

**CHISAGO COUNTY
PLANNING COMMISSION OFFICIAL PROCEEDINGS
October 6, 2022**

The Chisago County Planning Commission met in regular session at 7:00 p.m. on Thursday, October 6, 2022 at the Chisago County Government Center.

Staff Present: Beth Gervais, Land Services Coordinator; Kurt Schneider, Environmental Services Director; and Diane Sander, Support Specialist.

Vice Chair McCarthy called the meeting to order and led the assembly in the Pledge of Allegiance. A roll call of Board members was taken. Commission members present: Dave Whitney, James McCarthy, John Sutcliffe, and Frank Storm. Absent: Chair Chip Yeager (excused) and Jolene Wille (excused). Also present: Ex Officio County Commissioner Chris DuBose. A quorum was established with all members present except Chair Yeager and Wille.

Approval of Agenda – Motion by Dave Whitney to approve the agenda as presented; second by John Sutcliffe. The motion passed 4-0. Ayes: Whitney, Sutcliffe, Storm, and Vice Chair McCarthy. Nays: None.

Approval of Minutes – Motion by Frank Storm to approve the September 1, 2022 Regular Meeting minutes and September 15, 2022 Special Work Session Meeting minutes as presented; second by John Sutcliffe. The motion passed 4-0. Ayes: Whitney, Sutcliffe, Storm, and Vice Chair McCarthy. Nays: None. County Commissioner DuBose asked for a minor edit to the September 15, 2022 Special Work Session Meeting minutes as follows:

“Commissioner DuBose expressed concern about storage containers being utilized for building materials / as a dwelling and suggested that language be incorporated to prevent allow that specific use...”

Motion by Frank Storm to approve the amended September 15, 2022 Special Work Session Meeting minutes; second by Dave Whitney. The motion passed 4-0. Ayes: Whitney, Sutcliffe, Storm, and Vice Chair McCarthy. Nays: None.

Receive all Materials and Submittals into Record - Motion by Dave Whitney to accept all materials and submittals into the record with one written public hearing comment on the Heinen Ordinance Amendment; second by John Sutcliffe. The motion passed 4-0. Ayes: Whitney, Sutcliffe, Storm, and Vice Chair McCarthy. Nays: None. Materials distributed to the Planning Commission in advance of the meeting for their review included: staff reports with attachments and public hearing comment via Sunrise Town Board Meeting Minutes of August 18, 2022. Copies of all correspondence and meeting materials were made available for the public.

Public Hearings – New Applications

Robert Briscoe & Mary Everett and Fish Lake Lutheran Church – Coordinator Gervais provided a brief background on the request to Rezone two parcels from Rural Residential I (RRI) District to Agricultural (AG) District. The two parcels are located at 2785 Stark Road and 43353 Cedarcrest Trail, Fish Lake Township, S26, T36, R22 (PID# 03.00379.10 and 03.00400.00).

Property owners Robert Briscoe & Mary Everett and Fish Lake Lutheran Church and applicant Matthew Krousey requested their parcels be Rezoned from RRI District to AG District. The Briscoe & Everett parcel is 26.15 acres in size and the Fish Lake Lutheran Church parcel is 10 acres in size, totaling 36± acres. The Briscoe & Everett property is developed with a single family home and related detached accessory structures and the Fish Lake

Lutheran Church property is developed with a church, cemetery, parking areas, and detached accessory structures. The properties are located on the periphery of the RRI District near and adjacent to Fish Lake, Horseshoe Lake and Little Horseshoe Lake, abutting the AG District as well as the RVC District which includes the unincorporated Village of Stark.

