

## ZONING OFFICE

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Trina Bergloff, Zoning Administrator/Solid Waste Officer  
Holly Nelson, Deputy Zoning Administrator  
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Kerry Birch, Administrative Assistant/Permit Technician  
Bridget Rossman, Administrative Assistant

Isanti County Planning Commission  
Public Hearing  
January 8, 2026  
Isanti County Government Center

Members present: Bruce Mickelson, Steve Westerberg, Kathy Skiba, Bruce Bloomgren, Jeremiah Sedler, Dave Henderson, Lynette Rigsby, Lyle Reynolds, Tim Swanson

Members absent: Karyn Hansen

Other members present: Holly Nelson, Deputy Zoning Administrator, Erica Wilson, Environmental Compliance Specialist, Tim Nelson, Chief Deputy County Attorney

Tim Nelson, Chief Deputy County Attorney called the meeting to order at 6:00 p.m.

1. Organizational meeting for 2026.

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

Tim Nelson called for nominations for Vice Chairperson. A motion was made by Lyle Reynolds and seconded by Steve Westerberg to nominate Bruce Mickelson as Vice Chairperson. A motion was made by Kathy Skiba and seconded by Bruce Bloomgren for nominations to cease. Motion carried unanimously. **As there were no further nominations, Bruce Mickelson was named Vice Chairperson.** Motion carried unanimously.

Tim Nelson called for nominations for Secretary. A motion was made by Bruce Mickelson and seconded by Tim Swanson to nominate the Zoning Office as Secretary. A motion was made by Bruce Mickelson 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.

Tim Nelson called for nominations for a Planning Commission Representative on Board of Adjustment. A motion was made by Bruce Mickelson and seconded by Steve Westerberg to nominate Kathy Skiba as the Planning Commission

Representative on the Board of Adjustment. A motion was made Lyle Reynolds and seconded by Bruce Mickelson for nominations to cease. **As there were no further nominations, Kathy Skiba was appointed as the Planning Commission Representative on the Board of Adjustment.** Motion carried unanimously.

Bruce Mickelson stated that Jeremiah Sedler had lost his voice due to laryngitis and will not be able to conduct the meeting. As Vice Chairperson Bruce Mickelson will be conducting the meeting.

Bruce Mickelson stated that the Isanti Rodeo parade is schedule for Thursday, July 9, 2026. The July Planning Commission meeting is scheduled to be on that date as that is the 2<sup>nd</sup> Thursday in July. As in past practice the meeting has been moved to the Wednesday night prior. The Planning Commissioners agreed to move the July Planning Commission meeting to Wednesday, July 8, 2026 at 6:00 p.m.

**A motion was made by Dave Henderson and seconded by Bruce Bloomgren to approve the minutes of the December 11, 2025 Planning Commission meeting as presented.** Motion carried unanimously.

2. The request of Josiah & Rachel Tiegs, 6805 253<sup>rd</sup> Avenue NW, St. Francis, MN 55070 to present a preliminary plat of Tiegs Addition. Legal description is the E ½ of the E ½ of the SW ¼ of Section 15, Township 34, Range 25, Stanford Township.

Joshua Schneider, Acre Land Surveying, was present for this request representing Josiah & Rachel Tiegs. Holly Nelson stated that this property is zoned Agriculture/Residential District. This preliminary plat is for two lots. Lot 1 – 7.84 acres and Lot 2 – 31.23 acres. This property is 40 acres. There are Type 1 and Type 5 wetlands identified on this preliminary plat. Soil borings have been completed. Stanford Township has reviewed this preliminary plat with no objection. A wetland permit may be required if the existing access on Lot 2 needs to be upgraded. **A motion was made by Steve Westerberg and seconded by Dave Henderson to approve the preliminary plat of Tiegs Addition with the following condition:**  
**1. A wetland permit may be required if the existing access on Lot 2 needs to be upgraded.** Motion carried. Lyle Reynolds abstained.

