



**CITY OF ISANTI
PLANNING COMMISSION MEETING
TUESDAY, May 18, 2021
Immediately following the 7:00 pm 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 or (763) 762-5761.

1. Meeting Opening

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

2. Meeting Minutes

- A. Approval of Minutes from the March 16, 2021 Planning Commission Meetings

3. Public Hearing

- A. Request by Anthony Hanson for approval for a Preliminary and Final Plat under City Ordinance 536, said request is for a development labeled Fairway Greens South located at PID 16.142.0020.
- B. Request by Isanti Self Storage for approval of Site Plans under City Ordinance 445 Section 18 and Conditional Use Permit under City Ordinance 445, Section 21, Article 2, said request is for self-storage facilities located at 515 1st Ave NW.

4. Other Business

5. Discussion Items

6. Adjournment

PLANNING COMMISSION MEETING**TUESDAY, March 16, 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 7:44 p.m.
- B. Pledge of Allegiance
- C. Roll Call: Members present: Jeff Johnson, Dan Collison, Steve Lundeen, Jimmy Gordan, Paul Bergley, Alexander Collins, Arissya Simon.
Members Absent: None
Staff present: Community Development Director Sheila Sellman, Community Development Specialist Ryan Saltis, City Administrator Josi Wood
- D. Agenda Modifications: None

2. Meeting Minutes

- A. Approval of Minutes from the January 19, 2021 Planning Commission Meeting and the March 2, 2021 Special Planning Commission Meeting motion by Lundeen, second by Collison, motion passes 7-0.

3. Public Hearing

- A. Request by Coffee Holdings, LLC for approval of Site Plans under City Ordinance 445 Section 10 and Conditional Use Permit under City Ordinance 445, Section 13, Article 2, Subd 4, said request is for a Caribou Coffee building with a drive-thru located at PID 16.029.0500.

The Community Development Specialist presented the site plans for a proposed Caribou Coffee building with drive-thru facilities located at 260 5th Ave NE. There was one representative present at the meeting from Coffee Holdings LLC, Jon Fahning the applicant who was available for questioning from the Planning Commission. The Planning Commission discussed access to the site from Main St and 5th Ave NE and the width of the drive-thru lane not being able to accommodate a fire truck per request of the Fire Chief. The applicant discussed other areas on site where a fire truck would be accessible to both the building and drive-thru lanes without the truck needing to pass through these service lanes. The Planning Commission agreed that a Fire Truck would be able to access the building and service lanes by other locations on site. The Planning Commission reviewed the exterior signage on the building and approved all signs on the exterior of the building concluding that the signage plan presented is the signature look for this size of building. The freestanding signs on site will have to apply for a separate sign permit and are not included with the site plans. The applicant was also asked questions regarding employee numbers, other locations in the state with this size of building, and future development plans for the north end of the site. Jimmy Gordon pointed out that the Planning Commission should be aware of the Highway 65 zoning district regulations and how other businesses in the district were also held to higher

standards. Conditions listed in the staff report included lighting design, outdoor patio layout, wall sign placement and entering into a minor development agreement. The Planning Commission discussed with the applicant whether conditions listed in the staff report were reasonable. The applicant was aware of the conditions for approval and concluded that they would be able to accommodate these conditions. There was no one present from the public to speak at the public hearing. Motion for approval of site plans and Conditional Use Permit for drive-thru facilities with conditions listed in the Community Development Specialist staff report dated March 16, 2021 and City Engineer's report dated February 23, 2021 by Lundeen, 2nd by Gordon, motion passes 7-0.

- B. Request by Paradise Homes for a Variance under City Ordinance 445, Section 21, Article 2, said request is to construct a four-season porch within the 30-foot rear setback requirement of Legacy Pines Second Addition PUD, located at 511 Blue Bird Ct, PID 16.155.0080.

Sellman presented the variance request to construct a four-season porch within the 30-foot rear setback. The encroachment of the porch would be roughly 4 feet into the 30-foot rear setback. Sellman explained how the variance request does not meet criteria listed for practical difficulties and recommended denial of the variance. Sellman noted that if the Planning Commission would like to approve the variance, they will need to indicate the reasoning and how it meets practical difficulties. The applicant, Bob Straus of Paradise Homes was present at the meeting and available for questions from the Planning Commission. Lundeen asked why the plans for the house or the porch couldn't be altered. The applicant explained how the dimensions of the porch would make it functional, if it had to follow the 30-foot setback requirements, the size of the porch would not be functional. The applicant explained that there is a large outlot behind the property, and that encroaching 4 ft into the rear setback would not impact surrounding properties. Planning Commissioner Simon reminded the Commission that there was a similar variance request for rear setback encroachment for a house that backed up to an outlot and that this request was passed by the Planning Commission. Collison explained that a request like this should be considered on a case-by-case basis and they are not looking to set a precedent. There was no one from the public who spoke at the public hearing. Planning Commission members discussed the reasons for approval and included that there was a similar case approved, there is not a utility easement where the porch will be placed and that the lot backed up to an outlot. Motion for approval of the Variance by Gordon, 2nd by Simon, motion passes 6-1.

