



**CITY OF ISANTI  
PLANNING COMMISSION MEETING  
TUESDAY, November 16, 2021  
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 21, 2021 Planning Commission Meeting
- 3. Public Hearing**
  - A. Request by Kevin Johnson for approval of Rezoning PID's 16.134.0030, 16.134.0040, 16.134.0050, and 16.134.0060 from B-2 General Commercial to R-3A Low Density Multiple-Family Residential.
  - B. Request by Ever Cat Fuels for approval of a Conditional Use Permit Amendment under City Ordinance 445 Section 21, Article 2, Subdivision 5, said request is for site modifications and altered biodiesel distillation plans for Ever Cat Fuels located at 100 Isanti Pkwy NE, PID 16.128.0010.
- 4. Other Business**
- 5. Discussion Items**
- 6. Adjournment**

**CITY OF ISANTI****PLANNING COMMISSION MEETING****TUESDAY, September 21, 2021**

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 8:15 p.m.
- B. Pledge of Allegiance
- C. Roll Call: Members present: Jeff Johnson, Steve Lundeen, Jimmy Gordan, Paul Bergley, Arissya Simon, Alexander Collins.  
Members Absent: Dan Collison  
Staff present: Community Development Director Sheila Sellman, Community Development Specialist Ryan Saltis, 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 Bergley motion passes 6-0.

**2. Meeting Minutes**

- A. Approval of Minutes from the July 20, 2021 Planning Commission Meeting motion by Lundeen, second by Bergley motion passes 6-0.

**3. Public Hearing**

- A. Request by Kevin Johnson for a Comprehensive Land Use Plan Amendment for properties with PID 16.134.0030, 16.134.0040, 16.134.0050, 16.134.0060, from General Commercial to Low Density Residential Under City Ordinance 445 Section 21 Article 1.

Saltis explained the Comprehensive Land Use Plan Amendment request to guide the subject parcels from Commercial to Low Density Residential. The applicant provided a concept plan for a potential layout of lots on the parcels. The site layout was not considered at this stage of the process, but was shown to the Planning Commission to explain the ultimate goal of the site and why a comprehensive land use plan amendment is needed. The applicant, Kevin Johnson, was present at the meeting and available for questions. The Planning Commission asked how many lots there are proposed to be on the parcels. Kevin replied and said that the concept plan shows 38 lots in total but is subject to change due to engineering comments. Community Development Director Sellman reminded the Planning Commission that the site plans would be reviewed at a later time and that the only item in question is to change the parcels designation in the Comprehensive Plan from Commercial to Low Density Residential. A surrounding property owner, John Landsom of 529 8<sup>th</sup> Ave NE, was present at the public hearing. John expressed that he is in favor of the comprehensive land use plan amendment and that he would rather have houses as neighbors rather

than commercial buildings. The public hearing closed after this statement. Motion for approval of the comprehensive land use plan amendment to guide the subject parcels from General Commercial to Low Density Residential by Lundeen, second by Bergley, motion passed 6-0.

**5. Other Business:** None

**6. Discussion Items:** None

**7. Adjournment:** Motion by Bergley, 2<sup>nd</sup> by Simon to adjourn, motion passed 6-0, meeting adjourned at 8:30 p.m.

Respectfully submitted by Ryan Saltis, Community Development Specialist



## MEMORANDUM

TO: Planning Commission

FROM: Ryan Saltis, Community Development Specialist

DATE: November 16, 2021

SUBJECT: Request by Kevin Johnson for a Rezoning, said request is to change the designation from B-2 General Commercial to R-3A Low Density Multiple Family Residential for PID's 16.134.0030, 16.134.0040, 16.134.0050, and 16.134.0060.

### Overview/Background

The applicant, Kevin Johnson is requesting to change the zoning district designation of four parcels from B-2 General Commercial to R-3A Low Density Multiple Family Residential. The applicant is seeking to develop these sites as residential and would need the zoning district designation to be changed in order to do so. A comprehensive land use plan amendment for the four parcels was approved at the September 21<sup>st</sup> Planning Commission Meeting and the October 5<sup>th</sup> City Council Meeting. Rezoning the parcels is the next step in the process prior to the submittal of site plans.

Vacant land and single-family houses are located to the south of the site. Prairie Senior Cottages is located to the west of the proposed site and Krayola Kids daycare is to the northeast of the site.

### Analysis

**"R-3A" Low Density Multiple Family Residential Standards:** The "R-3A" Low Density Multiple Family District is designed to provide for low density areas, which accommodate a variety of housing types, to include detached and attached single-family, two-family, duplexes, and attached and detached townhomes. These districts are intended to function as a transition area between the less intense single-family developments and the more intense multiple family districts. This district promotes more walkable neighborhoods with a variety of housing types.

