

## 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

Isanti County Planning Commission  
Public Hearing  
April 14, 2022  
Isanti County Government Center

Members present: Teresa Jones, Lyle Reynolds, Bruce Mickelson, Bruce Bloomgren, Mike Warring, Larry Fredlund, Shaun Fiedler

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

Members not present: Dave Ringstad, Angela Kersting, Dennis Haubenschild, Kathy Skiba

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

**A motion was made by Bruce Bloomgren and seconded by Teresa Jones to approve the minutes of the March 10, 2022 meeting as presented. Motion carried unanimously.**

1. The request of Toni & Don John & Donald & Dawn John, 26362 Lyons Street NE, Stacy, MN 55079 to present a preliminary plat of Lyons Addition. Legal description is Pt. of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  & the SE  $\frac{1}{4}$  fct. of Section 12, Township 34, Range 22, Oxford Township.

Kyle Roddy was present for this request representing Toni & Don John & Donald & Dawn John. Trina Bergloff stated that this agenda item was tabled to get more information on the single wide mobile home that is present on the property that was not permitted. They have incorporated additional property so that the single wide mobile home now has a quarter quarter which is required by ordinance. This property is 152 acres. The preliminary plat is for six lots. Lot 1 – 12.9 acres, Lot 2 – 5.9 acres, Lot 3 – 11.9 acres, Lot 4 – 10.0 acres, Lot 5- 59.5 acres (55.3 acres within Shoreland District) and Lot 6 – 5.0 acres (Agriculture/Residential District and last remaining building right). The required lot size in the Shoreland District is 80,000 square feet with 200' of lot width. In the Agriculture/Residential District the minimum lot size is one acre with a maximum of three acres with 150' of lot width, 200' of lot depth and four parcels per quarter quarter section. Soil borings have been completed. Oxford Township has reviewed the preliminary plat and had concerns with Lots 4 & 5 with the existing well, septic, electric and wood boiler for those dwellings on those lots. The ordinary high water mark has been surveyed and established by the Minnesota Department of Natural Resources at an elevation of 908.1'. Kyle Roddy stated that the wood boiler and shed will only serve Lot 5. A new

well will be drilled for Lot 4. After the plat is recorded they will record an easement for the overhead electrical line. Trina Bergloff stated that a septic compliance inspection must be done for the single wide mobile home and they must apply for a building permit for the single wide mobile home since there were no permits issued for the single wide mobile home or the septic system. **A motion was made by Lyle Reynolds and seconded by Larry Fredlund to recommend approval of this request to present a preliminary plat of Lyons Addition with the following condition: 1. A septic compliance inspection and a building permit for the single wide mobile home on Lot 4 must be applied for/issued and the well on Lot 5 must be inspected prior to applying for the final plat.** Motion carried unanimously.

2. The request of Carolyn Xiong, 8872 285<sup>th</sup> Avenue NE, North Branch, MN 55056 to present a preliminary plat of Xiong Addition. Legal description is the W  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 35, Township 35, Range 22, North Branch Township.

Kyle Roddy was present for this request representing Carolyn Xiong. Trina Bergloff stated that this property is zoned Agriculture/Residential District. The property is 20 acres. This preliminary plat is for two lots. Lot 1 – 3.00 acres and Lot 2 – 17.00 acres. There is a total of two building entitlements on this 20 acre parcel. There is an existing house on Lot 1 that was built in 2017. The septic system was installed in 2017 along with an alternate septic location identified. Soil borings have been completed and two septic locations have been identified for Lot 2 Block 1 as well. No flood plain and/or wetlands are on the property. North Branch Township has no objections to this preliminary plat. **A motion was made by Shaun Fiedler and seconded by Bruce Bloomgren to recommend approval of this request to present a preliminary plat of Xiong Addition.** Motion carried unanimously.

3. The request of Timothy & Laura Schoenrock, 28876 Dahlia Street NW, Isanti, MN 55040 to present a preliminary plat of Schoenrock Acres. Legal description is All that part of Govt Lot 3 of Section 28, Township 35, Range 24, Bradford Township.

Timothy Schoenrock was present for this request. Trina Bergloff stated that this property is zoned Shoreland District. It is located within 1,000' of Long Lake which is a General Development lake. This property is 23.02 acres. This preliminary plat is for three lots. Lot 1 – 17.99 acres, Lot 2 – 1.25 acres and Lot 3 – 3.19 acres. There is an existing house on Lot 1 that was built in 2017. There are wetlands and flood plain identified on Lot 1 and wetlands identified on Lot 3. Soil borings have not been completed. Lot 1 Block 1 will need borings for an alternate septic site along with a 10' setback from the side property line from the existing septic mound system. The ordinary high watermark for Long Lake is 918.5' and the flood elevation is 918.9' which is indicated on the plat. Bradford Township has no objections to this preliminary plat. The required lot size is 40,000 square feet (non-riparian) with 150' lot width and 20,000 square feet (riparian) with 100' lot width. **A motion was made by Lyle Reynolds and seconded by Mike Warring to recommend approval of this request to present a preliminary plat of Schoenrock Acres**

**with the following conditions: 1. Must have soil borings on Lot 1 Block 1 for an alternative septic system prior to applying for the final plat. 2. On Lot 1 Block 1 the existing septic system must meet the 10' side property line (south property line) prior to applying for the final plat.** Motion carried unanimously.

