

## ZONING OFFICE

Government Center  
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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 June 9, 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, Erica Wilson, Administrative Assistant, 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 May 12, 2022 meeting as presented. Motion carried unanimously.

1. 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  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 20, Township 36, Range 25, Wyanett Township.

Dennis Calhoun was present for this request. Mr. Calhoun stated that they are looking to repurpose a pole building on their property to be able to hold receptions, weddings, funerals, ect. This would be open for not only members but public use as well. Mr. Calhoun stated that he has spoken with all three adjacent neighbors and has received letters of support from them. Valerie Marty-Anderson stated that she sees pictures of tree screening now that trees are bloomed. Mr. Calhoun stated they would like to use the facility May 1<sup>st</sup> through November 1<sup>st</sup>. Mr. Calhoun stated they have been working with Becklin & Whitney Engineering on getting assessments done so that it can be used for public use instead of storage. Mr. Calhoun stated the reason this request was tabled was for noise concerns and neighboring property owner support. Mr. Calhoun stated that he ran decibel readings on all corners of the property and they came in below state statute requirements. Dave Lindahl requested documentation from the closest neighboring resident of 265 feet. Mr. Calhoun provided a copy of an email that was received from Andrew Fjerstad in support of the request. The email copy was passed between all board members. **A motion was made by Jim Fridstrom and seconded by Larry Fredlund to approve 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 which is 265'.** *Findings: 1. This is a rural tourism request and there are a lot of wedding venues in the area, there are very few complaints and noise levels are of no concern so it is in harmony with the general purpose and intent of the official control. 2. The building already exists and the setbacks would not be able to be met if the building were in any other location on the property 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.

2. The request of Richard Horbul, 33355 Rhinestone Street NW, Princeton, MN 55371 to construct an addition of a breezeway and attached garage to an existing dwelling with less than the required setback from the road right of way of a Township Road. Legal description is Lot 12 Torell Shores of Section 28, Township 36, Range 25, Wyanett Township.

Bob Horbul was present for this request representing Richard Horbul. Trina Bergloff stated that this property is zoned Shoreland/General Development. The 50' road right of way setback cannot be met. They are looking to build a breezeway and garage addition within the road right of way setback. They are asking to be 11' from the road right of way. The house was built in 1966. Valerie Marty-Anderson asked if because of the way the house was constructed they could not just attach the garage and asked if that is the reason for the breezeway. Mr. Horbul stated that the breezeway was added for more of a formal entry way with closets for storage. Valerie Marty-Anderson questioned if the house was within the setback. Trina Bergloff stated the house is on the east side closest to the lake. The proposed breezeway would be 95' from the ordinary high water mark and since this is a general development lake the requirement is only 75' to the OHW. Valerie Marty-Anderson asked if they would be driving into the garage. Mr. Horbul stated yes they would be driving into the garage from the street. Larry Fredlund stated that a normal garage is typically 24' in depth; this request is for 48'. Valerie Marty-Anderson stated that the garage cannot be eleven feet from the right of way she stated a car would not be able to be parked in the space between the right of way and garage. Mr. Horbul stated that he believes the dimensions may be wrong on the site plan he believes that it will align with the neighboring garages. Valerie Marty-Anderson asked if this request could be tabled until Richard Horbul is available so they can get some of the questions answered. Valerie Marty-Anderson asked Mr. Horbul if he had spoken with Richard to see if this could be flipped so that it was 48' wide and 24' long. Mr. Horbul stated that next to the breezeway there is a bedroom window so he does not believe that would work. Mr. Fredlund stated that if the garage is going to be longer than 24' there would need to be a legitimate reason for that request. Mr. Fredlund stated he would recommend the garage be 24' x 24'. Larry Fredlund questioned if this would cause the lot to go over the 25% impervious surface. **A motion was made by Jim Fridstrom and seconded by Dave Lindahl to table this request until the July 14, 2022 meeting in order for the applicant to be present for**

**questions and for the applicant to provide the impervious surface coverage of the lot and to scale back the size of the garage.** Motion carried unanimously.

