



**CITY OF ISANTI
PLANNING COMMISSION MEETING
TUESDAY, MAY 19, 2020
at 7:45 P.M. virtually* through gotomeeting.com;**

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- 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 April 21, 2020 Planning Commission Meeting
- 3. Public Hearing**
 - A. Ordinance Amending the City Zoning Code, Ordinance 445, Section 2 Definitions: Section 7 Business Districts, Article one, "B-1" Central Business District and Article two "B-2" General Business District, Subd. 2: Permitted Uses, to add mobile food units as a permitted use.
 - B. Ordinance Amending the City Zoning Code, Ordinance 445, Section 2 Definitions: Section 7 Business District and Article two, "B-2" General Business District, Subd 3: Conditional uses, to add micro distillery cocktail room as a conditional use.
 - C. Ordinance Amending the City Zoning Code, Ordinance 445, Section 6, Articles 1, 2, Subd. 6.B. Maximum Impervious Surface Coverage.
- 4. Other Business**
- 5. Discussion Item**
- 6. Adjournment**

**CITY OF ISANTI
PLANNING COMMISSION MEETING
TUESDAY, APRIL 21, 2020**

1. Meeting Opening

- A. Call to Order: Chair Johnson called the meeting to order at 7:42
- B. Pledge of Allegiance
- C. Roll Call: Members present: Jeff Johnson, Paul Bergley, Jimmy Gordan, Steve Lundeen, Aryssa Simon via telephone.
Members Absent Alexander Collins.
Staff present: Community Development Director Sheila Sellman, City Administrator Josi Wood.
- D. Agenda Modifications: None

2. Meeting Minutes

- A. Approval of Minutes from March 17, 2020 Planning Commission Meeting : Motion by Lundeen, second by Bergley to approve, motion passed 6-0.

3. Public Hearing

- A. Request Tibetan American Foundation of Minnesota for a Conditional Use Permit under City Ordinance 445, Section 7, Article 2, Subd.3 said request is for a Religious Institution at 1321 spoke on this item. Lundeen asked about updating the parking lot, the commission agreed and made it a condition. Motion by Bergley to approve the CUP with the condition that the parking lot be improved within one year. Second by Lundeen, motion passed 6-0.
- B. Request from Deanna Bunes for Rezoning property located at 201 Main Street from R3-A low density multiple family residential to B-1, Central Business District with D-1 Downtown overlay for an office use under City Ordinance 445, Section 23., Article 1, PID 16.050.0770: Sellman gave the staff report. One member of the public spoke during the public hearing and asked if all the properties were being rezoned. Staff clarified the rezoning was only for the property at 201 Main Street. Motion by Lundeen to approve, second by Collison, motion passed 6-0.
- C. Request from Scott Boecker to amend the City Zoning Code, Ordinance 445, Section 7, Article 1 to include commercial recreation as a permitted use, under City Ordinance 445, Section 23., Article 1: Sellman gave the staff report and explained that this amendment is only for the CBD district and not site specific. No one from the public spoke on this item. Motion by Lundeen to approve, second by Collison, motion passed 6-0.

4. Other Business: None

5. Discussion Item

- A. Impervious Surface Maximum: Sellman explained that complaints have been coming in about impervious surface maximums. This is an item that will be brought to the next Planning Commission meeting for consideration.

6. Adjournment: Motion by Lundeen, second by Bergley to adjourn at 8:19pm. Motion passed 6-0.



MEMORANDUM

TO: Planning Commission

FROM: Sheila Sellman, Community Development Director

DATE: May 19, 2020

SUBJECT: Ordinance Amending the City Zoning Code, Ordinance 445, Section 2 Definitions: Section 7 Business Districts, Article one, "B-1" Central Business District and Article two "B-2" General Business District, Subd. 2: Permitted Uses, to add mobile food units as a permitted use.

Overview/Background

In February of this year the Council approved an ordinance amendment to Chapter 245 Peddlers Solicitors and Transient Merchants to include food trucks. The zoning code now needs to be updated to include food trucks as a permitted use within the B-1 and B-2 district as well as added definition.

