



**CITY OF ISANTI
PLANNING COMMISSION MEETING
TUESDAY, July 19, 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 July 19, 2022 Planning Commission Meeting
- B. Approval of Minutes from the August 3, 2022 Special Planning Commission Meeting

3. Public Hearing

- A. Request by the Isanti County Sheriff's Office for approval of a Conditional Use Permit under City Ordinance 445, Section 21, Article 2. Said request is to install a VHF Paging Repeater on the City Water Tower at 601 E Dual Blvd NE for Telecommunication Services.

4. Other Business

5. Discussion Items

6. Adjournment

CITY OF ISANTI**PLANNING COMMISSION MEETING****TUESDAY, July 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 7:59 p.m.
- B. Pledge of Allegiance
- C. Roll Call: Members present: Jeff Johnson, Steve Lundeen, Jimmy Gordan, Paul Bergley, Dan Collison, Arissya Simon, Alexander Collins
Members Absent: None
Staff present: Community Development Specialist Ryan Saltis, Community Development Director Stephanie Hillesheim, City Administrator Josi Wood, City Clerk Jaden Strand, Finance Director Mike Betker
- D. Agenda Modifications: None
- E. Adopt the Agenda
Motion to adopt the agenda by Lundeen, second by Bergley motion passes 7-0.

2. Meeting Minutes

- A. Approval of Minutes from the June 21, 2022 Planning Commission Meeting, motion by Collison, second by Simon, motion passes 7-0.

4. Public Hearing

- A. Request by Marcus Construction for approval of a Conditional Use Permit under City Ordinance 445, Section 21, Article 2 and Site Plan approval under City Ordinance 445, Section 18, said request is for a Dairy Queen restaurant with a drive-thru and an outdoor patio area located in the B-2 General Business District and Highway 65 Overlay District at 280 5th Ave NE.

Saltis presented the request for Site Plan and Conditional Use Permit Approval for a building with a drive-thru and outdoor patio for Dairy Queen. Discussion was had between Planning Commission Members regarding building materials and appearance, signage, maneuverability of vehicles, and general site design. The owner, James was present at the meeting and available for questions. Planning Commission members asked when the restaurant is planning to open and how many employees will be hired. The owner responded by saying that DQ corporate has set a deadline for opening in November of 2023, but they hope to start in the fall of 2022 and finish in the Spring of 2023. The number of employees is expected to be roughly 50-75 between full and part time workers. The Planning Commission asked if the requested conditions of approval could be met. The applicant said that the conditions requested

by city staff can be met and are reasonable. No one else from the public spoke at the public hearing. Motion for approval of the site plans and CUP for a restaurant, drive-thru facility and outdoor patio was made by Lundeen and seconded by Bergley, motion passed 7-0.

- B. Request by resident, Thomas Bowen, for amendment to City Ordinance 445, Section 6, Articles 1,2,3,4,5 and 6 under "Special Regulations". Said request is to include metal as an acceptable roofing material in all Residential Zoning Districts.

Community Development Director Hillesheim presented the request for an Ordinance Amendment to allow metal roofs as a permitted material in all Residential Districts. It was mentioned that this discussion was first brought up by public comment during a City Council Meeting and that it was requested that staff look into changing the Ordinance. There was no one from the public present to speak on this item. Motion was made to approve the Ordinance Amendment by Lundeen seconded by Bergley, motion passed 7-0.

5. **Other Business:** Community Development Director Hillesheim reminded the Planning Commission of a special meeting being held on August 3rd.
6. **Discussion Items:** None
7. **Adjournment:** Motion by Bergley, 2nd by Lundeen to adjourn, motion passed 7-0, meeting adjourned at 8:20 p.m.

Respectfully submitted by Ryan Saltis, Community Development Specialist

CITY OF ISANTI

SPECIAL PLANNING COMMISSION MEETING

Wednesday, August 4, 2022

6:30 P.M

1. Meeting Opening

- A. Call to Order: Chair Johnson called the meeting to order at 6:30 p.m.
- B. Pledge of Allegiance
- C. Roll Call: Members present: Jeff Johnson, Steve Lundeen, Jimmy Gordan, Paul Bergley, Dan Collison, Arissya Simon, Alexander Collins
Members Absent: None
Staff present: Community Development Specialist Ryan Saltis, Community Development Director Stephanie Hillesheim, City Administrator Josi Wood, City Clerk Jaden Strand
- D. Agenda Modifications: None
- E. Adopt the Agenda
Motion to adopt the agenda by Collison, second by Lundeen motion passes 5-0.

