



**CITY OF ISANTI  
PLANNING COMMISSION MEETING  
TUESDAY, August 17, 2021  
Immediately following the 7:30pm Budget Work Session  
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 20, 2021 Planning Commission Meeting

**3. Public Hearing**

- A. Request by Thunder Brothers Brewery for approval of a Conditional Use Permit under City Ordinance 445, Section 21, Article 2, said request is for a Microbrewery in the General Business District, Highway 65 Overlay located at 801 Highway 65 NE.
- B. Request by BA Development, LLC for approval of Site Plans under City Ordinance 445 Section 18 said request is for a Dental Clinic and Commercial Tenant building located at 401 Cherrywood St NE.
- C. Request by City of Isanti for Preliminary and Final Plat under City Ordinance 536, to create two lots located at 10 6<sup>th</sup> Ave SE.

**4. Other Business**

**5. Discussion Items**

**6. Adjournment**

## CITY OF ISANTI

## PLANNING COMMISSION MEETING

TUESDAY, July 20, 2021

Immediately following the 7:30 P.M Budget Work Session Meeting;

**1. Meeting Opening**

- A. Call to Order: Chair Johnson called the meeting to order at 8:09 p.m.
- B. Pledge of Allegiance
- C. Roll Call: Members present: Jeff Johnson, Steve Lundeen, Jimmy Gordon, Dan Collison, Arissya Simon.  
Members Absent: Alexander Collins, Paul Bergley  
Staff present: Community Development Director Sheila Sellman, Community Development Specialist Ryan Saltis
- D. Agenda Modifications: None
- E. Adopt the Agenda  
Motion to adopt the agenda by Lundeen, second by Collison motion passes 5-0.

**2. Meeting Minutes**

- A. Approval of Minutes from the May 18, 2021 Planning Commission Meeting motion by Lundeen, second by Collison motion passes 5-0.

**3. Public Hearing**

- A. Request by Isanti Self-Storage for Variances under City Ordinance 445, Section 21, Article 5, said request is to allow storage units to encroach within the 30-foot rear setback requirement of the I-1 Zoning District, and for the site to exceed 75% maximum impervious surface, located at 515 1<sup>st</sup> Ave NW.

Sellman explained the variance requests for the setbacks and impervious surface maximums. Jon Taxdahl, a representative of Isanti Self-Storage was present at the meeting and available for questions. Jon explained that Isanti-Self Storage has removed the green trash container that was on the southeast corner of the site and that they will be removing the units on the south of the site, as requested by the Planning Commission at the May meeting. The units that are currently on the west property line are proposed to be rotated to have more setback area. This setback is proposed at 9.3 feet from the west property line. The current and proposed locations of the storage units would still be over the 10-foot drainage and utility easement, the Planning Commission asked if the units could be located off of the easement. Jon responded by saying that they could meet a 10-foot setback for the units, but it would decrease the drive aisle to 19 feet. Larry Kuechle, the owner of the business to the south of Isanti Self-Storage was present at the meeting and stated that the units to the south still haven't been removed and that he would like a deadline for when these units should be removed. Al Jankovich of the Isanti Fire District was also present at the meeting to discuss fire code and the location of the units near the west property line shared with

the rodeo grounds. Al explained that there is a Minnesota State Fire Code regulation that states that outside storage of combustible materials shall not be located within 10 feet of a lot line. Al also stated that the Rodeo Association is not in favor of the units being in the proposed location due to safety concerns and a depreciating land value for nearby properties. The Planning Commission agreed that the applicants would not have to remove the impervious surfaces that were added on the site, such as the gravel or asphalt. Steve Lundeen stated that the codes have to be followed, and that this variance request does not meet any of the criteria for granting a variance because of undue hardships. The variance would only be for the economic gain of the applicant. Motion for denial of the variance requests for setbacks and impervious surfaces by Lundeen, second by Collison, motion passed 4-1. A separate motion was made by Lundeen to remove all storage units near the south and west property lines by September 30<sup>th</sup>, 2021 and that the applicants would not have to remove any existing hard surfaces on site, second by Collison, motion passed 4-1.

