

**CHISAGO COUNTY
BOARD OF COMMISSIONERS
OFFICIAL PROCEEDINGS
Wednesday, November 20, 2024**

The Chisago County Board of Commissioners met in regular session at 6:30 p.m. on Wednesday, November 20, 2024 at the Chisago County Government Center with the following Commissioners present: Swenson, Greene, Dunne, Montzka, Dahlberg. Also present: County Administrator Chase Burnham, Assistant County Attorney Jeff Fuge, and Clerk of the Board Christina Vollrath.

The Chair called the meeting to order and led the assembly in the Pledge of Allegiance.

Commissioner Greene offered a motion to approve the amended agenda. Motion seconded by Dahlberg, the motion **passed** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Dahlberg, seconded by Montzka, the Board opened the Road and Bridge Committee of the Whole at 6:31 p.m. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

The Board was given updates on the current projects of the Public Works Department from Assistant County Engineer Ben Hobert. **No action was taken.**

On motion by Swenson, seconded by Montzka, the Board moved items 1-3 to the consent agenda. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Greene, seconded by Dunne, the Board moved to close the Road and Bridge Committee of the Whole at 6:41 p.m. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Greene, seconded by Swenson, the Board moved to approve the Consent Agenda. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

- 1.) R&B Committee Recommendation – County Engineer’s Report
- 2.) R&B Committee Recommendation – CSAH 30 Improvement Project
- 3.) R&B Committee Recommendation – ADA Transition Plan Update
- 4.) Minutes from the November 6, 2024, County Board of Commissioners Meeting
- 5.) Payment of County’s Warrants and Miscellaneous Bills \$900,526.25

Per Minnesota Statutes 375.1, proceedings of the County Board including a list of itemized accounts, claims or demands must be published in the official newspaper. The itemized list of claims is available for public review on the County website at <https://www.chisagocounty.us/1197/Claims-Paid>. Claims less than \$2,000 are listed as a total dollar amount and notes the number of claims included in the total.

Environmental Services Director Kurt Schneider presented the Board with the Director’s Report and action items. ***No action was taken.***

On motion by Greene, seconded by Dahlberg, the Board moved to approve Resolution No. 24/1120-1, a Resolution of the County Board of Commissioners of Chisago County, Minnesota, approving the Federated Co-ops Conditional Use Permit (CUP) to allow a Bulk Gas or Fuel Facility on 2.95 acres in the Rural Village Center (RVC) District. The subject property is located at the 18397 St. Croix Trail/TH 95 in Shafer Township (PID #08.00099.00 & 09.00095.00).

RESOLUTION NO. 24/1120-1

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF CHISAGO COUNTY, MINNESOTA,
APPROVING A CONDITIONAL USE PERMIT ALLOWING A BULK GAS OR FUEL FACILITY ON
PROPERTY LOCATED AT 18397 ST. CROIX TRAIL / TH 95 IN SHAFER TOWNSHIP**

WHEREAS, property owner Kale Wolff and applicant Federated Co-ops, Inc. submitted an application dated received September 24, 2024 and considered complete on September 30, 2024 for a Conditional Use Permit allowing a Bulk Gas or Fuel Facility on property located at 18397 St. Croix Trail / TH 95 in Shafer Township; and

WHEREAS, the subject site is located in the Rural Village Center (RVC) District; and

WHEREAS, the subject site is 2.95± acres in size (combined) and legally described as:

PARCEL 1

That part of the Northwest Quarter of the Northwest Quarter of Section 9, Township 34 North, Range 19 West, Chisago County, Minnesota, described as follows:

Commencing at the northwest corner of Section 9; thence South 0 degrees 00 minutes, assumed bearing, along the west line of Section 9, a distance of 419.9 feet; thence South 89 degrees 14 minutes East, a distance of 267.3 feet to the point of beginning; thence North 3 degrees 16 minutes East, a distance of 276 feet; thence North 69 degrees 46 minutes East, a distance of 89.5 feet to the southwesterly right-of-way line of Trunk Highway No. 95; thence southeasterly, along said southwesterly highway right-of-way line, a distance of 431 feet, more or less, to the point of intersection with a line that bears South 89 degrees 14 minutes East from the point of beginning; thence North 89 degrees 14 minutes West, along said line, a distance of 397.2 feet to the point of beginning.

