

## 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  
Erica Wilson, Compliance Specialist  
Talisha Zimmerman, Water Planner/Wetland Specialist  
Kerry Birch, Administrative Assistant/Permit Technician

Isanti County Planning Commission  
Public Hearing  
March 9, 2023  
Isanti County Government Center

Members present: Lyle Reynolds, Bruce Mickelson, Dave Ringstad, Bruce Bloomgren, Steve Westerberg, Kathy Skiba, Karyn Hansen, Dave Toth, Tim Swanson, Jim Lanore

Other members present: Trina Bergloff, Zoning Administrator, Holly Nelson, Deputy Zoning Administrator, Nicholas Columbo, Deputy County Attorney

Members not present: Jared Johnson

Bruce Mickelson, Chairperson called the meeting to order at 6:00 p.m.

A motion was made by Bruce Bloomgren and seconded by Kathy Skiba to approve the minutes from the February 9, 2023 Planning Commission meeting as presented. Motion carried unanimously.

1. The request of Harvey Johnson & Roberta Johnson, 35319 Forest Blvd, North Branch, MN 55056 to present a preliminary plat of Trollin Wildlife Estates. Legal description is Pt Govt Lot 2 of Section 25, Township 37, Range 23, Stanchfield Township.

Don Hansen, Hansen Surveying was present for this request representing Harvey Johnson & Roberta Johnson. Trina Bergloff stated that this property is zoned Shoreland District and Agriculture/Residential District. This property is 32.4 acres. This preliminary plat is for two lots and an Outlot. Lot 1 – 15.8 acres, Lot 2 – 12.0 acres and Outlot A – 3.5 acres. This property is adjacent to Trollin Lake which is a Natural Environment Lake. Mrs. Bergloff stated the ordinary high water mark was recently established by the Department of Natural Resources. The ordinary high watermark of the lake elevation is 942.1'. Once platted, Outlot A would be separated from Lot 1 & 2 because it is located across Lever Street and would no longer be contiguous. This area of the property is also a public waters wetland (30-161W) which is why this area is labeled as an outlot which meets the requirements of the Isanti County Zoning Ordinance. Grandy Judicial Ditch runs through the southeast portion of this property. Soil borings have not been completed at this time. The minimum lot size in the Shoreland District is 80,000 square feet with 200' of lot width. On February 2, 2023 the Stanchfield Township Board met and has no objection to this preliminary plat but commented that the lot payment on County Roads for the 911 signs must be paid prior to the Township signing off on the mylar. Justin Bergerson, Isanti County Highway Engineer commented that the conditions of the final plat being signed by the County Engineer would be that the existing entrance must be removed and the construction

of the new shared entrance on Lot 1 & Lot 2 lot line. An access permit through the Isanti County Highway Department is required before construction of this shared entrance. Josh Sinner, a member of the audience and a neighbor to the south stated his concerns with new houses being constructed in the neighborhood. **A motion was made by Steve Westerberg and seconded by Dave Ringstad to recommend approval of this request to present a preliminary plat of Trollin Wildlife Estates with the following conditions: 1. Soil borings for a primary and alternate septic locations must be completed and turned in to the Zoning Department prior to applying for the final plat. 2. Verification of the wetland area on Lot 1 Block 1 must be indicated on the plat whether it is part of the public water wetland or part of Trollin Lake prior to making application for the final plat. 3. Conditions of the final plat being signed by the County Engineer would be that the existing entrance must be removed and the construction of the new shared entrance on Lot 1 & Lot 2 lot line. An access permit through the Isanti County Highway Department is required before construction of this shared entrance. 4. The shared access easement must be recorded along with the final plat. 5. Prior to Stanchfield Township signing off on the mylar the lot payment on County Roads for the 911 signs must be paid.** Motion carried unanimously.

2. The request of Geraldine Larson & Jean Larson, 6173 County Road 6 NW, Princeton, MN 55371 for a conditional use permit for a rural tourism request to operate a one day event annually (Fall Equinox Festival) the last weekend of September. Legal description is the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  & W  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 2, Township 36, Range 25, Wyanett Township.

