



Chisago County, MN
PLANNING COMMISSION
Meeting Agenda
April 4, 2024 | 7:00 pm

Chisago County Government Center | 313 N. Main Street | Center City, MN 55012

The Planning Commission's Wednesday, April 3, 2024 tour has been cancelled due to the nature of the land use request(s).

- 1. Call to Order and Pledge of Allegiance**
- 2. Roll Call and Determination of a Quorum**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
 - a. March 7, 2024 Regular Meeting
- 5. Receive all Materials and Submittals into Record**

Previously Distributed:

 - a. Complete meeting packet including staff report(s) with attachments for agenda item(s) 6a
- 6. Public Hearings – New Applications**
 - a. **Christopher & Sarah Morrisette** – Property owners Christopher & Sarah Morrisette are requesting approval of a Preliminary Plat involving the creation of two lots from a 16.4± acre tract of land. The subject site is zoned Agricultural (AG) District and located at 45828 Brunswick Road in Fish Lake Township, S17, T36, R22 (PID 03.00212.00).
- 7. Public Hearings – Continued Hearings**

None
- 8. Old Business**
- 9. New Business**
- 10. Communications and Reports**
 - a. County Board Liaison Reports – Commissioners Greene and Dahlberg
- 11. Miscellaneous**
- 12. Adjourn Meeting**
 - The next special work session is scheduled for Thursday, April 18, 2024 at 6:00 pm.
 - The next regular meeting is scheduled for Thursday, May 2, 2024 at 7:00 pm.

Planning Commission

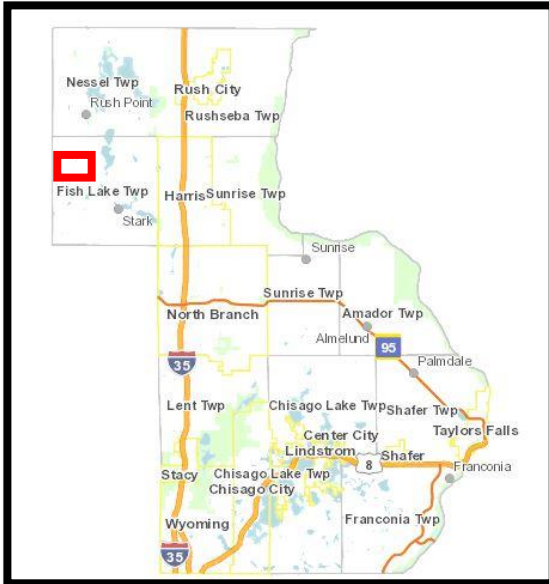
Tour Date and Time:

