

**The Planning Commission's Wednesday, March 5, 2025 tour has
been CANCELED due to the nature of the land use requests.**

- 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. February 6, 2025 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 and 6b.
- 6. Public Hearings**
 - a. **Larry Hansen** – Property owner Larry Hansen is requesting an Interim Use Permit allowing for an accessory structure with sanitary facilities without the presence of a principal use structure, such as a dwelling, on a 12.57± acre property in the Agricultural (AG) District. The subject site is generally located at the southeast corner of the intersection of Rush Lake Trail / CSAH 1 and 527th Street in Nessel Township, S11, T37, R22 (PID 06.00235.11).
 - b. **Nancy L. Jamieson Revocable Trust** – Property owner Nancy L. Jamieson Revocable Trust is requesting approval of the Preliminary Plat of Anam Cara Acres involving the creation of three buildable lots from a 10.42± acre tract of land. The subject site is zoned Agricultural (AG) District / Shoreland Management District and located at 3780 Stark Road / CSAH 10 in Fish Lake Township, S25, T36, R22 (PID 03.00339.00).
- 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, March 20, 2025 at 6:00 pm.
 - The next regular meeting is scheduled for Thursday, April 3, 2025 at 7:00 pm.

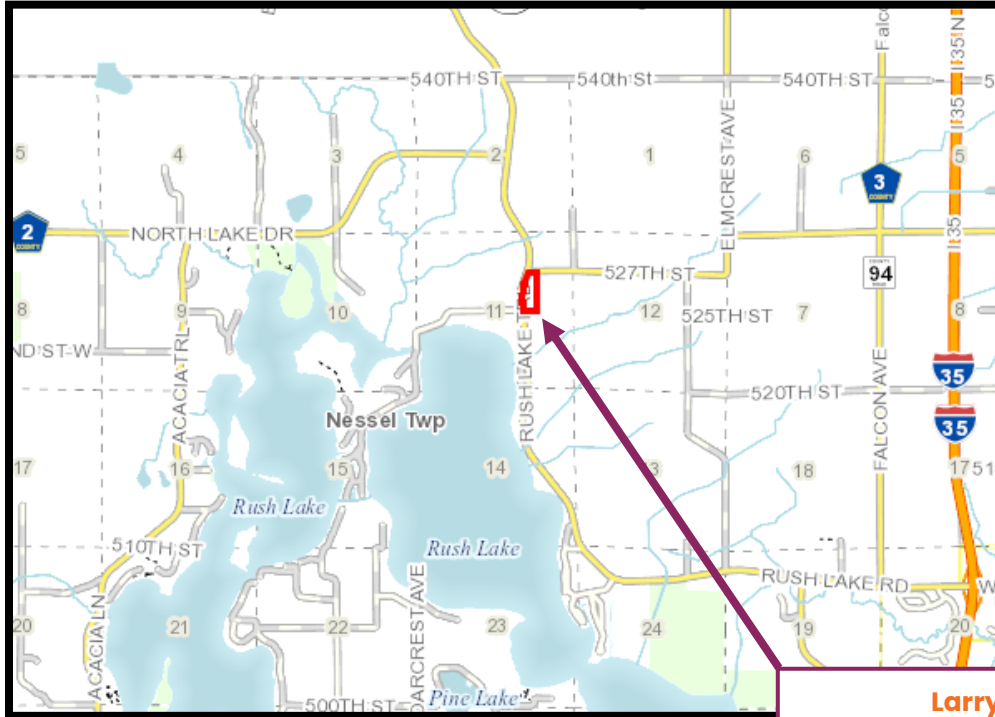
Planning Commission Tour

Date and Time:

Wednesday, March 5, 2025 at 9:00 am

Departing from Chisago County Highway Department
31325 Oasis Road, Center City, MN 55012

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



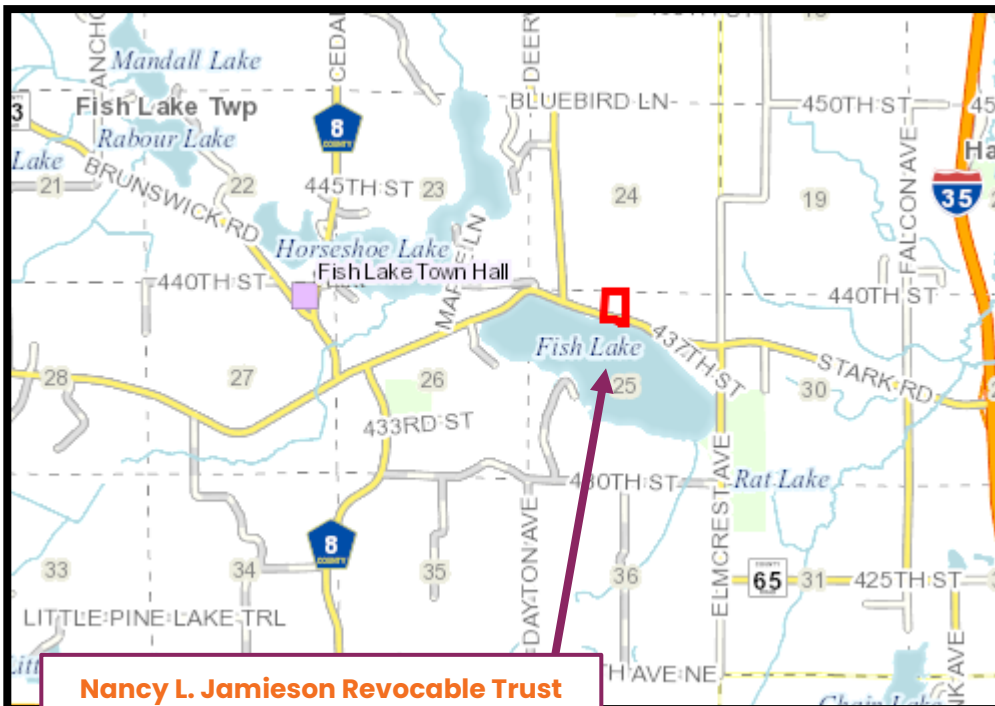
Larry Hansen

xxxxx Rush Lake Trail / CSAH 1

Nessel Township

PID 06.00235.11

FOR REFERENCE ONLY



Nancy L. Jamieson Revocable Trust

3780 Stark Road / CSAH 10

Fish Lake Township

PID 03.00339.00

FOR REFERENCE ONLY



**CHISAGO COUNTY
PLANNING COMMISSION
OFFICIAL PROCEEDINGS
February 6, 2025**

The Chisago County Planning Commission met in regular session at 7:00 p.m. on Thursday, February 6, 2025, at the Chisago County Government Center.

Staff Present: Beth Gervais, Land Services Coordinator; Kurt Schneider, Environmental Services Director; and Sarah Scheunemann, Office Support Specialist – Land Services.

Director Schneider 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: Jim McCarthy, Eric Leivian, Chip Yeager, John Sutcliffe, Chris DuBose, and Jolene Wille. Absent: Dave Whitney (excused). A quorum was established. Also present: Ex Officio County Commissioners Rick Greene and Dan Dahlberg.

Election of Officers – Director Schneider called for nominations for 2025 Chair. DuBose nominated Wille for Chair; second by Sutcliffe. Upon multiple calls, no other nominations were made. All present voted and the nomination was affirmed 6-0.

Chair Wille called for nominations for 2025 Vice Chair. Sutcliffe nominated DuBose for Vice Chair; second by Leivian. Upon multiple calls, no other nominations were made. All present voted and the nomination was affirmed 6-0.

Approval of Agenda – Gervais informed the Planning Commission that they had two additional items before them. The first item was the January 16, 2025 Work Session Meeting Minutes and staff proposed this to be added to the agenda as item no. 5b. The second item was a draft Rural Retail Tourism Matrix prepared by staff based on the Planning Commission's January 16, 2025 special work session discussion, and staff proposed this to be added to the agenda as item no. 12 (Miscellaneous). McCarthy asked that the Commission wait to discuss the Rural Retail Tourism Matrix so that Whitney could be part of the discussion. **Motion** by DuBose to approve the agenda as presented and amended to include the January 16, 2025 special work session minutes as agenda item no. 5b; second by Yeager. The **motion passed** 6-0.

Approval of Minutes – **Motion** by Sutcliffe to approve the December 5, 2024 regular meeting minutes and the January 16, 2025 special work session minutes as presented; second by DuBose. The **motion passed** 6-0.

Receive all Materials and Submittals into Record – **Motion** by Yeager to accept all materials and submittals into the record; second by Leivian. 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 reports, as well as the January 16, 2025 special work session minutes. Copies of all meeting materials were made available for the public.

Public Hearings – New Applications

Joshua Fields – Director Schneider provided background on Joshua Fields' request for an after-the-fact Interim Use Permit allowing a Contracting Business Owned and Operated by Persons Residing at the property. The proposed business, known as Fields Contracting, would offer excavation services. The 25.93± acre subject site (combination of two parcels) was zoned Agricultural (AG) District and located at 45134 John Avenue in Sunrise Township, S14 and 23, T36, R21 (PIDs 09.00545.00 and 09.00567.00).

Schneider shared that the subject site consisted of two tax parcels located immediately west of John Avenue and immediately east of Government Road / CR 57 in Sunrise Township, and further shared that John Avenue

was a gravel-surfaced Township Road with minimal traffic, whereas Government Road was a hard-surfaced and well-traveled County Road. Schneider reviewed the topography of the subject site and shared that the site had been developed with a dwelling and at least two detached accessory structures. Properties in the general area were also zoned AG District and neighboring properties ranged significantly in size from five acres to 80 acres with most properties developed for residential purposes. Schneider referenced an aerial image that indicated the 10 closest neighboring dwellings, with the closest neighboring dwelling being approximately 380' east of Fields' pole building.

Schneider reviewed details of the application materials sharing the proposed hours of operation, number of employees, materials and equipment stored on-site, buildings and structures used for business purposes as well as their setbacks, screening, and access to the property. Schneider referenced an aerial image of the subject site and indicated that there would be a new driveway access from Government Road / CR 57 which would be used for all business related activity.

The Technical Review Committee met with property/business owner Joshua Fields on January 8, 2025. Land Services Coordinator Gervais shared that she had received confirmation from the Chisago County Highway Department that the new or improved Government Road / CR 57 access permit had been granted. Fields shared that he had planted seedlings adjacent to Government Road / CR 57 in 2024; however, the exact number and location was not provided. The Sunrise Town Board considered the request at its January 16, 2025 meeting and recommended approval with no conditions. Staff noted that the attached Township Form included comments and details from the January 16th meeting and, overall, it did not appear that the Town Board had any concerns with the request. The State mandated 60-day review period was scheduled to expire on February 9, 2025 and, because this timeframe would not accommodate all necessary meetings, the review period was extended by an additional 60-days as allowed per Minnesota Statute 15.99. The extended review period was scheduled to expire on April 10, 2025.

Director Schneider concluded by offering a recommendation of approval with draft Findings of Fact and conditions, and reviewed options available to the Planning Commission.

Chair Wille invited the property owner to address the Commission. Fields was present and asked the Planning Commission if it would be agreeable to an 8' tall berm for screening purposes rather than the previously proposed 10' tall berm. Fields explained that a 10' tall berm would require an approximate 42' wide base and it would be too close to the pole building. DuBose inquired if there was a specific area where the 8' tall berm would be more beneficial. Fields replied that it would be more beneficial along the curve of Government Road / CR 57 in front of both buildings used for business purposes. DuBose, referencing the February 5, 2025 site visit, asked about the burning of stumps and if staff-recommended condition no. 7 was meant to address burning of stumps. Fields informed the Commission that he planned to burn the rest of the stumps on site but would not burn business-related materials moving forward. Schneider provided insight on condition no. 7 stating that it did address stump burning and that the Solid Waste Ordinance did allow for various ways of disposal or use of wood debris in a responsible manner. McCarthy informed Fields that County Roads have setbacks and, if he built the berm within the required setback, he may need to remove it in the future if the County needed to work within that area. DuBose noted that, because the berm would be close to the road, it would likely need to be built to a certain horizontal to vertical ratio for safety reasons. McCarthy suggested that the proper ratio would likely be 3:1.

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

Yeager inquired about the materials proposed for the new Government Road / CR 57 driveway. Fields responded that it would be constructed with recycled material to start. DuBose shared that he believed a 10' tall berm was larger than needed and would, instead, be in favor of allowing an 8' berm as requested by Fields.

Sutcliffe and McCarthy concurred with DuBose on allowing the 8' tall berm. McCarthy voiced concern with staff-recommended condition no. 8, noting that the on-site maintenance of heavy equipment would generate hazardous waste. In response, Schneider suggested added verbiage for condition no. 8 which would help ensure compliance. Schneider also informed the Planning Commission that staff-recommended condition no. 5 addressed the requirements of the berm, and this would be the appropriate condition to amend if the Commission was inclined to do so. DuBose inquired about the anticipated completion date of the berm. Chair Wille noted that the recommended condition of approval required completion within six months of IUP approval.

