

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

Isanti County Planning Commission
Public Hearing
November 9, 2023
Isanti County Government Center

Members present: Lyle Reynolds, Bruce Mickelson, Tim Swanson, Karyn Hansen, Dave Ringstad, Bruce Bloomgren, Steve Westerberg, David Toth, Jim Lanore

Members not present: Kathy Skiba, Jared Johnson

Other members present: Trina Bergloff, Zoning Administrator, Holly Nelson, Deputy Zoning Administrator, Nick Columbo, Assistant County Attorney

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

A motion was made by Dave Ringstad and seconded by Karyn Hansen to approve the minutes from the October 12, 2023 Planning Commission meeting as presented. Motion carried unanimously.

1. The request of Mike & Jena Dennis, 40376 Vickers Street NE, Stanchfield, MN 55080 to present a preliminary plat of Stello Addition. Legal description is the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ Except the S 685' of the E 630' of Section 23, Township 37, Range 23, Stanchfield Township.

Mike Dennis was present for this request. Trina Bergloff stated this property is zoned Agriculture/Residential District. This preliminary plat is for two lots. Lot 1- 3.00 acres and Lot 2 – 25.06 acres. This property is located off County Road 36. Soil borings have been completed. Stanchfield Township has reviewed this preliminary plat and have no objections. This plat will be utilizing two of the three development rights. There is a five-acre parcel in the quarter quarter section that is an exception to the plat. There are wetlands located on the west and north side of the property along with a utility easement (Northern Natural Gas Company) on the west side of the property. This easement runs north and south on lot 2. The required lot size is a minimum of one acre, maximum of three acres with a 150' of public road frontage and 200' of lot depth. Justin Bergerson, Isanti County Highway Engineer has the following comments: The dedication of 60 feet of County Highway Right of Way as measured from the centerline of the roadway along platted area. Lot 1; The new access granted onto 395th Avenue NW (County Road 36). Driveway to be located near the east lot line for adequate stopping sight distance due to the vertical curve on the highway. Lot 2; No new access permitted; use of existing field access onto Vickers Street NW (County Road 36). The existing field access shall be improved, if necessary, due to the change in use of the property. Driveway access permits are required for all. All access permits shall be subject to review and approval by the Isanti County Highway Department. **A motion was made by Dave Ringstad and seconded by**

Steve Westerberg to recommend approval of this request to present a preliminary plat of Stello Addition. Motion carried unanimously.

2. The request of B & L Companies, 802 Winsome Way NE, Isanti, MN 55040 to present a preliminary plat of B & L Lakeview Estates. Legal description is All that part of Government Lot 5, Section 35, Township 36, Range 23, Cambridge Township.

Kyle Roddy, LHB Surveying was present for this request representing B & L Companies. Trina Bergloff stated that this property is zoned Agriculture/Residential District and Shoreland District. This property is located on Fannie Lake which is a Recreational Development Lake. This property is 28.27 acres. The required lot size is 20,000 square feet with 100' lot width in the Shoreland District on riparian lots and 40,000 square feet with 150' lot width on non-riparian lots. In the Agriculture/Residential District the lot size is a minimum of one acre, maximum of three acres with 150' of lot width and 200' lot depth. This preliminary plat is for 13 lots. Lot 1 Block 1 – 1.49 acres, Lot 2 Block 1 – 1.03 acres, Lot 3 Block 1 - 1.03 acres, Lot 4 Block 1 – 1.03 acres, Lot 5 Block 1 – 4.4 acres, Lot 6 Block 1 – 2.1 acres, Lot 7 Block 1 – 1.71 acres, Lot 8 Block 1 – 1.71 acres, Lot 9 Block 1 – 1.04 acres, Lot 10 Block 1 – 1.46 acres, Lot 11 Block 1 – 1.27 acres, Lot 12 Block 1 – 1.27 acres, Lot 1 Block 2 – 2.44 acres and Lot 2 Block 2 – 3.31 acres. Soil borings have been completed. There is a Type 3 (shallow marsh) wetland located on Lots 1 & 2 Block 2 of this preliminary plat. There is also flood plain on those lots. Cambridge Township has reviewed this preliminary plat and has no objections. There will be additional property from this property added to the 14 existing exceptions from the plat which will need to be recorded prior to the plat being recorded. On Lot 1 Block 1 the single-family dwelling will need to be constructed in the Agriculture/Residential District. Mr. Roddy stated that Lot 5 & Lot 6 Block 1 are not lots to be used for controlled access to the lake for the riparian lots. All lots must have silt fencing installed and maintained before and during any construction of structures. Hazel Erickson, a neighbor questioned the driveway locations. Patricia Peterson, a neighbor stated her concerns with the township road and traffic. **A motion was made by Lyle Reynolds and seconded by Steve Westerberg to recommend approval of this request to present a preliminary plat of B & L Lakeview Estates.** Motion carried unanimously.