3. The request of Bill & Cherie Berg, 4426 331<sup>st</sup> Avenue NE, Cambridge, MN 55008 to construct a deck with less than the required setback from the ordinary high watermark of the lake. Legal description is Lot 1 Block 1 Tunell's 4<sup>th</sup> addition & Lot 1 & Pt Lot 2 of Section 36, Township 36, Range 23, Cambridge Township.

Bill Berg was present for this request. Trina Bergloff stated that this property is zoned Shoreland on a Recreational Development Lake. This property is located on Skogman Lake. The house was built in 1976. They would like to construct a 10' x 36' deck on the lakeside of their home. There is an existing deck that would be 2' closer to the lake than the proposed new deck. The new deck would be 63' from the ordinary high watermark of the lake. Trina Bergloff stated that Mr. Berg could work with Darrick Wotachek in the Zoning office to come up with a plan to minimize the impervious surface and bring the request back later in the meeting. **A motion was made by Larry Fredlund and seconded by Dave Lindahl to table this request until later in the meeting.** Motion carried unanimously.

4. The request of Thomas & Cheryl French, 30560 Highway 47 NW, Cambridge, MN 55008 and Bradford Community Organization, 3472 305<sup>th</sup> Avenue NW, Isanti, MN 55040 to vary the Isanti County Zoning Ordinance, Section 7, Rural Service Center District, Subdivision 3, Conditional Uses, #9 for a rural tourism request to be less than the required setback of 500' from an event area to the nearest neighboring residences. Legal description is Pt. SE ¼ of the NE ¼ of Section 18, Township 35, Range 24, Bradford Township.

Jen Hathaway, on behalf of the Bradford Community Organization was present for this request representing Thomas & Cheryl French. Mrs. Hathaway stated they are proposing to do a Kid's Day on August 6<sup>th</sup> in the back fenced in area at the T & C Self Services that would be paid for and sponsored by local small town businesses. They would also want to do a parade at 3pm after the Kid's Day event. Valerie Marty-Anderson questioned if the parade route would go onto Highway 47. Mrs. Hathaway stated it would start at Bradford Town Hall then take Dakota Street back around by Thompson Tool & Die and Dean's Heating and Air Conditioning. Mrs. Hathaway stated that they did receive approval from Bradford Township and they did mail letters of intent to all neighboring property owners. Scott Black questioned if there would be any zoning changes. Valerie Marty-Anderson stated they are concerned about the extreme number of homes that this would be close too but to offset that it is a community event that is free and not a money making event. Ms. Bergloff stated this property is zoned rural service center; this area is of mixed uses such as businesses and housing. Mrs. Hathaway stated the hours for this event would be 7am – 5pm. Larry Fredlund suggested getting a letter of approval from Bradford Township. Ms. Bergloff stated she received a comment from MNDot that the applicant may need to submit a traffic management and pedestrian safety plan.

**A motion was made by Jim Fridstrom and seconded by Dave Lindahl to approve this request to vary the Isanti County Zoning Ordinance, Section 7, Rural Service Center District, Subdivision 3, Conditional Uses, #9 for a rural tourism request to be less than the required setback of 500' from an event area to the nearest neighboring residences with the condition that this is for a one day annual event. Findings: 1. The area has a town feel and the event is similar to cities that have appreciation days so the variance is in harmony with the general purpose and intent of the official control. 2. This is a downtown city event so that is where it would need to be so there is no other location for it so there are practical difficulties in carrying out the strict letter of any official control. 3. It is a rural tourism request for a community event so the terms of the variance are consistent with the policies of Isanti County. Motion carried unanimously.**

5. The request of Greg & Jodie Boutain, 1462 309<sup>th</sup> Lane NE, Cambridge, MN 55008 to construct a house addition with less than the required setback from the centerline of the Township Road. Legal description is Pt. SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  (110' x 300') of Section 8, Township 35, Range 23, Isanti Township.