Motion by DuBose to adopt Resolution No. PC2025-0201, a resolution of the Planning Commission of Chisago County, Minnesota, recommending approval of an Interim Use Permit allowing a Contracting Business Owned and Operated by Persons Residing at the Property on property located at 45134 John Avenue in Sunrise Township, with Findings of Fact as presented and with conditions as presented and amended to allow an 8' tall berm rather than a 10' tall berm (condition no. 5c) and with added verbiage to condition no. 8 to address proper handling of hazardous waste on-site; second by Yeager. The **motion passed** 6-0.

Recommended conditions:

1. This Interim Use Permit grants approval for the operation of a Contracting Business specializing in excavation as described in the application materials dated received December 2, 2024 and kept on file with the Chisago County Department of Environmental Services. No other commercial activity, apart from the activities described in the application materials, shall be permitted as part of this approval.
2. Aside from general office work, all Contracting Business activity taking place on-site shall be allowed to operate Monday through Saturday (no Sundays) with hours of operation being 6:00 am to 8:00 pm. Equipment may begin warming up on-site no earlier than 6:00 am and shall not run on-site later than 8:00 pm. This condition is not intended to establish hours of operation for Contracting Business activity taking place off-site.
3. All Contracting Business traffic shall utilize the Government Road / CR 57 access and shall be prohibited from utilizing the John Avenue access.
4. The Contracting Business location shall not be open to the public or public traffic.
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 Zoning Ordinance noise standards.
 - b. The permit holder shall maintain existing tree cover and remove and replace dying, dead, or downed trees located between the area of business operations and the surrounding property boundaries as needed with similar type/species and count of replacement trees.
 - c. The permit holder shall construct ~~a 10'~~ an 8' tall mowable berm around business activity as described and illustrated in the application materials dated received December 2, 2024 and kept on file with the Chisago County Department of Environmental Services. The berm shall be fully installed and seeded within six (6) months of the date of Interim Use Permit approval. The permit holder shall ensure that the berm is entirely located on the subject properties and not encroaching on neighboring property, and all Contracting Business activity shall be contained within the bermed area. As depicted, the general construction of the berm combined with an existing stand of trees encompasses and is expected to screen an area of approximately 3.75 acres in size (including the stand of trees adjacent to the southerly east property boundary).
6. In addition to the property owner(s) and residents of the subject site, there shall be no more than five (5) employees and related employee vehicles on site at any given time.
7. Any wood, tree, or stump debris generated by the business shall be disposed of off-site within fifteen (15) days until and/or unless on-site processing or disposal activities in accordance with the County Solid Waste Ordinance are secured.

8. No hazardous waste shall be generated or stored on the subject site, without following all Hazardous Waste reporting and licensing requirements of the MPCA which includes the procurement of a State-issued Hazardous Waste ID number.
9. All fuel storage and handling of heavy equipment fluids shall be in accordance with MPCA regulations.
10. Any signage shall be installed in accordance with the Chisago County Zoning Ordinance.
11. 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, expanded hours of operation, expansion of the defined 3.75 acres of outdoor equipment parking & storage area, 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.
12. This Interim Use Permit shall expire at such time that the property is no longer owned and occupied by Joshua Fields.
13. 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.

Craig & Patti Peltier – Coordinator Gervais provided background on the Peltier's request for approval of the Preliminary Plat of Peltier Estates involving the creation of one lot from a 45.8± acre tract of land. The subject site was zoned Agricultural (AG) District and was generally located south of Furuby Road / CSAH 20 and west of Park Trail / CSAH 12 in Chisago Lake Township, S14, T34, R20 (PID 02.00557.00).

Gervais reviewed details of the subject site, sharing that it was generally located south of Furuby Road / CSAH 20 and west of Park Trail / CSAH 12 in Chisago Lake Township with frontage on both roadways and was currently undeveloped. Topography of the site consisted of slightly rolling elevations, and a small stand of trees and a wetland area near the northwest corner of the site. The site appeared to be used almost entirely as cropland. Surrounding properties were also located within the AG District and they ranged in size from 1.5 acres to 76 acres, with most surrounding properties having been developed for residential use and / or agricultural purposes.

Gervais reviewed details of the proposed plat, sharing that the proposed lot was shown to be located in the north portion of the subject site utilizing all of the Furuby Road / CSAH 20 frontage and roughly half (45%) of the Park Trail / CSAH 12 frontage. The balance of the subject site, being 20 acres in size and at least 500' in all dimensions, was exempt from the platting process. Gervais noted that, due to the date of application submission, the request for Preliminary Plat was processed pursuant to the 1999 Subdivision Ordinance; however, whether processed pursuant to the 1999 Ordinance or pursuant to the recently adopted Ordinance, the proposed 24.98-acre lot would not be exempt from the platting process given that the lot did not include a full 20 acres which was at least 500' in all dimensions. Gervais noted that the proposed lot complied with all dimensional requirements of the AG District.

The Plat Review Committee met with applicant/surveyor Shawn Kupcho on January 8, 2025. Wetland Specialist Fertig commented that the wetland delineation had been verified and found to be accurate; however, due to seasonal constraints, the soils report had not yet been verified. The Committee did not identify any immediate concerns. The Chisago Lake Town Board reviewed the proposed Preliminary Plat at its January 21, 2025 meeting and recommended approval with no conditions or comments. The Ordinance prescribed 120-day review period was scheduled to expire on April 17, 2025.

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

Chair Wille invited the applicant to address the Commission. Applicant Shelby Peltier was present and shared that the platting process was the final step necessary prior to the sale of the proposed lots for residential development. The Commission had no questions for the applicant.

Chair Wille opened the public hearing and sought comment.

Louise Davidson of 33215 Oasis Road, Chisago Lake Township, sought clarification on the number of proposed number of buildable lots.

In response to Davidson's inquiry, Chair Wille requested that Gervais respond. Gervais stated that, after the platting process was complete, there would be two buildable lots. The northern lot was required to be platted because it didn't meet the dimensional requirements to be exempt from the platting process, and the southern parcel, even though it was exempt from the platting process, could be developed so long as it was deemed buildable.

With no additional members of the audience wishing to speak, **motion** by Sutcliffe to close the public hearing; second by Leivian The **motion passed** 6-0.

Motion by Sutcliffe to adopt Resolution No. PC2025-0202, a resolution of the Planning Commission of Chisago County, Minnesota, recommending approval of the Preliminary Plat of Peltier Estates, with conditions as presented; second by Leivian. The **motion passed** 6-0.

Recommended conditions:

1. The Preliminary Plat of Peltier Estates is approved per plat drawing dated signed December 17, 2024 and amended on January 14, 2025. 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 not be submitted until the Chisago County Department of Environmental Services has verified the soils report submitted as part of the December 17, 2024 request for Preliminary Plat and the Department has found that said soils report satisfactorily complies with all applicable regulations.
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.

Steven Olson & Ann Byers and Gary & LaDonna Olson – Coordinator Gervais provided background on the Olson Byer request for approval of the Preliminary Plat of Amador Meadows involving the creation of two lots from a 26.8± acre tract of land. The subject site was zoned Agricultural (AG) District and generally located approximately one-tenth of a mile north of 392nd Street on the east side of Oriole Avenue / CR 70 in Amador Township, S14, T35, R20 (PID 01.00266.50).

Gervais reviewed details of the subject site, sharing that it was generally located approximately one-tenth of a mile north of 392nd Street and approximately one-half of a mile south of 400th Street on the east side of Oriole Avenue / CR 70 in Amador Township, and was currently undeveloped. Topography of the site consisted of elevations ranging from 892' near the extreme northwest corner to 928' at the southern property boundary with a swath of wetland in the central portion of the north half. Roughly two-thirds of the site appeared to be cropland, with the remaining third being wooded. Surrounding properties were also located within the AG

District and they ranged in size from five acres to 55 acres, with most surrounding properties having been developed for residential use and / or agricultural purposes.

Gervais reviewed details of the proposed plat, sharing that the property owners wished to create two lots with one lot being 5.8 acres in size and the other being 20.1 acres in size. Staff noted that, due to the date of application submission, the request for Preliminary Plat was processed pursuant to the 1999 Subdivision Ordinance; however, whether processed pursuant to the 1999 Ordinance or pursuant to the recently adopted Ordinance, the proposed 20.1 acre lot would not be exempted from the platting process based on the proposed lot dimensions. The two proposed lots demonstrated compliance with the County's Home Site Area Standard by providing a 21,500-sf area intended for a building site and yard area, and each of the proposed lots provided sufficiently sized areas for primary and alternate septic sites. Gervais noted that both proposed lots complied with all dimensional requirements of the AG District.

The Plat Review Committee met with applicant Robert Boyce on January 8, 2025. Wetland Specialist Fertig commented that the wetland delineation and soils report had been verified and found to be accurate. The Committee did not identify any immediate concerns. The Amador Town Board reviewed the proposed Preliminary Plat at its January 21, 2025 meeting and recommended approval with no conditions or comments. The Ordinance prescribed 120-day review period was scheduled to expire on April 22, 2025.

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

Chair Wille invited the applicant and property owner to address the Commission. Property owner Steven Olson and applicant Robert Boyce were present. Boyce shared with the Planning Commission that the subject site was part of a family farm and the proposed plat, with two proposed lots, was intended to be as low impact as possible. The Commission had no questions for the property owner or applicant.

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

Motion by Sutcliffe to adopt Resolution No. PC2025-0203, a resolution of the Planning Commission of Chisago County, Minnesota, recommending approval of the Preliminary Plat of Amador Meadows, with conditions as presented; second by DuBose. The **motion passed** 6-0.

Recommended conditions:

1. The Preliminary Plat of Amador Meadows is approved per plat drawing dated signed October 30, 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.

Adoption of Official Zoning Map with Amendments – Coordinator Gervais explained that Chisago County was seeking comment on the proposed adoption of the Chisago County Official Zoning Map with amendments consistent with the Chisago County Zoning Ordinance which was adopted by the County Board on December 18, 2024 and which went into effect on January 1, 2025. Gervais further explained that the proposed amendments included consolidation of the Rural Residential I (RRI) and Rural Residential II (RRII) Districts into a single Rural Residential (RR) District and to change all references of the Urban Residential (UR) District to the

Urban Fringe Residential (UFR) District. No other amendments were proposed at the time.

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

McCarthy inquired about plans for Planning Commission discussion about other possible map amendments. Chair Wille responded that the Commission could add future discussions to the Zoning Ordinance matrix, which had been developed and presented at the January 16, 2025 special work session.

Motion by DuBose to adopt the Chisago County Official Zoning Map with amendments as presented; second by Yeager. The **motion passed** 6-0.

Public Hearings – Continued Hearings – None

Old Business – None

New Business

Annual Review of Planning Commission and Board of Adjustment and Appeals Policy on Commission / Board Structure, Meeting Order and General Procedure – Coordinator Gervais explained that the Planning Commission would be completing its annual review of the Policy and that any suggested changes, along with suggested changes from the Board of Adjustment and Appeals, would be presented to the County Board for consideration. Gervais anticipated that suggested changes would be presented to the County Board in March 2025, following the Board of Adjustment and Appeals' February 27, 2025 meeting.

Yeager raised questions about Section 5, "Quorum," and inquired about how quorum was defined—whether it was based on total seats, including vacancies, or the number of filled seats. Additionally, Yeager proposed revising the wording from "a quorum is identified as a majority of members present and remotely attending" to "a quorum is identified as a majority being either present or remotely attending." Following a brief discussion, the Planning Commission reached consensus on recommended wording of "the minimum required for the Planning Commission quorum would consist of four (4) of seven (7) members present, and the Board of Adjustment and Appeals quorum would consist of three (3) of five (5) members present."

Yeager suggested a correction to Section 11, "Rules of Procedure for Meetings," (I), proposing that the term "vice voce" should be amended to read "viva voce." There were no objections from the Planning Commission.

The final topic that Yeager presented was under Section 12, "Meeting Decorum," (A). Yeager suggested removing the clause which stated that hats or caps worn at the hearing must be removed by anyone addressing the Commission or Board, as this policy was not enforced. McCarthy suggested that removing a hat was a sign of respect, especially in the presence of the United States flag, and he believed the policy should remain and be enforced moving forward. After a brief discussion, the Planning Commission agreed not to suggest any changes to Section 12 (A).

