

**Approved**  
**04/04/24**



**REGULAR MEETING**  
**PLANNING COMMISSION**  
**March 7, 2024**

**Present:** Chairperson Dresel, Commissioners Carlson, Hawkinson, Peterfeso and Meyer

**Absent:** Trivette, Weidell-LaBathe

**Staff:** Administrator Pechman and Associate Planner Nelson

**1a. Roll Call**

**1b. Pledge of Allegiance**

Chairperson Dresel proceeded to open the meeting at 6:30 p.m. The Pledge of Allegiance was recited.

**AGENDA**

Chairperson Dresel asked if there were any changes or additions to the agenda.

Commissioner Carlson made the motion to approve the agenda, Commissioner Hawkinson seconded, all in favor, all ayes, motion carried.

**CONSENT AGENDA**

**3a. Minutes of January 4, 2024**

**Action**

Chairperson Dresel asked the commission if there were any changes or corrections on the minutes.

Commissioner Carlson made the motion to approve the minutes for January 4, 2024, Commissioner Meyer seconded, all in favor, all ayes, motion carried.

**COUNCIL LIAISON REPORT**

Council Member Meyer stated the Council had met on January 9 and the Final Plat for Lake Martha was approved.

## **COMMUNICATION**

None.

### **PUBLIC HEARINGS: 6:35 P.M.**

#### **6a. Kichisaga Preliminary Plat**

**Action**

Associate Planner Nelson stated John Pechman, representing Chisago City EDA owners of PID 13.00048.35, has submitted a preliminary plat application to develop three commercial/industrial lots. The property is in the Light Industrial (LI) district. The property is currently being used for agricultural purposes. The current zoning is Light Industrial. The subject property is guided Light Industrial and High Density Residential on the Comprehensive Plan Future Land Use Map and the proposed lots would be consistent with that. The property is zoned LI. The development consists of slightly less than 20 acres and is proposed to be a three-lot project for industrial use. Properties zoned for industrial use are permitted up to 70% impervious surface area for a site. Building plans have not been submitted at this time. Chisago City EDA is requesting the Water and Sewer Area fees be waived given they are a city entity. Water and Sewer Access fees are paid at the current rate. The WAC and SAC will be determined at the time a building permit is pulled. Chisago City EDA is requesting the Park and Trail fees be waived given they provide \$40,000 annually for debt service on Ojiketa Regional Park bond. Staff is requesting review Preliminary Plat and recommend approval/denial to the City Council. DNR Area Hydrologist Craig Wills on 2/27/2024 via email, no comment received.

Commissioner Meyer made the motion to open the public hearing, Commissioner Hawkinson seconded, all in favor, all ayes.

Jonathan Dodge 29684 Karmel Avenue stated he feels the need for sidewalks in this area, it is not just homeowners which walk but the community uses the area.

Randy Herreid North Oaks asked about the people walking these roads and the school traffic is a lot. He asked what the plan was for the outlot.

Administrator Pechman stated the outlot is for storm water retention for the area.

Mr. Herreid stated he is interested the other lot which is for sale for building.

Kathy Votel 10371 North Martha Lake Drive said her property is on the other side of lot #2 and was requesting a berm for limiting noise from the area.

Administrator Pechman stated they will look at when the cul-de-sac is put in, they can look at it, but the building will meet setbacks because they are doubled when they are next to a residential.

Rawlin Peulen 10463 North Martha Lake Drive asked if their current road which a dead end is will ever turn into a through street.

Administrator Pechman stated no, the cul-de-sac will never become a through street it would create more traffic in the area of the school.

The Planning Commission felt when the lots are purchased, they can look at the screening.

Commissioner Peterfeso made the motion to close the public hearing, Commissioner Hawkinson seconded, all in favor, all ayes, motion carried.

Commissioner Peterfeso asked about screening and berming.

Administrator Pechman stated they would have to review when developers come in and talk with the engineers.

Chairperson Dresel stated the waiving of the park and trail fees because the EDA contributes to Ojiketa makes sense. We do need to look at safety and walking trails in the area where they are needed.

Administrator Pechman explained city staff has applied for a local road improvement grant that proposes a sidewalk along Liberty Lane. Chisago Lakes School District and multiple cities are involved in applying for the safe routes to school grant.

Commissioner Peterfeso made the motion to approve Kichisaga Preliminary Plat with the eight conditions listed in the agenda review and directed city staff to look at screening and berming. Commissioner Hawkinson seconded, all in favor, all ayes, motion carried.

## **NEW BUSINESS**

### **7a. Apartment Concept**

### **Discussion**

Kuepers Architects & Builders are considering purchasing property at 13.00043.03, 13.00043.01 and 13.00043.02 and would like to have the Planning Commission review a concept for a proposed apartment complex. The proposal includes three apartment buildings three stories tall, totaling 121 units, garages, street level parking, an outdoor pool, play area, dog park and pickleball court.

Steve Kuepers stated he had spoke to the property owner about acquiring the property. The proposed apartment complex would require some variances including garages. The company specializes in multi family projects. Unit mix is one studio per building and one- and two-bedroom apartments. He requested feedback from the Planning Commission.

Commissioners stated it was a good idea, needed in the community and looked nice.

### **7b. Temporary Manufactured Home Ordinance/Permit**

### **Discussion**

Rainy Waldoch is looking at purchasing property in Chisago City, PIN 13.50529.20. He would like the Planning Commission to consider and discuss the possibility of amending City zoning ordinance to allow temporary housing in specific cases, such as during the construction of a dwelling. Currently, Chisago City ordinances do not allow for temporary housing. Chisago County does permit it.

Chair Dresel asked if the city ordinance speaks to temporary housing.

Administrator Pechman stated the ordinance is silent on this. Chisago County does have a current ordinance pertaining to temporary housing.

Commissioner Carlson asked if there is a time limit on the permit.

Associate Planner Nelson said the permit is good for six months and can be extended for another six months.

Commissioner Peterfeso stated septic, well and a permit to build must be in place prior to a temporary housing permit being approved.

Administrator Pechman stated the city could permit the temporary housing permit to be utilized through the County. The ordinance would not need to be adopted but could become part of the permitting process, since the city already contracts with the county for building permits.

Chair Dresel stated if we can roll that into the permitting process that would be perfect. Commissioners agreed.

## **UNFINISHED BUSINESS**

## **ADJOURN**

Commissioner Peterfeso made the motion to adjourn, Commissioner Carlson, all in favor, all ayes, motion carried.

*Respectively Submitted by:  
Leah Nelson, Associate Planner & Paula Oehme, Deputy Clerk*