Greg Boutain was present for this request. Trina Bergloff stated that this property is zoned Agricultural/Residential District. This is located off a township road where the current setback requirements are 120' from the centerline of the township road. This property is 0.75 acres. The house was built in 1930. They would like to construct an addition to the back of house 87' from the centerline of the township road. The existing house is 60' from the centerline of the township road. **A motion was made by Larry Fredlund and seconded by Dave Henderson to approve this request to construct a house addition 87' from the centerline of the Township Road. Findings: 1. The applicant is doing everything to minimize impact and utilizing best space to improve this home so this is the best solution so the variance is in harmony with the general purpose and intent of the official control. 2. The current home has been there since the 1930's so there are practical difficulties in carrying out the strict letter of any official control. 3. Property owners are allowed to improve values of their property so the terms of the variance are consistent with the policies of Isanti County. Motion carried unanimously.**

6. The request of Bruce Bell, 27343 Blue Lake Drive NW, Zimmerman, MN 55398 to construct an addition with less than the required setback from the road right of way of a Township Road and with less than the required setback from the ordinary high watermark of the lake. Legal description is Lot 12 Block 7 Aud Sub 15 (Blue Lake Shores) of Section 6, Township 34, Range 25, Stanford Township.

**A motion was made by Larry Fredlund and seconded by Dave Lindahl to table this request to the end of the meeting as there was not a representative present. Motion carried unanimously.**

7. The request of Timothy Sperry, 4051 Highway 95 NE, Cambridge, MN 55008 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. Legal description is the E ½ of the SE ¼ fct and Pt. Govt. Lot 1 of Section 35, Township 36, Range 23, Cambridge Township.

Timothy Sperry was present for this request. Trina Bergloff stated that this property is 52.5 acres in size. Part of the property is zoned Shoreland District which is on a Recreational Development lake (within 1,000' of Skogman Lake) and beyond 1,000' is zoned Agriculture/Residential District. They would like to subdivide a parcel in the Agriculture/Residential District. The new parcel would be 5.25 acres. There are wetlands on this property. They are looking to create a lot for a family member and they would need to exceed the lot requirements in order to get the required 150' road frontage. They would not be utilizing an access off of Highway 95 or going through the wetlands to access the parcel but would need to include it in order to get the required road frontage in order to plat this property. Larry Fredlund questioned how they would access the lot. Trina Bergloff stated they would use the existing driveway on the parcel as an easement to this lot. Valerie Marty-Anderson questioned why the lot could not be created closer to Highway 95. Mr. Sperry stated that there is not a desirable building spot in that location. Seth Patrin stated that if they used that location it would infringe on the privacy of the current home. Larry Fredlund asked if there was any future development plans with the property. Mr. Sperry stated no they would just like to create this lot for their daughter and son-in-law. Trina Bergloff stated she spoke to Mr. & Mrs. Sperry about their option of splitting their lot at the quarter quarter line but that would cut off road access to their home so they were not interested in doing that. Larry Fredlund requested that the lot size be reduced down to minimize the variance. Mr. Patrin stated that this is just a rough idea of the lot and lot size can be changed. If this request is approved they will be hiring a surveyor to get the lot size narrowed down. Valerie Marty-Anderson questioned if the north lot line could be brought down to reduce the size. Mr. Sperry said yes this was just arbitrary to give the board a visualization of what they are wanting to do. Trina Bergloff stated that she did mention to the property owner that the board might request that the property owner get exact lot dimensions from a surveyor because the board of adjustment would need the exact lot size they are proposing to vary. Mr. Sperry stated that he understands but they didn't want to proceed with getting it all surveyed out if the variance wouldn't be granted. Larry Fredlund stated that is fine but the request is way too much land and they will need to get that reduced to 3-3.5 acres total. Mr. Sperry stated that he would like to preserve as much farmland as possible. Larry Fredlund stated he would like to see a better drawing. Larry Fredlund stated if the reason for the variance is to preserve farmland and you show a drawing where you are preserving that farmland with the property lines that would be better but he would like to see it reduced as much as possible. Mr. Sperry asked the board what they would like to see as far as a drawing or layout. Larry Fredlund stated what they did is fine but just get the lot down to the three acre maximum lot size as they can. Larry Fredlund