The applicant is intending to develop the parcels as low-density multiple family residential housing, with the concept plan of the site showing a density of 2.4 units/acre. This would meet the maximum density in the Comprehensive Plan for low-density residential of 3 dwelling units per acre.

The future lots shall have to follow the regulations set forth by R-3A Zoning District:

**Subdivision 7: Lot Requirements and Setbacks**

**A. Minimum Lot Size Requirements.**

|                                  |                            |
|----------------------------------|----------------------------|
| Detached Single family           | 7,500 square feet          |
| Two-family                       | 7,000 square feet per unit |
| Townhomes, Attached and Detached | 6,000 square feet per unit |

**B. Minimum Lot Widths and Depths.**

**Lot Width**

|                 |                  |
|-----------------|------------------|
| Single-family   | 60 feet          |
| Two-family      | 60 feet per unit |
| Over two-family | None             |

**Rezoning:** The parcels are currently zoned B-2 General Commercial with all surrounding parcels being zoned commercial as well. There are parcels zoned R-1, R-2, and R-3A directly across 8<sup>th</sup> Ave NE. There are two single family houses located directly to the south of the parcels intended to be rezoned. At the September 21<sup>st</sup> Planning Commission Meeting, the homeowners of the property directly south were present and stated that they were in favor of rezoning the parcels and that they would rather have houses neighboring their property and not a commercial business. The applicant letter states that since these four parcels do not have Highway 65 access and exposure, that this impacts the ability of the owner to sell or develop the property.

**Housing Needs:** Isanti's Comprehensive Land Use Plan addresses a need for housing on the east side of the city. The applicant is proposing low density single family lots on the proposed parcels. Any future development in this area will need to provide buffers to surrounding land uses that are inconsistent in land uses.

**Roadways:** According to the Comprehensive Land Use Plan Transportation Maps, there are plans to extend 7<sup>th</sup> Avenue NE to the south. Rough sketches provided by the applicant show housing lots over this potential road extension. The roadways are not considered at the time of a Rezoning but should be addressed at the time of Preliminary Plat Submittal.

**Staff Recommendation:** The Comprehensive Land Use Plan housing goals identifies the east side of Highway 65 for residential development. The recent plats approved on that side of Highway 65 have been for low density single family traditional development and one plat was developed with detached townhome similar to this concept plan. If this designation changes to low density multiple family residential a buffer to the commercial developments and R-1 Zoning Districts shall be required as part of the development. Staff recommends approval of the rezoning and will review the merits of the development when plat applications are submitted. Approval of a rezoning shall require passage by a majority vote of the full City Council.

**Attachments**

- Applicant Letter
- Concept Plan

This is a request for a change in zoning from commercial to residential on the following parcels:

The attached layout is for a preliminary discussion and can be modified with any agreed upon changes made thereto by city personnel or from engineering firms etc. If the zoning change is granted the owner will replat the entire property to accomplish the layout.

Owner moved back to the Isanti area in 1986 at which time the only properties on 65 within the city limits would have been the two gas stations and the burger top. In 35 years it appears that less than half of the property zoned commercial as set forth in the cities comprehensive plan has been developed.

It appears that the majority of the recent building in the commercial zone has highway 65 exposure, None of the proposed property is located on highway 65. This fact seriously impacts the ability of the owner to sell or otherwise develop this area. From what the owner has been able to develop, the present cost of commercial construction and the potential rents derived therefrom would not make for a bankable loan due to a short fall of cash flow.

If approved it does not appear that the owner will request any variances as to lot size and set back however that may change based on the results of engineering issues that may arise.

#### Reasons to approve the request

With the increased cost of lot development the proposed change is able to utilize the cities present infrastructure and thus insure a successful project. It has yet to be determined what associated costs may be attributed to this development due to use and sizing of the infrastructure. The lot costs in the area are only able to garner a certain price based on competition from the surrounding municipalities.

This is not considered spot zoning as there is housing stock to the south and east of the property and potentially to the north.

An association would be formed for this development which would result in consistent management of the outside appearance of the homes and what might be stored outside on the property.

Meets the needs of the City of Isanti 10 year housing plan.

Provides for much needed lots and housing for what most likelihood will be seniors or empty nest individuals.

The sample housing foot print would be an improvement over the housing stock that was built slab on grade by the school on highway 5.

A perm or other blockage would be a part of the western boundary providing a noise barrier for the residences. The perm would be located where the pipeline is presently located.

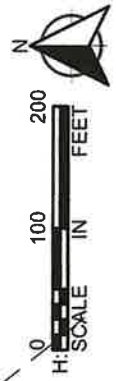
The proposed layout illustrates that this development will have an access to the south similar to what is on the present plat.