4. **Other Business:** None
5. **Discussion Item:** None
6. **Adjournment:** Motion by Bergley, 2nd by Collison to adjourn, motion passed 7-0 meeting adjourned at 8:27 p.m.

Respectfully submitted by Ryan Saltis, Community Development Specialist



MEMORANDUM

TO: Planning Commission

FROM: Sheila Sellman, Community Development Director

DATE: May 18, 2021

SUBJECT: Request by Anthony Hanson for approval for a Preliminary and Final Plat under City Ordinance 536, said request is for a development labeled Fairway Greens South located at PID 16.142.0020.

Request: The applicant is requesting Preliminary and Final Plat for Fairway Greens South for 45 single family lots.

Overview/Background: In 2014, a preliminary plat for Fairway Greens Phase Seven was approved, the same plat configuration that is under consideration. In 2017 a final plat was approved for Fairway Greens Phase nine that platted the subject site into Outlot A Fairway Greens Phase Nine. The applicant is requesting approval of the preliminary plat that was approved in 2014 and final plat. Since this site had a preliminary plat approved in 2014 and haven't made any changes Council can consider both preliminary and final at the same time. They will still need to enter into a development agreement and receive approval of said agreement through City Council.

Analysis of Application

The subject site is part of Fairway Greens Planned Unit Development, with many phases. The PUD has allowed for varying house sizes and lot sizes.

*Zoning-*The subject site is zoned R-1/PUD. The PUD Master Plan sets the parameters for lot size, setbacks, house size etc. Minimum requirements not spelled out in the PUD Master Plan will divert back to the Zoning Code for R-1. As proposed the plat is generally consistent with the PUD. The lot sizes range from 8,698 square feet to 30,021 square feet, these sizes are consistent with the PUD. Section 15 of the zoning code requires all residential lots to have two (2) trees per lot. lots that are 8,000 square feet or larger must provide three (3) trees and corner lots 12,000 square feet or larger require four (4) trees.

Comprehensive Plan – This proposal is consistent with the City’s 2020 Comprehensive Plan Future Land-Use Map, which identifies this parcel as low density residential for future development.

City Engineer Comments – The City Engineer’s memo is attached. With revisions laid out in the report Engineering is recommending approval.

Staff Recommendation:

Staff recommends approval of the Preliminary and Final Plat subject to the following conditions:

1. The developer must enter into a Development Agreement with the City of Isanti, which will outline the general terms of the development. Development fees will be charged to the developer based upon the City Fee Schedule.
2. The developer shall be responsible for any and all permits and approvals that may be necessary from other applicable governmental agencies. These permits and approvals shall be submitted to the City of Isanti and/or other governmental jurisdictions that may require said permits prior to development.
3. Any and all costs associated with the recording and processing of any agreements and Plat shall be assumed by the developer.
4. The setback requirements are as follows:

Front yard setback:	Thirty (30) feet; however, when adjoining principal buildings existing at the time of construction on a vacant lot, the required front yard setback for the new structure shall not be greater than the average front yard setbacks of the building on either side of the vacant lot.
Side yard setback:	Ten (10) feet
Street side yard setback:	Twenty (20) feet
Rear yard setback:	Thirty (30) feet
Accessory Structure:	Five (5) feet
5. Trees and landscaping shall be planted on each lot according to Section 15 of the City Zoning Ordinance.
6. Dedication, if required, of utility and access easements are granted to the City of Isanti.
7. The developer, at their cost must install sidewalks consistent with City Codes and Ordinances.
8. Address items/conditions identified in the Memorandum from City Engineer Jason Cook dated May 7, 2021 to Community Development Director Sheila Sellman.

Attachments:

Proposed Plat

City Engineer's memo

Fire Chief memo



**BOLTON
& MENK**

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: May 7, 2021
To: Sheila Sellman, Community Development Director
From: Jason W Cook, P.E.
City Engineer
Subject: Fairway Greens South – Site Plan Review
City of Isanti, MN
Project No.: 0R1.123130

We have reviewed the Site Plan entitled “Fairway Greens South” with a signature date of April 13, 2021.