The proposed amendment adds a definition of Mobile Food Unit to the zoning code definitions – "Mobile Food Unit - A food and beverage service establishment that is a vehicle mounted unit or free-standing food stand." This proposed definition aligns with City Code.

In addition, this amendment adds Mobile Food Units as a permitted use in the B-1 and B-2 zoning district which aligns with City Code.

Staff Recommendation

Staff recommends approval of the ordinance amendment.

Attachments

Ordinance Amendment

ORDINANCE NO. XXX

AN ORDINANCE AMENDING ORDINANCE NO 445 ZONING; SECTION 2 DEFINITIONS; SECTION 7 BUSINESS DISTRICTS, ARTICLE ONE, "B-1" CENTRAL BUSINESS DISTRICT AND ARTICLE TWO, "B-2" GENERAL BUSINESS DISTRICT, SUBDIVISION 2: PERMITTED USES, TO ADD MOBILE FOOD UNIT AS A PERMITTED USE

THE CITY OF ISANTI DOES ORDAIN:

I. AMENDMENTS

Ordinance No. 445 Zoning, Section 2. Definitions are hereby amended to include the following:

Mobile Food Unit – A food and beverage service establishment that is a vehicle mounted unit or free-standing food stand.

II. AMENDMENTS

Ordinance No. 445, Zoning, Section 7: Business Districts, Article One, "B-1" Central Business District, Subdivision 2 Permitted Uses shall be hereby amended to add/delete the following:

P. Mobile Food Unit, providing that such use meets the requirements as provided within Chapter 245 of the Isanti Code of Ordinances.

~~P. Q.~~ Museums.

~~Q. R.~~ Personal service establishments.

~~R. S.~~ Print shops.

~~S. T.~~ Theater, indoor (not adult-use).

~~T. U.~~ Thrift store.

III. AMENDMENTS

Ordinance No. 445, Zoning, Section 7: Business Districts, Article Two, "B-2" General Business District, Subdivision 2 Permitted Uses shall be hereby amended to add/delete the following:

Y. Mobile Food Unit, providing that such use meets the requirements as provided within Chapter 245 of the Isanti Code of Ordinances.

~~Y. Z.~~ Personal service establishments.

~~Z. AA.~~ Print shop.

~~AA. BB.~~ Showroom.

~~BB. CC.~~ Theaters, indoor (not adult use).

~~CC. DD.~~ Thrift store.

~~DD. EE.~~ Tool / equipment rental facility (indoor only).

IV. EFFECTIVE DATE

This ordinance shall take effect upon its adoption and publication in the City's Official Newspaper.

Adopted by the City Council this ____ day of _____, 2020.

Mayor Jeff Johnson

Attest:

Katie Brooks, Human Resources/City Clerk



MEMORANDUM

TO: Planning Commission

FROM: Sheila Sellman, Community Development Director

DATE: May 19, 2020

SUBJECT: Ordinance Amending the City Zoning Code, Ordinance 445, Section 2 Definitions: Section 7 Business District and Article two, "B-2" General Business District, Subd 3: Conditional uses, to add micro distillery cocktail room as a conditional use.

Overview/Background

In February the City Council adopted an ordinance amending Chapter 76 Regulating the Possession, Sale and Consumption of Alcoholic Beverages. Included in that amendment was the addition of Micro Distillery Cocktail Room. The zoning code now needs to be updated to include the definition and use.

This Ordinance will add the definition of Micro Distillery Cocktail Room to the definitions section "Facility for on-sale of distilled liquor produced by the distiller for consumption on the premises of or adjacent to the location of owner's distillery pursuant to Minnesota Statute section 340A.22, as amended from time to time." This is in line with city code.

In addition to the definition the zoning code needs to add Micro Distillery Cocktail as a conditional use within the B-1 and B-2 district. This is in line with city code.