stated if they can get the lot down to a 3.75 acre maximum lot size it could move forward and then it would be up to them and the surveyor to come up with the configurations. Mr. Sperry stated that he is revising their variance request for a 3.75 acre maximum lot size. **A motion was made by Larry Fredlund and seconded by Dave Lindahl to approve this request 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 for one lot to be 3.75 acres.** *Findings: 1. The proposed parcel would be preserving wetland space and open space so the variance is in harmony with the general purpose and intent of the official control. 2. The wetlands and no additional highway accesses are practical difficulties in carrying out the strict letter of any official control. 3. They are using a building right they have so the variance is consistent with the policies of Isanti County.* Motion carried unanimously.

**A motion was made by Larry Fredlund and seconded by Dave Lindahl to untable the request of Bill & Cherie Berg, 4426 331<sup>st</sup> Avenue NE, Cambridge, MN 55008 to construct a deck with less than the required setback from the ordinary high watermark of the lake. Legal description is Lot 1 Block 1 Tunell's 4<sup>th</sup> addition & Lot 1 & Pt Lot 2 of Section 36, Township 36, Range 23, Cambridge Township. Motion carried unanimously.**

Bill Berg stated that he re-did some math for the impervious surface. Under the deck is 144 square feet that was not included in the impervious surface. The patio blocks are locking so he is going to pull those apart and put pea rock between them so they would become pervious surface to meet the requirement. He will also be putting in 2 rain barrels. Valerie Marty-Anderson questioned if this would need to be re-advertised as he would still be over the impervious surface. Trina Bergloff stated yes. Mr. Berg stated he would be willing to pull out 7 ½ square feet of pavers so he would be under the 25% coverage. **A motion was made by Jim Fridstrom and seconded by Dave Henderson to approve this request to construct a deck 63' from the ordinary high watermark of the lake.** *Findings: 1. The new deck would be further away from the ordinary high watermark of the lake than their existing deck so the variance is in harmony with the general purpose and intent of the official control. 2. The existing home and location to the lake are practical difficulties in carrying out the strict letter of any official control. 3. They are improving the property and will meet the impervious surface coverage of the lot so the variance is consistent with the policies of Isanti County.* Motion carried unanimously.

8. The request of Sean McLaughlin, 811 Winsome Way NE, Isanti, MN 55040 for a parcel created after the legal lot of record date of February 10, 1982 to obtain a building right. Legal description is Pt. SW ¼ of NE ¼ of Section 7, Township 34, Range 22, Oxford Township.

Sean McLaughlin was present for this request. Trina Bergloff stated that this property is located in the Agricultural/Residential zoning district. At one time this