2. Meeting Minutes None

3. Public Hearing

- A. Request by BP Metals for approval of a Conditional Use Permit under City Ordinance 445, Section 21, Article 2, said request is for site modifications to allow Outdoor Storage Containers at 825 E Dual Blvd NE.

Hillesheim presented the request for Conditional Use Permit Approval for outdoor storage for BP Metals. The owner, Blake Pendzimas and Contractor Brent Johnstone were present at the meeting and available for questions. Blake pointed out that the storage units would be placed on a gravel pad and not a concrete pad. The Planning Commission members asked how many containers they are intended on having. Blake said that he plans on having four storage containers that are roughly 40 ft in length placed on the 80 x 60 gravel pad on the southwest corner of the site. Discussion was had whether storage containers in an Industrial area would need screening from another Industrial property. Jimmy Gordon stated that he doesn't believe the city should require screening of storage containers when they are only nearby other Industrial lots. Jimmy said that if storage containers are needed for the business that they should be allowed to have them. Planning Commission Member Collison questioned whether it is a good idea to allow storage units as a way of storing materials and that this could take a turn for the worse. Discussion was had regarding the tax base, in that storage containers are not permanent buildings and cannot be

taxed. Several members of the Planning Commission agreed that storage containers should be allowed in the Industrial Park District. It was determined that the language in the zoning ordinances should be amended to reflect the allowance of storage containers and other regulations to make it more clear at a later meeting. Screening for the storage units and additional proposed trash dumpsters was discussed and determined that the location of this business is nearby railroad tracks and other Industrial zoned properties. It was determined that screening would not be needed for this specific request due to the location of the pad, nearby properties being zoned Industrial, and existing vegetation that would screen the storage from other lots. No one else from the public spoke at the public hearing. Motion for approval of the CUP for outdoor storage without any screening was made by Bergley and seconded by Gordon, motion passed 6-1.

4. Other Business: None

5. Discussion Items: None

6. Adjournment: Motion by Lundeen, 2nd by Bergley to adjourn, motion passed 7-0, meeting adjourned at 7:02 p.m.

Respectfully submitted by Ryan Saltis, Community Development Specialist



MEMORANDUM

TO: Planning Commission

FROM: Ryan Saltis, Community Development Specialist

DATE: August 16, 2022

SUBJECT: CUP approval for Installing Telecommunications Services on the City Water Tower

Request: The applicant, Isanti County Sheriff's Office is requesting CUP approval to install a VHF Paging Repeater and antenna on the City Water Tower located at PID 16.090.0150.

Overview/Background: The Isanti County Sheriff's Office needs to install a new VHF (Very High Frequency) radio repeater and associated antenna on the Water Tower in Isanti. This VHF repeater is needed to provide improved radio paging and emergency alerting capabilities for the fire and EMS agencies in the Isanti area. A water tower of this height provides a good location for the antenna and repeater, and eliminates the need for the construction of a new radio tower.

Analysis of Application: Telecommunication and Antenna Towers are regulated in Section 13, Subd. 18 of the City's Zoning Ordinances. These regulations are mostly for new telecommunications towers that would be constructed in the city. The regulations most relevant for adding antennas to an existing tower are the following:

- c. Describes the tower's capacity, including the number and type of antennas that it accommodates;
- d. Documents what steps the applicant will take to avoid interference with established public safety telecommunications;

The attached Isanti County VHF Radio Paging Antenna Planning Review document explains that the proposed repeater is not expected to impact current radio frequencies and the current wireless carriers on the water tower have stated "no objection" to the proposed VHF installation. This report also states that the antenna and transmitter operate in a different frequency spectrum than any of the wireless services on the water tower (T-Mobile Cellular, Genesis Wireless and WinWater Wireless). The proposed VHF transmitter will also not be operating continuously, as is the case with other wireless services. The transmitter will only be activated when emergency paging is needed. There are currently two unused mounting pipes on the water tower in which

either of these would support the proposed antenna for Isanti County. The Company who put the review together, RFCC Communications Consulting, has recommended that the City of Isanti approve the proposed VHF system installation which will allow important public safety radio service to be implemented in the area.

