

ZONING OFFICE

Government Center
555 – 18th Avenue Southwest
Cambridge, MN 55008
763-689-5165
763-689-8319 fax
www.co.isanti.mn.us



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
June 8, 2023
Isanti County Government Center

Members present: Lyle Reynolds, Bruce Mickelson, Karyn Hansen, Dave Ringstad, Bruce Bloomgren, Steve Westerberg, Kathy Skiba

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

Members not present: Jared Johnson, Jim Lanore, David Toth, Tim Swanson

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

A motion was made by Steve Westerberg and seconded by Bruce Bloomgren to approve the minutes from the April 13, 2023 Planning Commission meeting as presented. Motion carried unanimously.

1. The request of Richard Sonsteby, 39502 Rhinestone Street NW, Dalbo MN 55017 to present a preliminary plat of Heather Meadows. Legal description is the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ Except E 350' of W 710' of S 625' of Section 21, Township 37, Range 25, Dalbo Township.

Lyle Reynolds recused himself from the Planning Commission members to present agenda item #1 Richard Sonsteby.

Lyle Reynolds, Acre Land Surveying, Inc. was present for this request representing Richard Sonsteby. Trina Bergloff stated that this property is zoned Agriculture/Residential District. This preliminary plat is for three lots. Lot 1 – 25.90 acres, Lot 2 – 2.96 acres and Lot 3 – 3.00 acres. This preliminary plat has flood plain and wetlands indicated on the lots. Soil borings have been completed. There is an exception to this plat that is five acres in size. That leaves three development rights on this 35 acre parcel. Variolite Street NW is a County Road on the west side of this property and 393rd Avenue NW and Rhinestone Street NW are Township Roads along the south and west sides of this property. Dalbo Township reviewed this preliminary plat on May 9, 2023 and had no objections. The required lot size is a minimum of one acre maximum of three acres with a 150' of public road frontage and 200' lot depth. Justin Bergerson, County Highway Engineer had the following comments: Lot 1; Remove existing field entrance noted on the preliminary plat off of County Road 58 and relocated entrance point southerly to the lot 1 & 2 shared lot line to improve the stopping sight distance due to the vertical curve. Lot 2; General

location of proposed access is acceptable. Final location determined during permit process. Lot 3; Removal of the existing field entrance on Lot 3 Block off of County Road 58 due to insufficient stopping sight distance near the horizontal curve. No access granted onto County Road 58. New driveway access granted by Dalbo Township off 393rd Avenue NW. Conditions of the final plat being signed by the County Engineer are the following: 1. Relocation of the field entrance on Lot 1 Block 1. 2. Removal of the existing field entrance on Lot 3 Block 1. An access permit through Isanti County Highway Department is required. Trina Bergloff stated that the preliminary plat meets the requirement of the Isanti County Zoning Ordinance and the Isanti County Subdivision Ordinance. **A motion was made by Dave Ringstad and seconded by Bruce Bloomgren to recommend approval of this request to present a preliminary plat of Heather Meadows.** Motion carried unanimously.

2. The request of Joseph Buhn, 27497 Bayshore Drive NW, Isanti, MN 55040 for an Interim Use Permit for a Short Term Rental. Legal description is Lots 25, 26 & 27 Rose Acres of Section 5, Township 34, Range 24, Stanford Township.

