



Approved

**REGULAR MEETING
PLANNING COMMISSION-BOARD OF ADJUSTMENTS AND APPEALS
November 6, 2025**

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

Absent: Commissioners: Trivette, Carlson, and Weidell-LaBathe

Staff: Associate Planner Nelson and City Administrator Pechman

Public:

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

CONSENT AGENDA

3a. Minutes of October 2, 2025,

Chairperson Dresel asked the commission if there were any changes or corrections to the minutes. Commissioner Meyer made the motion to approve the minutes for October 2nd, Commissioner Hawkinson seconded, all in favor, all ayes, motion carried.

COUNCIL LIAISON REPORT

Commissioner Meyer stated the council had a regular meeting on October 28th. Council approved the Design Review for Northern Natural Gas, and the changes made to the Zoning Code. Street names were accepted for the new Highway 8 project, and the council approved a cooperative agreement with Chisago County for the upcoming roundabout at Highway 19 and Lofton Ave. The fire department requested funds from Fund 23 for a new commercial refrigerator, as the current one was not working and could not be fixed. The Old Towne Trail project is completed, and a final payment request was granted.

COMMUNICATION

Administrator Pechman commented on the Economic Development Authority's business engagement event being held at Winehaven Winery on November 20th. The EDA is hosting a free appreciation dinner for business within Chisago City. He asked members to pass on the word to local business and have them RSVP for the event.

NEW BUSINESS

No new business.

Commissioner Meyer made a motion to suspend the Planning Commission meeting and open the Board of Adjustment and Appeals meeting; Commissioner Peterfeso seconded; all in favor, all ayes the Public Hearing for the Board of Appeals was opened.

PUBLIC HEARINGS: 6:35 P.M.

6a. Variance for setback to OHW – 10124 Kismet Isle

Action

Associate Planner Nelson stated that John and Laurie Jo Sasse, owners of 10124 Kismet Isle submitted a variance application for the construction of a proposed deck. The variance application applies to the required setback to the Ordinary High-Water Mark (OHW). The applicants are proposing to build a deck onto the existing house. The required setback to the OHW is 75' the applicant is proposing a 56' setback to the OHW. The variance application is for a 56' rear yard setback to the OHW, encroaching into the required rear yard setback to the OHW 19'. The property measures roughly 0.32 acres, above the OHW. The applicant is proposing to construct a deck at the rear of the house facing the lake. The existing structure does not have a deck. The property uses private utilities, well and septic. The property currently has a variance that was approved in 2003. When the property was in Wyoming Township jurisdiction a variance approved by resolution 03-28. Resolution 03-28 approved a variance for the construction of an addition to the single-family dwelling to be 50 feet from the OHW. The variance was approved for an addition only.

The property has two non-conforming sheds, in that they do not meet the required side yard setback 10' or the required setback to the OHW, 75'. One shed is allowed within the OHW setback as residential lots may have one water-oriented accessory structure or facility located closer to public waters than the structure setback if standards outlined in Chisago City Zoning Code Chapter 4.7.3.F.5 are met. If one is considered the water-oriented accessory structure, then the secondary shed then must meet the required 75' setback to the OHW. Zoning Code Chapter 4.7.3.F.2. requires structures with private septic systems to be located a minimum of 75' from General Development Lakes OHW. Green Lake is a General Development Lake per MN DNR. The applicants are seeking a 19' variance to the setback requirement to allow a 56' setback from the deck to the OHW. City Staff is recommending approval of the variance.

Commissioner Meyer made a motion to open the public hearing; commissioner Hawkinson seconded; all in favor, all ayes, the public hearing was opened. Chairperson Dresel asked of there was any public comment, having none Commissioner Meyer made a motion to close the public hearing; Commissioner Peterfeso seconded, all in favor, all ayes, the public hearing was closed.

Commission discussed the old variance and if this one overrides the one with the township and the OHW measurements.

Commissioner Meyer made a motion to approve the variance for 10124 Kismet Isle with this variance voiding the old township variance; Commissioner Peterfeso seconded, all in favor, all ayes the motion was approved.

6b. Variance for Setback OHW & Expansion of a Non-conforming Structure

26387 N John Ave.

Associate Planner Nelson explained that Todd & Tina Phillips, owners of 26387 N John Ave. submitted a variance application for the construction of a proposed addition and garage expansion. The variance application pertains to the following:

The required setback to the Ordinary High-Water Mark (OHW) outlined in Chisago City Zoning Code Chapter 4.7.3.F.2. “Structures shall be located as follows... General Development Lake, Ordinary high water level setback (feet) Unsewered, 75 feet.”

The expansion of a non-conforming structure in the SLOD outlined in Chisago City Zoning Code Chapter 4.7.3.N.1. “All additions or expansions to the outside dimensions (including upward expansions) of an existing nonconforming structure must meet the setback, height, and other requirements of these regulations. Any deviation from these requirements must be authorized by a variance pursuant to these regulations. The required setback to the OHW is 75’. The applicant is proposing a 60’ setback to the OHW. The variance application is for a 60’ setback from the addition to the OHW, encroaching into the required rear yard setback to the OHW 15’ and to expand a legal non-conforming structure. The property is zoned Rural Residential – Existing (RR-1) and is in the SLOD. The property is being used for residential purposes. Residential use is permitted in the RR-1 district per Chisago City Zoning Code Chapter 4.2.2.b.1 “Single Family Dwellings” listed as a permitted use. The property measures roughly 1.5 acres above the OHW. The existing house and garage structures do not meet the required 75’ setback to the OHW. The house, measured at the closest point, is 59’ to the OHW with a deck, measured at the closest point, is 43’ to the OHW. The property uses private utilities, well and septic. These conditions mean that the buildings are non-conforming structures.

Commissioner Meyer made a motion to open the public hearing; commissioner Hawkinson seconded; all in favor, all ayes, the public hearing was opened. Chairperson Dresel asked of there was any public comment, having none Commissioner Meyer made a motion to close the public hearing; Commissioner Peterfeso seconded, all in favor, all ayes, the public hearing was closed.

Commissioner Meyer made a motion to approve the variance for 26387 N John Ave; Commissioner Peterfeso seconded, all in favor, all ayes the motion was approved

Commissioner Peterfeso made a motion to close the Board of Adjustments and Appeals and reopen the Planning Commission meeting; Commissioner Meyer seconded; all in favor, all ayes the Board of Adjustments meeting was closed.

UNFINISHED BUSINESS

ADJOURN

Commissioner Dresel made a motion to adjourn, Commissioner Meyer seconded, all in favor, all ayes, meeting was adjourned.

Respectively Submitted by:

Alisa Bodell

Deputy Clerk