4. The request of Dennis & Sherry Banwart, 4361 405<sup>th</sup> Avenue NE, Stanchfield, MN 55080 to present a preliminary plat of Lilydale Estates. Legal description is the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  fct. of Section 12, Township 37, Range 23, Stanchfield Township.

Don Hansen, Hansen Surveying was present for this request representing Dennis & Sherry Banwart. Trina Bergloff stated that this property is zoned Agriculture/Residential District. This property is 35 acres. This preliminary plat is for two lots. Lot 1 – 30.96 acres and Lot 2 – 3.00 acres. There is an existing single family dwelling on Lot 1. A new septic system was installed in 2019 on Lot 1. Soil borings have been completed. Stanchfield Township has no objections to this preliminary plat. The required lot size is a minimum of one acre, maximum of three acres with 150' lot width. **A motion was made by Shaun Fiedler and seconded by Larry Fredlund to recommend approval of this request to present a preliminary plat of Lilydale Estates.** Motion carried unanimously.

5. The request of Lindsey Langer, 27606 Highway 47 NW, Isanti, MN 55040 to present a preliminary plat of Langer Property. Legal description is the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , except the south 331' thereof, also excepting Parcel No. 56, MN Dept. of Transportation ROW Plat No. 30-31 of Section 6, Township 34, Range 24, Stanford Township.

Don Hansen, Hansen Surveying was present for this request representing Lindsey Langer. Trina Bergloff stated that this property is zoned Agriculture/Residential District. This property is 25 acres. This preliminary plat is for two lots. Lot 1 – 4.60 acres and Lot 2 – 16.76 acres. A variance was granted February 10, 2022 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. There is an existing house on Lot 1. There is a large wetland that is approximately 1.5 acres in size that is on this parcel. Soil borings have been completed. Stanford Township has no objections to this preliminary plat. Keith Peterson, Minnesota Department of Transportation commented that State Highway 47 has access control and no additional access will be allowed. Access off 277<sup>th</sup> Avenue NW is recommended. **A motion was made by Shaun Fiedler and seconded by Larry Fredlund to recommend approval of this request to present a preliminary plat of Langer Property.** Motion carried unanimously.

6. The request of Daniel & Sheila Grams, 8015 261<sup>st</sup> Avenue NW, Zimmerman, MN 55398 to present a preliminary plat of Grams Legacy. Legal description is the E  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  Fct of Section 8, Township 34, Range 25, Stanford Township.

Don Hansen, Hansen Surveying was present for this request representing Daniel & Sheila Grams. Trina Bergloff stated that this property is zoned Agriculture/Residential District. This property is 32.47 acres. This preliminary plat is for two lots. Lot 1 – 2.92 and Lot 2 – 29.05 acres. Soil borings have been completed. Stanford Township has no objections to this preliminary plat. **A motion was made by Teresa Jones and seconded by Bruce Bloomgren to approve this request to present a preliminary plat of Grams Legacy.** Motion carried unanimously.

7. The request of Rick & Sherry Eichholz & Esther Ribbey, 4255 405<sup>th</sup> Avenue NE, Stanchfield, MN 55080, for a Conditional Use Permit for a Rural Tourism Request to operate an event center for weddings and other events, including camping. Legal description is Pt of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 12, Township 37, Range 23, Stanchfield Township.

Rick Eichholz and Esther Ribbey were present for this request. Rick Eichholz stated that they are requesting to have an outdoor only venue space at an active farmstead for weddings, reunions, celebrations and other gatherings eventually constructing a covered pavilion. They are requesting four campsites on site. They would sell farm produced products following MN state guidelines including but not limiting to elderberries, garden produce, chicken eggs and goats. The Jubilee Homestead will be supervised by the property owner or representatives. The venue will be open year round but primarily used May through October of each calendar year. Total number of guests on the property will not exceed 210 people. Time of event operation (excluding overnight campers) will be limited to 8:00 a.m. to 10:00 p.m. Monday through Thursday and Friday through Sunday 8:00 a.m. to 12:00 a.m. with no events scheduled one Sunday per month. They will have smaller events for birthday parties and other small events besides the larger events. Outdoor amplification will be limited to what is necessary for guests to participate in their events and monitored to follow Minnesota State Noise Statutes. Clients will be responsible to hire their own caterer if serving food. Clients will be responsible to arrange the rental of their own event tents if desired until they are able to provide tent rental themselves. Alcohol will only be served by a licensed vendor who will be required to provide copies of their catering liquor license and insurance information at least 30 days prior to the event date. A licensed off duty police officer will be on site any time alcohol is served. A permanent handicap accessible outhouse is on the property. For larger events clients will be responsible to pay the rental fees for any additional portable toilets. Field parking is available for 50 vehicles including 3 handicapped spaces. Parking lot is screened on the north, east and west property lines by mature oak, maple and boxelder trees. Driveway from the road to the parking lot is 12' wide packed gravel with a turnaround for emergency vehicles. All buildings have exterior lighting for safety. An illuminated business sign under 35