parcel was combined with the neighboring parcel to the west and whoever owned it at the time split it into two parcels making this the third parcel in the quarter quarter. They are looking for a variance to vary the lot of record date of February 10, 1982 to gain a building right as the lot was not created properly. Trina Bergloff stated this parcel was created August 30, 1983. The applicant would like to build on this parcel. This parcel is 7.13 acres. **A motion was made by Larry Fredlund and seconded by Dave Lindahl to approve this request to vary the date for this parcel created after the legal lot of record date of February 10, 1982 to obtain a building right without having to plat the property.** Vicky Nielsen questioned if the wetlands would be disturbed. Valerie Marty-Anderson questioned if there is an acre buildable land there. Sean McLaughlin stated yes, he will meet all the setbacks. Dave Lindahl questioned Vicky Nielsen as to where she lives. Mrs. Nielsen stated she lives at the parcel that was once adjoining the parcel in question. Dave Lindahl questioned if they were the ones who split the parcel. Mrs. Nielsen stated no, they had purchased the parcel from Henry VanSlooten in 1981. Wally Nielsen stated that when they purchased the property the building interest was so high that they could not afford the four acres that is in questions so he said Dave and Vicky McLaughlin who owned the land on the other side of this parcel stated they would buy it as they were not wanting to build on it but they would rather have it so no one else could build on it. Valerie Marty-Anderson questioned if he assumed it was a buildable parcel. Mr. McLaughlin stated yes. Dave Lindahl questioned how many parcels were on this quarter quarter already. Trina Bergloff stated this would be the third parcel in the quarter quarter section. *Findings: 1. The split was done shortly after the lot of record date of 2/10/1982 ordinance and would have been legal had they did the subdivision according to the rules at that time so the variance is in harmony with the general purpose and intent of the official control. 2. The rules for minor subdivisions and/or a plat were not followed back in 1983 so there are practical difficulties in carrying out the strict letter of any official control. 3. This would be a buildable parcel had they done the minor subdivision so the variance is consistent with the policies of Isanti County.* Motion carried unanimously.

9. The request of Gerald Richard Venburg, 38081 Zest Street NE, Stanchfield, MN 55080 to construct a pole type structure with less than the required setback from the private road easement. Legal description is Lot 1 Block 1 Zest Addition of Section 35, Township 37, Range 23, Stanchfield Township.

Gerald Venburg was present for this request. Trina Bergloff stated that this is in the Agricultural/Residential district. It is off of Zest Street which is a township road. 381<sup>st</sup> running along the north property line is a private road easement. The lot was created a couple years ago and it was platted. The house is existing and they are able to meet the setback from the house to the proposed pole building. They would like to construct the pole building 60' from the private road easement and all other setbacks can be met. Mr. Venburg stated he did re-measure and he will be 80' from the private road easement. Valerie Marty-Anderson questioned which way the garage doors would go in. Mr. Venburg stated they would be coming off of Zest

Street. Valerie Marty-Anderson stated the Township comments at the time this property was platted did not want any more driveways coming off of 381<sup>st</sup>. Larry Fredlund stated one condition would be no vehicle doors on the north side or no parking on the north side. There is nowhere else on property to put this pole building. **A motion was made by Dave Henderson and seconded by Jim Fridstrom to approve this request to construct a pole type structure 80' from the center of the private road easement with the following condition: No vehicle doors on the north side of the pole building or no parking on the north side of the pole building.** *Findings: 1. The private road easement is not well used and he did increase it by another 20' then what was on the original request and there is no other place to put it on his property there is also a row of mature trees along the north providing safety and screening so the variance is in harmony with the general purpose and intent of the official control. 2. The wetlands and small lot size won't allow it for any other location on the property in order to meet setbacks so there are practical difficulties in carrying out the strict letter of any official control. 3. This would allow for indoor storage which is better than outdoor storage so the variance is consistent with the policies of Isanti County.* Motion carried unanimously.

10. The request of Ryan Vettleson & Ulrika Vettleson, 5211 332 Lane NW, Cambridge, MN 55008 to construct a deck to an existing dwelling with less than the required setback from the ordinary high water mark of the lake and to construct a deck/patio with less than the required setback from the ordinary high water mark of the lake to construct a shed with less than the required setback from the side property line and with less than the required setback from the road right of way of the Township Road and to exceed the maximum impervious surface coverage for the lot area. Legal description is Pt. of Govt. Lot 2 of Section 36, Township 36, Range 25, Wyanett Township.

