

**CHISAGO COUNTY
PLANNING COMMISSION
OFFICIAL PROCEEDINGS
March 7, 2024**

The Chisago County Planning Commission met in regular session at 7:00 p.m. on Thursday, March 7, 2024, at the Chisago County Government Center.

Staff Present: Beth Gervais, Land Services Coordinator.

Chair Wille called the meeting to order and led the assembly in the Pledge of Allegiance. A roll call of Commission members was taken. Commission members present: Dave Whitney, Jim McCarthy, Chip Yeager, John Sutcliffe, Chris DuBose, and Jolene Wille. Absent: Eric Leivian (excused). A quorum was established. Also present: Ex Officio County Commissioners Rick Greene and Dan Dahlberg.

Approval of Agenda – Motion by John Sutcliffe to approve the agenda as presented and with the addition of Item 4.c. February 15, 2024 Special Work Session; second by Chip Yeager. The **motion passed 6-0**.

Approval of Minutes – Motion by John Sutcliffe to approve the January 4, 2024 regular meeting minutes as presented; second by Dave Whitney. The **motion passed 6-0**. **Motion** by Dave Whitney to approve the January 18, 2024 special work session minutes as presented; second by Chris DuBose. The **motion passed 6-0**. **Motion** by Chris DuBose to approve the February 15, 2024 special work session minutes as presented; second by Dave Whitney. The **motion passed 6-0**.

Receive all Materials and Submittals into Record – Motion by Chris DuBose to accept all materials and submittals into the record; second by John Sutcliffe. The **motion passed 6-0**. Materials distributed to the Planning Commission in advance of the meeting for their review included the full meeting packet with staff report and attachments. Copies of all meeting materials were made available for the public.

Public Hearings – New Applications

William & Victoria Stegmeir and Megan Stegmeir & Sierra Stukenholtz – Coordinator Gervais provided background on the request for approval of the Preliminary Plat of Stegmeir Oaks Phase 2 involving the creation of two 9.95± acre lots from a 19.90± acre tract of land. The subject site was located at 15626 392nd Street in Amador Township, S13, T35, R20 (PID 01.00252.00).

Gervais reviewed details of the subject site and surrounding area, explaining that the subject site was located in the Agricultural (AG) District as were all surrounding properties. Gervais noted that the subject site was developed with a dwelling and detached accessory structure, which were shown to be situated on proposed Lot 1, and they all currently met and would continue to meet all required structural setbacks. Gervais commented that both proposed lots complied with the County's dimensional requirements for the AG District.

The Technical / Plat Review Committee met on February 14, 2024 and no concerns were identified. The Amador Town Board reviewed the proposed Preliminary Plat on February 20, 2024 and recommended approval with no conditions. The ordinance prescribed 120-day review period was scheduled to expire on June 1, 2024.

Gervais concluded by offering a recommendation of approval with conditions and reviewed options available to the Planning Commission.

Chair Wille invited the applicants and property owners to address the Planning Commission. Property owner William Stegmeir and applicants Megan Stegmeir & Sierra Stukenholtz were present and available to address questions and concerns. The Commission had no questions for the property owner or applicants.

Chair Wille opened the public hearing and sought comment. With no members of the audience wishing to speak, ***motion*** by John Sutcliffe to close the public hearing; second by Dave Whitney. The ***motion passed*** 6-0.

Motion by Chris DuBose to adopt Resolution No. PC2024-0301, a resolution of the Planning Commission of Chisago County, Minnesota, recommending approval of the Preliminary Plat of Stegmeir Oaks Phase 2, with conditions as presented; second by John Sutcliffe. The ***motion passed*** 6-0.

Conditions:

1. The Preliminary Plat of Stegmeir Oaks Phase 2 is approved per plat drawing dated signed February 2, 2024. Any significant deviation from the approved plat drawing, except as noted herein and as determined by the Department of Environmental Services, shall require further review by the Planning Commission and approval by the County Board.
2. The property owner shall obtain all necessary and applicable permits from Federal, State, and County jurisdictions for any wetland impacts prior to commencement of development.
3. Request for Final Plat shall be submitted within one year of Preliminary Plat approval unless an extension of time is requested by the property owner and/or applicant and granted by the County Board upon recommendation of the Planning Commission.