Joseph Buhn was present for this request. Joseph Buhn stated that they are requesting to rent out their home 30 to 45 days per year. The single family dwelling was built in 1976. It is a 4 bedroom home. Their request is for eight guests and four cars on site at one time. No events allowed with a minimum age of 30 years old to rent. No on street parking. The driveway area is 112' x 12' wide. The impervious surface coverage of the lot is less than 25 percent of the square footage of the lot. All the lot lines are identified. The septic system is compliant and adequate for the proposed use. The property managers contact information will be given to the renters. A "How to stay neighborly" packet will be on site. The house address will be visible from the road. Trina Bergloff stated that this property is zoned Shoreland District located on Long Lake which is a General Development Lake. A letter was received by Brad Barth, a neighbor stating that he is not in favor of this request due to increased noise, strangers in the area and increased traffic. **A motion was made by Steve Westerberg and seconded by Lyle Reynolds to recommend approval of this request for an Interim Use Permit for a Short Term Rental with the following conditions:** 1. Capacity not to exceed eight people per stay. 2. All occupancy must be in the dwelling. 3. An address sign must be visible from the access road. 4. This short term rental must not create an increased demand upon existing services or amenities. 5. No on street parking allowed. 6. Adequate onsite parking provided. 7. All renters must be given a house manual that outlines the property lines which are marked. 8. "How to stay neighborly" brochure must be given to all guests. 9. Privacy screening must remain in place and maintained. 10. Must not have an appearance that is inconsistent or incompatible with the surrounding area. 11. Must protect public and private property and the natural resources. 12. Noise, fumes, dust, odors, vibration, or light 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. This standard shall not apply to incidental traffic parking, loading and construction, farming, or maintenance operations. 13. Must obtain and maintain all applicable local, state, and federal statutes, regulations, license and permits. 14. Owner must provide their name and telephone contact information to anyone within a quarter mile of the property with a maximum two hour response time. 15. Impervious surface coverage must not exceed twenty-five (25) percent of the lot area, this lot is currently at 11.9% impervious surface coverage. 16. The septic system has been verified in compliance and adequate for this proposed use by Soderville Septic Service. 17. This Interim Use Permit is for a short term rental which will terminate once Joseph Buhn no longer own the property and/or the short term business ceases for one consecutive year. Findings: 1. This property encompasses five lots which makes it a very large area meeting all the required setbacks so that the interim 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. 2. This is a residential area so the establishment of the interim use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. 3. There is adequate parking on site with no on street parking so adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use. 5. Noise, fumes, dust, odors, vibration, or light 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. This standard shall not apply to incidental traffic parking, loading and construction, farming, or maintenance operations. Motion carried unanimously.

3. The request of Mary Graw, 2289 317th Avenue NE, Cambridge, MN 55008 for an interim use permit for a short term rental. Legal description is Lot 2 Edgewater Shores and That Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 35, Range, 23, Isanti Township.

Mary Graw was present for this request. Mary Graw stated that this property is located on Elms Lake. They are requesting to rent out their home year round as a short term rental. The single family dwelling was built in 1988. It is a two bedroom home with a loft. Their request is for no more than six guests at one time. No on street parking is permitted. The driveway area is 78' x 20' (1,560 square feet). A maximum of six vehicles on site at one time for parking. Two vehicles will be allowed to park in the garage. Exterior cameras are onsite to ensure parking rules are followed. The impervious surface coverage of the lot is at 14.4 percent of the square footage of the lot. All the lot lines are identified. The septic system is a 1250

gallon tank with a 250 square feet Multi Flo drainfield that had a compliance inspection in June 2021. A letter was received from Maple Ridge Sewer, Inc. that the septic system is adequate to be used for the intended use of a short term rental. A 100 square foot rain garden was constructed in July 2022 for drainage issues. A “How to stay neighborly” packet will be on site. Trina Bergloff stated a variance was granted June 22, 1988 to construct a single family dwelling 63’ from the ordinary high watermark of the lake and on September 22, 1993 a variance was granted to construct a garage 3.5’ from the side property line and to construct an additional 6’ to the existing deck 12’ closer to the lake than the existing deck. The home address is visible from the road. There are mature trees on the west property line and a 6’ x 120’ privacy fence on the east side for privacy screening. Matthew Marsolek, a neighbor stated that there has been a lot of improvements to the property and is in favor of this request. **A motion was made by Dave Ringstad and seconded by Kathy Skiba to recommend approval of this request for an Interim Use Permit for a Short Term Rental with the following conditions:**

