

**Planning Commission Meeting Sunrise Township  
Royal Wilcox Community Center, Sunrise  
Tuesday, October 10, 2023**

The Sunrise Township Planning Commission meeting was called to order by Chairperson Tom Chaklos 7:00 p.m. The Pledge of Allegiance was recited.

**Planning Commission Members Present:**

Tom Chaklos, Chair  
Charlotte Wilcox, Vice Chair  
Ted Krause  
Tyler Richter  
Deah Szymanski

Clerk: Wendy Kowalke  
Ex-Officio: Greg Strom

**Others Present:**

Jeske Noordergraaf                      Nancy Curren  
James McCarthy                         Victoria Heit  
Jacob Holzem                               Robert Phillips

**Adopt Meeting Agenda:** Motion by Ted Krause, second by Tyler Richter to adopt the October, 2023 agenda. Motion carried.

**Meeting Minutes approval of September 2023:** Motion by to Ted Krause, second by Charlotte Wilcox to accept the September 2023 meeting minutes. Motion carried.

**Sunrise Township CUP – New Town Hall:** Greg Strom reported that it is doubtful that the shell on the new town hall will be put up this year because of all the County meetings that need to be attended. Tyler Richter is wondering if there was anything that can be done to move the process along. After Chisago County approves the Sunrise Township's Conditional Use Permit Sunrise can grade the site. Greg Strom reported that Sunrise will install a pressure fed underground sewer system. Sunrise is anticipating graveling the parking lot and driveway. Nancy Curren asked why Sunrise Township needs a new town hall and who made the decision to build it. Tom Chaklos said that this has been brought up at the annual meeting. Jeske Noordergraaf, Sunrise Township Chair, replied stating that the citizens directed the Town Board pursue a new town hall. James McCarthy asked what the budget is for the building. Greg Strom reported that preliminary estimates were \$470,000 and quotes are coming in at approximately \$550,000. Nancy Curren asked what is wrong with the current town hall. Tyler Richter explained there was a citizens committee formed. Several town halls in Chisago County were toured. At the Sunrise Township Annual Meeting the citizens of Sunrise Township voted to pass the new town hall without a substantial levy increase. Greg Strom reported that the Chisago County Technical review is set for October 11, 2023 at Chisago County Courthouse. A future maintenance building would be approximately 60 x 80. Jeske Noordergraaf reported that she tried to get a builder interested in rehabbing the current town hall with no success.

Tom Chaklos said the new Sunrise Town Hall will be 48 x 66 feet with the intention that within the next 5 years Sunrise is to build a new maintenance shop. The town hall could be used for disaster.

Greg Strom said that the new town hall will have many different uses. Greg Strom also said that there could be a future for playground, picnic area. Charlotte Wilcox said the new site has been used for gravel storage for quite a number of years.

Deah Szymanski raised the question of what will happen with the current town hall building? Charlotte Wilcox does not have an answer for the current town hall but feels the disposition of the schoolhouse should be addressed concurrently with the new building project.

The question was raised of how does Sunrise make up the difference between actual cost and what was budgeted. Jeske Noordergraaf stated that Sunrise will not be taking out a bond and there are adequate monies in the general fund to make up the difference.

Tyler Richter would love to see the current town hall survive in some form – but shouldn't be tied in with the new building. Tyler Richter suggested there should be a committee to take charge of what to do with the current town hall and invited the citizens to be a part of it.

Motion by Tyler Richter, second by Ted Krause to approve Sunrise Township's CUP for the new town hall with no conditions. Motion carried.

**Rural Village Center (RVC) Zoning District Boundaries and Uses:** James McCarthy, Chisago County Planning Commission Member, Representing North Branch appointed by Jim Swenson. Besides ag and residential zones, Sunrise Township has two zones – commercial/ light industrial and rural village center. Chisago County is asking Chisago County Townships for their input on what they would like to be able to expand in Rural Village Centers. Charlotte Wilcox said the whole town of Sunrise is not buildable because of the DNR setbacks. James McCarthy said there are 8 rural villages in Chisago County. Charlotte Wilcox said that there is a real obstacle with the river for Sunrise. James McCarthy reported that Chisago County added duplexes in the rural residential.

James McCarthy said that if Sunrise needs more time to respond to the Rural Village Center Zoning district Boundaries and Uses request to Contact Kurt Schneider stating Sunrise will need more time for discussion.

James McCarthy said you have to work within the 300 foot river setbacks.

Victoria Heit – does not want big box, but quiet and small community shops would be okay. Victoria also said that she would not like to see duplex living – there are other areas already set for this.

Deah Szymanski said that Chisago County wants to preserve agriculture.

James McCarthy said that the intent from the county is to see what the townships want and try to enact policy at one time. Tyler Richter would possibly like to see a commercial business for tax base purposes. It could do a world of good for the township.

James McCarthy said that 30% of the property throughout Chisago County has been converted to housing.

Rob Phillips moved to Sunrise Township knowing that you cannot have less than 5 acres lots.

James McCarthy said Chisago County is in the process of redoing the subdivision ordinance. Trying to preserve farmland and allow housing in a cluster developments as an incentive to builders.

Motion by Charlotte Wilcox, second by Deah Szymanski to hold a November 7 and December 12 Planning Commission meeting to discuss County Planning Commission Soliciting Feedback Regarding Rural Village Center (RVC) Zoning District Boundaries and Uses and requesting Chisago County Zoning to hold off on the final decision until the end of 2023. Motion carried.

Motion by tom Chaklos, second by Tyler Richter to adjourn at 8:28 p.m. Motion carried.

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Attest: Wendy Kowalke, Clerk

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Chair, Tom Chaklos