The Rezoning was initiated by Matthew Krousey who owns the Briscoe & Everett property on a Contract for Deed; Krousey resides on the subject site and operates a pottery studio. Briscoe & Everett had submitted a building permit application earlier this year with the intent of expanding the pottery showroom, only to learn from the Department of Environmental Services that the RRI District does not allow for this particular business activity (Rural Retail Tourism). The building permit was denied, and the applicants were informed of possible remedies, one of which was a Rezoning. While the Briscoe & Everett property is immediately adjacent to the AG District – making a Rezoning more feasible; Rezoning of RRI District to AG District would leave the Fish Lake Lutheran Church property as an RRI District “island”. Therefore, the two property owners submitted a joint application for Rezoning. The Briscoe & Everett property would benefit from the Rezoning and staff believes the church would also benefit. Rezoning of the church property would allow additional detached accessory structures, increase the allowable amount of accessory storage space, and provide the same zoning classification as one of the church’s other two properties. The church has intentionally excluded the third parcel (PID 03.00404.00) from the Rezoning request. The Technical Review Committee met on September 14, 2022 and did not identify any concerns. The Fish Lake Town Board reviewed the proposed Rezoning at its September 12, 2022 meeting and recommend approval with no conditions. Applicant M. Krousey was present and available to address questions and concerns. Vice Chair McCarthy asked the applicant and Planning Commission members for additional questions and comments. M. Krousey indicated he would like to add a lean-to for storage of additional potting materials. His property is at the maximum accessory storage space in the RRI District without the lean-to. Frank Storm inquired on who initiated the application and Vice Chair McCarthy asked some clarifying questions on property boundaries.

Vice Chair McCarthy opened the public hearing and sought comment. With no persons wishing to speak, ***motion*** by Frank Storm to close the public hearing; second by Dave Whitney. **Motion passed** 4-0. Ayes: Whitney, Sutcliffe, Storm, and Vice Chair McCarthy. Nays: None. Vice Chair McCarthy asked Planning Commission members for additional comments. Vice Chair McCarthy asked staff a clarifying question on Rural Retail Tourism.

Motion by Frank Storm; second by John Sutcliffe to adopt Resolution No. PC2022-1001, a resolution of the Planning Commission of Chisago County, Minnesota, recommending approval of the Rezoning of PIDs 03.00379.10 and 03.00400.00 from Rural Residential I (RRI) District to Agricultural (AG) District, with findings of fact as presented. **Motion passed** 4-0. Ayes: Whitney, Sutcliffe, Storm, and Vice Chair McCarthy. Nays: None.

Unity Farm LLC – Coordinator Gervais provided a brief background on a proposed Amendment to a Conditional Use Permit (CUP) in order to allow a Commercial Recreation Area and Rural Retail Tourism in the Agricultural (AG) District. The original CUP approved a Planned Unit Development (PUD) in 1989. The property is located at 29616 Unity Avenue, Franconia Township, S2, T33, R19 (PID# 04.00537.23).

Unity Farm LLC, represented by Fuller & Connee Cowles, requested a CUP Amendment in order to expand the CUP to include a Commercial Recreation Area and Rural Retail Tourism on a 17.56-acre property. The original CUP was approved in 1989 to create a PUD which allowed several deviations from the standard platting process and also allowed the owners to have more than one dwelling unit on seven of the eight newly created parcels. The current request specifically pertains to Lot 3, Block 1, Cowles Farm Plat 3 (29616 Unity Avenue). While the original CUP does not apply solely to the subject site, it does include it and staff recommended processing the new request as a CUP Amendment.

The Cowles are seeking approval of a CUP Amendment to allow a Commercial Recreation Area in order to operate a resort by renting four existing buildings (deckhouse, cottage, coop and roost) as well as two camping sites, and Rural Retail Tourism in order to operate a gathering venue (the barn) for celebrations and small corporate retreats. The Commercial Recreation Area and Rural Retail Tourism uses are proposed to be developed in two phases as follows and as provided in the staff report:

- Phase 1
 - o Rental of two existing structures – the coop and the cottage:
 - The Coop – Accommodate up to four people, one bedroom with kitchen, parking near structure, and is 262’ from the nearest property boundary.
 - The Cottage – Accommodate up to six people, two bedrooms, parking near structure, and is 226’ from the nearest property boundary.
- Phase 2
 - o Rental of two additional structures – the roost and the deckhouse:
 - The Roost – Accommodate up to two people, one bedroom, cart in-only access, parking located near The Coop, and is 122’ from the nearest property boundary.
 - The Deckhouse – Accommodate up to four people, One and a half bedrooms (sleeping loft), parking near structure, and is 134’ from the nearest property boundary.
 - o The four rental structures (Phase 1 & Phase 2) will accommodate a maximum of 16 people.
 - o Rental of two camping sites
 - Located in the area of the softball field, approximately 250’ from the nearest property boundary.
 - Property owner will provide two 20’ x 20’ wood decks and guests will provide their own tents that will sit on the wood decks.
 - Camping sites will only be offered in conjunction with rental of the barn (gathering venue).
 - Each site will accommodate up to four people.
 - Use of camping sites will follow same schedule as use of the barn (gathering venue) – April 1st – November 1st.
 - Guests will have access to the “outhouse” which is approximately 250’-300’ away from property boundary.
 - Allow couples and small families to stay and enjoy a country retreat in a beautiful, relaxed setting.
 - o The two camping sites will accommodate a maximum of 8 people.
 - o Rental of the barn as a gathering venue
 - Structure is reported to accommodate up to 125 people.
 - “Rental sanitation” will be used to serve the gathering venue.
 - Host celebrations and/or small corporate retreats
 - o Phase 2 is proposed to begin within five years (2027), after obtaining required approvals from the Minnesota Department of Health and complying with Minnesota Building Code occupancy standards.