~~Wednesday, April 3, 2024 at 9:00 am~~

Departing from Chisago County Highway Department

~~31325 Oasis Road, Center City, MN 55012~~

THE TOUR HAS BEEN CANCELED ~ THE MAP IS FOR REFERENCE ONLY

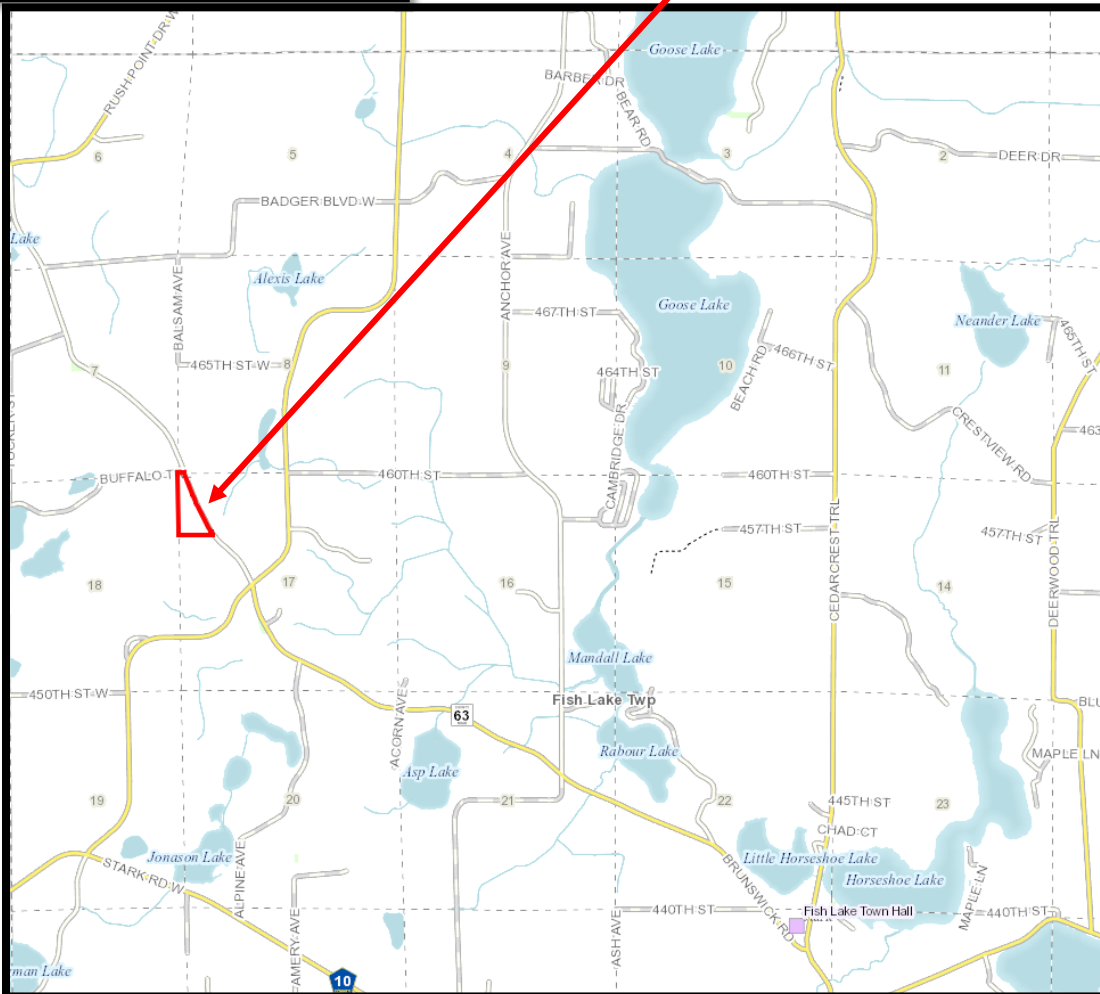


Christopher & Sarah Morrisette

45828 Brunswick Road

Fish Lake Township

PID 03.00212.00



**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:

Beth Gervais
Land Services Coordinator



Staff Report

TO: Planning Commission
 FROM: Beth Gervais, Land Services Coordinator
 SUBJECT: Preliminary Plat of Morrisette Woodlands
 45828 Brunswick Road, Fish Lake Township
 DATE: April 4, 2024

ACTION TO CONSIDER

The Planning Commission will conduct a public hearing to consider the Preliminary Plat of Morrisette Woodlands, involving the creation of two lots from a 16.40± acre tract of land.