3. The request of Jeffrey Haynes, 25772 Verdin Street NW, Isanti, MN 55040 to present a preliminary plat of Haynes Ridge 2. Legal description is Lots 1 & 2 Block 1 Haynes Ridge and Outlots A & C Haynes Ridge of Section 16, Township 34, Range 24, Stanford Township.

Don Hansen, Hansen Surveying was present for this request representing Jeffrey Haynes. Trina Bergloff stated that this property is zoned Agriculture/Residential District. This preliminary plat consists of three lots. Lot 1 – 26.21 acres, Lot 2 – 7.9 acres and Lot 3 – 8.8 acres. This preliminary plat is reconfiguring lots from the plat of Haynes Ridge which was platted in 2003. In 2003 the Isanti County Zoning Ordinance allowed 2 parcels per quarter quarter section at that time transfer of development rights were utilized. There was also a variance granted in 2002 that the Sheriff's Boy Ranch did not take development rights from the S ½ of the NE ¼ & the SE ¼ of the NW ¼. Two development rights were transferred from the SW ¼ of the NE ¼ to the SE ¼ of the NE ¼. The Isanti County Zoning Ordinance currently allows 4 parcels per quarter quarter section therefore this property has gained building rights. Mr. Haynes would like to utilize one of the building rights which

was Outlot A & Outlot C of Haynes Ridge (proposed as Lot 1 Block 1 Haynes Ridge 2) and to make minor reconfigurations on Lot 1 & Lot 2 Block 2 Haynes Ridge from the previous plat. Soil borings have been completed. Stanford Township has reviewed this preliminary plat and has no objections. **A motion was made by Lyle Reynolds and seconded by Karyn Hansen to recommend approval of this request to present a preliminary plat of Haynes Ridge 2.** Motion carried unanimously.

4. The request of Cade Chouinard, 7588 392nd Street, North Branch, MN 55006 to present a preliminary plat of Chouinard Addition. Legal description is Pt. of the north 912' of the W ½ of the SE ¼ of Section 5, Township 35, Range 22, North Branch Township.

Kyle Roddy, LHB Surveying was present for this request representing Cade Chouinard. Trina Bergloff stated that this property is zoned Agriculture/Residential District. This property contains 24 acres. The preliminary plat is for one lot. Lot 1 – 24.0 acres. A variance was granted October 25, 1988 to subdivide a thirty five acre tract into two lots, provided that remaining tract (this parcel) without a dwelling located on it remain unbuildable until appropriate subdivision procedures are complied with. At that time the Isanti County Zoning Ordinance allowed 2 parcels per quarter quarter section. The Isanti County Zoning Ordinance currently allows 4 parcels per quarter quarter section so this parcel gains a building right but needs to be platted to meet subdivision regulations. North Branch Township has reviewed this preliminary plat and has no objections. Soil borings have been completed. **A motion was made by Steve Westerberg and seconded by David Toth to recommend approval of this request to present a preliminary plat of Chouinard Addition.** Motion carried unanimously.

5. The request of Joss Jondahl & Betzler Builders Inc., 12222 313th Avenue, Princeton, MN 55371 (property address: 1674 323rd Avenue NW, Cambridge, MN 55008) for an interim use permit for a short-term rental. Legal description is Lot 5 Block 1 of Fosters First Addition of Section 3, Township 35, Range 24, Bradford Township.

Joss Jondahl has withdrawn his request since the variance for not meeting the setbacks was denied at the Board of Adjustment meeting.

6. The request of Mike Wing and Robert Wing, 13020 Arrowood Lane N, Dayton, MN 55327, for an interim use permit for the mining of sand, gravel, peat and black dirt for the purpose of enhancing and restoring current wetland conditions. Legal description is the NE ¼ (Except the W ½ of the W ½ of the NE ¼) of Section 30, Township 37, Range 24, Maple Ridge Township.

