

## ZONING OFFICE

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Trina Bergloff, Zoning Administrator/Solid Waste Officer  
Holly Nelson, Deputy Zoning Administrator  
Dennis Ginter, Building Official  
Terry Lakin, Septic Specialist  
Darrick Wotachek, Water Planner/Wetland Specialist  
Erica Wilson, Administrative Assistant/Permit Technician

The Board of Adjustment met at 9:00a.m. on Thursday February 10, 2022 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 Lindahl, Dave Henderson, Larry Fredlund

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

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

A motion was made by Jim Fridstrom and seconded by Dave Henderson to approve the minutes of the December 9, 2021 meeting as presented. Motion carried unanimously.

1. Organizational Meeting for 2022.

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

Valerie Marty-Anderson called for nominations for Secretary. A motion was made by Jim Fridstrom and seconded by Dave Henderson to nominate the Zoning Office as Secretary. A motion was made by Larry Fredlund and seconded by Dave Henderson for nominations to cease. Motion carried unanimously. **As there were no further nominations, The Zoning Office was named Secretary.** Motion carried unanimously.

2. The request of Toni & Don John & Donald & Dawn John, 26362 Lyons Street NE, Stacy, MN 55079 to vary the Isanti County Zoning Ordinance, Section 17, Subdivision 7 Construction Standards requiring any structure used as a dwelling which is constructed,

erected, or placed on a building site or lot which contains less than a quarter quarter section in area shall have a width equal to or greater than 22' in width and shall be placed on frost footings and have the required tie downs per the MN State Building Code, or as amended. Legal description is Pt. of the NE ¼ of the SE ¼ & the SE ¼ fct. of Section 12, Township 34, Range 22, Oxford Township.

Trina Bergloff stated that Toni & Don John and Donald & Dawn John have withdrawn their request through an email from Kyle Roddy who was representing the John's. Mrs. Bergloff stated to Mr. Roddy we will need a formal withdrawal signed by the owners of the property. **A motion was made by Dave Henderson and seconded by Dave Lindahl to deny this request because the applicants have withdrawn their request.** Motion carried unanimously.

3. The request of Thomas Pederson, 27606 Highway 47 NW, Isanti, MN 55040 and Lindsey Langer, 3835 Sullivan Woods Trail NW, Isanti, MN 55040 to vary the Isanti County Zoning Ordinance, Section 6, Agriculture/Residential District, Subdivision 2, Permitted Uses #19 b to exceed the maximum lot size of three acres. Legal description is the NE ¼ of the NE ¼ except therefrom the S 331' of Section 6, Township 34, Range 24, Stanford Township.

Don Hansen, Hansen Surveying was present for this request representing Thomas Pederson. Trina Bergloff stated that this was tabled from the December 9, 2021 Board of Adjustment meeting to explore options with the south property owner. They applicant withdrew the request to allow three building rights on this parcel (for a parcel in the same quarter quarter to not take a building right). The property is zoned Agriculture/Residential District. This property is 25 acres. They would like to create one lot larger than the required three acre maximum lot size. The lot would be 4.50 acres to encompass all the structures on the property and contains a wetland. The remaining parcel would be 16.74 acres. This would need to be platted. Mark Renn, Minnesota Department of Transportation commented that no new access to State Highway 47, they should continue to use the county road as much as possible and if they are going to have a change in use for the existing access on State Highway 47 they will need to apply for a change in use permit. **A motion was made by Jim Fridstrom and seconded by Larry Fredlund to approve this request to vary the Isanti County Zoning Ordinance, Section 6, Agriculture/Residential District, Subdivision 2, Permitted Uses #19 b to exceed the maximum lot size of three acres to create a 4.5 acre parcel.**

*Findings: 1. There is a large wetland that is approximately 1.5 acres in size on the property so the variance is in harmony with the general purpose and intent of the official control. 2. There is an existing driveway to the single family dwelling with controlled access off State Highway 47 so there are practical difficulties in carrying out the strict letter of any official control. 3. They are preserving the wetland area so the terms of the variance are consistent with the policies of Isanti County.* Motion carried unanimously.

4. The request of Caleb and Angela Larson, 30110 Xylite Street NE, Isanti, MN 55040 to vary the Isanti County Zoning Ordinance, Section 6, Agriculture/Residential District, Subdivision 2, Permitted Uses #19 b to exceed the maximum lot size of three acres for one newly created lot. Legal description is Lot 1 Block 1 Walburg Woods and Outlot A Walburg Woods of Section 16, Township 35, Range 23, Isanti Township.

Caleb Larson was present for this request. Trina Bergloff stated that this property is zoned Agriculture/Residential District. This property was platted in 2008 which contained three lots and three outlots. At that time the property was zoned Urban Service Area – 2 which allowed four parcels per quarter quarter section. The parcel is now zoned Agriculture/Residential District and allows four parcels per quarter quarter section with a three acre maximum lot size. Mr. & Mrs. Larson own Lot 1 Block 1 Walburg Woods and Outlot A Walburg Woods. They would like to replat the property creating one parcel 4.7 acres in lot area combining Lot 1 Block 1 Walburg Woods with Outlot A Walburg Woods. There is an existing house on Lot 1 Block 1 Walburg Woods. This will need to be platted. **A motion was made by Dave Henderson and seconded by Dave Lindahl to approve this request to vary the Isanti County Zoning Ordinance, Section 6, Agriculture/Residential District, Subdivision 2, Permitted Uses #19 b to exceed the maximum lot size of three acres creating a 4.7 acre parcel.** *Findings: 1. By combining these two lots this would get rid of Outlot A and make it useable property to the adjacent land owner so the variance is in harmony with the general purpose and intent of the official control. 2. Outlot A is an unbuildable lot as it stands alone so there are practical difficulties in carrying out the strict letter of any official control. 3. The density in the quarter quarter section is not changing so the terms of the variance are consistent with the policies of Isanti County.* Motion carried unanimously.