**B. Request by Wolf River Electric Co. for Site Plan approval under City Ordinance 445 Section 18 request is for an office warehouse building located at PID 16.124.0020.**

Saltis presented the Site Plans for an office-warehouse building for Wolf River Electric Co in the Isanti Industrial Park. A representative of Wolf River Electric was present at the meeting and available for questions. The Planning Commission asked if the conditions for approval are reasonable and if they can be met. The representative thought that the conditions for approval were reasonable and could be met by updating site plans and submitting photometrics plans. Motion to approve site plans with conditions listed in the staff report and City Engineer's Memo dated 6-12-2021 by Collison, second by Lundeen, motion passed 5-0.

**5. Other Business:** None

**6. Discussion Items:** None

**7. Adjournment:** Motion by Lundeen, second by Collison to adjourn, motion passed 5-0 meeting adjourned at 8:48 p.m.

Respectfully submitted by Ryan Saltis, Community Development Specialist



## MEMORANDUM

TO: Planning Commission

FROM: Ryan Saltis, Community Development Specialist

DATE: August 17, 2021

SUBJECT: Request by Thunder Brothers Brewery for a Conditional Use Permit under City Ordinance 445, Section 11, Article 5, Subd 4. said request is for a Microbrewery at 801 Highway 65 PID 16.020.1100

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**Request**

Request by Thunder Brothers Brewery for a Conditional Use Permit for a Microbrewery at 801 Highway 65.

**Overview/Background**

Thunder Brothers Brewery would like to move their brewing operations from the current site on Enterprise Ave to a new location at 801 Highway 65 NE. The subject site is zoned B-2 General Business with the Highway 65 Overlay. In the Highway 65 Overlay district a microbrewery requires a Conditional Use Permit (CUP). The existing building has one tenant the CBD Joint, and the microbrewery would be a leased space of this building. A microbrewery would be considered a change of use for the building and would need to apply for any permits associated with this new use.

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 property is guided commercial and is in line with the Comp Plan.*
2. The proposed action meets the purpose and intent of this Ordinance and the underlying zoning district.  
*The overlay district allows for Microbreweries as a Conditional Use and the requirements are met as proposed.*
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 Microbrewery 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 microbrewery is a new use in an existing building in the B-2 General Business District, it is not anticipated to diminish or impair nearby property values.*

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 microbrewery will be located in an existing building and will not impede on the normal and 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 proposed microbrewery will be located in an existing building that has already been planned for public services and will not require additional public facilities.*

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

*The use meets this requirement.*

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

*The use meets this requirement.*

#### **Staff Recommendation:**

Staff recommends approval with the following conditions:

