



**CITY OF ISANTI
PLANNING COMMISSION MEETING
TUESDAY, October 18, 2022
Immediately following 7:00pm City Council Meeting
CITY HALL**

1. Meeting Opening

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Agenda Modifications
- E. Adopt the Agenda

2. Meeting Minutes

- A. Approval of Minutes from the September 20, 2022 Planning Commission Meeting

3. Public Hearing

- A. Request by American First CDL Academy, Inc. for Site Plan approval under City Ordinance 445, Section 18, said request is for a truck driving school located in the Industrial Park District at PID 16.029.1400.
- B. Request by Stephanie Neumann for a Zoning Ordinance Text Amendment, Comprehensive Plan Text/Map Amendment and Conditional Use Permit approval under City Ordinance 445, Section 21, Articles 1 and 2; said request is to allow for the keeping of horses in the R-1A Residential Rural Zoning District, rezoning PID 16.021.0200 from R-1 Single Family Residential to R-1A Residential Rural and to approve a Conditional Use Permit for horse stables.

4. Other Business

5. Discussion Items

6. Adjournment

CITY OF ISANTI**PLANNING COMMISSION MEETING****TUESDAY, September 20, 2022**

Immediately following the 7:00 P.M City Council Meeting;

1. Meeting Opening

- A. Call to Order: Chair Johnson called the meeting to order at 7:54 p.m.
- B. Pledge of Allegiance
- C. Roll Call: Members present: Jeff Johnson, Jimmy Gordan, Steve Lundeen, Paul Bergley, Dan Collison, Arissya Simon
Members Absent: None
Staff present: Community Development Specialist Ryan Saltis, Community Development Director Stephanie Hillesheim, City Administrator Josi Wood, City Clerk Jaden Strand
- D. Agenda Modifications: None
- E. Adopt the Agenda
Motion to adopt the agenda by Lundeen, second by Collison motion passes 6-0.

2. Meeting Minutes

- A. Approval of Minutes from the August 16, 2022 Planning Commission Meeting, motion by Bergley, second by Simon, motion passes 6-0.

4. Public Hearing

- A. Request by Amy Rockstad for Site Plan approval under City Ordinance 445, Section 18, said request is for a commercial building with tenant spaces for Rockstad and Co. located at 108 Main St E.

Saltis presented the request for site plan approval for a commercial building for Rockstad and Co. It was explained that the site does not provide a parking area and that the Downtown Overlay District provides flexibility and encourages shared parking areas. Discussion was had regarding the setbacks for the building, in which the B-2 Zoning District allows zero lot line setbacks. Landscaping was discussed whether the applicants would have room for tree plantings. The Planning Commission members determined that there is not adequate space on the lot to include tree plantings. The applicants, Amy and Erick Rockstad, were present at the meeting and available for questions from the Planning Commission. The applicants further explained their business and plans for their building/site. No one else from the public spoke at the public hearing. Motion for approval of the site plans for a commercial building was made by Lundeen and seconded by Gordon, motion passed 6-0.

- B. Request by Structural Buildings for Site Plan approval under City Ordinance 445, Section 18, said request is for a manufacturing building for Special Tools Inc. located in the Industrial Park District at PID 16.159.0010.

Saltis presented the request for site plan approval for a manufacturing building for Special Tools Inc. The design of the site was explained and the Planning Commission was shown the floor plans, exterior elevations and landscaping plans.

Discussion was had regarding the wainscoting for the building, in which the I-1 Zoning District requires wainscoting of 1/3 wall height of the building. The Planning Commission members determined that this requirement would bring the stone up to the top of windows and doors of the building and would not make sense aesthetically. The applicants, Adam Klinker of Special Tools Inc and Doug Haechen of Structural Buildings, were present at the meeting and available for questions from the Planning Commission. The applicants further explained their business and plans for their building/site. Specifically, the trash enclosure location was discussed and will be implemented into site plans. The applicants agreed that the conditions of approval for the project are reasonable and can be met. No one else from the public spoke at the public hearing. Motion for approval of the site plans for an Industrial Manufacturing building was made by Lundeen and seconded by Bergley, motion passed 6-0.

- C. Request by the City of Isanti for Zoning Ordinance Text Amendment approval under City Ordinance 445, Section 21, Article 1, said request is to amend Section 15 "Fencing, Screening and Landscaping". A complete copy of the proposed amendments is available upon request at City Hall, 110-1st Ave NW, Isanti, MN 55040.

Hillesheim explained the zoning ordinance text amendment and why the changes need to be made. The Fencing, Screening and Landscaping Ordinance has been reviewed by staff and the changes presented felt necessary due to misinterpretation of the text and contradicting sections found regarding retaining walls, fences, and landscaping requirements for topsoil, tree numbers and turf establishment. Mayor Johnson said that he reviewed the current and proposed ordinances and believes that the new version is cleaner and simplified. Motion for approval of the Zoning Ordinance Text Amendment by Lundeen and seconded by Collison, motion passed 6-0.

5. Other Business: None

6. Discussion Items: None

7. Adjournment: Motion by Bergley, 2nd by Collison to adjourn, motion passed 6-0, meeting adjourned at 8:20 p.m.

Respectfully submitted by Ryan Saltis, Community Development Specialist



MEMORANDUM

TO: Planning Commission

FROM: Ryan Saltis, Community Development Specialist

DATE: October 18, 2022

SUBJECT: Site Plan Review for an Industrial building for American First CDL Academy, Inc. located on a vacant lot in the Industrial Park District at PID 16.029.1400

Request: The applicant, American First CDL Academy is requesting site plan approval for a proposed industrial building located at PID 16.029.1400 for a truck driving school.

Overview/Background: The applicant would like to construct an industrial building on a 4-acre vacant lot located in the Industrial Park District. This parcel is currently zoned I-1 Industrial Park District in which an “Office-Warehouse” and a “Motor Vehicle Repair Facility” are permitted uses. Access to the site will be from East Dual Blvd NE by way of a city-owned easement.

The building is intended to provide offices, classrooms and garage space for the Truck Driving School. The building is proposed to be single story in height and roughly 7,036 square feet. A majority of the site of roughly 100,000 square feet is proposed to be designated driving practice area. Eighteen parking stalls are displayed on the site plans, with these one-way parking stalls oriented at a 45-degree angle. A stormwater pond is shown on site plans near the north property line and will have three catch basins located in the parking lot and driving practice area. A 1 ft high retaining wall is proposed along the western perimeter of the site in between the building and the ditch.

Analysis of Application: The site plan for the building shall comply with the following requirements for the I-1 Industrial Park District:

Lot Requirements

- Lot Size Minimum .5 acre
- Minimum Width of Lot at ROW 100 ft
- Minimum landscaping 25% of total lot area

The area of the parcel is roughly 4 acres in size and exceeds the lot size minimum. The site will meet the minimum landscaping requirements and be under 75% impervious surface.

Setbacks – Principal Building

- Front Yard Setback 30 feet
- Side Yard Setback 15 feet
- Rear Yard Setback 30 feet

The proposed building will be located on the north east corner of the site and will meet all required setbacks for the I-1 zoning district.

Impervious Surface Coverage

There shall be a required minimum of twenty-five percent (25%) reservation of the total lot area for landscaping use. A landscaping plan must be submitted to and be approved by the Planning Commission or its designee.

Impervious surfaces on site will include the building, paved asphalt parking lot, concrete walkways and Class 5 gravel driving surfaces. Roughly 68% of the development is intended to be impervious surface. The landscaping requirement of 25% of the total lot area as green space will be met.

Surfacing

All areas devoted for parking space and driveways shall be surfaced with asphalt, concrete, or other surface materials, as approved by the City Engineer, suitable to control dust and drainage. All parking areas shall be designed to control surface runoff to adjacent properties either with curbing or grading techniques.

The parking areas are proposed to be surfaced with bituminous pavement. Concrete aprons and sidewalks are proposed around the front of the building leading to the entrance.

Curbing

Except for single-family dwellings, two-family dwellings, and townhouses, all parking areas located in the R-1, R-2, R-3, and R-4 as well as B-1, B-2, B-3, CBT, RC, I-1, or S-1 zoning districts must have curb and gutter around the perimeter of the parking lot.

Concrete curbing and gutters will extend around the perimeter of the parking lot and paved area leading to the site. Additional curbing comments can be found in the City Engineer's report attached to this memo.

Parking Lot Setbacks

- Front Yard Setback 10 feet
- Rear Yard Setback 10 feet
- Street Side Yard Setback 10 feet
- Side Yard Setback 10 feet

Parking areas on site will meet the required 10-foot setbacks from all property lines.

Parking Standards

Number of Required Parking Spaces

The following minimum number of off-street parking and loading spaces shall be provided and maintained:

Industrial Uses

Industrial Uses

Manufacturing, assembly, processing, research, experimental or testing stations	1.25 spaces for each employee on the major shift or 1 space for each 500 sq/ft whichever is greater (Ord. No. 617)
Wholesale business establishments	1.25 spaces for each employee on the major shift plus 1 space for each company vehicle
Warehouse / Storage	1 space per 1,500 square feet of floor area (Ord. No. 617)

Based on this number of required parking spaces standard and the use of the building, the site will be required at least 14 parking spaces (7,000 sf building / 500 sf per parking space) in which one stall would need to be designated as handicap accessible. The site plans indicate 18 total parking stalls, in which one parking stall will need to be designated as handicap accessible. A handicapped accessible sign and striping is required in this parking stall. The site plans meet the required number of parking spaces for the development.

Stall, Aisle and Driveway Design

- A. Except in the case of single-family dwellings, two-family dwellings, and townhouses, parking areas shall be designed so that circulation between parking aisles or driveways occurs within the designated parking lot and does not depend upon a public street or alley, and such design does not require backing into the public street.
- B. Except in the case of single family and two-family dwellings, and townhouses, parking areas shall comply with the following standards:

TABLE 9: Parking Lot and Parking Stall Dimensions

Angle of Parking	Stall Width	Curb Length Per Car	Stall Length	Aisle Width One Way	Aisle Width Two Way
90 degrees	9 feet	9 feet	19 feet	26 feet	26 feet
75 degrees	9 feet	9 feet	20 feet	23 feet	24 feet
60 degrees	9 feet	10 feet	22 feet	18 feet	24 feet
45 degrees	9 feet	12 feet	25 feet	13 feet	24 feet
0 degrees	9 feet	22 feet	19 feet	12 feet	24 feet

The site features 45-degree parking stalls and will have one-way traffic. Stall dimensions on site plans are not listed but will have to meet the requirements of 9 ft in width and 25 ft in length. The drive aisle width is 18 ft 2 in and will meet the required aisle width for one-way traffic of 13 ft. Directional striping will be required due to one way circulation of the 45-degree angled parking.