Grayson Smith, U.S. Fish and Wildlife Service was present for this request representing Mike Wing and Robert Wing. Grayson Smith stated that this parcel is 120 acres. They are looking to enhance and restore the current wetland conditions. This property is zoned Agriculture/Residential District. Trina Bergloff stated that a mining pit is defined as any artificial excavation of the earth exceeding five hundred (500) cubic yards, excavated, or made by the removal from the natural surface of the earth, of sod, soil, sand, gravel, stone, or other natural matter, or made by turning or breaking or undermining the surface of the earth. If exceeding 500 cubic yards of material an interim use permit is

needed. Trina Bergloff stated that a wetland permit (Notice of Decision) was issued September 6, 2023, with the following conditions: 1. 0.83 acre of wetland impact. 2. Must maintain vegetation. 3. 1' maximum depth of scraping wetland. 4. Spoils must be placed upland. 5. Best management practices must be followed. Excavated sediment will be 1,300 cubic yards spread evenly and disked into the upland agricultural fields located outside the delineated wetland boundary on the property. The hours of operation will be Monday through Friday 6:00 a.m. to 8:00 p.m. The project start date will be October 16, 2023 with the ending date of June 1, 2024. **A motion was made by Steve Westerberg and seconded by Dave Ringstad to recommend approval of this request for an interim use permit for the mining of sand, gravel, peat, and black dirt for the purpose of enhancing and restoring current wetland conditions with the following conditions: 1. The hours of operation will be Monday through Friday 6:00 a.m. to 8:00 p.m. Start date of October 17, 2023, and end date of June 1, 2024. 2. One stockpile onsite that is safely secured. 3. No more than 1,300 cubic yards to be mined. 4. The excavated area to be mined is no more than 0.83 acres in size. 5. Must follow the seeding and restoration plan submitted. 6. Any damage caused to the county roads due to this hauling operation shall be repaired at the permittees expense. 7. The mining operation shall minimize as much as practical any adverse impact to the environment and comply with all local, state and federal standards. 8. The mining operation shall minimize any dust or noise produced so that it does not unreasonably annoy, injure, or endanger the safety, healthy, morals, comfort or response of any considerable members of the public. 9. The mining operational shall as such as practical coordinate truck and machinery traffic so that it does not interfere with, obstruct, or render dangerous for passage any public road or highway. 10. Must obtain all necessary state, local and federal licenses/permits prior to construction. 11. This interim use permit for the excavation of this project will be completed by June 1, 2024.** Findings of fact to support the recommended approval are as follows: 1. 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. That the establishment of the interim use will not impede the normal and orderly development and improved of surrounding vacant property for uses predominant in the area. 3. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. 4. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use. 5. 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 occur. Motion carried unanimously.

7. The request of Brian Carlson, 29750 Tucker Street NE, Cambridge, MN 55008, to amend an interim use permit dated January 17, 2023, for a limited rural business and extended home occupation conducted within an accessory building for the storage of international bulk containers. Legal description is the S ½ of the SE ¼ of the NE ¼ of Section 24, Township 35, Range 23, Isanti Township.

Brian Carlson was present for this request. Brian Carlson stated that his property has an existing limited rural business and an extended home occupation conducted within an accessory building for the storage of international bulk containers with 17 conditions dated January 12, 2023. He would like to amend condition #4 which currently states: All

containers and/or container parts must be stored inside a pole building; no outdoor storage allowed. He is also requesting a change with condition #12 that states: This interim use permit is for one building structure that must be constructed by December 31, 2023 due to the upcoming winter. **He is requesting condition #4 to state: All containers and/or container parts must be stored inside a hoop structure; no outdoor storage allowed.** He will not have the public enter this structure. It will be for storage only. **Condition # 12 to state: This interim use permit is for one building structure that must be constructed by June 30, 2024. A motion was made by Lyle Reynolds and seconded by Steve Westerberg to recommend approval of this request to amend an interim use permit dated January 17, 2023 for a limited rural business and extended home occupation conducted within an accessory building for the storage of international bulk containers with the following new conditions: #4. All containers and/or container parts must be stored inside a hoop structure or pole type structure; no outdoor storage allowed. #12. This interim use permit is for one building structure that must be constructed by June 30, 2024. Findings of fact to support the recommended approval are as follows: 1. 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. That the establishment of the interim use will not impede the normal and orderly development and improved of surrounding vacant property for uses predominant in the area. 3. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. 4. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use. 5. 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 occur.** Motion carried unanimously.

8. The request of Wayde Wandersee, 3872 Sullivan Wood Trail NW, Isanti, MN 55040, for an interim use permit for a limited rural business and extended home occupation conducted within an accessory building to sell and trade vintage cards and video games. Legal description is Lot 2 Block 1 Anderson Meadows of Section 8, Township 34, Range 24, Stanford Township.