The application materials offered the following additional information about the proposed CUP Amendment:

- The Commercial Recreation Area use (resort) will operate year-round.
- Quiet hours for the resort will be enforced between 10:00 pm and 7:00 am.
- All rental structures (resort) are served by septic systems.

- The Rural Retail Tourism use (gathering venue) will operate April 1 – November 1, with each rental period running from Thursday through Sunday. The camping sites will follow this same schedule.
- Music in conjunction with the gathering venue will not exceed 95 decibels and will decrease to 70 decibels at 10:00 pm and will cease by 11:00 pm.
- Neighbors will be notified prior to gathering venue events.
- The barn (gathering venue) will be served by “rental sanitation”.
- The site plan show three separate parking areas; total of 52 parking spaces with overflow parking.
- The site plans show a gravel-surfaced road system located within the subject site which appears to range in width from 11’ to 15’. The road appears to provide immediate emergency vehicle access to all structures with the exception of “the roost”. The roost is situated approximately 530’ from the nearest traversable road, at the end of an 8’ wide walking trail.
- Access to the site is gained from a private section of Unity Avenue.
- A dumpster is located onsite and additional trash receptacles will be added as needed.
- The 3-acre pond is available for fire equipment use and the property owners will post a pre-incident plan at the local fire hall.
- The site is surrounded by federal land, Lawrence Creek, and is in close proximity to Highway 8.
- The property owners maintain 65 acres of restored prairie land and pollinator ground cover, as well as a tennis court, large playfield, and mowed walking trails.
- Signs will be posted throughout the subject site to alert guests to the location of property boundaries and prevent trespassing onto neighboring properties.
- Fuller & Connee Cowles reside immediately east of the site and will serve as caretakers and be responsible for all maintenance.
- All of the structures proposed for rental (resort and gathering venue) currently exist. No new construction is proposed as part of this CUP Amendment.
- Based on the reported occupancy levels, the maximum number of guests (combination of resort and gathering venue) at any given time could be 149.

The Technical Review Committee met on September 14, 2022 and did not identify any concerns. However, following the committee meeting and pertaining to the proposed gathering venue, the Building Official provided information from the Minnesota Department of Labor and Industry (DLI) pertaining to “places of public accommodation” and concerns/requirements to be compliant with DLI, Americans with Disabilities Act (ADA) and Minnesota Building Code Chapter 29. The Building Official stated that the applicants will need to install at least one bathroom stall for women and one stall for men in the gathering venue, with both required to be ADA compliant. The applicants have been made aware of these requirements and intend to make all necessary improvements prior to opening the second phase of the project. The Franconia Town Board reviewed the proposed CUP Amendment at its September 22, 2022 meeting and recommend approval with no conditions. Applicants Fuller & Connee Cowles were present and available to address questions and concerns. Vice Chair McCarthy asked the applicants and Planning Commission members for additional questions and comments. F. Cowles stated he would like flexibility for use of the property. Commissioner DuBose asked if the applicants realized the calendar limitations to the proposed Rural Retail Tourism use (gathering venue) of April 1 – November 1. C. Cowles indicated the gathering venue use was intended for such activities as family reunions in warmer weather; currently they prefer not to host events in colder conditions. Dave Whitney commented that he appreciated the comprehensive application and care for the property.

Vice Chair McCarthy opened the public hearing and sought comment.

Michael Hanson - 29741 Unity Avenue, Franconia Township. I am a direct neighbor to the property and wondering if there will be any noise restrictions?

