

## 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 March 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

Valerie Marty-Anderson, Chairperson 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 February 10, 2022 meeting as presented. Motion carried unanimously.

1. 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 removed himself from the Board of Adjustment Board due to the fact that he is representing Neil and Kay Fagerstrom.

Larry Fredlund, LSF Design was present for this request representing Neil and Kay Fagerstrom. Larry Fredlund stated that this was tabled from last month so they could rearrange the structures on the lot. Edgewater Shores was platted in 1956. They would like to construct a single family dwelling with an attached garage 76'.7" to the ordinary high watermark of the lake, 25' to the road right of way of a township road and to install a septic system 10' to the single family dwelling, septic mound drain field 5' 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. The lot width is 114' at the ordinary high watermark. 135'.4" at 50' road right of way and 130'.1" at road right of way. The lot size is 20,077 square feet. They can meet the 25% impervious surface area of the lot coverage being at 24.95 percent lot area. Trina Bergloff stated that the required setbacks are 100' from the ordinary high

watermark of the lake, 50' from the road right of way, 10' from side property line, the septic (mound area) 20' from the single family dwelling and septic tank 10' from the side property line. A letter was received from Jessica and Matthew Marsolek stating their concern regarding the mature trees along the property line and that any construction does not threaten the health or root structure of the trees. Isanti Township commented last month that there are a lot of variance requests for this lot. Neil Fagerstrom stated that they are trying to be creative with the lot and protect the lake as much as possible. **A motion was made by Jim Fridstrom and seconded by Dave Henderson to approve this request to construct a single family dwelling with an attached garage 76'.7" to the ordinary high watermark of the lake, 25' to the road right of way of a township road and to install a septic system 10' to the single family dwelling, septic mound drain field 5' 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 on an undersized lot with the following conditions: 1. Install a buffer zone on the lake side per Minnesota Department of Natural Resources recommendations. 2. Must maintain their own drainage on their property. 3. Must provide a swale and a raingarden on the property.** *Findings: 1. Development is allowed in the Shoreland District and they will maintain their own drainage and are going to install a swale area with a raingarden so the variance is in harmony with the general purpose and intent of the official control. 2. This is a small lot that was created in 1956 so there are practical difficulties in carrying out the strict letter of any official control. 3. Single family dwellings are allowed in the Shoreland District so the terms of the variance are consistent with the polices of Isanti County.* Motion carried unanimously.

2. The request of Sandra Grunewald, 7296 Green Lake Shore Drive, Princeton, MN 55371 (Property address: 7304 Green lake Shore Drive, Princeton, MN 55371) to construct a roofed entry with less than the required setback to the road right of way of a private road easement. Legal description is Lot 5 Green Lake Park of Section 28, Township 36, Range 25, Wyanett Township.

Sandra Grunewald was present for this request. Trina Bergloff stated that this property is zoned Shoreland District. It is located on Green Lake which is a General Development Lake. They are requesting to construct a 6' x 8' roof over the entry door (portico) on the road side of the cabin 20' from the road right of way of a private road easement. The existing cabin was built in 1956 and is 92' from the ordinary high water mark of the lake. The required setback is 50' from the road right of way of a private road easement. **A motion was made by Jim Fridstrom and seconded by Dave Lindahl to approve this request to construct a 6' x 10' roof over the entry door (portico) 20' from the road right of way of a private road easement.** *Findings: 1. An entryway is needed in Minnesota so the variance is in harmony with the general purpose and intent of the official control. 2. The existing single family dwelling was built in 1956 and does not meet the current required setbacks so there are practical difficulties in carrying out the strict letter of any*

*official control. 3. They are improving the house so the terms of the variance are consistent with the polices of Isanti County. Motion carried unanimously.*

3. The request of James Johnson, 1851 389<sup>th</sup> Avenue NW, Stanchfield, MN 55080 to construct an addition with less than the required setback from the centerline of a County Road. Legal description is Pt. SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 22, Township 37, Range 24, Maple Ridge Township.