Wayde Wandersee was present for this request. Wayde Wandersee stated that his property is six acres. He is requesting to conduct a business (Gamers Row) in an existing accessory structure. They would buy, sell, and trade vintage video games and cards. They have collectables for sale along with card supplies and video game accessories. They also have an area for people to partake in some video game fun along with playing trading card games. The hours of operation would be Friday – Sunday year round. Friday 12:00 p.m. to 8:00 p.m., Saturday 10:00 a.m. to 8:00 p.m. and Sunday 10:00 a.m. to 5:00 p.m. There will be no public bathroom. The parking area will have one handicap parking space and parking space for twelve vehicles. There is recycled concrete and asphalt with solar lights for the driveway and lighting. There will be no more than four employees. The existing 30' x 60' pole type structure was built in 2010 for personal storage. The store would have two exits and is equipped with a fire extinguisher. Trina Bergloff stated that this property is zoned Agriculture/Residential District. This business is currently operating. There must be no more than three parked cars at one time on site per the Isanti County Zoning Ordinance. **A motion was made by Dave Ringstad and seconded by Lyle Reynolds to**

recommend approval of this request for an interim use permit for a limited rural business and extended home occupation conducted within an accessory building for the sale and trade of vintage video games and cards with the following conditions: 1. This business is buying, trading and selling video games and cards with collectables. 2. The hours of operation will be Friday 12:00 p.m. to 8:00 p.m., Saturday 10:00 a.m. to 8:00 p.m. and Sunday 10:00 a.m. to 5:00 p.m. 3. No on-street parking. 4. No signage. 5. No more than four non family members employees. 6. Must comply with all MN State building, International Building Code and International Fire Code requirements. 7. Must comply with all local, state and federal regulations for this business. 8. Must reside on the property and have homestead status on the parcel. 9. No outside storage. 10. This Interim Use Permit will cease once Wayde Wandersee no longer lives on the property and/or the business ceases for one consecutive year. *Findings of fact to support the recommended approval are as follows: 1. 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. That the establishment of the interim use will not impede the normal and orderly development and improved of surrounding vacant property for uses predominant in the area. 3. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. 4. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use. 5. 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 occur.* Motion carried unanimously.

9. The request of Mosses Momanyi, 3677 361st Avenue NE, Cambridge, MN 55008, for an interim use permit for a slaughterhouse. Legal description is Pt of the SE ¼ of the NW ¼ & Pt SW ¼ of the NE ¼ of Section 11, Township 36, Range 23, Cambridge Township.

Mosses Momanyi and Girmatsion Woldeselassie were present for this request. Girmatsion Woldeselassie stated that this property is 20 acres. They are requesting a slaughterhouse (LUZY STARZ, LLC) that would be located in a mobile processing unit (semi-trailer). They would station the unit and it would not leave the site. The hours of operation would be Monday – Sunday 8:00 a.m. to 5:00 p.m. 15-20 customers on site on Wednesdays and Saturdays. The parking area is 100' x 40' in size. Animals to be processed per week would be approximately 60 lambs, goats and 80 chickens per week. The spoils from the animal waste will be picked up twice a week from Sanimax. There will be two holding tanks located on the property to store the animal waste. Holly Nelson stated that the property is located in the Agriculture/Residential District. A letter was received from Robert & Darcy Anderson stating their concerns with soil contamination, water resources and air quality. They also questioned if Mr. Momanyi resides on the property. A letter was received from Andrew & Kayla Tagg, a neighbor stating that they were in opposition of this request because it would negatively impact their property values. The semi-trailer was questioned if that fits the ordinance as far as an enclosed building. Nick Columbo stated that it does qualify as an enclosed structure. Bruce Mickelson questioned Mr. Momanyi if he lived on the property. Mr. Momanyi stated that he farms the property and is there part time and he is not part of the business. The goal is for Girmatsion Woldeselassie to start his own business. Bruce Mickelson stated that the ordinance states that the

owner/operator must reside on the property and be part of the business. Trina Bergloff stated that there has been no comments from the Minnesota Pollution Control Agency. Bruce Mickelson questioned if a slaughterhouse is allowed in the Industry District. Trina Bergloff stated that a slaughterhouse is allowed in the Industry District with a Conditional Use Permit which would not need the owner/operator to reside on the property. **A motion was made by Dave Ringstad and seconded by Karyn Hansen to recommend to deny this request for an Interim Use for a slaughterhouse.** *Findings for support of the denial: 1. The owner/operator must reside on the premises and have homestead status per the Isanti County Zoning Ordinance.* Motion carried unanimously.

A motion was made by Bruce Bloomgren and seconded by Dave Ringstad to adjourn the meeting at 8:26 p.m. Motion carried unanimously.

Trina Bergloff
Zoning Administrator

TB: hn