Lighting

Any lighting used to illuminate off-street parking areas, signage, or buildings shall be directed away from residential properties and shall meet the standards as stipulated within Section 14 of this Ordinance.

Outdoor Lighting Standards

- A. Prohibited Lighting: No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property with by any person or normal sensitivities, or otherwise as to create a public nuisance.
- B. Minimum Standards: All uses shall comply with the following standards except as otherwise provided in this section:
 - 1. Lighting fixtures shall be effectively shielded and arranged so as not to shine directly on any residential property. Lighting fixtures not of a cutoff type shall be subject to the following:
 - a. Maximum initial lumens generated by each fixture shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb).
 - b. Mounting heights of such fixtures shall not exceed fifteen (15) feet.
 - 2. Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions so as to create annoyance, discomfort, or decreased visual performance or visibility.
 - 3. Lighting shall not directly or indirectly cause illumination or glare in excess of one-half (1/2) foot candle measured at the closest residential property line and five (5) foot-candles measured at the street curb line or non-residential property line nearest the light source.
 - 4. Lighting shall not create a hazard for vehicular or pedestrian traffic.
 - 5. Lighting of building facades or roofs shall be located, aimed, and shielded so that light is directed only onto the façade or roof.

6. Lighting shall be maintained stationary and constant in intensity and color, and not be of a flashing, moving, or intermittent type.
7. Business and industrial zoned property must light the trash enclosure areas for the safety of their employees.

An exterior lighting plan was not included in the submittal. A lighting/photometrics plan is required that will show lighting types that are proposed on site. All lighting types proposed shall be downlit and designed to reduce glare. These light sources will have to meet all criteria listed in Section 14 of the City Zoning Ordinance.

Building Design and Construction

- A. The design and location of the buildings constructed on a lot shall be attractive and shall complement existing structures and the surrounding natural features and topography with respect to height, design finish, color, size and location.
- B. Load bearing structural components shall be steel or structural concrete. Other materials of greater strength may be used if expressly allowed by the City Council.
- C. Architecturally and aesthetically suitable building materials shall be applied to, or used on, all sides of all buildings that are adjacent to other existing or future structures or roads. Exterior walls of iron, aluminum, or wood will be permitted only with the specific written approval of the City Council. Exterior walls of masonry, concrete and glass are encouraged. Colors shall be harmonious and compatible with colors of the natural surroundings and other adjacent buildings.
- D. All exterior wall finishes on any building shall be comprised of any one or a combination of the following materials:
 1. Face brick
 2. Natural stone
 3. Glass
 4. Specially designed pre-cast concrete units, if the surfaces have been integrally treated with an applied decorative material or texture.
 5. Factory fabricated, finished 26 Ga. Metal panel
 6. Decorative concrete block approved by the City Council.
 7. Architectural metal accent panels, generally with a value greater than pre-cast concrete units, and as specifically approved by the City Council.
 8. When material noted in (5) above is used, there shall be a wainscot of material noted in (1), (2.) or (6) above, Wainscot shall be located across a minimum of 50% of the linear perimeter of the building and shall be located where most visible from streets and as specifically approved by

the City Council. Minimum wainscot height shall be one-third of the sidewall height and/or specifically approved by the City Council.

9. Other materials as approved by the City Council and in conformance with existing design and character of the Property.

Exterior building materials were not included on plans but visuals were provided to understand the look of the building. From the architectural drawings, it appears that the building is proposed to have red metal roofing and neutral siding with concrete block around the base of all sides of the building. The exterior siding and wainscoting will be a neutral tan color and will be consistent with will surrounding buildings in the Industrial Park District.

Screening, and Landscaping

- A. Fencing and Screening. Fencing and screening of the following shall be in accordance with Section 15 of this Ordinance.

1. The ground level view of mechanical utilities shall be completely screened from adjacent properties and streets, or designed to be compatible with the architectural treatment of the principal structure.

Mechanical equipment is not displayed on site plans. If mechanical equipment is on the exterior of the building, site plans shall be altered to show the location of the equipment.

2. External loading and service areas shall be completely screened from the ground level view of adjacent residential and commercial properties, and adjacent streets.

There are three large garage doors on the building that can be used for loading and service areas. A building of this size (under 100,000 square ft) does not require a designated loading area.

3. When abutting or directly across the street from a Residential District, a fencing and/or screening is required.

The site abuts a residential property to the east and a privacy fence will be required as screening.

4. Refuse and Garbage receptacles shall be stored within the principal structure, within an attached structure accessible from the principal structure, or totally fenced or screened in accordance with this ordinance.

An outdoor trash enclosure is required for this Industrial site. Site Plans do not show a location where this trash enclosure will be placed. Site plans must be modified to show the location of the enclosure for staff review. The enclosure shall meet performance standards set in Section 14, Subdivision 3 of the City Zoning Ordinances.

5. Light from automobile headlights and other sources shall be screened when adjacent to a residential district.

The site is adjacent to a residential property to the east of the site. Screening will need to be provided with a privacy fence to protect from glare of vehicle headlights.

Landscaping

Non-Residential Requirements. In addition to the general requirements noted, properties located within non-residential districts, shall be subject to the following regulations.

Minimum Landscaping Requirements. All open areas of a lot which are not used or improved for required building areas, parking areas, building expansion areas, drives, sidewalks, storage, or similar hard surface materials shall be landscaped with a combination of sod, overstory trees, understory trees, shrubs, flowers, ground cover materials and/or other similar site design features or materials in a quantity acceptable to the City.

Maintenance of Landscaping. The owner, tenant, and their respective agents shall be responsible for the maintenance of all landscaping provided on the parcel(s) in a condition presenting a healthy, neat, and orderly appearance; free from refuse and debris. Plants and ground cover that are required by an approved site or landscape plan and which have died shall be replaced within three (3) months from receipt of notification by the City. The time for compliance may be extended to nine (9) months, due to seasonal weather conditions.

Soil Requirements. A minimum of four (4) inches of topsoil shall be provided upon all lots.

Turf Requirements. All areas disturbed by new construction or not covered by established lawn or turf shall be sodded. Those areas to be maintained as natural areas as provided for within a developer's agreement or any wetlands that may be located on the property are exempt from this provision. The Building Official may waive this requirement upon inspection of the property.

Tree Requirements.

- a. Landscaping shall provide for an appropriate mix of plantings around the exterior footprint of all buildings. Landscaping shall improve the appearance of the structure and break up large unadorned building elevations. Plantings are not intended to obscure views of the building or accessory signage.
- b. Where undeveloped or open areas of a site are located adjacent to a public right-of-way, the plan shall provide for deciduous trees. A minimum of one (1) tree per fifty (50) feet of street frontage is required. The city may approve an alternative if such alternative appears to meet the intent of this article.
- c. In addition to deciduous and coniferous trees; shrubs, ornamental trees, perennials and annual flowers and bulbs as well as ornamental grasses and ground cover shall be used to compliment the landscape plan.

- d. Trees shall be of varying species and shall be in accordance with the City Tree Lists, as presented within the Section. If four (4) or more trees are used, the trees shall be of at least three (3) different species. If seven (7) or more trees are planted, trees shall be of at least four (4) different species. Other types of trees not listed on the City Tree Lists may be permitted at the discretion of City Staff.

There was not a separate landscaping plan submitted. Civil plans show plantings and trees proposed near the south entrance of the building. The City Landscaping Ordinance requires that the site have at least 8 trees based on the lot frontage calculation (1 tree per 50 ft of lot frontage). Tree and planting species shall comply with Section 15 of the City's Zoning Ordinances. Sod shall be planted on all areas not disturbed by new construction or not already covered by established lawn or turf.

Refuse and Trash Receptacle Enclosures

- A. Refuse. All lots within all zoning districts shall be maintained in a neat and orderly manner. No rubbish, salvage materials, junk, or miscellaneous refuse shall be openly stored or kept in the open when the same is construed by the City Council to be a menace or nuisance to the public health, safety, or general welfare of the City, or to have a depressing influence upon property in the area.
- B. Trash Dumpsters and Garbage Receptacles Required: All new uses and buildings in all zoning districts, with the exception of the "R-1", "R-2", and "R-3A" Districts; shall have trash dumpsters or garbage receptacles provided on the parcel or lot and be adequately screened and enclosed. The location of trash dumpsters and garage receptacles shall be approved during the site plan approval process.
- C. Standards for Trash Enclosures: Trash dumpsters and garbage receptacles shall be screened from all lot lines and public roadways, in accordance with the following provisions:
1. The screening devices shall be designed so that they are architecturally harmonious with the principal structures on the site and shall meet the requirements as specified in Section 15 of this Ordinance.
 2. Trash enclosures shall be lit.
 3. Trash enclosures shall be of an adequate size to accommodate all refuse and recyclables.
- D. Enclosure and Receptacle Maintenance Required: Fencing and landscaping for trash dumpsters and garbage receptacles shall be maintained in good condition and shall be kept litter-free at all times.

The trash receptacle location is not designated on site plans. The receptacle will have to be enclosed, fenced or screened. The trash receptacle/enclosure shall follow the regulations set in Section 14, Subdivision 3 of the City's Zoning Ordinances. The trash enclosure shall also be illuminated for the safety of employees.

Signs

Signs will need to be applied for separately from the site plans. All signs will need to follow criteria listed in Section 16 of the City's Zoning Ordinances. Permits will be needed for approval of location and dimensions determined at a later date.