3. The request of Joshua Rhoades, 31874 Zest Street NE, Cambridge, MN 55008 to present a preliminary plat of Rhoades Acres. Legal description is the W ½ of the SE ¼ Fct. Except: S 528' of W 412.5' of Section 2, Township 35, Range 23, Isanti Township.

Erika Rhoades was present for this request representing Joshua Rhoades. Holly Nelson stated that this property is zoned Agriculture/Residential District. This preliminary plat is for three lots. Lot 1 – 3.00 acres, Lot 2 – 3.00 acres and Lot 3 – 69.27 acres. This property is 75 acres. There are Type 1 and Type 3 wetlands identified on this preliminary plat along with the floodplain areas. Soil borings have been completed. Isanti Township has reviewed this preliminary plat with no

objection. **A motion was made by Steve Westerberg and seconded by Lyle Reynolds to approve this preliminary plat of Rhoades Acres.** Motion carried unanimously.

4. The request of Reliable Land & Trust, PO Box 32, Cambridge, MN 55008 to present a preliminary plat of Stanford Meadows West. Legal description is the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 3, Township 34, Range 24, Stanford Township.

Kyle Roddy, LHB, was present for this request representing Reliable Land & Trust. Holly Nelson stated that this property is zoned Agriculture/Residential District. This preliminary plat is for four lots. Lot 1 – 9.34 acres, Lot 2 – 9.34 acres, Lot 3 – 9.34 acres and Lot 4 – 9.34 acres. This property is 40 acres. Soil borings have been completed. Stanford Township has reviewed this preliminary plat with no objection. Justin Bergerson, County Engineer provided the following comments: 1. Highway Right of Way Dedication; Dedication of 60 feet of County Highway Right of Way is required, as measured from the centerline of the roadway, along platted area adjacent to the County Road frontage and as shown on the preliminary plat. 2. Lot 1; Individual access to County Road 68 is permitted for Lot 1 in the approximate location shown on the preliminary plat. The access shall consist of the existing field entrance or a relocated version of the existing entrance and must be located entirely within the boundaries of proposed Lot 1. 3. Lot 2; Individual access to County Road 68 is permitted in the approximate location shown on the preliminary plat. 4. Lot 3; Individual access to County Road 68 is permitted in the approximate location shown on the preliminary plat. 5. Lot 4; Access shall be provided to Lot 4 via Nightengale Street NW, subject to approval by Stanford Township. Additional Notes: Any easements or joint maintenance agreements required beyond the County Road right of way to accommodate shared access shall be the responsibility of the developer. All driveway accesses require an approved permit from the Isanti County Highway Department prior to construction or modification. Permit review will be conducted for compliance with County policy, sight distance requirements, spacing standards, and applicable traffic safety criteria. Kyle Roddy stated that all the access control requirements of the County Engineer are represented on the preliminary plat. Marshall Carpenter, neighbor, stated that he lives on Nightengale Street and is proposing that entrances be changed and joined at the property line on County Road 68 or a cul-de-sac be constructed. If a driveway access is going to be placed on Nightengale the road needs to be updated. Bruce Mickelson stated that the Planning Commission receives recommendations from the Isanti County Highway Engineer and this preliminary plat meets those recommendations along with the Isanti County Ordinance requirements. Marshall Carpenter asked for reconsideration due to safety concerns with the number of mailboxes stops, bus stops and garbage pick-up stops with the increased accesses. He stated that he is a land developer and Livonia Township in Sherburne County has a better system with accesses being joined and believes this makes better sense. He also has concerns regarding his taxes being raised for road improvements that will need to be done on Nightengale Street with increased traffic. Bruce Mickelson stated that there is a sub-committee working on ordinance changes and his input was appreciated. A

**motion was made by Kathy Skiba and seconded by Lyle Reynolds to approve this preliminary plat of Stanford Meadows West.** Motion carried unanimously.