There is presently a storm water pond on the property which can be expanded and create a natural separation from this development and the day care.



JOHNSON SUBDIVISION  
SITE PLAN  
CLIENT NAME

EXHIBIT 1







## MEMORANDUM

TO: Planning Commission

FROM: Ryan Saltis, Community Development Specialist

DATE: November 16, 2021

SUBJECT: Request by Ever Cat Fuels, LLC for a Conditional Use Permit Amendment, said request is to modify site plans and operations for a biodiesel distillation system

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### Overview/Background

The applicant, Ever Cat Fuels, LLC is requesting to amend their Conditional Use Permit for their site at 100 Isanti Pkwy NE. Ever Cat Fuels is proposing to change their site plans and process of distilling biofuels as well as providing an outdoor storage structure to contain materials. The project was designed to further distill biodiesel produced by the plant but is not intended to change the total amount of biodiesel produced. In order to change the site plans and provide outdoor storage, a Conditional Use Permit Amendment is needed for review of city staff, the Planning Commission and City Council. The Conditional Use Permit has been amended in the past, the history of this is described below:

On October 16, 2007 the Isanti City Council approved a Conditional Use Permit (CUP) for Ever Cat Fuels, LLC for a Bio-Diesel Plant to be located on the property at 100 Isanti Parkway NE through Resolution No. 2007-245.

The City Council at their regularly scheduled meeting on April 1, 2014 had requested that the Planning Commission review and provide recommendations to the City Council on amendments to the CUP set forth in Resolution No. 2007-245 to address past complaints of fugitive odors coming from the Ever Cat premises. It has raised City Council concerns over public safety, environmental contamination and compliance with the terms of the CUP.

On May 6<sup>th</sup>, 2014, principals from Ever Cat Fuels, LLC and representatives from the City of Isanti met to discuss changes to the conditions set forth in Resolution No. 2007-245. The parties were able to reach a mutual agreement to modify the terms of the CUP to address odors and public safety.

### Analysis

The applicants have submitted a project proposal for the distillation system, which included the current site plans and proposed site plans for the project:

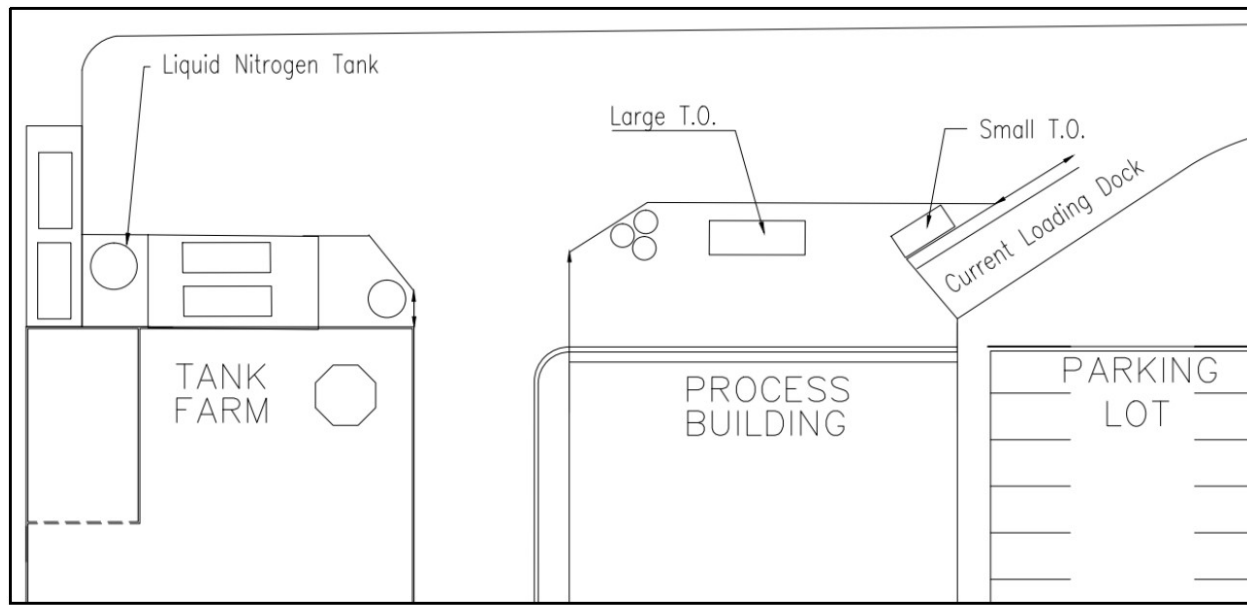


Figure 2: Current Site Plan of Cooling System at Ever Cat Fuels

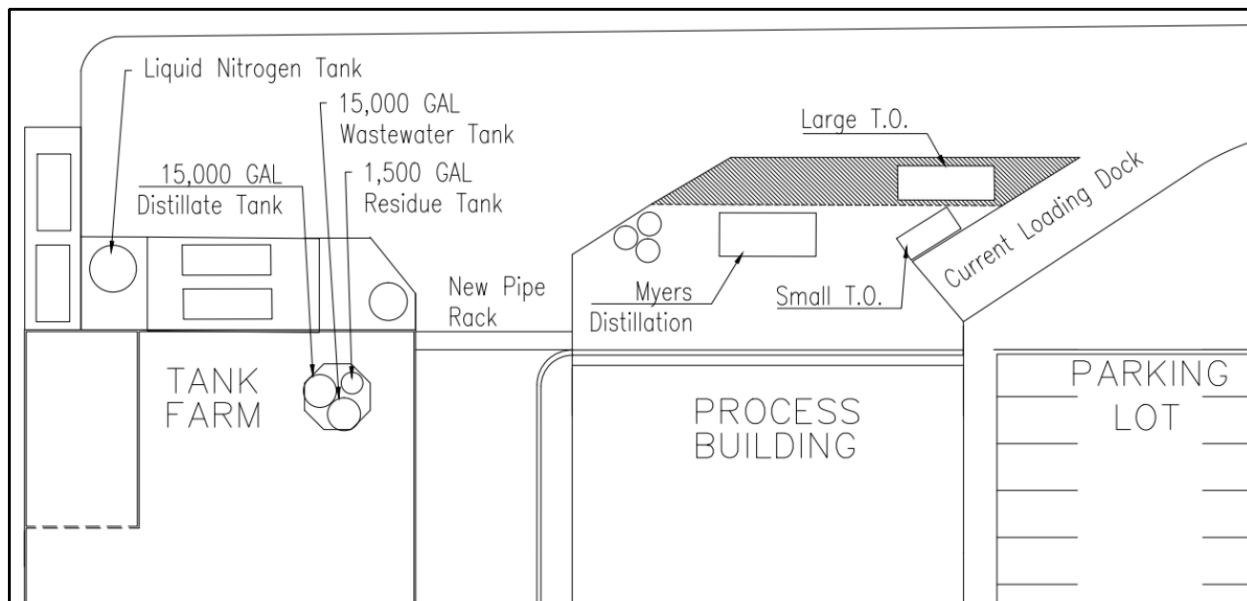


Figure 3: Proposed Site Plan for Distillation Systems at Ever Cat Fuels

The proposed site plans indicate an addition of the Myers Distillation System to the North of the Process Building, a new concrete pad for the relocation of the Large Thermal Oxidizer, as well as the addition of a distillate tank, wastewater tank, and residue tank to be placed on an existing octagonal concrete pad in the tank farm. This process will distill the biofuel to provide a product that is lighter in color and more desirable for consumers. City staff met on site with representatives of Ever Cat Fuels, LLC to understand the distillation process and site plan modifications. These site plan modifications will not alter traffic circulation for trucks entering and exiting the site.

After visiting the site, city staff would suggest adding the following conditions to the existing Conditional Use Permit:

- Outdoor storage of materials must follow City Ordinances Section 13, Article 2, Subd 15.
- Any additional structure provided on site for the storage of materials must meet current State Building Code regulations and plans must be reviewed for approval by the City's Building Official and Fire Chief.
- Site must comply with the Minnesota State Fire Code Chapter 1: Uniform fire safety standards, Chapter 50: Hazardous materials, Chapter 57: Flammable and Combustible Liquids, and Chapter 104.7.2: Technical Assistance.

The structure intended to be built on site shall follow the Outdoor Storage regulations set in City Ordinances Section 13, Article 2, Subd 15:

**Subdivision 15: Outdoor Storage**

- A. Outside storage areas shall be surfaced with bituminous, concrete, or other surfaces, including but not limited to crushed rock, Class 5, or recycled materials; as recommended by the Planning Commission and approved by the City Council.  
*The storage container/shed will be located on a concrete surface.*
- B. Outside storage area shall not be placed within required parking or loading areas, which are deemed necessary to meet code requirements.  
*The location of the storage will not impact existing parking or loading areas of the bio-fuel trucks.*
- C. Outside storage areas shall be located within the rear yard; however, outdoor storage may be located within the side yard, providing the side yard is not adjacent to or across the street from any residentially zoned property.  
*The location of the storage will be on the north end of the site (in the rear yard) and will not be located near any residential zoned areas.*
- D. All outside storage areas shall be effectively screened year-round, by a wall, fence, or densely planted vegetation in accordance with Section 15 of this Ordinance.  
*The storage will be located in an area where it will be screened by existing equipment, fencing and vegetation and will not need any additional screening per the city's zoning ordinances.*
- E. Cars, vans, and pickup trucks parked outside and used by employees and/or visitors in the normal course of business operation will not be construed as outdoor storage. Further, outside parked trucks and semitrailers used in conjunction with normal business activities will not be construed to be outdoor storage provided (a) the total number of trucks and semi-trailers does not exceed the number of docks and/or bay doors; (b) such vehicles are currently licensed by the State of Minnesota and are in the process of delivering or picking up goods or materials, and (c) such use is not construed as an operation listed as a

conditional use in the industrial zone. All other vehicles and/or equipment associated with the business shall meet the fencing and screening requirements as stipulated within this ordinance.

