

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
July 14, 2022
Isanti County Government Center

Members present: Teresa Jones, Lyle Reynolds, Bruce Mickelson, Dave Ringstad, Bruce Bloomgren, Greg Anderson, Larry Fredlund, Kathy Skiba, Shaun Fiedler

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

Members not present: Angela Kersting, Dennis Haubenschild

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

A motion was made by Dave Ringstad and seconded by Kathy Skiba to approve the minutes of the June 9, 2022 meeting as presented. Motion carried unanimously.

1. The request of Tom Greenwood, 7300 337th Avenue NW, Princeton, MN 55371 to present a preliminary plat of Greenwood Addition. Legal description is Pt. of Government Lot 1 of Section 28, Township 36, Range 25, Wyanett Township.

Seth Monroe, Rum River Land Surveying was present for this request representing Tom Greenwood. Trina Bergloff stated that this property is zoned Shoreland District located within a 1,000' of Green Lake which is a General Development Lake. This property is 7.65 acres. This preliminary plat is for four lots. Lot 1 – 2.06 acres, Lot 2 – 1.56 acres, Lot 3 – 1.95 acres and Lot 4 – 1.16 acres. There are no riparian lots. The required lot size is 40,000 square feet with lot width of 150'. There is an existing single family dwelling on Lot 3 that was built in 1992. Soil borings have been completed. A septic compliance inspection will need to be completed on Lot 3 for the existing septic system. Wyanett Township has no objections to this preliminary plat. **A motion was made by Lyle Reynolds and seconded by Kathy Skiba to recommend approval of this request to present a preliminary plat of Greenwood Addition with the following condition: 1. The existing septic system on Lot 3 must have a septic compliance inspection completed prior to applying for the final plat. Motion carried unanimously.**

2. The request of Thomas and Suzanne Belair, 28550 138th Street NW, Zimmerman, MN 55398 and Jesse Jondahl, 31871 Nightingale Street NW, Cambridge, MN 55008 to present a preliminary plat of Blue Lake Ridge. Legal description is Pt Govt Lot 1 of

Section 29, Township 35, Range 25, Pt Govt Lot 4 of Section 30, Township 35, Range 25 and N 100' of Lot C and N 100' of Lot D Angstman's Addition to Blue Lake of Section 29, Township 35, Range 25, Spencer Brook Township.

Jesse Jondahl, Realtor was present for this request representing Thomas Belair. Trina Bergloff stated that this property is zoned Shoreland District. This property is located within 1,000' of Blue Lake which is a Recreational Development Lake. This preliminary plat is for five lots. Lot 1 – 3.24 acres, Lot 2 – 3.30 acres, Lot 3 – 2.97 acres, Lot 4 – 1.71 acres and Lot 5 – 1.41 acres. There are wetlands on this preliminary plat. The required lot size is 40,000 square feet with 150' of lot width. Soil borings have been completed. Spencer Brook Township has no objections to this preliminary plat. Jesse Jondahl indicated they may build a boardwalk over the wetlands so the wetlands will not be impacted. They may have floating docks as well. Ms. Bergloff stated this would need to meet the Wetland Conservation Act Regulations and the Minnesota Department of Natural Resources Regulations. Tracy Weise, a neighbor stated her concerns with the boardwalk. Sharon Becker, a neighbor to the south stated that she did not receive a letter. Trina Bergloff checked the mailing list and a letter was sent to her address. Frank Zimpfer, a neighbor to the north stated his concerns with the floating dock and the wildlife in the area. Faith Shariff, a neighbor to the north stated her concerns with the wildlife. Brad Henricks, a neighbor questioned if the driveways were coming off Tiger Street or the private road easement. Bruce Mickelson stated that the driveways will be off Tiger Street. **A motion was made by Larry Fredlund and seconded by Shaun Fiedler to recommend approval of this request to present a preliminary plat of Blue Lake Ridge.** Motion carried unanimously.

3. The request of Dennis Newberg, 30296 Nightingale Street NW, Isanti, MN 55040 to present a preliminary plat of Newberg Addition. Legal description is the N ½ of the S ½ of the SW ¼ of Section 15, Township 35, Range 24, Bradford Township.

