



**CITY OF ISANTI  
SPECIAL PLANNING COMMISSION MEETING  
TUESDAY, March 2, 2021  
7:30pm or immediately after the 7pm City Council Meeting  
CITY HALL**

Seating may be limited. If you would like to send in a comment for a Public Hearing to be read on your behalf, please submit to the Community Development Director [ssellman@cityofisanti.us](mailto:ssellman@cityofisanti.us) or (763) 762-5761.

**1. Meeting Opening**

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

**2. Public Hearing**

- A. Request by the City of Isanti for approval of a Site Plan as required under City Ordinance 445, Sect. 18. Said request is for a municipal liquor store located at 10 6<sup>th</sup> Ave SE PID 16.029.2100.

**3. Adjournment**



## MEMORANDUM

TO: Planning Commission

FROM: Sheila Sellman, Community Development Director

DATE: March 2, 2021

SUBJECT: Site Plan Review – Municipal Liquor Store

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**Request:** The City of Isanti is seeking site plan approval for a new municipal liquor store.

**Overview/Background:** The City owns property located at 10 6<sup>th</sup> Ave and proposes to build a new liquor store on that site. The site is zoned B-2, General Business District, retail is a permitted use. The site plan includes a 12,710 Square foot building with parking, landscaping, photometrics, and building elevations.

**Analysis of Application:** The site plan for the liquor store will be following the requirements for the B-2, General Business District.

### Purpose

“This district is designed and intended to promote the development of commercial uses which are predominantly auto-oriented in nature. The district caters to highway-oriented businesses as well as to businesses that provide basic shopping and service needs to the community. When designing a commercial site within the General Business District, compatibility with adjacent uses and buildings is required within the district, as site design, building size and materials, and screening / landscaping are important when creating and maintaining a thriving commercial base”.

### Setbacks

The following minimum requirements shall be observed in the General Business District; subject to additional requirements, exceptions, and modifications as set forth within this Ordinance:

#### Setbacks and Height Restrictions – Principal Building.

Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	15 feet
Minimum Street Side Yard Setback	20 feet
Minimum Rear Yard Setback	15 feet

Maximum Building Height

Three (3) stories or forty-five (45) feet, whichever is less.

*As proposed the building meets or exceeds the minimum setback requirements.*

#### Exterior Building Materials

The exterior wall finishes on any building shall be comprised of one or more of the following materials:

1. Face brick.
2. Natural stone.
3. Glass.
4. Decorative concrete block as approved by the City Council.
5. Specifically designed pre-cast concrete units; if the surfaces have been integrally treated with an applied decorative material or texture.
6. Masonry stucco.
7. Other comparable or superior material as recommended by the Planning Commission and approved by the City Council.

*The building is comprised of LP Smart Siding -Lap Siding, LP Smart Siding- Stucco Panel, Architectural block, Brick, Rock Face CMU, Composite Deck Board, and a standing seam metal roof. The building has combined materials to make a visually pleasing design. Two or more of the materials have been used that are required and other comparable materials are also used.*

#### Parking and Driveways

Parking lots and drive aisles shall be setback a minimum of 10 feet from front, rear, and side yards. *As proposed the site plan meets this requirement.* Retail uses require a minimum of one parking space per 250 square feet of gross floor area. *The building is 12,710 square feet when removing storage and delivery areas, the floor area used to determine parking is 10,430 square feet; which requires 41 parking spaces. The site plan provides 26 regular parking stalls, 6 drive up stalls and 12 trailer parking stalls for a total of 44 parking stalls, 3 of which are accessible.*

#### Mechanical Equipment

Mechanical equipment shall be screened from the public right-of-way and from adjacent residential properties. Screening shall be compatible with the principal building. *Mechanical equipment will be on the east side of the building (back side) it will be screened from the public right-of-way. The property to the east is not developed but a fence along that side of the building will act as screening.*

#### Trash Dumpsters and Garbage Receptacles Required

Trash dumpsters and garbage receptacles shall be screened from all lot lines and public roadways. The screening devices shall be designed so that they are architecturally harmonious with the principal structures on the site. *The proposed trash enclosure matches the building and will be built with the same materials.*

#### Lighting

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.