square feet will be placed near the driveway entrance following Isanti County Zoning Regulations. There will be seven non-glare lights added around the parking area. The septic system for the existing single family dwelling is non-compliant and will be updated by July 2022. There will be no wetland impacts. The existing barn on the property will not be part of the venue but the future covered pavilion indicated on the submitted site plan will be. Canvas tents will be used for the changing area for guests. Trina Bergloff stated that this property is 5.5 acres. A variance was granted September 9, 2021 to vary the Isanti County Zoning Ordinance, Section 6, Agriculture/Residential District, Subdivision 3, Conditional Uses, #20 for a rural tourism request to be 475' from an event area to the nearest neighboring west residence and 450' to the nearest neighboring south residence. A letter was received from Lynda Dennis/David Sandven, Steve Beckman and Kim Lundahl regarding their concern with increased traffic and would like the road kept graded and dust free. Dennis Banwart asked if this venue would impact his property values or decrease his property value. **A motion was made by Larry Fredlund and seconded by Lyle Reynolds to approve this request for a Conditional Use Permit for a Rural Tourism Request to operate an outdoor only venue space for weddings and other events, including camping with the following conditions:**

- 1. The hours of operation will be 8:00 a.m. to 10:00 p.m. Monday through Thursday, Friday through Sunday 8:00 a.m. to 12:00 a.m. with no events scheduled one Sunday per month, 40 large events per year (61 to 210 people), unlimited small events per year (60 people or less) excluding campers.**
- 2. Maximum number of 210 people on site at one time.**
- 3. A licensed off duty peace officer or security officer must be present on site if alcohol is served and all vendors must have a liquor license.**
- 4. All lighting must be retained on site with full cut off fixtures and no glare lighting with zero foot-candles at the property line.**
- 5. Maximum of four camp sites.**
- 6. No outdoor amplified music only if needed during an outdoor wedding ceremony and must meet the Minnesota State Noise Statute.**
- 7. Must comply with the Isanti County Ordinance for signage.**
- 8. Must comply with all federal, state and local regulations/licenses/codes and get all property permits and licenses.**
- 9. No open flame luminaries and must follow state statutes if fireworks are used on site and no celebratory honking.**
- 10. Outdoor garbage cans must be covered to control debris.**
- 11. Must maintain a tree buffer on the north, east and west property lines.**
- 12. Must protect public and private property and the natural resources from damage resulting from storm-water runoff and erosion. Provide a storm water runoff and erosion control plan.**
- 13. On-street parking is prohibited.**
- 14. Minimum of 50 parking spaces must be provided on site for 200 people per ordinance of one space for every four people; including three handicap spaces.**
- 15. Owner-Operator of the property or representative must be on site during all events.**
- 16. Must provide a copy to the Isanti County Zoning Office of the legal**

**binding contract with vendors. 17. Abide by the operation of the event contract. 18. Handicap parking must be adjacent to the walking path. 19. No events to be held in structures on the property; only for the future covered pavilion and a building permit must be issued before utilizing this pavilion. A building/septic permit must be issued for the permanent outhouse and outdoor shower house currently on the property if used during these events. 20. Must provide one portable toilet for every 50 people on site.** Findings: 1. This will not impact the neighboring properties and will increase property values so that the conditional use 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. Motion carried unanimously. 2. The property is fully screened and is already existing so 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. Adequate number of portable toilets will be provided so that adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. 4. A parking plan has been provided and there is no on street parking allowed so that adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use. 5. They will have one lighted sign 35 square feet or less 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 a manner that no disturbance to neighboring properties will result. Motion carried unanimously.

Lyle Reynolds mentioned a concern with unbuildable property (due to size of the parcel) taking a development right from a quarter quarter section. Trina Bergloff stated that the process currently is to apply for a variance for these parcels to not take a building right from the quarter quarter and without the need to plat. Ms. Bergloff indicated she will put it on the county board agenda to discuss with the Board of County Commissioners on how they would like to proceed with these parcels.

**A motion was made by Larry Fredlund and seconded by Bruce Bloomgren to adjourn the meeting at 8:23 p.m. Motion carried unanimously.**

Trina Bergloff  
Zoning Administrator

TB: hn