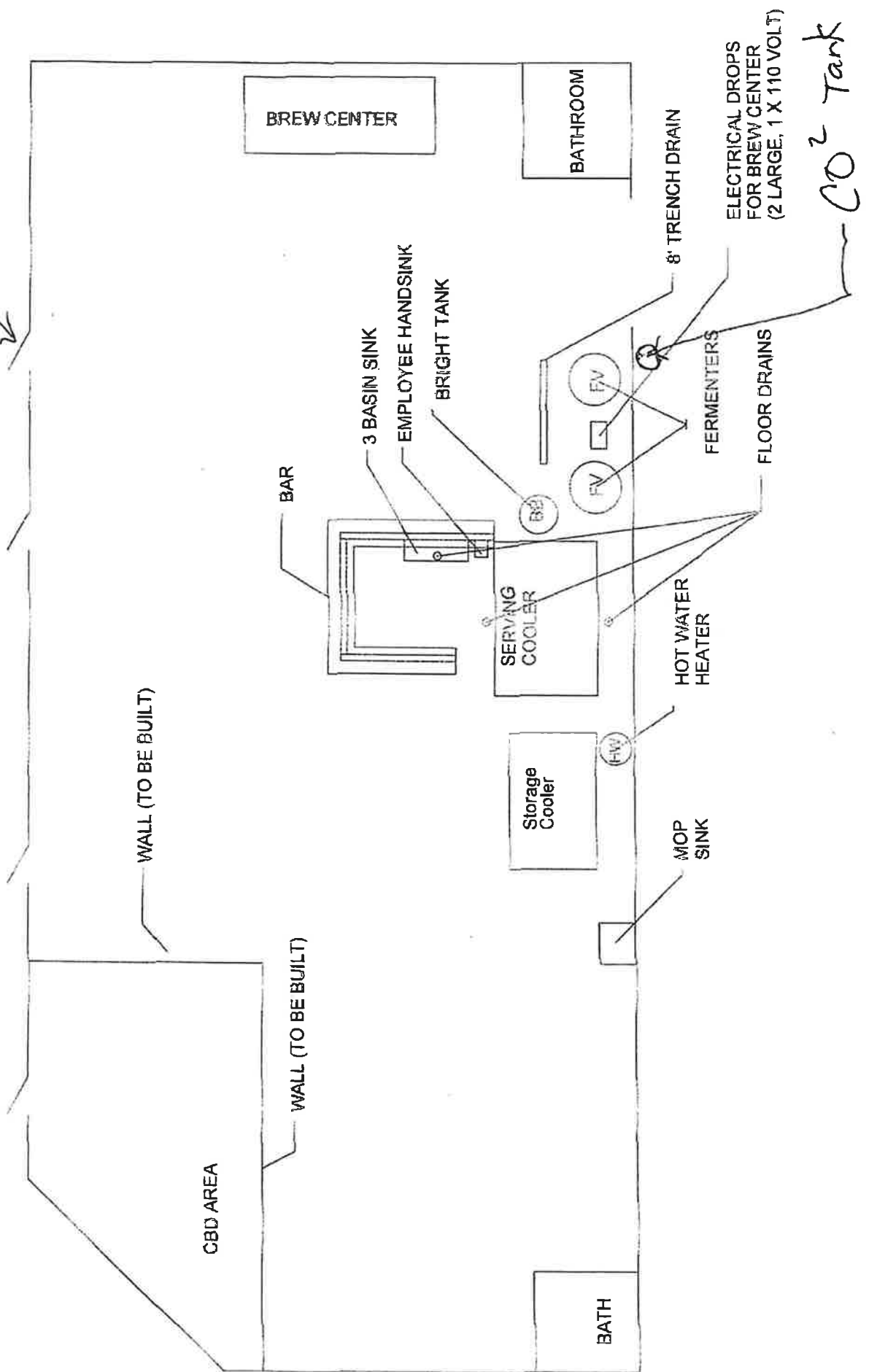
1. Applicant shall be responsible for any and all permits and approvals that may be necessary from other applicable government agencies including a building permit. These permits and approvals shall be submitted to the City of Isanti and/or other governmental jurisdictions that may require said permits.
2. The Conditional Use Permit shall be recorded by the applicant and proof of recording submitted to the City.
3. Signage to be applied for and reviewed by the City prior to installation.

#### **Attachments**

- Floor plan

# Thunder Brothers Brewery

Customer Entrance





3B.

## MEMORANDUM

TO: Planning Commission

FROM: Ryan Saltis, Community Development Specialist

DATE: August 17, 2021

SUBJECT: Site Plan Review for a proposed Dental Clinic and Commercial Tenant building located at 401 Cherrywood St NE (Isanti Dental)

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**Request:** The applicant, Isanti Dental is requesting site plan approval for a proposed dental clinic and commercial tenant building located at 401 Cherrywood St NE.

**Overview/Background:** The applicant proposes to construct a building on a vacant lot located at 401 Cherrywood St NE in between Family Dollar and McDonalds.