*The proposed lighting plan meets these requirements.*

#### Landscape Requirements

All properties shall provide one tree per 5- feet of lot frontage. *The landscape plan provides 6 trees meeting the minimum planting size. The trees consist of three different species of shade trees.*

Sprinkler systems shall be provided as part of each new development for all landscaped areas, except those areas on the property that will be preserved in their natural state. *This requirement is met.*

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. *The landscape plan provides a mixture of trees, perennials, and ornamental grasses. Areas that are disturbed that are not landscaped will be either established lawn or maintained as natural areas.*

#### **Staff Recommendation:**

Staff recommends approval of the site plan with the following conditions:

1. Conditions in the City Engineer memo dated February 23, 2021 shall be met.

#### **Attachments**

- City Engineers Memo
- Site Plan

- Building Elevations
- Landscape Plan
- Photometrics
- Floor Plan



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& MENK**

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

## MEMORANDUM

**Date:** February 23, 2021  
**To:** Sheila Sellman, Community Development Director  
**From:** Jason W. Cook, P.E.  
City Engineer  
**Subject:** Liquor Store Site Plan - Engineering Review  
City of Isanti, MN  
Project No.: 0R1.123019

We have reviewed the Site Plan entitled "Isanti Liquor Store" received on February 23, 2021 with a signature date of 2/23/2021. We have also reviewed the storm water analysis documents submitted with the site plan.

The project includes the construction of a new liquor store building, parking lot and storm water infiltration basin. The site plan includes 48 single car parking stalls, 12 trailer parking stalls, storm water treatment, sewer and water service extensions, a loading ramp, and site grading.

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

Site Plan:

1. No comments.

Storm Water Analysis:

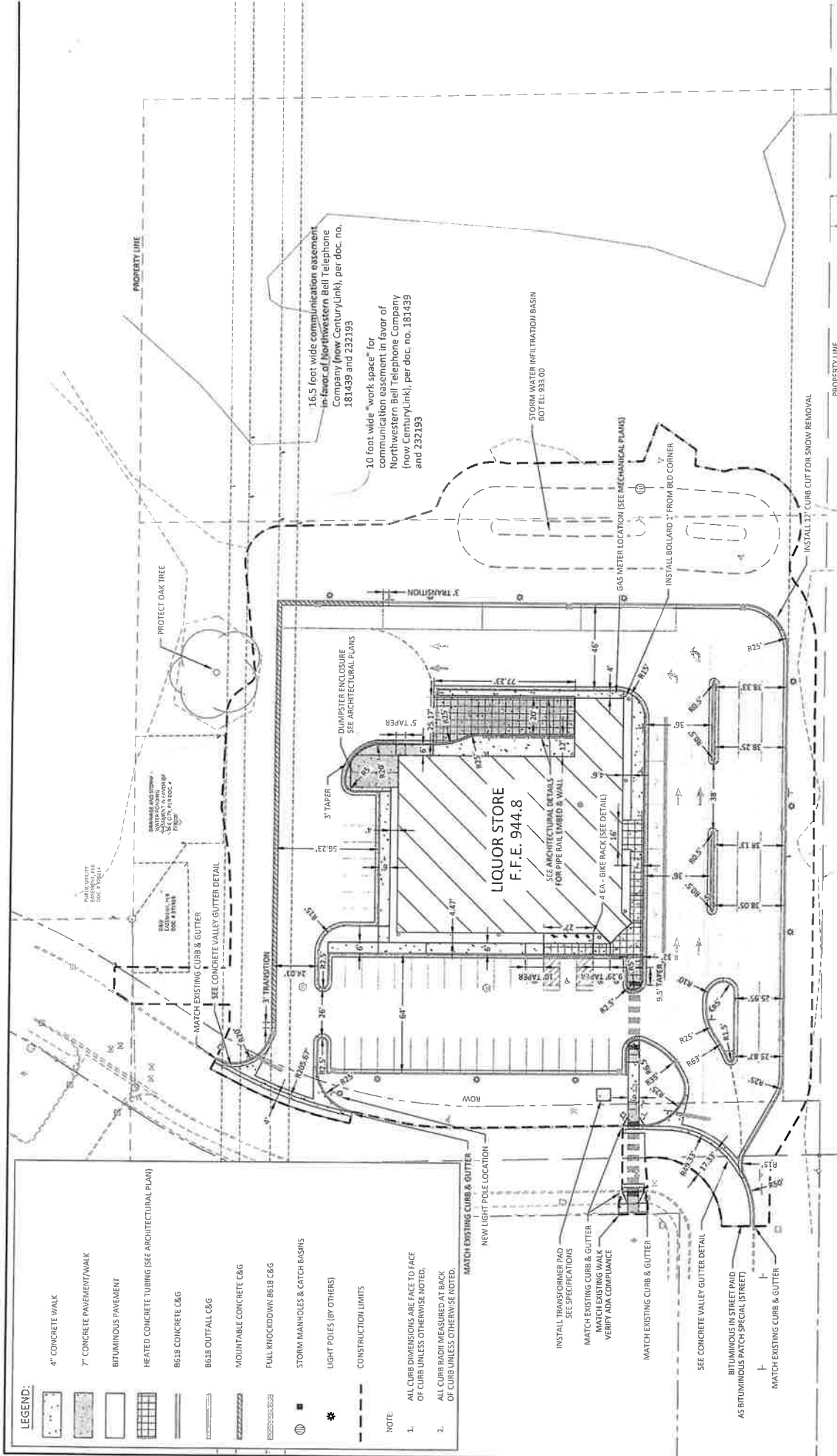
2. No comments.

Permits (To be completed prior to construction):

1. NPDES - Construction Storm Water General Permit
  - a. An erosion control permit will be needed prior to beginning construction.
2. Minnesota Department of Health - Watermain Extension Permit
  - a. A watermain extension permit will be needed prior to beginning construction.
3. MPCA – Sanitary Sewer Extension Permit
  - a. A sanitary sewer extension permit will be needed prior to beginning construction.

Permits shall be approved and in hand prior to beginning construction.

We recommend approval of the documents as submitted.



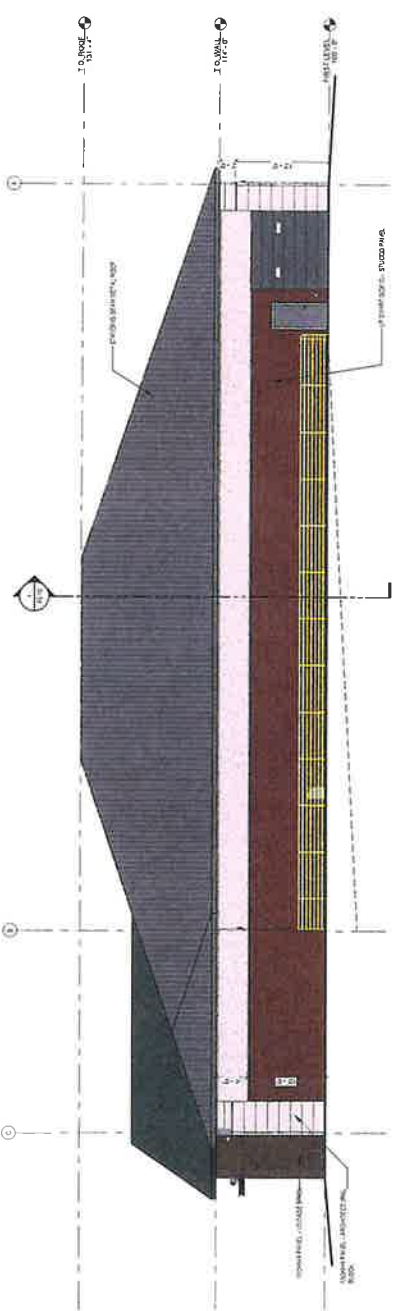
DATE	REVISION	DESCRIPTION
10/10/2024	1	ISSUED FOR PERMIT
10/10/2024	2	REVISED PER COMMENTS
10/10/2024	3	REVISED PER COMMENTS
10/10/2024	4	REVISED PER COMMENTS
10/10/2024	5	REVISED PER COMMENTS
10/10/2024	6	REVISED PER COMMENTS
10/10/2024	7	REVISED PER COMMENTS
10/10/2024	8	REVISED PER COMMENTS
10/10/2024	9	REVISED PER COMMENTS
10/10/2024	10	REVISED PER COMMENTS

