

Draft



**REGULAR MEETING
PLANNING COMMISSION
April 3, 2025**

Present: Chairperson Dresel, Commissioners: Hawkinson, Weidell-LaBathe, Carlson and Meyer

Absent: Commissioner Trivette and Peterfeso

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.

Associate Planner Nelson would like to add under new business item 5a. Chisago County EDA Housing Summit, 5b. Chisago County Collaboration Initiative, 7d. request for adding a deck to home on 8925 Parkview Circle – concept review for proposed deck addition.

Chair Dresel moved 5a. Chisago County EDA Housing Summit, 5b. Chisago County Collaboration Initiative to the end of the meeting.

Commissioner Weidell-LaBathe made the motion to approve the agenda as amended, Commissioner Meyer seconded, all in favor, all ayes, motion carried.

CONSENT AGENDA

3a. Minutes of March 6, 2025

Action

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

Commissioner Weidell-LaBathe made the motion to approve the minutes for March 6, 2025, Commissioner Meyer seconded, all in favor, all ayes, motion carried.

COUNCIL LIAISON REPORT

Commissioner Meyer stated the council had one meeting on March 25, 2025 they had a Fund 23 Request – Fire Department, 8920 275th St. IUP with variances – proposed amendments, Zoning Chapter 4 – proposed amendments, Old Towne Road Trail Project – Award bid, and RFP for Legal Services.

COMMUNICATION

5a.

PUBLIC HEARINGS: 6:35 P.M.

6a. Variance Application – 29173 Karmel Ave

Action

Associate Planner Nelson stated Shane Banwarth, owner of 29173 Karmel Ave. has submitted a variance application for proposed additions to the building on the property. The variance application applies to following:

- Required setback to the Right of Way (ROW).
- Required setback to the rear property line.
- Required exterior materials.
- Required number of parking stalls.

The applicant is proposing to build two additions onto the existing building, change the use of part of the building and expand the parking lot. The property is zoned Highway Commercial (HC) and is in the Shoreland Overlay District (SLOD). The property is being used as an automotive repair business. Automotive repair is permitted in the HC district with a conditional use permit. The applicant would like to renovate the building and add onto it to incorporate a new business, Clutch Golf. Clutch Golf is proposed to offer golf simulators, food and intoxicating beverages. The property measures roughly 1.5 acres with a pole barn style building. Mature trees exist around the property. The proposed addition meets impervious surface area requirements of the Highway Commercial and Shoreland Overlay Districts. Table 1 of the memo illustrates the required, existing and proposed setbacks that are included in the variance application. All other proposed setbacks not listed meet requirements. Zoning Code Chapter 4.3.3.D.8. outlines acceptable exterior materials in the Highway Commercial District. Acceptable exterior materials are divided into Class 1 and Class 2 categories as outlined in the memo. Facades facing public right-of way or residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class 1, 2, or 3. The table in the memo illustrates the requirements, proposed and approximant existing material percentages for the sides of the building. Text in red on the memo indicates items included in the variance application. Based on the various proposed uses of the building the required amount of parking stalls is 62. The applicant has proposed 47 outside parking stalls including 2 handicap accessible stalls, and has 7 parking stalls

inside the building, totaling 54 stalls. All Ways Auto is closed on the weekends allowing for more parking for Clutch Golf Saturdays and Sundays. Zoning Code Chapter 6.10.2.E. outlines where any commercial use (building, structure, parking or storage) is adjacent to or across the street from residential property screening shall be required along all boundaries of residential property. Along with the memo are images from Google Earth showing the existing screening. There is a chain link fence along the front and western side of the property that follows Highway 8 up Karmel Ave. Established vegetation exists on the east, west and northern sides of the property. The proposed plan does not include any change to the existing screening or landscaping. Trash is proposed to be stored in the building. Trash containers are proposed to be stored inside the building as they are now, therefore a distinct screening plan is not required. A lighting plan has been submitted and meets requirements. Recommend approval or denial of the proposed variances. The variance was provided for review to City Administrator Pechman, Associate Planner Nelson. Staff is recommending approval of the proposed variances.

Commissioner Carlson made the motion to open the public hearing, Commissioner Weidell-LaBathe seconded, all in favor, all ayes, motion carried.

Shane Banwarth, owner of 29173 Karmel Avenue has examples of the materials to be used. He asked for any questions.

Chairperson Dresel's concern was the trash.

Shane Banwarth stated the plan has changed. He will have the trash outside. It will be screened because they will be getting larger containers.

George Peterson 10097 Wyoming Avenue asked about the traffic might be for the area.

Shane stated the business should not create anymore traffic in the area and he anticipates later in the evening and weekends for the business.

Commissioner Weidell-LaBathe asked about in the back of the building, if the setback was being increased or decreased.