Broddy Bakken, Realtor was present for this request representing Dennis Newberg. Trina Bergloff stated that this property is zoned Agriculture/Residential District. This property is zoned Agriculture/Residential District. This property is 40 acres. This preliminary plat is for two lots. Lot 1 – 35.03 acres and Lot 2 – 3.00 acres. There are two single family dwellings on this 40 acre parcel. A 1,680 square foot single family dwelling was built in 1992. On January 12, 2006 an interim use permit was issued for a second dwelling, temporary in nature for an elderly dependent with the following conditions: 1. Once Mr. Newberg's mother no longer needs this permit that this home will be removed within 3-6 months depending on the weather. 2. As long as Mr. Newberg's mother is using this permit an annual letter must be turned into the Isanti County Zoning Office from a medical doctor stating that she continues to need this type of care. This plat is so that each single family dwelling will be on its own lot. Therefore the Interim Use Permit will expire. On March 31, 2022 a non-complaint septic compliance report failed the two separate septic systems on the property including the main single family dwelling and the manufactured home due to soil separation. Soil borings have been done for

alternative septic systems. The west portion of this parcel are wetlands and in the flood plain. Bradford 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 Larry Fredlund and seconded by Teresa Jones to recommend approval of this request to present a preliminary plat of Newberg Addition with the following condition: 1. The two failing septic systems must come into compliance within 10 months of the septic compliance inspection report.** Motion carried unanimously.

4. The request of David and Debra Holten, 35210 Lily Street NW, Cambridge, MN 55008 to present a preliminary plat of Lake View Country Estates. Legal description is Govt Lot 2 of Section 17, Township 36, Range 24, Springvale Township.

Don Hansen, Hansen Surveying was present for this request representing David and Debra Holten. Trina Bergloff stated that this parcel is 35.64 acres. This preliminary plat is for three lots and two Outlots. Lot 1 – 5.57 acres, Lot 2 – 18.01 acres, Lot 3 – 6.94 acres, Outlot A – 1.07 acres and Outlot B - 0.03 acres. This property is located within 1,000' of Williams Lake. There is an existing single family dwelling built in 1996 on Lot 2. A non-compliant septic compliance report was completed May 17, 2022. Soil borings have been completed. Springvale Township has no objection to this preliminary plat. The required lot size is 80,000 square feet and lot width of 200'. Mr. Hansen stated that the Outlots will be across the road. Lynelle Torgerson questioned if this plat would impact her taxes. Teresa Maslow stated her concerns with the ownership of Outlot A. Don Hansen stated that the property owner owns up to the quarter quarter line which includes Outlot A. **A motion was made by Lyle Reynolds and seconded by Dave Ringstad to recommend approval of this request to present a preliminary plat of Lake View Country Estates with the following condition: 1. The existing septic system on Lot 2 must come into compliance within 10 months of the septic compliance inspection report.** Motion carried unanimously.

5. The request of MG&D Properties LLC, 27530 Dahlia Court NW, Isanti, MN 55040 & Leonard Arvidson & Charlene Plattner, 5966 Elm Street, North Branch, MN 55056 & Landform Professional Services, LLC, 105 South 5th Avenue, Suite 513, Minneapolis, MN 55401 to present a preliminary plat of Dahlia Shores. Legal description is Pt Govt Lot 1 & the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 34, Range 24, Stanford Township.

This agenda item has been tabled until the August 11, 2022 Planning Commission meeting. **A motion was made by Lyle Reynolds and seconded by Dave Ringstad to recommend tabling this request to present a preliminary plat of Dahlia Shores until the August 11, 2022 Planning Commission meeting.** Motion carried unanimously.