The site includes the construction of 45 single family lots. The submitted plan set includes the extension of city streets and utilities as well as site and storm water pond grading.

Also submitted was a stormwater management plan and modeling dated April 14, 2021.

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

Stormwater Management Plan:

1. Model the existing and proposed 2, 10, and 100yr pond bounce elevations and show in a table.
2. Verify the pond bounce will not rise outside the easements on the existing parcels on the south side of the pond.

Plan Set:

1. Sheet V002:
 - a. Widen utility easement between lots 10 and 11 where sewer and water will be stubbed to the County Road.
 - b. Verify the 100 yr pond elevation will stay within drainage easements along Block 1 lots.
 - c. Change Wendover Street NE name to 12th Avenue NE at midpoint of curve.
 - d. Create new street name for cul-de-sac north of Country Club Road.
 - e. Add NE to Country Club Road name.
2. Sheet C202:
 - a. 100-yr pond elevation appears to spread onto lots 2 and 3 block 1. Revise grading on all lots to hold 100-yr event in easements.
 - b. Show grading on east side of Lots 5-10 Block 2 to prevent stormwater runoff from draining directly into buildings.



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

3. Sheet C303:
 - a. The end sanitary manhole PSMH-14 shall have a minimum cover over the pipe of 8-feet. Lower the run from Club House Road to the end.
 - i. Verify the new sewer depth does not have sewer service conflicts with the watermain.
4. Sheet C304:
 - a. Extend the watermain to 10 feet from the property line and place temp hydrant on end.
 - b. Move proposed hydrant from STA 21+84 to intersection at approx. STA 20+30.
 - c. Install an invert to the east on SSMH 15 and stub a pipe to 10' from the property line and plug.
5. Sheet C305:
 - a. Stub the trunk 12" sanitary pipe out to the county road along the Lot 10 and 11 property line. Place a manhole in the County Road with a 12-inch plugged invert to the NE. It can reduce down to an 8-inch through the rest of the development, however, it will need to continue to maintain maximum depth to the end of Club House Road NE.
 - b. The existing watermain is a 12-inch. Extend the 12-inch size to the watermain stub out to the county road along the lot 10 and 11 property line. It can reduce down to an 8-inch through the rest of the development.
 - c. Place a hydrant on the end of the stub in the County Road ROW.
6. Sheet C402:
 - a. Add a street sign at the property line of lots 9 and 10 block 2 changing the street name from Wendover Street NE to 12th Avenue NE.
 - b. Extend the existing bituminous trail along CR 5 to the eastern limits of the plat.
7. Sheet C403:
 - a. Add ped ramp into the end cul-de-sac.
 - b. Add cross walk blocks at pedestrian crossing.
 - i. Add advanced crosswalk signage for north bound and south bound traffic for this crossing.
 - c. Add stop bar at stop sign.
 - d. Add No Outlet sign to north of Club House Road NE intersection for permanent cul-de-sac.
 - e. Add street name signs at Club House Road NE intersection as follows:
 - i. 12th Avenue NE with an arrow to the south.
 - ii. New street name to the north called XXXXX Court NE with an arrow to the north.



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

Additional Information Needed:

1. Submit geotechnical report and recommended pavement section based on report findings.
2. Submit lighting plan.
3. Submit specifications
4. Submit construction cost estimate
5. Submit wetland delineation and mitigation approvals. Our records indicate the last delineation evaluated by the LGU was over 5 years old and no longer valid.

We recommend requiring the additional submittal documents be submitted for review and approved prior to approval of a development agreement.

Please contact me if you have any questions.

May 3, 2021

City of Isanti
DRM Committee Sheila Sellman



FAIRWAY GREENS SOUTH PLAN REVIEW

Isanti Fire District reviewed the proposed design of Fairway Greens South, in the City of Isanti. Concerns listed below are referenced to applicable Minnesota State Fire Code (MSFC).

