



**CITY OF ISANTI
PLANNING COMMISSION MEETING
TUESDAY, May 17, 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 April 19, 2022 Planning Commission Meeting

3. Public Hearing

- A. Request by Black Moon Tattoo for approval of an Interim Use Permit under City Ordinance 445, Section 21, Article 3, said request is for a Tattoo Parlor in the B-2 General Business District located at 401 E Dual Blvd NE
- B. Request by Idle Hands Tattoo for approval of an Interim Use Permit under City Ordinance 445, Section 21, Article 3, said request is for a Tattoo Parlor in the B-2 General Business District located at 303 Credit Union Dr NE
- C. Request by the Economic Development Authority of the City of Isanti to vacate certain drainage and utility easement dedicated to the City of Isanti. The legal descriptions of certain drainage and utility easement; which are subject of the vacation herein include:

The drainage and utility easement, as dedicated and delineated within Outlot H, ISANTI CENTENNIAL COMPLEX, according to the recorded plat thereof, Isanti County, Minnesota.

- D. Request by the Economic Development Authority of the City of Isanti for a Preliminary Subdivision Plat, pursuant to City Ordinance 740, to split PID 16.09.00140 into 5 parcels, located in the I-1 Industrial Park Zoning District.

4. Other Business

5. Discussion Items

6. Adjournment

CITY OF ISANTI

PLANNING COMMISSION MEETING

TUESDAY, April 19, 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 7:52 p.m.
- B. Pledge of Allegiance
- C. Roll Call: Members present: Jeff Johnson, Steve Lundeen, Jimmy Gordan, Paul Bergley, Dan Collison, Arissya Simon.
Members Absent: Alexander Collins
Staff present: Community Development Specialist Ryan Saltis, Community Development Director Stephanie Hillesheim, Finance Director Mike Betker, 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 March 15, 2022 Planning Commission Meeting motion by Lundeen, second by Simon motion passes 6-0.

4. Public Hearing

- A. Request by Duane Halvorson for approval of a Minor Subdivision Plat under City Ordinance 740, said request is to split PID 16.029.2300 into three parcels.
Saltis presented the request for a Minor Subdivision Plat for Halvorson Acres. It was explained that the current vacant parcel of 16.8 acres is proposed to be split into 3 separate parcels with two of these parcels of roughly 1.5 acres near 6th Ave NE and the remaining 12.5 acres to the east. The objective of the lot split is to provide two developable parcels near 6th Ave NE and rezone to commercial sites. A representative of the applicant, Grant Lindberg was present at the meeting and available to answer questions regarding the plat. Lindberg explained that he is working with surveyors to correct comments made by the city engineer and give legal access to the parcels. Lundeen asked what Lot 3 is intended to be in the future. Lindberg said that this parcel has underlying issues as far as wetlands, buried fiber optic cables, and access issues onto the county highway to the north of the site. He pointed out that with the large easements and delineated wetland area, the usable lot area is minimized.

There was no one from the public present for resident comments and the public hearing closed. Mayor Johnson pointed out that the city has always been willing to help land owners sell or develop their property. Motion for approval of the Minor Subdivision Plat with conditions listed in the staff report dated 4-19-2022 by Lundeen, second by Bergley, motion passed 6-0.

B. Request by Semler Construction Inc for approval of a Planned Unit Development Preliminary Plat under City Ordinance 740, said request is for a 53-lot housing development named Rum River Villas located at PID 16.111.0600.

Saltis presented the request for a Planned Unit Development for Rum River Villas. Mayor Johnson opened the public hearing. A surrounding property owner, Monroe Lindgren of 27830 University Ave NW asked if the roads platted in the original preliminary plat are null and void. It was explained that these roads have been adjusted slightly from the original plat and there may have been some preliminary grading of these roads in the past based on the county map shown. Lindgren asked if there would be another access to the county road from the future development. City staff pointed out that there will not be another access to the development at this time, but are asking the applicants to plat a right-of-way on the south border in case the driveway becomes a road in the future.

Kurt Carpenter, a family member of a resident at 1300 Maplewood Ave SW asked if the preliminary plat extended the existing street of Maplewood Ave to the south. Staff confirmed that the street network will extend south and meet in a “U” shape to the south. Carpenter commented on the high amount of housing units proposed on the plat, that the houses would be right on top of each other.

Jason Zerwas, a resident at 27900 University Ave NW was wondering what Outlot B is intended to be on the plat. Saltis explained that this outlot is suggested to be platted as Right of Way in case the land to the west developed, and the parcel would not be landlocked. CD Director Hillesheim mentioned that this outlot is giving half of a right of way and the other half would come from the surrounding property if it is developed.

Planning Commission Member Arissya Simon mentioned that she has comments from her and her neighbors regarding the development. Arissya commented she has concerns of the lot sizes being inconsistent with the rest of the Rum River Meadows development and that there are currently no lots on this side of town with lot sizes this small. Arissya also commented that the original preliminary plat was shown to have less houses than the proposed plat and that there will be added traffic to the neighborhood.