SITE & APPLICATION INFORMATION

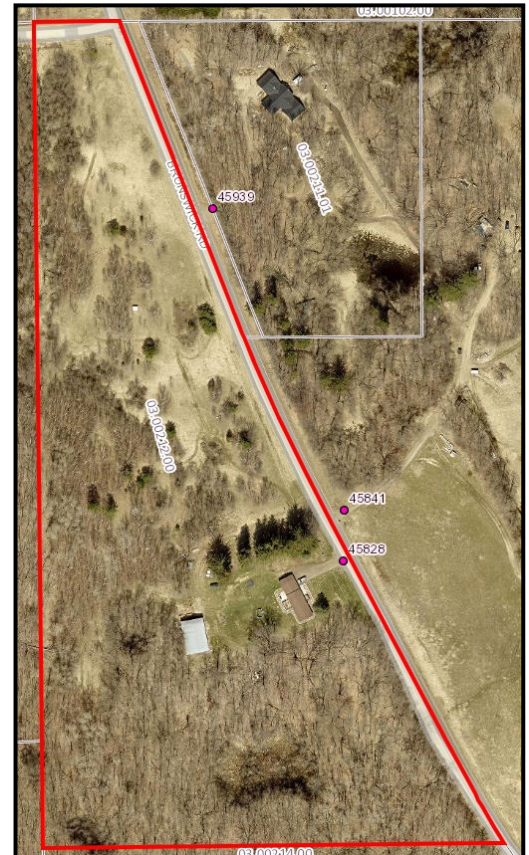
Property Owner(s):	Christopher & Sarah Morrisette
Applicant(s):	Christopher & Sarah Morrisette
General Location:	45828 Brunswick Road Fish Lake Township Section 17, Township 36, Range 22
PIDs:	03.00212.00
Property Area:	16.40± Acres
Current Zoning:	Agricultural (AG) District
Adjacent Zoning:	
North:	Agricultural (AG) District
South:	Agricultural (AG) District
East:	Agricultural (AG) District
West:	Agricultural (AG) District
Date Application Received:	February 12, 2024
Date Application Complete:	February 22, 2024
120-Day Review Period:	June 21, 2024

BACKGROUND

Property owners Christopher & Sarah Morrisette are seeking approval of the Preliminary Plat of Morrisette Woodlands. The property owners wish to create two lots from the 16.40± acre tract of land.

SITE & PROPOSAL ANALYSIS

The subject site is generally located approximately one-quarter mile northwesterly of the intersection of Acacia Trail / CSAH 4 and Brunswick Road on the west side of Brunswick Road. The subject site and all surrounding properties are located in the Agricultural (AG) District.



Topography of the subject site includes elevations ranging from 1,016' to 1,032' with areas of heavy forestation and two small wetland areas. The site is currently developed with a dwelling and detached accessory structure. Both existing structures are shown to be situated on proposed Lot 2 and, despite what's shown on the attached Preliminary Plat drawing, they currently meet / will meet all required structural setbacks.

Upon initial review of the Preliminary Plat drawing, staff was concerned that much of the 21,500 sf Home Site Area for proposed Lot 1 was shown within the 135' structural setback from Brunswick Road. However, staff later learned from the County Engineer that this segment of Brunswick Road was turned over to Fish Lake Township and is no longer a County Road (previously CR 63). With this road reclassification, the structural setback is reduced from 135' (as shown on the Preliminary Plat drawing) to 40' from Right-of-Way / 73' from centerline, and staff is now satisfied that the entire Home Site Areas for proposed Lots 1 and 2 are situated outside of the required structural setback area. Additionally, with the road reclassification, the existing dwelling, which was previously considered non-conforming due to encroachment on the 135' County Road setback, is now conforming.

Surrounding properties range in size from five acres to 40 acres, with most surrounding properties being used for residential purposes. There are some properties in the general area which are used for agricultural purposes; however, much of the area appears to be heavily forested.

The stated purpose of the AG District is to provide areas to be utilized for agriculture and agriculture related uses and low density residential areas. Below is a table which identifies minimum requirements for the AG District with corresponding information for the proposed lots. As proposed, both lots comply with the County's minimum dimensional requirements.

AG District Minimum Requirements	Lot Size 5 acres	Lot Width* 300 feet	Lot Depth** 300 feet	Home Site Area 21,500 square feet
Lot 1	6.11± acres	930'±	350'±	21,500 sf
Lot 2	8.00± acres	725'±	690'±	32,500 sf

* Lot width, by definition, is measured at the building setback line. Subdivision Ordinance Section 4.03 Lot Requirements states that "Each lot shall front upon a public street for the minimum lot width required, except as otherwise provided in this Ordinance."

** Lot depth, by definition, is the average distance measured from the front lot line to the rear lot line. Subdivision Ordinance Section 4.03 Lot Requirements states that "the depth of a lot shall not be greater than five times the width."

REVIEW PROCESS

The Technical / Plat Review Committee met on March 13, 2024.