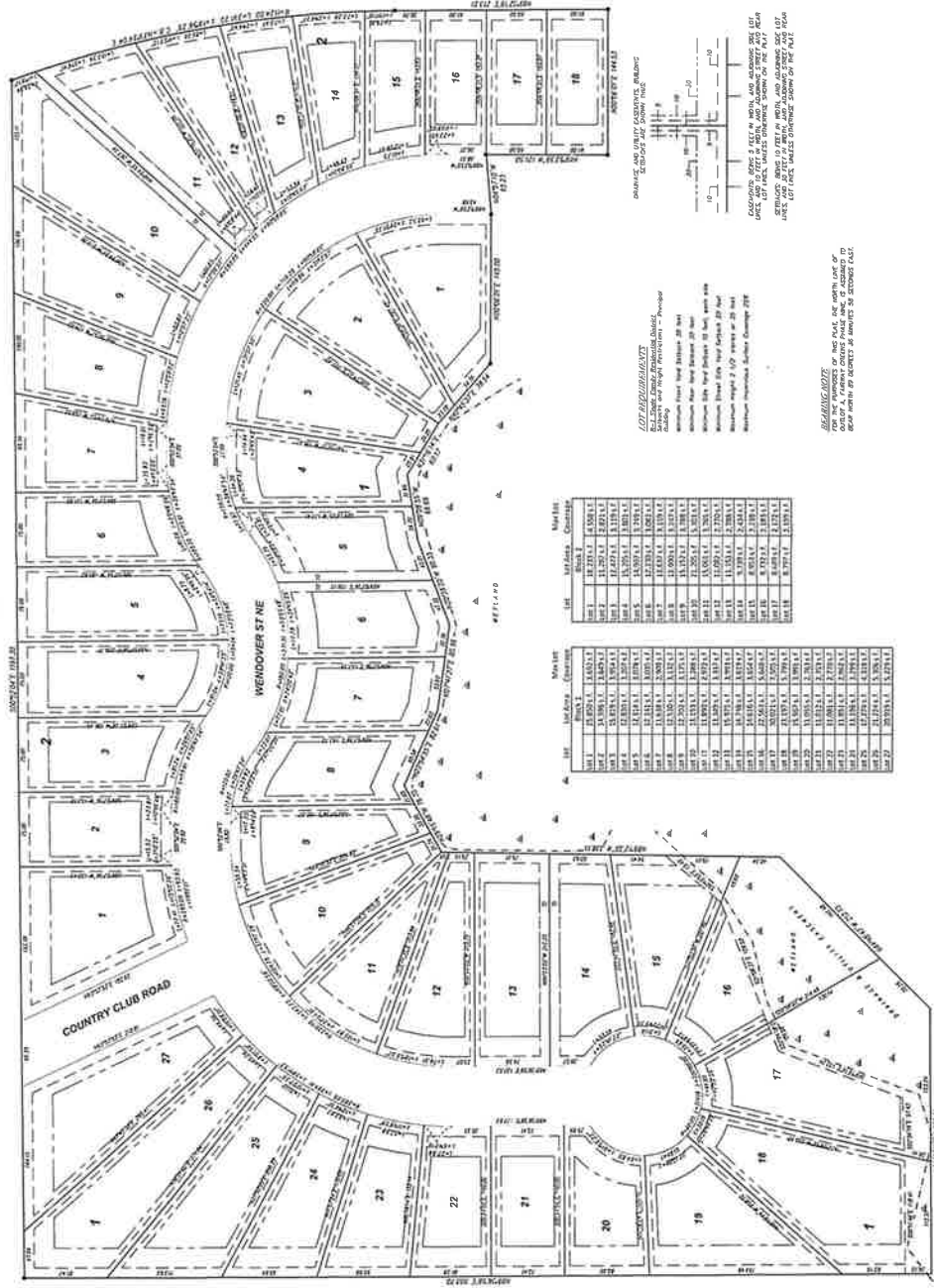
- 1) Fire apparatus access is currently limited to one street.
 - a. **D107.1 One- or two-family dwelling residential developments.**
Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.
 - b. **D104.3 Remoteness.**
Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Thank you for your attention to these life safety concerns.

A handwritten signature in black ink, appearing to be "Alan Jankovich", written over a horizontal line.

Alan Jankovich | Fire Chief
Isanti Fire District

FAIRWAY GREENS SOUTH INSET 'A'



Lot	Acres	County
1	0.1000	Isanti
2	0.1000	Isanti
3	0.1000	Isanti
4	0.1000	Isanti
5	0.1000	Isanti
6	0.1000	Isanti
7	0.1000	Isanti
8	0.1000	Isanti
9	0.1000	Isanti
10	0.1000	Isanti
11	0.1000	Isanti
12	0.1000	Isanti
13	0.1000	Isanti
14	0.1000	Isanti
15	0.1000	Isanti
16	0.1000	Isanti
17	0.1000	Isanti
18	0.1000	Isanti
19	0.1000	Isanti
20	0.1000	Isanti
21	0.1000	Isanti
22	0.1000	Isanti
23	0.1000	Isanti
24	0.1000	Isanti
25	0.1000	Isanti
26	0.1000	Isanti
27	0.1000	Isanti
28	0.1000	Isanti

ISANTI COUNTY AUDITOR
STATE AUDITOR





MEMORANDUM

TO: Planning Commission

FROM: Ryan Saltis, Community Development Specialist

DATE: May 18, 2021

SUBJECT: Site Plan Review and Conditional Use Permit for Isanti Self-Storage located at 515 1st Ave NW

Request: The applicant, Isanti Self-Storage is requesting Site Plan and Conditional Use Permit (CUP) approval for self-storage facilities located at 515 1st Ave NW.