1. Capacity not to exceed six people per stay.
2. All occupancy must be in the dwelling.
3. An address sign must be visible from the access road.
4. This short term rental must not create an increased demand upon existing services or amenities.
5. No on street parking allowed.
6. Adequate onsite parking provided.
7. All renters must be given a house manual that outlines the property lines which are marked.
8. “How to stay neighborly” brochure must be given to all guests.
9. Privacy screening must remain in place and maintained on the east and west side of the property.
10. Must not have an appearance that is inconsistent or incompatible with the surrounding area.
11. Must protect public and private property and the natural resources.
12. Noise, fumes, dust, odors, vibration, or light 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. This standard shall not apply to incidental traffic parking, loading and construction, farming, or maintenance operations.
13. Must obtain and maintain all applicable local, state, and federal statutes, regulations, licenses and permits.
14. Owner must provide their name and telephone contact information to anyone within a quarter mile of the property with a maximum two hour response time.
15. Impervious surface coverage must not exceed twenty-five (25) percent of the lot area, this lot is currently at 14.4 percent impervious surface coverage.
16. The septic system has been verified in compliance and adequate for the proposed use.
17. This Interim Use Permit is for a short term rental which will terminate once Mary Graw no longer owns the property and/or the short term business ceases for one consecutive year.

Findings:

1. This property is located in the shoreland district on Elms Lake with the east and west property lines screened so that the interim 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.
2. This is a residential area so that the

establishment of the interim use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. 3. There is adequate parking on site with no on street parking 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. Noise, fumes, dust, odors, vibration, or light 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. This standard shall not apply to incidental traffic parking, loading and construction, farming, or maintenance operations. Motion carried unanimously.

4. The request of Matthew Chacich, 3451 Halden Road NW, Isanti, MN 55040 for an interim use permit for a limited rural business and for an extended home occupation conducted within two accessory buildings for assembly & testing of plasma and wood machines. Legal description is the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ & That Pt of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 35, Range 24, Bradford Township.

Matthew Chacich was present for this request. Matthew Chacich stated that he has a business on the property operating and assembling CNC plasma cutting and wood machines. The name of the business is Cutting Edge Plasma. They sub out the laser cutting, welding and powder coating. They focus on assembly and testing the machines. The machines are shipped to customers off the property. They currently have one employee and would not have more than four nonmember family employees. The hours of operation are 8:00 a.m. to 6:00 p.m. Monday through Sunday. There are two existing structures being used for the business. One pole type structure is 2,500 square feet, the other pole type structure is 1,500 square feet. Currently two driveways are being utilized for the business. There is no outside storage. No shipping containers and/or semi-trailers being stored on the property. Shipments are delivered 1 – 2 times per week. No signage. No store front. Customers come by appointment only. Approximately one to two customers per week. Trina Bergloff stated that this property is zoned Agriculture/Residential District. He stated the property does not currently have homestead status which is a requirement of the Isanti County Zoning Ordinance for an extended home occupation. Matthew Chacich stated that he was unaware that this property did not have homestead status and will contact the Assessor's Office immediately to change to homestead status. Trina Bergloff stated that this business is currently in operation which the Zoning Office received a complaint of. The single family dwelling has a failing septic system that will need to be upgraded. A letter was received by Fred Morke, an adjacent neighbor to the east stating that he has no objection to this request. Since the business has been operating there has been no noise, odors or increased traffic. A letter/email was received from Justin Anderson stating his concerns with semi-trucks and other big trucks with trailers coming and going from the property and the increased traffic. Linda Morke, a neighbor stated

that she was in favor of this request. **A motion was made by Dave Ringstad and seconded by Bruce Bloomgren to recommend approval of this request for an Interim Use Permit for a limited rural business and for an extended home occupation conducted within two accessory buildings for assembly & testing of plasma and wood machines with the stipulation that Mr. Chacich has homestead status prior to the June 20th, 2023 County Board of Commissioners meeting with the following conditions:** 1. This business is for assembling CNC plasma cutting and wood machines conducted in two accessory structures. 2. The hours of operation will be 8:00 a.m. to 6:00 p.m. Monday through Sunday. 3. No on-street parking. 4. No signage. 5. No more than four non-family member employees. 6. Must comply with the MN State Building, International Building Code and International Fire code requirements. 7. No outside business storage permitted. 8. Must comply with all local, state and federal regulations for this business. 9. Matthew Chacich must reside on the property and have homestead status on the parcel. 10. This Interim Use Permit will cease once Matthew Chacich no longer lives on the property and/or the business ceases for one consecutive year. 11. The accessory structures must be engineered with a restroom and handicap accessible standards. 12. The septic system for the business must be in compliance. Findings:

1. This property is located in the Agriculture/Residential District so the interim 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. 2. The customers that come on site are by appointment only so the establishment of the interim use will not impede the normal and orderly development and improvement of surroundings vacant property for uses predominant in the area. 3. There is an existing driveway access located on a township road so the adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. 4. There is no on street parking 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. The twelve conditions placed on this interim use have adequate measures that 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.

5. The request of Scott LaRowe, 6001 County Road 5 NE, Cambridge, MN 55008 & Kathleen Lind, 6404 285th Avenue NE, North Branch, MN 55056 for a conditional use permit for indoor storage of excavation/contractor equipment in a fully enclosed building. Legal description is Lot 3 Block 2 Maple Leaf Knoll Rearrangement of Section 20, Township 35, Range 22, North Branch Township.

Scott LaRowe, Tommy Guy and Austin Olson were present for this request. Austin Olson stated that they are storing construction equipment for a paving business on the property. The name of the business is North Oaks Paving. They are storing

dump trucks, pavers, rollers, trailers, skid loaders and seal coating equipment. Trina Bergloff stated that this property is zoned Agriculture/Residential District. There is no single family dwelling on this property. The property is 24 acres. This business is currently in operation which the Zoning Office received a complaint of. Austin Olson stated that they are requesting the hours of operation to be 7:00 a.m. to 6:00 p.m. Monday through Friday. They would come to the property approximately 7:00 a.m. to pick up the equipment then leave the property returning to the property between 4:00-6:00 p.m. to drop off the equipment. There is an existing driveway and storage shed on the property. They do plan on constructing a new storage structure for the equipment. Bruce Mickelson asked who the owner of the property is. Scott LaRowe stated that he owns the property and there are four business owners, one being his son, Andrew LaRowe. Bruce Mickelson stated that one of the conditions of the ordinance is that the fee owner of the property must be the business owner and/or the principal operator of the business whose excavation equipment or contractor supplies are stored. Scott LaRowe stated that he would transfer the property into Andrew LaRowe's name who is the owner/operator of the business. Tim Nelson stated that once the property is transferred into Andrew LaRowe's name proof of ownership can be given to the Isanti County Zoning Office so this conditional use permit aligns with the ordinance. Trina Bergloff stated that all new and existing structures on the property must meet the building code requirements. Austin Olson stated that this time of year is the busiest time of year for this type of business and is requesting some time for the property to come into compliance. Scott LaRowe signed a 60 day waiver. **A motion was made by Dave Ringstad and seconded by Bruce Bloomgren to recommend approval of this request for a Conditional Use Permit for indoor storage of excavation/contractor equipment in a fully enclosed building with the stipulation that the fee owner of the property must also be the owner of the business prior to the June 20th, 2023 County Board of Commissioners meeting; if not, Scott LaRowe has signed a 60 day waiver with the following conditions: 1. The fee owner of the property must be the business owner and/or the principal operator of the business whose excavation equipment or contractor supplies are stored. 2. This Conditional Use Permit is for indoor storage of excavating equipment; no outdoor storage for this business is allowed. 3. The hours of operation will be Monday through Friday 7:00 a.m. to 6:00 pm. 4. Any work in the wetland areas must have prior approval. 5. One 35 square foot sign allowed for advertising this business. 6. The property must be in compliance by July 1, 2024 which includes no outdoor storage of this excavating equipment for this business. 7. The building for this conditional use permit must meet building code requirements.** Findings: 1. This property is located in the Agriculture/Residential District 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. 2. There is agriculture activities and surrounding farmland 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 an

existing driveway so that adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. 4. No lighted sign so 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 Ringstad and seconded by Lyle Reynolds to adjourn the meeting at 8:17 p.m. Motion carried unanimously.

Trina Bergloff
Zoning Administrator

TB: hn