*Trucks on site are used for collecting product or waste and will not be used as permanent outdoor storage.*

The current Conditional Use Permit includes the following conditions:

1. The number of 9,000-gallon tankers coming and leaving the site on a given day shall not exceed nine (9), which would accommodate the maximum amount indicated by the petitioner of 30,000,000 gallons per year of bio-diesel. If additional truck tips are necessary, the petitioner shall request an amendment to the Conditional Use Permit.
2. The petitioner shall submit drawings or specification sheets for the fencing that will surround the property for review and approval by City Staff prior to construction.
3. The petitioner shall meet the requirements of the City Engineer as outlined in the MFRA memo dated 9.28.2007. The petitioner shall receive approval of all engineering plans prior to construction.
4. The engineering drawings shall be signed by a licensed Civil Engineer prior to City Engineer approval.
5. The petitioner shall satisfy all MPCA requirements as stipulated within the e-mail dated September 21, 2007. The petitioner shall provide proof of compliance with all MPCA rules and regulations, such documentation shall be submitted to the City.
6. The petitioner shall meet any additional requirements as stipulated by the City Administrator, City Engineer, and the MPCA.
7. The petitioner shall comply with Isanti Ordinance Number 420 related to stormwater management practices, including the prohibition on causing illegal discharges to the City stormwater system, and no product from the facility's manufacturing process shall be discharged to the City stormwater or ponding system.
8. The petitioner's discharge to the city sanitary sewer system shall be limited to domestic waste water, including wastewater from restrooms, laundry facilities, kitchen areas and housekeeping wash water. The petitioner shall implement housekeeping practices, including spill response practices as required by state law, to ensure that wash water from production areas does not include any avoidable amount of products used in the manufacturing process or the product of the manufacturing process.
9. All costs associated with maintenance/repair of city infrastructure due to violations of Isanti Ordinance Number 420 or the discharge of nondomestic wastewater, including products used in the manufacturing process or the product of the manufacturing process, that obstruct the flow in City sewers shall be paid by Ever Cat Fuels within 30 days of notice from the city.
10. All incidents (as defined herein) shall be reported to the City of Isanti's Mayor, City Administrator, Assistant City Administrator or Community Development Director or his or her designee within 12 hours of the knowledge of an occurrence.
11. Incidents shall be defined as:
  - a. Discharge of illegal substances to the City stormwater system or any discharge to the City sanitary system of nondomestic wastewater, including

- products used in the manufacturing processor the product of the manufacturing process.
- b. Fires or explosions.
  - c. Fugitive odors – i.e. the release of offensive or noxious odors into the atmosphere.
  - d. Ongoing MPCA or other environmental agency investigations and/or citations.
12. Ever Cat Fuels LLC shall notify the City of Isanti's Mayor, City Administrator, Assistant City Administrator or Community Development Director or his or her designee at least 24 hours in advance of any predictable incidents via email or other written communication.
13. In accordance with Minnesota law, the breach of the conditions of the Conditional Use Permit may under certain circumstances be grounds for amendment or revocation of the Conditional Use Permit.

Staff Recommendation: After reviewing the modified site plans for the biofuel distillation system, staff believes that this process will benefit Ever Cat Fuels without risking the safety of the surrounding business or the public. Staff recommends approval of the Conditional Use Permit Amendment with the following conditions:

- Outdoor storage of materials must follow City Ordinances Section 13, Article 2, Subd 15.
- Any additional structure provided on site for the storage of materials must meet current State Building Code regulations and plans must be reviewed for approval by the City's Building Official.
- Site must comply with the Minnesota State Fire Code Chapter 1: Uniform fire safety standards, Chapter 50: Hazardous materials, Chapter 57: Flammable and Combustible Liquids, and Chapter 104.7.2: Technical Assistance.

#### **Attachments**

- Project Proposal
- Fire Chief Memo

# **PROJECT PROPOSAL**

## **Biodiesel Distillation Project**

**Ever Cat Fuels, LLC**

*Proposal Prepared by*

**Nhan Tran**

**Andrew Johnson**

**10/22/2021**



## **Letter of Transmittal**

October 22, 2021

Sheila Sellman  
City of Isanti  
Isanti, MN 55040

Dear Ms. Sellman,

We are submitting the attached engineering proposal titled Biodiesel Distillation. This project was designed to further distill biodiesel produced by the plant. This project does not change the total amount of biodiesel produced by Ever Cat Fuels.