Together with an easement for the purpose of accessing well on property westerly of and adjacent to the tract described as follows, over, under and across that part of the Northwest Quarter of the Northwest Quarter (NW¼ of NW¼) of Section Nine (9), Township Thirty-four (34) North, Range Nineteen (19) West, Chisago County, Minnesota, described as follows: Commencing at the Northwest corner of Section 9; thence South 0 degrees 00 minutes, assumed bearing, along the west line of Section 9, a distance of 419.9 feet; thence South 89 degrees 14 minutes East, a distance of 130 feet to the point of beginning; thence continuing South 89 degrees 14 minutes East, a distance of 137.3 feet; thence North 3 degrees 16 minutes East, a distance of 276 feet; thence North 69 degrees 46 minutes East, a distance of 89.5 feet to the southwesterly right-of-way line of Trunk Highway No. 95; thence Northwesterly, along said southwesterly highway right-of-way line, a distance of 261 feet, more or less, to the north line of Section 9; thence North 89 degrees 11 minutes West, along said North line, a distance of 4 feet, more or less, to the point of intersection with a line that bears North 2 degrees 52 minutes East from the point of beginning; thence South 2 degrees 52 minutes West, along said line, a distance of 420 feet to the point of beginning.

Together with an easement for use of the well located on property described as follows, to-wit: Beginning at the Northwest corner of Section 9, Township 34 North, Range 19 West; thence South 0 degrees 00 minutes, assumed bearing, along the west line of Section 9, a distance of 185 feet; thence South 89 degrees 13 minutes East, a distance of 141.8 feet; thence North 2 degrees 52 minutes East, a distance of 185 feet to the north line of Section 9; thence North 89 degrees 11 minutes West, along said north line, a distance of 151 feet to the point of beginning, subject to a 20 foot easement lying west of and adjacent to the east line thereof.

AND

PARCEL 3

That part of the Northwest Quarter of the Northwest Quarter of Section 9, Township 34, Range 19, Chisago County, Minnesota, described as follows:

Commencing at the NW corner of said NW¼ of NW¼; thence South 0 degrees 00 minutes, assumed bearing, along the west line of said Sec. 9, 419.9 feet; thence South 89 degrees 14 minutes East, 130 feet, to the point of beginning; thence continuing South 89 degrees 14 minutes East, 534.5 feet, more or less, to the SWly highway right-of-way line of Trunk Highway No. 95; thence South 0 degrees 00 minutes, 110 feet; thence North 89 degrees 14 minutes West 534.5 feet, more or less, to a point lying South 0 degrees 00 minutes of the point of beginning; thence North 0 degrees 00 minutes, 110 feet, to the point of beginning.

WHEREAS, notice was provided and on November 7, 2024 the Planning Commission conducted a public hearing regarding this application, at which it heard from the Land Services Coordinator, the applicant, and invited members of the public to comment; and

WHEREAS, the Planning Commission recommended approval of the Conditional Use Permit with Findings of Fact and conditions per Resolution No. PC2024-1101; and

WHEREAS, the Board of Commissioners considered the request and the Planning Commission's recommendation at its November 20, 2024 meeting and made the following findings per Zoning Ordinance Section 8.04, C.:

Factor #1 The [proposed action is consistent with the] Comprehensive Plan and development policies of the County;

Finding #1 *The Chisago County Comprehensive Plan does not directly address the proposed use; however, the Zoning Ordinance (development policy) suggests that the proposed use of Bulk Gas or Fuel Facility is an essential service and allows this use in all of the County's zoning districts with issuance of a Conditional Use Permit. Therefore, the County finds that the proposed use is consistent with the County's development policies.*

Factor #2 The proposed use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area;

Finding #2 *The proposed use of Bulk Gas or Fuel Facility is not a residential use and will therefore not require or create demand on such services / amenities as parks or schools. And, as a non-retail use, it won't require such services / amenities as sanitary facilities or off-street parking for customers. Access to the subject site will be gained from a well-established and well-maintained State highway (St. Croix Trail / TH 95) which the County believes can accommodate any amount of traffic generated from the proposed use. Therefore, the County*

finds that the proposed Bulk Gas or Fuel Facility use will not create an excessive demand on existing parks, schools or utilities which serve the subject site.

