

**Planning Commission Meeting Sunrise Township
Royal Wilcox Community Center, Sunrise
Tuesday, March 7, 2017**

The Sunrise Township Planning Commission meeting was called to order by Chairperson Greg Strom at 7:03 p.m. The Pledge of Allegiance was recited.

Planning Commission Members Present:

Greg Strom Clerk: Wendy Kowalke
Tom Chaklos (Absent) Ex-officio: Eric Leivian
Charlotte Wilcox
Tony Kubat
Charles (Chuck) Sinn (Absent)

Others Present:

Carl Peter "Pete" Johnson
Lynn Wolleat

Adopt Meeting Agenda: Motion by Charlotte Wilcox, second by Tony Kubat to adopt the March 7, 2017 agenda. Motion carried.

Meeting Minutes approval of September 6, 2016: Motion by Charlotte Wilcox, second by Tony Kubat to accept the September 6, 2016 meeting minutes. Motion carried.

Benjamin Bryan (absent) represented by Joe Beaulieu for variance to keep building that was built closer to the property line than required setback: Chair Greg Strom stated Sunrise Planning Commission is not concerned about the use of the building. The Sunrise Planning Commission is discussing the required 20 foot set back. Joe Beaulieu said that Benjamin Bryan was under the understanding that he did not need a permit to build the building. Mr. Beaulieu has been at the building site since early September / October 2016 and feels that the land is soft. Mr. Beaulieu feels that other areas of this property are in a flood plain. Mr. Beaulieu said Mr. Bryan does not have a shop for producing, cleaning, preparing organic crops. There is talk about doing some type of organic restaurant. Mr. Bryan would like the first floor to be used for storing lumber with a woodshop to create benches, tables, etc. The second floor was supposed to be used for offices. There is a 3rd level to it, but not a full level. Can't exceed 35 foot height. Mr. Beaulieu said there is a drawing that is going to be submitted to the Chisago County. The exterior of the building would be emerald green corrugated steel and the roof would be white corrugated steel. Sunrise Township Board informed r. Beaulieu that it is Chisago County's jurisdiction as to what the building is being used for. Mr. Beaulieu said the other issue is that the building is off the main parking area which they are planning.

Chisago County gave Sunrise Township information that this property is not in the flood plain area. Sunrise Planning Commission explained that sometimes we cannot use a piece of property it to the fullest. People build on wet areas all the time and have to put in fill and raise it up. The financial burden to the applicant is not a practical argument for granting a variance. If you build the building incorrect, you have to fix it.

Motion by Charlotte Wilcox, second by Tony Kubat to deny the variance, but if it is only the overhang creating the setback then recommend variance for overhang only be approved if the actual property line is determined by the survey or 2 land owners can agree where the line is. Motion carried.

Chuck Sinn was absent but by e-mail voted for denial of variance.

Motion by Tony Kubat, second by Charlotte Wilcox to adjourn at 7:32 p.m. Motion carried.

Attest: Wendy Kowalke, Clerk

Chairman, Greg Strom