



Chisago County, MN  
**BOARD OF ADJUSTMENT & APPEALS**  
Meeting Agenda  
July 28, 2022 | 7:00 pm

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Chisago County Government Center | 313 N. Main Street | Center City, MN 55012

Tour Time and Date: Wednesday, July 27, 2022 at 8:15 am  
Departing Chisago County Highway Department, 31325 Oasis Road, Center City, MN

1. **Call to Order – Pledge of Allegiance**
2. **Roll Call: Determination of a quorum**
3. **Approval of Agenda**
4. **Approval of Minutes**
  - a. June 30, 2022
5. **Receive all Materials and Submittals into Record**

Previously Distributed Materials:

  - a. Meeting packet including staff reports with attachments for agenda item(s) 6a, 6b, 6c, 6d, 6e and 9a
6. **Public Hearings – New Applications**
  - a. **Ronald and Sandra Dyson** – Ronald and Sandra Dyson, property owners, are requesting Variances to Zoning Ordinance Section 4.03 and Shoreland Management Ordinance Section 5.52 in order to replace a legal non-conforming structure (detached accessory structure) in the Rural Residential I (RRI) District / Shoreland Management District and to exceed the maximum allowable amount of impervious surface. The existing and proposed structures encroach on the township road, Goose Lake Ordinary High Water Level, and side yard setbacks. The .12-acre property is located at 46350 Cambridge Drive, Fish Lake Township, S10, T36, R22 (PID# 03.00860.00).
  - b. **Kenneth and Mary Evanoff** – Kenneth and Mary Evanoff, property owners, are requesting Variances to Zoning Ordinance Sections 4.03 and 5.15 and Shoreland Management Ordinance Section 5.52 in order to construct a dwelling addition closer to the township road and side yard than the required setbacks and to exceed the maximum allowable amount of impervious surface in the Rural Residential II (RRII) District / Shoreland Management District. The .21-acre property is located at 32740 N. Center Court, Chisago Lake Township, S22, T34, R20 (PID# 02.01080.00).
  - c. **Gerald Schellbach** – Gerald Schellbach, property owner, is requesting a Variance to Zoning Ordinance Section 4.08.2, F., allowing a total of 2,629 square feet of accessory storage space in the Rural Residential II (RRII) District/Shoreland Management District where the maximum amount of accessory storage space allowed is 1,437 square feet. The .66-acre property is located at 51060 Rush Lake Way, Nessel Township, S14, T37, R22 at (PID# 06.01173.00 and #06.01185.00).
  - d. **Ronald Shoquist** – Ronald Shoquist, property owner, and Stephen Shoquist, applicant, are requesting a Variance to Zoning Ordinance Section 4.03, allowing the expansion of a legal non-conforming structure (dwelling with deck and screen porch) within the Rural Residential I (RRI) District / Shoreland Management District. The .29-acre property is located at 49310 Amble Ave, Nessel Township, S28, T37, R22 (PID# 06.00618.00).
  - e. **Vincent Charles** – Vincent Charles, property owner, is requesting a Variance Amendment in order to amend a Variance granted in September 2018 allowing the property owner to exceed the maximum amount of accessory storage space in the Rural Residential II (RRII) District / Rural Residential I (RRI) District / Shoreland Management District. The proposed Amendment would

refine the legal descriptions included in the 2018 legal recording, as well as modify certain conditions of the 2018 Variance. The subject properties are located at 48107 Autumn Court, Nessel Township, S34, T37, R22 & S33, T37, R22 (PID# 06.00703.00 and #06.00689.33).

**7. Public Hearings – Continued Hearings**

None

**8. Old Business**

None

**9. New Business**

- a. **Rob Carlson & Denise Hibben** – Rob Carlson & Denise Hibben are requesting an extension to a Variance granted on October 28, 2021 for property located at 17539 Pleasant Valley Road, Franconia Township, S17, T33, R19 (PID #04.00187.70).

**10. Miscellaneous**

**11. Adjourn Meeting**

The next meeting is scheduled for Thursday, August 25, 2022.