This proposal presents the engineering design for a biodiesel distillation system. This proposal includes operating conditions, required system cooling, and the site modification plan.

Please do not hesitate to contact us directly if you have any question regarding to the attached proposal.

Thank you,

**Nhan Tran**

100 Isanti Parkway NE  
Isanti, MN 55040  
Direct: (763) – 452 – 7272  
Email: [nhantran@evercatfuels.com](mailto:nhantran@evercatfuels.com)

**Andrew Johnson**

100 Isanti Parkway NE  
Isanti, MN 55040  
Direct: (763) – 452 – 7273  
Email: [andrewjohnson@evercatfuels.com](mailto:andrewjohnson@evercatfuels.com)

**Ever Cat Fuels, LLC Team:**

Larry McNeff – Chief Executive Manager  
Clayton McNeff – Chief Science Officer  
Steven Rupp - Vice President  
Mitch Gerold – General Manager

Derrick Knapp – Plant Manager  
Nick Juhl – Maintenance Manager  
Andrew Johnson – Process Engineer  
Nhan Tran – Process Engineer

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## **1.0 Introduction**

### **1.1 Facility Information**

Ever Cat Fuels, LLC (Ever Cat) operates a 3.1 million gallon per year biodiesel production facility. Biodiesel at the facility is produced using the Mcgyan® Process. The patented process performs a catalytic conversion of waste vegetable oil into biodiesel by trans-esterification. Methanol is added to the process to achieve the appropriate reaction. Residual and unreacted methanol is recovered and recycled back into the process after purification through distillation.

### **1.2 Project Information**

The goal of this proposal is to produce a fuel which is lighter in color. This will be done by adding a distillation system, which will further process and purify the biodiesel which is already produced at the facility. This project does not change the total amount of fuel produced per year by Ever Cat Fuels, LLC.

The proposed distillation method is the Myers Macro-36 Centrifugal Distillation System (Figure 1). This equipment works by injecting preheated biodiesel onto the center of a spinning, heated disk. The centrifugal force moves the fuel out towards the edge of the disk, resulting in a hot thin film. From there, the lighter biodiesel evaporates off the plate and condenses on the dome surface where it is then transferred to a storage tank. The biodiesel vapor is condensed using water/glycol heat transfer fluid using a cooling loop. The heavier phase fuel falls off the edge of the spinning disk and is transferred into a separate storage tank. The system operates at high vacuum range that is driven by the oil ejector pump and followed by the mechanical vacuum pump. All outlet vapors from the mechanical vacuum pump will be captured and incinerated using the existing thermal oxidizers located at the facility.

