

**CHISAGO COUNTY
BOARD OF ADJUSTMENT
OFFICIAL PROCEEDINGS
Thursday, January 7, 2016**

The Chisago County Board of Adjustment met in regular session at 6:30 p.m. on Thursday, January 7, 2016, in the County Board Room of the Government Center with the following Board members present: Chairman Frank Storm, Jim Klinke, Curtis DeYoung, Dick Daniels, 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.

A Staff Reports on the applications had been prepared and distributed in advance to the members, and made available to the audience as well.

APPROVAL OF AGENDA - On motion by DeYoung and second by Daniels the meeting agenda was approved as presented.

APPROVAL OF MINUTES - On motion by DeYoung and second by Carlson the minutes of the meeting of December 3, 2015 were approved as drafted.

ADOPTION OF SUBMITTALS/ APPLICATIONS/ STAFF REPORTS - Upon motion by Klinke and second by DeYoung the Staff Report along with all submittals and associated documents and materials being considered by the Board at the evening's meeting are hereby adopted by reference into the record of proceedings.

PUBLIC HEARINGS :

Matthew Hansen - Mr. Hansen was present at the meeting to request a variance to build two decks closer to the lake than the required setback. This is located in Chisago Lake Township, Lilygren's Beach, Lot 28, at 11758 Chisago Blvd. (PID #02.01463.00). The Chisago Lake Township Board had recommended approval with no conditions. Mr. Hansen explained that his request was actually for re-approval of a variance that was issued in 2011, which included the two small decks in question. The decks were not built during the construction project, and as a result, the building permit and the variance approval had expired, necessitating another variance application. Tara Guy added that the request was actually to renew an expired approval, to allow the same two small decks which were granted originally. The decks will provide code-compliant exits from the two patio doors on the lake side of the house, and will square off the front corners of the house. There were no questions from the Board, and no one present to offer testimony on the matter. After further brief discussion, Dick Daniels moved to approve the variance as requested, Curtis DeYoung seconded it, and the motion was carried unanimously.

Benjamin Mattson - Mr. Mattson was present at the meeting to request a variance to add onto his house closer to the lake than the required setback. This is located in Chisago Lake Township, North Center Park, Lot 1, at 31545 Olinda Trail (PID #02.01560.00). The Chisago Lake Township Board had recommended approval with no conditions. Mr. Mattson explained that he wishes to add onto the south side of his small house to provide a double tuck-under garage on the lower level, with living space above. The new addition will be situated approximately 40 feet from the OHWM of the lake. No additional hard surface such as driveways or sideways will be included, as Mr. Mattson hopes to

save the mature oak tree in fairly close proximity to the proposed new foundation. In preparation for applying for the variance for this project, Mr. Mattson had purchased the lot directly

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to the south, which featured a small older home situated at the OHWM of the lake, and removed the house. The southerly lot was then combined with his own property to create a 1.8 acre lot, almost twice the minimum required lot size by today's standards. The existing septic system had been sized appropriately to allow an additional bedroom, and has been certified as compliant. The Staff Report was reviewed, and it was noted that the applicant had invested considerable resources in removing a significant nonconformity, and replacing it with a more nearly conforming single residence. Tara commented that this sort of action is exactly the type of redevelopment that Staff encourages around the General Development lakes in the County. In return, Staff feels that variance approval in situations such as this is reasonable, and recommended so to the Board. There was no one present to offer comment on the proposal. After further brief discussion, Jim Klinke moved to approve the variance as requested, based upon the elimination of the significant nonconformity that previously existed on the south lot, Gregg Carlson seconded it, and the motion was carried unanimously.

ADJOURNMENT : There being no further business, the meeting was adjourned at 6:41 p.m.