

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
September 8, 2022
Isanti County Government Center

Members present: Lyle Reynolds, Bruce Mickelson, Dave Ringstad, Bruce Bloomgren, Dave Oslund, Larry Fredlund, Angela Kersting, Kathy Skiba

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

Members not present: Teresa Jones, Dennis Haubenschild, Shaun Fiedler

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

A motion was made by Dave Ringstad and seconded by Bruce Bloomgren to approve the minutes of the August 11, 2022 meeting as presented. Motion carried unanimously.

1. The request of Timothy Sperry, 4051 Highway 95 NE, Cambridge, MN 55008 to present a preliminary plat of Sperry Addition. Legal description is E ½ of the SE ¼ Fct & Pt Govt Lot 1 of Section 35, Township 36, Range 23, Cambridge Township.

Timothy Sperry was present for this request. Trina Bergloff stated that within 1,000' of Skogman Lake the property is zoned Shoreland District located on Skogman Lake which is a Recreational Lake and beyond 1,000' is zoned Agriculture/Residential District. The property is 56.5 acres. This preliminary plat is for two lots. Lot 1 – 52.58 and Lot 2 3.75 acres. A variance was granted June 9, 2022 to vary the Isanti County Ordinance, Section 6, Agriculture/Residential District, Subdivision 2, Permitted Uses #19 to exceed the maximum lot size of three acres for one lot to be 3.75 acres. There is an existing house on Lot 1 that was built in 1987. Soil borings have been completed with an alternate septic system site for Lot 1. Lot 2 would be accessed by an easement sharing the driveway access with Lot 1 off State Highway 95. Cambridge Township has no objection to this preliminary plat. There are wetlands and floodplain on this property. The required lot size is a minimum of one acre, maximum of three acres in the Agriculture/Residential District and a minimum of 40,000 square feet with 150' of lot width in the Shoreland District. Becky Mattson, a neighbor questioned how many lots were in this preliminary plat. **A motion was made by Kathy Skiba and seconded by Dave Oslund to recommend approval of this request to present a preliminary plat of Sperry**

Addition with the following conditions: 1. Must record the shared easement for ingress and egress prior to recording the plat. 2. The controlled access must be shown on the plat. 3. Must show the Agriculture/Residential District and the Shoreland District on the plat. 4. The shared access easement must have an access permit from MNDOT before making application for the final plat. Motion carried unanimously.

2. The request of Reliable Land & Trust, PO Box 32, Cambridge, MN 55008 to present a preliminary plat of Tucker Meadows. Legal description is 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. This property is 40 acres. This preliminary plat is for four lots. Lot 1 – 29.2 acres, Lot 2 – 3.00 acres, Lot 3 – 3.00 acres and Lot 4 3.00 acres. They are following the requirements of the Isanti County Zoning and Subdivision Ordinance. There are wetlands and flood plain that have been identified in the NW corner of the property. Soil borings have been completed for two septic locations for each lot. The required lot size is a minimum of one acre, maximum of three acres with a 150' of lot width. Mary Sutherland, a neighbor to the west stated her concerns for the lake, wetlands, woods and the environment. Brian Becker, a neighbor to the south stated his concerns with developing the property. Joan Sutherland, a neighbor to the west stated her concerns with the wetland and environmental impact. James, a neighbor stated his concerns with Lot 1 Block 1 having more building rights if the property is in the Shoreland District. The ordinary high watermark has not been established for Kranz Lake but does not affect this plat. Ms. Bergloff will contact area Hydrologist, Craig Wills to work on establishing an ordinary highway watermark for Kranz Lake. **A motion was made by Larry Fredlund and seconded by Lyle Reynolds to recommend approval of this request to present a preliminary plat of Tucker Meadows.** Motion carried unanimously.

3. 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.

This request has been withdrawn.

4. 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.

Mr. Mullins put in a formal request along with a signed 60 day waiver to have his request tabled until the October 13, 2022 Planning Commission meeting.

Trina Bergloff updated the Planning Commission members stating that the Request for Proposals have been reviewed and are in the selection process of hiring a consultant for the Isanti County Comprehensive Plan.

A motion was made by Bruce Bloomgren and seconded by Dave Ringstad to adjourn the meeting at 7:02 p.m. Motion carried unanimously.

Trina Bergloff
Zoning Administrator

TB: hn