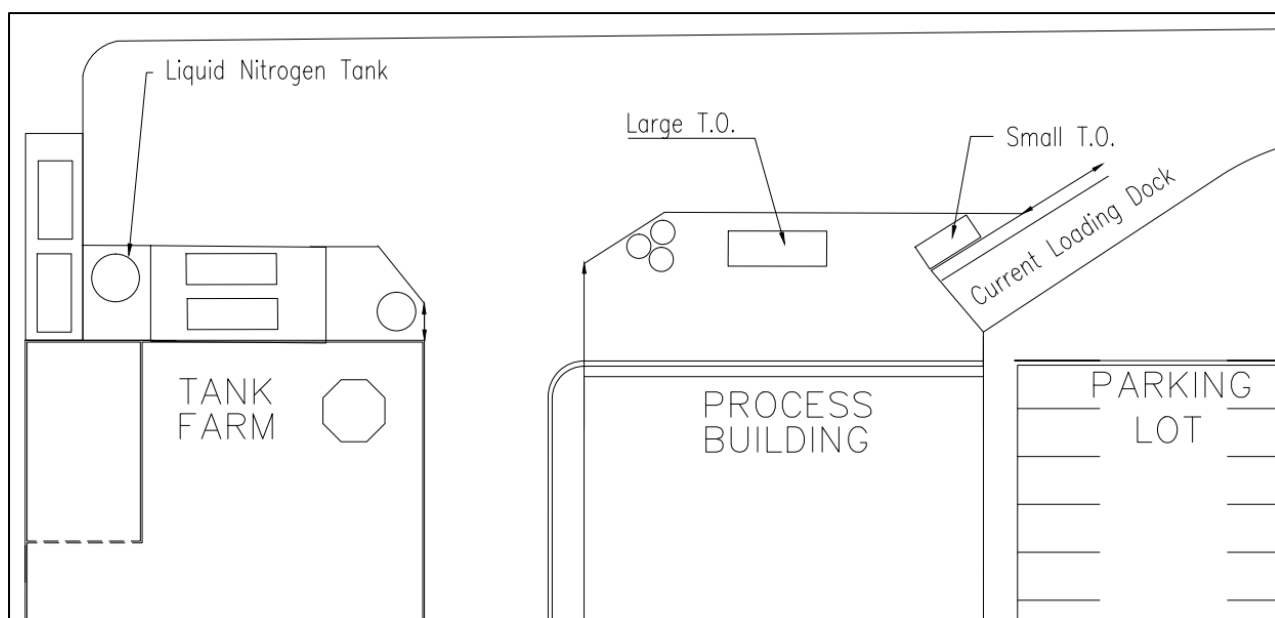


*Figure 1: Myers Macro-36 Distillation System*

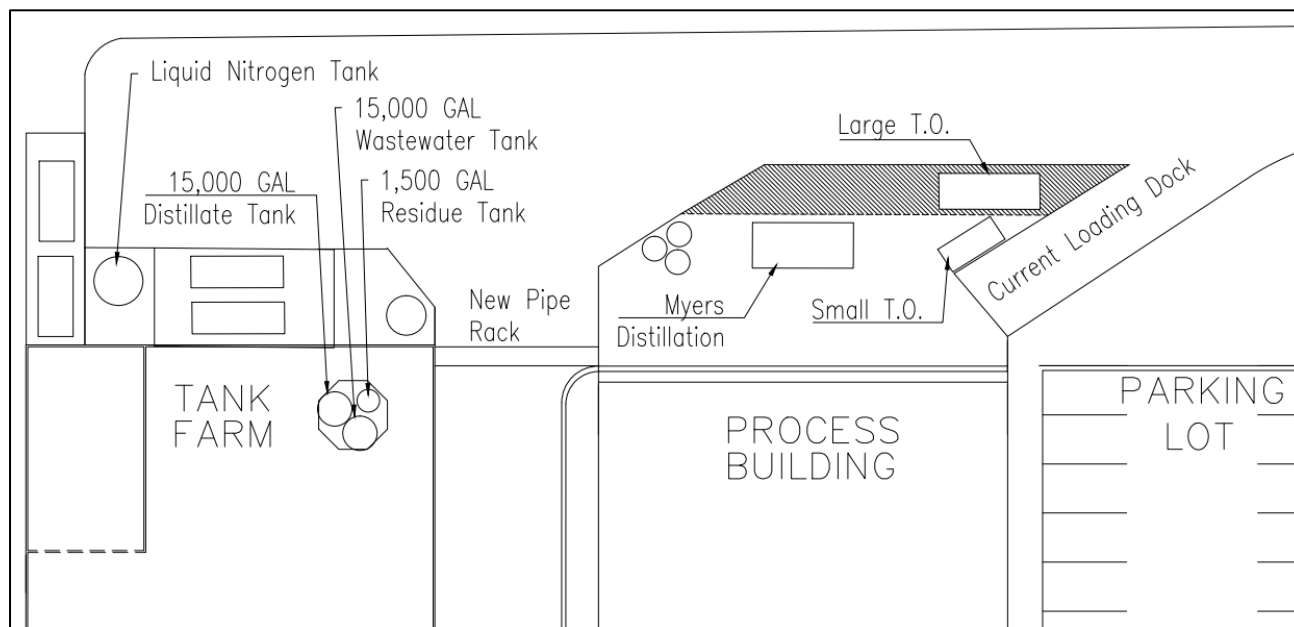
## 2.0 Proposed Site Modifications

To achieve the goal of this project, some minor site modifications are required. The following plan describes the proposed site modifications. Figures 2 and 3 show the north side of the Ever Cat Fuels site before and after the project, respectively. Site modifications include the addition of one new concrete pad (hatched area in Figure 3) to be poured. The new pad dimensions are 66' x 11' x 13". The total surface area that will be poured is 720 ft<sup>2</sup> and will be located to the north of the existing pad as shown in Figure 3. Some of the existing asphalt (approximately 6" thick) will need to be removed before the pad is poured. A new 15,000-gallon wastewater tank will be added in the tank farm. Once the new pad is cured, the primary thermal oxidizer (large TO) will be relocated to that pad in an orientation as shown in Figure 3. The piping configurations for the two thermal oxidizers will remain the same. This modification leaves a space where the heated container will be installed to store the Myers distillation system. The container is a high cube type with external dimensions of 20' x 8' x 9'6".