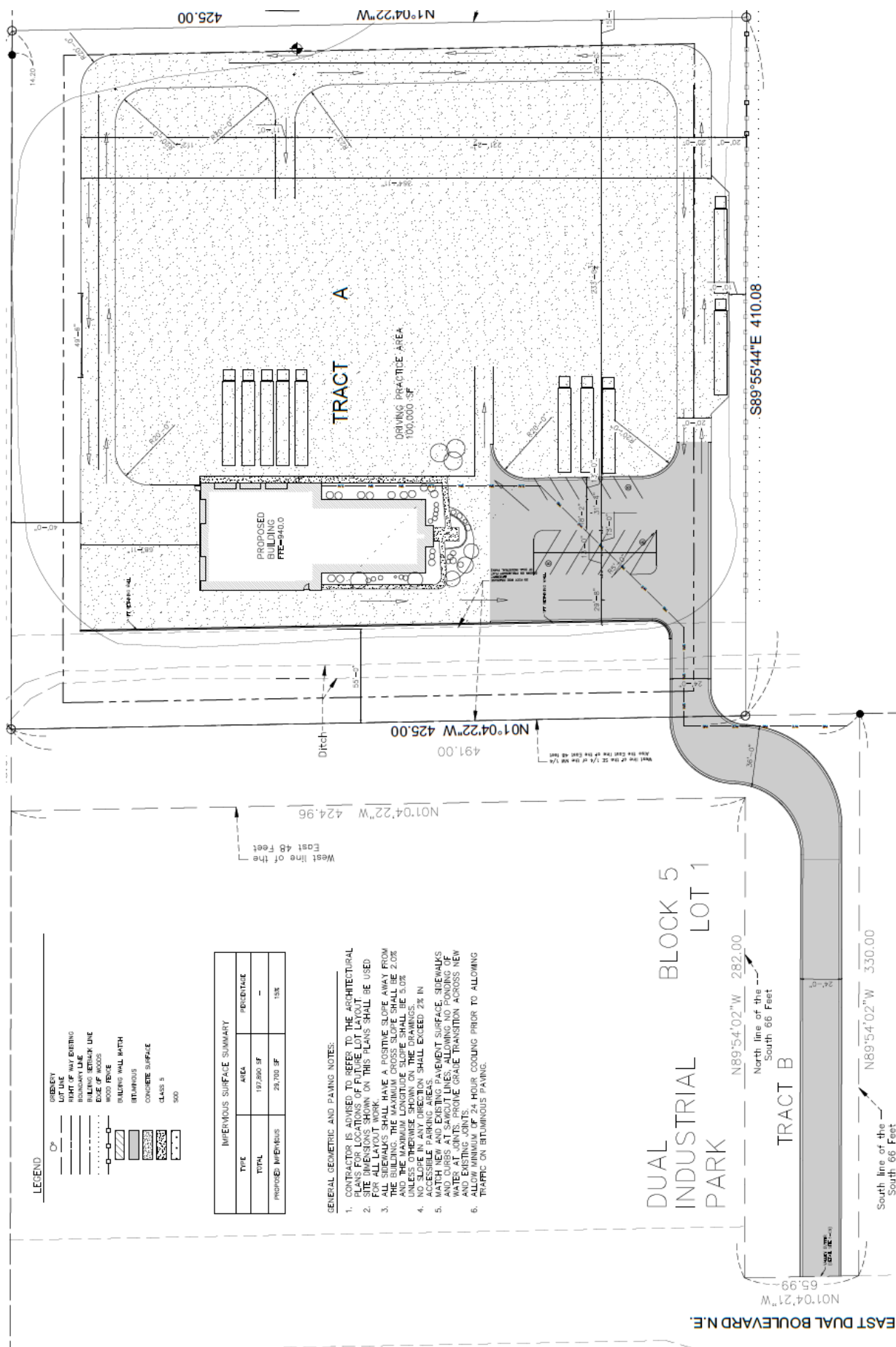
Staff Recommendation: Staff recommends approval of the proposed Special Tools manufacturing building located at PID 16.159.0010 with the following conditions:

Conditions:

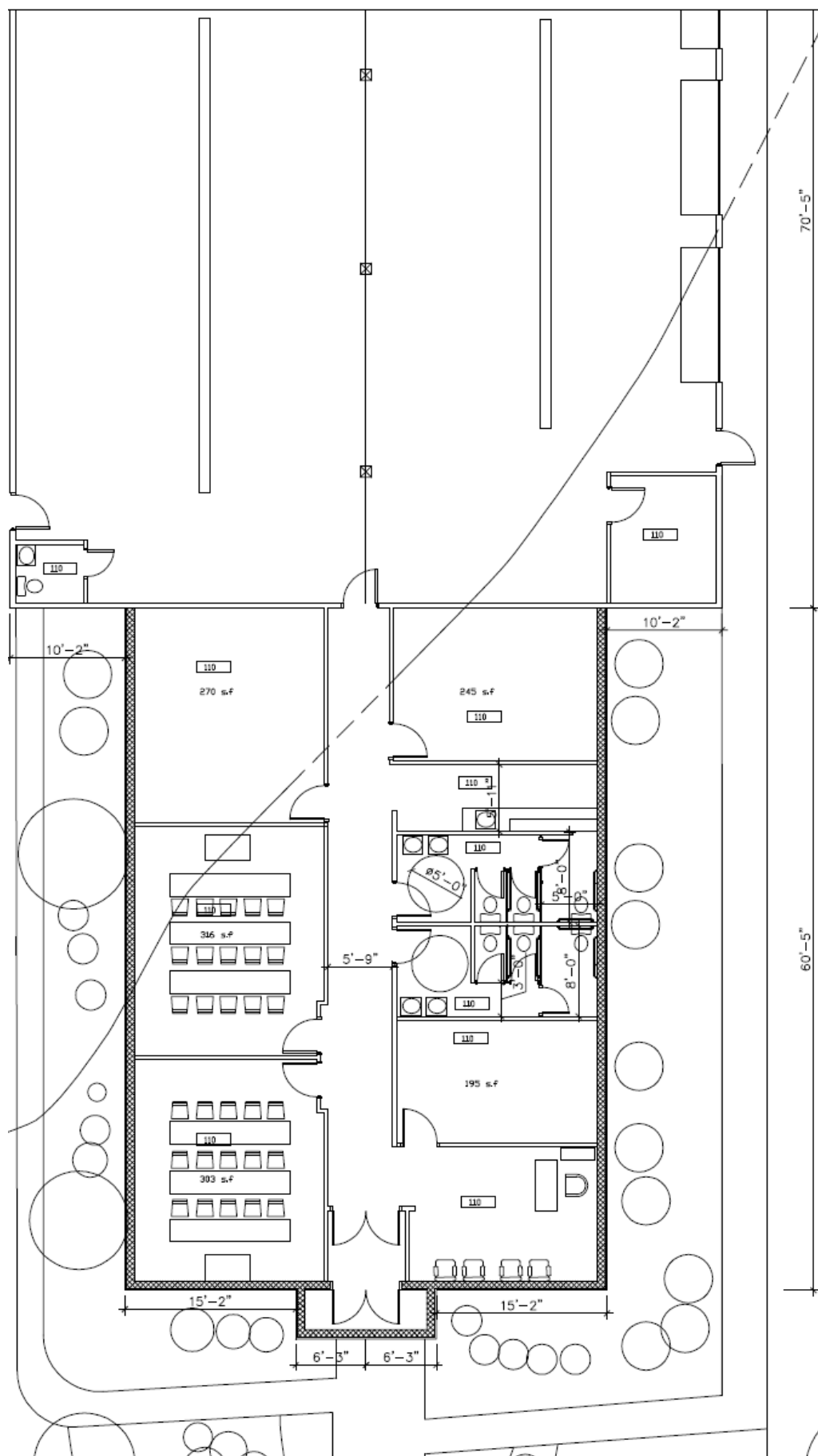
- Privacy Fencing or screening shall be provided along the east property line for a buffer between this industrial property and abutting residential property
- A handicapped accessible parking stall is required and shall be designated using striping and signage
- Parking stalls shall be at least 9 ft in width and 25 ft in length to comply with the city's parking stall dimension chart found in Section 17 of the City Zoning Ordinances
- One-way drive aisle widths for 45-degree angle parking shall be at least 13 ft if the parking lot gets altered due to extended stall length requirements
- Directional striping is required for the paved parking area due to the 45-degree angled stalls and one way circulation
- Trash receptacle shall be designated on site plans and fenced or screened by a permanent structure in accordance with Section 14, Subdivision 3 of the City's Zoning Ordinances.
- Trash enclosure shall be illuminated for the safety of employees
- Lighting Designs shall follow requirements in Subdivision 5 Outdoor Lighting Standards of Section 14 of Isanti's City Zoning Ordinances.
- Landscaping trees and plantings shall follow Section 15 of the City's Zoning Ordinances.
- All signs shall need a sign permit when applicable to determine dimensions and locations and shall follow Section 16 of the City's Zoning Ordinances
- Applicant shall apply for all permits associated with the building including a building permit, mechanical permit, plumbing permit, electrical permit, and sewer and water hookup.
- All other conditions listed in the Fire Chief's memo, dated 9/30/2022
- All other conditions listed in the City Engineer's memo, dated 10/3/2022

Attachments:

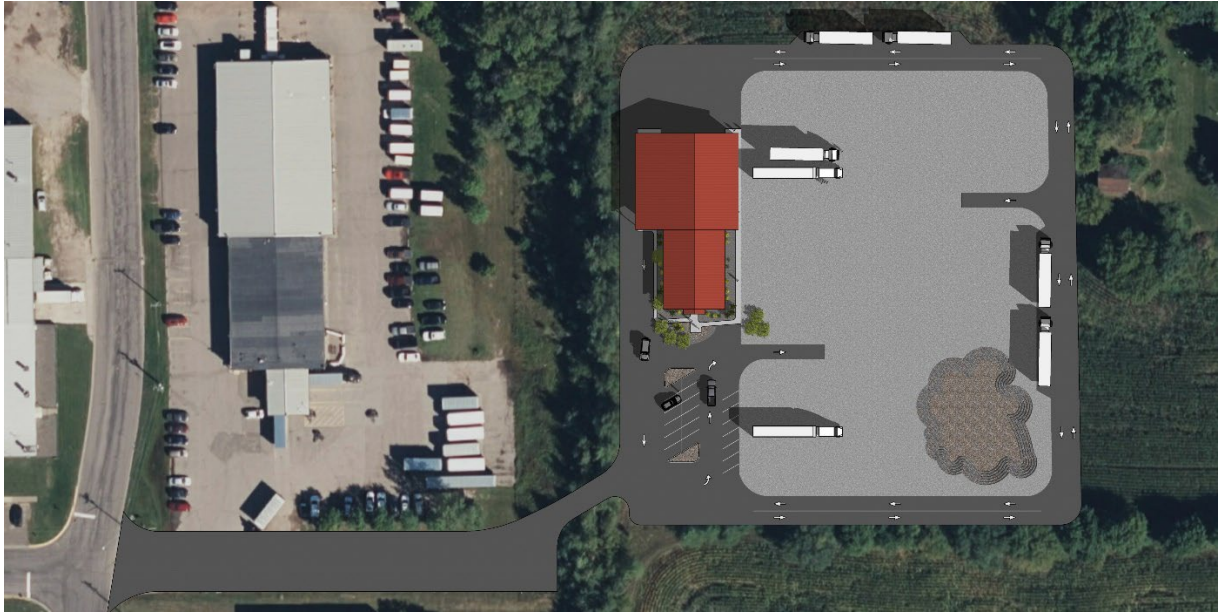
- Site Plans
- Floor Plans
- Exterior Elevations
- Fire Chief's Memo Dated 9/30/2022
- City Engineer's Memo Dated 10/3/2022