Conditional Use Permit Standards:

1. In review of the standards established in Section 21, Article 2, Conditional Use (D); the following conclusions have been made (*conclusions to each requirement are shown in italics*):
 - A. 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 nature of the request is consistent with the goals and objectives of Isanti's Comprehensive Plan in that the proposed Telecommunications Services will improve public safety.
 - B. The proposed action meets the purpose and intent of this Ordinance and the underlying zoning district.
Telecommunications Systems are Conditional Uses in the I-1 zoning district, applying for the CUP meets the purpose and intent.
 - C. 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 VHF Radio Paging Antenna will benefit the public and will not be detrimental or endanger the public.
 - D. 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 uses will not diminish or impair surrounding property values.
 - E. 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 conditional uses will not impede on the normal and orderly development and improvement of surrounding property.
 - F. Adequate public facilities and services are available or can be reasonably provided to accommodate the use which is proposed.
The water tower currently has two unused mounts for telecommunications services and has the capacity to provide and accommodate the proposed use.

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

The conditional uses meet this requirement and follow the regulations set in the I-1 Industrial Park Zoning District.

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

The conditional use meets the requirements in which Telecommunication and Antenna Towers are set in Section 13, Subd. 18 of the City's Zoning Ordinances.

Staff Recommendation: Staff recommends approval of the Conditional Use Permit for the proposed VHF Paging Repeater on the City Water Tower located at PID 16.090.0150 with the following conditions:

Conditions:

- A Building Permit will be required for the installation of the Radio Repeater and Antenna
- Any other Conditions made by the City of Isanti Planning Commission and City Council

Attachments:

- Isanti County - VHF Radio Paging Antenna Planning Review



Isanti County MN – VHF Radio Paging Antenna Planning Review

June 14, 2022

Attn: Josi Wood, City of Isanti MN

City Administrator
110 1st Ave NW,
Isanti, MN 55040

**Subject: Isanti County Sheriff Request to Install VHF Paging Repeater on City Water Tower
Wireless Collocation Interference Review**

The Isanti County Sheriff's Office needs to install a new VHF radio repeater and associated antenna on the City of Isanti water tower, located in the city. This VHF repeater is needed to provide improved radio paging and emergency alerting capabilities for the fire and EMS agencies in the City of Isanti area. A water tower of this height provides a good location for the antenna and repeater, and eliminates the need for the construction of a new radio tower.

This water tower is currently equipped with several different wireless service providers, including:

- ☐ T-Mobile (previously Sprint) Cellular
- ☐ Genesis Wireless (multiple wireless services for the City)
- ☐ WinWater Wireless (new/proposed 900 MHz meter reading system)