Jake McCarty, a resident at 1307 Ironwood Ct SW wrote a letter to be read at the Planning Commission Meeting. The letter mentioned that the density proposed reflected a district that is closer to amenities or a downtown district. The vacant land in question is currently zoned R-1 and the proposed plan exceeds the density range of 0-3 units per acre for this zoning district. The letter mentioned cause for concern for the safety of Whiskey Rd SW and that a need for a roundabout on this section of road

might be inevitable. Having several more neighbors would also result in needing fencing and more property line agreement forms from new homeowners.

Dan Peterson, a resident of 1206 Maplewood Ave SW commented on the speed limits of the County Rd and the safety of the neighborhood with added traffic. Mayor Johnson pointed out that the City Council has discussed the speed on Whiskey Rd a few times but that consulting a traffic study could ultimately raise the speed limit instead of lowering it.

Mayor Johnson closed the public hearing. Mayor Johnson stated that he believes that the proposed plat is too many homes for the area. The original preliminary plat showed 36 homes on larger lots. Mayor Johnson asked staff if there were any other housing developments with similar lot sizes in the city. City staff pointed out that there are at least three areas which have lot sizes similar to what is being proposed, in Heritage Estates, Villages on the Rum and Moline Loop. Saltis pointed out that the applicants are proposing 7.5 ft side setbacks and there are areas in the city which have been approved for 5 ft side setbacks. Mayor Johnson pointed out that the original preliminary plat guidelines are more in line with what should be done with the land, with larger lot sizes and setbacks. Planning Commissioner Collison pointed out that these are the new land owners proposing the plat and not the original developers who created the plan for the 36 single family lots.

Arissya commented that when she and her neighbors purchased their homes around 2017 on the cul-de-sac, they were shown the original preliminary plat of the development and told that it would happen in roughly 5 years. Mayor Johnson said it seems deceiving if these homeowners were told one thing and then will end up with something completely different.

Mayor Johnson asked if Jimmy Gordon had any input on the proposed development. Jimmy stated that he would have to side with the property owner in that they should be able to do what they want with the land. Jimmy pointed out that the housing market has changed a lot from 2017 when the houses were being sold on Ironwood Ct, and now the housing types proposed are selling faster to a different demographic of people. Jimmy explained that personally he would like to see larger lots similar to existing houses in the area but in the end, he says that he wouldn't let that fact get in the way of letting the property owner do what they see best fit with the land.

Steve Lundeen pointed out that he would not like to see so many homes proposed on this land. The other lots in the area were set to specific standards in which they must abide by, meaning they should be held to the same standards. Steve also stated that the increased traffic in the area is not safe for kids in the neighborhood.

Mayor Johnson reiterated that he would not like to see 53 houses crammed on this land, and that it is too dense. He stated that 25-30 houses seem more reasonable based on the area.

Brian Krystofiak from Carlson McCain, a representative of the applicant and Patty Koljonen of Semler Homes were both present at the meeting and available for questions from the Planning Commission. Brian stated that he understands that the

land was originally platted for 36 homes in an R-1 District, but the plat has expired since it was approved back in 2004. Brian mentioned that the reality of today's housing market is much different in that they don't do many 80 ft wide lots anymore because of feasibility of the projects based on costs. Mayor Johnson asked Planning Commission members who live in that neighborhood when their houses were built. Simon and Lundeen commented 2017 and 2018. Brian asked if these houses were part of a new development. Mayor Johnson responded by saying that they were part of a new development and were easy to sell. Brian said that there is a big difference in the housing market from 2018 to today.

Planning Commission Member Bergley mentioned that he believes that if they were proposing 25-30 houses it would seem a little low and that he would like to see the original number of lots as was shown on the original preliminary plat. Bergley agreed with the Planning Commission that he believes 53 houses is too much for the area.

Brian asked if there could be a happy medium if they discussed with staff. He mentions that the product that the builder offers wouldn't make sense to have the same size lots as the rest of the area. Mayor Johnson stated that he would beg to differ with Brian's statement and that if they build it, they will come. Arissya mentioned that as of right now the housing market might demand these types of houses but the market has been changing year to year. She stated that she could speak for most of the people in the cul-de-sac in that they knew a development would happen, but were prepared for a 35-house development or something similar and not a 53-house development. Mayor Johnson said that if he had bought a house in the existing surrounding development, he would feel deceived.

Mayor Johnson asked city staff what direction the Planning Commission needs to take for the proposed development. CD Director Hillesheim said that the Planning Commission needs to take action or give a recommendation for the proposed preliminary plat. Mayor Johnson asked if it is feasible that they take a step back and revisit this. Hillesheim answered that it is possible to postpone if that is the Commission's recommendation. Mayor Johnson asked Brian if they can work with city staff to come up with a plan that better fits the concerns of the public and the Planning Commission. Brian said that it would be possible to work with staff to accomplish this.

Planning Commission member Collison requested to keep the zoning district R-1 similar to the houses surrounding it. Bergley made a motion to table the proposed preliminary plat and was seconded by Collison. The motion to table the proposed preliminary plat was passed 5-0. Simon abstained her vote.

5. Other Business: None

6. Discussion Items: None

7. **Adjournment:** Motion by Lundeen, 2nd by Bergley to adjourn, motion passed 6-0, meeting adjourned at 9:00 p.m.