Jean Larson was present for this request. Jean Larson stated that this property is 50 acres. They are requesting to hold a one day event annually the last Saturday of September. The hours of operation will be 8:00 a.m. to 7:00 p.m. (this would include setup and take down). This event includes music, vendors with items for sale including food, water, honey, maple syrup, farm produce, arts/crafts, and demonstrations of spinning, needle felting, jewelry making, and wood carving along with a silent auction. The maximum occupancy of the event would be 300 on site at one time. There is no alcohol to be served. There is no camping on site. There will be no lighting. No pets will be allowed (only service and/or therapy animals allowed). Signage (not lit) identifying the driveway will be according to the Isanti County Zoning Ordinance, outdoor covered trashcans will be provided to control debris/garbage. The owner will be on site during all events. There will be no fireworks or paper lanterns. There will be two (2) portable ADA accessible toilets on site. The property is screened with 30'+ evergreen and deciduous trees for screening that will need to be maintained. The parking plan has been submitted with approximately 244 parking spaces. Ms. Bergloff stated that Isanti County adopted the rural tourism ordinance in 2015. A conditional use permit is required for Rural Tourism businesses which attract travelers or visitors to areas historically or traditionally used for agricultural purposes, limited to 300 maximum guests including support staff and are entertainment, recreation, and/or education-focused. A setback of 500' is required from the venues main event area to the nearest neighboring residences. **A motion was made by Dave Ringstad and seconded by Steve Westerberg to recommend approval of this request for a**

**conditional use permit for a rural tourism request to operate a one day event annually (Fall Equinox Festival) the last Saturday of September with the following conditions.** 1. This is for a one day special event held annually the last Saturday of September. 2. Event activities include music, food, water, honey, maple syrup, farm produce, art/crafts, and demonstrations of spinning, needle felting, jewelry making and wood carving along with a silent auction. 3. The hours of operation will be 8:00 a.m. to 8:00 p.m. (including setup and take down.) 4. No on-street parking. 5. No more than 300 people on site at one time. 6. Must comply with all MN State Building, International Building Code and International Fire Code requirements. 7. Must comply with all local, state and federal regulations for this business. 8. No alcohol to be served. 9. No camping on site. 10. Adequate parking will be provided on site and meet the standards of Section 14, Subdivision 2 of the Isanti County Zoning Ordinance. Parking area must be 30' from the property lines and from the right of way of all roads. 11. No lighting. 12. No pets allowed (only service and/or therapy animals allowed.) 13. Signage according to the Isanti County Zoning Ordinance identifying the driveway, no lighted sign. 14. Outdoor covered trashcans for debris/garbage. 15. The owner will be on site during all events. 16. No fireworks or paper lanterns. 17. Two (2) portable toilets on site for customers. 18. Must maintain the natural screening of evergreen trees on the property. 19. Outdoor amplified music generated as a result of the proposed use will at the property line, be below the volume, frequency, or intensity such that they do not unreasonably interfere with the enjoyment of life, quiet, comfort, or outdoor recreation of an individual of ordinary sensitivity and habits in amounts not inconsistent with **Minnesota Statutes**. Findings: 1. The event activities includes farm produce, art/crafts and demonstrations of spinning, needle felting, jewelry making and wood carving along with a silent auction so the conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the immediate vicinity. 2. There are evergreen trees screening this property that will be maintained so that the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. 3. There is off street parking provided with a submitted parking plan for at least 244 vehicles so that adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use. 4. This event is during daylight hours so no lighting is needed and no lighted sign so that adequate measures have been or will be taken to prevent or control offensive odors, fumes, dust, noise and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. Motion carried unanimously.

**A motion was made by Dave Toth and seconded by Steve Westerberg to adjourn the meeting at 6:40 p.m. Motion carried unanimously.**

Trina Bergloff  
Zoning Administrator