NOT FOR CONSTRUCTION

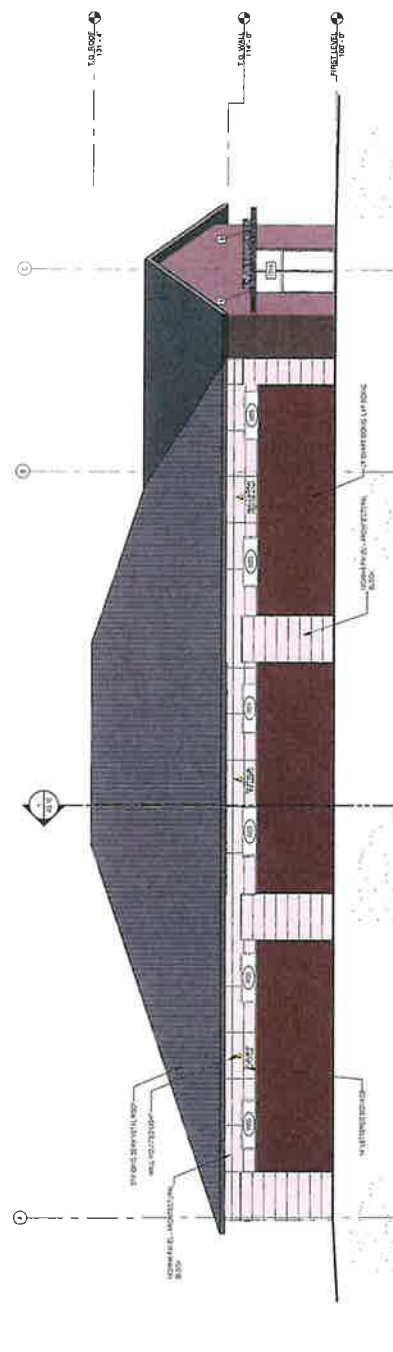
ISANTI MUNICIPAL LIQUOR STORE  
CITY OF ISANTI 10 6TH AVE SE  
ISANTI, MN 55040

44.20

- LP SMART SIDING - LAP SIDING - REDWOOD RED
- LP SMART SIDING - STUCCO PANEL - REDWOOD RED
- LP SMART SIDING - STUCCO PANEL - TERRA BROWN
- NICHHA ARCHITECTURAL BLOCK - TUSCAN
- NICHHA VINTAGE BRICK - ALEXANDRIA BUFF
- AMCON ROCK FACE CMU - HERSHEY
- STANDING SEAM METAL ROOF - BRONZE
- COMPOSITE DECK BOARD



