for a building permit to replace the destroyed shed within six months. After brief discussion, Donna Nowicki moved to approve the variance as requested, John Sutcliffe seconded it and the motion was carried unanimously.

**Vince Charles** - Mr. Charles was present at the meeting to request a variance to have more than the allowed maximum square footage of accessory storage in an RRI Zoning District. This is located in Nessel Township, Sec.34, T.37, R.22, at 48107 Autumn Court (PID #06.00703.00 and 689.33.) The Nessel Township Board had recommended approval with no conditions. Mr. Charles is seeking approval of a new 30 x 60 (1800 square feet)

building, in addition to his existing 26 x 36 (936 square feet) attached garage. He explained that while his house and the new building will both be on a platted lot in the subdivision Goose Lake Hills, he also owns an additional 34 acres to the east along the shore of Goose Lake, that directly abuts the platted lot to the east, along the shore of Goose Lake. The property is heavily wooded, and as such, the building will not be visible to neighboring properties or from the lake. Tara suggested that if the variance were to be approved, it should be stipulated that the two properties would be tied together as one building site, to preclude separate sale of the tracts, which would invalidate the unique circumstances that Mr. Charles agreed that that would be acceptable to him. The Chair called for public comment. Gregory Lind, neighboring property owner to the north was present to learn more about the proposal, but had no objection to variance approval. When there was no further public testimony forthcoming, the public hearing was closed. After brief discussion, John Sutcliffe moved to approve the variance to exceed the maximum 2000 square feet allowed (for a total of 2736 square feet) based upon the unusually large size of the two combined parcels in the RRII Zoning District, with the stipulation that the two tracts be tied together in perpetuity, and that the building be used for residential accessory storage only, unless the necessary zoning approvals are issued. Donna Nowicki seconded it and the motion was carried unanimously.

**ADJOURNMENT** - There being no further business, the meeting was adjourned at 7:25 p.m.