

**CHISAGO COUNTY  
BOARD OF ADJUSTMENT  
OFFICIAL PROCEEDINGS  
AUGUST 25, 2016**

The Chisago County Board of Adjustment met in regular session at 7:00 p.m. on Thursday, August 25, 2016, in Meeting Room 131 of the Government Center with the following Board members present: Chairman Frank Storm, Donna Nowicki, Curtis DeYoung, and Gregg Carlson.

Not Present: Dick Daniels (excused)

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 Report 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 and all relevant submittals.

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

**APPROVAL OF MINUTES** - On motion by Carlson and second by DeYoung, the minutes of the meeting of June 30, 2016 were approved as drafted.

**ADOPTION OF SUBMITTALS/ APPLICATIONS/ STAFF REPORTS** - Upon motion by DeYoung and second by Carlson, 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**

**Rick Johnson** - Mr. Johnson was present at the meeting to request a variance to install a full basement under a portion of his house closer to the lake and side property line than the required setback. This is located in Chisago Lake Township, Sundberg Nelson Beach, Lot 9, Block 4, at 32870 Nueman Trail. (PID #02.01687.00.) The Chisago Lake Township Board had recommended approval with no conditions. Mr. Johnson explained that he had purchased the property almost a year ago, intending to simply reroof the house. As he got further into the project, structural problems were discovered, necessitating repairs and even replacement of some of the existing features, such as the crawl space under the lakeward portion of the house. He has an approved building permit to perform the originally planned work, but recently decided that since he was installing a full new foundation under half of the house, the comparative cost of a full basement was almost negligible. The Department advised that a variance would be required to expand the cubic footage of the existing nonconformity, and Mr. Johnson applied. He added that he is not proposing any additional living space in the basement, although the code requires an egress window, he simply needs the additional storage space. The Board had viewed the property on-site, and noted that it was very close to the OHWM, and at 32%, already had a great deal of impervious surface, but that expanding deeper with the full basement would not increase either element. Tara commented that the basement will be deeper than the originally proposed crawl space, and might extend into the groundwater table, but was not in the floodplain itself. The Chair asked for public comment on the variance request, but there was no one present to offer testimony. After brief discussion, Curtis DeYoung moved to adopt the Staff analysis as findings of fact for approval, and to approve the variance as requested, with the condition that gutters and downspouts be installed on the house and garage to minimize runoff from the property. Donna Nowicki seconded it and the motion was carried.

**ADJOURNMENT** - Upon motion by DeYoung and second by Nowicki, the meeting was adjourned at 7:10 p.m.