1 EAST ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"

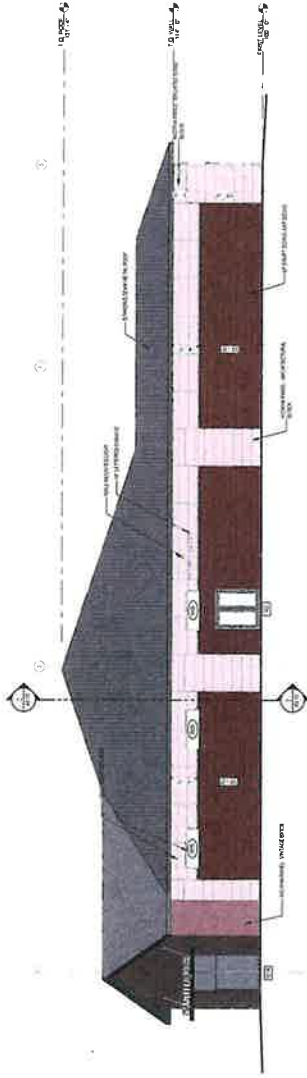


3 MAIN ENTRANCE  
1/8" = 1'-0"

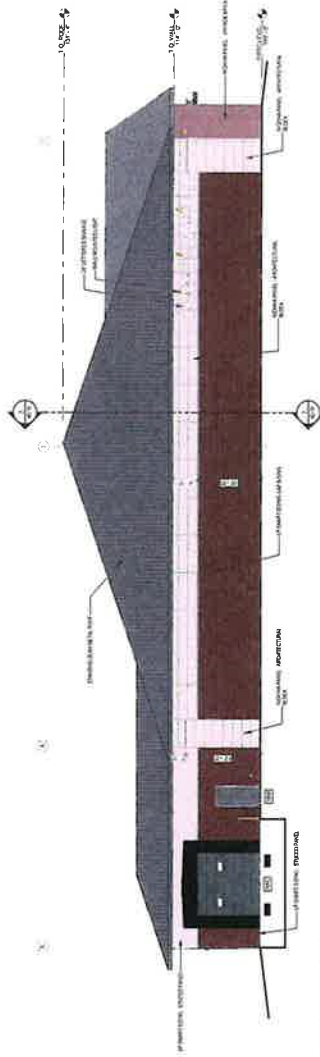


NOT FOR CONSTRUCTION

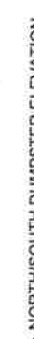
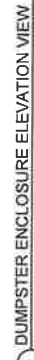
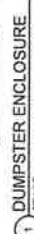
LP SMART SIDING - LAP SIDING - REDWOOD RED  
LP SMART SIDING - STUCCO PANEL - REDWOOD RED  
LP SMART SIDING - STUCCO PANEL - TERRA BROWN  
NICHIA ARCHITECTURAL BLOCK - TURCAN  
NICHIA VINTAGE BRICK - ALEXANDRIA BUFF  
ANCON ROCK FACE CMU - HERSHEY  
STANDING SEAM METAL ROOF - BRONZE  
COMPOSITE DECK BOARD



**SOUTH ELEVATION**












NORTH ELEVATION



- LP SMART SIDING - LAP SIDING - REDWOOD RED
- LP SMART SIDING - STUCCO PANEL - REDWOOD RED
- LP SMART SIDING - STUCCO PANEL - TERRA BROWN
- NICHUHA ARCHITECTURAL BLOCK - TUSCAN
- NICHUHA VINTAGE BRICK - ALEXANDRIA BLUFF
- AMCON ROCK FACE CMU - HERSHEY
- STANDING SEAM METAL ROOF - BRONZE
- COMPOSITE DECK BOARD



PROPOSED SHRUBS PER IRRIGATION ZONE	PROPOSED DIAPYCNIS IRRIGATION ZONE
 PROPOSED SHADE TREE MAH. - NORTHERN REDBACK HONEYLOCUST	 PROPOSED PERENNIAL HB. - HARTY BEARDTONGUE
 PROPOSED SHADE TREE MO. - WHITE OAK	 PROPOSED PERENNIAL BEB. - BLACK EYED SUSAN
 PROPOSED SHADE TREE BL. - BOWLEAF LINDEN	 PROPOSED PERENNIAL HV. - HOARY VERNIAN
 PROPOSED EVERGREEN TREE SH. - SKY HIGH JUNIPER	 PROPOSED ORNAMENTAL GRASS BB. - BIG BLUESTEM
	 PROPOSED ORNAMENTAL GRASS PD. - PRAIRIE DROPSEED