Factor #3 The proposed use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development does not suffer undue negative impact and there will be no significant deterrence to future development;

Finding #3 *The subject site is located within the County's Rural Village Center (RVC) District, a district with the stated purpose of providing areas that will allow for retail and service businesses. While the subject site is adjacent to three properties – to the northwest, west, and south – which are developed with dwellings and used for residential purposes, it appears, based on aerial imagery, that the proposed bulk tanks will be located approximately 400' from the closest of these dwellings and as much as approximately 580' from the farthest of these dwellings. The undeveloped land to the east appears to include a significant amount of wetland with the remaining high land being used for agricultural purposes. The County finds that the proposed use is reasonably distanced from adjacent development and land to mitigate any potential negative impacts.*

Factor #4 The proposed use and site will have an appearance that will not have an adverse effect upon adjacent properties;

Finding #4 *The proposed Bulk Gas or Fuel Facility use will include two 30,000-gallon LP gas storage tanks. While these tanks will have a commercial / industrial appearance, due to intended purpose, size and scale, the County finds that the subject site is suitable and appropriate for this particular use. The site gains access from a well-traveled State highway (St. Croix Trail / TH 95) and its zoned Rural Village Center (RVC) District which is intended for retail and service businesses. Further, as a non-retail business which is intended to be a storage and loading facility and based on the application materials, the County finds that the subject site will remain substantially unchanged from present conditions. Therefore, the County finds that the proposed use will not have an appearance that will have or create adverse impacts to adjacent properties.*

Factor #5 The proposed use, in the opinion of the County, is reasonably related to the overall land use goals of the County and to the existing land use;

Finding #5 *The County finds that the Chisago County Zoning Ordinance identifies Essential Services and Transmission Lines, including Bulk Gas or Fuel Facilities, as a Conditional Use in all zoning districts. Further, the subject site is zoned Rural Village Center (RVC) District which the Zoning Ordinance states is*

intended for retail and service businesses. Given that the Zoning Ordinance identifies the proposed use as an essential service and the subject site is intended for service businesses, the County finds that the proposed use is compatible with the overall land use goals of the County.

Factor #6 The proposed use is consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use;

Finding #6 See Finding #5.

Factor #7 The proposed use will not cause traffic hazard or congestion; and
Finding #7 *The subject site gains access from the well-established, well-maintained, and well-traveled St. Croix Trail / TH 95. Further, the subject site is located on a straight section of roadway which affords drivers entering and exiting the site with unobstructed views of the roadway and traffic and, conversely, other drivers on the road will have unobstructed views of Bulk Gas or Fuel Facility related vehicles entering and exiting the subject site. Further yet, the proposed use is not retail or commercial in nature, which would otherwise produce customer traffic, and is believed to produce minimal Bulk Gas or Fuel Facility related traffic. Therefore, the County finds no evidence to suggest that the proposed use will cause traffic hazards or congestion. The County notes that the Minnesota Department of Transportation, serving as Road Authority, did not provide the County with any comment on the proposed use prior to the November 7, 2024 public hearing.*

Factor #8 The proposed use will not adversely impact existing nearby properties by intrusion of noise, glare or general unsightliness.

Finding #8 *The proposed Bulk Gas or Fuel Facility use will feature two 30,000-gallon LP gas storage tanks intended for liquid propane gas storage and to be used as a loading facility. Through implementation of conditions pertaining to glare, appearance and hours of operation, the County finds that any potential negative impacts associated with glare, appearance, and noise can be mitigated so as to prevent adverse impacts to nearby properties. These conditions are intended to address the appearance and on-going maintenance of the tanks, as well as any noise or disruption associated with any use-related traffic.*

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of Chisago County, Minnesota hereby approves the request for Conditional Use Permit, subject to the following conditions:

1. This Conditional Use Permit for Bulk Gas or Fuel Facility allows for the construction and operation of a propane gas bulk plant storage and loading facility, including the placement and use of two 30,000-gallon tanks, in accordance with the application materials dated received September 24, 2024 (including subsequent materials received by the Department from the applicant via email on October 2, 2024 and October 3, 2024) and kept on file with the Chisago County Department of Environmental Services and in accordance with the conditions contained herein.
2. Placement of the tanks shall generally conform to the site plan submitted to and kept on file with the Department of Environmental Services, including meeting or exceeding the proposed setbacks of 135' from the centerline of St. Croix Trail / TH 95, 55' from the south property boundary, and 200'+ from the west and north property boundaries.
3. The permit holder shall provide copy of the final Emergency Response / Action Plan, created specifically for the subject site, to the Department of Environmental Services and the area fire department(s) which serve(s) the subject site.
4. The submitted lighting plan is hereby approved, with the requirements that all exterior lighting shall be downcast LED lighting and that the lights shall have sensors and be activated dusk to dawn.
5. Prior to submission of application for building permit, the property owner shall combine the two subject parcels (PIDs 08.00099.00 and 08.00095.00). Further, the lot combination process shall be complete prior to building permit application submittal.
6. Prior to issuance of building permit, the permit holder shall provide the Department of Environmental Services with evidence demonstrating legal access to the subject site.
7. All of the conditions listed above shall be satisfied prior to commencement of the approved Bulk Gas or Fuel Facility use.
8. The facility shall not operate between the hours of 10:00 pm and 6:00 am, meaning that there shall be no Bulk Gas or Fuel Facility related traffic on-site or loading / unloading of liquid propane during these hours.
9. The tanks shall be painted in such a manner as to prevent glare from adjacent properties and roadway traffic and, further, the appearance of the tanks shall be maintained in good repair (i.e., no prolonged chipping or otherwise unmaintained appearance).
10. Any signage shall be installed in accordance with the Chisago County Zoning Ordinance.
11. The property and uses thereon are subject to all applicable local, State and Federal codes, including Zoning, Building and Septic Codes, and the National Fire Protection Association.
12. Annual certification of the Conditional Use Permit is required. The permit holder shall notify the County annually that the activity permitted by the Conditional Use Permit is ongoing and the activities being conducted continue to adhere to the conditions of approval. Failure to maintain certification may be a basis to revoke the Conditional Use Permit. The

property shall be made open and available for regular inspection at any time during reasonable hours by the Chisago County Department of Environmental Services and/or any duly authorized law enforcement agency.

13. Any significant deviation from the approved use or any significant expansion or intensification of the approved use, as determined by the Department of Environmental Services, shall only be allowed upon further review by the Planning Commission and approval by the Board of Commissioners by way of Conditional Use Permit Amendment. The term "significant expansion or intensification" may mean, but is not limited to, placement of additional bulk tank(s) or temporary storage of "residential" tanks.

The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Dahlberg, seconded by Montzka, the Board moved to approve Resolution No. 24/1120-2, a Resolution of the County Board of Commissioners of Chisago County, Minnesota, approving Behrant Miller & Samantha Riehms Interim Use Permit (IUP) request to allow a Contracting Business known as East Central Masonry, LLC on their 40 +/- acre property at 42895 Daisy Avenue in Fish Lake Township (PID #03.00538.00).

RESOLUTION NO. 24/1120-2

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF CHISAGO COUNTY, MINNESOTA,
APPROVING AN INTERIM USE PERMIT ALLOWING A CONTRACTING BUSINESS OWNED AND
OPERATED BY PERSONS RESIDING AT THE PROPERTY ON PROPERTY LOCATED AT
42895 DAISY AVENUE IN FISH LAKE TOWNSHIP**

WHEREAS, property owners Behrant Miller & Samantha Riehm submitted an application dated received September 25, 2024 and considered complete on September 30, 2024 for an after-the-fact Interim Use Permit allowing a Contracting Business Owned and Operated by Persons Residing at the Property on property located at 42895 Daisy Avenue in Fish Lake Township; and

WHEREAS, the subject site is located in the Agricultural (AG) District; and

WHEREAS, the subject site is 40± acres in size and legally described as:

PID 03.00538.00

The Northwest Quarter of the Northeast Quarter (NW ¼ of NE ¼) EXCEPTING THEREFROM the West 16 ½ rods thereof and the East 23 ½ rods thereof, Section 35, Township 36, Range 22, Chisago County, Minnesota.