IMPERVIOUS SURFACE SUMMARY		
TYPE	AREA	PERCENTAGE
TOTAL	197,890 SF	-
PROPOSED IMPERVIOUS	29,700 SF	15%







September 30, 2022

City of Isanti Planning Commission
110 1st Ave NW
Isanti, MN 55040



RE: American First CDL Academy, Inc

City of Isanti Planning Commissioners,

Isanti Fire District has reviewed the proposed truck driving school business to be built on parcel 1 60291 400 by American First CDL Academy, Inc.

Isanti Fire supports the conditions outlined in the September 21, 2022 plans ensuring the below, and all City fire codes are conforming per City of Isanti Code 111-113: *Adoption of MN State Fire Code*.

Due to the unique entrance to the facility, we seek compliance with Section 503 of the MN State Fire Code; *Fire Access Roads* and Appendix D, *Fire Apparatus Access Roads*. Continuing with a minimum 20' width with 28' radius **would require** signage per Appendix D, 103.6 *Fire Lane Signs*.

We request to confirm the entrance driveway radius dimensions prior to continuation.

Please contact me for further clarity if needed.

Sincerely,

A handwritten signature in blue ink, appearing to be "Alan Jankovich", written over a faint circular stamp.

Alan Jankovich | Fire Chief
Isanti Fire District



Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

MEMORANDUM

Date: October 3, 2022
To: Stephanie Hillesheim, Community Development Director
From: Jason W Cook, P.E.
City Engineer
Subject: Truck Driving School – Site Plan Review
City of Isanti, MN
Project No.: 0R1.126218

We have reviewed the Site Plan and supporting documents entitled “Truck Driving School” with a preliminary stamp and dated of 9/21/2022.

The plan includes the construction of a new building, parking lot and a storm sewer system with a pond.

We have reviewed the submitted documents and have the following comments:

Site Plan:

1. Sheet C-2 Survey Plan:
 - a. Survey topo will be needed along the entire entrance road and connection points.
2. Sheet C-3 – Civil Site Plan:
 - a. Class 5 surface is considered impervious. Update the impervious area table and percentage.
 - b. No curb is needed along the entrance road that falls within the City owned “Tract B”.
 - i. Survey and proposed grades are needed along the entrance road.
 - c. The 1-foot tall wall along the west side of the site seems unnecessary and hazardous. Recommend a curb run along the entire west side to prevent vehicles from going into ditch.
 - d. A perimeter privacy fence is required around the perimeter of the site if the entire drivable surface is not paved and perimeter curb installed.
 - e. The 10-foot radius circles around the two inlets shall be paved (concrete or bituminous)
3. Sheet C-4 – Erosion & Sediment Control Plans:
 - a. Show impervious lined pond as there is not 3 feet of separation from the water table.
 - i. Show erosion control blanket and seed type where slopes are 4:1 or greater including around pond and embankment slopes down to ditch.
 - ii. Show sod locations
 - iii. Show silt fence along west side of wall at top of ditch slope.



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- b. The gravel surface cannot drain away from the site. The entire west side of the building appears to sheet drain directly to the ditch.
- 4. Sheet C-6 – SWPPP:
 - a. Submit City SWPPP checklist (attached)
 - b. Submit NPDES Permit to City prior to beginning work.
- 5. Sheet C-7 – Grading Plan:
 - a. Show spot elevations on the proposed curb & gutter with slopes called out.
 - b. Show slope labels on the proposed gravel and around the perimeter of the gravel on the proposed grass surfaces to match existing.
 - c. Call out low elevation between the two inlets, it should not be more than 0.5' above the proposed rims.
 - d. Call out low elevation along the north edge of the proposed gravel where the north inlet would overflow. It should not be more than 0.5' above the proposed rim.
 - e. Call out EOF of pond to ditch, set at lowest rim elevation of structures in the parking lot.
 - f. Show elevations, grades, and matching existing surfaces along the entire entrance drive.
- 6. Sheet C-8 – Utility Plan:
 - a. Show how sewer and water services will connect to existing mains.
 - i. Call out tee into existing watermain in street, add gate valve on east side of new tee.
 - ii. Call out saddle wye onto existing sanitary sewer main or core & boot into manhole. Verify pipe size between manhole on Tract B and manhole in street.
 - b. Keep utilities at least 5 feet from any property line. (2" sanitary clips close to property corner at entrance curve.)
 - c. 2" sanitary is a forcemain, no cleanouts apply, may need air relief if high point after ditch. Call out inverts along forcemain keep 8 feet deep. Call out 8 feet below bottom of ditch at a minimum at the crossing.
 - d. Call out water service inverts along service run. Keep 8 feet deep. Call out 8 feet below bottom of ditch at a minimum at the crossing.
 - i. Does the building need an irrigation system? Will the 1.5" water service line provide enough water?
 - e. Show curb stop where the water service crosses the property line before the ditch. Call out small casting to cover curb stop as it will be in the pavement.
 - f. Call out 8" watermain inverts. Keep 8-feet deep.
 - g. Call out hydrant finished ground elevation, valve, fittings, 6" wmn length, etc.



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- h. Water service to UPS will be hit from new main installation. See attached record drawing. Show reconnecting UPS service and installing curb stop at north property line of tract B where service crosses onto UPS property.
 - i. Storm sewer discharge pipe from the pond shall be a minimum 12" diameter. Install skimmer structure for rate control under 12" flow rates. Slope should also be at a minimum self-cleaning velocity.
 - j. The two inlet structures in gravel shall have a 2-foot sump to collect the class 5 sediment washout.
7. Sheet C-9 – Details:
- a. Call out gravel pavement section. Should not be less than 8".
 - b. Use attached valley gutter detail.
 - c. Submit City SWPPP checklist (attached)
 - d. Submit NPDES Permit to City prior to beginning work.

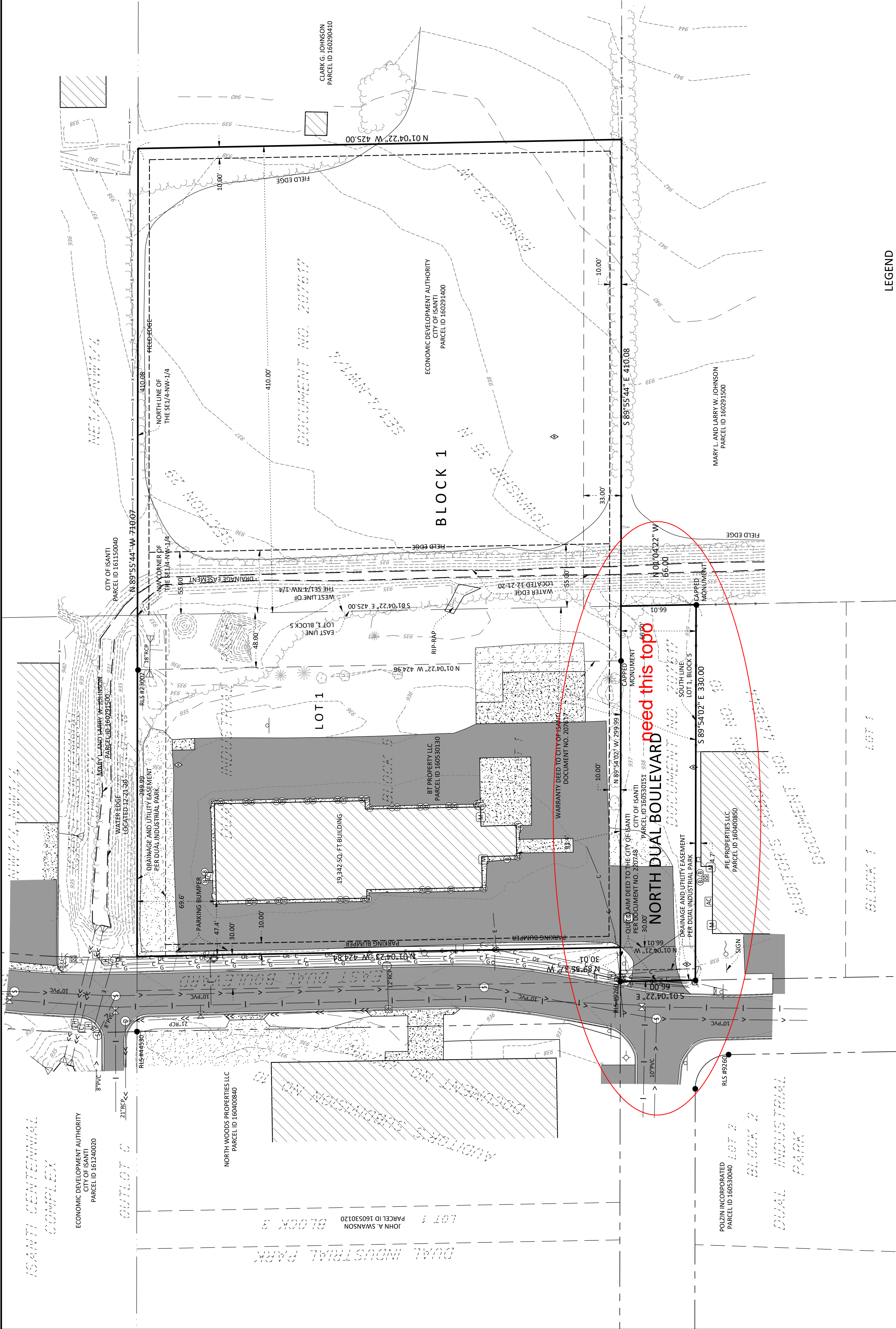
Stormwater Modeling:

- 1. Submit subcatchment maps for the existing and proposed models. Need to catch all new impervious area created on the 4 acre parcel and run through pond prior to discharge to ditch.
- 2. Submit summary table of 2, 10, and 100 year storm event flow rates pre and post development.