5. The request of Nancy Luedeman, 3495 Northdale Blvd NW, #200 Coon Rapids, MN 55448 to vary the Isanti County Zoning Ordinance, Section 11, Shoreland District, Subdivision 10, Non-Conformities 1, c #1 requiring lots in a group of two or more contiguous lots under a common ownership each lot must be at least 66 percent of the dimensional standard for the lot width consistent with MN Rules Chapter 6120. Legal description is Lots 12 & 13 Edgewood Shores of Section 9, Township 35, Range 23, Isanti Township.

Josh Savageau, Home Pride Inc. was present for this request representing Nancy Luedeman. Trina Bergloff stated that this property is zoned Shoreland District located on Florence Lake which is a Recreational lake. Both of these lots are under common ownership. These two lots do not meet the required lot width of 99'. The Isanti County Zoning Ordinance states that the lot must be at least 66 percent of the dimensional standards for lot width and lot size for the shoreland classification consistent with Minnesota Rules, chapter 6120, which is 40,000 square feet and 150' lot width. They would like to construct a single family dwelling on each lot. Each lot is 74' in width. Soil borings have been completed for a septic system and

alternative site. The proposed single family dwellings for each of the lots meet all other required setbacks. A certificate of survey has been completed for each lot. Josh Savageau stated that Lot 12 is 35,954 square feet and Lot 13 is 39,995 square feet. Valerie Marty-Anderson stated her concerns with the water quality of the lake if these lots were split and developed into two single family dwellings and that this variance request is for financial reasons only. Josh Savageau stated that he does not agree that it is for financial reasons only. If the lots were in separate ownership both lots could be built on. Valerie Marty-Anderson stated that the property would be buildable if the lots stayed together in common ownership with no variance required. Josh Savageau stated that all the requirements can be met except the lot width of 66 % of 150' lot width requirement. **A motion was made by Dave Henderson and seconded by Larry Fredlund to deny this request to vary the Isanti County Zoning Ordinance, Section 11, Shoreland District, Subdivision 10, Non-Conformities 1, c #1 requiring lots in a group of two or more contiguous lots under a common ownership each lot must be at least 66 percent of the dimensional standard for the lot width consistent with MN Rules Chapter 6120 with Lot 12 & Lot 13 Edgewood Shores.** *Findings: 1. The purpose and intent of the ordinance is to keep small lots together to create a better ecological and quality of the lake so this request would not be in compliance with the Shoreland Ordinance so the variance is not in harmony with the general purpose and intent of the official control. 2. This request is for financial reasons and the land owner has created the situation so there are not practical difficulties in carrying out the strict letter of any official control. 3. By denying this request the terms of the variance are consistent with the policies of Isanti County.* Dave Lindahl – opposed. Motion carried.

6. The request of Neil and Kay Fagerstrom, 630 Dellwood Street S, Cambridge, MN 55008 to construct a single family dwelling with an attached garage with less than the required setback to the ordinary high watermark of the lake, with less than the required setback to the road right of way of a township road and to install a septic system and alternate septic site with less than the required setback to the single family dwelling, with less than the required setback to the attached garage, with less than the required setback to the side property line and with less than the required setback from the road right of way of a township road and to exceed the impervious surface area on an undersized lot. Legal description is Lots 12 & 13 Edgewater Shores of Section 9, Township 35, Range 23, Isanti Township.

Larry Fredlund, LSF Design was present for this request representing Neil and Kay Fagerstrom. Trina Bergloff stated that this property is zoned Shoreland District located on Elms Lake which is a Recreational Development Lake. Edgewater Shores was platted in 1956. Larry Fredlund stated that they would like to construct a single family dwelling with an attached garage 76'.7" to the ordinary high watermark of the lake, 30' to the road right of way of a township road and to install a septic system and alternate septic site 9' to the single family dwelling, 3' to the attached garage, septic mound drain field 3' to the side property line and 3' from the road right of

way of a township road and septic tank 5' from the road right of way of a township road and to exceed the impervious surface area to 27.35 percent on an undersized lot. The lot size is 20,077 square feet. Trina Bergloff stated that an alternative septic site is not needed due to the lot was created prior to 1996. Valerie Marty-Anderson stated that she received a phone call from an Isanti Township Supervisor stating their concerns with all the variance requests for this property. Jessica and Matthew Marsolek, the neighbor to the east stated their concerns with the proposed alternative septic site location being 3' from the side property line. Larry Fredlund stated that he was unaware that an alternative septic system was not needed so he would like to have this request tabled to rearrange and reposition the single family dwelling. **A motion was made by Jim Fridstrom and seconded by Dave Henderson to table this request until the March 10, 2022 Board of Adjustment meeting to construct a single family dwelling with an attached garage with less than the required setback to the ordinary high watermark of the lake, with less than the required setback to the road right of way of a township road and to install a septic system and alternate septic site with less than the required setback to the single family dwelling, with less than the required setback to the attached garage, with less than the required setback to the side property line and with less than the required setback from the road right of way of a township road and to exceed the impervious surface area on an undersized lot. Motion carried unanimously.**

**A motion was made by Jim Fridstrom and seconded by Dave Henderson to adjourn the meeting at 10:17 a.m.**

Trina Bergloff  
Zoning Administrator

TB:hn