- The soils report has been verified by County staff and found to be accurate; however, due to winter weather conditions, the wetland delineation has not yet have been verified. This will need to be completed prior to submission of request for Final Plat.
- Staff notes that the Preliminary Plat drawing and soils report do not provide information for an alternate septic site for the already developed proposed Lot 2. Typically, even if one proposed lot is already developed, plat drawings and soils reports will typically provide information for an alternate septic site to ensure that the proposed subdivision is not eliminating the only possible location for an alternate septic site.

- Staff also notes that the Preliminary Plat drawing should be corrected to show accurate roadway setbacks, as discussed in the Site & Proposal Analysis section above, and an accurate legal description for the subject site / parent parcel. The “Property Description” included on the Preliminary Plat drawing has been reviewed by the County Surveyor and found to be slightly inaccurate.

The Fish Lake Town Board reviewed the proposed Preliminary Plat at its March 11, 2024 meeting and recommended approval. The signed township form had not been submitted to the County as of the completion of this report, but the Town Clerk confirmed via email on March 26, 2024 that the Town Board had recommended approval. The signed form will be added to the planning case file once received.

Preliminary Plats, per the Chisago County Subdivision Ordinance, are subject to a 120-day review period rather than the more typical 60-day review period applied to land use requests. The 120-day review period for this application expires on June 21, 2024.

WRITTEN TESTIMONY

No written testimony was submitted to the County as of the completion of this report.

STAFF RECOMMENDATION

Staff generally believes that the proposed subdivision complies with and is consistent with the intent of the County’s Zoning and Subdivision Ordinances but would feel more comfortable if there were soil borings / a soils report showing that an alternate septic site exists on proposed Lot 2. These borings should also be shown on the Preliminary Plat drawing. Additionally, the drawing should be corrected to show the accurate structural setback of 40’ from Right-of-Way / 73’ from centerline rather than a setback of 135’ and a corrected legal description for the subject site / parent parcel. Staff doesn’t believe that these items should necessarily delay the Planning Commission’s recommendation, but they should be addressed prior to the request being presented to the County Board for a final determination.

Barring any new or unknown evidence of compliance discovered after the completion of this report or during the course of the public hearing, **staff recommends approval** of the Preliminary Plat of Morrisette Woodlands with conditions and has prepared a resolution for the Commission’s consideration.

Recommended Condition(s):

1. The Preliminary Plat of Morrisette Woodlands is approved per plat drawing dated signed February 8, 2024. Any significant deviation from the approved plat drawing, except as noted herein (see condition no. 2 below) and as determined by the Department of Environmental Services, shall require further review by the Planning Commission and approval by the County Board.
2. Prior to the request for Preliminary Plat being presented to the Chisago County Board of Commissioners, the applicant shall provide the following items to the Department of Environmental Services:
 - a. A soils report indicating that an alternate septic site exists on proposed Lot 2, Morrisette Woodlands.
 - b. A corrected Preliminary Plat drawing showing:

- i. locations of soil borings for an alternate septic site on proposed Lot 2, Morrisette Woodlands;
- ii. accurate structural setback from Brunswick Road; and
- iii. accurate legal description for the subject site.

Only after the Department has verified the soils report and Preliminary Plat drawing corrections will the request for Preliminary Plat be presented to the Board of Commissioners for consideration.

3. 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.
4. 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.
5. The wetland delineation submitted in conjunction with this request for Preliminary Plat must be verified by County staff prior to submission of request for Final Plat.

OPTIONS

1. Recommend that the County Board **approve** the Preliminary Plat of Morrisette Woodlands with conditions presented or amended.
2. Should the Planning Commission determine that the proposed Preliminary Plat does not comply with and/or is not consistent with the intent of County's Zoning and Subdivision Ordinances upon completion of the public hearing and/or upon discovery of any new or unknown evidence, recommend that the County Board **deny** the Preliminary Plat of Morrisette Woodlands based on factors deemed appropriate. *(Note: The Commission will need to include specific factor(s) for denial in its motion.)*
3. **Table** the request to allow for submission of additional supporting documentation and/or further review and consideration. The ordinance prescribed 120-day review period expires on June 21, 2024.

