

ZONING OFFICE

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Trina Bergloff, Zoning Administrator/Solid Waste Officer
Holly Nelson, Deputy Zoning Administrator
Terry Lakin, Building Technician II/Interim Building Official
Dennis Ginter, Building Inspector
Darrick Wotachek, Water Planner/Wetland Specialist
Erica Wilson, Administrative Assistant/Permit Technician

Isanti County Planning Commission
Public Hearing
January 14, 2021
Isanti County Government Center

Members present: Teresa Jones, Lyle Reynolds, Bruce Mickelson, Dave Ringstad, Bruce Bloomgren, Dave Oslund, Dennis Haubenschild, Angela Kersting

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

Members not present: Larry Fredlund, Shaun Fiedler

Tim Nelson, Chief Deputy County Attorney called the meeting to order at 7:00 p.m.

1. The discussion of the Planning Commission By-Laws.

Tim Nelson stated that Article IV, Section 3, the Planning Commission By-Laws state that the chairperson may serve no more than two consecutive annual terms. Bruce Mickelson has served two terms as Chairperson. The Planning Commission By-Laws Article IX state that the by-laws may be amended by a majority vote of the entire membership of the Planning Commission. **A motion was made by Dave Ringstad and seconded by Bruce Bloomgren to remove Article IV, Section 3, from the By-Laws stating the chairperson may serve no more than two consecutive annual terms.** Motion carried unanimously.

2. Organizational Meeting for 2021.

Tim Nelson called for nominations for Chairperson. A motion was made by Lyle Reynolds and seconded by Bruce Bloomgren to nominate Bruce Mickelson as Chairperson of the Planning Commission. A motion was made by Dave Ringstad and seconded by Bruce Bloomgren for nominations to cease. Motion carried unanimously. **As there were no further nominations, Bruce Mickelson was named Chairperson.** Motion carried unanimously.

Bruce Mickelson called for nominations for Vice Chairperson. A motion was made by Dave Ringstad and seconded by Bruce Bloomgren to nominate Lyle Reynolds as Vice Chairperson. A motion was made by Dave Ringstad and seconded by Bruce Bloomgren for nominations to cease. Motion carried unanimously. **As there were**

no further nominations, Lyle Reynolds was named Vice Chairperson. Motion carried unanimously.

Bruce Mickelson called for nominations for Secretary. A motion was made by Dave Ringstad and seconded by Bruce Bloomgren to nominate the Zoning Office as Secretary. A motion was made by Dave Ringstad and seconded by Lyle Reynolds for nominations to cease. Motion carried unanimously. **As there were no further nominations, The Zoning Office was named Secretary.** Motion carried unanimously.

Bruce Mickelson called for nominations for the Planning Commission Representative to the Board of Adjustment. A motion was made by Dennis Haubenschild and seconded by Dave Ringstad to nominate Larry Fredlund as the Planning Commission Representative to the Board of Adjustment. A motion was made by Dave Ringstad seconded by Bruce Bloomgren for nominations to cease. Motion carried unanimously. **As there were no further nominations, Larry Fredlund was named Planning Commission Representative to the Board of Adjustment.** Motion carried unanimously.

Trina Bergloff informed the Planning Commission that the County Board of Commissioners will be rotating Commissioners representing the Isanti County Board of Commissioners on the Planning Commission for 2021.

Trina Bergloff stated the Planning Commission By-Laws, Article VI, Section 1 states that meetings shall be held on the second and fourth Thursday of the month at a time set by the Planning Commission in the Isanti County Board room. The fourth Thursday of the month will be schedule as deemed necessary by the Zoning Administrator. In the event of a conflict with holidays or other events, a majority at any meeting may change the date of said meeting. Trina Bergloff questioned the Planning Commission members if the start time of the meetings could be 6:00 p.m. instead of 7:00 p.m. due to the meetings run late. Dave Oslund stated that the County Board of Commissioners were in favor of this request. Dennis Haubenschild stated that he may have to be late some meetings due to the earlier start time. **A motion was made by Dave Ringstad and seconded by Dave Oslund to approve the Planning Commission Meetings start time to be at 6:00 p.m.** Roll call vote: Aye: Lyle Reynolds, Bruce Mickelson, Teresa Jones, Dave Oslund, Dave Ringstad, Bruce Mickelson, Angela Kersting, Bruce Bloomgren. Abstain: Dennis Haubenschild. Motion carried. Trina Bergloff stated that the Isanti Rodeo day's parade is scheduled for Thursday July 8, 2021 and Thursday November 11, 2021 is Veterans Day which the Government Center is closed. **A motion was made by Lyle Reynolds and seconded by Dave Ringstad to change the Planning Commission meeting dates to Wednesday July 7, 2021 and Wednesday November 10, 2021.** Motion carried unanimously.

A motion was made by Lyle Reynolds and seconded by Dave Ringstad to approve the minutes of the December 10, 2020 meeting as presented. Motion carried unanimously.

3. The request of Kiel Bredeson, 29091 Durant Street NE, Isanti, MN 55040 for an Interim Use Permit for a kennel. Legal description is Pt SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 35, Range 23, Isanti Township.