This parcel is currently zoned B-2 General Business District in which "Health Care Clinic" is a permitted use. The building is intended to provide dental offices and a potential commercial tenant with a drive-thru window. The dental clinic portion of the building is proposed to be roughly 2,700 square feet and the commercial tenant space is roughly 1,800 square feet for a total of 4,500 square feet. The site is proposed to provide nineteen parking stalls with two being designated as handicap accessible. A drive-thru lane is shown on site plans for the east side of the building and requires a conditional use permit.

**Analysis of Application:** The site plan for the building shall comply with the following requirements for the B-2 General Business District:

**Setbacks – Principal Building**

Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	15 feet
Minimum Street Side Yard Setback	20 feet
Minimum Rear Yard Setback	15 feet
Maximum Building Height	Three (3) stories or forty-five (45) feet, whichever is less.

*The proposed building will be located roughly in the center of the lot and will meet all required setbacks for the B-2 zoning district.*

### **Impervious Surface Coverage**

Twenty-five (25) percent of the total lot area shall consist of green space. Five (5) percent of the total lot area shall be green space within the parking perimeter.

*Impervious surfaces on site will include the building, paved asphalt parking lot and driveway surfaces. The site plans show that the total green space on the lot is proposed at 46% and the total green space within the parking area is proposed at 5.2%. The landscaping requirements will be met.*

### **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 parking areas and driving surfaces are proposed to be surfaced with standard duty asphalt. Concrete sidewalks are proposed around the perimeter of the building.*

### **Curbing**

Except for single-family dwellings, two-family dwellings, and townhouses, all parking areas located in the R-1, R-2, R-3, and R-4 as well as B-1, B-2, B-3, CBT, RC, I-1, or S-1 zoning districts must have curb and gutter around the perimeter of the parking lot.

*Concrete curbing and gutters will extend around the entire perimeter of the parking lot and paved area on site.*

### **Parking Lot Setbacks**

- Front Yard Setback                      10 feet
- Rear Yard Setback                        10 feet
- Street Side Yard Setback                10 feet
- Side Yard Setback                         10 feet

*Parking areas on site will meet the required 10-foot setbacks from property lines.*

### **Parking Standards**

#### **Number of Required Parking Spaces**

The following minimum number of off-street parking and loading spaces shall be provided and maintained:

Office building, professional office, banks	1 space for each 250 sq/ft of gross floor area, plus stacking space for 4 vehicles for bank teller lanes
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*Based on the proposed use and square footage of the proposed building, 18 parking spaces are required for the 4500 square foot building in which one stall shall be designated as handicap accessible. The site plans show 19 parking stalls, in which two parking stalls are designated as handicap accessible. The site plans meet the required number of parking spaces for the proposed use.*

#### Stall, Aisle and Driveway Design

- A. Except in the case of single-family dwellings, two-family dwellings, and townhouses, parking areas shall be designed so that circulation between parking aisles or driveways occurs within the designated parking lot and does not depend upon a public street or alley, and such design does not require backing into the public street.

**TABLE 9: Parking Lot and Parking Stall Dimensions**

Angle of Parking	Stall Width	Curb Length Per Car	Stall Length	Aisle Width One Way	Aisle Width Two Way
90 degrees	9 feet	9 feet	19 feet	26 feet	26 feet

*The site features 90-degree parking stalls and will have two-way traffic for the parking area on the south of the proposed building. The drive thru lane and thru traffic lane will begin the one-way vehicle circulation. Stall dimensions are shown as 9 feet in width and 19 feet in length and follow this requirement. The drive aisle widths around both parking areas and drive thru lanes are proposed for at least 26 feet and meet the requirement for both one-way and two-way vehicle circulation. The drive aisle reduces from two lanes to one lane proposed at 18 feet around the west side of the building. The Fire Chief's memo mentions that the proposed width of 18 feet is not accommodating to fire apparatus operations and should be widened to at least 20 feet on the west side of the building.*