Overview/Background: The City of Isanti was notified that additional storage units were added around the outside perimeter of the subject site, no permits were applied for prior to construction. Upon further research of the history of the site and original approvals, the units added were not part of the original site plans for the facility. City staff determined that since the site has been altered, a site plan review for the new units is necessary due to the location of the new units, drive aisle width, and other standards set by the Industrial Zoning District. Self-Storage is a conditional use in the I-1 Industrial Park District, the site does not currently have a CUP for what is there now and since the intensity of the site is increasing a Conditional Use Permit is required to operate. City staff met with the applicants on site to look at the units that were added, and take pictures for clarification. There were 32 units added to the site, where 11 are located near the south property line and 21 larger units are located along the west property line.

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

Setbacks – Principal Building

- Front Yard* There shall be a front yard having a depth of not less than thirty (30) feet between building and the street right-of-way line.
- Side Yard* There shall be two (2) side yards, one on each side of a building. Each side yard shall be not less than fifteen feet in width.
- Rear Yard* There shall be a rear yard not less than thirty (30) feet in depth.

The 11 additional storage units along the south property line will not meet the required side setback of 15 ft and are located within the drainage and utility easement. The other 21 storage units located on the west side of the lot are also located in the drainage and utility easement and are roughly 2 ft from the west property line. These units do not meet the setback requirements. When staff met with the applicant on site, they told staff that the setbacks were met and that the units were not in the drainage and utility easements. If the setbacks are not met a variance is required.

Impervious Surface Coverage

The total ground area covered by all structures and uses (permitted, accessory, and conditional, including parking lots) on the lot shall not exceed seventy-five (75%) percent.

The added storage units were constructed over the only existing grass/landscaped areas on the site and have increased the impervious surface coverage. Class 5 gravel was placed underneath the added storage units around the perimeter of the site, also reducing the amount of green space. The storage units are lofted from the ground to provide drainage for under the units, but the units still increase the overall impervious surface due to rain runoff from these roofs. The site will not meet the 75% maximum impervious surface requirement. If this requirement is not met a variance is required.

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 drive-thru lanes are currently paved and are roughly 24 ft in width. Class 5 gravel was placed around the perimeter of the site where the storage units are currently located.

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.

No additional lighting was proposed for the added storage units.

Building Design and Construction

The design and location of the buildings constructed on a lot shall be attractive and shall compliment existing structures and the surrounding natural features and topography with respect to height, design finish, color, size and location.

Exterior building materials include corrugated steel on all sides and the roofs of the storage units. The floors are wooden ribbed planks that are situated on the frame. The proposed new buildings match the existing buildings.



Landscaping. The site shall be landscaped in accordance with an approved landscape plan. All lots shall be sodded with four (4) inches of topsoil. One (1) tree shall be provided for every 10,000 square feet of lot or one (1) tree per fifty (50) feet of road frontage, whichever is greater.

A landscape plan was not included in the submittal. The original development did not include any landscaping. As a new application the Council can require landscaping per City Code.

Self-storage facilities are a Conditional Use and must follow criteria prior to approval. 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.

The site is guided Industrial and Self-storage is consistent with industrial development.

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

The proposed use is adding additional storage to the site, the additional storage units do not meet the purpose and intent of the ordinance without variances.

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 establishment will not be detrimental or endanger the public.

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 conditional use may not diminish or impair surrounding property values as the site is already used as a self-storage facility.

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.

The surrounding areas are already developed and the self-storage facility has been established for the site the request is to add more which shouldn't have an effect on the orderly development and improvement of surrounding property.

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

The increase of units does not need additional services.

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

Some of the zoning criteria is not met for the proposed use. Variances are necessary in order to allow what is proposed.

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

Some of the performance standards are not met and are outlined in this report.