McCarthy introduced discussion on Section 7, "Voting and Recommendations," Section (B), "Conflict of Interest", 1., and requested clarification from Assistant County Attorney Fuge on the meaning of the term "personal" in this context, as McCarthy had suggested the possibility of removing the word "personal." Following a brief discussion, the Planning Commission reached consensus that the word "personal" should remain, as it was important for situations where an applicant was a neighbor or related to a member of the Commission.

Chair Wille introduced discussion on Section 12, "Meeting Decorum," (D), and inquired about the meaning of "electronic communication devices." After a brief discussion, the Planning Commission reached consensus on

recommending that Section 12 (D) be amended to read, "All electronic communication devices shall be turned off or silenced during meetings."

Communications and Reports

County Board Liaison Reports – County Commissioner Greene reported that he met with the Chisago County Association of Township Officials and presented the idea of having IUP and CUP requests reviewed by the respective Township / Road Authority prior to submission of the applications to the Department of Environmental Services, and they were in favor of that suggested process. DuBose inquired if this was a process that was already in effect. Director Schneider responded that this was not a current requirement, but it was suggested as part of the Planning Commission's January 16, 2025 special work session discussions pertaining to Rural Retail Tourism.

County Commissioner Dahlberg reported that the County Board took actions necessary to split off and create a Finance Department, separate from the Auditor-Treasurer's Office. Dahlberg explained that one of the purposes of the new department was to ensure that financials were completed in a timely manner during the election seasons.

Miscellaneous – Director Schneider briefly reviewed a draft Rural Retail Tourism matrix staff had prepared based on the Planning Commission's January 16, 2025 special work session discussion. Schneider emphasized that the matrix was in draft form and that it was intended to assist the Commission with future discussions on the topic.

McCarthy shared that he may not be present for the February 20, 2025 special work session.

Adjourn Meeting – Motion by Yeager to adjourn the meeting; second by Leivian. The **motion passed** 6-0. The meeting was adjourned at 8:06 p.m.

Jolene Wille
Chair

ATTEST: _____
Beth Gervais
Land Services Coordinator



Staff Report

TO: Planning Commission
 FROM: Beth Gervais, Land Services Coordinator
 SUBJECT: Interim Use Permit for Accessory Structure with Sanitary Facilities
 xxxxx Rush Lake Trail / CSAH 1, Nessel Township
 DATE: March 6, 2025

ACTION TO CONSIDER

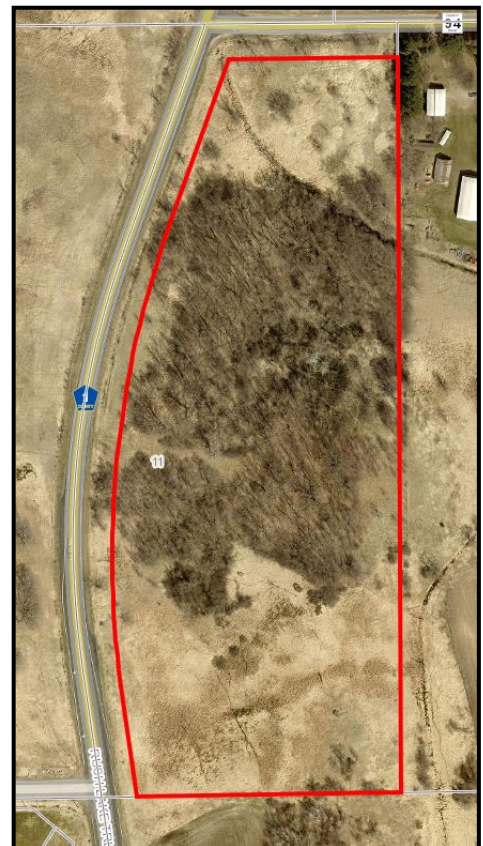
The Planning Commission will conduct a public hearing to consider a request for an Interim Use Permit (IUP) allowing an accessory structure with sanitary facilities for personal use and storage without the presence of a principal use structure.

SITE & APPLICATION INFORMATION

Property Owner(s): Larry Hansen
 Applicant(s): Larry Hansen
 General Location: Southeast corner of the intersection of Rush Lake Trail / CSAH 1 and 527th Street / CR 94
 Nessel Township
 Section 11, Township 37, Range 22
 PID: 06.00235.11
 Property Area: 12.57± Acres
 Current Zoning: Agricultural (AG) District
 Adjacent Zoning:
 North: Agricultural (AG) District
 South: Agricultural (AG) District
 East: Agricultural (AG) District
 West: Rural Residential (RR) District
 Date Application Received: January 13, 2025
 Date Application Complete: January 17, 2025
 60-Day Review Period: March 18, 2025
 Extended Review Period: May 17, 2025

BACKGROUND

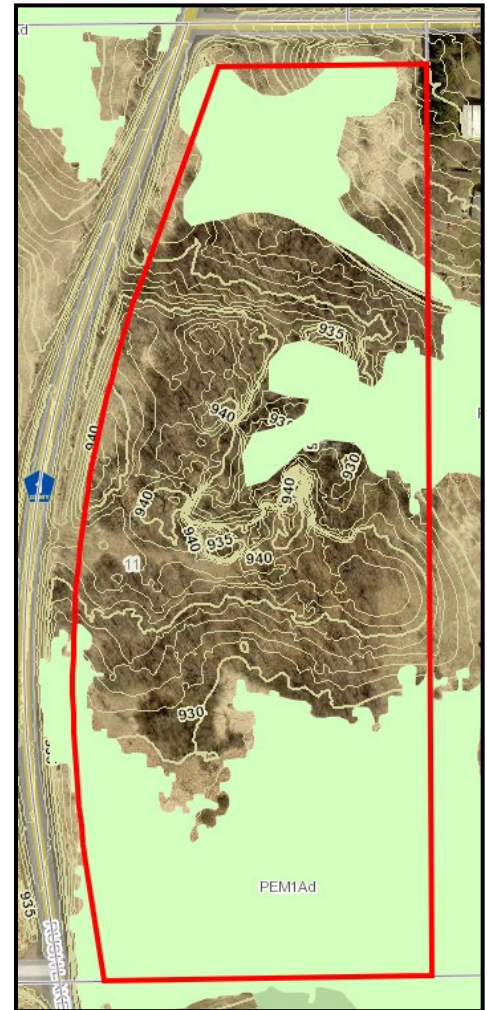
Property owner Larry Hansen has applied for an Interim Use Permit (IUP) to allow a singular accessory structure (pole building) with sanitary facilities on his property without the presence of a principal use structure, such as a dwelling.



SITE & PROPOSAL ANALYSIS

The 12.57± acre subject site is generally located east of Rush Lake Trail / CSAH 1 and south of 527th Street / CR 94 in Nessel Township. The property was platted as Lot 1, Block 1, Ponytail Addition in 2024. Topography of the subject site includes elevations ranging from 929' in the approximate south one-third of the site to 941' in the northeast corner. Additionally, the site features areas of heavy forestation and wetlands. The adjacent image illustrates both elevations (yellow lines) and wetland areas (green highlighting).

The application materials indicate that the proposed accessory structure will be 30' x 46' (1,680 sf) in size and used for residential purposes only. The property owner has included in his request allowance for sanitary facilities (i.e., toilet and sink), as sanitary facilities are only permitted with issuance of an IUP unless and until the subject site is developed with a principal structure. The application materials do not give any indication of further development of the site; however, during the February 12, 2025 Technical Review Committee meeting, the property owner shared that he would like to further develop the site with a dwelling and the septic system will be designed with a future dwelling in mind. However, staff notes that, with IUP approval, the property owner would not be required to further develop the site.



The site plan, while not necessarily providing accurate setback detail, shows the proposed location of the accessory structure. The site plan indicates that the structure will be at least 600' from all property boundaries; however, utilizing the County's GIS Viewer indicates that the proposed structure will likely have the following setbacks:

- West – roughly 135' from the west property boundary / 200' from the centerline of Rush Lake Trail / CSAH 1;
- East – roughly 280' from the east property boundary;
- North – roughly 660' from the north property boundary / 720' from the centerline of CR 94; and
- South – roughly 530' from the south property boundary.

As proposed, the structure appears to meet and exceed all required structural setbacks of the AG District.

The subject site is located in the AG District and is surrounded by the AG District to the north, east, and south. Land directly west is located within the RR District. Surrounding properties range in size from two acres to 40 acres, with smaller properties being lakeshore properties

and larger properties generally being located north of Belle Isle Drive and east of Rush Lake Trail / CSAH 1.

REVIEW PROCESS

The Technical Review Committee met with Larry Hansen on February 12, 2025. Hansen provided details for possible future development of the site with a dwelling and shared that the sidewalls of the proposed accessory structure would be 12' in height. The Committee did not identify any immediate concerns with the request.

The Nessel Town Board considered the request at its February 11, 2025 meeting and recommended approval with no comments or recommended conditions.

The application was submitted on January 13, 2025 and deemed complete on January 17, 2025. The initial State mandated 60-day review period is scheduled to expire on March 18, 2025 and, because this timeframe will not accommodate all necessary meetings, staff extended the review period by an additional 60 days as allowed per Minnesota Statute 15.99. The extended review period will expire on May 17, 2025.

WRITTEN TESTIMONY

No written testimony was received upon completion of the staff report.

FINDINGS OF FACT

Zoning Ordinance Section 8.05 (Interim Use Permits), C. states that the Planning Commission shall consider possible effects of the proposed interim use based upon, but not limited to, the general factors listed below. Staff has provided draft findings, shown in *italics* below, for the Commission's consideration.

Factor #1 The use is compliant with the Comprehensive Plan and development policies of the County;

Finding #1 The Chisago County Comprehensive Plan does not specifically address the proposed use; however, the Zoning Ordinance allows the proposed use in the Agricultural (AG) District with issuance of an Interim Use Permit. Additionally, the proposed structure appears to meet all setback requirements of the AG District. Therefore, the County finds that the proposed use is consistent with the County's development policies.

Factor #2 The use shall 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 Being that the proposed use is intended solely for residential storage purposes, the County finds that the proposed use will not create any demand on existing parks, schools, streets, or other public facilities or utilities which serve the subject site. Further, the Chisago County Highway Department,

serving as Road Authority, did not provide any written or verbal concern regarding the impact on Rush Lake Trail / CSAH 1 or 529th Street / CR 94 during or following the February 12, 2025 Technical Review Committee meeting.

Factor #3 The use shall 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 *Given the size of the subject site (12.57± acres), the existing forestation / vegetation located on all sides of the proposed structure, the limited amount of development in the immediate vicinity, and the fact that the structure is proposed to meet and exceed all required setbacks, the County finds that the subject site is sufficiently separated by distance and screening from adjacent development so as to neither cause undue negative impact nor deter future development.*

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

Finding #4 *The Chisago County Zoning Ordinance does not identify any aesthetic requirements for accessory structures within the Agricultural (AG) District; therefore, the County finds that there is no evidence to suggest that the structure will have an appearance which will cause adverse effects upon adjacent properties.*

Factor #5 The 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; and, 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 #5 *The Chisago County Zoning Ordinance allows a singular accessory structure without the presence of a principal use structure in the Agricultural (AG) District with issuance of an Interim Use Permit; therefore, the County finds that the proposed use is in compliance with land use goals and regulations established by the County's official land use controls.*

Factor #6 The use shall not cause traffic hazard or congestion; and

Finding #6 *The application materials indicate that the proposed accessory structure is intended for the property owner's personal residential use and storage. The County finds that the accessory structure will create minimal traffic and will not cause traffic hazard or congestion. Further, the Chisago County Highway Department, serving as Road Authority, did not provide any written or verbal concern regarding traffic hazard or congestion on Rush Lake Trail / CSAH 1 or 529th Street / CR 94 during or following the February 12, 2025 Technical Review Committee meeting.*

Factor #7 Existing nearby properties shall not be adversely affected by intrusion of noise, glare or general unsightliness.

Finding #7 *The proposed use is consistent with accessory structures allowed in the Agricultural (AG) District and it will be separated from neighboring properties by significant distance and existing forestation / vegetation; therefore, the County finds that the accessory structure will not adversely impact nearby properties by intrusion of noise, glare or general unsightliness.*

STAFF RECOMMENDATION

Staff believes that the proposed Interim Use Permit (IUP) complies with and is consistent with the intent of the County's Zoning Ordinance. 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 IUP with draft Findings of Fact (see above) and conditions (see below) and has prepared a resolution for the Commission's consideration.