Ryan Vettleson was present for this request. This property is located on Spectacle Lake which is a General Development Lake. The setback requirements in the shoreland district are 75' from the ordinary high water mark of the lake, 10' from the side property line and 50' from the road right of way. Mr. Vettleson stated there is an existing 4' deck on the house. They would like to expand this deck an additional 13.9' X 13' without going closer to the lake. The existing deck is 26' from the ordinary high watermark. The house was built in 1967. Mr. Vettleson purchased the house in November of 2021. Mr. Vettleson stated the 2<sup>nd</sup> request is to expand the existing 12' X 13.5' patio to 17'x17' and make it a floating deck 30" above grade. They would not go any closer to the lake and would expand the patio towards the road and house. Mr. Vettleson stated they would not be adding any impervious surface underneath the deck; they would be keeping the existing patio that is there and putting the deck over that. Mr. Vettleson stated his 3<sup>rd</sup> request is for construction of a shed. Mr. Vettleson stated when he purchased the house there were three sheds on the property. They have already removed a 12'x10' shed that was alongside the house. They are planning to remove the shed that is closest to the lake but want to make sure they can put another shed somewhere on the property before they remove that.

They would like to put a shed no closer to the property line than the existing sheds but would not meet the 10' property line setback. They would like to put the shed on the west side of the property line or just to the east of the driveway. Larry Fredlund questioned what the distance would be if they used the shed location on the west side. Mr. Vettleson stated he would like to go with the same distance the current shed is at which is 4' from the side property line. Mr. Vettleson stated he did talk to the neighbor about it. The neighbor does have a privacy fence on the property line right now. Mr. Vettleson stated he also talked to the neighbor on the east as well and they have no concerns either. Mr. Vettleson found the property stake for the east property line but not on the west property line. Trina Bergloff stated that she would recommend the west property line would be surveyed if he the pole shed would be on the west side of the property closer to that property line than the 10'. Trina Bergloff stated that she did speak to Mr. Vettleson in regards to the shed and he said if he had a choice he would like the shed to go on the east side of the property as that property line is surveyed. Mr. Vettleson stated he is requesting the pole shed to be 5' from the east property line and 28' from the right of way of the road. Trina Bergloff stated we she did not receive any comments from the township for this request. Valerie Marty-Anderson questioned if the shed could be pushed back towards the lake to get more room from the road right of way. Mr. Vettleson stated there were some shrubs and trees so this was a better spot. Larry Fredlund stated the expansion of the deck is no closer to the lake and it is logical. The second request for the floating deck is not increasing the impervious surface and is going no closer to the lake as it is actually going farther from the lake. Valerie Marty-Anderson stated that the patio and deck requests are in the shore impact zone which is 37.5' from the ordinary high water mark of the lake. Trina Bergloff stated that there were no comments from the MNDNR. Dave Lindahl stated that if you look at neighboring structures and where they are in location to the shore impact zone this request is not out of line. **A motion was made by Larry Fredlund and seconded by Dave Lindahl to approve this request to construct a 17'x17' floating deck above the existing patio less than 30" above grade 29' from the ordinary high water mark of the lake with the following conditions: The 10'x10' shed adjacent to the water be removed prior to construction of this deck. The 120 square feet of the deck that is closest to the lake would serve as the water oriented accessory structure for the parcel. No stairs closer to the lake. A rain garden would be needed in front of this deck to slow the water runoff to the lake. A buffer zone of native plantings on the lake side must be installed per recommendations of the MN Department of Natural Resources. Must maintain their own drainage on their own property.** *Findings: 1. The deck would be serving as the water oriented accessory structure so the variance is in harmony with the general purpose and intent of the official control. 2. The patio is existing so there are practical difficulties in carrying out the strict letter of any official control. 3. A water oriented accessory structure is permitted so the variance is consistent with the policies of Isanti County.* Motion carried unanimously. Larry Fredlund questioned how far off the ground the proposed deck would be. Ryan Vettleson stated there is a slope there but it would be 2-3' off ground at the