6. The request of Reliable Land & Trust, PO Box 32, Cambridge, MN 55008 to present a preliminary plat of Bradford Hills Phase 3. Legal description is the E ½ of the SE ¼ & the SE ¼ of the NE ¼ of Section 8, Township 35, Range 24, Bradford 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. This preliminary plat includes 103.1 acres and ten lots. They are utilizing transfer of development rights. Lot 1 – 3.00 acres, Lot 2 – 3.00 acres, Lot 3 – 3.00 acres, Lot 4 – 3.00 acres, Lot 5 – 33.42 acres (last remaining building right in the quarter quarter section), Lot 6 – 39.60 acres (last remaining building right in the quarter quarter section), Lot 7 – 6.21 acres (last remaining building right in the quarter quarter section), Lot 8 – 3.00 acres, Lot 9 – 3.00 acres and Lot 10 – 3.00 acres. Soil borings have been completed. Bradford Township voted on May 23, 22 to approve Bradford Hills 3. The supervisors voted their approval because they were told by surveyor Kyle Roddy that the county highway engineer had approved the location of the cul-de-sacs. They since have found out that may not be the case and decided not to rescind their approval because they follow the Isanti County regulations. However, they are displeased with the location of the cul-de-sac. The required lot size is a minimum of one acre, maximum of three acres with 150' of lot width. Justin Bergerson, County Engineer comments are as follows: The proposed location of the new Bradford Township Road onto County Road 17 is acceptable as shown. The road would be constructed per the Isanti County Subdivision Plat Roadway Specifications per Bradford Township Road Standards; whichever is more stringent. The township road shall be constructed prior to the plat being recorded. Access permits are required. John Hass, Bradford Township stated his concerns with the cul-de-sac. Wayne Anderson, Stanford Township stated that Bradford Hills Phase 2 impacts Bradford Hills Phase 3 with the driveways and plowing snow on the cul-de-sac. **A motion was made by Lyle Reynolds and seconded by Bruce Bloomgren to recommend approval of this request to present a preliminary plat of Bradford Hills Phase 3 with the following condition: 1. The Township Road must be constructed prior to the plat being recorded.** Motion carried unanimously.

7. The request of Kathleen Peterson, 28499 Dahlia Drive NW, Isanti, MN 55040 to present a preliminary plat of Long Lake Meadows. Legal description is Pt. of the SW ¼ of the SE ¼ of Section 28, Township 35, Range 24, Bradford Township.

Kyle Roddy, LHB Surveying was present for this request representing Kathleen Peterson. Trina Bergloff stated that this property is zoned Agriculture/Residential District and Shoreland District within 1,000' of Long Lake which is a General Development Lake. This property is 18.56 acres. This preliminary plat is for three

lots. Lot 1 – 6.16 acres, Lot 2 – 2.50 acres and Lot 3 – 9.89 acres. There is an existing single family dwelling on Lot 3. The septic system is from 1988 on Lot 3. Soil borings have been completed. Mrs. Bergloff stated the development rights are from the Shoreland District. **A motion was made by Kathy Skiba and seconded by Shaun Fielder to recommend approval of this request to present a preliminary plat of Long Lake Meadows with the following condition: 1. Soil borings must be completed on Lot 3 in the Shoreland District prior to applying for the final plat.** Motion carried unanimously.

8. The request of Brady Mullins, 35279 Xenon Street NW, Princeton, MN 55371, for an Interim Use Permit for a limited rural business and for an extended home occupation conducted within an accessory building for a trucking operation. Legal description is the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ Except W 792' of S 165' of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 36, Range 25, Wyanett Township.

Jake Peterson, McKinnis & Doom, PA was present for this request representing Brady Mullins. Mr. Peterson stated that this request was tabled from a previous meeting so that Mr. Mullins could provide more information regarding the business plan including a safety plan for drivers, approval of the driveway, provide a more detailed site plan of the property, show adequate space for trucks to turn onto the property, separate the business and private uses on the property and provide a permit for land application on this property. A new business plan was submitted late today which included the items requested. This property is 77 acres. Mr. Mullins operates a trucking business (Boss Enterprises Inc.) The business engages in the transportation of Agricultural fertilizing and land application. They currently have two employees with an expansion up to four employees. Hours of operation have changed to 5:00 a.m. to 8:00 p.m. Sunday would be an exception on an emergency basis only. They have one employee who comes to the shop daily to pick up a truck and then leaves to the job site and then returns at the end of the day. The driveway permit has been approved by Wyanett Township. The business has 4 semi-trucks, and 6 tankers. The property is screened by a hill and mature trees. All parking is on the property with no on street parking. Trina Bergloff stated that this property is Agriculture/Residential. A letter was received from Rick Stark in support of this request. A letter was received from Edgar Pallares in support of this request. Bruce Mickelson stated that he visited the site. The property is fully screened. He is concerned with outside storage and all items related to the business must be stored inside. Brady Mullins stated that some of the equipment are for his personal farm use. LeRoy Pfaff, a neighbor stated his concerns with the trucks starting early in the morning and several trucks coming and going throughout the day. Mike Harrington, a neighbor commented that if Mr. Mullins used the north route coming out of his driveway it would be less intrusive to the neighbors. Peggy Sager, a neighbor stated her concerns with the issued driveway permit and lights shining in her windows. Steve Walter, a neighbor stated his concerns with the noise of the trucks. Lisa Pfaff, a neighbor stated her concerns with the business hours of