Recommended Conditions:

1. This approval allows for a singular 1,680-sf accessory structure for personal use and storage without the presence of a principal use structure, subject to the conditions below. Further, this approval allows for sanitary facilities (toilet and sink only) within the accessory structure. The accessory structure shall be constructed in general conformance with the application materials dated received January 13, 2025, in terms of size and location, and kept on file with the Chisago County Department of Environmental Services. Any significant deviation from the approved request, as determined by the Department of Environmental Services, shall require further consideration by the Planning Commission and determination by the County Board of Commissioners.
2. The structure shall not be used for overnight accommodations or include residential living quarters, unless the structure meets all building and architectural requirements of the Chisago County Zoning Ordinance and other applicable ordinances / codes. Further, the structure shall not be used for commercial purposes, until and unless this specific use is allowed by or pursuant to the Chisago County Zoning Ordinance.
3. Any change to the approved accessory structure involving enlargements, intensification or expansion of use, or change not specifically permitted by this Interim Use Permit, shall require an Amendment to this Interim Use Permit.
4. 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.
5. This Interim Use Permit shall expire at such time that the current or future property owner(s) construct(s) a principal use structure.

6. Violations of the conditions contained herein shall be cause for the revocation of the Interim Use Permit upon action of the County Board.

OPTIONS

1. Recommend that the County Board **approve** the Interim Use Permit with Findings of Fact and conditions presented or amended.
2. Should the Planning Commission determine that the proposed Interim Use Permit does not comply with and/or is not consistent with the intent of County's Zoning Ordinance upon completion of the public hearing and/or upon discovery of any new or unknown evidence, recommend that the County Board **deny** the Interim Use Permit based on factors deemed appropriate. *(Note: If the Commission considers this option, specific factor(s) for denial should be included in the motion.)*
3. **Continue the public hearing** to a specific date in order to receive additional public testimony prior to making a recommendation on the Interim Use Permit.
4. **Table the request** to allow for submission of additional supporting documentation and/or further review and consideration. The extended review period expires on May 17, 2025 allowing for further review and consideration at the Planning Commission's April 3, 2025 meeting.

ACTION REQUESTED

Motion to adopt Resolution No. PC2025-0301, a resolution recommending approval of an Interim Use Permit allowing an accessory structure with sanitary facilities without the presence of a principal use structure on property identified as PID 06.00235.11 in Nessel Township, with Findings of Fact and conditions as presented or amended.

ATTACHMENTS

1. Application materials:
 - a. Application
 - b. Site plan
 - c. Building plans
2. Aerial photo (1) – subject site
3. Aerial photo (2) – vicinity map
4. Draft Resolution No. PC2025-0301



Chisago County Department of Environmental Services
Planning & Zoning Application

Permit # 25-0031

Township Nesse S/T/R 11-37-22 PID# 06.00235.11

Project Address _____

Property Owner(s) Larry Hansen

Mailing Address (If Different from Project Address) 10080 550th St. Rush City, MN 55069

Phone# _____ Email _____

Applicant(s) Larry Hansen

Mailing Address (If Different from Project Address) 10080 550th St. Rush City, MN 55069

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)

Accessory Structure
without Dwelling, ~~with~~ with toilet & sink
for residential use only

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

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

[Signature]
Applicant Signature

1-6-2025
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>900</u>	Application Received	<u>1-13-25</u>
Recording Fee	\$ <u>46</u>	Application Complete	<u>1-17-25</u>
Plat Fee — No Road(s) / With Road(s)	\$ _____	60 / 120 Day Review Period	<u>3-18-25</u>
Septic Compliance Fee	\$ _____	Extended Review Period	<u>5-17-25</u>
Wetland Fee	\$ _____		
TOTAL FEE	\$ <u>946</u>		



Chisago County Department of Environmental Services
Planning & Zoning Application

Township Presentation Form

Township Nessel S/T/R 11-37-22 PID# 06.00235.11
Project Address _____
Property Owner(s) Larry Hansen
Mailing Address (if Different from Project Address) 10080 550th St. Rush City, MN 55069
Phone# [REDACTED] Email [REDACTED]
Applicant(s) SAME AS ABOVE
Mailing Address (if Different from Project Address) SAME AS ABOVE
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)

Accessory structure for dry storage / without dwelling with toilet & sink for residential use only

[Signature]
Applicant Signature

1-6-2025
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 _____

Date of Township Presentation _____

Township Action Taken (Township Use Only)

☒ Recommendation of Approval

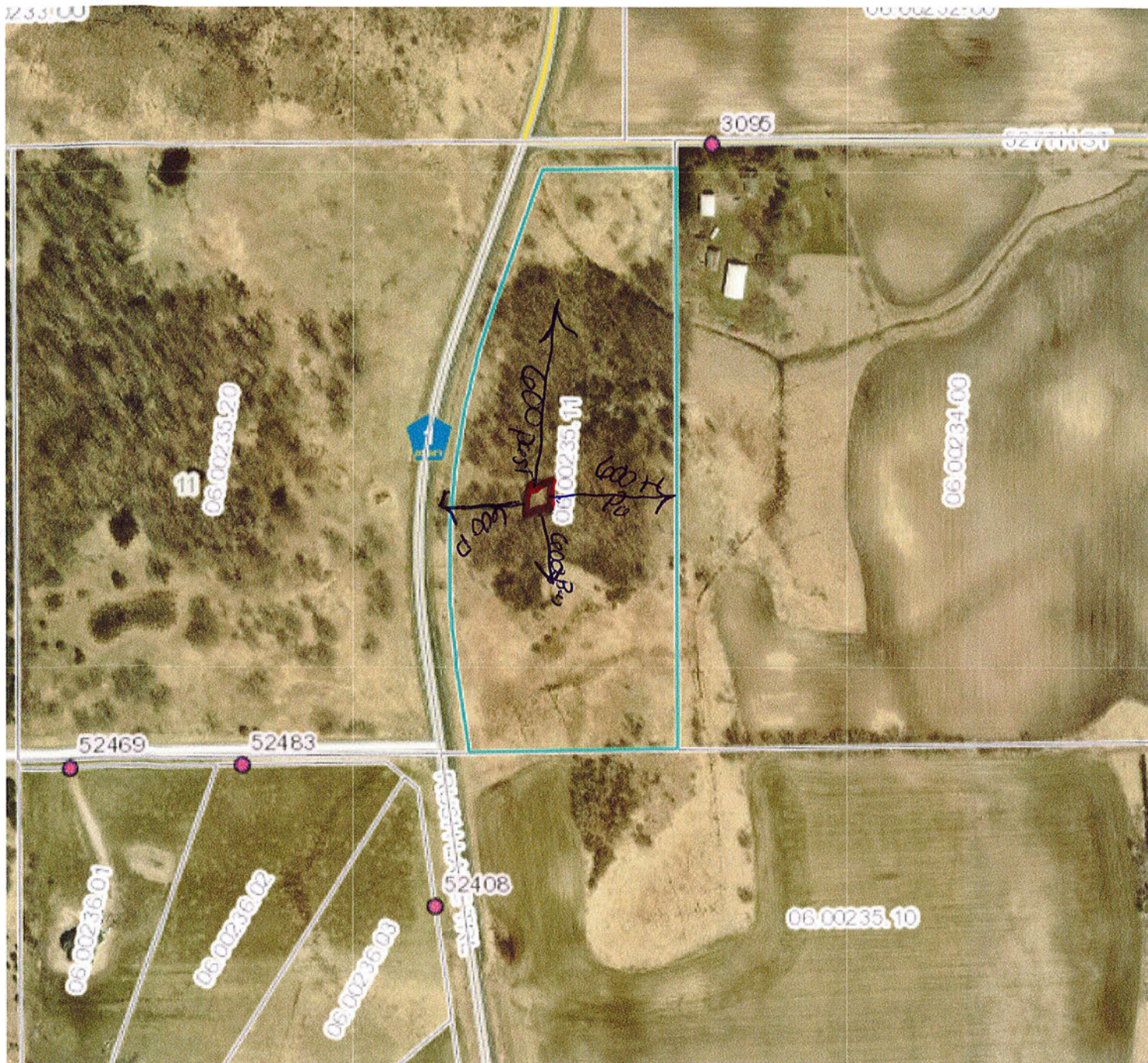
☐ Recommendation of Denial

Recommended Conditions of Approval OR Legal Findings for Recommendation of Denial

Signatures of Township Officials or Authorized Personnel

Michelle Meis
Steve Isbeler

Brand MUI



Date: 12/18/2024 - 12:26 PM

Design Name: Post Frame Design

Design ID: 315456019844

System V Estimate ID: 62493

Estimated price: \$18,706.73*

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

MENARDS

Design & Buy™

POST FRAME

How to recall and purchase a saved design at home



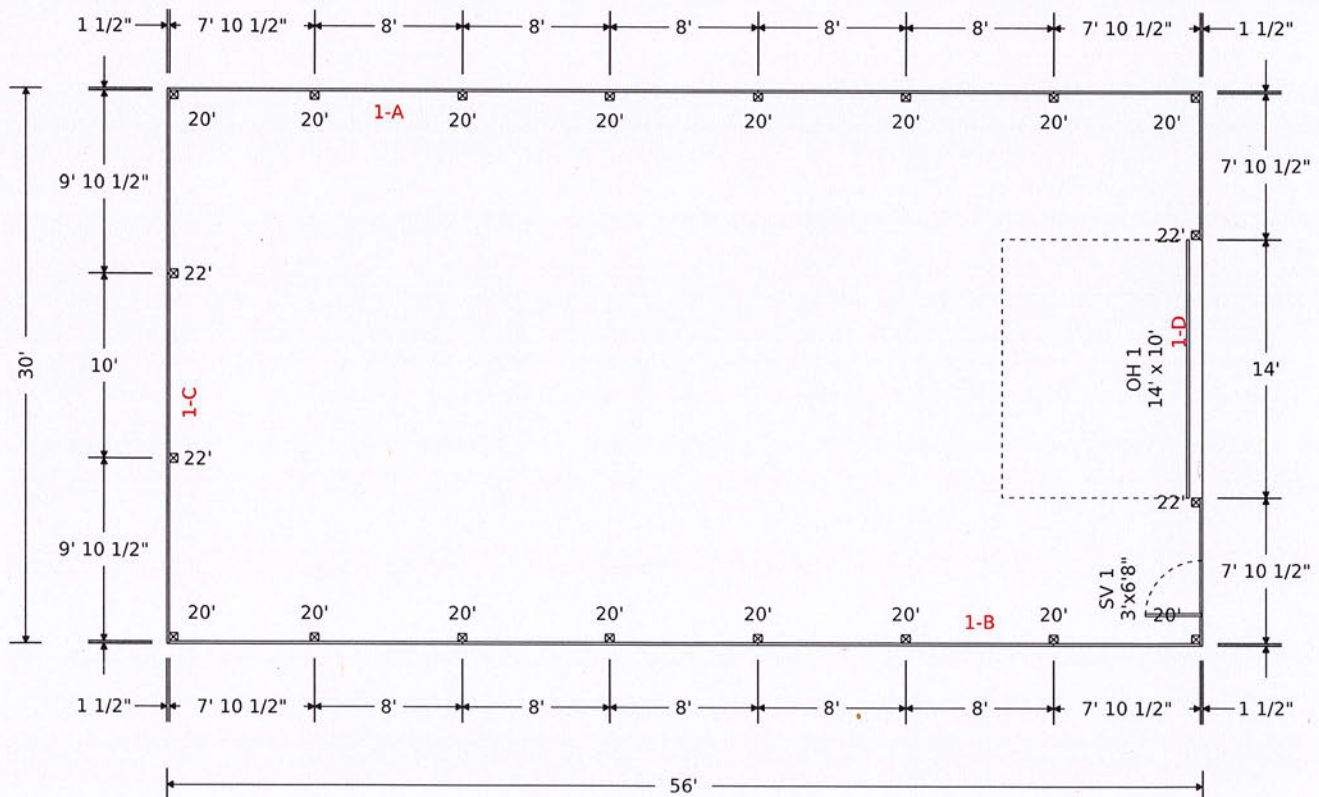
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 315456019844
4. Follow the on-screen purchasing instructions