AND

The East one-half of the Southwest Quarter of the Northeast Quarter (E ½ of SW ¼ of NE ¼), Section 35, Township 36, Range 22, Chisago County, Minnesota.

WHEREAS, notice was provided and on November 7, 2024 the Planning Commission conducted a public hearing regarding this application, at which it heard from the Land Services Coordinator, property owner Miller, and invited members of the public to comment; and

WHEREAS, the Planning Commission recommended approval of the Interim Use Permit with Findings of Fact and conditions per Resolution No. PC2024-1102; and

WHEREAS, the Board of Commissioners considered the request and the Planning Commission's recommendation at its November 20, 2024 meeting and made the following findings per Zoning Ordinance Section 8.04-1, C.:

- | | |
|------------|---|
| Factor #1 | The [proposed action is consistent with the] Comprehensive Plan and development policies of the County; |
| Finding #1 | <i>The Chisago County Comprehensive Plan identifies as a policy the allowance "for home occupations, rural retail tourism and limited rural businesses on homesteads in agricultural areas ..." (see page 9-9), and, generally speaking, offers broad support and encouragement for identified commercial activities within the Agricultural District so long as they comply with established performance standards. Therefore, the County finds that the proposed use is consistent with the goals and policies established by the Comprehensive Plan.</i> |
| Factor #2 | The proposed use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area; |
| Finding #2 | <i>The proposed Contracting Business will have no associated use of parks, schools, or other public facilities or utilities, and will likely not create any appreciable demand on Daisy Avenue, 430th Street, or surrounding roadways; therefore, the County finds that the proposed use will not create any increase or demand on these facilities or utilities. Further, the Fish Lake Town Board, serving as Road Authority, did not identify any concerns with the proposed use in relation to Daisy Avenue, 430th Street, or other surrounding Township roads following its review of the request on October 14, 2024.</i> |
| Factor #3 | The proposed use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development does not suffer undue negative impact and there will be no significant deterrence to future development; |
| Finding #3 | <i>The subject site is 40± acres in size and, based on the submitted application materials and aerial imagery, the proposed business activity will be located approximately 400' to the north property boundary / 430th Street,</i> |

approximately 650' to the (northernmost) south property boundary, approximately 270' to the (northernmost) east property boundary, and approximately 150' to the west property boundary / Daisy Avenue. The County finds that distance, existing vegetation, and the implementation of a condition requiring additional screening will aid in screening the proposed use from adjacent and future development.

Factor #4 The proposed use and site will have an appearance that will not have an adverse effect upon adjacent properties;

Finding #4 *The proposed Contracting Business will utilize existing structures for office, storage, fabrication, and maintenance purposes as well as utilize land immediately adjacent to these structures for outdoor storage of certain materials. The County finds that distance, existing vegetation, and the implementation of a condition requiring additional screening will aid in mitigating potential negative impacts associated with the appearance of the proposed use.*

Factor #5 The proposed use, in the opinion of the County, is reasonably related to the overall land use goals of the County and to the existing land use;

Finding #5 *The Chisago County Zoning Ordinance specifically allows Contracting Business Owned and Operated by Persons Residing at the Property as an Interim Use in the Agricultural District; therefore, the County finds that the proposed use complies with land use goals and regulations established by the County's official land use controls.*

Factor #6 The proposed use is consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use;

Finding #6 *The stated purpose of the Zoning Ordinance is to provide for and protect the public health, safety, and general welfare through nine specific objectives. Additionally, the Zoning Ordinance specifically allows Contracting Business Owned and Operated by Persons Residing at the Property as an Interim Use in the Agricultural District. Through close evaluation of the request and the establishment of conditions of approval, the County finds that the proposed use is consistent with the purposes of the Zoning Ordinance and, more specifically, with the purposes of the Agricultural District.*

Factor #7 The proposed use will not cause traffic hazard or congestion; and

Finding #7 *Being that the proposed use does not include any employees outside of the property owner(s) and customer traffic would be limited to the occasional sale of excess materials, the County does not believe that there will be an appreciable increase in daily traffic to and from the subject site. Further, the*

County believes that the implementation of a condition related to business related deliveries, there will be minimal impact to the surrounding area. Therefore, the County finds that the proposed use will not cause traffic hazards or congestion. Further, the Fish Lake Town Board, serving as Road Authority, did not identify traffic hazards or congestion as a concern following its review of the request on October 14, 2024.

