

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

The Chisago County Board of Adjustment met in regular session at 7:00 p.m. on Thursday, February 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 Jagoe 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 amended agenda by Chip Yeager. Second by Gregg Carlson. Roll call vote was taken and motion carried unanimously.

APPROVAL OF MINUTES – Motion to approve the January 28, 2021 meeting minutes by John Sutcliffe. Second by Doug Greene. 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 John Sutcliffe. 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 and Public Hearing Comment for Jennissen PID#06.00371.00. 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

Thomas and Karen Jennissen – Mr. and Mrs. Jennissen were present at the hearing to request a variance to build a detached accessory building that is taller than the existing dwelling and to be allowed more than the maximum square footage of accessory storage floor area in the Rural Residential (RRII) Zoning District. The property is located at 611 507th Street W, Nessel Township; Sec. 20, T. 37, R. 22 (PID# 06.00371.00). Coordinator Jagoe presented background information on the Jennissen’s application. The ten acre parcel is located between Acacia Trail and Arbor Avenue W, west of West Rush Lake. The property is zoned Rural Residential II with an existing house with attached garage and detached accessory building. The zoning transitions to Rural Residential I (RRI) on east side of Acacia Trail, west of Arbor Avenue the zoning changes to Agriculture District (AG). The existing accessory building is not tall enough for some of the recreational vehicles/equipment. The applicants are requesting to replace the existing detached accessory storage building. The proposed building with lean-to will be 24 feet tall and 3,440 square feet. The proposed building with attached garage would exceed the maximum floor area and height requirements as allowed in the RRII Zoning District. Nessel Township recommended approval on February 9, 2021 with no conditions. Technical review was held on February 10, 2021 and had no other identified impacts or concerns.

Mr. Jennissen was present and available to address questions and concerns. He stated the building will match the color of the house and will have boxed eaves. The interior of the building will be insulated and heated. Chip Yeager inquired about the square footage of the current accessory building to compare to the proposed building. Gregg Carlson inquired to various exterior appearances of the proposed building.

Submitted Public Correspondence:

Bradley Scofield – 676 503rd Circle W, After viewing location of the building site, we are strongly opposed to the oversize structure. This would interfere greatly with environmental view from our property. Vote NO.

Chair Strand sought public comment, no one was present to testify in the matter. With no additional person wishing to speak, ***motion*** by Gregg Carlson to closed 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 John Sutcliffe to approve variance #1 to build a detached accessory building up to 24 feet tall and approve variance #2 to be allowed up to a maximum of 3,876 square feet of accessory storage floor area in the RRII Zoning District at 611 507th Street W, PID# 06.00371.00 based on findings of fact, staff report, site plan and narrative of record as presented. Second by Gregg Carlson. ***Motion amended*** by John Sutcliffe to approve variance #1 as stated and approve variance #2 to be allowed up to a maximum of 4,116 square feet of accessory storage floor area that includes the lean-to in the RRII Zoning District at 611 507th Street W, PID# 06.00371.00 based on findings of fact, staff report, site plan and narrative of record as presented. Second by Gregg Carlson. Roll call vote was taken and motion carried unanimously.

Discussion was held on completing the oath of office. ***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 7:26 p.m.