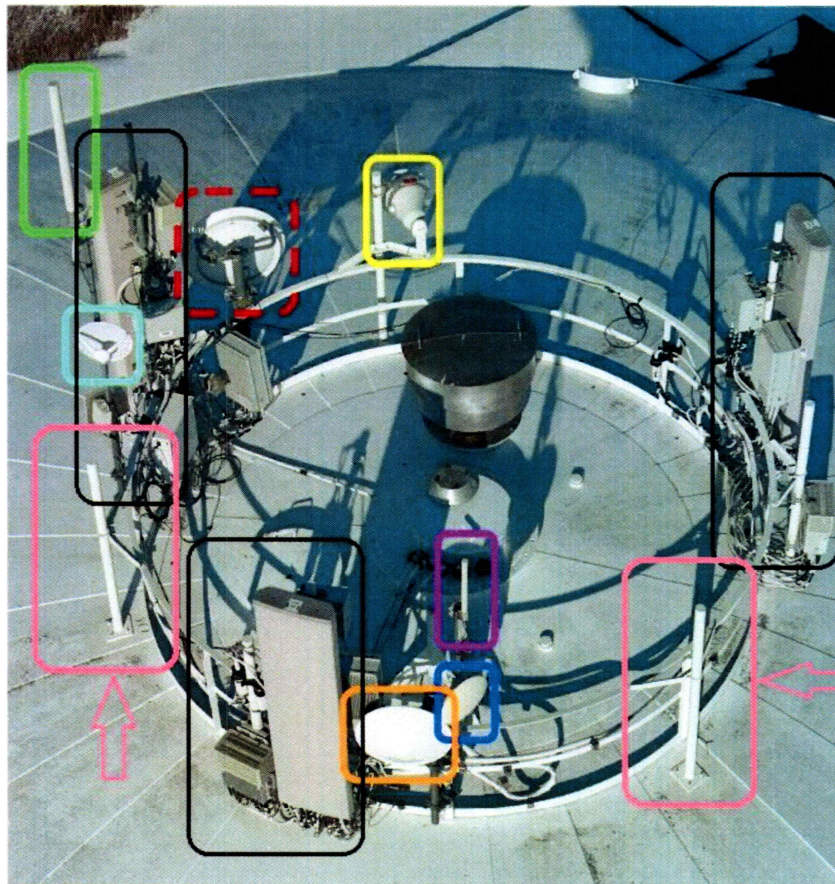
The Sheriff's Office has requested permission from the City of Isanti for the installation of the new VHF antenna on the water tower. It is our understanding that the City is willing to allow this installation, subject to verification that the proposed VHF antenna and repeater/transmitter will not cause any RFI (Radio Frequency Interference) to these existing and future wireless tenants.

RFCC has been enlisted by Isanti County to conduct a review of this proposed installation to determine if any RFI issues could be expected. This report provides the processes used, the technical data and findings of this work.

This process will demonstrate that NO Radio Frequency Interference is expected from the proposed VHF antenna installation, and all of the wireless carriers listed have stated "no objection" to the proposed VHF installation.

1. Technical Review

To begin the process, the Sheriff's Office used a drone to obtain a photo of the top of the water tower to determine the existing wireless equipment on it, along with the available antenna mounting options on the tank. This photo was then edited by the wireless tenants and RFCC to show the specific locations of the current wireless antennas:



Radio	Frequency	Channel Width
2.4 Omni (Green)	2,427 MHz	10 MHz
5.8 Omni (Purple)	5,805 MHz	20 MHz
PtP St. Francis (Orange)	5,835 MHz	20 MHz
PtP Coopers Corner (Blue)	5,200 MHz	20 MHz
PtP Cambridge (Yellow)	5,745 MHz	40 MHz
PtP Isanti PD (Aqua)	58,320 MHz	2,160 MHz
Old PtP Cambridge (Red)	Powered Off	

T-Mobile/Sprint (black)

Proposed Isanti County Sheriff VHF Antenna Mounting Pipe (one of these two)

Each of the wireless tenants contacted by RFCC were provided with the specific technical data for the proposed Isanti County VHF antenna and transmitter as follows:

- 155.430 MHz, 12.5 KHz channel
- Spectra DB224 VHF Antenna, 6dB gain
- ~200 watts ERP
- 20-foot antenna height

A key technical element in this plan is that the proposed VHF antenna and transmitter operates in a completely different frequency spectrum than any of the wireless services on the water tower.

It was also noted that this VHF transmitter will not be operating "continuous duty" (as is the case with other wireless services) and will only be activated when emergency paging is needed, which is typically several times per day.