Factor #8 The proposed use will not adversely impact existing nearby properties by intrusion of noise, glare or general unsightliness.

Finding #8 *While the Chisago County Planning Commission received public testimony during the November 7, 2024 public hearing related to concerns about potential negative impacts related to appearance, screening, truck traffic, and noise, the County finds that the implementation of conditions related to screening, deliveries, and hours of operation will aid in mitigating potential negative impacts related to noise and general unsightliness. Further, the County finds no evidence to suggest that the proposed use would impact nearby properties by intrusion of glare.*

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of Chisago County, Minnesota hereby approves the request for Interim Use Permit, subject to the following conditions:

1. This Interim Use Permit grants approval for the operation of a Contracting Business specializing in masonry construction / repair and chimney installation / restoration / repair as specifically described in the application materials dated received September 25, 2024 and kept on file with the Chisago County Department of Environmental Services. No commercial or retail activity, apart from the activities described in the application materials, shall be permitted as part of this approval.
2. Aside from office work conducted indoors, all Contracting Business activity taking place on-site – including loading / unloading of trucks and trailers, small-scale concrete casting for chimney crowns or other precast concrete applications, organization of tools, equipment and materials, and the cutting of materials – shall be allowed to operate Monday through Saturday (no Sundays) with hours of operation being 7:00 am to 9:00 pm. This condition is not intended to establish hours of operation for Contracting Business activity taking place off-site.
3. Deliveries related to the approved Contracting Business shall be limited to Monday through Saturday (no Sundays) between the hours of 8:00 am and 6:00 pm.
4. The Contracting Business shall not be open to the public; however, any sales of excess Contracting Business materials from the subject site shall be conducted by appointment.
5. To mitigate potential adverse impacts related to noise and appearance, the Contracting Business shall be subject to the following:

- a. Noise generated from the approved use shall be subject to the Chisago County noise standards. No undue or objectionable noise resulting from said uses shall be transmitted beyond the subject site's property boundaries.
- b. The permit holder shall maintain existing tree cover and replace dying, dead, or downed trees located between the area of business operations and the surrounding property boundaries to the greatest extent possible.
- c. The permit holder shall install screening in accordance with the Visual Screening plan dated received September 25, 2024 and kept on file with the Department of Environmental Services, as follows:
 - i. Two staggered rows of 2' tall white pine trees planted no greater than 13' apart adjacent to Daisy Avenue (between the north driveway and 430th Street) and 430th Street (between Daisy Avenue and existing tree cover), with an approximate quantity of 100 trees.
 - ii. Two staggered rows of bareroot black walnut trees planted no greater than 14' apart adjacent to the north driveway and north boundary of the storage lot, with an approximate quantity of 52 trees. Trees tubes shall be utilized to aid in the growth of these trees.
 - iii. Screening shall be fully installed within one year of the date of Interim Use Permit approval.
6. There shall be no employees, other than the property owners, reporting to / departing from the subject site or working at the subject site.
7. The use of conex boxes (aka, shipping containers) shall not be allowed. Any conex boxes currently on site shall be removed within six months of Interim Use Permit approval, unless the Chisago County Zoning Ordinance is amended before the end of six months to allow storage containers and the use complies with all established requirements.
8. Any signage shall be installed in accordance with the Chisago County Zoning Ordinance.
9. This Interim Use Permit shall expire at such time that the property is no longer owned and occupied by either Behrant Miller or Samantha Riehm.
10. Any expansion or intensification of the approved use – including, but not limited to, the construction of new structures used for the Contracting Business, the addition of employees reporting to / departing from the subject site or working at the subject site, expanded hours of operation, or other expansion or intensification as determined by the Chisago County Department of Environmental Services – shall only be allowed upon further review by the Planning Commission and approval by the Board of Commissioners by way of an Interim Use Permit Amendment. The County acknowledges that the permit holder intends to construct a lean-to addition on the structure labeled "D" on the approved site plan, and the construction of this addition shall be allowed with this

approval so long as it's constructed in compliance with all applicable codes and regulations.