house and at the end of the deck it would be closer to 7'. Dave Lindahl stated that he is converting the property to walkable usable ground. Larry Fredlund stated there would be no impervious surface added inside the shore impact zone. Valerie Marty-Anderson stated that 11.5' of the 14' deck would be in the shore impact zone. Larry Fredlund stated that if a swail/rain garden was required then that would help with the runoff to the lake. Larry Fredlund questioned if there was anywhere else on the house the deck could go. Mr. Vettleson stated that if it was put between the house and the raised deck then it would block the access down to the lake and if they put it off the front of the house they would not be able to see the lake. Trina Bergloff stated in the ordinance you are allowed to add a deck 15% of the existing setback of the house without a variance. 15% of the setback from the house to the OHW would mean you could add a 4.5' deck but that you cannot go closer than 30' into the shore impact zone. Valerie Marty-Anderson questioned how they would be accessing the deck. Mr. Vettleson stated that they are going to take 3 windows out and add a patio door in place and then if the deck could be connected to the 4 foot deck they would be able to access if from the outside as well by using the existing stairs. Mr. Vettleson calculated the impervious surface for this lot at 17.62% or less.

**A motion was made by Larry Fredlund and seconded by Dave Lindahl to approve this request to construct a deck to an existing dwelling 26' from the ordinary high water mark of the lake with the following conditions: There are no additional stairs added to the footprint of the deck. A rain garden/swail must be added that is the full width of the house and deck on the lake side. No impervious surface allowed below the proposed deck. No roof could be added.** *Findings: 1. Improvement of the property is important, they are permitted by code to have the deck with an exception of 4 feet so the variance is in harmony with the general purpose and intent of the official control. 2. The existing deck and house were existing prior to the ordinance so there are practical difficulties in carrying out the strict letter of any official control. 3. Improvement of the property and a modest request so the variance is consistent with the policies of Isanti County.* Motion carried unanimously.

Ryan Vettleson stated he would like to re-measure the pole shed setback request. **A motion was made by Larry Fredlund and seconded by Dave Lindahl to table the request to construct a pole shed with less than the required setback from the road right of way and with less than the required setback from the side property line until the July 14, 2022 Board of Adjustment meeting.** Motion carried unanimously.

11. The request of Bruce Bell, 27343 Blue Lake Drive NW, Zimmerman, MN 55398 to construct an addition with less than the required setback from the road right of way of a Township Road and with less than the required setback from the ordinary high watermark of the lake. Legal description is Lot 12 Block 7 Aud Sub 15 (Blue Lake Shores) of Section 6, Township 34, Range 25, Stanford Township.

Bruce Bell was present for this request. This request is for a 14'x15' bedroom addition to the home 35' from the road right of way and 89' from the ordinary high

water mark of blue lake. Ms. Bergloff stated that the setback requirement is 50' from the road right of way of a township road and 100' from the ordinary high water mark of the lake. This is a recreational development lake. Larry Fredlund asked if it would be any closer to the road than the existing house or if any steps would be on the addition. Mr. Bell stated no it would just be an addition of a bedroom. This addition will be no closer to the road than the existing dwelling and further back from the lake than the existing dwelling. Mr. Bell stated no bathrooms would be added and he will still only have a two bedroom home when this addition is complete; when he originally bought the house the 2 bedrooms were so small he had remodeled to make one larger so it was a one bedroom home. Mr. Bell stated he has talked to both neighbors and they are ok with it. The 25% impervious surface coverage will have to be met. **A motion was made by Larry Fredlund and seconded by Jim Fridstrom to approve this request to construct an addition 35' from the road right of way of the Township Road and 89' from the ordinary high watermark of the lake.** *Findings: 1. The addition would not be any closer to the lake or road than the current home so the variance is in harmony with the general purpose and intent of the official control. 2. The lot is undersized and there is no other place to construct an addition to meet setbacks so there are practical difficulties in carrying out the strict letter of any official control. 3. The house was originally built in 1960 and this addition will be a more useable space so the variance is 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 11:35 a.m.** Motion carried unanimously.

Trina Bergloff  
Zoning Administrator

TB: EW