operation. Melinda Harrington, a neighbor questioned the number of trucks Mr. Mullins has on site. Ed Kidrowski stated that there are other trucks in the neighborhood that make more noise than Mr. Mullins trucks. Larry Fredlund stated that he has not had ample time to review the new business plan. A 60 day waiver must be signed. **A motion was made by Bruce Mickelson and seconded by Shaun Fielder to recommend tabling this request until the August 11, 2022 Planning Commission meeting for an interim use permit for a limited rural business and for an extended home occupation conducted within an accessory building for a trucking business to review the new business plan that was submitted today at 4:00 p.m.** Motion carried unanimously.

9. The request of David DeMuth, 2726 309th Avenue NW, Cambridge, MN 55008 & Janet DeMuth, for an interim use permit for the mining/sale of stockpiled black dirt. Legal description is Lot 2 Block 1 DeMuth Addition and Outlot A DeMuth Addition of Section 16, Township 35, Range 24, Bradford Township.

Gary Leistico, Attorney from Rinke Noon Law was present for this request representing David & Janet DeMuth. Gary Leistico stated that this was tabled from last month for a refined operational plan including but not limited to; updated hours of operation and timeline of completion, average number of trucks per day, how the dust and noise will be mitigated (at all times), provide comments/information from the Highway Engineer for County Road 17, and what the weight of the trucks will be, who will be removing the black dirt from the property and to speak with the neighbor across the road (Mr. Anclam). They are requesting to remove and sell black dirt piles which were created as a result of the previous Interim Use Permit. There is approximately 15,000 cubic yards of black dirt to be removed. There would be approximately 10 truckloads per day. The hours of operation will be 8:00 a.m. to 5:00 p.m. Monday through Friday. Project to be completed by May 17, 2024. The applicant would have dust control chemicals and/or water to the access road during times of operation to control dust. Mr. Leistico reached out to Mr. Anclam in good faith but had no success reaching him. The trucks would not idle while loading trucks near adjoining residences. Mr. DeMuth and a family member would operate a truck to remove the black dirt. Occasionally a professional contractor would also operate a truck for specific contracted jobs. The discussion with Justin Bergerson, County Engineer was that County Road 17 is a seven (7) ton design road year round, and as long as trucks using the road met the weight limit there would be no concern to road damage. Mr. Bergerson will provide information on how to determine weight limits are met depending on the truck design and load limit. They are requesting two (2) years to complete this project. Bruce Mickelson stated that there were many violations of the previous Interim Use Permit. The previous permit was for two ponds. There are numerous ponds on the property. There was to be no stockpiling. There are several stockpiles on the property. Bruce Mickelson stated that the original Interim Use Permit was approved to spread out the material and leave it on site. There was not only wetland violations but also Interim Use Violations. At this time he is not in

favor of this request. Lyle Reynolds asked what parcels are involved in this request and is Mr. DeMuth the only land owner. Mr. Leistico stated that he was unaware that this project involved other property owners and since learned it does. **A motion was made by Larry Fredlund and seconded by Dave Ringstad to recommend tabling this request per the applicant until the August 11, 2022 Planning Commission meeting for an interim use permit for the mining/sale of stockpiled black dirt for the application to include the other property owner involved.** Motion carried unanimously.