ISANTI MUNICIPAL LIQUOR STORE  
CITY OF ISANTI  
ISANTI, MINNESOTA  
LANDSCAPE PLAN

SHEET NO  
L2.00

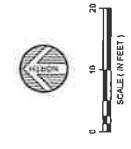
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DATE	2021-12-03
PROJECT	ISANTI MUNICIPAL LIQUOR STORE
CLIENT	CITY OF ISANTI
LOCATION	ISANTI, MINNESOTA
SCALE	AS SHOWN
DESIGNER	WIDSETH
DATE	2021-12-03

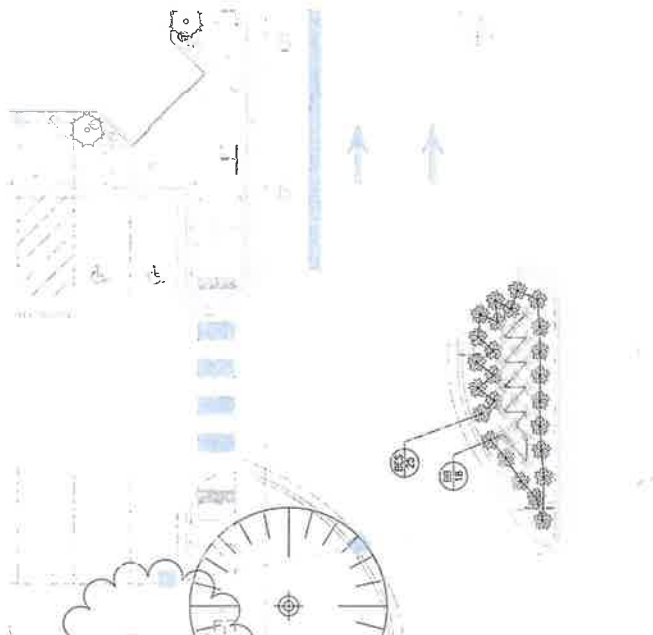
ENLARGED LANDSCAPE PLAN  
ISANTI MUNICIPAL LIQUOR STORE  
CITY OF ISANTI  
ISANTI, MINNESOTA

SHEET NO  
L2.01

DATE  
2021-12-03



PROPOSED SHADY PERENNIAL IRRIGATION ZONE	PROPOSED PERENNIAL IRRIGATION ZONE
PROPOSED SHADE TREE WAT - NORTHERN ACACIA HONEY LOCUST	PROPOSED PERENNIAL H8 - HARY BEADTONGUE
PROPOSED SHADE TREE WD - WHITE OAK	PROPOSED PERENNIAL BES - BLACK EYED SUSAN
PROPOSED SHADE TREE BL - BOWLEAF LINDEN	PROPOSED PERENNIAL HV - HOARY VERNAIN
PROPOSED EVERGREEN TREE SHU - SKY HIGH JUNIPER	PROPOSED ORNAMENTAL GRASS BB - BIG BLUESTEM
	PROPOSED ORNAMENTAL GRASS PD - PRAIRIE DROPSEED



