

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
Erica Wilson, Compliance Specialist
Scott Soderman, Wetland Specialist/Water Planner
Kerry Birch, Administrative Assistant/Permit Technician

The Board of Adjustment met at 9:00a.m. on Thursday October 12, 2023, in the County Board Room of the Isanti County Government Center, 555 – 18th Avenue SW, Cambridge, MN 55008.

Members present: Valerie Marty-Anderson, Jim Fridstrom, Dave Henderson, Bill Gertz, Connie Thorp, Kathy Skiba

Other members present: Trina Bergloff, Zoning Administrator, Holly Nelson, Deputy Zoning Administrator, 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 Dave Henderson and seconded by Connie Thorp to approve the minutes of the September 14, 2023, meeting as presented. Motion carried unanimously.

1. The request of Neil and Carey Olson, 39114 Lily Street NW, Stanchfield, MN 55080, to construct a pole building with less than the required setback from the side property line. Legal description is the S ½ of the NE ¼ of the SE ¼ of Section 20, Township 37, Range 24, Maple Ridge Township.

Neil Olson was present for this request. Trina Bergloff stated that this property is zoned Agriculture/Residential District. This property is 20 acres. The setback requirements in this zoning district are 30' from the side property line, 40' from the rear property line and 120' from the centerline of the township road. They are requesting to construct a 30'x 40' pole type structure 26' from the south side property line. There are extensive wetlands on the northwesterly portion of the property. The house was built in 2005. There is a 30' x 40' detached garage built in 2005 as well. The septic system (mound system) and tanks are located to the east of the house and the well is located to the northwest of the house. The required setback is 30' from the side property line. A letter was received from Jordan and MaKayla Koch, neighbors to the south stating they have no objection to this request. Neil Olson stated there is a wood boiler and woodshed located behind the house and beyond that the property slopes down to the wetland area. **A motion was made by Jim Fridstrom and seconded by Dave Henderson to approve this request to construct a pole building 26' from the side property line.** *Findings:*

1. A pole type structure will improve the property and property value, so the variance is in harmony with the general purpose and intent of the official control.
2. Due to the location of the septic system and well and extensive wetlands on the property there are practical difficulties in carrying out the strict letter of any official control.
3. Indoor storage is needed so the terms of the variance are consistent with the policies of Isanti County.

Motion carried unanimously.

2. The request of Charles and Mary Vagle, 32947 Jarvis Street NW, Princeton, MN 55371, to allow two existing parcels created after the lot of record date to become lots of record, without the need to plat and to exceed the three-acre maximum lot size. Legal description is Pt SW $\frac{1}{4}$ of NW $\frac{1}{4}$ except: S 920' lying E of W 360'; & except: N 400' of Section 31, Township 36, Range 25, Wyanett Township, and the N 400' of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 31, Township 36, Range 25, Wyanett Township.

Tim Vagle was present for this request representing Charles and Mary Vagle. Trina Bergloff stated that this property is zoned Agriculture/Residential District. The Vagles own 2 parcels with separate parcel identification numbers. Parcel #'s 13.031.1400 and 13.031.1601. Parcel # 13.031.1400 is 7.60 which has Mr. & Mrs. Vagle's home that was built in 1978. Parcel # 13.031.1601 is 9.81 acres. They are requesting a boundary line adjustment to allow parcel # 13.31.1601 to have a building right. This quarter quarter section consists of a total of 26 acres. There are currently four parcels in this quarter quarter section. The proposed new reconfigured parcels would be 4.84 acres (with the existing house on it) and 10.70 acres. The lots were created in 2019. The required lot size is a minimum of one acre, maximum of three acres with 150' of public road frontage and are allowed four parcels per quarter quarter section. Tim Vagle stated that they have a purchase agreement on these parcels. Charles and Mary Vagle are his parents. Due to the existing buildings, wetlands and easement the proposed new south parcel needs to be larger than three acres to encompass all the structures. Beth Ficek, a neighbor to the east questioned how many houses could be built on these parcels. Mrs. Bergloff stated that the properties could be platted to create two new parcels that were created after the lot of record date of February 10, 1982. Mr. Vagle agreed. **A motion was made by Jim Fridstrom and seconded by Kathy Skiba to deny the request to allow two existing parcels created after the lot of record date to become lots of record without the need to plat.** *Findings: 1. Both parcels are owned by the same property owner so the variance is not in harmony with the general purpose and intent of the official control. 2. There are no burdens not to plat the property so there are no practical difficulties in carrying out the strict letter of any official control. 3. The parcels can go through the platting process, so the terms of the variance are not consistent with the polices of Isanti County.* Motion carried unanimously. **Another motion was made by Jim Fridstrom and seconded by Kathy Skiba to approve the request to allow a future parcel that will be platted to exceed the three acre maximum lot size but no larger than five acres.** *Findings: 1. In order to encompass the existing buildings on the property the lot needs to be larger than three acres so the variance is in harmony with the general purpose and intent of the official control. 2. Due to the wetland and easement located on the property there are practical difficulties in carrying out the strict letter of any official control. 3. This will keep farmland together, so the terms of the variance are consistent with the polices of Isanti County.* Motion carried unanimously.

3. The request of Springvale Township, 2405 341st Avenue NW, Cambridge, MN 55008, to install a handicap ramp with less than the required setback to the centerline of a county road and to exceed the maximum square footage for a sign. Legal description is Pt of the SE ¼ of the SE ¼ of Section 21, Township 36, Range 24, Springvale Township.

Steve Lindgren, Springvale Township board member was present for this request representing Springvale Township. Trina Bergloff stated that this property is zoned Agriculture/Residential District. This parcel is 2.00 acres. They are requesting to install a 40 square feet lighted sign 10' in height. They are also requesting to construct a handicap (ADA) ramp 94' from the centerline of Verdin Street and 82' from the centerline of 341st Avenue which are both County Roads. On October 8, 2009 a variance was granted to widen and lengthen an existing handicap accessibility ramp on the east side of the townhall 64' from the centerline of County Road 65 and 52' from the centerline of the County Road. The required setback is 130' from the centerline of the County Road. Steve Lindgren stated that the variance that was granted in 2009 was to extend the existing ramp that was built on the east side of the property, but that ramp is no longer there due to a car going off the road and destroying it. They would like to place the ramp on the west side of the building which the setbacks are further away from the county roads that the ramp that was on the east side of the building. Steve Lindgren stated that they would like to place a roof over the sign and the request included that. Trina Bergloff stated that according to the Isanti County Zoning Ordinance the roof would not be included in the 35 square foot sign requirement. Steve Lindgren withdrew the request to exceed the maximum square footage for a sign. **A motion was made by Jim Fridstrom and seconded by Dave Henderson to approve this request to install a handicap ramp 82' from the centerline of 341st Avenue and 94' from the centerline of Verdin Street.** *Findings: 1. A handicap (ADA) ramp is needed for a public building so the variance is in harmony with the general purpose and intent of the official control. 2. There will be improvements to the county roads with more road right of way needed so there are practical difficulties in carrying out the strict letter of any official control. 3. A handicap ramp is needed for safety reasons, so the terms of the variance are consistent with the policies of Isanti County.* Motion carried unanimously.

A motion was made by Jim Fridstrom and seconded by Connie Thorp to adjourn the meeting at 10:00 a.m. Motion carried unanimously.

Trina Bergloff
Zoning Administrator

TB:hn