ACTION REQUESTED

Motion to adopt Resolution No. PC2024-0401, a resolution recommending approval of the Preliminary Plat of Morrisette Woodlands, with conditions as presented or amended.

ATTACHMENTS

1. Application materials
 - a. Application
 - b. Preliminary Plat drawing
2. Aerial location map (1) – subject site
3. Aerial location map (2) – vicinity map
4. Draft Resolution No. PC2024-0401



Chisago County Department of Environmental Services Planning & Zoning Application

Permit # 2024-0154

Township Fish Lake S/T/R 17/36/22 PID# 03.00212.00

Project Address 45828 Brunswick Road Stanchfield MN 55080

Property Owner(s) Christopher and Sarah Morrisette

Mailing Address (If Different from Project Address) _____

Phone# _____ Email _____

Applicant(s) Christopher and Sarah Morrisette

Mailing Address (If Different from Project Address) _____

Phone# _____ Email _____

Type of Request (Check All That Apply)

Board of Adjustment & Appeals

- ☐ Variance
☐ Administrative Appeal

Planning Commission

- ☐ Conditional Use Permit (CUP)
☐ Interim Use Permit (IUP)
☐ Amendment to CUP or IUP

- ☒ Preliminary Plat
☐ Rezoning
☐ Ordinance Amendment

Description of Request (Attach Separate Sheet if Necessary) Creating two lots from a
16 acre tract.

Required Attachments (Additional Attachments May Be Required Based On The Specific Request)

- ☐ Full Legal Description ☐ Detailed Site Plan ☐ Detailed Written Narrative ☒ Plat Drawings

Sarah Morrisette
Applicant Signature

02-12-2024
Date of Application

I hereby certify that the above information is true and correct to the best of my knowledge, and that any knowingly false representations may invalidate any approvals. With my signature, I also grant permission to Chisago County Officials to enter upon the subject property for the purpose of such inspections as may be necessary.

Fees		Dates	
Base Fee	\$ <u>500</u>	Application Received	<u>2-12-24</u>
Recording Fee	\$ <u>46</u>	Application Complete	<u>2-22-24</u>
Plat Fee - No Road(s) / With Road(s)	\$ <u>150</u>	60 / 120 Day Review Period	<u>6-21-24</u>
Septic Compliance Fee	\$ _____	Extended Review Period	_____
Wetland Fee	\$ <u>500</u>		
TOTAL FEE	\$ <u>1,196</u>		



Chisago County Department of Environmental Services
Planning & Zoning Application

Township Presentation Form

Township Fish Lake S/T/R 17/36/22 PID# 03.00212.00

Project Address 45928 Brunswick Road

Property Owner(s) Christopher + Sarah Morrisette

Mailing Address (If Different from Project Address) _____

Phone# [REDACTED] Email [REDACTED]

Applicant(s) Christopher + Sarah Morrisette

Mailing Address (If Different from Project Address) _____

Phone# [REDACTED] Email [REDACTED]

Type of Request (Check All That Apply)

Board of Adjustment & Appeals

- ☐ Variance
☐ Administrative Appeal

Planning Commission

- ☐ Conditional Use Permit (CUP)
☐ Interim Use Permit (IUP)
☐ Amendment to CUP or IUP

- ☒ Preliminary Plat
☐ Rezoning
☐ Ordinance Amendment

Description of Request (Attach Separate Sheet if Necessary) Creating two lots from a 16 acre tract.

Sarah Morrisette Chisago County

Applicant Signature

02-12-2024

Date of Application

I hereby certify that the above information is true and correct to the best of my knowledge, and that any knowingly false representations may invalidate any approvals. With my signature, I also grant permission to Chisago County Officials to enter upon the subject property for the purpose of such inspections as may be necessary.