10. The request of Vineyard Christian Fellowship of Princeton, 8775 Highway 95 NW, Princeton, MN 55371 for a conditional use permit for a rural tourism request to operate an event center for weddings, social gatherings, funerals and celebrations of life. 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. Dennis Calhoun stated that this property is 15 acres. They would like to convert an existing 5,000 square foot pole type structure into a building for public use that can be used for human occupancy for weddings, funerals, social events and celebrations of life for members of the Church and for non-members. A variance was granted June 9, 2022 for a rural tourism request to be less than the required setback of 500' from the event area to the nearest neighboring residence being 265'. They would like to hold no more than 150 events per year. It would be rented from Thursday – Sunday year round. They have a sound proof plan and are working with Acoustical Surfaces out of Eden Prairie. Amplified music would end by 10:00 p.m. Friday and Saturday and end by 9:00 p.m. on Thursdays and Sundays. No amplified music will be allowed except during an outside wedding ceremony and must meet the Minnesota State Noise Statute. The property is screened by existing trees. All of their lighting will be retained on site with full cut-off fixtures and no glare lighting with zero foot candles at the property line and no fire paper lanterns will be permitted on site. They will bring a portable toilet option that clients can use. There will also be access to the indoor restrooms in the main facility. Each client would be required to use their approved catering company with a liquor license. No beer keg, hard liquor or shots will be allowed on the property. Beer cans, bottles, champagne and wine boxes are allowed through the catering company during the designated times. No liquor will be served following dinner. A licensed off duty peace officer or security officer will be present on site if alcohol is served. A minimum of 90 parking spots will be provided on site per the submitted site plan. All events will end by 10:00 p.m. and all guests must be off the property by 11:30 p.m. No overnight camping. For events over 200 guests the client must provide parking assistance for guests just until a parking pattern has been established on the property. Two pets are allowed on the property for a maximum of 2 hours for photos and ceremony only. Holly Nelson stated that this property is zoned Agriculture/Residential District. A variance was granted on June 9, 2022 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'. David Sauderbach, a neighbor stated his concerns with the noise. Scott Johnson, a neighbor stated his safety concerns for Highway 95 and Tiger Street. **A motion was made by Shaun Fiedler and seconded by Kathy Skiba to recommend approval of this request for a conditional use permit for a rural tourism request to operate an event center for weddings, social gatherings, funerals and celebrations of life with the following conditions:**

- 1. Must maintain the natural screening of trees on the property.**
- 2. Hours of operation will be Thursday – Sunday 8:00 a.m. to 11:30 p.m. year round.**
- 3. Owner or representative must be present on site during all events.**
- 4. Maximum occupancy of 300 people on site per event.**
- 5. If alcohol served, a licensed off duty police officer must be on site and caterer vendors must be licensed.**
- 6. All lighting must be retained on site with full cut off fixtures and no glare lighting with zero foot candles at the property line.**
- 7. Signage according to the Isanti County Zoning Ordinance identifying the driveway, no lighted sign.**
- 8. No outside amplified music, only if needed during an outdoor wedding ceremony and must meet the Minnesota State Noise Statues.**
- 9. Must comply with all Federal, State and Local laws, regulations, court decisions, and applicable licenses.**
- 10. No paper lanterns and must follow state statues if fireworks are used on site and no celebratory honking.**
- 11. Outdoor garbage cans must be covered to control the debris.**
- 12. Adequate parking for employees and customers shall be provided onsite and meet the standards of Section 14, Subdivision 2 of the Isanti County Zoning Ordinance. Parking area must be 30' from the property lines and from the right of way of all roads. No on-street parking will be allowed.**
- 13. Must have MNDOT approval for the existing driveway.**

Findings:

1. There is no property value decrease to the surrounding properties with the conditions set 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. The neighboring property values would not be affected 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. The structure is existing with engineering plans for safety so that adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
4. Adequate parking for employees and customers shall be provided onsite and meet the standards of Section 14, Subdivision 2 of the Isanti County Zoning Ordinance. Parking area must be 30' from the property lines and from the right of way of all roads. No on-street parking will be allowed 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 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.

11. The request of Thomas & Cheryl French, 30560 Highway 47 NW, Cambridge, MN 55008 & Bradford Community Organization (Jen Hathaway), 3472 305th Avenue NW, Isanti, MN 55040, for a conditional use permit for a rural tourism request for a one day celebration event (Bradford Days) held annually one Saturday in August. Legal description is Pt. of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 18, Township 35, Range 24, Bradford Township.

