

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 April 14, 2022 in the County Board Room of the Isanti County Government Center, 555 – 18th 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 March 10, 2022 meeting as presented. Motion carried unanimously.

1. The request of Brandy & 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 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. Legal description the N ½ of the SW ¼ of Section 13, Township 36, Range 25, Wyanett Township.

Brandy Scobee was present for this request. Brandy Scobee stated that this request was tabled from last month's 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. 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 dwelling. There is one dwelling to the south that is 780' within the kennel area. There are also 19 homes within a half mile of the dog kennel area. The property is fenced but they do not have 36 square feet per animal separated for each dog. The dogs are free to run the property to protect their livestock. She stated that since the last meeting they have made changes to the property. The inside/outside kennel area runs are on the east side of the garage with heat and air conditioning for three of their dogs. They have met with Tim Carlson, Isanti County Highway Department and staked out the extension width of the driveway and will obtain a driveway permit. There are two lines of hotwired fencing now completed on the property. One around the 20 acre parcel and one around the garage and house. They have a total of 8 dogs with 3 dogs in the house and 5 working dogs. Trina Bergloff stated that a new complaint came into the Zoning Office on March 16, 2022 from Peg Leadens stating that the dogs were at

large on County Road 57. A letter was received from Derek Bjorklund, 35804 Helium Street NW, in support of this request. A letter was received from Paul & Kim Kuntz in support of this request. A letter was received from Dennis Danich stating that he has visited the property several times and has never felt threatened by the dogs and that they take good care of their animals. A letter was received from Addison Otto stating that she has no conflict with this request as long as they can contain their dogs on their own property. A letter was received from Travis Wood stating that he is in support of this request. A letter was received from Tracy Anderson stating that the Scobee's dogs are friendly and they support this request. A letter was received from Dennis and Sandra Sunde, the property owners within 1,000' of the kennel area stating they are in support of this request. Jim Fridstrom stated his concerns with the dogs getting out of the fencing and roaming the neighboring properties. It is recommended to the Planning Commission for additional fencing to be placed if there continues to be complaints that the dogs go off the Scobee's property. **A motion was made by Larry Fredlund and seconded by Dave Henderson to approve 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 with the closest neighbor being 780' within the kennel area and 19 houses within a ½ mile with a maximum of 8 dogs (3 house/inside dogs & 5 working dogs) and to vary each adult animal shall be provided with a minimum fenced closure equal to 36 square feet per animal with the following conditions: 1. The invisible and electric fencing around the property (20 acres) and the interior second fencing around the house and garage and pole barn area must always be maintained. 2. Automatic entrance gate must remain functional.** *Findings: 1. The property is zoned Agriculture/Residential District which animals are allowed in this district and the dogs are protecting their livestock so the variance is in harmony with the general purpose and intent of the official control. 2. There was an existing fence prior to them purchasing the property so there were practical difficulties in carrying out the strict letter of any official control. 3. They have three inside/house dogs and five outside working dogs to protect their livestock and have improved the fencing so the terms of the variance are consistent with the policies of Isanti County.* Motion carried unanimously.

2. The request of Jerome and Dolores Ludden, 963 Otto Avenue, St. Paul, MN 55102 (Property Address: 27890 Lakewood Drive NW, Isanti, MN 55040) to construct a screened in porch over a deck with less than the required setback to the ordinary high watermark of the lake. Legal description is Lot 7 fct & Lot 8 Block 2 Chi-Gak-Wa Shores Third Addition of Section 33, Township 35, Range 24, Bradford Township.

Jerome Ludden was present for this request. Trina Bergloff stated that this property is zoned Shoreland District. It is located on Long Lake which is a General Development Lake. They are requesting to construct a screened in porch over an

existing deck along with extending the deck the width of the house for the enclosure of the porch. The deck has been there since 1997. The proposed screened in porch area will be 50' from the ordinary high watermark of the lake. It will not go any closer to the lake than the existing deck. The septic system was installed in 2002 with a well variance from the MN Department of Health granted to the neighbors well to be 85'. A septic compliance inspection was completed June 22, 2021 with the septic system being compliant. The house was built in 1997. Craig Wills, Minnesota Department of Natural Resources Area Hydrologist indicated he had no opposition to this request. The required setback is 75' from the ordinary high watermark of the lake. Larry Fredlund asked Mr. Ludden if the proposed screened in porch could be placed on the south side of the house lining up with the existing house. Mr. Ludden stated that he could construct the screened in porch on the south side lining up with the existing house. **A motion was made by Larry Fredlund and seconded by Dave Lindahl to approve this request to construct a screened in porch on the south side of the house not going any closer to the ordinary high watermark of the lake than the existing single family dwelling.** *Findings: 1. They are not going any closer to the ordinary high watermark of the lake so the variance is in harmony with the general purpose and intent of the official control. 2. This is a narrow lot with any existing single family dwelling 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 policies of Isanti County.* Motion carried unanimously.

3. The request of Vineyard Christian Fellowship of Princeton, 8775 Highway 95 NW, Princeton, MN 55371 to vary the Isanti County Zoning Ordinance, Section 6, Agriculture/Residential District, Subdivision 3, Conditional Uses, # 20 for a rural tourism request to be less than the required setback of 500' from the event area to the nearest neighboring residences. Legal description is the West 15 acres of the SW ¼ of the SW ¼ of Section 20, Township 36, Range 25, Wyanett Township.

Dennis Calhoun was present for this request representing Vineyard Christian Fellowship of Princeton. Trina Bergloff stated that this property is zoned Agriculture/Residential. This property is 15 acres. They would like to open a wedding venue and host gatherings. There is an existing 5,100 square foot pole type structure that was built in 2004 for storage that would be converted into a commercial venue. This pole type structure (main event area) is 265' from the southeast neighboring residence built in 2017. There is a residence built in 2017 to the west that is approximately 515' from the requested venue area. There is another residence built in 1994 directly east that is approximately 560' from the requested venue. This request also requires a conditional use permit. The required setback is 500' from the event area to the nearest neighboring residences. Dennis Calhoun stated that this request would be open to the public. It is not just for the members of the church. Mike Gondek, the neighbor to the west stated his concerns with noise. Jim Fridstrom stated his concerns with the noise for the neighbors and would

like more information regarding the venue to limit the noise. **A motion was made by Jim Fridstrom and seconded by Larry Fredlund to table this request to vary the Isanti County Zoning Ordinance, Section 6, Agriculture/Residential District, Subdivision 3, Conditional Uses, # 20 for a rural tourism request to be less than the required setback of 500' from the event area to the nearest neighboring residence until the May 12, 2022 to get more information on the venue to limit the noise.** Motion carried unanimously.

A motion was made by Jim Fridstrom and seconded by Dave Lindahl to adjourn the meeting at 10:43 a.m. Motion carried unanimously.

Trina Bergloff
Zoning Administrator

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