Rose Anderson – 27500 St. Croix Trail, Franconia Township. I own property across Hwy 8 and wondering if Ani Dagmar Kasten's CUP Amendment application for campsites had been approved. Coordinator Gervais confirmed it had been approved. R. Anderson noted traffic is a problem on Hwy 8.

Ani Kasten – 29815 Unity Avenue, Franconia Township. I am a direct neighbor and support the proposal. The Cowles are the most considerate and thoughtful neighbors I could ask to live next to. I support this endeavor which will bring the right sort of tourism into the neighborhood and benefit the neighborhood as a whole.

With no other persons wishing to speak, ***motion*** by John Sutcliffe to close the public hearing; second by Dave Whitney. **Motion passed** 4-0. Ayes: Whitney, Sutcliffe, Storm, and Vice Chair McCarthy. Nays: None. Vice Chair McCarthy asked Planning Commission members for additional comments.

Dave Whitney commented that proposed conditions #5 and #7 were not consistent with each other. Condition #5 states quiet hours start at 10:00 pm for the resort; however, Condition #7 states that quiet hours start at 11:00 pm for the gathering venue. Frank Storm pointed out that Condition #7 is for certain days and pertains specifically to the gathering venue. Dave Whitney suggested that the whole site should be quiet from 10:00 pm until 7:00 am; the timeframe for the two uses should be consistent. Dave Whitney recommended that Condition #7 (gathering venue) be changed to 10:00 pm to be consistent with the resort use. Frank Storm disagreed with the recommendation of changing Condition #7 since two different uses were being proposed. The resort (Commercial Recreation Area) is renting existing buildings for sleeping/camping and the gathering venue (Rural Retail Tourism) was intended for larger events. Vice Chair McCarthy supported music stopping at 10:00 pm and allowing use of the gathering venue until 11:00 pm, commenting that people can be quiet with no music. Director Schneider pointed out that other CUP applications have had specific conditions to establish indoor/outdoor hours and address outdoor/acoustic music. ***Motion*** by Dave Whitney to amend Condition #7 by requiring that music should cease at 10:00 pm rather than 11:00 pm; second by Vice Chair McCarthy. John Sutcliffe asked if the proposed amendment pertained to just outdoor music or both indoor/outdoor music. Coordinator Gervais indicated that the Planning Commission could establish specific parameters for all activities. John Sutcliffe noted he would support outdoor quiet time starting at 10:00 pm and allowing indoor activities until 11:00 pm. Dave Whitney rescinded his motion; Vice Chair McCarthy rescinded his second. ***Rescinded motion*** provides an opportunity for a new motion. ***Motion*** by John Sutcliffe to amend Condition #7 by requiring that outdoor activities cease at 10:00 pm and indoor activities cease at 11:00 pm; second by Frank Storm. **Motion passed** 4-0. Ayes: Whitney, Sutcliffe, Storm, and Vice Chair McCarthy. Nays: None.

Motion by Frank Storm; second by John Sutcliffe to adopt Resolution No. PC2022-1002, a resolution of the Planning Commission of Chisago County, Minnesota, recommending approval of an Amendment to a Conditional Use Permit allowing a Planned Unit Development, Commercial Recreation Area and Rural Retail Tourism on property located at 29616 Unity Avenue (PID 04.00537.23) in Franconia Township, with Findings of fact as presented and amended conditions:

Conditions:

1. The original Conditional Use Permit for this property was granted by the Chisago County Board of Commissioners on June 1, 1989 and it granted approval of a Planned Unit Development involving the creation of eight parcels, including the subject parcel. This approval allows the subject property (Lot 3, Block 1, Cowles Farm Plat 3; PID 04.00537.23) to be used for Commercial Recreation Area (resort) and Rural Retail Tourism (gathering venue) purposes in accordance with the application materials, including site plans and written narrative, dated received September 1, 2022. Any significant deviation, as determined by Department of Environmental Services staff, shall require further review by the Planning Commission and

approval by the County Board of Commissioners.