Respectfully submitted by Ryan Saltis, Community Development Specialist

DRAFT



MEMORANDUM

TO: Planning Commission

FROM: Ryan Saltis, Community Development Specialist

DATE: May 17, 2022

SUBJECT: Interim Use Permit to operate a Tattoo Parlor in the B-2 General Business District located at 401 E Dual Blvd NE, Ste 122

Overview/Background

City staff was notified of a tattoo shop operating inside the Dual Square Mall located at 401 E Dual Blvd NE. Staff was able to get ahold of the owners of the shop, and notify them that they will need an interim use permit to operate a tattoo parlor in this location.

The owners of Black Moon Tattoo cooperated with City Staff and submitted an Interim Use Permit in order to be compliant with City Zoning Ordinances. The applicant also submitted a letter to the city which is attached to this memo as an exhibit.

Analysis of Application

Zoning: The subject property is located at 401 E Dual Blvd NE, and is part of the Dual Square Mall. This property falls within the “B-2” General Business District. Within the zoning ordinances for this zoning district, a ‘Tattoo Parlor’ is considered an Interim Use.

Section 21, Article 3, Subd. 5 addresses criteria for granting an Interim Use Permit. The standards for an IUP are listed below with staff comments *Italicized*:

The Planning Commission and City Council shall consider the effect of the proposed use upon the health, safety, and general welfare of occupants of surrounding properties. The Planning Commission and City Council shall consider and make findings regarding the following factors:

- A. The proposed use shall meet the applicable zoning regulations
The proposed Tattoo Parlor is not expected to negatively impact the health, safety, and general welfare of occupants of surrounding properties.
- B. The proposed use will not adversely impact implementation of the Comprehensive Plan
The inclusion of a Tattoo Parlor within the Dual Square Mall does not limit or adversely impact the implementation of the Comprehensive Plan.

- C. The proposed use will terminate upon a date or event that can be identified with certainty *The Planning Commission and City Council shall set a reasonable timeline in which the proposed Interim Use Permit would expire. Staff suggests that the Interim Use Permit will expire in 3 years, which is consistent with other Tattoo Parlor IUP's in the city.*
- D. The proposed use will not impose additional costs on the public if it is necessary for the public to take the property in the future; and *The Tattoo Parlor will not impose additional future costs on the public since it is within the Dual Square Mall.*
- E. The applicant has signed a consent agreement agreeing that the applicant, owner, operator, tenant and/or user has no entitlement to future re-approval of the Interim Use Permit; and *Black Moon Tattoo has signed a lease with the owners of the Dual Square Mall which will expire at the end of 2022. Black Moon Tattoo will have to renew the lease with the Dual Square Mall in order to keep the proposed Interim Use Permit, IUP's don't transfer with the business if they were to move locations.*
- F. The proposed use will be subjected to, by agreement with the property owner, any conditions that the City Council deems appropriate for permission of the proposed interim use, including a condition that the owner may be required to provide an appropriate surety to cover the cost of removing the interim use and any interim structures upon the expiration of the interim use.
Black Moon Tattoo will be expected to meet any conditions set by the property owner, Planning Commission and City Council in order to operate their business in this location.

Subdivision 6: Conditions of Approval

In permitting a new interim use permit or amending an existing interim use permit, the Planning Commission may recommend and the City Council may impose, in addition to the standards and requirements expressly specified by this section, additional conditions which the Planning Commission and/or City Council consider necessary to protect the best interest of the surrounding area or the community as a whole. These conditions may include, but are not limited to, the following:

- A. Increasing the required lot size or yard dimensions;
- B. Limiting the height, size, or location of buildings;
- C. Controlling the location and number of vehicles access points;
- D. Increasing the street width;
- E. Increasing the number of required off-street parking spaces;
- F. Limiting the number, size, location or lighting of signs;
- G. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property;
- H. Designation of open space;
- I. Obtaining the necessary licenses as required by the City of Isanti, Isanti County or State of Minnesota;
- J. Restrictions on the hours of operation;
- K. Exterior lighting is limited to protect adjacent or nearby property;

- L. Controlling architectural appearance and functional design of the building or site;
- M. Applicable performance standards of the zoning district in which such use is located are met and nonconformities are eliminated;
- N. Annual review, if deemed appropriate by the City Council.
- O. Any additional stipulations, pertaining to a specific site are subject to change when the City Council, upon investigation in relation to a formal request, finds that the general public, health, safety, and welfare, can be served as well or better by modifying or expanding upon the conditions set forth herein.

City staff does not expect there to be site issues resulting in the Tattoo Parlor's business operations since it is located within the Dual Square Mall and the site has been previously designed to accommodate for tenants in this building. The floor plans show two procedure rooms, a lobby and an office and is not intended to hold many occupants at once, as most clients are encouraged to schedule appointments online or over the phone. The only expected changes to the building or site would be potential signs that are on the building or within the windows of the business. City Staff suggests that the applicant submit a sign permit and follow City Zoning Ordinances Section 16: Signs, if there is any proposed signage added for advertisement of the business.

Staff Recommendation

Staff recommends approval with the following conditions:

- 1) Any applicable licensing and permits shall be obtained from the proper City, State, County, and Federal Governments as deemed necessary.
- 2) Signage to be applied for and reviewed by the city prior to installation.