How to purchase at the store

1. Enter Design ID: 315456019844 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

FLOOR PLAN

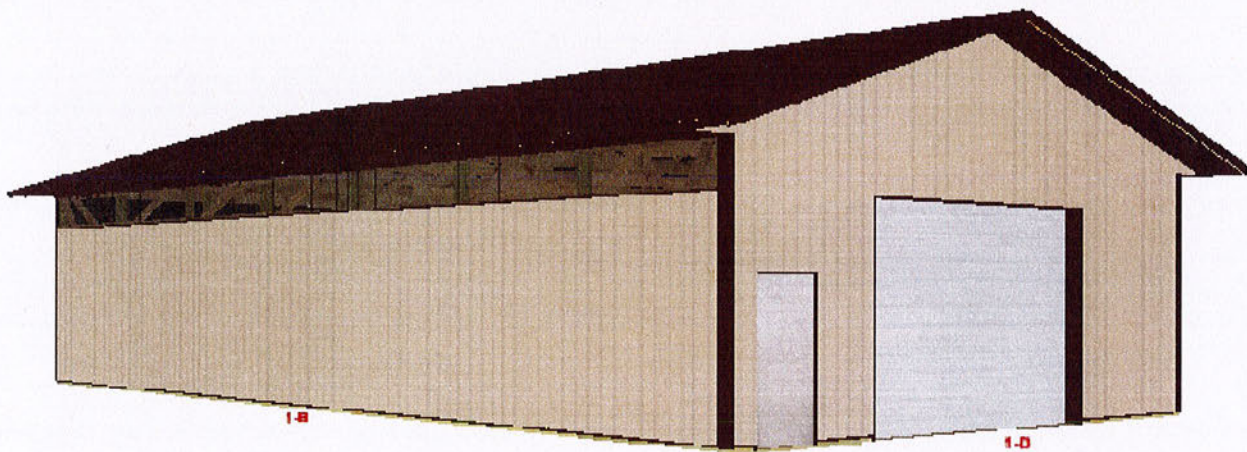
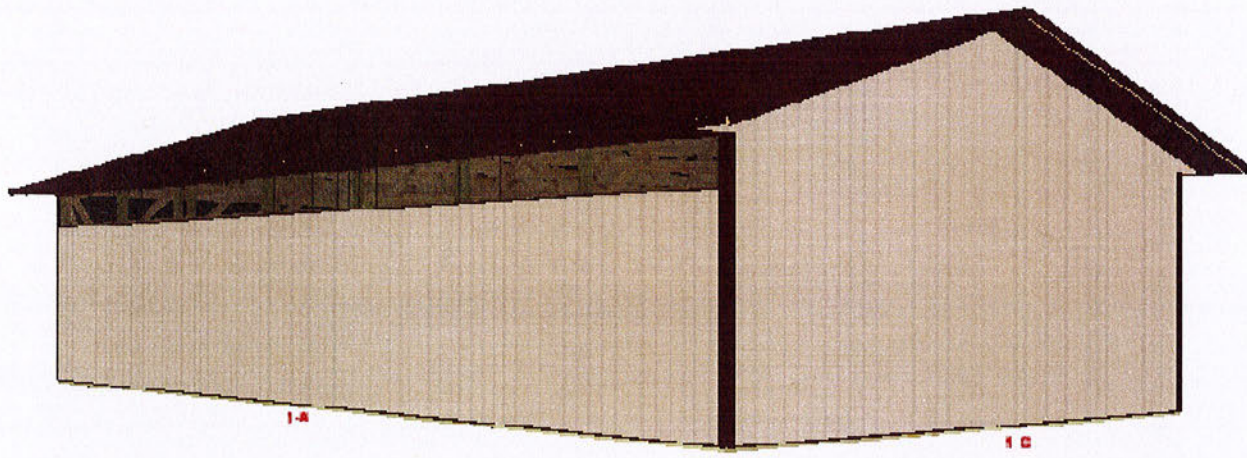


Design #: 315456019844
Estimate #: 62493
Store: CAMBRIDGE



Post Frame Building Estimate
Date: Dec 18, 2024, 12:26:57 PM

Elevation Views



Design #: 315456019844
Estimate #: 62493
Store: CAMBRIDGE



Post Frame Building Estimate
Date: Dec 18, 2024, 12:26:57 PM

Congratulations, you have taken the first step towards making your new post frame building a reality!

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products visit us on the web at www.midwestmanufacturing.com.

*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.



Building Information

1. Building Use:	Code Exempt
2. Width:	30 ft
3. Length:	56 ft
4. Inside Clear Height:	12 ft
5. Floor Finish:	Dirt / Gravel
6. Post Embedment Depth:	6 ft
7. Footing Pad Size:	20 in x 6 in (Pre-cast)

Wall Information

1. Post Spacing:	8 ft
2. Post Type:	Posts
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Light Stone
6. Trim Color:	Brown
7. Gable Accent:	No
8. Sidewall A Eave Light:	2 ft
9. Sidewall B Eave Light:	2 ft
10. Wall Fastener Location:	In the Flat
11. Gradeboard Type:	2x6 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Condensation Control:	None

Roof Information

1. Pitch:	4/12
2. Truss Spacing:	8 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	Brown
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	On the Rib
7. Endwall Overhangs:	2 ft
8. Sidewall Overhangs:	2 ft
9. Fascia Size:	4 in Fascia
10. Soffit Color:	Brown
11. Skylight Size:	None
12. Ridge Vent Quantity:	None
13. Ceiling Liner Type:	None
14. Purlin Placement:	On Edge
15. Ceiling Insulation Type:	None

Accessories

1. Outside Closure Strip:	Standard
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	None
4. Cupola Size:	None
5. Gutters:	No
6. End Cap:	No
7. Mini Print:	Hardcopy and E-mail

Design #: 315456019844
Estimate #: 62493
Store: CAMBRIDGE

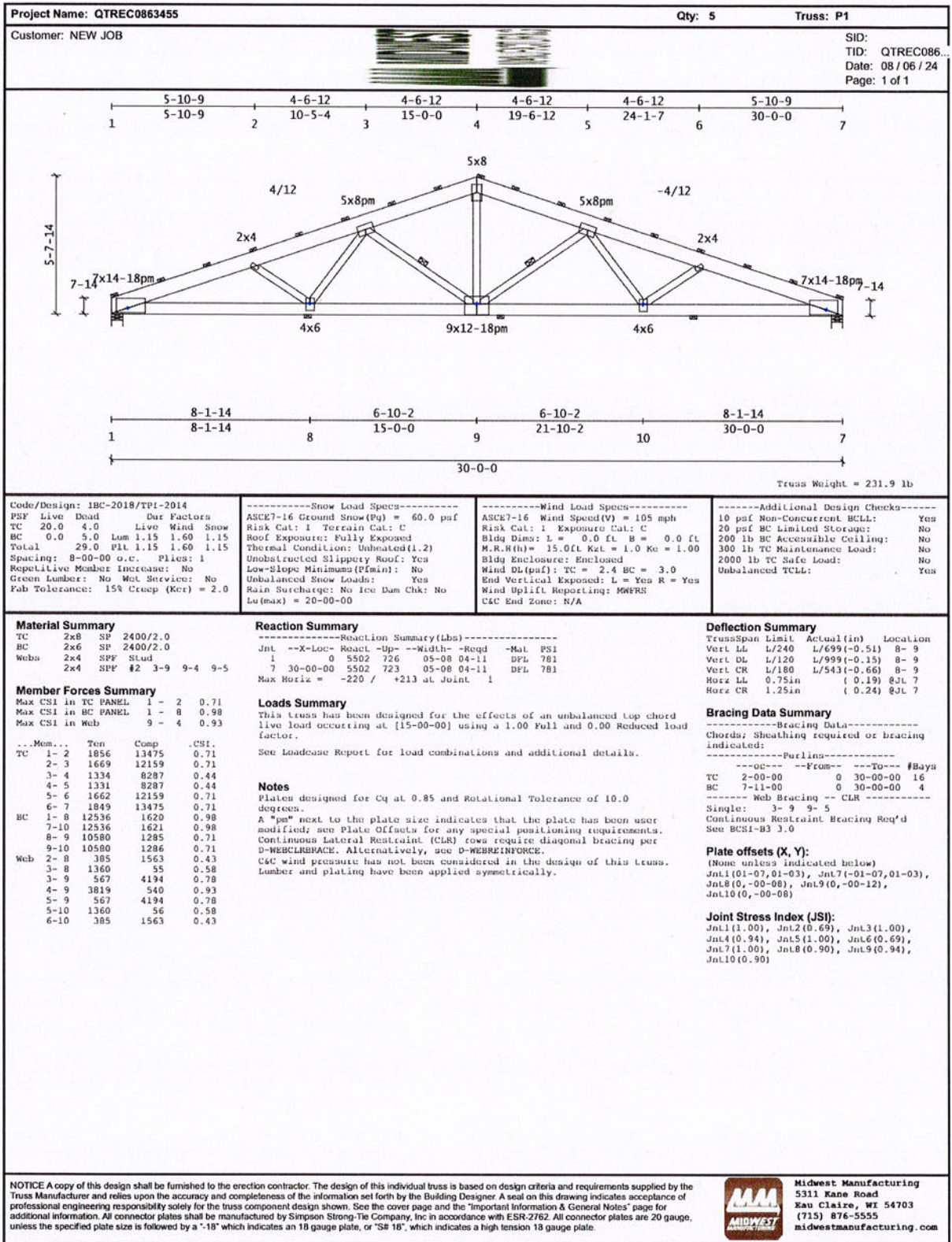


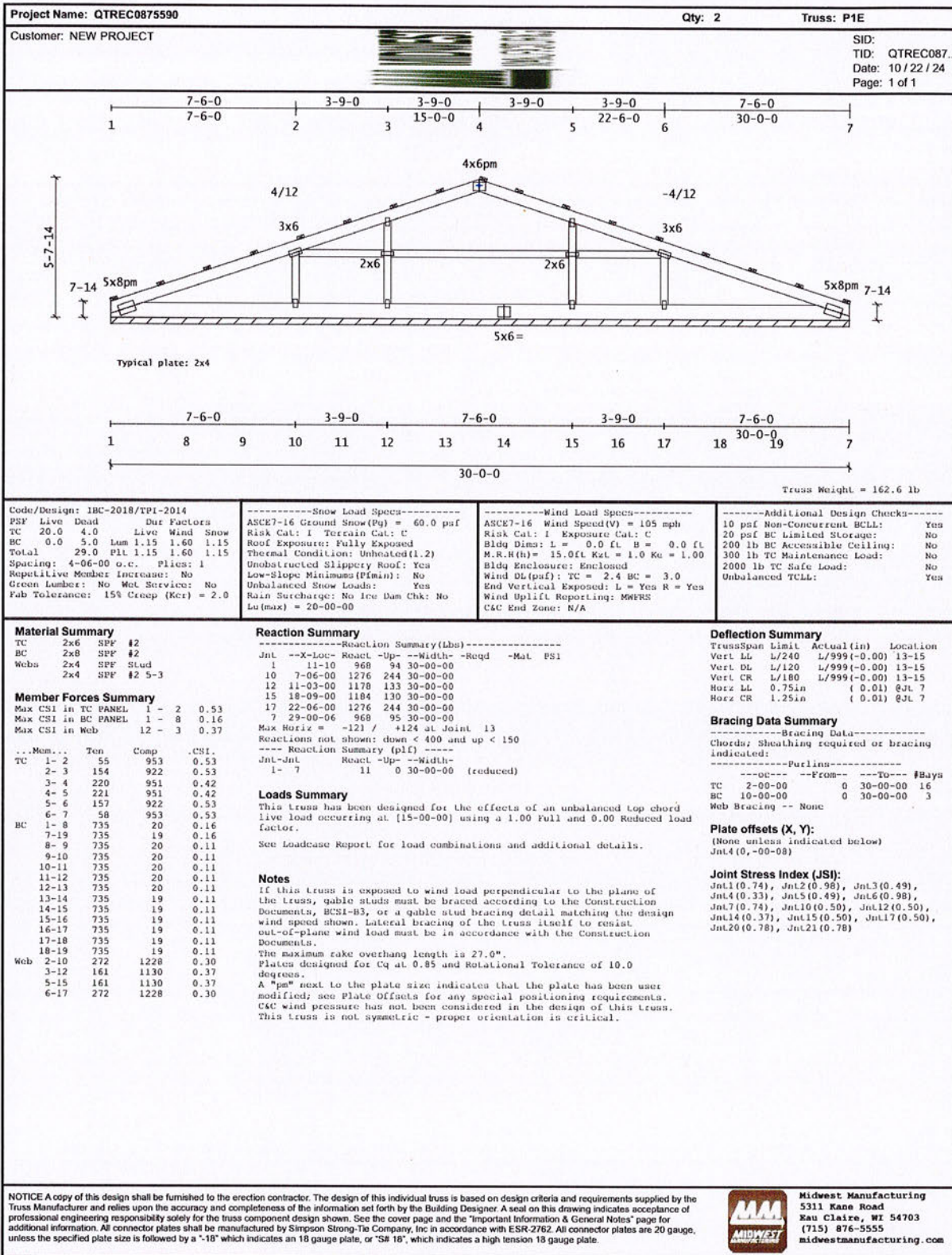
Post Frame Building Estimate
Date: Dec 18, 2024, 12:26:57 PM

Doors & Windows

Name	Size	Wall
Service Door	36"x80"	1-D
Overhead Door	14' x 10'	1-D

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.