We recommend approval of the site plan once the above items are addressed.

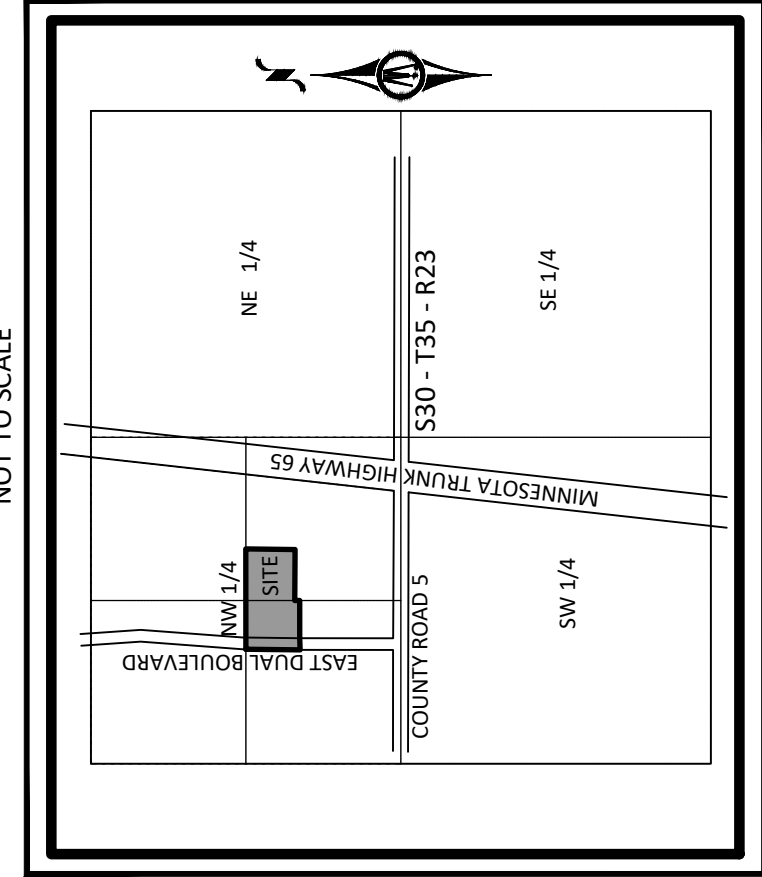
Please contact me if you have any questions.

NAME OF PLAT
PRELIMINARY PLAT



LEGEND	
	MONUMENT FOUND
	CONTROL POINT
	BENCH MARK
	AIR CONDITIONER
	BOLLARD
	CATCH BASIN
	FIRE HYDRANT
	FLAG POLE
	FLARED END / APRON
	GUY WIRE ANCHOR
	HANDHOLE
	COMMUNICATION UNDERGROUND
	ELECTRIC UNDERGROUND
	FIRE UNDERGROUND
	GAS UNDERGROUND
	OVERHEAD ELECTRIC
	SANITARY SEWER
	STORM SEWER
	WATER SYSTEM
	FENCE
	CURB & GUTTER
	EDGE OF TREES
	MAILBOX
	MANHOLE-SANITARY SEWER
	MANHOLE-STORM SEWER
	METER
	PEDESTAL-ELECTRIC
	POLE-UTILITY
	SIGN TRAFFIC
	TRANSFORMER-ELECTRIC
	TREE-CONIFEROUS
	TREE-DECIDUOUS
	VALVE
	ADJACENT
	EASEMENT
	RIGHT OF WAY
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	WATER EDGE
	GRAVEL SURFACE
	CONCRETE SURFACE
	BITUMINOUS SURFACE

VICINITY MAP



AREA TABULATION:

LOT 1	SQ. FT.	ACRES
RIGHT OF WAY	SQ. FT.	ACRES
TOTAL AREA	323,474 SQ. FT.	7.426 ACRES

LEGAL DESCRIPTION

(per document #207617)

Tract A
The West 410 feet of the following described tract of land to-wit: All that part of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) of Section Twenty-nine (29), Township Thirty-five (35), Range Twenty-three (23), described as follows, to-wit: Commencing at the southwest corner of Lot 1, Block 5 of the recorded; plat of Dual Industrial Park, Isanti County, Minnesota; thence northerly on an azimuth of 350 degrees 50 minutes 10 seconds, along the west line of said Lot 1, a distance of 60.00 feet to the point of beginning of the parcel to be herein described; thence westerly on azimuth of 270 degrees 00 minutes 30 seconds, along the north line of Dual Boulevard, as dedicated on the plat of Dual Industrial Park, a distance of 50.00 feet; thence northerly on an azimuth of 16 degrees 13 minutes 10 seconds, a distance of 46.85 feet to the point of intersection with a line drawn parallel with and distant 36.00 feet west of the west line of said Lot 1, Block 5 of Dual Industrial Park, as measured at right angles to said west line of Lot 1; thence northerly on an azimuth of 358 degrees 50 minutes 10 seconds, along said parallel line, a distance of 379.81 foot to the north line of the SW 1/4 of NW 1/4 of Section 29; thence easterly on an azimuth of 89 degrees 58 minutes 50 seconds, along said north line, a distance of 36.00 feet to the northwest corner of said Lot 1, Block 5 of Dual Industrial Park; thence southerly on an azimuth of 178 degrees 50 minutes 10 seconds, along the west line of said Lot 1, a distance of 424.83 feet to the point of beginning.

Tract B

The South sixty-six feet (S 66') and the East forty-eight feet (E 48') of Lot One (1), Block Five (5) Dual Industrial Park, as measured at right angles to the South line and the East line, respectively of said Lot 1, Isanti County.

AND

(per document #20748)

That part of the Southwest Quarter of the Northwest Quarter of Section 29, Township 35, Range 23, Isanti County, Minnesota, described as follows:

Commencing at the southwest corner of Lot 1, Block 5 of the recorded; plat of Dual Industrial Park, Isanti County, Minnesota; thence northerly on an azimuth of 350 degrees 50 minutes 10 seconds, along the west line of said Lot 1, a distance of 60.00 feet to the point of beginning of the parcel to be herein described; thence westerly on azimuth of 270 degrees 00 minutes 30 seconds, along the north line of Dual Boulevard, as dedicated on the plat of Dual Industrial Park, a distance of 50.00 feet; thence northerly on an azimuth of 16 degrees 13 minutes 10 seconds, a distance of 46.85 feet to the point of intersection with a line drawn parallel with and distant 36.00 feet west of the west line of said Lot 1, Block 5 of Dual Industrial Park, as measured at right angles to said west line of Lot 1; thence northerly on an azimuth of 358 degrees 50 minutes 10 seconds, along said parallel line, a distance of 379.81 foot to the north line of the SW 1/4 of NW 1/4 of Section 29; thence easterly on an azimuth of 89 degrees 58 minutes 50 seconds, along said north line, a distance of 36.00 feet to the northwest corner of said Lot 1, Block 5 of Dual Industrial Park; thence southerly on an azimuth of 178 degrees 50 minutes 10 seconds, along the west line of said Lot 1, a distance of 424.83 feet to the point of beginning.

AND

(per document #XXXXX)

Lot 1, Block 5, XXXXXXXXXXXXX

SURVEYOR'S NOTES:

- Contours are at 1 foot intervals.
- Orientation of the bearing system is based upon the Isanti County Coordinate System (NAD83), 1986 Adjustment.
- Underground utility lines and structures are shown in an approximate way only, according to information provided by others. A request that utilities be located for this survey was made through Gopher State One Call (Ticket No. 203500141). The underground utility lines and structures shown on this map represent the information provided to Bolton & Menk, Inc. as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate. The surveyor does not guarantee that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.
- All distances and elevations are in feet.
- Vertical datum = NAVD 1988. Origin of levels is MndOT Monument SANTI RM 1, Elevation 941.281 feet.

OWNER/SUBDIVIDER:

CITY OF ISANTI
110 FIRST AVENUE NW
ISANTI, MN 55040

CURRENT ZONING:

INDUSTRIAL PARK (I-1)

SURVEYOR/ENGINEER:

BOLTON & MENK, INC.
7533 SUNWOOD DRIVE NW
SUITE 206
RAMSEY, MN 55303

LOT REQUIREMENTS AND SETBACKS:

BUILDING SETBACKS: (PER CITY OF ISANTI CODE, SECTION 8, ARTICLE 2, SUBDIVISION 7)

FRONT YARD 30 FEET
SIDE YARD 15 FEET
REAR YARD 30 FEET

FIELD TOPOGRAPHY PROVIDED BY:

BOLTON & MENK, INC.
7533 SUNWOOD DRIVE NW
SUITE 206
RAMSEY, MN 55303

DATE OF PREPARATION:

XXXXXXXXXX

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Andrew Hill
License Number: 57632