Attachments

- Applicant Letter
- Floor Plans

I am entirely new to owning a business. I was initially unaware that body art establishments needed a city permit in district B2. I thought I had checked the zoning laws. But, when I submitted my State Establishment License Application, I quickly learned that I was mistaken, and that I needed an interim usage permit from the city. I apologize for doing this in the incorrect order. I want to make sure I'm doing everything properly.

My interest is to operate a "Tattoo Parlor" in suite 122 of the Dual Square Mall, as semi-private tattoo studio, and art studio. That means we would be a small studio that will be open to the public, but we prefer all client inquires and appointments be made online or over the phone. It will only be myself and one other technician. We don't do piercings, or any other body modifications. We will also have our paintings and other artwork on display inside the shop, such as realistic wildlife art that my relatives paint.

My family and I reside locally and have lived in this area most our lives. Hannah, the other artist that will work here, is also an Isanti local as well. I have been tattooing 12 years and have worked in many high-end tattoo studios around the Northern Metro. I've won numerous awards for my art. I have a long list of clients that travel from all over the state, and some from out of state. The other artist that will work along with me will be handling most the requests from new, local patrons.

I am married and have 3 children. I don't fit the negative stereotype that is sometimes associated with tattoo artists, nor will my shop resemble that in any way. My clients are all respectable adults. My focus is on art and professionalism. I believe I will bring a positive business presence to Isanti. I would be happy and willing to participate in any local business events or organizations. I've met many of the nearby business owners and employees. They are all very friendly people, and say they're excited to see a tattoo shop in the building.

My lease for this space with Bullseye Properties expires on 12-31-2022. I haven't decided whether I would want to stay here or move to a bigger space at that time, so I believe it would make sense to request an interim permit until that date. If I wish to stay in this location past that date, I can reapply prior to that time.

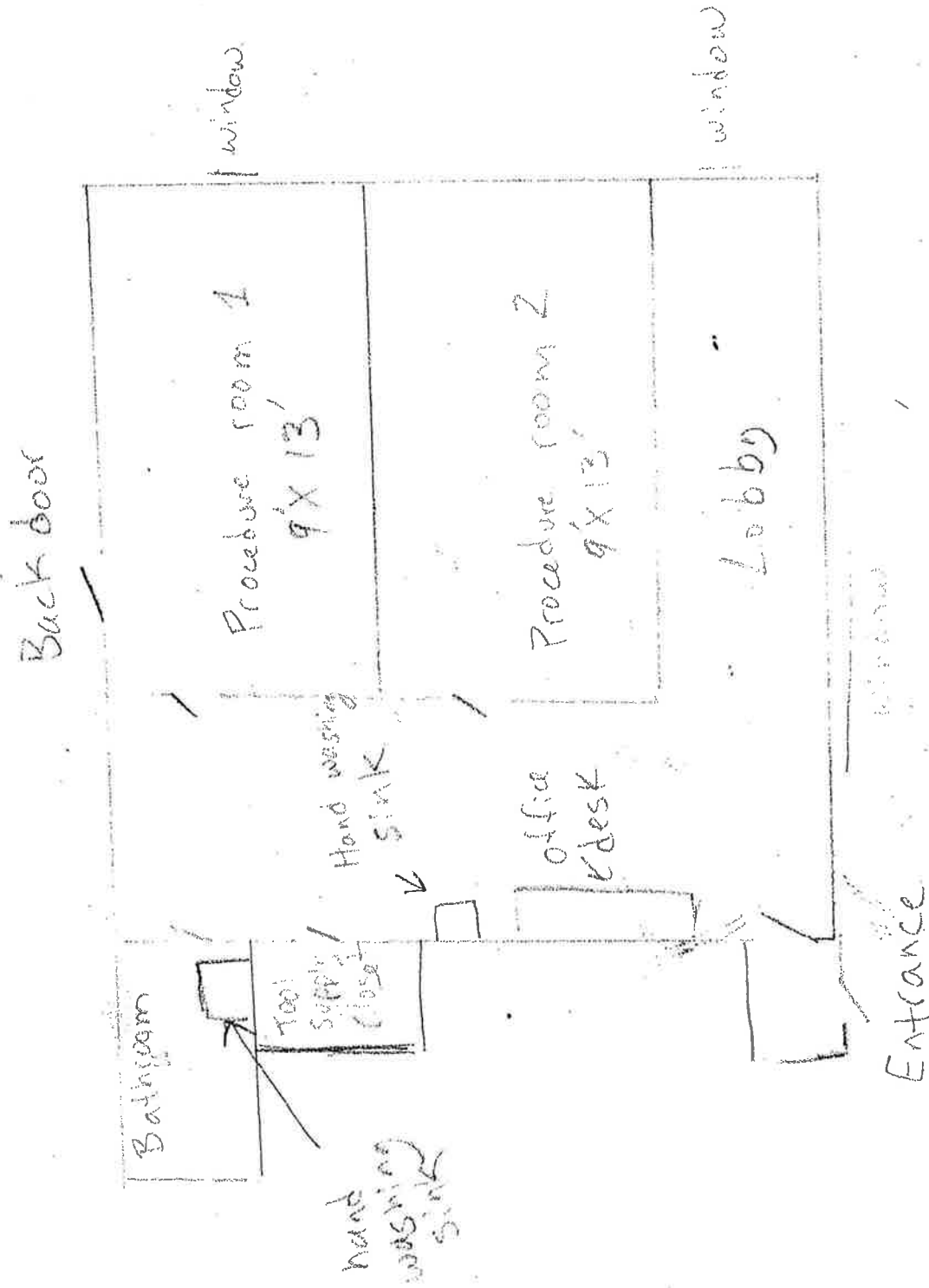
Thank you!

