

**CHISAGO COUNTY
PLANNING COMMISSION
OFFICIAL PROCEEDINGS
April 4, 2024**

The Chisago County Planning Commission met in regular session at 7:00 p.m. on Thursday, April 4, 2024, at the Chisago County Government Center.

Staff Present: Diane Sander, Office Manager.

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, Eric Leivian, Chip Yeager, John Sutcliffe, Chris DuBose, and Jolene Wille. Absent: None. A quorum was established. Also present: Ex Officio County Commissioners Rick Greene and Dan Dahlberg.

Approval of Agenda – Motion by Chris DuBose to approve the agenda as presented; second by John Sutcliffe. The **motion passed** 7-0.

Approval of Minutes – Motion by Dave Whitney to approve the March 7, 2024 regular meeting minutes as presented; second by Jim McCarthy. The **motion passed** 6-0 (Leivian abstained).

Receive all Materials and Submittals into Record – Motion by John Sutcliffe to accept all materials and submittals into the record; second by Dave Whitney. The **motion passed** 7-0. Materials distributed to the Planning Commission in advance of the meeting for their review included the full meeting packet with staff report and amended attachments. Copies of all meeting materials were made available for the public.

Public Hearings – New Applications

Christopher & Sarah Morrisette – Manager Sander provided background on the request for approval of the Preliminary Plat of Morrisette Woodlands involving the creation of two lots from a 16.4± acre tract of land. Lot 1 was proposed at 6.11± acres and Lot 2 was proposed at 8.00± acres. The subject site was located at 45828 Brunswick Road in Fish Lake Township, S17, T36, R22 (PID 03.00212.00).

Sander 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. Sander noted that the subject site was developed with a dwelling and detached accessory structure, which were shown to be situated on proposed Lot 2, and they all currently met and would continue to meet all required structural setbacks. Sander stated the Preliminary Plat drawing and soils report did not provide information for an alternate septic site for the already developed proposed Lot 2. Typically, even if one proposed lot was already developed, plat drawings and soils reports would typically provide information for an alternate septic site to ensure that the proposed subdivision was not eliminating the only possible location. Sander commented that both proposed lots complied with the County's dimensional requirements for the AG District.

The Technical / Plat Review Committee met on March 13, 2024, and no concerns were identified. The Fish Lake Town Board reviewed the proposed Preliminary Plat on March 11, 2024, and recommended approval with no conditions. The ordinance prescribed 120-day review period was scheduled to expire on June 21, 2024.

Sander 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 Commission, but none were present. 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 Dave Whitney to close the public hearing; second by Jim McCarthy. The **motion passed** 7-0.

Motion by Jim McCarthy to adopt Resolution No. PC2024-0401, a resolution of the Planning Commission of Chisago County, Minnesota, recommending approval of the Preliminary Plat of Morrisette Woodlands, with conditions as presented; second by Dave Whitney. The **motion passed** 7-0.

Conditions:

1. The Preliminary Plat of Morrisette Woodlands is approved per plat drawing dated signed April 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. 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.
4. The soils report for proposed Lot 2, Block 1, Morrisette Woodlands submitted in conjunction with this request for Preliminary Plat must be verified by County staff prior to submission of request for Final Plat.
5. 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

Miscellaneous – Motion by Chris DuBose to either reschedule or cancel the Thursday, April 18, 2024, special work session; second by Dave Whitney. The **motion passed** 7-0.

Communications and Reports

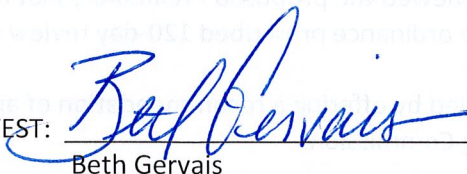
County Board Liaison Report / Update – County Commissioner Greene reported that the County Board approved an ordinance governing the use of cannabis and cannabis derived products in public places, commenting that it followed State tobacco laws. Greene also shared that cities and counties were pushing back in regard to the high density housing in residential areas issue which was briefly discussed at the Commission's March 2024 meeting and the County Board approved a letter on the matter to be sent to State legislators. County Commissioner Dahlberg reported that the County Assessor had completed the spring report and encouraged Commission members to review it. Dahlberg also reported that bids for upcoming road projects came in under budget.

Adjourn Meeting – Motion by John Sutcliffe to adjourn the meeting; second by Chip Yeager. The **motion passed** 7-0. The meeting was adjourned at 7:22 p.m.



Jolene Wille
Chair

ATTEST:



Beth Gervais
Land Services Coordinator