Jen Hathaway was present for this request representing Thomas & Cheryl French. Jen Hathaway stated that this event would be held one Saturday in August annually. It is located at T&C gas station. The property is 3.58 acres. This would be a one day celebration with a parade. The purpose of the event (Bradford Days) is to preserve and celebrate Bradford's archaeological properties, rural and agricultural and historical landscapes; recognize Bradford's scenic features, exceptional rural ambience, historic sites and desirable local amenities which will draw outside revenue from visitors that is vital to the local economy. It will enhance Bradford's appeal to visitors who are drawn to its rural atmosphere. It will provide opportunities for new economic growth through rural retail tourism businesses. This celebration will include local licensed food vendors (only selling food and soft drinks), bounce houses, games, giveaways/drawings and concluding with a parade of approximately 30 to 50 floats. The schedule will be 10:00 a.m. to 5:00 p.m. with setup at 7:00 a.m. and cleanup after 5:00 pm. Concluding by 8:00 p.m. There will be "No Parking" on street signage along the event route. There will be parking attendants at the event. Adequate parking shall be provided on site and shall meet the parking standards of the Isanti County Zoning Ordinance. There will be no signs in the road right of way of State Highway 47 or County Road 40. There will be covered trash cans and portable restrooms (1 handicap, 1 Regular and a wash sink) will be provided on the event site. No more than 300 people will be on site at one time. They will have safety personnel monitoring the entrances of the event. Bradford Township supports this event. Trina Bergloff stated that this property is located in downtown Bradford which is zoned Rural Service Center which has mixed land uses. Mark Renn, MNDOT had no concerns with this request. Justin Bergerson, Isanti County Highway Engineer comments were that any event signs must be located outside of the 33' right of way from the centerline of County Road 40 in each direction and if there are any complaints or incidents reported for this year's event, a detour of State Highway 47 will be required for any future events. John Hass, Bradford Township stated that Bradford Township is in favor of this request. **A motion was made by Greg Anderson and seconded by Bruce Bloomgren to recommend approval of this request for a conditional use permit for a rural tourism request for a one day celebration event (Bradford Days) held annually one day in August with the following conditions: 1. This is for a one day special event celebration held in August annually. 2. Event activities to include licensed food vendors, bounce**

houses, games, giveaways/drawings and a parade. 3. The hours of operation will be setup time at 7:00 a.m. and concluding by 8:00 p.m. Event hours will be 10:00 a.m. to 5:00 p.m. 4. Maximum occupancy of 300 people on site at one time. 5. All lighting must be retained on site with full cut off fixtures and no glare lighting with zero foot-candles at the property line. 6. No more than 50 floats for the parade. 7. There will be "No Parking" on street signage along the event route. 8. Adequate parking for employees and customers shall be provided onsite and meet the standards of Section 14, Subdivision 2 of the Isanti County Zoning Ordinance. Parking area must be 30' from the property lines and from the right of way of all roads. No on-street parking will be allowed. 9. Outdoor garbage cans must be covered to control the debris. 10. Must comply with all Federal, State and Local regulations, licenses and codes. 11. Owner/Representative must be present on site during the event. 12. No paper lanterns and must follow state statues if fireworks are used on site. 13. Must maintain the natural screening of trees on the property. 14. No outside amplified music. Findings: 1. The property is zoned Rural Service Area with a one day event 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. This is an annual one day event 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. A parking plan has been submitted so that adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. There will be 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. This is a one day event 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 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.

12. The request of Todd & Anne Olund, 8288 282nd Lane NE, North Branch, MN 55056 & James & Bridget Thauwald, 8285 282nd Lane NE, North Branch, MN 55056 for an interim use permit for the mining of sand. Legal description is the SW ¼ of the NW ¼ fct. & Pt. of the NW ¼ of the NW ¼ of Section 35, Township 35, Range 22, North Branch Township.

