

**CHISAGO COUNTY  
BOARD OF ADJUSTMENT  
OFFICIAL PROCEEDINGS  
March 25, 2021**

The Chisago County Board of Adjustment met in regular session at 7:00 p.m. on Thursday, March 25, 2021 in a synchronous e-meeting due to Declaration of Local Emergency.

Staff Present: Jessica Jagoe; Land Services Coordinator and Diane Sander; Land Services & Parks Specialist.

Coordinator Strand called the meeting to order and led the assembly in the Pledge of Allegiance. A roll call of Board members was then taken. Board members present: Becky Strand, John Sutcliffe, Doug Greene, Chip Yeager and Gregg Carlson. A quorum was established with members present.

Coordinator Jagoe provided an overview of the electronic meeting format, review of muted microphones, speaking order, how to “raise hand”, with the Chair leading and following meeting order/procedures.

**APPROVAL OF AGENDA** – Motion to approve the agenda by Gregg Carlson. Second by Chip Yeager. Roll call vote was taken and motion carried unanimously.

**APPROVAL OF MINUTES** – Motion to approve the February 25, 2021 meeting minutes by Chip Yeager. Second by John Sutcliffe. Roll call vote was taken and motion carried unanimously.

**RECEIPT OF MATERIALS AND SUBMITTALS INTO THE RECORD** – Motion by Gregg Carlson to receive all applications, submittals, reports and other materials into the record by reference. Second by Doug Greene. Motion carried unanimously. Meeting materials distributed in advance to the Board of Adjustment and Appeals for their review included: Public Hearing Staff Report with Attachments. Public Hearing Staff Report had been distributed in advance to the Board and the applicant for their review. Copies of all correspondence and meeting materials were made available for electronic distribution.

#### **PUBLIC HEARING**

**Bradley Nelson** – Mr. Nelson was present at the hearing to request a variance to build an addition onto the rear of the house closer to ordinary high water (OHW) than the required setback in the Rural Residential (RRI) Zoning District with Shoreland Overlay. The property is located at 13380 322<sup>nd</sup> Street, Chisago Lake Township; Sec. 22, T. 34, R. 20 (PID# 02.01316.26) Imperial Estates and is associated with the abutting residential parcel at the same address; Revised Herberg Beach 2<sup>nd</sup> Addition, Outlot A. Coordinator Jagoe presented background information on Nelson’s application. The proposal is to build a 12’ x 23’ addition onto the rear of the house. The addition would extend 12 feet and would not encroach closer to OHW than the existing “bump out” on the home. Side setback is 16 feet and inline with the existing building line. The existing rear setback from OHW is 68 feet therefore, a variance is needed for enlarging the legal nonconforming structure. Impervious surface coverage would be approximately 16%. Chisago Lake Township recommended approval on March 16, 2021 with no conditions. Technical review was held on March 10, 2021 and had no other identified impacts.

Mr. Nelson was present and available to address questions and concerns. Mr. Nelson commented the house’s back corners are different one corner is 69 ft and other back corner is 68 ft, but the addition is not going any further than the existing house line. General discussion was held on construction of the addition. Chair Strand opened the public hearing and sought comment, no one was present to testify in the matter. With no additional person wishing to speak, **motion** by Doug Greene to close the public hearing. Second by John Sutcliffe. Roll call vote was taken and motion carried unanimously.

Each board member was asked for additional questions and comments. **Motion** by Chip Yeager to change the setback from 69 ft to 68 ft from the OHW. Second Gregg Carlson. **Motion** by Gregg Carlson to approve the variance to build an addition onto the rear of the house closer to OHW at 13380 322<sup>nd</sup> Street (PID# 02.01316.26), to be no closer than a setback of 68 feet from OHW or not to encroach beyond existing rear building line. Motion is based on findings of fact, staff report, site plan and narrative of record as presented. Second by Doug Greene. Roll call vote was taken and motion carried unanimously.

Coordinator Jagoe highlighted the Department of Natural Resources (DNR's) free on-line training seminars on floodplain and shoreland variances. If board members are interested, they could sign up.

**Motion** by Chip Yeager to adjourn. Second by John Sutcliffe. Roll call vote was taken and motion carried unanimously. With no further business the meeting was adjourned at 7:21 p.m.