Associate Planner Nelson stated the required rear yard setback is 30', the proposed addition rear yard setback is 24'. The existing building has a 20' rear yard setback at the furthest back existing point of the building which is not proposed to be changed.

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

Commissioner Weidell-LaBathe made the motion to approve the variances for 29176 Karmel Ave along with the city recommendation and the additional condition that if trash is proposed to be stored outside it must be screened per ordinance Commissioner Carlson seconded, all in favor, all ayes, motion carried.

Associate Planner Nelson stated Chisago City staff has received increased inquiry regarding the use of shipping containers for storage on properties mainly in residential districts. During the March 6, 2025, meeting the Planning Commission discussed the concept of utilizing shipping containers and/or semi-trailers as storage units as temporary structures. City staff have researched comparable municipalities and Chisago County's ordinances related to shipping containers and semi-trailers as storage on properties. The general finding is that containers are reviewed on a case-by-case bases and require an Interim Use Permit if they will be present longer than a set number of days, dependent upon the jurisdiction. City staff is recommending approval of proposed amendments to Zoning Chapter 6 Section 3.

Commissioner Carlson made the motion to open the public hearing, Commissioner Weidell-LaBathe seconded, all in favor, all ayes, motion carried.

No public comment was received.

Commissioner Carlson made the motion to close the public hearing, Commissioner Weidell-LaBathe seconded, all in favor, all ayes, motion carried.

Commissioner Weidell-LaBathe made the motion to approve the proposed amendments to Zoning Chapter 6 Section 3 Commissioner Carlson seconded, all in favor, all ayes, motion carried.

NEW BUSINESS

7a. Design Review – 29173 Karmel Ave

Action

Associate Planner Nelson stated Shane Banwarth, owner of 29173 Karmel Ave. has submitted a request for a design review to build two additions onto the existing building, change the use of part of the building and expand the parking lot. The proposed uses are the existing All Ways Automotive and Clutch Golf.

Commissioners discussed the proposed use of the building.

7b. Concept Review – Lakes Area Golf Cart

Discussion

Associate Planner Nelson stated Sean Johnson, owner of Lakes Area Golf Carts at 29417 Isabel Lane. Chisago City is proposing to change locations within the city and move to 29800 Habel Lane. The property on Hable Lane is located in the Highway Commercial zoning district and is about 1.5 areas. The current space occupied by Lakes Area Golf is roughly 0.4 acres in the Central Business district. The business operates under an existing Conditional Use Permit (CUP) for the outdoor display and sales of golf carts. If the business moves it will require a CUP for the Habel Lane location in order to operates as it has been. Outdoor display and sales of merchandise may be permitted subject to review and approval of a CUP. The use of the property for minor auto repair is also permitted with a CUP.

Sean Johnson would like discussion and feedback from the commission.

Commissioner Carlson stated the business has been in operation and has done well.

Commissioner Hawkinson supported the expansion and move.

Chair Dresel stated there are no concerns with the business operations in its current location.

7c. Concept Review – 27930 Kent Ave.

Discussion

Associate Planner Nelson stated Tim Libertini & Rachel Lukasik are proposing to demo an existing structure and build a new single-family home at 27930 Kent Ave. The property is roughly half an acre on Green Lake. The lake side of the property has a bluff, any new construction or alterations would require structures to maintain a 30' setback from the top of the bluff per the Shoreland Overlay District Ordinance. The proposed house is located over the setback area and several feet into the bluff area with a deck encroaching further into the bluff itself.

They would like discussion and feedback from the commission.

Commissioner Hawkinson stated he's fine with it as long as it doesn't block the neighbor's view.

Chair Dresel agreed.

7c. Concept Review – 8925 Parkview Circle Concept

Discussion

Associate Planner Nelson stated Tim & Anita Whalen are proposing to build a new deck at 8925 Parkview Circle. The property is roughly 0.13 acres and zoned Low/Medium Density Residential. Any alterations would require structures to meet the rear yard setback and to not encroach into a drainage and utility easement. The proposed deck appears to encroach into the rear yard setback and the drainage and utility easement in the rear of the property. A survey would be needed to determine the exact location.

They would like discussion and feedback from the commission.

Commissioner Carlson and Chair Dresel stated they would like to see the property in person.

Tim Whalen extended an invitation to the Planning Commission to visit the property.

Chair Dresel stated a survey would be needed.

UNFINISHED BUSINESS

8a. Chisago County EDA Housing Summit

Chisago County EDA completed their housing study, staff provided main points from summit.

8b. Chisago County Collaboration Initiative

Chisago County will host a Collaboration Initiative at the Uncommon Loon 4/24/2025, all city staff, official and residents are invited.

ADJOURN

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

Respectively Submitted by:
Paula Oehme, Deputy Clerk