Todd Olund and James Thauwald were present for this request. Todd Olund stated that these two properties are 13.28 acres (Thauwald) and the other property is 14.27 acres (Olund). They would like to start this project as soon as possible. The first week they would strip the topsoil and prep the site. They would build a temporary road. They would start trucking the sand out the week of July 18, 2022. August 8,

2022 they would back haul the topsoil/clay to Olund Pond to be placed on side slopes of the pond. September 30, 2022 the mass hauling of sand would be complete. October 3, 2022 to October 17, 2022 they would finish grading the site, plant trees and seed and restore the site. The project would be complete by October 31, 2022. The truck route would be to Furman Avenue (County Road 18) to County Road 9 East to County Road 17 East to Interstate 35W South to Lino Lakes. The excavation would be 96,000 cubic yards. 145 truckloads per day. The hours of operation would be 7:00 a.m. to 7:00 p.m. Monday through Saturday. Truck hauling signs would be placed on Furman Avenue both north and south bound lanes during hours of operation. The trees to be planted for restoration will be red maple trees and sugar maple trees. The restoration seeding plan includes Timothy Brome, Clover, Buffalo Grass and Orchard Grass. No dewatering off site. A water truck will be on site for dust control. There will be 4': 1' sloping on the side slopes of the pond. There will be no stockpiling of material on site. Trina Bergloff stated that both of these properties are zoned Agriculture/Residential District. Craig Wills, Minnesota Department of Natural Resources Hydrologist commented that a water use permit from the Minnesota Department of Natural Resources is required for all users withdrawing more than 10,000 gallons of water per day or 1 million gallons per year even if they keep all water onsite. Justin Bergerson, County Engineer has the following comments: County Road 18 (Furman Street NE) is designed to the current heavy commercial traffic volume levels of the roadway, which equates to a 9 ton per axle road design. This does not take into consideration the increase in truck traffic generated from this proposed mining operation. In order to get the full designed life cycle of the road, which had a pavement overly completed in 2016, the Isanti County Highway Department would restrict the weight of trucks hauling on County Road 18 to and from the Olund/Thauwald properties to 9 Tons per Axle to preserve the County assets. The Isanti County Highway Department reserves the right to monitor the existing pavement conditions during the hauling operation and determine if haul weights needs to be reduced to prevent damages. As set forth in Minn. Stat. 169.88, the permittee is liable for damages to the road, street, or highway that occurs as a result of the permittee's willful act or his/her negligence. A letter was received from Duane & Marlene Troff stating their concerns with the dirt, dust, oil and noise for this request and do not support it. A letter was received from Brenda Miska, stating her concerns with increased traffic, noise and health concerns regarding contamination of the water. An NPDES permit may be needed with the Minnesota Pollution Control Agency. **A motion was made by Larry Fredlund and seconded by Teresa Jones to recommend approval of this request for an interim use permit for the mining of sand with the following conditions:**

- 1. This Interim Use Permit is for hauling of 96,000 cubic yards of sand/dirt off these sites (38,500 cubic yards for the Olund property and 61,500 cubic yards for the Thauwald property).**
- 2. Hours of operation will be Monday through Saturday 7:00 a.m. to 7:00 pm.**
- 3. No more than 145 truckloads per day off site.**
- 4. Must obtain and maintain all necessary permits for state, local and federal licenses and permits.**
- 5. No stockpiling of material on site.**
- 6. No wetlands to be filled.**
- 7. Water truck for dust control for the hauling operation (including access roads) shall minimize any dust, noise or light**

produced so that it does not unreasonably annoy, injure, or endanger the safety, health, morals comfort or repose of any considerable members of the public. 8. Truck hauling signs must be placed on the route which includes Furman Avenue both north and south bound lanes during hours of operation. 9. A dewatering permit with the Minnesota Department of Natural Resources must be issued prior to the start of this project. 10. A restoration plan to be followed. 11. The Interim use Permit will cease on or before October 31, 2022 and/or once the property owners no longer live on the property and/or the operation has ceased for one consecutive year. 12. An NPDES permit is required. 13. The Isanti County Highway Department reserves the right to monitor the existing pavement conditions during the hauling operation and determine if haul weights needs to be reduced to prevent damages. As set forth in Minn. Stat. 169.88, the permittee is liable for damages to the road, street, or highway that occurs as a result of the permittee's willful act or his/her negligence. Findings: 1. This project will be high impact but short duration 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 will improve the property with the impressive constructed pond 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. Provided access road route and truck hauling signs so that adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. 4. Parking and activity will be on site 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. No Jake Breaks and water trucks will be used 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 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.