Date of County Public Hearing APRIL 4, 2024 Date of Township Presentation MARCH 11, 2024

Township Action Taken (Township Use Only)

- ☐ Recommendation of Approval ☐ Recommendation of Denial

Recommended Conditions of Approval OR Legal Findings for Recommendation of Denial

Signatures of Township Officials or Authorized Personnel

Preliminary Plat of:
MORRISETTE WOODLANDS

PROPERTY OWNER

CHRIS MORRISETTE
45828 BRUNSWICK ROAD
STANCHFIELD, MN 55080
PID 03.00212.00

LOT AREAS

Lot 1 - 6.11 Acres
Lot 2 - 8.00 Acres

FLOOD ZONE

THIS SITE IS INCLUDED ON FLOOD INSURANCE RATE
MAP-COMMUNITY PANEL NUMBER 27025C0150D. THE
SUBJECT PROPERTY IS WITHIN FLOOD ZONE 'X'.

NOTE REGARDING WETLANDS

The Wetlands shown hereon were delineated by Ken Meek
of Earth Science Associates.

LEGEND

♦ DENOTES EXISTING SOIL BORING (SHOWN PER MAP
PROVIDED BY BOETTCHER EXCAVATING & SEPTIC, LLC)

ZONING

AGRICULTURAL ZONING DISTRICT

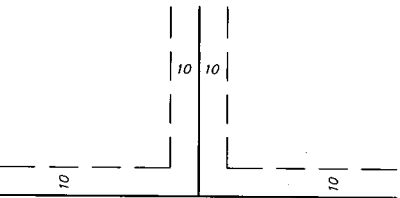
40' Front Setback From Township Road Right of Way

20' Side Setback (Dwelling & Attached Garage)

50' Rear Setback

135' from Centerline of County Roads

DRAINAGE AND UTILITY EASEMENTS ARE
SHOWN THUS:



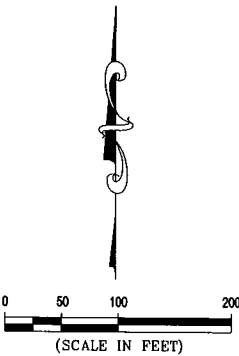
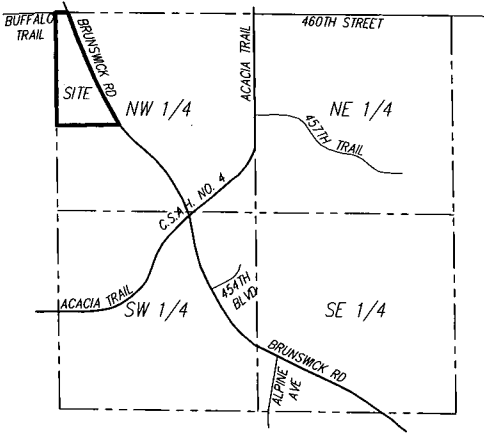
BEING 10 FEET IN WIDTH, AND ADJOINING ALL LOT
LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

PROPERTY DESCRIPTION

That part of the West Half of the Southwest Quarter of Section 17, Township 36, Range 22, Chisago County, Minnesota, described as follows:
Beginning at the northwest corner of said Northwest Quarter; thence South on the section line 91 rods 11 1/2 feet; thence east and parallel
with the south line of said Northwest Quarter to the centerline of Brunswick Road; thence northwesterly along said centerline to the north
line of said Northwest Quarter; thence west and along said north line to said point of beginning and there terminating.

VICINITY MAP

Section 17, T.36, R.22, Chisago County
"No Scale"



NOTE REGARDING HIGH WATER ELEVATION

A review of the topography of the area surrounding this plat boundary
reveals an overflow elevation across Buffalo Trail of approximately 1013.5
as shown hereon. Based on this elevation the highest anticipated water
elevation on the subject property is assumed to be 1013.5.

I hereby certify that this plan, specification, or report was prepared by me or under my
direct supervision and that I am a duly Licensed Land Surveyor under the laws of the
State of Minnesota.