#### 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.

#### Outdoor Lighting Standards

*An exterior lighting plan shall be submitted that shows lighting types that are proposed on site and include freestanding light poles and wall mounted sconces. All lighting types proposed shall be downlit and designed to reduce glare. These light sources shall meet all criteria listed in Section 14 of the City Zoning Ordinances. Freestanding light poles shall be illustrated on site plans to determine their location to ensure that the foot candles near property lines are being met.*

## **Building Design and Construction**

### **Exterior Building Materials**

- A. The exterior wall finishes on any building shall be comprised of one or more of the following materials:
  - 1. Face brick.
  - 2. Natural stone.
  - 3. Glass.
  - 4. Decorative concrete block as approved by the City Council.
  - 5. Specifically designed pre-cast concrete units; if the surfaces have been integrally treated with an applied decorative material or texture.
  - 6. Masonry stucco.
  - 7. Other comparable or superior material as recommended by the Planning Commission and approved by the City Council.
- B. All subsequent additions and accessory buildings constructed after the erection of the original building or buildings, shall be constructed with exterior finishes comprised of the same materials as the original structure(s).

*Exterior building materials include a stucco finish, architectural metal panels, aluminum storefront, and an asphalt shingle roof. Colors for the building were not specified on architectural plans but will need to complement surrounding structures.*

### **Screening, and Landscaping**

- A. **Fencing and Screening.** Fencing and screening of the following shall be in accordance with Section 15 of this Ordinance.
  - 1. The ground level view of mechanical utilities shall be completely screened from adjacent properties and streets, or designed to be compatible with the architectural treatment of the principal structure.

*Mechanical equipment is displayed on site plans on the south of the commercial tenant building and will be screened by an ornamental tree, shrubs and perennials according to the landscaping plan. A mechanical room of 118 square feet is also shown on the floor plans of the building.*

2. External loading and service areas shall be completely screened from the ground level view of adjacent residential and commercial properties, and adjacent streets.

*A loading area is displayed on site plans near the south end of the commercial tenant building and will be screened with small shrubs and perennials. A building of this size (under 100,000 square ft) does not require a designated loading area with ramps for trucks.*

## **Landscaping**

**Non-Residential Requirements:** In addition to the general requirements noted, properties located within non-residential districts, shall be subject to the following regulations:

**Minimum Landscaping Requirements.** All open areas of a lot which are not used or improved for required building areas, parking areas, building expansion areas, drives, sidewalks, storage, or similar hard surface materials shall be landscaped with a combination of sod, overstory trees, understory trees, shrubs, flowers, ground cover materials and/or other similar site design features or materials in a quantity acceptable to the City.

**Maintenance of Landscaping.** The owner, tenant, and their respective agents shall be responsible for the maintenance of all landscaping provided on the parcel(s) in a condition presenting a healthy, neat, and orderly appearance; free from refuse and debris. Plants and ground cover that are required by an approved site or landscape plan and which have died shall be replaced within three (3) months from receipt of notification by the City. The time for compliance may be extended to nine (9) months, due to seasonal weather conditions.

**Soil Requirements.** A minimum of four (4) inches of topsoil shall be provided upon all lots.

**Turf Requirements.** All areas disturbed by new construction or not covered by established lawn or turf shall be sodded. Those areas to be maintained as natural areas as provided for within a developer's agreement or any wetlands that may be located on the property are exempt from this provision. The Building Official may waive this requirement upon inspection of the property.

## **Tree Requirements.**

- a. Landscaping shall provide for an appropriate mix of plantings around the exterior footprint of all buildings. Landscaping shall improve the appearance of the structure and break up large unadorned building elevations. Plantings are not intended to obscure views of the building or accessory signage.
- b. Where undeveloped or open areas of a site are located adjacent to a public right-of-way, the plan shall provide for deciduous trees. A minimum of one (1) tree per fifty (50) feet of street frontage is required. The city may approve an alternative if such alternative appears to meet the intent of this article.