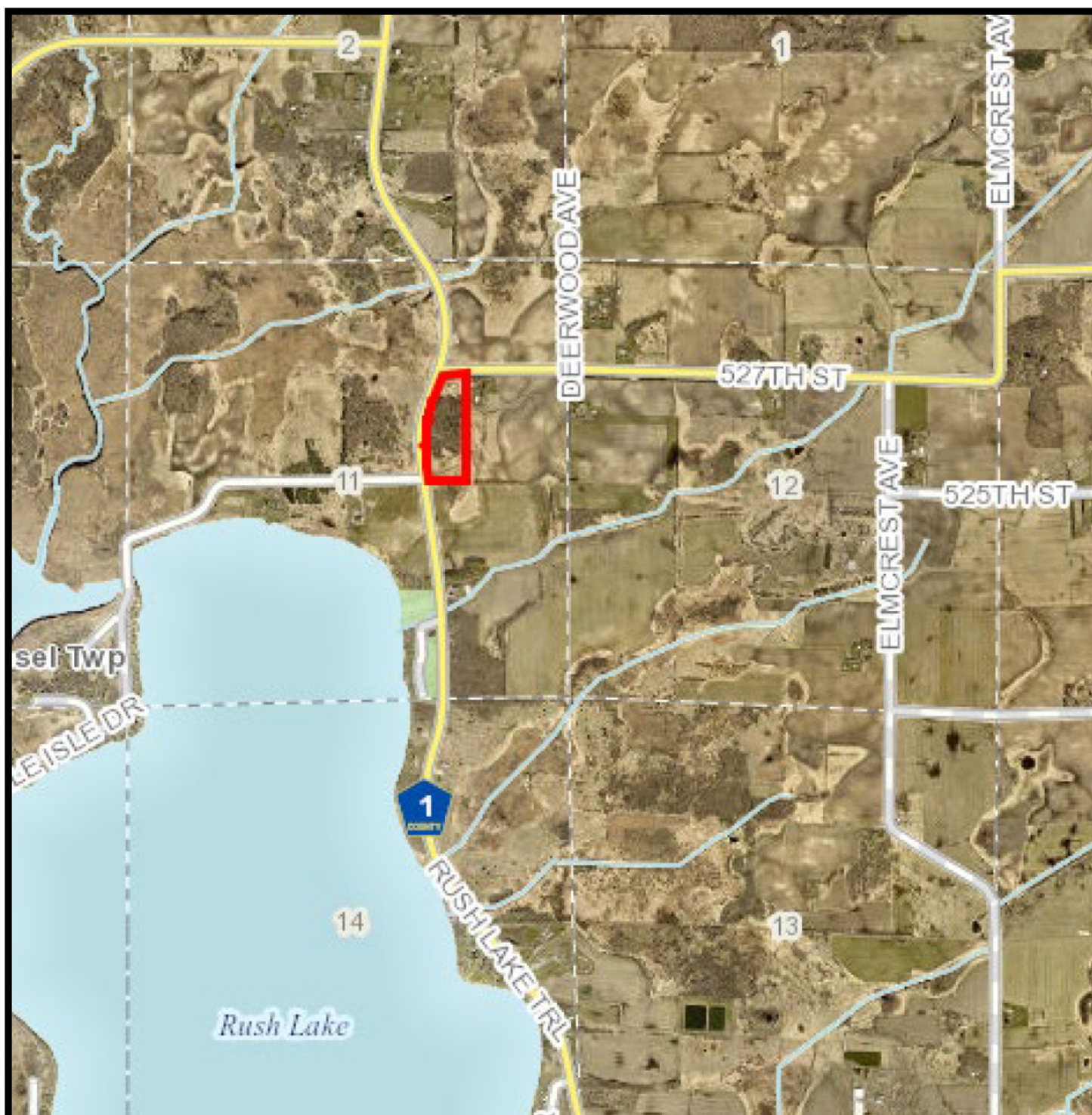


Midwest Manufacturing
 5311 Kane Road
 Kau Claire, WI 54703
 (715) 876-5555
 midwestmanufacturing.com

Larry Hansen – Property owner Larry Hansen is requesting an Interim Use Permit allowing for an accessory structure with sanitary facilities without the presence of a principal use structure, such as a dwelling, on a 12.57± acre property in the Agricultural (AG) District. The subject site is generally located at the southeast corner of the intersection of Rush Lake Trail / CSAH 1 and 527th Street in Nessel Township, S11, T37, R22 (PID 06.00235.11).



Larry Hansen – Property owner Larry Hansen is requesting an Interim Use Permit allowing for an accessory structure with sanitary facilities without the presence of a principal use structure, such as a dwelling, on a 12.57± acre property in the Agricultural (AG) District. The subject site is generally located at the southeast corner of the intersection of Rush Lake Trail / CSAH 1 and 527th Street in Nessel Township, S11, T37, R22 (PID 06.00235.11).



RESOLUTION NO. PC2025-0301

**A RESOLUTION OF THE PLANNING COMMISSION OF CHISAGO COUNTY, MINNESOTA,
RECOMMENDING APPROVAL OF AN INTERIM USE PERMIT ALLOWING AN ACCESSORY STRUCTURE WITH
SANITARY FACILITIES WITHOUT THE PRESENCE OF A PRINCIPAL USE STRUCTURE ON PROPERTY
IDENTIFIED AS PID 06.00235.11 IN NESSEL TOWNSHIP**

WHEREAS, property owner Larry Hansen submitted an application dated received January 13, 2025 and considered complete on January 17, 2025 for an Interim Use Permit allowing an accessory structure with sanitary facilities without the presence of a principal use structure on property located at xxxxx Rush Lake Trail / CSAH 1 in Nessel Township; and

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

WHEREAS, the subject site is 12.57± acres in size and legally described as:

PID 06.00235.11

Lot 1, Block 1, Ponytail Addition, Chisago County, Minnesota.

WHEREAS, notice was provided and on March 6, 2025 the Planning Commission conducted a public hearing regarding this application, at which it heard from the Land Services Coordinator, the property owner, and invited members of the public to comment; and

WHEREAS, the Planning Commission considered several factors for granting Interim Use Permits and made the following findings per Zoning Ordinance Section 8.05, C.:

Factor #1 The use is compliant with the Comprehensive Plan and development policies of the County;

Finding #1 The Chisago County Comprehensive Plan does not specifically address the proposed use; however, the Zoning Ordinance allows the proposed use in the Agricultural (AG) District with issuance of an Interim Use Permit. Additionally, the proposed structure appears to meet all setback requirements of the AG District. Therefore, the County finds that the proposed use is consistent with the County's development policies.

Factor #2 The use shall 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 Being that the proposed use is intended solely for residential storage purposes, the County finds that the proposed use will not create any demand on existing parks, schools, streets, or other public facilities or utilities which serve the subject site. Further, the Chisago County Highway Department, serving as Road Authority, did not provide any written or verbal concern regarding the impact on Rush Lake Trail / CSAH 1 or 529th Street / CR 94 during or following the February 12, 2025 Technical Review Committee meeting.

Factor #3 The use shall 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 Given the size of the subject site (12.57± acres), the existing forestation / vegetation located on all sides of the proposed structure, the limited amount of development in the immediate vicinity, and the fact that the structure is proposed to meet and exceed all required setbacks, the County finds that the subject site is sufficiently separated by distance and screening from adjacent development so as to neither cause undue negative impact nor deter future development.*
- Factor #4 The structure and site shall have an appearance that will not have an adverse effect upon adjacent properties;*
- Finding #4 The Chisago County Zoning Ordinance does not identify any aesthetic requirements for accessory structures within the Agricultural (AG) District; therefore, the County finds that there is no evidence to suggest that the structure will have an appearance which will cause adverse effects upon adjacent properties.*
- Factor #5 The 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; and, 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 #5 The Chisago County Zoning Ordinance allows a singular accessory structure without the presence of a principal use structure in the Agricultural (AG) District with issuance of an Interim Use Permit; therefore, the County finds that the proposed use is in compliance with land use goals and regulations established by the County's official land use controls.*
- Factor #6 The use shall not cause traffic hazard or congestion; and*
- Finding #6 The application materials indicate that the proposed accessory structure is intended for the property owner's personal residential use and storage. The County finds that the accessory structure will create minimal traffic and will not cause traffic hazard or congestion. Further, the Chisago County Highway Department, serving as Road Authority, did not provide any written or verbal concern regarding traffic hazard or congestion on Rush Lake Trail / CSAH 1 or 529th Street / CR 94 during or following the February 12, 2025 Technical Review Committee meeting.*
- Factor #7 Existing nearby properties shall not be adversely affected by intrusion of noise, glare or general unsightliness.*
- Finding #7 The proposed use is consistent with accessory structures allowed in the Agricultural (AG) District and it will be separated from neighboring properties by significant distance and existing forestation / vegetation; therefore, the County finds that the accessory structure will not adversely impact nearby properties by intrusion of noise, glare or general unsightliness.*

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of Chisago County, Minnesota hereby recommends approval of the request for Interim Use Permit, subject to the following conditions:

1. This approval allows for a singular 1,680-sf accessory structure for personal use and storage without the presence of a principal use structure, subject to the conditions below. Further, this approval allows for sanitary facilities (toilet and sink only) within the accessory structure. The accessory structure shall be constructed in general conformance with the application materials dated received January 13, 2025, in terms of size and location, and kept on file with the Chisago County Department of Environmental Services. Any significant deviation from the approved request, as determined by the Department of Environmental Services, shall require further consideration by the Planning Commission and determination by the County Board of Commissioners.
2. The structure shall not be used for overnight accommodations or include residential living quarters, unless the structure meets all building and architectural requirements of the Chisago County Zoning Ordinance and other applicable ordinances / codes. Further, the structure shall not be used for commercial purposes, until and unless this specific use is allowed by or pursuant to the Chisago County Zoning Ordinance.
3. Any change to the approved accessory structure involving enlargements, intensification or expansion of use, or change not specifically permitted by this Interim Use Permit, shall require an Amendment to this Interim Use Permit.
4. 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.
5. This Interim Use Permit shall expire at such time that the current or future property owner(s) construct(s) a principal use structure.
6. Violations of the conditions contained herein shall be cause for the revocation of the Interim Use Permit upon action of the County Board.

Adopted by the Planning Commission of Chisago County, Minnesota,
this 6th day of March, 2025.

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

Dave Whitney _____
Jolene Wille _____
Chip Yeager _____

Jolene Wille
Chair

ATTEST: _____
Beth Gervais
Land Services Coordinator



Staff Report

TO: Planning Commission
 FROM: Beth Gervais, Land Services Coordinator
 SUBJECT: Preliminary Plat of Anam Cara Acres
 3780 Stark Road / CSAH 10, Fish Lake Township
 DATE: March 6, 2025

ACTION TO CONSIDER

The Planning Commission will conduct a public hearing to consider the Preliminary Plat of Anam Cara Acres, involving the creation of three buildable lots from the 10.42± acre tract of land.

SITE & APPLICATION INFORMATION

Property Owner(s): Nancy L. Jamieson Revocable Trust
 Applicant(s): Nancy L. Jamieson Revocable Trust
 Location: 3780 Stark Road / CSAH 10
 Fish Lake Township
 Section 25, Township 36, Range 22
 PID: 03.00339.00
 Property Area: 10.42± Acres
 Current Zoning: Agricultural (AG) District / Shoreland Management District
 Adjacent Zoning:
 North: Agricultural (AG) District /
 Shoreland Management District
 South: Fish Lake
 East: Agricultural (AG) District /
 Shoreland Management District
 West: Agricultural (AG) District /
 Shoreland Management District
 Date Application Received: January 30, 2025
 Date Application Complete: February 3, 2025
 120-Day Review Period: June 3, 2025

BACKGROUND

Property owner Nancy L. Jamieson Revocable Trust, represented by Nancy Jamieson, is seeking approval of the Preliminary Plat of Anam Cara Acres, involving the creation of three buildable lots from the 10.42± acre subject site. The



subject site is a riparian property and is therefore subject to the dimensional standards of the Chisago County Shoreland Management District.

SITE & PROPOSAL ANALYSIS

The subject site is generally located approximately one-half (1/2) mile west of Elmcrest Avenue and approximately one-quarter (1/4) mile east of Deerwood Trail / CR 60 on the north side of Stark Road / CSAH 10 in Fish Lake Township. Stark Road / CSAH 10 runs through the far southern portion of the property, yet the property is considered riparian given that it's situated immediately adjacent to Fish Lake. The property is currently developed with a dwelling and two detached accessory structures, with all structures situated in the southeast corner of the site. The dwelling is considered non-conforming in that it doesn't meet the current roadway setback; however, being that it predates the County's adoption of official land use controls, it's considered to be legal non-conforming.

Topography of the subject site – that part north of Stark Road / CSAH 10 where development will occur – includes fairly level elevations ranging from 926' to 934' and a wetland area in the northwest corner. The adjacent image illustrates elevations (yellow lines) and wetlands per the National Wetland Inventory (green highlighting).