Staff Recommendation:

Staff recommends approval

Attachments

Ordinance

ORDINANCE NO. XXX

**AN ORDINANCE AMENDING ORDINANCE NO 445 ZONING; SECTION 2
DEFINITIONS; SECTION 7 BUSINESS DISTRICTS, ARTICLE ~~ONE,TWO~~ “B-1”
CENTRAL BUSINESS DISTRICT AND ARTICLE TWO, “B-2” GENERAL BUSINESS
DISTRICT,
SUBDIVISION 3: CONDITIONAL USES, TO ADD MICRO DISTILLERY COCKTAIL
ROOM AS A CONDITIONAL USE**

THE CITY OF ISANTI DOES ORDAIN:

I. AMENDMENTS

Ordinance No. 445 Zoning, Section 2. Definitions are hereby amended to include the following:

Micro Distillery Cocktail Room – Facility for on-sale of distilled liquor produced by the distiller for consumption on the premises of or adjacent to the location of owner’s distillery pursuant to Minnesota Statute section 340A.22, as amended from time to time.

II. AMENDMENTS

Ordinance No. 445, Zoning, Section 7: Business Districts, Article ~~One,Two~~ “B-1” Central Business District, Subdivision 3 Conditional Uses shall be hereby amended to add/delete the following:

- R. Micro distillery Cocktail Room
- ~~R. S.~~ Adult Day Center

III. AMENDMENTS

Ordinance No. 445, Zoning, Section 7: Business Districts, Article ~~Two,2~~ “B-2” General Business District, Subdivision 3 Conditional Uses shall be hereby amended to add/delete the following:

- Y. Micro distillery Cocktail Room
- ~~Y. Z.~~ Personal service establishments.
- ~~Z. AA.~~ Print shop.
- ~~AA. BB.~~ Showroom.
- ~~BB. CC.~~ Theaters, indoor (not adult use).
- ~~CC. DD.~~ Thrift store.
- ~~DD. EE.~~ Tool / equipment rental facility (indoor only)

IV. EFFECTIVE DATE

This ordinance shall take effect upon its adoption and publication in the City's Official Newspaper.

Adopted by the City Council this ____ day of _____, 2020.

Mayor Jeff Johnson

Attest:

Katie Brooks, Human Resources/City Clerk



MEMORANDUM

TO: Planning Commission

FROM: Sheila Sellman, Community Development Director

DATE: May 19, 2020

SUBJECT: Ordinance Amending the City Zoning Code, Ordinance 445, Section 6, Articles 1, 2, Subd. 6.B. Maximum Impervious Surface Coverage.

Request

Staff is requesting an ordinance amendment to increase the maximum impervious surface in the two Single Family Residential Districts.

Overview/Background

Over the last few months staff has taken complaints from builders and developers about the maximum impervious surface of 25% in single family residential zones. The last couple of subdivisions have been approved with smaller lots yet the impervious surface maximum has remained at 25%. This is not a realistic percentage for the lots that have been approved. For example, in Legacy Pines there are lots as small as 7,814 square feet, with an average house of 1,514 square feet (foundation and garage are used to calculate impervious surface) the impervious surface has come in at 30% (this includes driveways) not only does this limit the size of the house, it also limits any sheds or patios for the lot. If they are limited to 25% the maximum house/garage and driveway would be 1,953.5 square feet.

The R-1 district has a minimum lot size requirement of 11,000 square feet (unless part of a PUD) 25% of that allows for 2,750 square feet of impervious surface. The R-2 district minimum lot size is 9,000 square feet 25% of that is 2,250 square feet of impervious surface.

The table below represents what surrounding cities requirements are.

City	Single Family Lot Size	Impervious
<i>Isanti</i>	<i>9,000 Sq ft – 11,000 sq.ft</i>	25%
Cambridge	9,400 sq ft – 11,000 sq ft	30%
Princeton	12,500 sq ft	30%
North Branch	10,800 sq ft – 15,000 sq feet	50%
St. Francis	10,800 sq ft – 14,000 sq ft	35%
Elk River	11,000 sq ft – 14,000 sq ft	25%
Milaca	10,000 sq ft	25%

Staff Recommendation

Staff recommends increasing the impervious surface maximum to 35% based on approved lot sizes, increase in house and garage sizes as well as an increase in accessory structures and patios.

