

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
Kerry Birch, Administrative Assistant/Permit Technician

Isanti County Planning Commission
Public Hearing
July 13, 2023
Isanti County Government Center

Members present: Lyle Reynolds, Bruce Mickelson, Tim Swanson, Karyn Hansen, Dave Ringstad, Bruce Bloomgren, Steve Westerberg, Jared Johnson

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

Members not present: David Toth, Jim Lanore, Kathy Skiba

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

A motion was made by Steve Westerberg and seconded by Dave Ringstad to approve the minutes from the June 8, 2023 Planning Commission meeting as presented. Motion carried unanimously.

1. The request of Reliable Land & Trust, PO Box 32, Cambridge, MN 55008 to present a preliminary plat of Tucker Meadows Phase 2. Legal description the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 36 , Range 23, Cambridge Township.

Kyle Roddy, LHB Surveying was present for this request representing Reliable Land & Trust. Trina Bergloff stated that this property is zoned Agriculture/Residential District and Shoreland District within 1,000' of Krans Lake which is a Natural Environment Lake. This property is 29.15 acres. This preliminary plat is for three lots. Lot 1 – 11.51 acres, Lot 2 – 9.44 acres and Lot 3 – 8.20 acres. Cambridge Township has approved this preliminary plat. The ordinary high watermark elevation of the lake is 943.9'; which was recently established by the MN Department of Natural Resources. Soil borings have been completed. The previous plat for this property (Tucker Meadows) has been approved but has not yet been recorded. Tucker Meadows consists of 4 lots. Lot 1 – 29.2 acres and Lots 2, 3 & 4 are 3 acres. After the ordinary high watermark was established it was discovered an additional area of property was zoned shoreland district and gained additional building rights which is the purpose of the new preliminary plat of Tucker Meadows Phase 2. Driveway accesses will need to be approved by Cambridge Township. Tiffany Determan, Soil and Water Conservation District had two comments regarding this preliminary plat. 1. It would be the recommendation of the Soil and Water Conservation District to have the developer complete a certified wetland delineation to ensure there is a clear understanding of where the current wetland boundary is. 2. The appropriate erosion control best management practices are

recommended to be a requirement of the approval. Krans Lake does have impaired water health conditions and it is their wish to see no net increase of storm water runoff into the lake due to development. Bruce Mickelson stated that there are minimal wetlands on this property. Trina Bergloff stated that the required building setback is 150' from the ordinary high watermark of the lake so no buildings/structures would be allowed in the wetland area on this property due to the location of the ordinary high watermark of the lake. Lyle Reynolds questioned the building rights in the Agriculture/Residential District. Trina Bergloff stated that additional building rights on this property are being utilized from the shoreland district. Lot 3 has agriculture and shoreland district zonings on the lot. Bruce Mickelson suggested a deed restriction for lots 1, 2 and 3 that the buildings/structures must be built in the shoreland district area. Ms. Joan Sutherland, a neighbor stated her concerns with the wetlands, wildlife and the water quality of Krans Lake. Ms. Joan Sutherland stated her concerns and submitted a letter regarding her concerns that were discussed at the meeting. Jennifer Strehlo, a neighbor to the north stated that she was not notified of the meeting and questioned how many lots were submitted for Tucker Meadows. Ms. Strehlo is outside of the quarter mile notification area. Shirley Eklund, a neighbor to the north stated that she was not notified of the meeting and does have concerns of the quality of the lake. Ms. Eklund is also outside of the quarter mile notification area. Bruce Mickelson stated that the properties within a quarter mile were notified and if their properties were further than that they would not be notified. Keith Strehlo, a member of the audience questioned the watershed area. Mary Sutherland, a neighbor to the west stated her concerns regarding the wetlands and the impacts it has on Krans Lake. Ms. Mary Sutherland submitted a letter with her concerns that the Planning Commission members discussed at the meeting. Jesus Marquz, a member of the audience questioned the stakes that have been placed on the property. Kyle Roddy stated that the property has been surveyed. Tom Yentsch, a member of the audience stated his concerns with the wetlands and clear cutting of the lots. **A motion was made by Dave Ringstad and seconded by Lyle Reynolds to recommend approval of this request to present a preliminary plat of Tucker Meadows Phase 2 with the following condition: 1. A deed restriction must be recorded on Lots 1, 2 & 3 Block 1 Tucker Meadows Phase 2 stating that any buildings/structures must be located in the shoreland district.** Motion carried unanimously.

A motion was made by Dave Ringstad and seconded by Bruce Bloomgren to adjourn the meeting at 7:53 p.m. Motion carried unanimously.

Trina Bergloff
Zoning Administrator

TB: hn