Gabriel Morton



Floor Plan

401 E Wm Ave
Isant: MN 55040, suite 122



* This is a copy of the floor plan I submitted to the MN Dept of Health

- * All walls are semi-gloss washable paint
- * Floors are carpeted, except Bathroom and procedure rooms are rolled vinyl flooring



MEMORANDUM

TO: Planning Commission

FROM: Ryan Saltis, Community Development Specialist

DATE: May 17, 2022

SUBJECT: Interim Use Permit to operate a Tattoo Parlor in the B-2 General Business District located at 303 Credit Union Dr NE, Ste 5

Overview/Background

The applicant, Idle Hands Tattoo was approved for an Interim Use Permit (IUP) in June of 2019, for a Tattoo Parlor at this proposed location within the B-2 General Business zoning district. A Tattoo Parlor is considered an Interim Use within this zoning district, meaning that the use is permitted in this location given that the use is approved by the City Council within a specified time frame and given conditions of approval. The approved Interim Use Permit had been granted for a period of three years, and expires on June 30th, 2022. Idle Hands Tattoo has resubmitted an Interim Use Permit application to extend their eligibility for a Tattoo Parlor at this location.

Analysis of Application

Zoning: The subject property is located at 303 Credit Union Dr NE, and is part of the Isanti Mall. This property falls within the “B-2” General Business District. Within the zoning ordinances for this zoning district, a ‘Tattoo Parlor’ is considered an Interim Use.

Section 21, Article 3, Subd. 5 addresses criteria for granting an Interim Use Permit. The standards for an IUP are listed below with staff comments *Italicized*:

The Planning Commission and City Council shall consider the effect of the proposed use upon the health, safety, and general welfare of occupants of surrounding properties. The Planning Commission and City Council shall consider and make findings regarding the following factors:

- A. The proposed use shall meet the applicable zoning regulations
The existing Tattoo Parlor is not expected to negatively impact the health, safety, and general welfare of occupants of surrounding properties.
- B. The proposed use will not adversely impact implementation of the Comprehensive Plan
The inclusion of a Tattoo Parlor within the Dual Square Mall has not limited or adversely impacted the implementation of the Comprehensive Plan.

- C. The proposed use will terminate upon a date or event that can be identified with certainty *The Planning Commission and City Council shall set a reasonable timeline in which the proposed Interim Use Permit would expire. Staff suggests that the Interim Use Permit will expire in 3 years, which is consistent with the previous term of the IUP for this business.*
- D. The proposed use will not impose additional costs on the public if it is necessary for the public to take the property in the future; and *The Tattoo Parlor will not impose additional future costs on the public since it is within the Isanti Mall.*
- E. The applicant has signed a consent agreement agreeing that the applicant, owner, operator, tenant and/or user has no entitlement to future re-approval of the Interim Use Permit; and *Idle Hands Tattoo has a signed lease with the owners of the Isanti Mall. City staff suggests that the applicant provides proof of a signed lease with the property owners as part of the IUP submittal requirements.*
- F. The proposed use will be subjected to, by agreement with the property owner, any conditions that the City Council deems appropriate for permission of the proposed interim use, including a condition that the owner may be required to provide an appropriate surety to cover the cost of removing the interim use and any interim structures upon the expiration of the interim use. *Idle Hands Tattoo will be expected to meet any conditions set by the property owner, Planning Commission and City Council in order to operate their business in this location.*

Subdivision 6: Conditions of Approval

In permitting a new interim use permit or amending an existing interim use permit, the Planning Commission may recommend and the City Council may impose, in addition to the standards and requirements expressly specified by this section, additional conditions which the Planning Commission and/or City Council consider necessary to protect the best interest of the surrounding area or the community as a whole. These conditions may include, but are not limited to, the following:

- A. Increasing the required lot size or yard dimensions;
- B. Limiting the height, size, or location of buildings;
- C. Controlling the location and number of vehicles access points;
- D. Increasing the street width;
- E. Increasing the number of required off-street parking spaces;
- F. Limiting the number, size, location or lighting of signs;
- G. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property;
- H. Designation of open space;
- I. Obtaining the necessary licenses as required by the City of Isanti, Isanti County or State of Minnesota;
- J. Restrictions on the hours of operation;
- K. Exterior lighting is limited to protect adjacent or nearby property;
- L. Controlling architectural appearance and functional design of the building or site;

- M. Applicable performance standards of the zoning district in which such use is located are met and nonconformities are eliminated;
- N. Annual review, if deemed appropriate by the City Council.
- O. Any additional stipulations, pertaining to a specific site are subject to change when the City Council, upon investigation in relation to a formal request, finds that the general public, health, safety, and welfare, can be served as well or better by modifying or expanding upon the conditions set forth herein.

City staff does not expect there to be site issues resulting in the Tattoo Parlor's continued business operations since it is located within the Isanti Mall and the site has been previously designed to accommodate for tenants in this building.