2. The resort is limited to a maximum of 4 existing structures and 2 tent sites. The structures may be available for rent year-round and the tent sites shall only be available for rent Thursday through Sunday between April 1st and November 1st.
3. Prior to offering the tent sites for rent / use, they must be provided with sanitary facilities that comply with all applicable State of Minnesota Building and ISTS Codes.
4. If the existing outhouse is used in conjunction with the approved uses / available to resort and/or gathering venue guests, the outhouse must be converted to a vault toilet or connected to a septic system / holding tank.
5. The resort shall adhere to the strict observance of quiet hours from 10:00 pm to 7:00 am.
6. The permittee shall serve as caretakers of the subject site and shall be available to guests during all resort and gathering venue rental periods.
7. The gathering venue shall only be available for rent Thursday through Sunday between April 1st and November 1st. Gathering venue events shall observe quiet hours beginning at 10:00 pm for outdoor activities and 11:00 pm for indoor activities. All events —and music, if any— must cease by 11:00 pm.
8. The maximum number of resort guests shall not exceed 24 at any given time, and the maximum number of gathering venue guests shall not exceed 125 at any given time. If the Chisago County Building Official determines that the gathering venue can accommodate fewer occupants, that number shall be the maximum number of guests at any given time.
9. All guest parking shall be accommodated on-site, with supervised management of ingress and egress to eliminate conflicts in traffic flow.
10. The permittee shall ensure that adequate access and parking is available and maintained to accommodate emergency vehicles.
11. Noise generated from any Commercial Recreation Area or Rural Retail Tourism uses, including musical performances, shall be subject to the Chisago County noise standards contained in Zoning Ordinance Section 7.05. No undue or objectionable noise resulting from said uses, including the playing of music, shall be transmitted beyond the subject site's property boundaries in a manner that disturbs the peace as so determined by any responding officer of the law.
12. Prior to converting the existing barn into a gathering venue, the permittees shall demonstrate that the structure complies with all of the requirements of the current State of Minnesota construction codes. Further, the structure shall be ADA compliant and be equipped with the required number of water closets, lavatories and sinks per the Minnesota Building Code. The permittees shall obtain all necessary building and/or septic permits prior to the conversion.
13. The permittee shall create a pre-incident emergency response plan and file it with the local fire department.
14. The permittee must notify the Chisago County Department of Environmental Services 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.

Motion passed 4-0. Ayes: Whitney, Sutcliffe, Storm, and Vice Chair McCarthy. Nays: None.

Public Hearings – Continued Hearings - None

Old Business

Ordinance Amendment, Chisago County Zoning Ordinance No. 8.03 – Director Schneider provided a brief overview of previous action of the review/edited draft ordinance amendments pertaining to Planning Commission membership terms and residency location following redistricting of the County in 2022. Based on the Commission’s September 1, 2022 discussion and action, staff provided an updated draft for further review and consideration. Vice Chair McCarthy asked Planning Commission members for additional comments. Dave Whitney provided a recommended change to Section 8.03, C.2. (suggested change shown in red):

C.2. (Ordinance language in Staff Report October 6, 2022) In the event a County Commissioner District lacks qualified nominees as determined by the County Commissioner seated in his or her respective District said County Commissioner may nominate an alternative at-large resident from outside their District. (INSERT) *In Districts 2 & 5, if qualified applicants from both an incorporated and un-incorporated area of the district apply, the applicant from the un-incorporated area has priority.* (Ordinance language in Staff Report October 6, 2022) All Commission appointment nominees shall require an affirmative majority vote of the County Board of Commissioners to be seated.

Discussion followed regarding whether Dave Whitney’s suggested change should apply to all districts rather than only Districts 2 and 5. Frank Storm expressed disagreement with Dave Whitney’s suggested change and stated that he did not support the change based on his years of experience and living in an incorporated area. Storm added that the suggested change would suggest that he would not be eligible for reappointment despite his years of experience due to the fact that he resides in an incorporated area. Dave Whitney indicated that the County Board would need to discuss qualifications. Frank Storm provided a scenario of three current Planning Commission members, who are all qualified based on years of experience and who all reside in the same District, questioning who would be selected as being the most qualified. Dave Whitney reiterated that the Planning Commission considers land use applications for unincorporated/township areas, not incorporated areas. Commissioner DuBose commented that the County Board has expressed a desire to encourage township representation/participation as much as possible; however, County Commissioners would not want to give up their ability to appoint their own Planning Commission representative. Commissioner DuBose added that the at-large positions should be from the township; however, there are concerns with lack of applicants, lack of qualifications, and incorporated status. Vice Chair McCarthy expressed concern with the Agricultural Zoning District being a “dumping ground” for uses perceived to be undesirable. Extensive discussion continued with the desire of township representation yet providing flexibility to fill positions for the Planning Commission. Director Schneider noted that the draft ordinance language integrated the desired flexibility for a County Commissioner to nominate an alternative at-large resident from outside their district if their District lacked a qualified nominee. Commissioner DuBose commented that he did not think it would be so challenging to draft this language, and offered support for the draft language provided in the October 6, 2022 Staff Report as long as the County Commissioners from Districts 2 and 5 respect the desire to maintain township representation. **Motion** by Dave Whitney; second by Vice Chair McCarthy to recommend approval of Dave Whitney’s suggested change to Section 8.03, C.2. A Roll Call vote was taken; **Motion failed** 2-2. Ayes: Whitney and Vice Chair McCarthy. Nays: Sutcliffe and Storm. Frank Storm offered a recommended change to the draft ordinance language and corresponding resolution included in the October 6, 2022 Staff Report, suggesting the removal of Section 8.03, C.1. from the draft ordinance language and inserting said language into the draft resolution:

C.1. The terms of those members whose districts did not change as a result of the 2022 County Board Commissioner District Plan shall continue until expiration on January 1 of the year following completion of their original full 3-year term.

Motion by Frank Storm; second by John Sutcliffe to recommend approval of the draft ordinance pertaining to

Zoning Ordinance Section 8.03 and corresponding resolution as presented and with the suggested change to Section 8.03, C.1. **Motion passed** 4-0. Ayes: Whitney, Sutcliffe, Storm, and Vice Chair McCarthy. Nays: None.

Mike & Erica Heinen – Coordinator Gervais provided a brief overview of previous action on / the public hearing for the Heinen’s proposed Ordinance Amendment, explaining that the Heinens are proposing to add “*Slaughterhouse and Meat Processing Facilities*” as a Permitted Use in the Agricultural (AG) District with specific performance standards relating to licensing and compliance with state and federal regulations, a maximum number of animal units processed each week, and a minimum lot size for said use. Gervais reminded the Commission that, during the September 1, 2022 Planning Commission meeting, Vice Chair McCarthy had requested a tour of a facility prior to making a recommendation and Frank Storm had suggested reviewing Sherburne County’s ordinance language, and the Commission ultimately recommended that the County Board extend the review period by an additional 60 days. On September 21, 2022 the County Board took no action on the Planning Commission’s recommended extension – after being advised by the County Attorney’s Office that the proposed Ordinance Amendment was not subject to the 60-day rule – and encouraged by motion that the Planning Commission expeditiously provide the County Board with a recommendation. Coordinator Gervais concluded by stating that the applicants had not yet made arrangements for a facility tour; however, they have stayed in communication with staff on the progress of tour arrangements. Additionally, staff has provided Sherburne County Zoning Ordinance Section 16.1 General Standards for Slaughterhouse Activities for Planning Commission review.

Vice Chair McCarthy entered the submitted comment provided by the Sunrise Town Board into record.

Sunrise Town Board – 39135 Keystone Avenue, Sunrise Township. The August 18, 2022 Minutes discuss Erica and Mike Heinen’s proposed ordinance amendment adding “*Slaughterhouse and Meat Processing Facilities*” as a Permitted Use in the Agricultural (AG) District. The Heinens want to process up to 20 animals a week. It is the consensus of the Sunrise Town Board that they support the Meat Processing Ordinance Amendment.

Vice Chair McCarthy asked Planning Commission members for additional questions and comments. Frank Storm recommended modeling Sherburne County’s Ordinance along with the following two edits:

Subdivision 3: Regulations 2. The operation of a slaughterhouse or custom processing activity is allowed as an interim use only in the ~~Heavy Industrial, Industrial, and Commercial~~ Agricultural Zoning Districts.

Subdivision 4: Permitted Uses 1.a. On parcels of land at least ~~40~~ 20 acres in size located in the County’s Agricultural District, ~~and or in the General Rural Zoning District....~~

