

## ZONING OFFICE

Government Center  
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Trina Bergloff, Zoning Administrator/Solid Waste Officer  
Holly Nelson, Deputy Zoning Administrator  
Dennis Ginter, Building Official  
Terry Lakin, Septic Specialist  
Erica Wilson, Compliance Specialist  
Talisha Zimmerman, Water Planner/Wetland Specialist  
Kerry Birch, Administrative Assistant/Permit Technician

The Board of Adjustment met at 9:00a.m. on Thursday January 12, 2023 in the County Board Room of the Isanti County Government Center, 555 – 18<sup>th</sup> Avenue SW, Cambridge, MN 55008.

Members present: Valerie Marty-Anderson, Jim Fridstrom, Dave Henderson, Bill Gertz

Other members present: Trina Bergloff, Zoning Administrator, Holly Nelson, Deputy Zoning Administrator, Tim Nelson, Chief Deputy County Attorney

Members not present: Connie Thorp

Tim Nelson, Chief Deputy Attorney called the meeting to order at 9:00 a.m.

1. Organizational Meeting for 2022.

Tim Nelson called for nominations for Chairperson. A motion was made by Jim Fridstrom and seconded by Dave Henderson to nominate Valerie Marty-Anderson as Chairperson of the Board of Adjustment. A motion was made by Jim Fridstrom and seconded by Dave Henderson for nominations to cease. Motion carried unanimously. **As there were no further nominations Valerie Marty-Anderson was named Chairperson.** Motion carried unanimously.

Valerie Marty-Anderson called for nominations for Vice Chairperson. A motion was made by Dave Henderson and seconded by Bill Gertz to nominate Jim Fridstrom as Vice Chairperson. A motion was made by Dave Henderson and seconded by Bill Gertz for nominations to cease. Motion carried unanimously. **As there were no further nominations Jim Fridstrom was named Vice Chairperson.** Motion carried unanimously.

A motion was made by Dave Henderson and seconded by Jim Fridstrom to approve the minutes of the December 8, 2022 meeting as presented. Motion carried unanimously.

2. The request of Amanda Latsch, 1992 338<sup>th</sup> Lane NE, Cambridge, MN 55008 to install a septic drainfield (boxmound) system with less than the required setback from the road right of way of a Township Road. Legal description is Pt Lot 7 Block 2 Soderberg's Addition and Pt SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 28, Township 36, Range 23, Cambridge Township.

Amanda Latsch was present for this request. Trina Bergloff stated that this property is zoned Agriculture/Residential District. A septic permit was issued October 10, 2022. Hasslefree Septic Service installed a box mound on the property. The Zoning Office received a telephone call from Cambridge Township stating that the box mound was too close to the road right of way. Our septic inspector conducted an inspection and questioned the location of the road right of way. A site meeting was held with our office present along with Cambridge Township Board members, Hasslefree Septic Services and the property owner to discuss the required setbacks. The box mound had been installed. The required setback is 10' from the road right of way from the Township Road. It was discussed onsite that there is to be no additional work to be done until the road right of way was established. The property owner informed our office that they have found the markers for the right of way. The NE corner of the septic box mound is 28" into the road right of way and the NW corner of the septic box mound is 6" into the road right of way. Amanda Latsch stated that she bought the house this past fall and the previous property owner had the septic system designed and installed which was part of the purchase agreement. There is no other location to place the septic system on the property due to the size of the lot, lay of the land and neighboring wells. Jim Fridstrom, Cambridge Township stated that Cambridge Township had a special Township meeting October 27, 2022 and made a motion to remove that portion of the new septic system construction that encroaches the Cambridge Township road right of way with the following requirements: 1. All materials used or related to the construction of the septic system must be totally removed from the Township Road right of way. 2. Therefore, let it be known for the record that Cambridge Township opposes the granting of any setback variance (10') from the Township Road that the sewer applicant may apply for from the Isanti County Zoning Department (Board of Adjustment). Mike, Hasselfree Septic Services stated that there several other neighboring properties that have septic and/or wells in the township road right of way. Jim Fridstrom stated that he is aware of that and they have been there for several years, it is hard to approve a variance request into the road right of way. **A motion was made by Dave Henderson and seconded by Jim Fridstrom to table this request until the February 9, 2023 Board of Adjustment meeting for the property owner to contact the septic designer to get a new septic design which would be out of the road right of way of the Township Road.** Motion carried unanimously.

Tim Nelson explained to the board members the criteria for the Board of Adjustment findings. 1. When the variance is in harmony with the general purpose and intent of the official control. 2. In cases when there are practical difficulties in carrying out the strict letter of any official control. 3. When the terms of the variance are consistent with the polices of Isanti County. Practical difficulties in connection with the granting of a variance means that the property owner proposes to use the property in a reasonable manner not permitted by an official control; the plight or the landowner is due to circumstances unique to the property not created

by the landowner; and variance, if granted, will alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to inadequate access to direct sunlight or solar energy systems.

**A motion was made by Jim Fridstrom and seconded by Dave Henderson to adjourn the meeting at 10:30 a.m.** Motion carried unanimously.

Trina Bergloff  
Zoning Administrator

TB:hn