5. The request of Thomas Wolcyn Trustee / Evergreen Acres, 4040 Highway 95 NW, Cambridge, MN 55008 for a conditional use permit for a rural tourism request to operate an event center for wedding venues and events. Legal description is Lot 1 Block 1 Krona Estates of Section 30, Township 36, Range 24, Springvale Township.

Thomas Wolcyn and Bobby Wolcyn were present for this request. Holly Nelson stated that this property is zoned Agriculture/Residential. This property is 9.05 acres. This request is to have a seasonal wedding and event venue, the barn at Evergreen Acres. A variance was granted on December 11, 2025 to vary the Isanti County Zoning Ordinance Section 6, Agriculture/Residential District, Subdivision 3 requiring a rural tourism business to be 500' from the main event area to the nearest neighboring residences and to construct stairs with a landing on the west side of the existing structure 70' from the road right of way of State Highway 95 and to construct stairs and a landing on the south side of the existing structure 90' from the road right of way of State Highway 95. They will offer a rustic yet elegant barn setting for weddings, receptions, and celebration accommodating up to 295 guests. This will include wedding ceremonies, receptions, engagement parties, music, dining, dancing. They will be converting the existing barn structure for the venue. The barn was built in 1917. In 1934 it was permitted by Isanti County to be used as a Dance Hall. There will be onsite parking for 75 parking spaces and 3 handicapped spaces. They will have licensed catering on site. Outdoor garbage cans will be covered. No alcohol will be served. There will be no camping overnight. Signage will comply with the Isanti County Zoning Ordinance. The hours of operation will be Monday – Thursday 10 a.m. to 9:00 p.m. Friday – Sunday 9:00 a.m. to 11:00 p.m. All events will be shut down one hour prior to closing allowing one hour for cleanup, loading and people off the property. This event center will be open from April to October (but not limited to use November to March as there is no heat in the structure). The building has been assessed by an Engineer and has shown the improvements that will need to be made. The entrance off State Highway 95 will not be used and gated off. They will be using the entrance off Blackfoot Street which Springvale Township has issued a modified driveway permit for this use. Keith Peterson, MNDOT had the following comment: MNDOT recommends using the existing access on Blackfoot Street NW and recommends installing a gate on the State Highway 95 access. The property is screened by mature trees. Kathy Skiba questioned if there would be restrooms in the barn. Bobby Wolcyn stated no that the restrooms will be located closer to the new septic system. Bruce Mickelson questioned what plans are for the hay loft. Bobby Wolcyn stated that engineers have reviewed the building and the hay loft will need minor structure reinforcements but then it could be used for the dance or reception area. Bruce Mickelson asked what will be done for sound proofing as he is concerned with the church being right across the street. Bobby Wolcyn stated he has spoken with the church and they are very incorporated with them. They will be working with the church and some of the events will be in relation with the church. Bruce Mickelson