XX/XX/XXXX
DATE



Hibbing • Minneapolis • St. Paul • Twin Ports

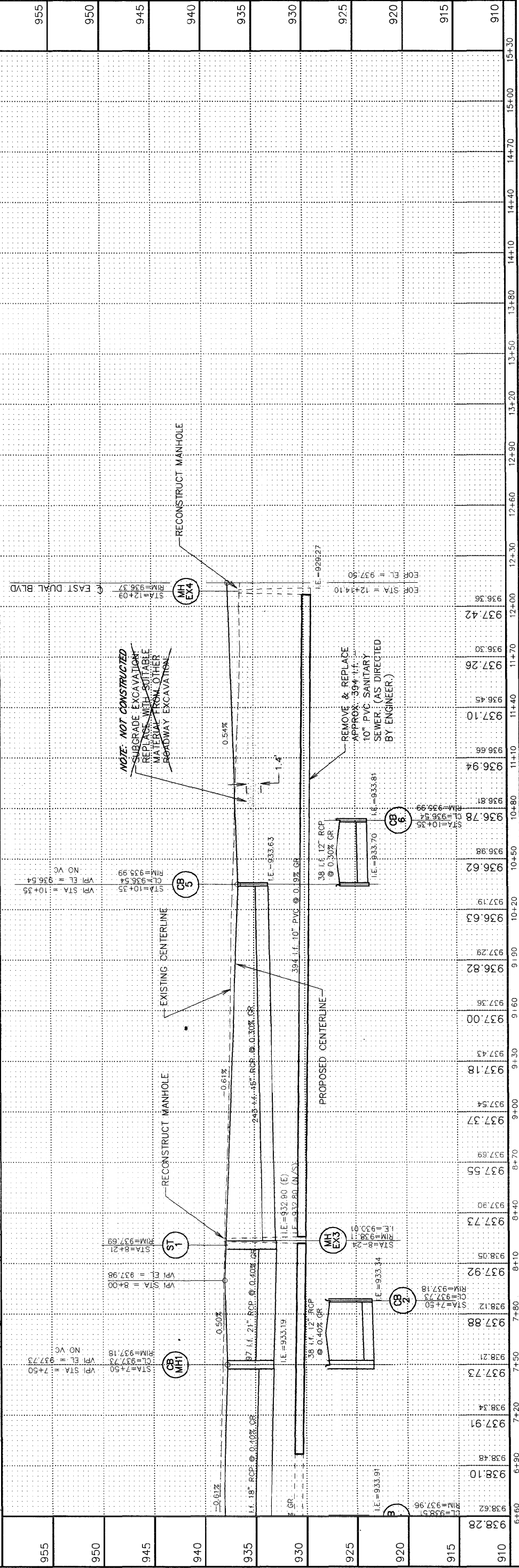
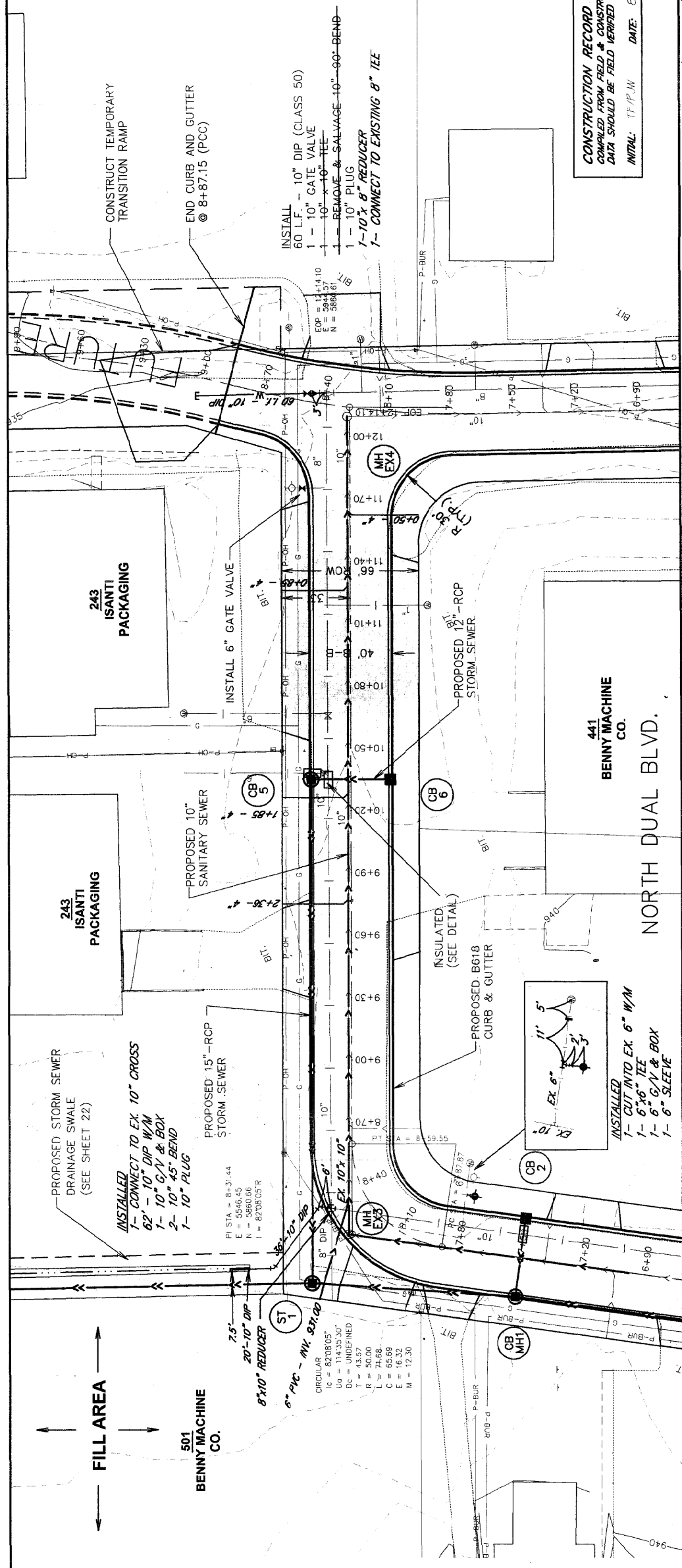
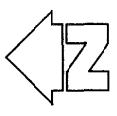
DATE: 3-9-99
REG. NO. 23381
PATRICK M. WINDLER, P.E.
State of Minnesota
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

Reviewed By: _____
Drawn By: FJM
Survey By: MTK
DATE: _____
BY: _____

ISANTI, MINNESOTA
DUAL BLVD.
STREET & DRAINAGE IMPROVEMENT
PLAN & PROFILE
STA. 6+60 TO STA. 12+14

PROJECT NO. 98378
SHEET 6 OF 23

CONSTRUCTION RECORD DRAWING
COMPILED FROM FIELD & CONSTRUCTION NOTES
DATA SHOULD BE FIELD VERIFIED PRIOR TO USE.
INITIAL: TF/PJW DATE: 8/18/99



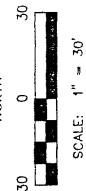
LEGEND

EXISTING

- FLARED END SECTION
- STORM MANHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- HAND HOLE
- TRAFFIC LIGHT
- GATE VALVE
- HYDRANT
- CURB STOP BOX
- WATER MANHOLE
- WELL
- GAS LINE
- GAS LINE
- POWER OVERHEAD
- POWER UNDERGROUND
- ELECTRIC BOX
- SANITARY SEWER
- STORM SEWER
- ELECTRIC MANHOLE
- ELECTRIC TOWER
- SANITARY MANHOLE
- SEWER CLEANOUT
- BEEHIVE CATCH BASIN
- CATCH BASIN
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- NEW CONTOURS
- SANITARY LINE
- STORM LINE
- WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- LOW PRESSURE GAS LINE
- NEW CONCRETE PAVEMENT

PROPOSED

- NEW CONTOURS
- SANITARY LINE
- STORM LINE
- WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- LOW PRESSURE GAS LINE
- NEW CONCRETE PAVEMENT



1/200 FEB 9 2000

GENERAL NOTES

- THE LOCATION OF ALL AERIAL AND UNDERGROUND UTILITY FACILITIES SHOWN ARE APPROXIMATE OR MAY NOT BE INDICATED IN THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND FLAGGING BY THE UTILITIES AT THE REQUEST OF THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY AND COORDINATE ALL NECESSARY UTILITY INTERRUPTIONS WITH OWNER, ANY DAMAGE TO EXISTING UTILITIES AND/OR AREA STREETS CAUSED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION, EXCEPT WHERE OTHERWISE INDICATED, SHALL BE IN ACCORDANCE WITH THE CITY OF ISANTI (GOVERNING BODY). IF NOT STATED BY CITY OF ISANTI, CONSTRUCTION SHALL BE IN ACCORDANCE WITH Mn/DOT STANDARD SPECIFICATIONS.
- DUCTILE IRON PIPE FOR WATER MAIN SHALL BE POLY WRAPPED AND CEMENT LINER AND SHALL BE IN ACCORDANCE WITH THE CITY OF ISANTI PUBLIC WATER MAIN STANDARDS. SEE MINNESOTA DEPARTMENT OF HEALTH STANDARDS FOR PRESSURE TESTING, PURITY TESTING, AND DISINFECTION REQUIREMENTS.

REMOVE EXISTING SANITARY SEWER LINE AND CLEAN OUT TO BEYOND THE BUILDING FOOTPRINT. SEE MECHANICAL DRAWINGS FOR NEW LOCATION.

NEW UNDERGROUND SERVICE. SEE ELECTRICAL PLANS FOR DETAILS.

REMOVE EXISTING WATERLINE IF IT IS LOCATED WITHIN THE NEW BUILDING FOOTPRINT.

verify pipe size, if 8", connect sanitary to this pipe or manhole

reroute water service to new main, add curb stop at property line.