The subject site and all surrounding properties are located within the Agricultural (AG) District. Additionally, properties to the west and east are located within the Shoreland Management District, with the district boundary extending approximately 250' north of the subject site. Surrounding properties range significantly in size from five acres to 104 acres; however, the immediate neighboring lakeshore properties range more closely in size from five acres to 14 acres. The two neighboring properties to the east were platted as Gestson Shores in 2009.

The attached Preliminary Plat drawing shows that the property owner wishes to create three buildable lots from the 10.42± acre subject site, with the lots ranging in size from 2.23± acres to 3.95± acres. While this property is located within the AG District where the minimum lot size is five acres, staff notes that, as a riparian property, the proposed subdivision is subject to the Shoreland Management District. Because Fish Lake is classified as a General Development

lake, the minimum lot size required is 30,000 sf and the minimum width / frontage required is 125'.

Each of the proposed lots demonstrates compliance with the County's Home Site Area Standard by providing a 21,500 sf area intended for a building site and yard area. Additionally, each of the proposed lots provides sufficiently sized areas for primary and alternate septic sites. Staff notes that the drawing shows an access easement running through the northwest corner of the Home Site Area for proposed Lot 2, Block 1. While no development would likely be allowed within this easement, the County's ordinances do not expressly prohibit an easement from being located within the Home Site Area and, in addition to this area being intended for buildings, it's also an area intended for a yard where an easement would not be detrimental.

Because the subject site is split by Stark Road / CSAH 10, which is located within platted Right-of-Way, the Preliminary Plat drawing proposes the creation of two separate blocks with a total of six lots. Even though Block 2 is situated between the road and lake and features three substandard lots, it's staff's opinion, based on Minnesota Statute 505.01, that the plat must be shown this way. The Planning Commission may recall that this is how Gestson Shores (directly east) was platted in 2009. Ultimately, Lots 1-3, Block 2 will not be buildable, but, like Gestson Shores, staff has proposed a condition which will require that these substandard lots be combined with corresponding lots directly north.

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 / Shoreland Management District with corresponding information for the proposed lots. Similar to the attached Preliminary Plat drawing, the table shows combined information for each of the three proposed buildable lots (i.e., Lot 1, Block 1 together with Lot 1, Block 2). As proposed, all combined lots comply with and exceed the County's dimensional requirements.

AG District / Shoreland Management District Minimum Requirements	Lot Size 30,000 sf / .69 acres	Lot Width* 125 feet	Home Site Area 21,500 square feet
Lot 1, Block 1 + Lot 1, Block 2	3.95± acres	266'±	21,500 sf
Lot 2, Block 1 + Lot 2, Block 2	2.23± acres	140'±	21,500 sf
Lot 3, Block 1 + Lot 3, Block 2	3.11± acres	183'±	Existing Development

** Lot width, by definition, is the minimum distance between side lot lines measured at the midpoint of the building line; and, side lot lines at the Ordinary High Water Level, if applicable. See Chisago County Shoreland Management Ordinance Section 2.5 Definitions.*

REVIEW PROCESS

The Plat Review Committee met with Nancy Jamieson on February 12, 2025. Wetland Specialist Fertig commented that the wetland delineation and soils report had not yet been verified due to seasonal constraints, and this would be required prior to submission of request

for Final Plat. Sanitarian Davidsavor commented that a septic compliance inspection would be required for the existing system located on proposed Lot 3, Block 1. County Engineer Triplett provided written comments expressing concern about the number of driveway accesses from Stark Road / CSAH 10 and access to the property immediately north which is also owned by Nancy L. Jamieson Revocable Trust. The Committee did not identify any other immediate concerns. Staff notes that the County Engineer's concerns have been addressed by way of an amended Preliminary Plat drawing dated amended February 19, 2025.

The Fish Lake Town Board reviewed the proposed Preliminary Plat at its February 10, 2025 meeting and recommended approval with no conditions or comments.

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 3, 2025.

WRITTEN TESTIMONY

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

STAFF RECOMMENDATION

Staff believes that the proposed Preliminary Plat complies with and is consistent with the intent of the County's Zoning and Subdivision Ordinances. 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 Anam Cara Acres with conditions and has prepared a resolution for the Commission's consideration.

Recommended Conditions:

1. The Preliminary Plat of Anam Cara Acres is approved per plat drawing dated amended February 19, 2025. 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 arrange for a septic compliance inspection for the existing system located on proposed Lot 3, Block 1 prior to submission of request for Final Plat.
3. The County acknowledges that Lots 1-3, Block 2, Anam Cara Acres are substandard but, due to platted Right-of-Way and pursuant to Minnesota Statute 505.01, must be platted in this manner. Therefore, corresponding lots must be combined, either by Lot Combination or Tie Together, and remain in common ownership as follows: Lot 1, Block 1 together with Lot 1, Block 2; Lot 2, Block 1 together with Lot 2, Block 2; and, Lot 3, Block 1 together with Lot 3, Block 2.
4. 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.

5. Request for Final Plat shall not be submitted until the Chisago County Department of Environmental Services has verified the wetland delineation and soils report submitted as part of the January 30, 2025 request for Preliminary Plat, and the Department has found said delineation to be accurate and said report to comply with all applicable regulations.
6. 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.

OPTIONS

1. Recommend that the County Board **approve** the Preliminary Plat of Anam Cara Acres 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, Subdivision, and Shoreland Management 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 Anam Cara Acres based on factors deemed appropriate. *(Note: The Commission will need to include specific factor(s) for denial in its motion.)*
3. **Continue the public hearing** to a specific date in order to receive additional public testimony prior to making a recommendation on the Preliminary Plat of Anam Cara Acres.
4. **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 3, 2025 allowing the Planning Commission to further consider the request at its April 3, 2025 meeting.

ACTION REQUESTED

Motion to adopt Resolution No. PC2025-0302, a resolution recommending approval of the Preliminary Plat of Anam Cara Acres, with conditions as presented or amended.

ATTACHMENTS

1. Application materials
 - a. Application
 - b. Written narrative
 - c. Preliminary Plat drawing (dated amended February 19, 2025)
2. Aerial location map (1) – subject site
3. Aerial location map (2) – vicinity map
4. Draft Resolution No. PC2025-0302



Chisago County Department of Environmental Services

Planning & Zoning Application

Permit # 25-0094

Township FISH LAKE S/T/R 25/36/22 PID# 03.00339.00
Project Address 3780 STARK ROAD, HARRIS, MN 55032
Property Owner(s) Nancy Jamieson, Revocable Trust
Mailing Address (If Different from Project Address) 8337 Norman Creek Trail, Bloomington, MN 55437
Phone# [REDACTED] Email [REDACTED]
Applicant(s) _____

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) SUBDIVIDE PARCEL INTO 3 LOTS

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

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

Nancy Jamieson
Applicant Signature

1/30/2025
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>650</u>	Application Received	<u>1-30-25</u>
Recording Fee	\$ <u>46</u>	Application Complete	<u>2-3-25</u>
Plat Fee – No Road(s) / With Road(s)	\$ <u>150</u>	60 / 120 Day Review Period	<u>6-3-25</u>
Septic Compliance Fee	\$ _____	Extended Review Period	_____
Wetland Fee	\$ <u>PAID</u>		
TOTAL FEE	\$ <u>846</u>		



Chisago County Department of Environmental Services
Planning & Zoning Application

Township Presentation Form

Township FISH LAKE S/T/R 25/36/22 PID# 03.00339.00
Project Address 3780 STARK ROAD, HARRIS, MN 55032
Property Owner(s) Nancy L Jamieson, Revocable Trust
Mailing Address (If Different from Project Address) 8337 Norman Creek Trail Bloomington MN 55437
Phone# [REDACTED] Email [REDACTED]
Applicant(s) _____
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) SUBDIVIDE PARCEL INTO 3 LOTS

Nancy L Jamieson
Applicant Signature

1/30/2025
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 MAR 6, 2025 Date of Township Presentation FEB 10, 2025

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

James B. Thrill
[Signature]

PLANNING & ZONING APPLICATION

- Detailed Written Narrative -

Title to the subject property is now in the name of my trust (Nancy L. Jamieson Revocable Trust) but my great-grandparents began farming on the property over 110 years ago. My mother was born in the farmhouse on the property and I grew up spending countless holidays and summers with my grandparents and parents on the farm. My plan now is to subdivide the property into three homesites along Stark Road. Immediate plans are that my family will continue to occupy the historic homestead, one lot will be vacant for the foreseeable future, and I will build a new home on the third lot.

PROPERTY DESCRIPTION: (per part of Warranty Deed Doc. No. A-555683)

That part of Lot One (1) Section Twenty-five (25), Township Thirty-six (36), Range Twenty-two (22), described as follows: beginning at a point 31.75 chains East of the Northwest corner of Section 25, thence East on the North line of said Section 25 to a point Sixty-three (63) feet East of the Northeast corner of Lot One (1), Section 25, thence South 710 feet to the shore line of Fish Lake, thence Northwest along the shore line of Fish Lake, to a point 10.75 chains South of the North line of Section 25 thence North 10.75 chains to the place of beginning.

SURVEY NOTES:

- Orientation of this bearing system is based on the Chisago County Coordinate System NAD 83 (1996 adj.)
- The address of the property 3780 Stark Rd, Harris, MN 55032
PID No. is 03.00339.00
- Total Acreage of the property : 453,822± Sq. Ft. or 10.42± Acres
- Bench Mark: MnDOT "1380 BD" Elev.=922.08 NAVD88
- Contours shown are LIDAR contours from MN DNR on NAVD88 datum.
- The subject property is zoned A (Agricultural) and Shoreland Overlay per Fish Lake Township zoning map. Building setbacks are:
Front yard(From R/W) : 40 feet/135 feet from county road centerline
Rear yard : 50 feet
Side yard : 20 feet
Ordinary High Water : 75 feet
Fish Lake - General Development Lake DNR ID No. 13006800
- Buildable Area - An area of land excluding slopes greater than eighteen percent (18%), surface waters, wetlands, or flood plains.

Home Site Area - A minimum contiguous area of land required on each newly created lot intended to provide a suitable building pad, home location, garage, and yard area; and which may or may not also include an additional or separately identified area of undisturbed soils measuring 12 inches to redoximorphic features deemed suitable for a Type 1 Septic System.

The following shall be required of all lots and parcels at time of subdivision and/or time of principle structure (home) construction permitting:
1. A land area measuring a minimum of 21,500 square feet which may be identified in its natural state or modified with clean fill and identified with soil boring and survey elevation study as determined by the County to support the following:
a. Contiguous 10,000 square foot principal building pad site that:
i. Is a minimum of 2 feet above the 100-year flood contour; and
ii. Is two (2) feet above the highest anticipated water level; and
iii. Meets the Building Requirements in Section 4.07.
b. 11,500 square foot yard site that:
i. Is above the 100-year flood contour; and
ii. A minimum 5,000 square feet of which is contiguous with the principal building pad site.
100-year flood elevation Fish Lake = 917.7 feet NAVD88 (south of State Aid Highway No. 10)
- The subject property lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain per FEMA Flood Insurance Rate Map No. 27025C0135D, effective April 17, 201, north of County State Aid Highway No. 10 and Zone AE south of County State Aid Highway No. 10.
- Fish Lake protected ID No. 13-68, General Development Lake
Ordinary High Water Level based on MN DNR Lakelinder website, Elev.=916.4 (NGVD 29). Add 0.24' to NGVD29 elevations to equate to NAVD88 per NOAA Online Vertical Datum Transformation website.
- Provided deed contains an ambiguous call to a point 63 feet East of the Northeast corner of Government Lot 1. This call would place the Easterly property line within Government Lot 2.
For the purposes of this plat the East line of Government Lot 1 was held as the Easterly property line.