In addition, modifications to the tank farm are proposed to install new biodiesel storage tanks for the Myers distillation system and a new wastewater tank. One biodiesel storage tank will be for biodiesel distillate product with a dimension of 11' x 21'. This tank and a tank for biodiesel residue with a dimension of 6' x 8' will share an existing cement pad with a new 11' x 21' wastewater tank as shown in Figure 3. The proposed pad is also shown in Section 5, Figure 6. The biodiesel distillate tank is designed to have a volume of 15,000 gallons. The residue tank is designed to have a volume of 2,500 gallons. A new pipe rack (22' x 14') is proposed to be installed across the truck driveway and it is designed to have three tiers that can hold either conduit or piping. The pipe rack is capable for future expansion and designed to have drilled holes for additional horizontal supports if needed. The wastewater currently being transferred from T-118 into the portable tanker trailer will now be transferred via the pipe rack to the new wastewater tank located in tank farm.



*Figure 2: Current Site Plan of Cooling System at Ever Cat Fuels*



*Figure 3: Proposed Site Plan for Distillation Systems at Ever Cat Fuels*

### 3.0 Timeline and Gantt chart

Table 1 below shows a gantt chart for the proposed project. The chart is separated into standard calendar quarters, i.e., the first quarter is January, February, and March. According to the plan, final project design should wrap up by December of 2021. Ordering and collection of the individual components will occur in the winter and early summer. Installation of the system will begin in the summer of 2022.

*Table 1: Distillation Project Gantt Chart*

| Tasks                                | 2021 |    |    |    | 2022 |    |    |    |
|--------------------------------------|------|----|----|----|------|----|----|----|
|                                      | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 |
| Initial Project Design               |      |    |    |    |      |    |    |    |
| Project Proposal Presentation        |      |    |    |    |      |    |    |    |
| Final Project Design and Development |      |    |    |    |      |    |    |    |
| Ordering Components                  |      |    |    |    |      |    |    |    |
| Installation                         |      |    |    |    |      |    |    |    |
| Project Start-up                     |      |    |    |    |      |    |    |    |

## 4. Appendix

**CONFIDENTIAL INFORMATION**

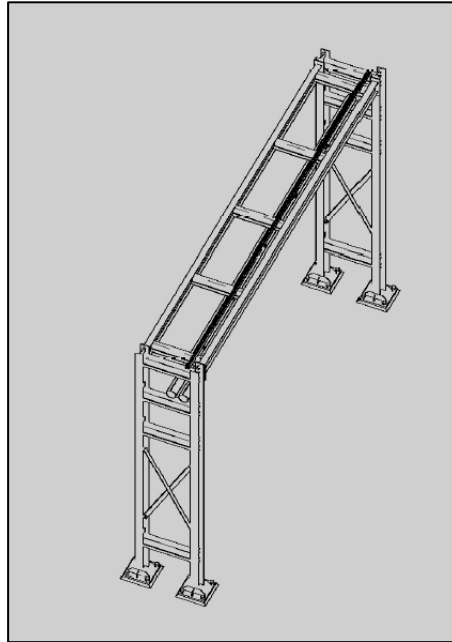
Figure 4 below shows the proposed site for the Myers distillation system.



*Figure 4: Future Location of Myers Distillation System*

Figure 5 shows the proposed three tier pipe rack design.

**CONFIDENTIAL INFORMATION**



*Figure 5: SafeRack 3-tier Pipe Rack*

Figure 6 shows the existing tank pad to be used for the biodiesel distillate, biodiesel residue and wastewater tanks. The pad is located in the northeast corner of the tank farm. The existing tank shown in the photo will be repurposed.



*Figure 6: An Existing Pad in Tank Farm Designated for Wastewater and Distillation Products*

Figure 7 shows the high cube shipping container to be used to house the Myers distillation system on the north pad.

**CONFIDENTIAL INFORMATION**



*Figure 7: high Cube Shipping Container Used to House Distillation System*



November 12, 2021

City of Isanti Planning Commission  
110 1<sup>st</sup> Ave NW  
Isanti, MN 55040



RE: Ever Cat Fuels, LLC Biodiesel 2021 Distillation Project

City of Isanti Planning Commissioners,

I have met with and reviewed the proposed Conditional Use Permit Amendment for Ever Cat Fuels distillation project.

Isanti Fire approves the amendment application, pending compliance with the following Minnesota State Fire Code(s), pursuant to City of Isanti Code111-13, Adoption of Minnesota State Fire Code.

1. MSFC Chapter 1 | Uniform fire safety standards shall apply to administrative, operational and maintenance of existing structures, facilities and conditions
2. MSFC Chapter 50 | Hazardous materials- General Provisions
3. MSFC Chapter 57 | Flammable and Combustible Liquids; scope and application
4. MSFC 104.7.2 | Technical Assistance. Owner to seek qualified engineer approval of the proposal, equipment and operation to ensure compliance with MSFC.

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