Staff Recommendation

Staff recommends approval with the following conditions:

- 1) Any applicable licensing and permits shall be obtained from the proper City, State, County, and Federal Governments as deemed necessary.
- 2) Any other recommendations from the Planning Commission
- 3) Signed permission of lease from Property Owner shall be provided to City Staff for review

Attachments

None



MEMORANDUM

TO: Planning Commission

FROM: Stephanie Hillesheim, Community Development Director

DATE: May 17, 2022

SUBJECT: Vacation of certain drainage and utility easement dedicated to the City of Isanti

Overview/Background

The City of Isanti Economic Development Authority requests the vacation of the drainage and utility easement described herein:

The drainage and utility easement, as dedicated and delineated within Outlot H, ISANTI CENTENNIAL COMPLEX, according to the recorded plat thereof, Isanti County, Minnesota.

This vacation will allow the City of Isanti to plat the industrial lots identified in the following Preliminary Subdivision Plat with new drainage and utility easements to better meet the needs of the new layout.

Staff Recommendation

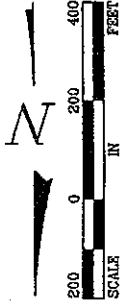
Staff recommends approval of the vacation of the aforementioned easement.

Attachments

Map of Outlot H

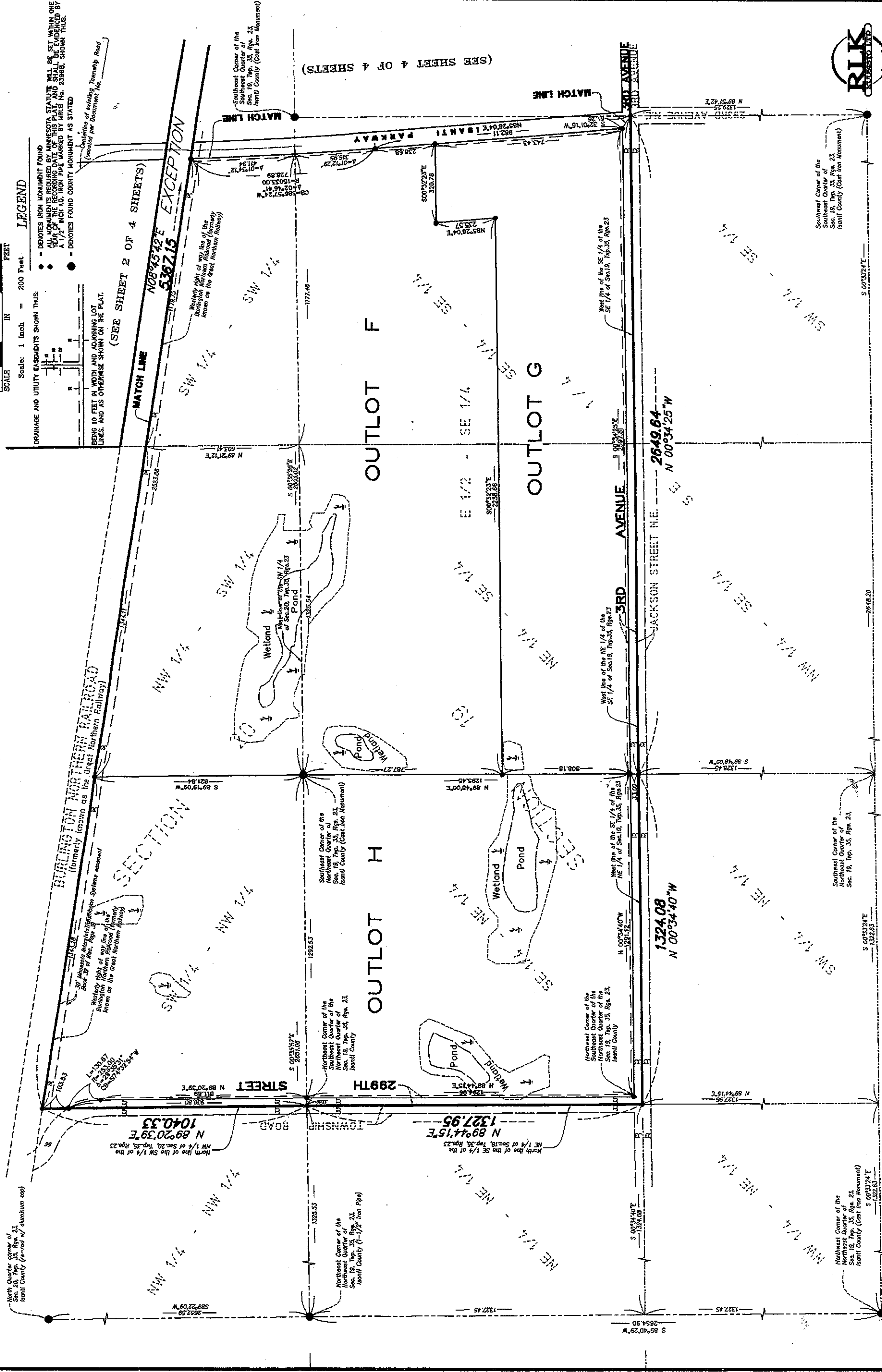
ISANTI CENTENNIAL COMPLEX

For the purposes of this survey the West line of the Southwest 1/4, Sec. 20, Twp. 35, Rge. 23, is assumed to bear N 00°35'28"E.