Kiel Bredeson was present for this request. Mr. Bredeson stated that he would like to board and train dogs. He has four personal dogs in his home and is requesting to train and board an additional five dogs for a total of nine dogs on the property. The boarded dogs would be housed in the existing air controlled heated 40' x 28' garage on the property. There will be five 36 square foot kennel runs. The hours of operation will be Monday – Friday 8:00 am to 6:00 pm. Saturday 9:00 am to 3:00 pm; by appointment only. If there are any dogs that are boarded at the facility his personal hours are Monday-Sunday 5:30 am. to 10:30 pm. There are no requested employees. He has Level 1, 2 and 3 trainings which are two to six weeks. He trains a different variety of dog breeds and part of the training is not to bark. There will be one 3' x 3' sign on the property. All animal waste is cleaned daily and disposed of in the garbage can. Trina Bergloff stated that this property is 6.30 acres. A variance was granted November 12, 2020 to vary Section 6, Subdivision 4 of the Isanti County Zoning Ordinance requiring any kennel facility to be at least 1,000' from any residential house and a minimum of $\frac{1}{2}$ mile from 10 or more homes or platted lots with one dwelling being 500' and the other dwelling being 950' and 25 homes within $\frac{1}{2}$ mile with a condition that there be no more than nine dogs on the property. This proposed kennel would be located in an existing detached garage that will need to be reclassified for the kennel. A letter was received from Josh Donner in opposition of this request. Mr. Bredeson stated that the existing garage was built in 2004 and the kennels he plans to place in the garage are portable. Trina Bergloff recommended Mr. Bredeson contact our office and speak to the building official for further discussion on what would be needed to convert the existing garage. Teresa Jones stated her concerns with the drainage in the garage. Mr. Bredeson stated that the floor drain is used and the solids are placed in a bucket for disposal. **A motion was made by Dave Ringstad and seconded by Dennis Haubenschild to recommend approval of this request for an Interim Use Permit for a kennel with the following conditions: 1. Minimum lot size shall be five acres. 2. Maximum of nine dogs on the property at any given time. 3. Occasional and unannounced visits from the Isanti County Zoning Office. (There is not a local contact for the Humane Society at this time per the Isanti County Sheriff's Department). 4. A yearly visit from a Veterinarian and an annual letter submitted to the Isanti County Zoning Office from the visit. 5. Must comply with the Minnesota Animal Welfare Statutes, and all State and Federal licenses or operational permits. 6. Each adult animal shall be provided with a minimum fenced enclosure equal to 36 square feet per**

animal. 7. Must have proper drainage. 8. Must provide onsite parking. 9. Indoor facilities must have adequate heating, ventilation, and lighting. 10. This Interim Use Permit will cease once Mr. Bredeson vacates / sells the property and/or if he no longer has dogs for one consecutive year. 11. The hours of operation will be Monday – Friday 8:00 am to 6:00 pm and Saturday 9:00 am to 3:00 pm by appointment only. 12. No employees other than Kiel Bredeson. 13. All applicable building permits must be obtained before operation of the kennel. Findings: 1. This is a reasonable request with a total of nine dogs on the property so 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. The property is zoned Agriculture/Residential District 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. There is a floor drain in the garage so that adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. 4. This facility will have minimal people on the property by appointment only 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. The kennels will be cleaned daily with full sanitation after the dog leaves the facility and part of the training is to train the dogs not to bark 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.

4. The request of Mark Nutt, 28726 116th Street, Princeton, MN 55371 for an amendment to the Isanti County Zoning Ordinance, Section 6, Agriculture/Residential, Subdivision 3, to allow excavation/contractor equipment storage on a property that the owner of the property does not reside on as a conditional use permit.

Mark Nutt and Kelly Schroeder were present for this request. Mr. Nutt would like to amend the Isanti County Zoning Ordinance to allow excavation equipment or contractor storage in a fully enclosed building on a property which the owner of the property does not reside on. The fee owner of the property must be the business or the principal operator of the business whose excavation equipment or contractor supplies are stored. Mr. Nutt owns property in Spencer Brook Township he would like to store personal items but also business equipment in the pole type structure. He owns a Septic Service Company and needs a place to store his equipment inside a structure. Kelly Schroeder stated that this type of activity is supported in the Isanti County Comprehensive Plan. Objective No. 1: Protect the rural, agricultural character of Isanti County which is to maintain and enhance the value of agricultural, residential and commercial property. Objective No. 2: Determine if

non-traditional ag-related businesses need to be regulated by conditional use permits. Regulations should also include performance standards for such businesses related to noise, odor, traffic, setbacks, etc. Objective No. 4: Provide for quality, managed growth and Objective No. 12: Work to promote economic development opportunities in the county. Trina Bergloff stated that this type of activity is a permitted use in the Business and Industry zoned districts (contractors' yards, shops, offices). Mrs. Bergloff stated employees would be going to the storage facility to access equipment. Dennis Haubenschild stated that he supports this type of activity. Lyle Reynolds stated that he thinks this fits under a conditional use permit. **A motion was made by Lyle Reynolds and seconded by Dave Ringstad to recommend approval of this request for an amendment to the Isanti County Zoning Ordinance, Section 6, Agriculture/Residential, Subdivision 3, to allow excavation/contractor equipment storage on a property that the owner of the property does not reside on as a conditional use permit.** Motion carried unanimously.

A motion was made by Lyle Reynolds and seconded by Bruce Bloomgren to adjourn the meeting at 8:45 p.m. Motion carried unanimously.

Trina Bergloff
Zoning Administrator

TB:hn