- c. In addition to deciduous and coniferous trees; shrubs, ornamental trees, perennials and annual flowers and bulbs as well as ornamental grasses and ground cover shall be used to compliment the landscape plan.
- d. Trees shall be of varying species and shall be in accordance with the City Tree Lists, as presented within the Section. If four (4) or more trees are used, the trees shall be of at least three (3) different species. If seven (7) or more trees are planted, trees shall be of at least four (4) different species. Other types of trees not listed on the City Tree Lists may be permitted at the discretion of City Staff.

*The landscaping plan proposes to include small shrubs and plantings around the parking stalls, dental clinic building and trash enclosure. A mix of ornamental trees are proposed surrounding the corners of the south parking area and the west side of the dental clinic. Four existing trees along the east property line are proposed to stay on site. Sod will surround the parking area and drive aisle curbing. The City Landscaping Ordinance requires that the site have at least 5 trees based on the lot frontage calculation (1 tree per 50 ft of lot frontage) and the proposed amount of 10 trees will meet this standard.*

#### **Refuse and Trash Receptacle Enclosures**

- B. Trash Dumpsters and Garbage Receptacles Required: All new uses and buildings in all zoning districts, with the exception of the “R-1”, “R-2”, and “R-3A” Districts; shall have trash dumpsters or garbage receptacles provided on the parcel or lot and be adequately screened and enclosed. The location of trash dumpsters and garage receptacles shall be approved during the site plan approval process.
- C. Standards for Trash Enclosures: Trash dumpsters and garbage receptacles shall be screened from all lot lines and public roadways, in accordance with the following provisions:
  - 1. The screening devices shall be designed so that they are architecturally harmonious with the principal structures on the site and shall meet the requirements as specified in Section 15 of this Ordinance.
  - 2. Trash enclosures shall be lit.
  - 3. Trash enclosures shall be of an adequate size to accommodate all refuse and recyclables.
- D. Enclosure and Receptacle Maintenance Required: Fencing and landscaping for trash dumpsters and garbage receptacles shall be maintained in good condition and shall be kept litter-free at all times.

*The trash enclosure is proposed to be located southwest of the building near the drive aisle lane. The trash enclosure appears to be located within the drainage and utility easement, and will need to be relocated on the site plans. The trash enclosure on the site plan shows that it will be*

*18 ft in width and 20 ft in length. The appearance and materials of the trash enclosure have not been shown on submitted architectural plans, the enclosure shall follow the regulations set in Section 14, Subdivision 3 of the City's Zoning Ordinances and shall be enclosed. The trash enclosure shall also be illuminated for the safety of employees. The landscape plan shows bushes surrounding the trash enclosure for shielding from surrounding properties, once the enclosure is relocated it will also need to have landscaping shielding.*

### **Signs**

*Signs will need to be applied for separately from the site plans. All signs will need to follow criteria listed in Section 16 of the City's Zoning Ordinances. Permits will be needed for approval of location and dimensions determined at a later date.*

### **Drive-Thru Facilities**

Site Plans show a drive-thru lane for the commercial tenant space on the east end of the site. Drive-Thru Facilities are a Conditional Use in the B-2 General Business District and will need a Conditional Use Permit to operate. CUP approval is reviewed by the Planning Commission and requires a separate application from the site plans. Drive-Thru Facilities will have to follow all of the requirements listed in Section 13 Article 2 Subdivision 4 and 21 Article 2 of the City Zoning Ordinances. As shown on the site plan it is not clear if there is queuing space for at least 4 cars and the queuing can't interfere with parking spaces or traffic circulation. The drive-thru will be fully reviewed through the Conditional Use Permit process.

### **Outdoor Seating**

An outdoor patio is proposed on the southwest side of the building near the south parking stalls. It is unclear if the patio area will include tables and chairs, if that is the intent of the patio, they should be shown on the site plans where they will be located. The outdoor seating area shall follow all requirements listed in Section 13 Subdivision 14 of the City Zoning Ordinances.