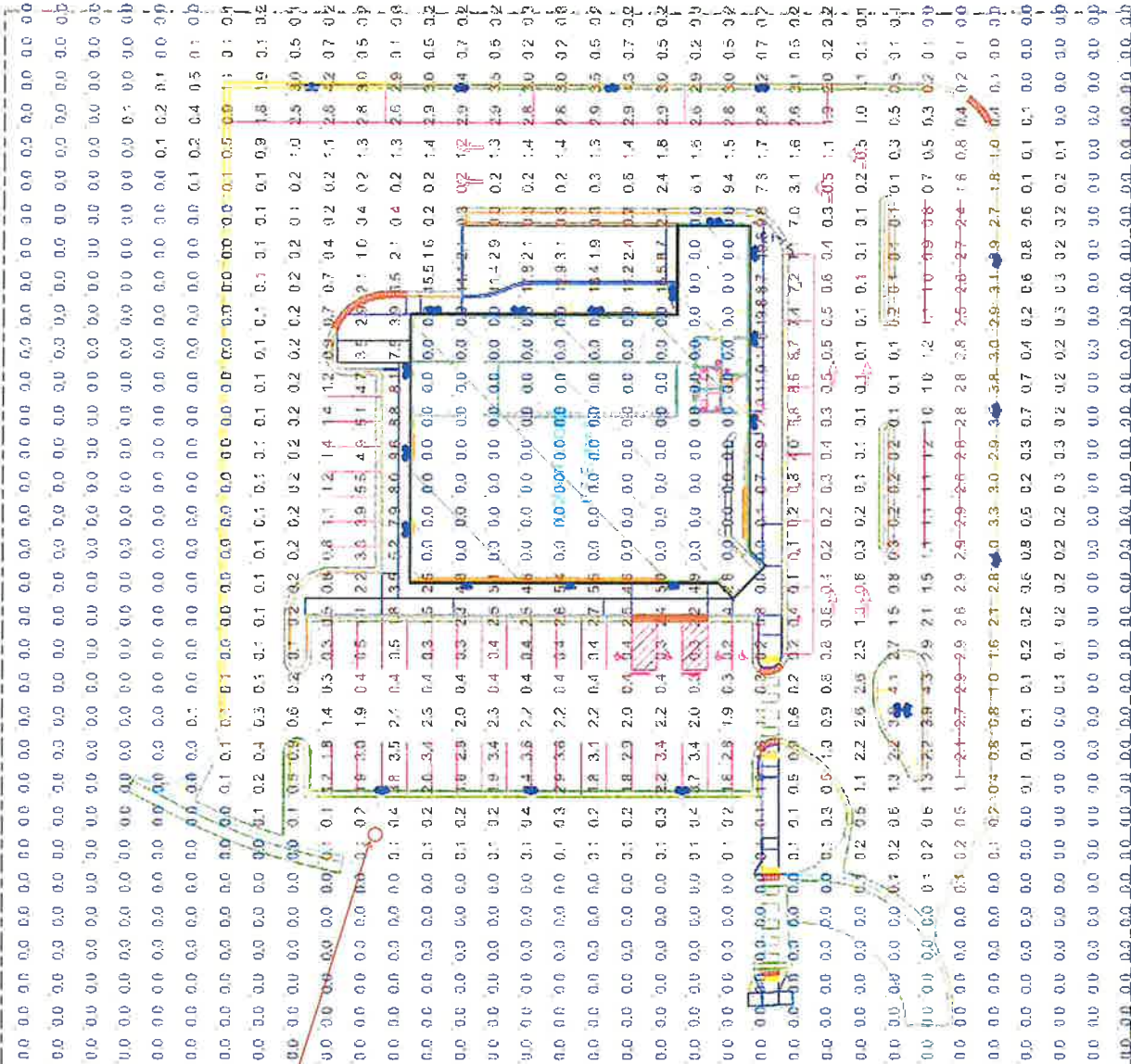
City of Isanti, 10144 20th St NW, Isanti, MN 55120-1000. 2021-12-03 PM