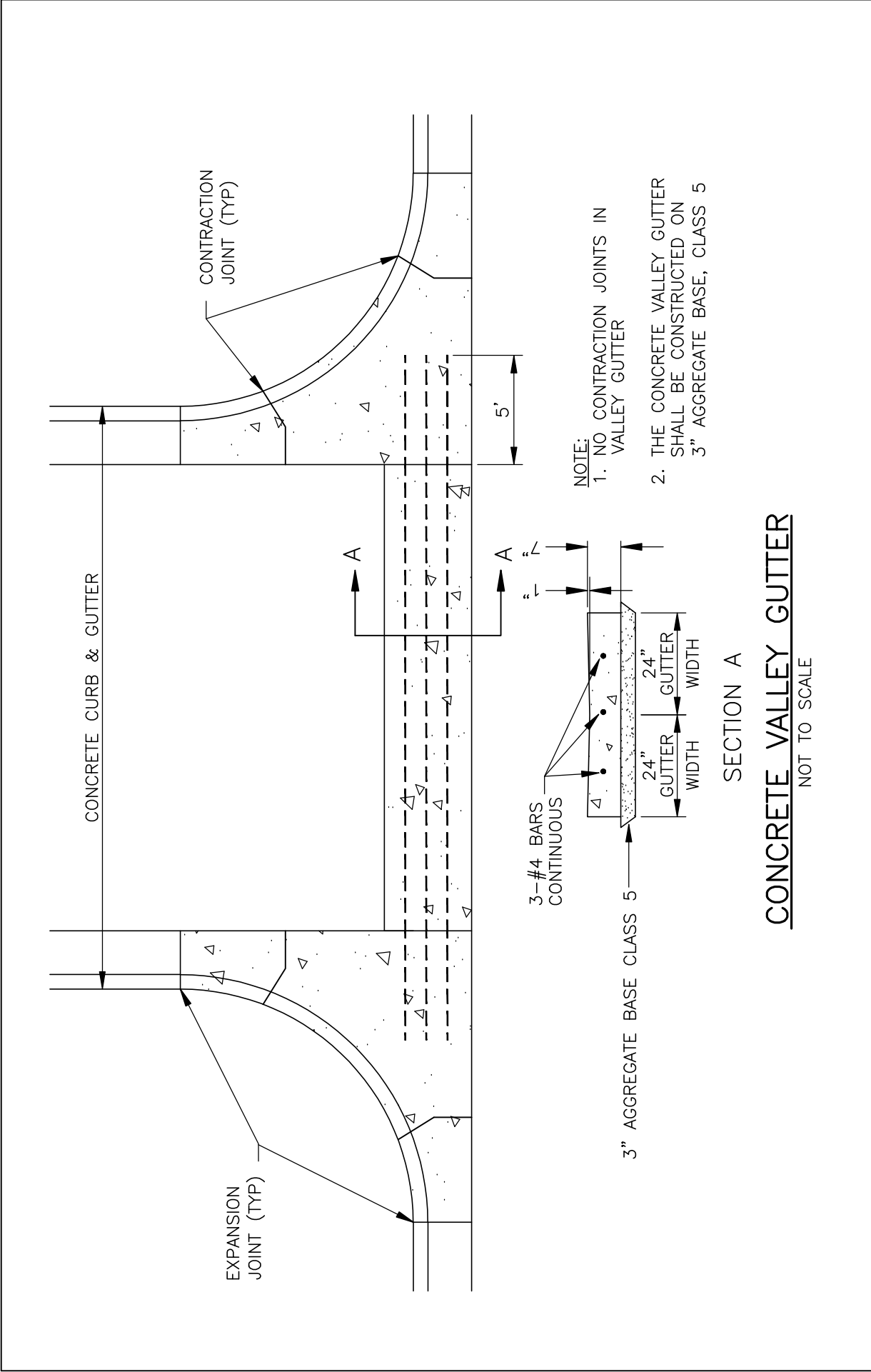
FIELD VERIFY LOCATIONS AND SIZE UTILITIES ESTIMATED FROM ORIGINAL CONSTRUCTION DRAWINGS



UPS Building Expansion
Isanti, MN
UTILITY PLAN

JOB NO. 407101
SHEET C4-1
6 OF 40

PROFESSIONAL ENGINEER
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Print Name: KATHLEEN S. WILGUS
Signature: [Signature]
Date: Nov 26, 1999 License # 111111



CONCRETE VALLEY GUTTER		BMI DETAIL PLATE NO: 7-100	APPROVAL: STDS COMM. SPRING, 2006	DATE: REVISIONS:	DETAIL LOG
PATH: Y:\7-100		REMARKS:			
ORIG. PROJ:					
PROJ. #:		ENG/TECH:			



SWPPP Checklist

Construction Stormwater Permit Program

Doc Type: Stormwater Pollution Prevention Plan (SWPPP)

Background: This checklist is based on the checklist used by Minnesota Pollution Control Agency (MPCA) staff for Stormwater Pollution Prevention Plan (SWPPP) reviews.

Site Information

Applicant: _____ Project name: _____

Application date: _____ Reviewer name: _____

SWPPP Narrative

- | Yes | No | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Describe the nature of the construction activity? |
| <input type="checkbox"/> | <input type="checkbox"/> | Address the potential for a discharge of sediment and/or other potential pollutants from the site? |
| <input type="checkbox"/> | <input type="checkbox"/> | Propose erosion prevention and sediment control Best Management Practices (BMPs). |
| <input type="checkbox"/> | <input type="checkbox"/> | Identify the person knowledgeable and experienced who will oversee the implementation of the SWPPP. |
| <input type="checkbox"/> | <input type="checkbox"/> | Identify the entity (name or title) responsible for performing future Operations and Maintenance (O&M). |
| <input type="checkbox"/> | <input type="checkbox"/> | Identify the training requirements are satisfied. |
| <input type="checkbox"/> | <input type="checkbox"/> | Describe project phasing. |
| <input type="checkbox"/> | <input type="checkbox"/> | Describe final stabilization methods for all exposed areas? (may be in narrative or on plan sheets) |
| <input type="checkbox"/> | <input type="checkbox"/> | Identify stormwater management measures needed to mitigate impacts identified as a result of environmental, historical, archaeological, or rare species reviews conducted for the project? |
| <input type="checkbox"/> | <input type="checkbox"/> | Identify additional measures being taken to protect Drinking Water Supply Management Areas? |
| <input type="checkbox"/> | <input type="checkbox"/> | If site discharges to special water or impaired reach, identify any site areas discharging to the special or impaired reach? |
| <input type="checkbox"/> | <input type="checkbox"/> | Identify construction areas that are adjacent to and drain to Public Waters for which the Minnesota Department of Natural Resources (DNR) has promulgated "work in waters restrictions" during specified fish spawning time frames. |
| <input type="checkbox"/> | <input type="checkbox"/> | The SWPPP must account for expected amount, frequency, intensity, and duration of precipitation. |
| <input type="checkbox"/> | <input type="checkbox"/> | The SWPPP must account for nature of stormwater runoff and run-on at the site. |
| <input type="checkbox"/> | <input type="checkbox"/> | The SWPPP must account for the range of soil particle sizes expected to be present on the site. |
| <input type="checkbox"/> | <input type="checkbox"/> | For design requirements or SWPPP components where Permittee determines that compliance with the requirement is infeasible; the SWPPP must document that determination and the substitute BMPs. |

SWPPP Plan Sheets

- | Yes | No | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Existing and final grades. |
| <input type="checkbox"/> | <input type="checkbox"/> | Locations and types of all temporary and permanent (including infiltration areas) ESC BMPs. |
| <input type="checkbox"/> | <input type="checkbox"/> | Stormwater flow directions and surface water divides for all pre- and post-construction drainage areas. |
| <input type="checkbox"/> | <input type="checkbox"/> | Impervious areas (Pre- and Post-Construction). |
| <input type="checkbox"/> | <input type="checkbox"/> | Soil types. |
| <input type="checkbox"/> | <input type="checkbox"/> | Locations of potential pollutant-generating activities. |
| <input type="checkbox"/> | <input type="checkbox"/> | Locations of areas not to be disturbed (buffer zones). |
| <input type="checkbox"/> | <input type="checkbox"/> | Tabulated quantities of all erosion prevention and sediment control BMPs. |
| <input type="checkbox"/> | <input type="checkbox"/> | Location of areas where construction will be phased to minimize duration of exposed soil areas. |
| <input type="checkbox"/> | <input type="checkbox"/> | Areas of steep (3:1 or greater slope). |
| <input type="checkbox"/> | <input type="checkbox"/> | Locations of all wetlands, surface waters, and storm ponds that will receive pre- or post-construction site runoff. |

Stormwater Discharge Design

- | Yes | No | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | For any stormwater flow that will be channelized at the site, the stormwater controls must be designed to control both peak flowrates and total stormwater volume to minimize erosion at outlets and to minimize downstream channel and streambank erosion. |
| <input type="checkbox"/> | <input type="checkbox"/> | Are Temporary Sediment Basins required on site? |
| <input type="checkbox"/> | <input type="checkbox"/> | Yes No |
| <input type="checkbox"/> | <input type="checkbox"/> | Adequately sized and appropriately located |
| <input type="checkbox"/> | <input type="checkbox"/> | Designed to prevent short circuiting? |
| <input type="checkbox"/> | <input type="checkbox"/> | Outlets designed to remove floating debris, withdraw from the surface, and allow complete drawdown? |
| <input type="checkbox"/> | <input type="checkbox"/> | Do outlets have energy dissipation? |
| <input type="checkbox"/> | <input type="checkbox"/> | Have a stabilized emergency spillway? |

Which method of permanent stormwater treatment has been selected?

Yes No

☐ ☐ Are calculations/computer model results included to demonstrate the design and adequacy?

☐ ☐ Is adequate maintenance access provided?

☐ ☐ Infiltration or filtration

Yes No

☐ ☐ Is infiltration/filtration appropriate to the site and land uses?

☐ ☐ Phasing to ensure excavation of infiltration system after drainage area stabilized?

☐ ☐ Rigorous sediment and erosion controls to keep sediment and runoff away from the system?

☐ ☐ Is a pretreatment device planned?

Yes No

☐ ☐ Wet sedimentation basin:

Yes No

☐ ☐ Configured so scour or resuspension is minimized and to prevent short circuiting.

☐ ☐ Basin outlets designed to discharge at > 5.66 cubic feet per second (cfs) per acre of pond

☐ ☐ Basin outlets designed to prevent discharge of floatables.

☐ ☐ Stabilized emergency overflow.

Yes No

☐ ☐ Regional ponds:

Yes No

☐ ☐ Is written authorization from owner of regional pond included in SWPPP?

☐ ☐ Does regional pond design conform to the permit requirements for wet sedimentation basin?

Other Requirements

Yes No

☐ ☐ Plans show areas that are not to be disturbed or are areas where disturbance will be minimized.

☐ ☐ Minimize disturbance or other techniques to minimize destabilization of steep slopes.

☐ ☐ Has appropriate construction phasing been implemented?

☐ ☐ Exposed soils have erosion protection/cover initiated immediately and finished within 14 days

☐ ☐ Wetted perimeters of ditches stabilized within 200 feet of surface water within 24 hours.

☐ ☐ Temporary or permanent ditches or swales that are being used as a sediment containment system during construction must be stabilized within 24 hours after no longer being used as a sediment containment system.

☐ ☐ Pipe outlets have energy dissipation within 24 hours of connecting.

☐ ☐ Discharges from stormwater controls are directed to vegetated areas of the site unless infeasible.

☐ ☐ Are sediment control practices established on down gradient perimeters and upgradient of any buffer zones?

