

**CHISAGO COUNTY
BOARD OF ADJUSTMENT
OFFICIAL PROCEEDINGS
OCTOBER 27 , 2016**

The Chisago County Board of Adjustment met in regular session at 7:00 p.m. on Thursday, October 27, 2016, in Meeting Room 131 of the Chisago County Government Center with the following Board members present: Chairman Frank Storm, Curtis DeYoung, Dick Daniels, Donna Nowicki, 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.

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 DeYoung and second by Nowicki the meeting agenda was approved as presented.

APPROVAL OF MINUTES - Gregg Carlson noted a correction to the minutes of the meeting of September 29, 2016, in which the attendance record indicated that he was present. He was absent from the meeting. On motion by Carlson and second by DeYoung the minutes of the meeting of September 29, 2016 were approved as corrected.

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

PUBLIC HEARINGS :

Wade Brown - Mr. Brown was present at the meeting to request a variance to exceed the maximum allowed square footage of accessory storage area in a RRI Zoning District. This is located in Fish Lake Township, Sec.23, T.36, R.22 at 3200 440th St. (PID #03.00309.00). The Fish Lake Township Board had recommended approval with no conditions. Mr. Brown explained that he had been misinformed prior to his purchase of the property and believed that the property was zoned Agricultural, and there was no maximum ground floor coverage. It was only after he applied for the building permit that he realized the error. He explained that the property is 14 acres in size, and atypical of the usual small one acre (or less) lot sizes found in the RRI District. He owns the abutting five acres, so the totality of his property is nearly 20 acres. He has several smaller buildings on the five acre tract, one of which is a two story shed which will be removed if the variance is approved. He hopes to get all of his equipment and items stored outside at present, under cover in the new building. The property is generally screened on all sides by trees, and is generally not visible from the road or nearby residences. After brief discussion, the Board concurred that the property was more agricultural in nature than residential, and Dick Daniels moved to approve the variance as requested. Curtis DeYoung seconded it and the motion was carried unanimously.

Randall Kirschman - Mr. Kirschman was present at the meeting to request a variance to add onto his house closer to the lake than the required setback, and to exceed the maximum square footage of accessory storage area in a RRI Zoning District. This is located in Nessel Township, County Auditor's

Plat I, Lot 7, at 355 Acacia Way (PID #06.00746.22). The Nessel Township Board had recommended approval with no conditions. Mr. Kirschman explained that he had purchased the property hoping to add on to the existing cabin at the same setback from the lake, approximately 45 feet from OHWM. He will maintain the same setback by stepping the house back from the Board of Adjustment continued.....Page 2
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shoreline, to follow the curve. He also seeks to replace the existing garage with a larger one, which will exceed the maximum allowed square footage for accessory storage structures. The new garage is proposed to be 36 x 42 in size, which will result in 3202 square feet overall, with the new attached garage and existing detached garage along Acacia Way are calculated into the total ground floor area. When Mr. Kirschman had concluded his description, the Board questioned him on possible alternatives to adding on laterally, parallel to the shore. Mr. Kirschman stated that he wished to take advantage of the large expanse of frontage and good view of the lake for his new home, while making use of the existing structure, which is still sound. Dick Daniels didn't favor the plan for "blocking most of the shoreline with buildings" and Chairman Storm agreed, stating that adding on to the back of the existing cabin away from the lake was a possibility. He was having difficulty imagining the appearance of the addition, and the differential in floor levels. He also wished to see a plan for limiting runoff from the additional hardsurface from the new structure. Mr. Kirschman explained that he would not prefer to build back from the existing structure, as the new house addition would encroach upon Acacia Lane, the curving Township Road on the north end of his property where cars frequently miss the curve, and come through his fence, into his yard. He added that building back from the existing house would encroach upon the septic system and tanks. When discussion concluded, the Chair called for public comment, but there was no one present to offer testimony. After brief discussion, Chairman Storm moved to table the matter for the following: 1. Exterior elevation drawings of the house; 2. Drawing/as-built of the septic system and well configuration and location; 3. A plan for controlling runoff from the additional roof hardsurface; 4. Physical staking of the proposed location for the new garage. Curtis DeYoung seconded it and the motion was carried.

ADJOURNMENT - There being no further business, the meeting was adjourned at 7:31 p.m.