Public Hearings – Continued Hearings – None

Old Business – None

New Business – None

Communications and Reports

County Board Liaison Report / Update – County Commissioner Greene reported that the County Board approved new ARMER user / subscriber agreements for 2025 and 2026, with increased fees, and shared that there would be significant changes to the public safety radio system in 2027 which would result in significant expenses. John Sutcliffe inquired if the equipment on towers would need to be replaced. Commissioner Greene confirmed that new equipment would be necessary. County Commissioner Dahlberg reported that the County Board would be considering and prioritizing upcoming road projects.

Miscellaneous

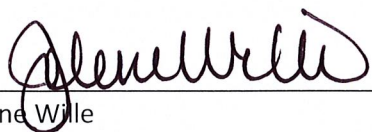
Resolution No. 24/0221-3 – Chair Wille noted that the Planning Commission received a copy of the resolution recently adopted by the County Board pertaining to the Planning Commission and Board of Adjustment and Appeals policy on Commission / Board structure, meeting order and general procedure. Jim McCarthy noted that the adopted resolution adequately addressed the Commission's concerns related to conflict of interest.

Commissioner Dave Whitney – Dave Whitney shared that there was current legislation (HF 4009 and SF 3964) which pertained to residential development within all Minnesota cities. Whitney explained that these bills included significant changes to density and dimensional requirements, noting that, even if these bills didn't impact townships, they had potential to significantly impact cities within the County. The Planning Commission had a lengthy discussion about various aspects and impacts of the proposed legislation.

Commissioner Chip Yeager – Chip Yeager shared that the Board of Adjustment and Appeals met on February 29, 2024 and discussed, in relation to a recent Variance request, the possibility of increasing the maximum allowable amount of accessory storage space in the Rural Residential Districts from 2,000 sf to something greater. Yeager added that this was a very common Variance request, which indicated to him that 2,000 sf may be too low. Chris DuBose noted that the Planning Commission Work Group had agreed to increase this number from 2,000 sf to 2,400 sf at a past work session. Gervais commented that the Board’s February 29th discussion included the possibility of increasing the maximum square footage to something even greater than 2,400 sf. Gervais added that increasing the maximum allowable amount of accessory storage space would ultimately help the larger Rural Residential properties but the smaller Rural Residential properties would still be subject to the 5% standard. Chris DuBose suggested a tiered system. John Sutcliffe, also being a member of the Board of Adjustment and Appeals, noted that another possibility would be to not count attached garages toward the overall amount of accessory storage space. Chris DuBose and Chip Yeager offered support for this idea. Gervais cautioned that the Planning Commission should consider either increasing the maximum allowable amount or eliminating attached garages from the equation but not necessarily both. Chip Yeager noted that either change would eliminate the number of Variance requests received by the County but it was still unknown if this change would be in the best interest of the County. Ultimately, the Planning Commission agreed to consider the issue and continue discussion at a future work session or meeting. Jim McCarthy offered support for a tiered system of establishing how much accessory storage space would be allowed based on acreage.

March 21, 2024 Special Work Session – Chair Wille noted that the next work session was scheduled for March 21, 2024 and inquired if this work session was necessary or if it should be cancelled. Gervais noted that updated draft documents had not yet been received following the Commission’s February 15, 2024 work session and she did not believe that there would be any changes to the current drafts resulting from the February 28, 2024 Chisago County Association of Township Officers (CCATO) presentation. Commission members discussed next steps, ultimately agreeing that staff would forward the draft ordinances to the County Board for review, once received from the consultant, and inform the County Board that the Commission would like to schedule a public hearing. Dave Whitney commented that, if there was to be a change to the maximum allowable amount of accessory storage space, it could be made during the public hearing process. It was agreed that the March 21, 2024 special work session would be cancelled and the next meeting would be the regular meeting of April 4, 2024.

Adjourn Meeting – Motion by John Sutcliffe to adjourn the meeting; second by Chip Yeager. The **motion passed** 6-0. The meeting was adjourned at 7:29 p.m.



Jolene Wille
Chair

ATTEST: 

Kurt Schneider
Environmental Services Director