Print Name: Kyle J. Roddy

License # 42627

Signature:

Date: 2/8/2024



324 Garfield St. South | Cambridge, MN 55008
763.219.1235 | LHBcorp.com

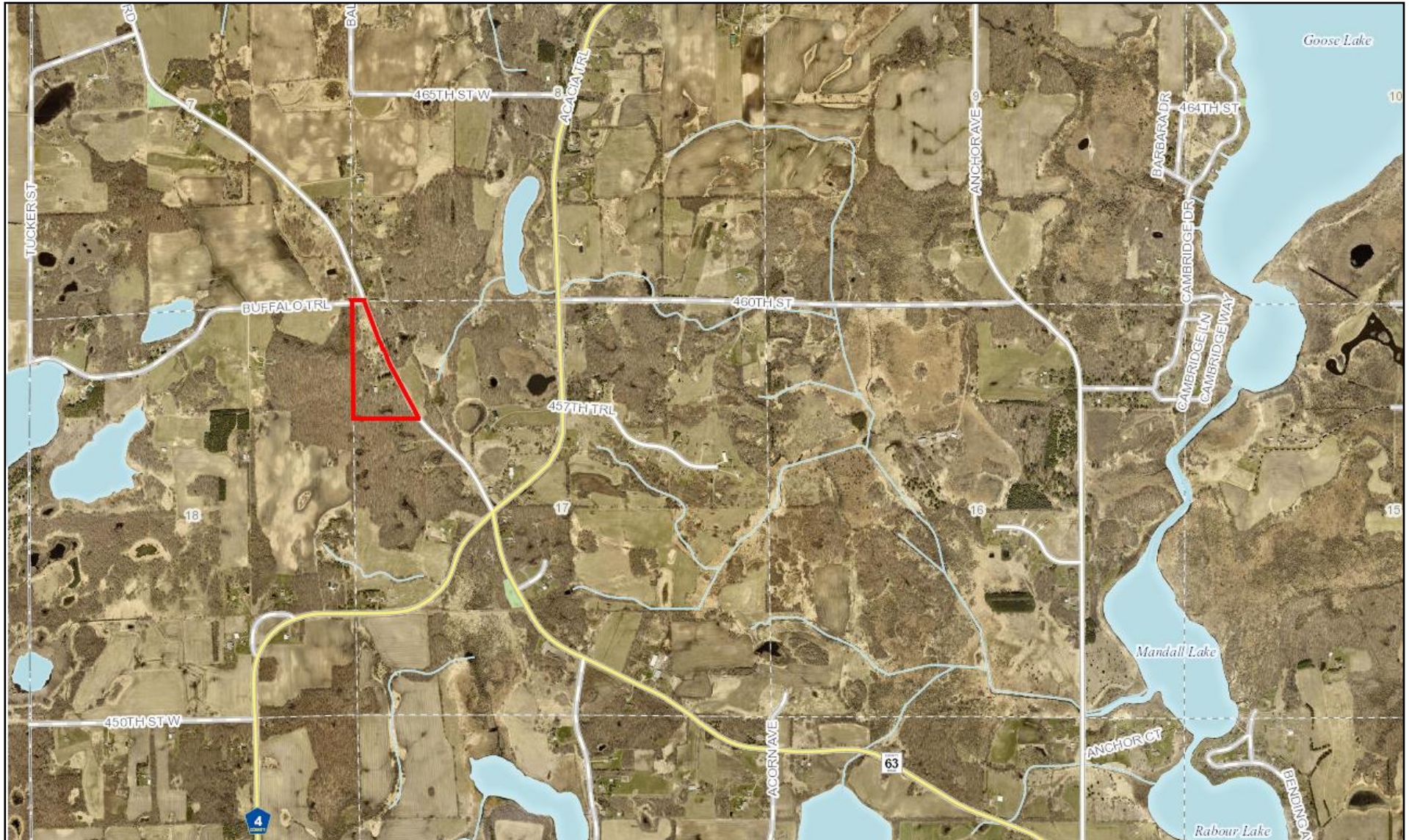
Christopher & Sarah Morrisette – Property owners Christopher & Sarah Morrisette are requesting approval of a Preliminary Plat involving the creation of two lots from a 16.4± acre tract of land. The subject site is zoned Agricultural (AG) District and located at 45828 Brunswick Road in Fish Lake Township, S17, T36, R22 (PID 03.00212.00).