Discussion followed on restricting the number of animals processed per day, size of facility in Agricultural District vs Commercial District, restricting the keeping of animals to indoors only, and freezer size correlated to number of processed animals on smaller 10 acre parcels. Director Schneider reviewed implications of Permitted Uses and Interim Use Permits (IUP). Frank Storm again suggested that staff utilize Sherburne County’s Ordinance and draft a version that will suit Chisago County’s needs. Discussion followed on allowing flexibility within the drafted ordinance language for number of animals processed, parcel size, allowing the proposed use as a Permitted Use but incorporating an IUP process for larger facilities. Vice Chair McCarthy suggested adding the use as a Permitted Use in the Commercial/Limited Industrial (CLI) District. Commissioner DuBose offered support for an ordinance to permit facilities and the flexibility for further review of an application that moves the request into an IUP/CUP review process. Commissioner DuBose also offered support for the ability of a facility to grow and expand into the CLI District. Director Schneider commented that both the Planning Commission and staff have offered support for allowing small scale meat processing facilities as a Permitted Use in the AG District and suggested that the Planning Commission may want to draft an ordinance allowing larger scale facilities as an IUP or CUP, adding that the larger scale facility ordinance could

be incorporated into the current Zoning Ordinance update effort. Vice Chair McCarthy reiterated his support for a tour and taking additional time on a large scale facility ordinance.

Motion by Dave Whitney; second by John Sutcliffe to recommend approval of the proposed Ordinance Amendment pertaining to slaughterhouse and meat processing facilities within the Agricultural (AG) District as proposed and with the added performance standard requiring that all animals on-site for processing be housed indoors; and, in addition, to recommend that staff draft a large scale slaughterhouse meat processing facility ordinance. Frank Storm recommended an amendment to the motion requiring that the minimum lot size be 20 acres rather than 10 acres. Deliberation followed on minimum lot size and allowing the use in the CLI District. In regard to minimum lot size, Coordinator Gervais further explained that traditional agricultural parcels are greater than ten acres and the increased acreage will aid in reducing potential negative impacts to surrounding properties. **Motion Amended** by Dave Whitney; second by John Sutcliffe to recommend approval of the proposed Ordinance Amendment pertaining to slaughterhouse and meat processing facilities within the Agricultural (AG) District as proposed and with the added performance standard requiring that all animals on-site for processing be housed indoors and the minimum lot size be 20 acres rather than 10 acres; and, in addition, to recommend that staff draft a large scale slaughterhouse meat processing facility ordinance. **Motion passed** 4-0. Ayes: Whitney, Sutcliffe, Storm, and Vice Chair McCarthy. Nays: None.

Director Schneider speculated and offered thoughts on draft language for larger scale slaughterhouse meat processing facilities (processing more than 20 animals per week) with an enhanced IUP or CUP review process and flexibility for expansion into the CLI and RVC Districts.

Rose Anderson – 27500 St. Croix Trail, Shafer Township. Anderson shared concerns that Cherry Hill Meat Processing (located in the City of Taylors Falls) is not able to handle processing demand following the County Fair. Anderson also offered support for small animal processing and the need for more slaughterhouse facilities within the County.

New Business – None

Communications and Reports

County Board Liaison Report / Update

County Commissioner DuBose reported on the levy, upcoming labor discussions, and possible reduction of the preliminary 6.89% levy. Commissioner DuBose stated that the County Board approved the Preliminary Plats of SP Farms Plat One and North Dairy; renamed County Road 1 in Rush City in honor of County Commissioner Mike Robinson; approved the 1W1P work plan; offered support for additional childcare programs in the northern part of the county; and, purchased a truck for Public Works.

Miscellaneous

MCIT Training Session: Navigating Key Land Use Issues

Coordinator Gervais indicated that a group of Chisago County representatives – including herself, Planning Commissioner Jolene Wille, Board of Adjustment & Appeals members Gregg Carlson and Becky Strand, and County Commissioners Chris DuBose and Marlys Dunne – attended the September 14, 2022 training session in St. Cloud. Commissioner DuBose commented that the training session was interesting and he believed the question/answer time was most valuable. Short discussion was held on case studies from surrounding areas. Commissioner DuBose shared that information pertaining to best practices for information sharing between Board/Commission members was good and provided clear direction.

Vice Chair McCarthy asked clarifying questions on expectations of Planning Commission members following the redistricting starting in 2023 in relation to the Zoning Ordinance update. Frank Storm stated that current Commission membership would be able to continue to provide input and participate in the Zoning Ordinance update but would not have voting privileges in regularly scheduled Planning Commission meetings.

Adjourn Meeting – Motion by Frank Storm to adjourn the meeting; second by John Sutcliffe. **Motion passed** 4-0. Ayes: Whitney, Sutcliffe, Storm, and Vice Chair McCarthy. Nays: None. The meeting was adjourned at 8:31 p.m.