LEGEND

- Scale: 1 inch = 200 Feet.
- DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:
- DENOTES IRON MONUMENT FOUND
 - ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT AND SHALL BE EVIDENCED BY A 1/2" DIA. IRON PIPE MARKED BY PLATE NO. 25868, SHOWN THUS.
 - DENOTES FOUND COUNTY MONUMENT AS SITED
- BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES, AND AS OTHERWISE SHOWN ON THE PLAT.





MEMORANDUM

TO: Planning Commission

FROM: Stephanie Hillesheim, Community Development Director

DATE: May 17, 2022

SUBJECT: Preliminary Plat for Isanti Railview North Industrial Park

Overview/Background

The City of Isanti Economic Development Authority owns 66 acres of industrial property north of the Wastewater Treatment Plant. Due to the increased demand for industrial properties within the community the Economic Development Authority has decided to plat 4 parcels for industrial sale. The preliminary plat was prepared by the City Engineer and meets all current zoning requirements of the I-1 Industrial Park District.

You will also see the documents for the updated easements on the parcel to be included in the approval of the Preliminary Plat.

Staff Recommendation

Staff recommends opening the Public Hearing and approval of the Preliminary Plat and proposed easement as submitted.

Attachments

Preliminary Plat of Isanti Railview North Industrial Park
Description of the Proposed Trail Easement
Easement Exhibit

ISANTI RAIL VIEW NORTH INDUSTRIAL PARK PRELIMINARY PLAT



LEGAL DESCRIPTION
OUTLOT 11, SAN JUAN CEMENTAL COMPLEX, according to the plat thereof on file and of record in the Office of the County Recorder, is Inyo County, Mineral

OWNER/SUBDIVIDER -
City of Lumberton, Lumberton Development Authority
P.O. Box 188
Lumberton, NC 27956

ENGINEER/LAND SURVEYOR
Bolton and Menz, Inc.
7533 Surwood Drive NW
Suite 2206
Boulder, N.Y. 11510

CLUBREXPO'S CERTIFICATION

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 within the State of Wisconsin.

[Signature]

Licenses Number 02632
Expire(s) 8/1

BY 06/09/99 Date

[illegible]