11. Annual certification of the Interim Use Permit is required. The permit holder shall notify the County annually that the activity permitted by the Interim Use Permit is ongoing and the activities being conducted continue to adhere to the conditions of approval. Failure to maintain certification may be a basis to revoke the Interim Use Permit. The property shall be made open and available for regular inspection at any time during reasonable hours by the Chisago County Department of Environmental Services and/or any duly authorized law enforcement agency.

The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Greene, seconded by Montzka, the Board moved to approve Resolution No. 24/1120-3, a Resolution of the County Board of Commissioners of Chisago County, Minnesota, approving the Final Plat of Peaceful Sunrise located at 29813 Rydeen Avenue in Franconia Township, (PID # 04.00065.40) subject to conditions.

RESOLUTION NO. 24/1120-3

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF CHISAGO COUNTY, MINNESOTA,
APPROVING THE FINAL PLAT OF PEACEFUL SUNRISE**

WHEREAS, property owner Haven Homes, LLC submitted a request for the Final Plat of Peaceful Sunrise on November 4, 2024; and

WHEREAS, the property owner wishes to create one 9±-acre lot from the 9.3± acre subject site; and

WHEREAS, the subject site is located at 29813 Rydeen Avenue in Franconia Township and is zoned Agricultural (AG) District; and

WHEREAS, the subject site is legally described as:

PID 04.00065.40

That part of the South 318 feet of the North 1320 feet of the East One-half of the Northeast Quarter (E ½ of NE ¼) of Section 5, Township 33 North, Range 19 West, Chisago County, Minnesota, lying Easterly of a line drawn between the Southeast corner and the Northwest corner of the Southeast Quarter of the Northeast Quarter (SE ¼ of NE ¼) of said Section 5.

WHEREAS, the Preliminary Plat of Peaceful Sunrise was recommended for approval by the Planning Commission on August 1, 2024 and approved by the Board of Commissioners on August 21, 2024; and

WHEREAS, the Final Plat submitted on November 4, 2024 generally conforms to the approved Preliminary Plat and meets all conditions of Preliminary Plat approval; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of Chisago County, Minnesota hereby approves the Final Plat of Peaceful Sunrise, subject to the following conditions:

1. The Final Plat is approved as submitted on November 4, 2024. Any deviation from the approved plat drawing prior to recording shall require further review by the Planning Commission and approval by the County Board.
2. The Final Plat shall not be recorded until such time that the Chisago County Attorney's Office has received satisfactory title evidence in compliance with the Chisago County Subdivision Ordinance.
3. The applicant shall obtain all necessary and applicable permits from Federal, State, and County jurisdictions for any wetland impacts prior to commencement of development.

The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Dahlberg, seconded by Greene, the Board moved to approve Resolution No. 24/1120-4, a Resolution of the County Board of Commissioners of Chisago County, Minnesota, approving the Final Plat of Kost Ranch located at 36320 Kost Trail/CSAH 11, Sunrise Township, (PID # 09.00359.00).

RESOLUTION NO. 24/1120-4

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF CHISAGO COUNTY, MINNESOTA,
APPROVING THE FINAL PLAT OF KOST RANCH**

WHEREAS, property owners Roy Ramberg & Kelly Ramberg submitted a request for the Final Plat of Kost Ranch on November 6, 2024; and

WHEREAS, the property owners wish to create one lot from the 183.2± acre subject site; and

WHEREAS, the subject site is located at 36320 Kost Trail / CSAH 11 in Sunrise Township and is zoned Agricultural (AG) District; and

WHEREAS, the subject site is legally described as:

PID 09.00359.00

The South Half of the Northwest Quarter (S 1/2 NW 1/4), the West Half of the Southwest Quarter (W 1/2 SW 1/4), the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4), and all that part of the North Half of the Southeast Quarter (N 1/2 SE 1/4) lying westerly of the center line of County Road No. 15, EXCEPT the East 1800 feet of the North 726 feet of the South Half of the Northwest Quarter (S 1/2 NW 1/4) all in Section 31, Township 35, Range 20, according to the U.S. Government Survey thereof, Chisago County, Minnesota.