☐ ☐ Are all inlets protected?

☐ ☐ Stockpiles have sediment control.

☐ ☐ Construction site entrances minimize street tracking.

☐ ☐ Plans minimize soil compaction and preserve topsoil.

☐ ☐ 50 foot buffer or (if not feasible) redundant sediment control when adjacent and drains to a surface water.

☐ ☐ Is a dewatering plan required?

☐ ☐ Storage, handling, and disposal of construction products, materials, and wastes.

☐ ☐ Fueling and maintenance of equipment or vehicles; spill prevention and response.

☐ ☐ Vehicle and equipment washing.

☐ ☐ No engine degreasing allowed on site.

☐ ☐ Containment of Concrete and other washout waste.

☐ ☐ Portable toilets are positioned so that they are secure.

☐ ☐ Stabilization by uniform perennial vegetative cover (70% density of its expected final growth).

Requirements of Appendix A

Yes No

☐ ☐ Does this site drain to a discharge point on the project that is within one mile of a Special or Impaired Water?

Yes No

☐ ☐ Stabilization initiated immediately and all soils protected in 7 days

☐ ☐ Provide temp basin for five acres draining to common location.

☐ ☐ 100-foot buffer

☐ ☐ Other as appropriate

Wetland Impacts

Yes No

☐ ☐ Does this site have a discharge with the potential for adverse impact to wetlands:

Yes No

☐ ☐ Does the SWPPP comply with the conditions of an approved Wetland Impact Permit?



MEMORANDUM

TO: Planning Commission

FROM: Ryan Saltis, Community Development Specialist

DATE: October 18, 2022

SUBJECT: Zoning Ordinance Text Amendment to allow the keeping of horses in the R-1A zoning district, a rezoning of PID 16.021.0200 to Residential Rural and CUP approval for horse stables in the R-1A Zoning District.

Request: The applicant, Stephanie Neumann is requesting a Zoning Ordinance Text Amendment to allow for the keeping of horses in a R-1A zoning district, a comprehensive plan text/map amendment to rezone PID 16.021.0200 to R-1A Residential Rural and to approve a conditional use permit for a horse stable within the R-1A zoning district.

Overview/Background: The applicant would like to construct horse stables for private boarding on a 38.1-acre vacant lot located just within Isanti's limits along the northeast border. Currently, horses are considered prohibited animals in Isanti according to Chapter 87 of City Code. Staff have researched how surrounding municipalities regulate horses, and have discussed regulations that would be beneficial to the Isanti community. In order to fulfill the request for horse stables on this property, multiple changes have to be made within the City Zoning Ordinances and a section in city code will need to be added to allow and regulate the keeping of horses.

The parcel is currently zoned R-1 "Single Family Residential" and is proposed to be rezoned to the R-1A "Residential Rural Zoning District". The R-1A zoning district provides less restrictions than an R-1 district, due to the size and location of these parcels.

Analysis of Application: The analysis of the request is broken up in sections for the Rezoning, Comprehensive Plan/Zoning Text and Map Amendment, Conditional Use Permit and the proposed horse regulations in city code. Voting shall take place for each request as they are separate items.

Rezoning/Map Amendment

The current zoning of PID 16.021.0200 is R-1 “Single Family Residential” and is proposed to be rezoned to R-1A “Residential Rural Zoning District”. The R-1A zoning district was created with the intent of providing residential development while keeping the enjoyment of a rural lifestyle. Staff believes that this zoning district would be the right designation for horses based on larger lot sizes and the location of the parcels on the exterior borders of city limits. The PID in question is just within city limits along the northeast border with Isanti Township. A Rezoning also constitutes a change to the current zoning map and also land use maps within the City’s Comprehensive Plan.

A rezoning request is determined by the judgement of the Planning Commission and shall be based upon the following factors:

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the City Comprehensive Plan, including public facilities and capital improvement plans.

The intended use of the parcel for horse stables and pasture will not bring major change to the area. A majority of the land will be used for pastures and grazing land for horses and a building for indoor horse stables is proposed on the north end of the property. While evaluating the request and comparing it to the goals of the City’s Comprehensive Plan, the intended use does not negatively affect surrounding properties and there will be no change needed to public facilities and capital improvement plans.

2. The proposed action meets the purpose and intent of this Ordinance or in the case of a map amendment; it meets the purpose and intent of the individual district.

The parcel meets the minimum lot requirements for the R-1A “Residential Rural” zoning district in that it is over 1 acre in size. The R-1A requirements will need to be amended to allow horse stables as a Conditional Use to fulfill the intent of the rezoning and is analyzed in this report in a following CUP section.

3. There is adequate infrastructure available to service the proposed action.

The intended use will not require infrastructure changes to accommodate the request.

4. There is an adequate buffer or transition provided between potentially incompatible districts.

The parcel is completely surrounded by properties zoned R-1 “Single Family Residential”. The golf course which is currently not operating surrounds the south and west boundaries. Vacant land and one residential property surround the parcel to the north and east. City staff believes that there is an adequate buffer and natural transition of surrounding uses based on the size of the parcels and locations of existing residences.

Conditional Use Permit – Horse Stables

Staff believes that horse stables shall require a Conditional Use Permit in the R-1A zoning district. Each request will be reviewed by the Planning Commission and City Council to ensure that the use is not detrimental to surrounding properties and to determine the suitability of the use in regards to the general welfare, public health and safety.

The Planning Commission shall hold a public hearing and consider possible adverse effects of the proposed Conditional Use. The judgment of the Planning Commission shall be based upon, but is not limited to the following factors:

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the goals and objectives of the Comprehensive Plan, including public facilities and capital improvement plans.

Response found above in “Rezoning” section.

2. The proposed action meets the purpose and intent of this Ordinance and the underlying zoning district.

The proposal of horse stables on this parcel will meet the purpose and intent of the R-1A Residential Rural zoning district in that the inclusion of the horse stables will keep this land for the enjoyment of a rural lifestyle and the indoor stables would consist of minor low-density development.

3. The establishment, maintenance or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental or endanger the public health, safety, morals, or comfort.

The stables will not be detrimental or endanger the public. Specific regulations for the keeping of horses (found in the Text Amendment section) will further protect the public for the upkeep and maintenance of the operation.

4. The conditional use will not be injurious to the use and enjoyment of other property within the immediate vicinity for the purposes already permitted; nor substantially diminish or impair property values within the neighborhood.

The stables will not impact the enjoyment of surrounding properties and is not expected to diminish or impair property values within the area.

5. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Due to the location of the parcel, it is not presumed that normal and orderly development and improvement would be affected by this conditional use.

6. Adequate public facilities and services are available or can be reasonably provided to accommodate the use which is proposed.

Public facilities and services would not be negatively impacted and would be able to accommodate the use as necessary.

7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

The stables will have to meet requirements found in the R-1A zoning district for setbacks for a principal building. Plans for the stables will need to be approved by city staff at the time of building permit submittal.

8. The conditional use complies with the general and specific performance standards as specified by within this Article.

The proposed conditional use will comply with the general and specific performance standards specified within this Article.

Text Amendments:

The request to keep horses and build stables on this property require amendments to both the zoning ordinances and also the city code. Changes to the text are indicated below either by having a line through the words if text is being removed and underlined if text is being added. These changes have been separated by zoning ordinance amendments and city code amendments and are analyzed below:

Zoning Ordinance Amendments:

- The term “Horse Stables” must be added to the list of Conditional Uses within the R-1A Zoning District:

ARTICLE SIX: “R-1A” RESIDENTIAL RURAL DISTRICT

Subdivision 4: Conditional Uses

The following are conditional uses allowed in the “R-1A” Single-Family Residential Rural District and shall require a Conditional Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance. Additional specific standards and criteria may be cited for respective conditional uses and a request shall be evaluated based upon those additional standards and criteria.

I. Horse Stables

City Code Amendments:

- “Horses” must be regulated and added to Article 1 Keeping of Certain Animals within Chapter 87 of City Code:

§ 87-1.5 Horses.

The City allows the keeping of horses on residential properties, subject to the following requirements:

- A. Must be located in an R-1A Residential Rural Zoning District.
- B. Must have at least 30 acres of land between 1 or more adjacent parcels under the same ownership.
- C. There shall be no more than 1 horse per 2 acres of land.
- D. A Conditional Use Permit is required for horse stables within the R-1A Residential Rural Zoning District.
- E. Stables are required and shall:
 - (1) Be located at least 50 feet from a side or rear property line.
 - (2) Not be located in a drainage or utility easement or in a shoreland protection area or in a wetland setback area.
 - (3) Be at least 100 feet from any residential dwelling on any adjacent property.
 - (4) The property owner shall maintain the stable such that they are in good shape, not unsightly and free from major defects.
- F. The owner must keep the horses in a fenced area. Fence type shall be reviewed by City Staff.
- G. The property owner shall properly store all animal feed such to ensure that it does not attract insect or rodents.
- H. The property owner shall dispose of all animal waste in an appropriate manner on a weekly basis.
- I. Manure stockpiles shall:
 - (1) Be located at least 50 feet from a side or rear property line.
 - (2) Not be located in a drainage or utility easement or in a shoreland protection area or in a wetland setback area.
 - (3) Be at least 100 feet from any residential dwelling on any adjacent property.

- (4) Have a management plan that meets requirements set by the Minnesota Pollution Control Agency.
- J. No person may ride or drive an animal regulated under this article after sunset or below sunrise along or crossing a public way without appropriate lighting or reflectorized clothing.
- K. No person, firm, or corporation will permit any animal regulated under this article to run at large within the city. Any such animal will be deemed “at large” when it is off the premises owned or rented by its owner and unattended by the owner or any agent or employee of the owner.
- L. The animal control authority, any peace officer of the state, and any other personnel under the direction and control of the city, or any agent of the city, may impound any such animal found at large as regulated by Minn. Stats. § 374.14.

City staff have researched surrounding cities regulations for the keeping of horses and the regulations above have been modified to better fit the City of Isanti while staying consistent with language from other regulated animals within City Code.

Staff Recommendation: Staff recommends approval of the Zoning Ordinance Text Amendment to allow the keeping of horses in the R-1A zoning district, a rezoning of PID 16.021.0200 to R-1A Residential Rural and Conditional Use Permit approval for horse stables in the R-1A Zoning District.

Attachments:

- Site Plans

