

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

The Board of Adjustment met at 9:00a.m. on Thursday May 11, 2023 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 Henderson, Bill Gertz, Connie Thorp, Kathy Skiba

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 April 13, 2023 meeting as presented. Motion carried unanimously.

1. The request of Sauk Lake Cabin LLC, Ricky Chow, 388 16th Avenue NW, New Brighton, MN 55112 (Property Address: 3810 416th Avenue NW, Braham, MN 55006) to vary the Isanti County Zoning Ordinance, Section 11, Shoreland District, Subdivision 3 #b as it relates to new private access drive regulations, location of the terminus of the road and to have less than the required road width for the travel surface. Legal description is Lot 2 Block 1 Lory Lake Shores of Section 5, Township 37, Range 24, Maple Ridge Township.

Ricky Chow was present for this request. Trina Bergloff stated that this property was tabled from the April 13, 2023 meeting so the applicant could change his request for the location of the terminus and width of the road. Ricky Chow is requesting to construct a slim hammerhead (T) 120' x 16' rectangle centered with 20' radius corners with the terminus of the road on the north part of the lot and the width of the road to be 16' after the hammerhead constructed. Ricky Chow stated that the road top width will be 24' up to the hammerhead. Trina Bergloff stated her concerns with the hammerhead area being described outside of the existing easement. Mr. Chow stated that he would create and record an easement that would encompass the hammerhead area. Valerie Marty-Anderson questioned who would inspect the hammerhead and road once it is constructed. Trina Bergloff stated that the Zoning Office along with the Highway Department could inspect the road once completed. Trina Bergloff stated that no impacts to the wetlands on the property would be allowed. **A motion was made by Jim Fridstrom and seconded by Dave Henderson to approve this request to construct a hammerhead (T) 120' x 16' rectangle centered with 20' radius corners with the terminus on the north part of the lot with the following conditions: 1. Must**

follow the recommendations of the Highway Engineer. 2. Must record an updated easement for the hammerhead area prior to construction. Findings:

1. This is creating a turnaround access road for two lots including a recorded easement with the modified changes to encompass the hammerhead area so the variance is in harmony with the general purpose and intent of the official control. 2. Due to the expense of one property owner creating this road for two parcels; but still creating access for the neighboring lot there are practical difficulties in carrying out the strict letter of any official control. 3. The driveway access easement in place will serve two platted lots which means the terms of the variance are consistent with the policies of Isanti County. Motion carried unanimously.

2. The request of Prc-Css Re, LLC, 12911a County Road 5, Burnsville, MN 55337 (Property Address: 1440 277th Lane NE, Isanti, MN 55040) to exceed the maximum of twenty-five (25) percent impervious surface coverage of lot area for mini storage units, improvements to the property, etc. Legal description is Pt SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 35, Range 23, Isanti Township.

This agenda item has been withdrawn by the applicant.

3. The request of Todd & Stacey Raveling, 1601 285th Avenue NE, Isanti, MN 55040 to construct an accessory dwelling unit with less than the required setback from the centerline of a private road easement. Legal description is the E 293.12' of the W 326.12' of the S 316.25' of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 29, Township 35, Range 23, Isanti Township.

This agenda item has been withdrawn by the applicant.

4. The request of Mark Portz, 6565 327th Lane NW, Princeton, MN 55371 to construct a deck with less than the required setback from the ordinary high watermark of the lake, with less than the required setback from the bluff, with less than the required setback from the side property line, and with less than the required setback from the septic tank. Legal description is That Part of Lot 7 Howards Oak Grove Lots of Section 34, Township 36, Range 25, Wyanett Township.

Mark Portz was present for this request. Holly Nelson stated that this property is located on Green Lake which is a General Development Lake. They are requesting to construct a 10' x 36' deck 55' from the ordinary high watermark of the lake, 4' from the bluff line, 4' from the septic tank and 3' from the west side property line. The existing single family dwelling was built in 1958. There is an existing concrete pad where the proposed deck would be constructed above. The impervious surface coverage of the lot is 24.5% with the proposed new deck. A septic compliance inspection was conducted October 17, 2021 with the septic being compliant. Mark

Portz stated that due to the location of the existing patio door and steep bluff there is no other location to place a deck. There are existing retaining walls for drainage and erosion control for this lot. He has located the survey markers for the property. Trina Bergloff stated that this request did not qualify for the lineup rule and/or the deck exceptions in the Isanti County Zoning Ordinance. Ron Soba, the contractor stated that the impervious surface of the lot would not change due to the existing slab. Trina Bergloff stated that Craig Wills, MN DNR Area Hydrologist had no objection to this request. **A motion was made by Dave Henderson and seconded by Bill Gertz to approve this request to construct a 10' x 36' deck 55' from the ordinary high watermark of the lake, 4' from the bluff line, 4' from the septic tank and 3' from the west side property line.** *Findings: 1. There is an existing house and patio slab on the property and by constructing a new deck there will be no additional impervious coverage of the lot so the variance is in harmony with the general purpose and intent of the official control. 2. Due to the lay of the land with the steep bluff, retaining walls and existing single family dwelling there are practical difficulties in carrying out the strict letter of any official control. 3. By constructing a deck it will not change the character of the neighborhood so the terms of the variance are consistent with the policies of Isanti County.* Motion carried unanimously.

A motion was made by Jim Fridstrom and seconded by Dave Henderson to adjourn the meeting at 10:16 a.m. Motion carried unanimously.

Trina Bergloff
Zoning Administrator

TB:hn