WHEREAS, the Preliminary Plat of Kost Ranch was recommended for approval by the Planning Commission on July 11, 2024 and approved by the County Board on July 17, 2024; and

WHEREAS, the Final Plat submitted on November 6, 2024 generally conforms to the approved Preliminary Plat and meets all conditions of Preliminary Plat approval; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of Chisago County, Minnesota hereby approves the Final Plat of Kost Ranch, subject to the following conditions:

4. The Final Plat is approved as submitted on November 6, 2024. Any deviation from the approved plat drawing prior to recording shall require further review by the Planning Commission and approval by the County Board.
5. The Final Plat shall not be recorded until such time that the Chisago County Attorney's Office has received satisfactory title evidence in compliance with the Chisago County Subdivision Ordinance.
6. The applicant shall obtain all necessary and applicable permits from Federal, State, and County jurisdictions for any wetland impacts prior to commencement of development.

The motion **carried** as follows: **IN FAVOR THEREOF**: Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED**: None.

On motion by Dahlberg, seconded by Greene, the Board moved to approve the 2025 Solid Waste Hauler Recycling Agreements with Chisago Lakes Sanitation; Croix Valley Pick-Up; and Pete's Rubbish Hauling, as presented. The motion **carried** as follows: **IN FAVOR THEREOF**: Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED**: None.

On motion by Montzka, seconded by Greene, the Board moved to approve the 2025-2029 Household Hazardous Waste Inter-County Reciprocal Use Agreement between Chisago County and Washington County. The motion **carried** as follows: **IN FAVOR THEREOF**: Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED**: None.

On motion by Dahlberg, seconded by Swenson, the Board moved to accept the approval of the Implementation Policy Committee and to approve the Lower St. Croix Comprehensive Watershed Management Plan, Annual Plan of Work and Attachments for 2025-2026, as presented. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Dahlberg, seconded by Greene, the Board moved to approve the agreement between Washington Conservation District and Chisago County for the 2025-2027 East Metro Water Resource Education Program. Funding for the 2025 program is \$8,000. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Montzka, seconded by Greene, the Board moved to accept the November 13th Budget and Finance Report and approve scheduling the changing of Probation delivery systems to the December 18th Board of Commissioners meeting. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Montzka, seconded by Greene, the Board moved to approve advertising for vacancies on the Board of Adjustment and Appeal, Extension Committee, HRA-EDA, Park Board, Planning Commission, Water Plan Policy Team, and One Watershed One Plan. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Montzka, seconded by Dahlberg, the Board moved to approve the TriMin System Service Agreement for 2025. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Montzka, seconded by Greene, the Board moved to approve the Adult Mental Health Initiative (AMHI) with Isanti County Fiscal Host Contract. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Montzka, seconded by Swenson, the Board moved to approve the Professional/Technical Services Contract with Amy Anderson, M.D. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Dahlberg, seconded by Swenson, the Board moved to approve the Professional/Technical Services Contract between Lakes Center for Youth and Families. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Montzka, seconded by Dahlberg, the Board moved to approve the Minnesota Department of Health Local Public Health Grant Agreement. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Greene, seconded by Montzka, the Board moved to approve the Honeywell Building Solutions – HVAC Mechanical Maintenance Service Agreement. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Swenson, seconded by Montzka, the Board moved to approve the Commercial Lease agreement with Arrowhead Transit (AEOA) for the Heartland Express North Branch facility (beginning January 1st, 2025). The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Montzka, seconded by Dahlberg, the Board moved to approve a \$300,000 7-year 2.5% interest loan to the Lake Improvement District for replacement of weirs in the LID. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

CITIZENS FORUM

TIME – 7:24 p.m. **END TIME** – 7:24 p.m.

of SPEAKERS – 0

County Administrator Burnham provided administrative updates. **No action was taken.**

Several Commissioners offered reports of their respective committee assignments. **No action was taken.**

On motion by Greene, seconded by Dahlberg, the Board adjourned the meeting at 7:44 p.m. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

Attest: _____

Christina Vollrath
Clerk of the Board

Marlys Dunne, Chair