Items for Planning Commission to consider:

As presented the new storage units do not meet setbacks and encroach into the drainage and utility easements. In addition, the impervious surface is over the maximum of 75%. A variance would be required to allow the units to be placed as proposed. A variance shall not be approved unless the variance, is in harmony with the general purposes and intent of the ordinance and is consistent with the Comprehensive Plan and findings are made that failure to grant the variance would result in practical difficulties on the applicant. The practical difficulties are as follows:

- 1) The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.
- 2) The plight of the landowner is due to circumstances unique to the property and has not been caused by the landowner.
- 3) A variance, if granted, will not alter the essential character of the locality.
- 4) Practical difficulties include but are not limited to, inadequate access to direct sunlight for solar energy systems.
- 5) Economic considerations alone do not constitute practical difficulties. The Planning Commission and City Council will need to make the findings based on the above criteria if they want to grant the variance.

Staff Recommendation: Staff recommends denial of the Site Plan and Conditional Use Permit for the additional self-storage facilities. As an alternative staff would support a Conditional Use Permit for the existing buildings/use to bring this property into conformance with the CUP requirements for self-storage.

If the Planning Commission recommends approval, they should state the findings of fact and approve the variance along with the site plan and CUP. Staff suggests the following conditions:

1. If there is additional lighting the designs shall follow requirements in Subdivision 5 Outdoor Lighting Standards of Section 14 of Isanti's City Zoning Ordinances.
2. Remove the large dumpster in the front yard.
3. Work with the Building Official on any permits or other building code requirements

Attachments:

- Site Plans
- Applicant Letter

Exhibit A

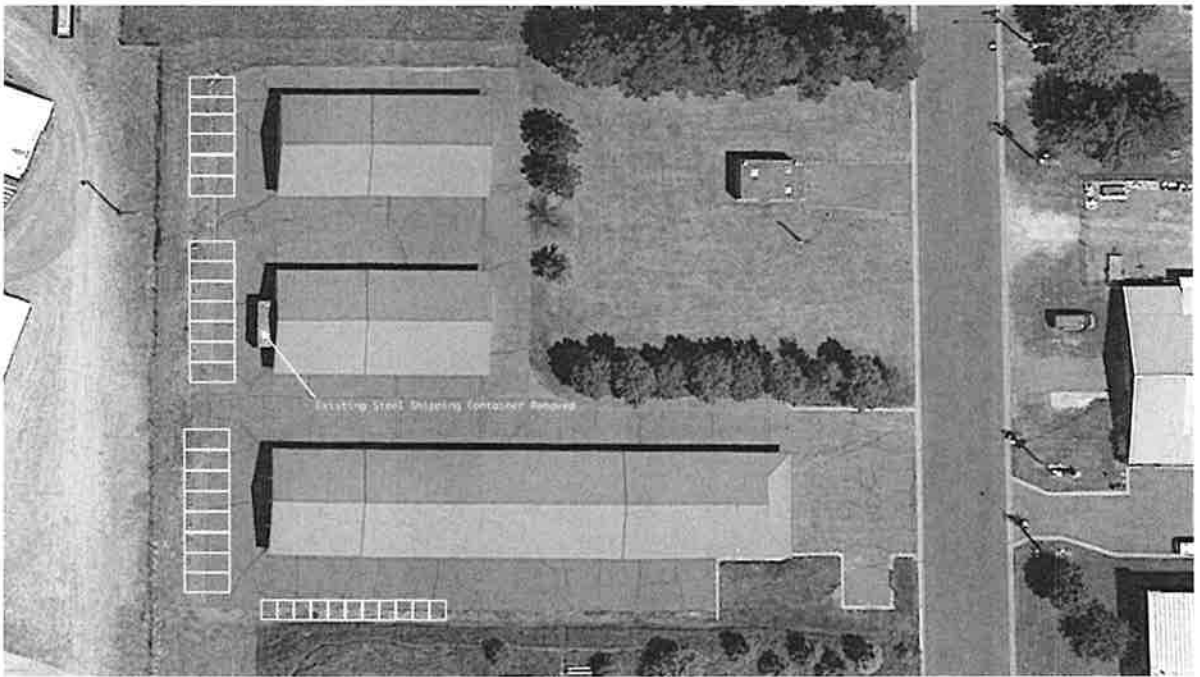
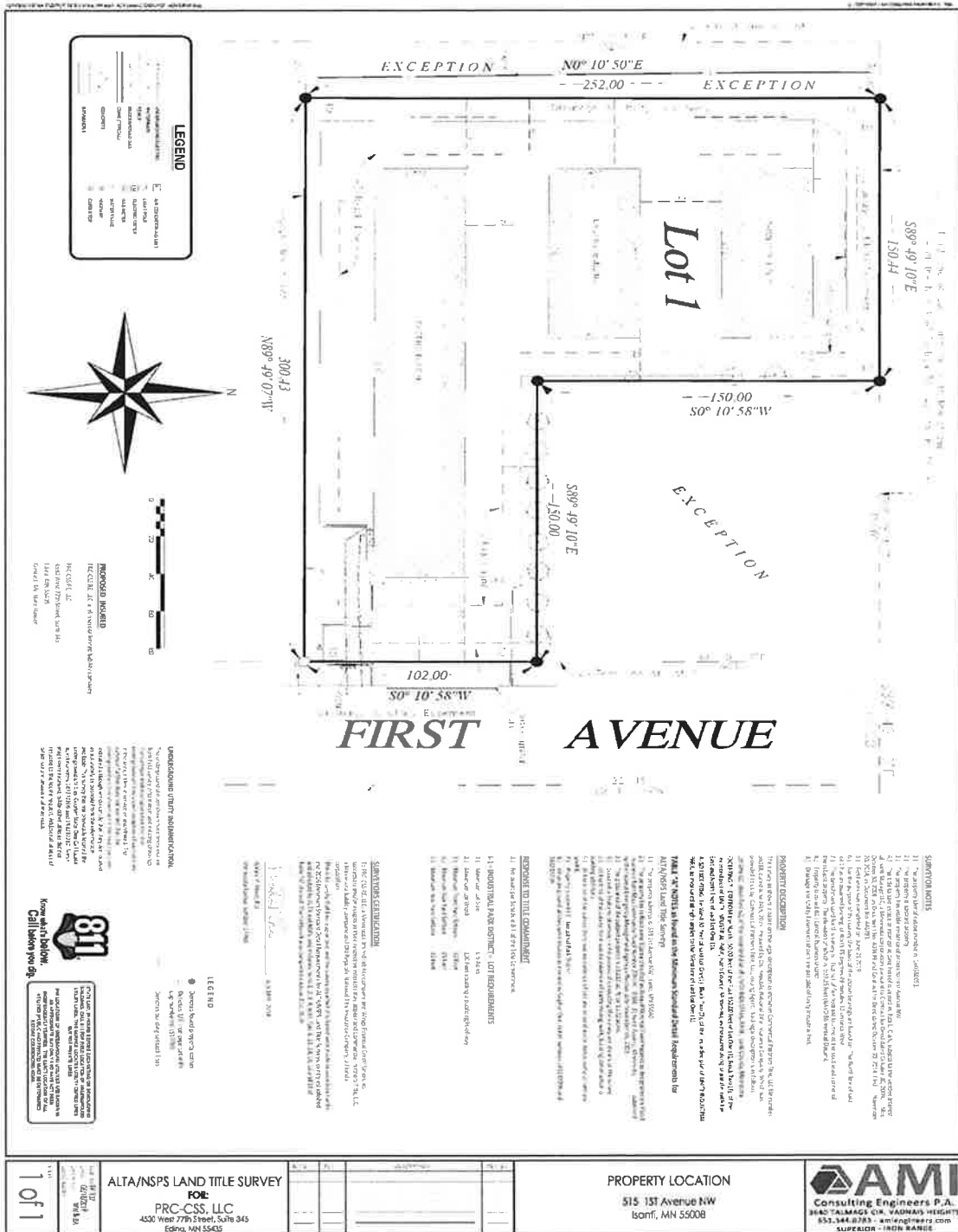