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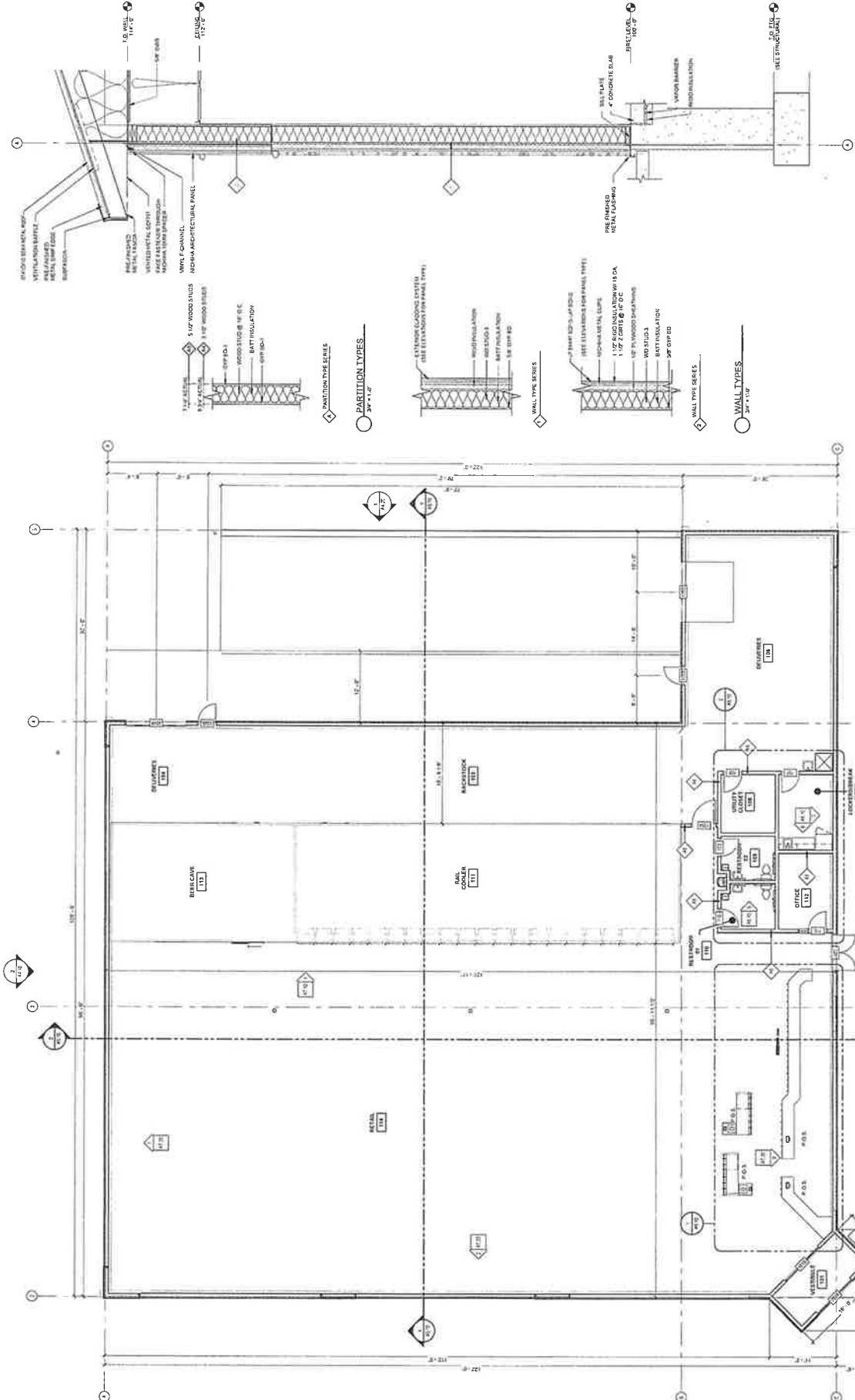
AVERAGE 1.7 FOOT CANDLES

EXISTING LIGHT  
FIXTURE. TBD



FOR REVIEW ONLY - NFC

## WALL SECTION



**FLOOR PLAN**

**FLOOR PLAN**