

ZONING OFFICE

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Trina Bergloff, Zoning Administrator/Solid Waste Officer
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Bridget Rossmann, Administrative Assistant
Kerry Birch, Administrative Assistant/Permit Technician

Isanti County Planning Commission Subcommittee
Zoning Ordinance Amendments
Working Session January 21, 2026
Isanti County Government Center

Members present: Steve Westerberg, Jim Fridstrom, Jeremiah Sedler, Tim Swanson

Staff present: Holly Nelson, Deputy Zoning Administrator, Tim Nelson, Chief Deputy Attorney, Elisha Long, Assessor

Opening remarks and introductions were made by Steve Westerberg.

1. Discussion on an amendment to the Isanti County Zoning Ordinance regarding Contractor's Yards.

Jeremiah Sedler handed out information and proposed new language regarding Contractor's Yards in the Agriculture/Residential District. This proposed new language is similar to Sherburne County's Ordinance and other counties' Ordinance language. This information included the definition of a Contractors Yard. Tim Nelson stated that the Isanti County Zoning Ordinance included a definition of a Contractor's Yard which is like the proposed new language. It was decided that we would use the Isanti County's definition of the Contractor's Yard. Jeremiah Sedler stated that he is in support of a Contractor's Yard as an Interim Use Permit. Some key restrictions are minimum lot size, maximum yard area, scale limits, setbacks, screening, impervious surface, hours of operation, environmental and code compliance. Steve Westerberg questioned if homestead status is required on a property for a Contractor's Yard. Holly Nelson read the current language that the Isanti County Zoning Ordinance has regarding Indoor storage of excavation/contractor equipment in a fully enclosed building in the Agriculture/Residential District as a Conditional Use Permit. Steve Westerberg stated that screening would be important for this new ordinance. It should be located on paved county roads. Holly Nelson stated her concerns with that requirement being that this would limit some businesses (contractors, excavators) that do not use heavy equipment and would not impact the road such as landscapers. Jeremiah Sedler stated that he would support an Interim Use Permit as that could have more restrictions. If the property owner changes ownership, then that new owner would need to reapply to amend the Interim Use Permit and the business would not automatically transfer with the property. Tim Swanson stated his concerns that the properties could turn into a junk yard. Elisha Long, County Assessor, stated that to homestead a property it must be listed under a person's name. A Business name or a LLC cannot be homesteaded. Homesteading a property is a benefit to homeowners. The discussion of falsifying homestead status on a property was discussed. Elisha Long stated that she will follow up on how or what the Assessor's Office process is if homestead status of a property is falsified. Jeremiah Sedler stated that he does not want to add that the property must have homestead status on the proposed new language. Holly Nelson stated

that the properties in violation currently do not have a home on the property where their contractor's business is located. Steve Westerberg suggested that it would be beneficial to invite Justin Bergerson, County Highway Engineer, to the next subcommittee meeting to discuss road requirements and infrastructure in the county.

Steve Westerberg stated that the requirement of the maximum length of 600' cul-de-sac and driveway accesses has been brought up for this committee to discuss as well. It would be beneficial for our discussion to include Justin Bergerson, County Engineer.

The next subcommittee agenda will include discussion on an amendment to the Isanti County Zoning Ordinance regarding cul-de-sac lengths and driveway accesses and the discussion on an amendment to the Isanti County Zoning Ordinance regarding Contractor's Yards.

The next subcommittee meeting is scheduled for Wednesday February 18, 2026, at 9:00 a.m.

Steve Westerberg adjourned the meeting at 11:18 a.m.

Holly Nelson
Deputy Zoning Administrator