Exhibit B

(Certificate of Survey Containing Legal Description)



April 23, 2021

Isanti City Council
110 1st Avenue NW
Isanti, MN 55040

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

Re: Application for Conditional Use Permit – Parcel Identification No. 16.058.0051

To Members of the Isanti City Council and Planning Commission:

This narrative accompanies PRC-CSS RE, LLC's ("PRC") Application for Conditional Use Permit for real property located at 515 1st Avenue NW, Isanti, Minnesota 55040 with Parcel Identification No. 16.058.0051 (the "Property"). Specifically, PRC requests a Conditional Use Permit ("CUP") to permit the approval of 32 self-storage sheds on the Property. I note that the Property already contains self-storage buildings that were constructed before the City of Isanti (the "City") classified such uses as conditional under the Isanti Zoning Ordinance (the "Ordinance"). The purpose of additional structures is to meet increasing demand of City residents for storage facilities with appealing units that are compatible both with the general intent of the Ordinance and the nature of the surrounding community.

PRC purchased the Property on August 15, 2019 from Isanti Storage, LLC. An aerial photograph of the Property, including the location of the sheds, is attached hereto as Exhibit "A," and a Certificate of Survey as Exhibit "B." At that time, Isanti Storage, LLC had been operating a self-storage facility containing three parallel garages comprised of 80 total units that were leased out to community members to store personal belongings. It is my understanding that Isanti Storage, LLC began using the Property for self-storage purposes prior to the Ordinance characterizing that as a conditional use requiring a permit. As such, the use became a legal nonconforming one when the current version of the Ordinance was enacted. (*See* Ordinance, § 19, subd. 2(A) ("[a]ny established use, building, or lot legally existing which is herein classified in this Ordinance as

requiring a conditional use or interim use permit may be continued in like fashion and activity and shall automatically be considered as having received the necessary permit approvals”). Since acquiring the Property from Isanti Storage, LLC, PRC has continued operating all the Property for self-storage purposes without increasing or altering that use. A copy of the deed conveying the Property to PRC, which evidences PRC’s ownership interest, is attached hereto as Exhibit “C.”

PRC now seeks a CUP that would permit 32 additional storage sheds for purposes identical to that of the existing garages. Twenty-one will be situated along and parallel to the western boundary of the Property and eleven along and parallel to the southern boundary. As such, all these accessory buildings will be located in the Property’s rear and side yards, as required by Ordinance. (Ordinance, § 4, subd. 2(A)(1)(c)). Each of the sheds will be lofted aboveground so as to have minimal effect on drainage within the lot, as water will continue to flow its existing course.

These fully enclosed sheds are stick-framed structures comprised of corrugated steel on all sides and on the roofs. The floors, which is unviewable to the public, are wooden, ribbed planks situated on the frame. Each unit contains a steel door on one side. The sheds’ character and constitution in this regard match those of the nearby garages. Eleven of the sheds are 8-feet by 10-feet in area, and twenty-one sheds are 8-feet by 20-feet. As such, each shed will be less than 200 square feet in area. With the exception of the doors, which are painted green identical to those of the garages, the exteriors of the sheds are painted a beautifully light, earthy brown. The nearby garages are more ivory in color, but the two colors complement one another well.

The demand for self storage in Isanti County is high and continues to rise. The sheds would offer additional units for lease and at a lower cost than the existing garages. The sheds as conceived also provide additional protection to their contents, as the wooden flooring is not as susceptible to moisture and seepage as traditional concrete foundations. The sides and ceiling are resistant to rain and moisture. The location of these sheds will also bolster security on site. Currently the Property is open to the public, though individual units are secured by locks. Placing these additional sheds will restrict unauthorized access from the western and southern boundary lines, neither of which abut a public right-of-way. To this end, PRC has since purchasing the Property installed numerous cameras and light fixtures on the lot to discourage theft and trespassing. Thus, tenants occupying both the existing garages and the sheds have added layers of protection from criminal activity.

I-1 districts authorize self storage facilities as a conditional use. (Ordinance, § 8, subd. 3). The sheds in question qualify as self storage, as they are “a group of buildings with controlled access that contains individual compartmentalized, controlled access stalls or lockers for the storage of a customer’s goods or possession.” (Ordinance, § 2). PRC requests that the City approve its application for CUP to permit these sheds, as their use, constitution, and purpose satisfy the elements justifying that approval.

The sheds will specifically promote and enhance the general welfare by meeting the increasing demand of City residents without sacrificing architectural or aesthetic objectives within the

Comprehensive Plan. The sheds would be compatible with the existing garages and would not present a blight or offensive appearance to the public. The majority will be situated along the western border of the Property, which is furthest from 1st Avenue NW and nearest to an enclosed raceway. These and the sheds along the Property's southern border will be largely out of view from that right-of-way. They would neither detriment nor endanger the public.

Similarly, the additional sheds will not be injurious to the use and enjoyment of other property within the immediate vicinity, nor will they diminish or impair property values in the neighborhood. The proposed use would only expand existing self storage on the Property, so no new or unfamiliar uses will be imposed on the surrounding properties. The sheds produce no noise, noxious odors, or other unseemly byproducts and would impose no additional burden on neighboring properties. The surrounding properties consist of fully enclosed manufacturing or other commercial/industrial uses that would not reasonably experience any hardship from the mere placement of additional structures entirely on the Property. Moreover, the new sheds will not substantially increase foot traffic, as tenants only routinely visit their units and do not regularly spend significant time there.

The use will not impede the normal and orderly development and improvement of surrounding property. All sheds will be situated entirely within the bounds of the Property.

Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use. The proposed use expands but does not change the existing use, so no additional public facilities or services are needed to meet the needs or demands of tenants.

Because the proposed use is permissible under the Ordinance under a CUP, I respectfully request that the City approve PRC's application for the additional sheds on the Property.

Sincerely,

A handwritten signature in black ink, appearing to read "Nate Hansen", followed by a horizontal line.

Nate Hansen

PRC-CSS RE, LLC