2. Wireless Tenant/Vendor Comments and Approvals

RFCC communicated with the various tenants via phone and email to discuss the proposed installation and project. All tenants stated “no concern” with the installation, and provided an email to confirm their approvals. The tenant contact information and a copy of each of these emails is provided as follows:

A. T-Mobile (formerly Sprint) Cellular:

- ☐ Primary point of Contact: Don Hartley; Don.Hartley@t-mobile.com; 1-815-404-8871
- ☐ Secondary point of Contact: Mazher Abdul Qayyum; Sr. Manager Engineering RF Deployment, Minneapolis Market; Mazher.Qayyum@T-Mobile.com 1-508-296-0541

Date: Wed 6/1/2022, 10:11 AM

Subject: RE: MS03NP737/A1N0705A - 601 East Dual Boulevard, Isanti, MINNESOTA 55040 - Interference Review

To: Rey Freeman; Salahuddin, Sajjad; Hartley, Don; 'Josi Wood'; Singh, Gurpreet; Kidwell
Hello Rey and Team

After reviewing this info, T-Mobile RF has no concerns with this installation and approves this. Please notify us once the Antenna installation is completed, so that we can review our noise floor for any significant changes. I appreciate that you are proactively notifying us and taking our input.

Thank you.

Mazher Abdul Qayyum
Sr. Manager, Engineering RF Deployment
Minneapolis Market
Phone: 508-296-0541

 T-Mobile

B. Genesis Wireless:

- Primary point of Contact: Ryan Hagfors, Chief Technology Officer;
ryan@genesiswireless.com; (320) 396-2990

Date: Tue 4/12/2022 9:15 AM
Subject: RFI Study for City of Isanti Water Tower
To: 'Rey Freeman', Cc: 'Dave Pieczynski'

Hi Rey,

The attached PDF outlines each of our radios on the Isanti water tower (photo with detail on previous page). The one with the red outline has recently been decommissioned and powered off. It used to be a link to a water tower in Cambridge that was recently taken down. We have a work order put in to remove it next time we're on that tower though.

I've never heard of VHF sources causing interference with 2.4GHz, 5GHz or 60GHz. I believe we're co-located on at least a couple towers that have VHF. There are also a couple high-power FM towers we're on that we don't experience any interference issues with. I'm on a Facebook group called "WISP Talk" (Wireless Internet Service Provider) and searched for VHF-related posts to see if others in the industry experienced interference. It doesn't appear to be an issue based on the comments I read.

Thank you,



Ryan Hagfors, Chief Technology Officer
Genesis Wireless
205 SW 2nd St., Braham, MN 55006
(320) 396-2990, [Braham local](#)

C. WinWater Wireless:

- Primary point of Contact: Todd Phillips; (612) 723-5497

WinWater is planning to install a 900 MHz unlicensed remote meter reading system for the City of Isanti. This system will use Spread-spectrum frequency hopping technology in the 902-928 MHz frequency range, with an 8-foot omnidirectional antenna.

This proposed system was discussed with Mr. Phillips via phone on 5-11-2022; he stated "no concerns" with potential interference between the planned 900 MHz system and the proposed VHF antenna for Isanti County. This is expected again due to the significant frequency spectrum difference between the two wireless systems. No email was received from Mr. Phillips.

D. Total Control Wireless

□ Primary point of Contact: Al Doberstein; (320) 396-4442

Total Control maintains a 450 MHz SCADA wireless system for the City of Isanti. RFCC was directed to contact Mr. Doberstein regarding this system. In a phone call on 5-11-2022 Mr. Doberstein advised that the antennas for this wireless system are not located on the water tank; they are on the water systems building adjacent to the water tower. As such, no interference is possible between the two systems.

3. Other Technical Planning Considerations

There are currently two unused mounting pipes on the water tower; either of these would support the proposed VHF antenna for Isanti County.

There appears to be open cable conduit stubs on the top of the tank for the routing of the single VHF transmission line from the antenna down through the tank to the transmitter location.

RFCC has not been involved in any planning or review of the specific location of the VHF repeater/transmitter at the base of the water tower. This will be coordinated by Granite Electronics, the radio system vendor who maintains the Isanti County radio system equipment. They will coordinate with the City when conducting this work.

4. Summary and Recommendation

Based on the technical information and feedback from the wireless vendors outlined in this report, as well as an understanding of the completely different radio frequency spectrums being used by the existing and proposed wireless services, we believe that no Radio Frequency Interference will be experienced by the installation of the VHF repeater and antenna for the Isanti County Sheriff's Office.

We recommend that the City of Isanti approve the proposed VHF system installation for Isanti County, which will allow this important public safety radio service to be implemented in the area.

Regards



RFCC, LLC
952-541-0747 Office/Cell