Attachments

Ordinance

Impervious Surface exhibit

ORDINANCE XXX

**ORDINANCE AMENDING THE CITY ZONING CODE, ORDINANCE 445, SECTION 6
RESIDENTIAL DISTRICTS, ARTICLE ONE "R-1" SINGLE FAMILY RESIDENTIAL
DISTRICT AND ARTICLE TWO "R-2" SINGLE FAMILY RESIDENTIAL DISTRICT,
SUBDIVISION 6B MAXIMUM IMPERVIOUS SURFACE COVERAGE**

THE CITY OF ISANTI DOES ORDAIN:

I. AMENDMENTS

**Ordinance No. 445 Zoning, Article One "R-1" Single Family Residential District
Subdivision 6B** shall be hereby amended as follows:

B. Maximum Impervious Surface Coverage ~~25%~~ 35%

II. AMENDMENTS

Ordinance No. 445, Zoning, Article Two "R-2" Single Family Residential District Subdivision 6B
shall be hereby amended as follows:

B. Maximum Impervious Surface Coverage ~~25%~~ 35%

III. EFFECTIVE DATE

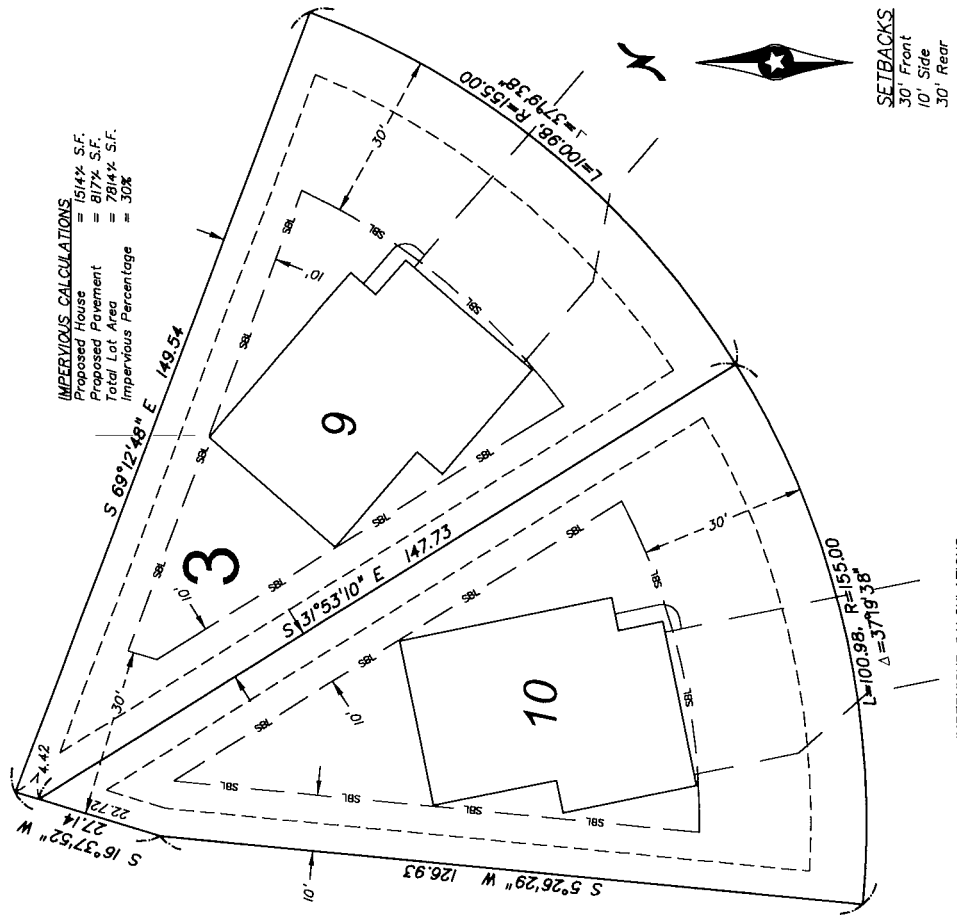
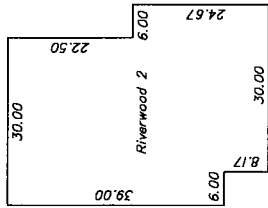
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Adopted by the City Council this ____ day of _____, 2020.