LEGEND

- FOUND CHISAGO COUNTY SECTION CORNER MONUMENT
- FOUND 1/2" IRON PIPE W/CAP MARKED 42648 UNLESS NOTED OTHERWISE
- WATER WELL
- AC UNIT
- ELECTRIC POLE
- GUY ANCHOR
- LIQUID PROPANE TANK
- SIGN SINGLE POST
- TELEPHONE PEDESTAL
- APRON
- SOIL BORING
- PERCOLATION TEST
- WETLAND
- OVERHEAD ELECTRIC LINE
- BARBED WIRE FENCE
- DELINEATED WETLAND PERFORMED BY JACOBSON ENVIRONMENTAL PLLC, COMPLETED ON
- BUILDING SETBACK LINE
- DENOTES RIGHT OF ACCESS DEDICATED TO CHISAGO COUNTY
- BUILDING WALL HATCH
- BITUMINOUS SURFACE
- GRAVEL SURFACE
- SOIL TEST AREA

WETLAND SPECIALIST
JACOBSON ENVIRONMENTAL CONSULTANT
2109 JOPLIN STREET
MORA, MN 55051
(612) 802-6619

LAND SURVEYOR
WIDSETH
SHAWN KUPCHO
5368 266TH ST
WYOMING, MN 55092
PHONE (651) 353-2343

OWNER & DEVELOPER
NANCY JAMIESON
8337 NORMAN CREEK TRAIL
BLOOMINGTON, MN 55069

SOIL BORING
JOSH PUTT LIC #L4063
PO BOX 45
SHAHER, MN 55074
651-900-1567

ACREAGE:

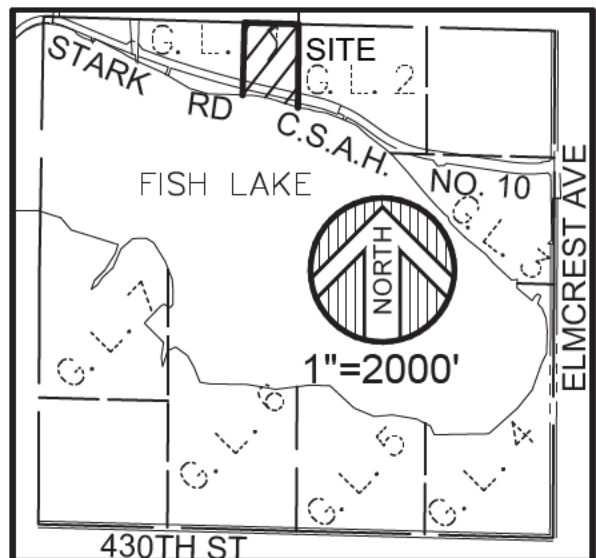
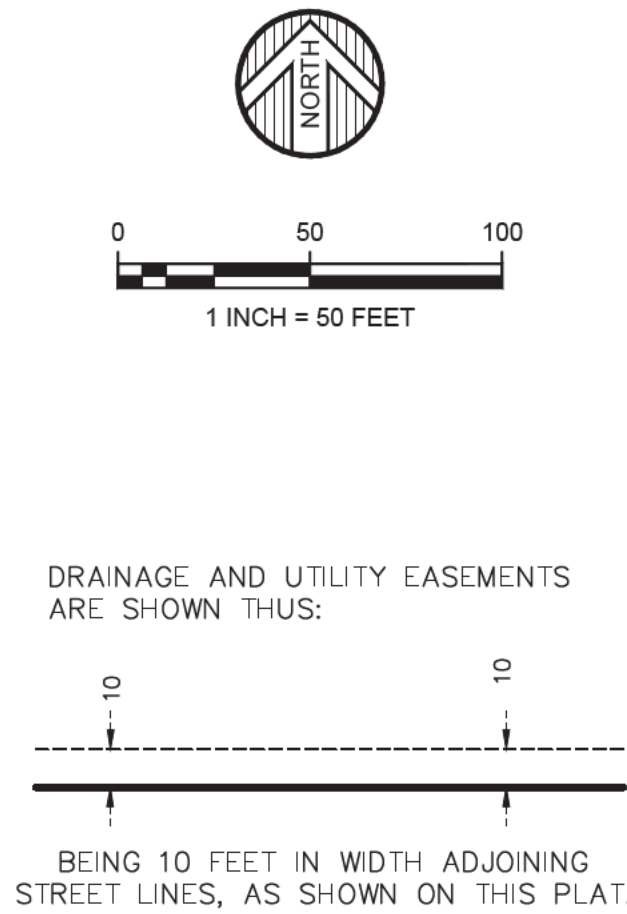
Total acreage of PID No. 03.00339.00 = 453,822± Sq. Ft. or 10.42± Acres

Lot 1, Block 1 : 159,844 Sq. Ft. or 3.67 Acres
Lot 1, Block 2 : 12,097± Sq. Ft. or 0.28± Acres
Total : 171,941± Sq. Ft. or 3.95± Acres

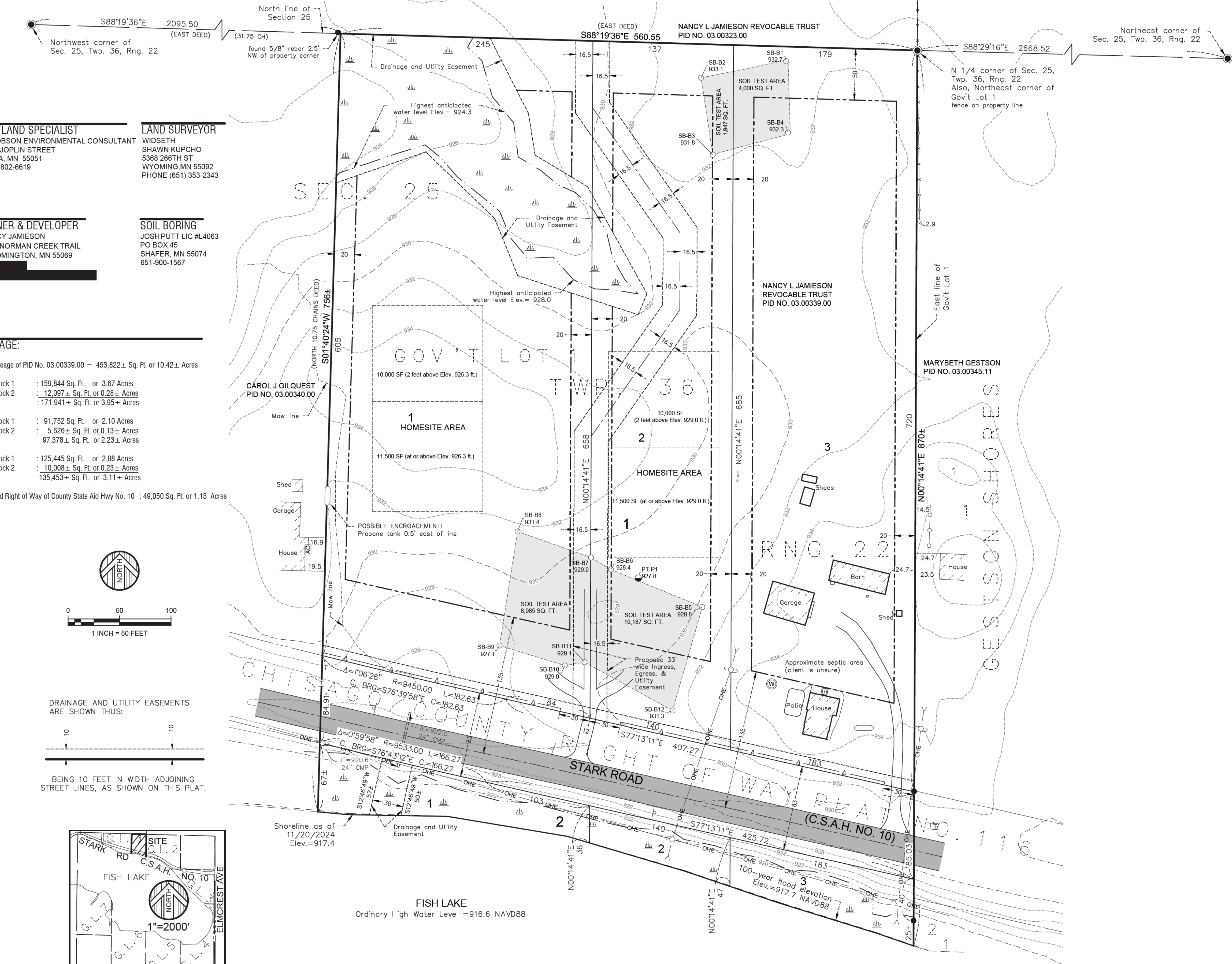
Lot 2, Block 1 : 91,752 Sq. Ft. or 2.10 Acres
Lot 2, Block 2 : 5,626± Sq. Ft. or 0.13± Acres
Total : 97,378± Sq. Ft. or 2.23± Acres

Lot 3, Block 1 : 125,445 Sq. Ft. or 2.88 Acres
Lot 3, Block 2 : 10,008± Sq. Ft. or 0.23± Acres
Total : 135,453± Sq. Ft. or 3.11± Acres

Dedicated Right of Way of County State Aid Hwy No. 10 : 49,050 Sq. Ft. or 1.13 Acres



VICINITY MAP
SEC. 25, T36, R.22
FISH LAKE TOWNSHIP
CHISAGO COUNTY, MINNESOTA



DATE:	January 29, 2025	DATE:	2/19/25	AMENDMENTS:	MOVED NEW DRIVEWAY ACCESS TO COMMON LOT LINE BETWEEN PROPOSED LOTS 1 AND 2	BY:	SMK	PREPARED FOR: NANCY JAMIESON	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, 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.
SCALE:	AS SHOWN	DATE:	2/19/25	AMENDMENTS:	ADDED PROPOSED 33' WIDE INGRESS, EGRESS AND UTILITY EASEMENT	BY:	SMK		
DRAWN BY:	JMM								
CHECKED BY:	SMK								
FILE NUMBER:	2024-11989							Shawn M. Kupcho L.S.	DATE: 1/29/25 LIC. NO. 49021

© 2025 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

Nancy L. Jamieson Revocable Trust – Property owner Nancy L. Jamieson Revocable Trust is requesting approval of the Preliminary Plat of Anam Cara Acres involving the creation of three buildable lots from a 10.42± acre tract of land. The subject site is zoned Agricultural (AG) District / Shoreland Management District and located at 3780 Stark Road / CSAH 10 in Fish Lake Township, S25, T36, R22 (PID 03.00339.00).



Nancy L. Jamieson Revocable Trust – Property owner Nancy L. Jamieson Revocable Trust is requesting approval of the Preliminary Plat of Anam Cara Acres involving the creation of three buildable lots from a 10.42± acre tract of land. The subject site is zoned Agricultural (AG) District / Shoreland Management District and located at 3780 Stark Road / CSAH 10 in Fish Lake Township, S25, T36, R22 (PID 03.00339.00).



RESOLUTION NO. PC2025-0302
A RESOLUTION OF THE PLANNING COMMISSION OF CHISAGO COUNTY, MINNESOTA,
RECOMMENDING APPROVAL OF THE PRELIMINARY PLAT OF ANAM CARA ACRES

WHEREAS, property owner Nancy L. Jamieson Revocable Trust submitted an application dated received January 30, 2025 and deemed complete on February 3, 2025 for the Preliminary Plat of Anam Cara Acres; and

WHEREAS, the property owner wishes to create three buildable lots from the 10.42± acre subject site; and

WHEREAS, the subject site is located at 3780 Stark Road / CSAH 10 in Fish Lake Township and is zoned Agricultural (AG) District / Shoreland Management District; and

WHEREAS, the subject site is legally described as:

PID 03.00339.00

That part of Lot One (1) Section Twenty-five (25), Township Thirty-six (36), Range Twenty-two (22), described as follows: beginning at a point 31.75 chains East of the Northwest corner of Section 25, thence East on the North line of said Section 25 to a point Sixty-three (63) feet East of the Northeast corner of Lot One (1), Section 25, thence South 710 feet to the shore line of Fish Lake, thence Northwesterly along the shore line of Fish Lake, to a point 10.75 chains South of the North line of Section 25 thence North 10.75 chains to the place of beginning.

WHEREAS, notice was provided and on March 6, 2025 the Planning Commission conducted a public hearing regarding this application, at which it heard from the Land Services Coordinator, the property owner, and invited members of the public to comment; and

WHEREAS, the Planning Commission found that the Preliminary Plat of Anam Cara Acres was consistent with the intent of the County's Zoning, Subdivision, and Shoreland Management 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 Anam Cara Acres is approved per plat drawing dated amended February 19, 2025. 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 arrange for a septic compliance inspection for the existing system located on proposed Lot 3, Block 1 prior to submission of request for Final Plat.

3. The County acknowledges that Lots 1-3, Block 2, Anam Cara Acres are substandard but, due to platted Right-of-Way and pursuant to Minnesota Statute 505.01, must be platted in this manner. Therefore, corresponding lots must be combined, either by Lot Combination or Tie Together, and remain in common ownership as follows: Lot 1, Block 1 together with Lot 1, Block 2; Lot 2, Block 1 together with Lot 2, Block 2; and, Lot 3, Block 1 together with Lot 3, Block 2.
4. 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.
5. Request for Final Plat shall not be submitted until the Chisago County Department of Environmental Services has verified the wetland delineation and soils report submitted as part of the January 30, 2025 request for Preliminary Plat, and the Department has found said delineation to be accurate and said report to comply with all applicable regulations.
6. 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.

Adopted by the Planning Commission of Chisago County, Minnesota,
this 6th day of March, 2025.

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

Dave Whitney _____
Jolene Wille _____
Chip Yeager _____

Jolene Wille
Chair

ATTEST: _____
Beth Gervais
Land Services Coordinator