Morrisette Property - 



Christopher & Sarah Morrisette – Property owners Christopher & Sarah Morrisette are requesting approval of a Preliminary Plat involving the creation of two lots from a 16.4± acre tract of land. The subject site is zoned Agricultural (AG) District and located at 45828 Brunswick Road in Fish Lake Township, S17, T36, R22 (PID 03.00212.00).

Morrisette Property - 



RESOLUTION NO. PC2024-0401

**A RESOLUTION OF THE PLANNING COMMISSION OF CHISAGO COUNTY, MINNESOTA,
RECOMMENDING APPROVAL OF THE PRELIMINARY PLAT OF MORRISSETTE WOODLANDS**

WHEREAS, property owners Christopher Morrisette & Sarah Morrisette submitted an application dated received February 12, 2024 and considered complete on February 22, 2024 for the Preliminary Plat of Morrisette Woodlands; and

WHEREAS, the property owners wish to create two lots from the 16.40± acre subject site; and

WHEREAS, the subject site is located at 45828 Brunswick Road in Fish Lake Township and is zoned Agricultural (AG) District; and

WHEREAS, the subject site is legally described as:

PID 03.00212.00

That part of the West Half of the Northwest Quarter (W ½ of NW 1/4) of Section Seventeen (17), Township Thirty-six (36), Range Twenty-two (22), described as follows: Beginning at the Northwest corner of said Northwest Quarter (NW 1/4); thence South on the section line 91 rods 11 ½ feet; thence East and parallel with the South line of the NW 1/4 to the centerline of the so-called Brunswick road (now known as Chisago County Highway No. 4); thence Northwesterly along the centerline of said Brunswick road (County State Aid Highway No. 4) to a point 9 ½ rods East of the NW 1/4 of said Section 17; thence West along the North line of said Section 17 a distance of 5 ½ rods to the point of beginning and there to terminate.

WHEREAS, notice was provided and on April 4, 2024 the Planning Commission conducted a public hearing regarding this application, at which it heard from the Land Services Coordinator, the property owner(s), and invited members of the public to comment; and

WHEREAS, the Planning Commission found that the Preliminary Plat of Morrisette Woodlands was generally consistent with the intent of the County's Zoning and Subdivision Ordinances.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF CHISAGO COUNTY, MINNESOTA, that the request for Preliminary Plat is hereby recommended for approval, subject to the following conditions:

1. The Preliminary Plat of Morrisette Woodlands is approved per plat drawing dated signed February 8, 2024. Any significant deviation from the approved plat drawing, except as noted herein (see condition no. 2 below) and as determined by the Department of Environmental Services, shall require further review by the Planning Commission and approval by the County Board.
2. Prior to the request for Preliminary Plat being presented to the Chisago County Board of Commissioners, the applicant shall provide the following items to the Department of Environmental Services:
 - a. A soils report indicating that an alternate septic site exists on proposed Lot 2, Morrisette Woodlands.

b. A corrected Preliminary Plat drawing showing:

- i. locations of soil borings for an alternate septic site on proposed Lot 2, Morrisette Woodlands;
- ii. accurate structural setback from Brunswick Road; and
- iii. accurate legal description for the subject site.

Only after the Department has verified the soils report and Preliminary Plat drawing corrections will the request for Preliminary Plat be presented to the Board of Commissioners for consideration.

- 3. 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.
- 4. 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.
- 5. The wetland delineation submitted in conjunction with this request for Preliminary Plat must be verified by County staff prior to submission of request for Final Plat.

Adopted by the Planning Commission of Chisago County, Minnesota,
this 4th day of March, 2024.

Chris DuBose _____
Eric Leivian _____
Jim McCarthy _____
John Sutcliffe _____

Dave Whitney _____
Jolene Wille _____
Chip Yeager _____

Jolene Wille
Chair

ATTEST: _____
Beth Gervais
Land Services Coordinator