questioned if the nearest neighbor, which variance was given, is located to the north. Bobby Wolcyn stated he has spoken with that neighbor and they are not concerned with the noise as they believe there will be more noise generated from the highway separating the properties. Steve Westerberg stated that Cross Pointe Church has approximately 600 attendees every Sunday and approximately 400 attendees every Wednesday night with an average of 20-25 people on a nightly basis so to put it into perspective there is already an event center right there. Bruce Mickelson asked if there is any concern for the volume of traffic on Blackfoot Street. Bobby Wolcyn stated that he has spoken to Keith Peterson from MNDOT and they have suggested using Blackfoot Street. Bobby Wolcyn stated that for the event center they did move the entrance down from where it is currently located to provide more room and not create congestion near State Highway 95. Discussion was held regarding how the history and location of this property making this property ideal for an event center. Lyle Reynolds questioned if there are concerns with the parking lot area and meeting the required setbacks. Bobby Wolcyn stated that the parking area will meet all the required setbacks. Holly Nelson stated that this will also be a part of the building permit requirements. Jeremiah Sedler questioned what the plans for the existing house on the property are. Bobby Wolcyn stated that the house has been vacant for years and they are planning to use it for the bridal party. Holly Nelson stated that if any alterations are going to be done to the existing single family dwelling a building permit would be required. Bobby Wolcyn stated that a new septic system will be installed for the event center. Steve Hage, a neighbor owning a storehouse self-storage business in the area, stated that he supports this request as he finds that this adaptive reuse to the property is worthwhile and to pursue and believes the Wolcyn family have done quality projects and have made efforts to meet the necessary requirements for the event center. This will be good for the community. **A motion was made by Lyle Reynolds and seconded by Tim Swanson to approve the request for a Conditional Use Permit for a rural tourism request to operate an event center for wedding venues and events with the following conditions: 1. The hours of operation will be Monday - Thursday 10:00 a.m. to 9:00 p.m. Friday - Sunday 9:00 a.m. to 11:00 p.m. Open year round. 2. Maximum number of 295 people on site at one time. 3. All lighting must be retained on site with full cut off fixtures and no glare lighting with zero foot-candles at the property line. 4. No camping on site. 5. No outdoor amplified music only if needed during an outdoor wedding ceremony and must meet the Minnesota State Noise Statute. 6. Must comply with the Isanti County Zoning Ordinance for signage and parking. 7. Must comply with all federal, state and local regulations/licenses/codes and get all proper permits and licenses. 8. No open flame luminaries and must follow state statutes if fireworks are used on site and no celebratory honking. 9. Outdoor garbage cans/dumpster must be covered to control debris. 10. On-street parking is prohibited. 11. Owner/Operator or representative must be on site during all events. 12. Must provide a copy to the Isanti County Zoning Office of the legal binding contract with vendors. 13. The existing screening trees must be maintained at all times. 14. No live bands. 15. Not more than 60 events per calendar year.**

**16. The venue access must be off Blackfoot Street. 17. A licensed off duty peace officer or security officer must be present on site if alcohol is served and all vendors must have a liquor license.** Thomas Wolcyn questioned why the condition of no live bands was listed as a condition. It was discussed and determined to strike out condition number 14. As it is covered in condition number 5. Lyle Reynolds questioned if the structure is going to be insulated. Bobby Wolcyn stated no. Lyle Reynolds stated that in other venues they have required sound plans. Tim Nelson read the standards of the Isanti County Zoning Ordinance, Subdivision 12. Rural Tourism Businesses D., 8. Noise, fumes, dust, odors, vibration, or light generated as a result of the proposed use will at the property line, be below the volume, frequency, or intensity such that they do not unreasonably interfere with the enjoyment of life, quiet, comfort, or outdoor recreation of an individual of ordinary sensitivity and habits in amounts not inconsistent with Minnesota Statutes, This standard shall not apply to incidental traffic parking, loading, construction, farming, or maintenance operations. In venues where there could be elevated noise issues the applicant shall provide a designed noise abatement plan. The commissioners discussed that they are needing to set a precedence for all event centers to follow. The commissioners discussed that they need to be consistent with all applicants and this has been a requirement for other applicants. Steve Westerberg stated that a condition could be added of no amplified music and to approve this request and then if at a later date the applicant could amend with a noise abatement plan. Discussion was held regarding noise abatement plans and it was determined that if amplified music is going to be allowed a noise abatement plan is needed. Bobby Wolcyn stated they would like to table this request so they can have a noise abatement study completed. Lyle Reynolds withdrew his motion to approve this request for a Conditional Use Permit for a rural tourism request to operate an event center for wedding venues and events. Tim Swanson withdrew his second to that motion. A 60 day waiver was signed by Thomas Wolcyn. **A motion was made by Dave Henderson and seconded by Tim Swanson to table this request for a Conditional Use Permit for a rural tourism request to operate an event center for wedding venues and events until the February 12, 2026 Planning Commission meeting to allow the applicants to get a noise abatement study completed.** Motion carried unanimously.

**A motion was made by Tim Swanson and seconded by Lyle Reynolds to adjourn the meeting at 8:04 p.m.** Motion carried unanimously.

Holly Nelson  
Deputy Zoning Administrator