13. The request of James & Carolyn Zaccone, 27667 Bayshore Drive NW, Isanti, MN 55040 for a conditional use permit for a duplex in the Shoreland District. Legal description is Lots 4, 5 & 6 of Rose Acres of Section 5, Township 34, Range 24, Stanford Township.

Larry Fredlund abstained from this request because he has done work for the Zaccone's in the past and will in the future.

James and Carolyn Zaccone were present for this request. Carolyn Zaccone stated that their property is located on Long Lake in Stanford Township. They are requesting to use 937 square feet as a duplex in the basement. The Zaccone's will be living on the main floor. The property is homesteaded. They will not make any

changes to the outside of the structure. They have six parking spaces available and more if needed. All property lines are marked. The impervious surface of the lot is 24.98 % lot area coverage. Trina Bergloff stated that this property is zoned Shoreland District in the Residential Subdistrict which a duplex requires a Conditional Use permit. The required lot size for a duplex is 40,000 square feet with 180' of lot width. This property meets those standards. **A motion was made by Dave Ringstad and seconded by Kathy Skiba to recommend approval of this request for a conditional use permit for a duplex in the Shoreland District (Residential Subdistrict) with the following conditions: 1. This will be for a duplex unit with not more than two (2) families with separate housekeeping and cooking facilities provided. 2. The plat for Rose Acres 1st Addition must be recorded prior to this property being utilized as a duplex. 3. Minimum of six parking spaces must be provided. 4. Must meet the duplex sized lot regulations per the Isanti County Zoning Ordinances.**

Findings: 1. There is no visual change in the property 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 are single family dwellings in the neighborhood and duplexes are allowed with a Conditional Use Permit 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. This is an existing house so that adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. 4. There will be no off-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. Abstained: Larry Fredlund. Motion carried.

14. To discuss/amend the Isanti County Zoning Ordinance, in all zoning districts in regards to unlicensed and licensed vehicles for outdoor storage.

A motion was made by Dave Ringstad and seconded by Kathy Skiba to recommend tabling this discussion until the August 11, 2022 Planning Commission meeting. Motion carried unanimously.

15. To discuss/amend the Isanti County Zoning Ordinance as it relates to parcels that are unbuildable due to lot size in a quarter - quarter taking a building right.

A motion was made by Dave Ringstad and seconded by Kathy Skiba to recommend tabling this discussion until the August 11, 2022 Planning Commission meeting. Motion carried unanimously.

16. To discuss/amend the Isanti County Subdivision Ordinance as it relates to Township approval on all plats prior to submittal to the County.

Trina Bergloff stated that the County Board of Commissioners approved the Planning Commission to discuss the language in the Isanti County Subdivision Ordinance as it relates to Township Approval. The Isanti County Subdivision currently reads that the preliminary plat shall be submitted to the Township Board, or Boards in which the subdivision is located, for review and preliminary approval of the road design. Only those Townships with established Planning Commissions and Subdivision Ordinances shall be required to undertake approval of the entire plat. Wayne Anderson stated that Stanford Township does have a Planning Commission and they operate the same as the County Planning Commission. Lyle Reynolds stated that the Townships should have a standard to follow. Valerie Marty-Anderson stated that on July 14, 2022 the Stanchfield Township Board met and their comments are that they would like to be able to be part of the platting process to review new lots on township roads for driveway placement, and to have our planning commission and township board review and approve any plats that would have new Stanchfield Township roads. Note that if there is a new road the township process will take much longer than to review the driveway placement on the lots. Tim Nelson stated that State Statutes state that; If the town board has a Planning Commission the plats must be approved by the township. Some ideas to change the language to the Isanti County Subdivision could be strike the words and Subdivision Ordinance. Add every township needs to review plats or all plats must be approved by the townships. Chisago County's language as it relates to township approval which states "Prior to the public hearing date, the Zoning Administrator will ascertain that all Township Boards involved has reviewed the proposed plat and returned the required signed form. The Planning Commission suggested the following language: All townships must review and comment on all plats. Townships with a Planning Commission or Subdivision Ordinance must approve the plat.

A motion was made by Larry Fredlund and seconded by Dave Ringstad to adjourn the meeting at 1:02 a.m. Motion carried unanimously.

Trina Bergloff
Zoning Administrator

TB: hn