Mayor Jeff Johnson

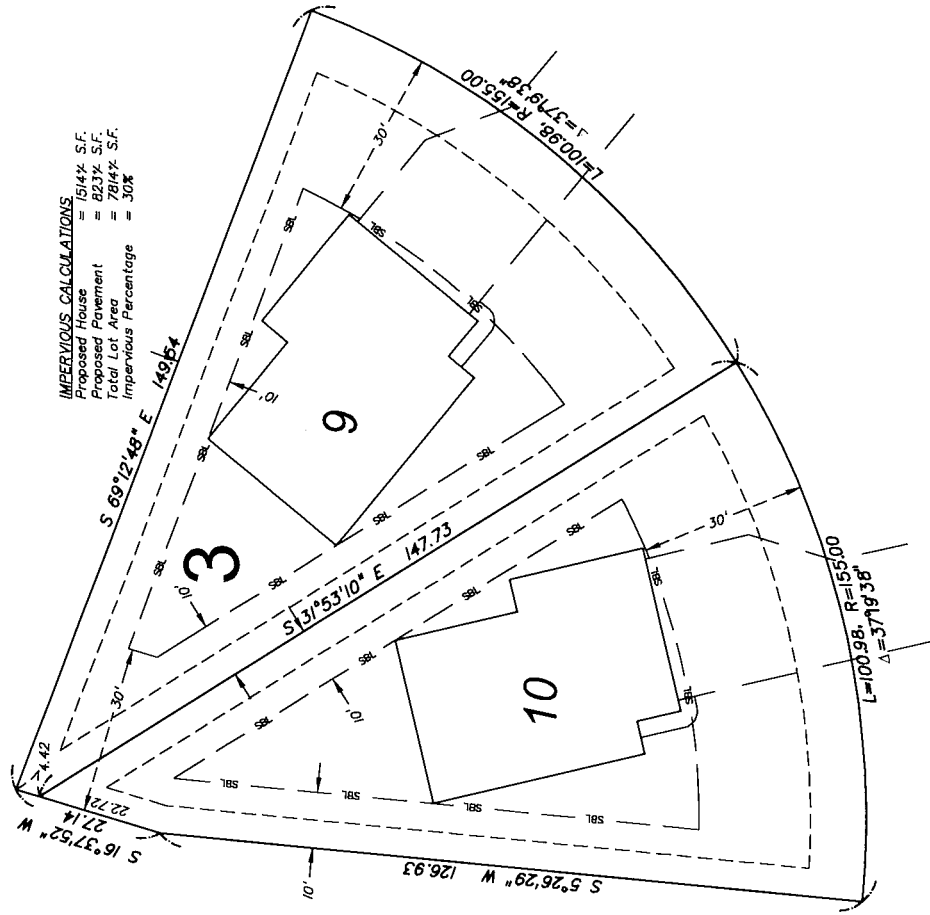
Attest:

Katie Brooks, Human Resources/City Clerk



IMPERVIOUS CALCULATIONS

Proposed House	= 1514% S.F.
Proposed Pavement	= 817% S.F.
Total Lot Area	= 7814% S.F.
Impervious Percentage	= 30%



IMPERVIOUS CALCULATIONS

Proposed House	= 1514% S.F.
Proposed Pavement	= 823% S.F.
Total Lot Area	= 7844% S.F.
Impervious Percentage	= 30%