This Program Was Prepared By
**BOLTON
& MENK**

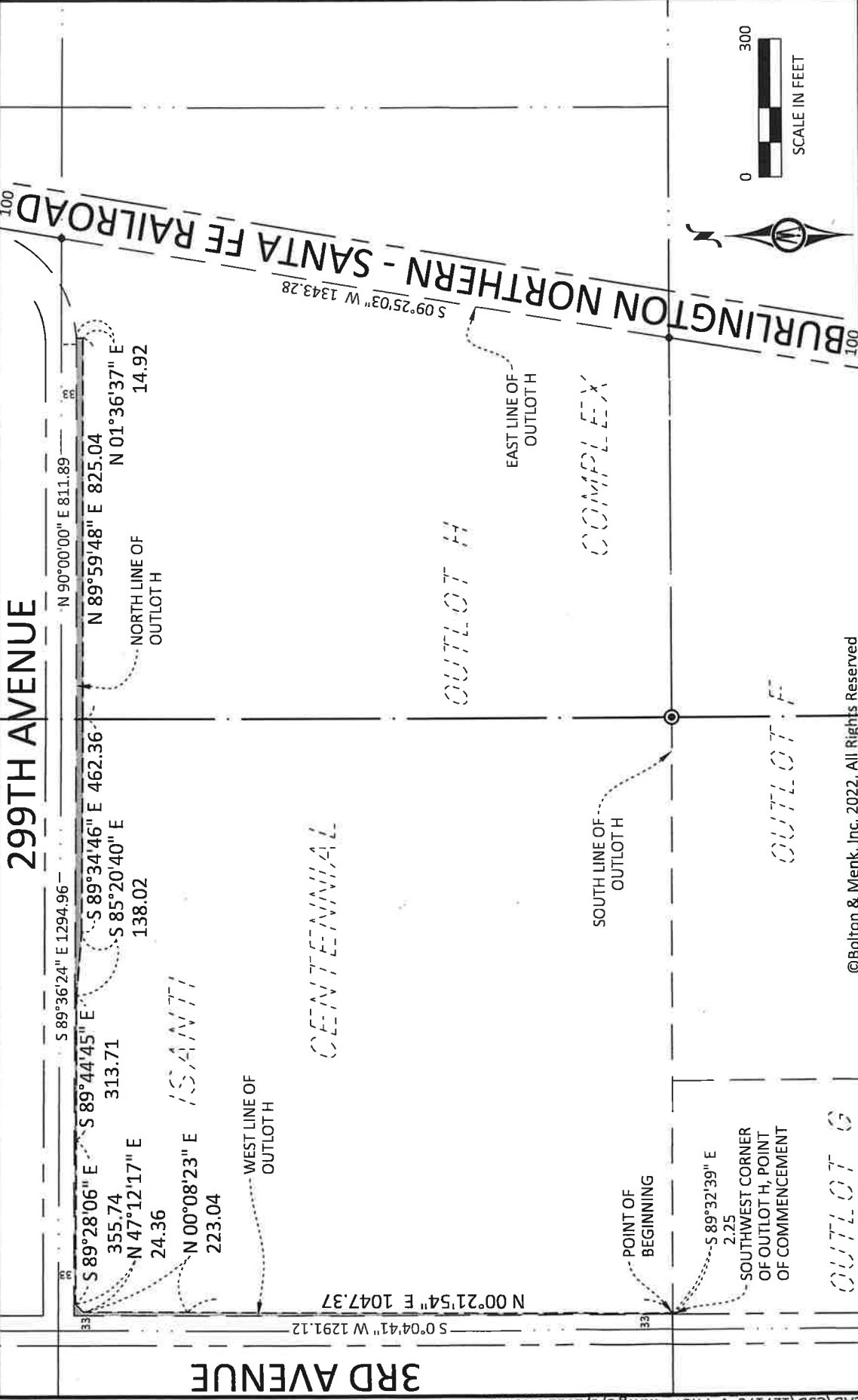
CITY OF ISANTI

ISANT CENTENNIAL COMPLEX PROPOSED TRAIL EASEMENT

PROPOSED DESCRIPTION:

A perpetual easement for trail purposes over, under and across that part of Outlot H, ISANTI CENTENNIAL COMPLEX, according to the recorded plat thereof, Isanti County, Minnesota, lying west, northwest, north of the following described line:

Commencing at the southwest corner of said Outlot H; thence on an assumed bearing of South 89 degrees 32 minutes 39 seconds East, along the south line of said Outlot H, a distance of 2.25 feet to the point of beginning of the line to be described; thence North 00 degrees 21 minutes 54 seconds East, a distance of 1047.37 feet; thence North 00 degrees 08 minutes 23 seconds East, a distance of 223.04 feet; thence North 47 degrees 12 minutes 17 seconds East, a distance of 24.36 feet; thence South 89 degrees 28 minutes 06 seconds East, a distance of 355.74 feet; thence South 89 degrees 44 minutes 45 seconds East, a distance of 313.71 feet; thence South 85 degrees 20 minutes 40 seconds East, a distance of 138.02 feet; thence South 89 degrees 34 minutes 46 seconds East, a distance of 462.36 feet; thence North 89 degrees 59 minutes 48 seconds East, a distance of 825.04 feet; thence North 01 degrees 36 minutes 37 seconds East, a distance of 14.92 feet, to the north line of said Outlot H and said line there terminating.



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EASEMENT EXHIBIT ISANTI, MINNESOTA 55040	
BOLTON & MENK 7533 SUNWOOD DR NW, SUITE 206 RAMSEY, MINNESOTA 55303 (763) 433-2851	
OUTLOT H, ISANTI CENTENNIAL COMPLEX, ISANTI COUNTY, MINNESOTA	
FOR: CITY OF ISANTI	

PROPOSED DESCRIPTION:

A perpetual easement for trail purposes over, under and across that part of Outlot H, ISANTI CENTENNIAL COMPLEX, according to the recorded plat thereof, Isanti County, Minnesota, lying west, northwest, north of the following described line:

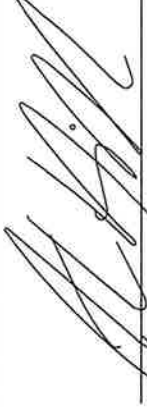
Commencing at the southwest corner of said Outlot H; thence on an assumed bearing of South 89 degrees 32 minutes 39 seconds East, along the south line of said Outlot H, a distance of 2.25 feet to the point of beginning of the line to be described; thence North 00 degrees 21 minutes 54 seconds East, a distance of 1047.37 feet; thence North 00 degrees 08 minutes 23 seconds East, a distance of 223.04 feet; thence North 47 degrees 12 minutes 17 seconds East, a distance of 24.36 feet; thence South 89 degrees 28 minutes 06 seconds East, a distance of 355.74 feet; thence South 89 degrees 44 minutes 45 seconds East, a distance of 313.71 feet; thence South 85 degrees 20 minutes 40 seconds East, a distance of 138.02 feet; thence South 89 degrees 34 minutes 46 seconds East, a distance of 462.36 feet; thence North 89 degrees 59 minutes 48 seconds East, a distance of 825.04 feet; thence North 01 degrees 36 minutes 37 seconds East, a distance of 14.92 feet, to the north line of said Outlot H and said line there terminating.

SURVEYOR'S NOTES:

1. This survey was performed, and the survey map prepared, without benefit of either a title insurance commitment or an attorney's title opinion. The record boundary and easement information (if any) shown hereon is based on information provided by the client. Research of documents affecting title to the property surveyed or adjoining properties has been limited to a cursory review of record information and it is recommended that all title matters affecting this property and survey be reviewed by an attorney or other title professional.
2. Distances are in feet.
3. Bearings shown on this survey are assume the west line of Outlot H bears South 00 degrees 04 minutes 41 seconds West.
4. Field survey was completed April 20th, 2022.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey 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

05/06/2022

Date

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EASEMENT EXHIBIT
ISANTI, MINNESOTA 55040



7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
(763) 433-2851

OUTLOT H, ISANTI CENTENNIAL COMPLEX,
ISANTI COUNTY, MINNESOTA

FOR: CITY OF ISANTI

JOB NUMBER: 0R1.127176

FIELD BOOK:

DRAWN BY: FRD