James Johnson was present for this request. Trina Bergloff stated that this property is zoned Agriculture/Residential District. This property contains ten acres. They would like to construct a 30' x 25' addition to the east side of the dwelling that will be 90' from the centerline of County Road 3. The required setback is 130' from the centerline of a County Road. They would line up with the existing dwelling and not go any closer to the road. The proposed addition will be 31' from the east property line. The house was built in 1890. A variance was granted August 12, 2004 to construct an addition (front porch) 84' from the centerline of the County Road. This proposed new addition would be further back from the road. There is an existing 34' x 70' barn on the property built in 1930 along with a 12' x 14' shed built in 1930, a 30' x 40' pole type structure built in 2012 148' from the centerline of the County Road and a 22' x 26' detached garage built in 2013 140' from the centerline of the County Road. The septic system was installed in 2004 for a four bedroom dwelling. The septic system is located to the northeast of the dwelling and the proposed addition will be over the required setbacks from the septic tank and septic drainfield. Mr. Johnson stated that the east property line is not marked. The neighbor had the property surveyed and he will be 31' from that property line. Trina Bergloff stated that the east property line will need to be verified. **A motion was made by Larry Fredlund and seconded by Dave Henderson to approve this request to construct a 30' x 25' addition to the east side of the dwelling 90' from the centerline of County Road 3.** *Findings: 1. This will be improving the house so the variance is in harmony with the general purpose and intent of the official control. 2. The existing single family dwelling is entirely within the required setbacks so there are practical difficulties in carrying out the strict letter of any official control. 3. The terms of the variance are consistent with the polices of Isanti County. Motion carried unanimously.*

4. The request of Brandy and Eric Scobee, 35433 Helium Street NW, Princeton, MN 55371 to vary the Isanti Zoning Ordinance, Section 6, Subdivision 4 of the Isanti County Zoning Ordinance requiring any kennel facility to be 1,000' from any residential house and a minimum of  $\frac{1}{2}$  mile from 10 or more homes or platted lots and to vary each adult animal shall be provided with a minimum fenced closure equal to 36 square feet per animal. Legal description the N  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 13, Township 36, Range 25, Wyanett Township.

Eric and Brandy Scobee were present for this request. Trina Bergloff stated that this property is Zoned Agriculture/Residential District. This property is 20 acres. They would like to apply for an Interim Use Permit for a kennel license but do not meet the required 1,000' from the neighboring property. There is one dwelling to the south that is 780' within the kennel area (attached garage). There are also 19 homes within a half mile of the dog kennel area. The property is fenced but she does not have 36 square feet per animal separated for each dog. The dogs are free to run the property to protect their livestock. A letter was received from Addison Otto regarding her concerns with the aggressive dogs and not staying on the Scobee's property. A letter was received by Chris and Rebecca Aanerud stating their concerns with the aggressiveness of Scobee's dogs. A letter was received from Marc Schneider stating his concerns with the dogs not staying on the Scobee's own property and roaming the neighborhood including County Road 57. A letter was received by Peg Leadens stating her concerns with the dogs not staying on their own property. Brandy Scobee stated that the closest neighbor is Dennis Sunde to the south of them. They have problems with bears and coyotes killing their livestock. They have eight dogs on the property. They do have an area in the garage for the dogs that is heated with a dog door along with an automatic watering system. Larry Fredlund stated his concerns with the dogs not staying on their own property. Brandy Scobee stated that they are planning to double fence the property and plant trees along with an invisible fence. They do have a front gate that is now in working order. Dave Lindahl stated that he has witnessed the dogs on County Road 57. Larry Fredlund stated that he would like to see the new fencing plan along with a more detailed site plan. **A motion was made by Jim Fridstrom and seconded by Larry Fredlund to table this request to vary the Isanti Zoning Ordinance, Section 6, Subdivision 4 of the Isanti County Zoning Ordinance requiring any kennel facility to be 1,000' from any residential house and a minimum of ½ mile from 10 or more homes or platted lots and to vary each adult animal shall be provided with a minimum fenced closure equal to 36 square feet per animal until the April 14, 2022 Board of Adjustment meeting to get more information on new fencing along with a detailed site plan of where the dogs will be on the property and provide information on how they are going to mitigate the dogs running at large. Motion carried unanimously.**

**A motion was made by Dave Henderson and seconded by Jim Fridstrom to adjourn the meeting at 10:53 a.m. Motion carried unanimously.**

Trina Bergloff  
Zoning Administrator

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