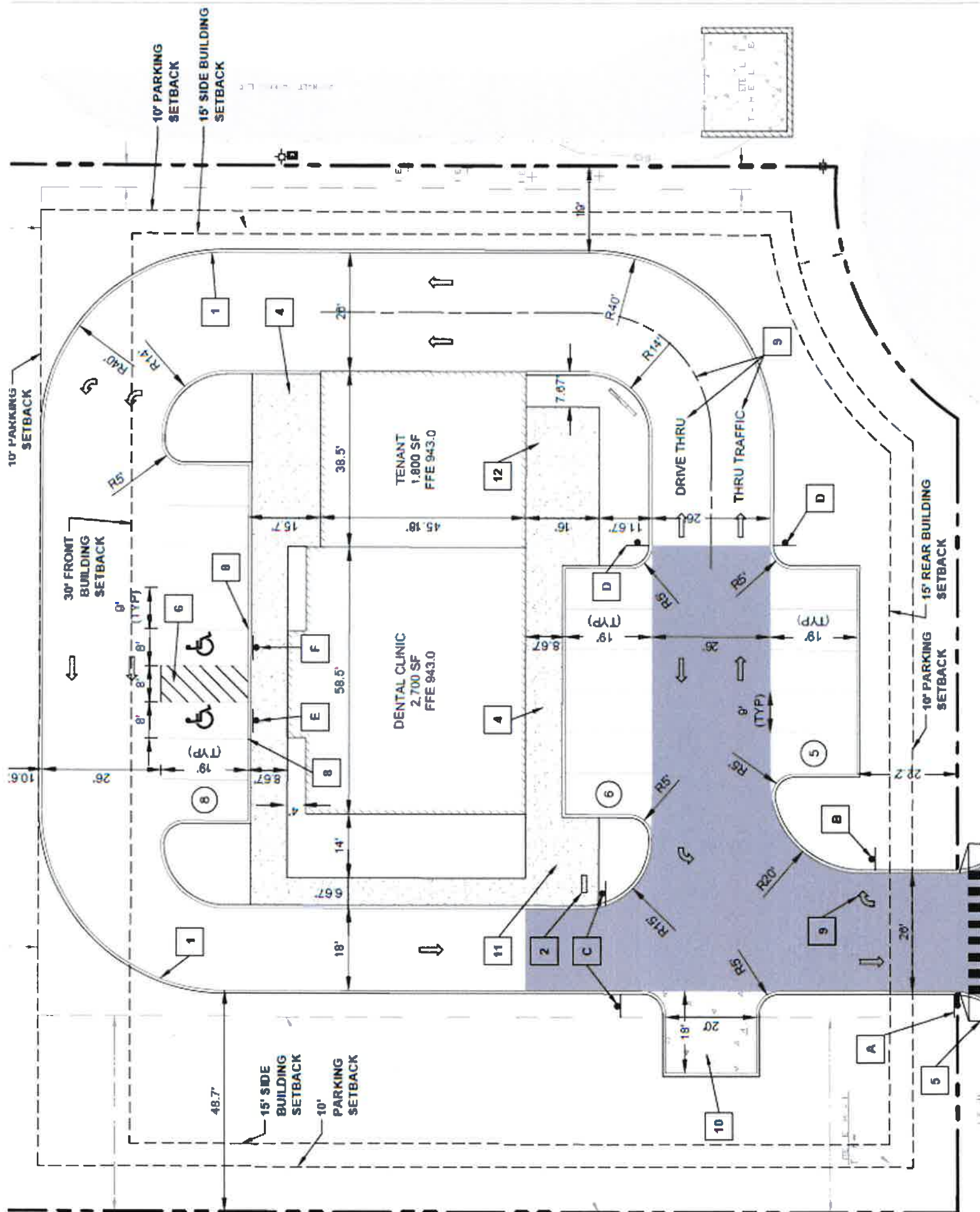
**Staff Recommendation:** Staff recommends approval of the proposed Isanti Dental Offices and commercial tenant building located at 401 Cherrywood St NE with the following conditions:

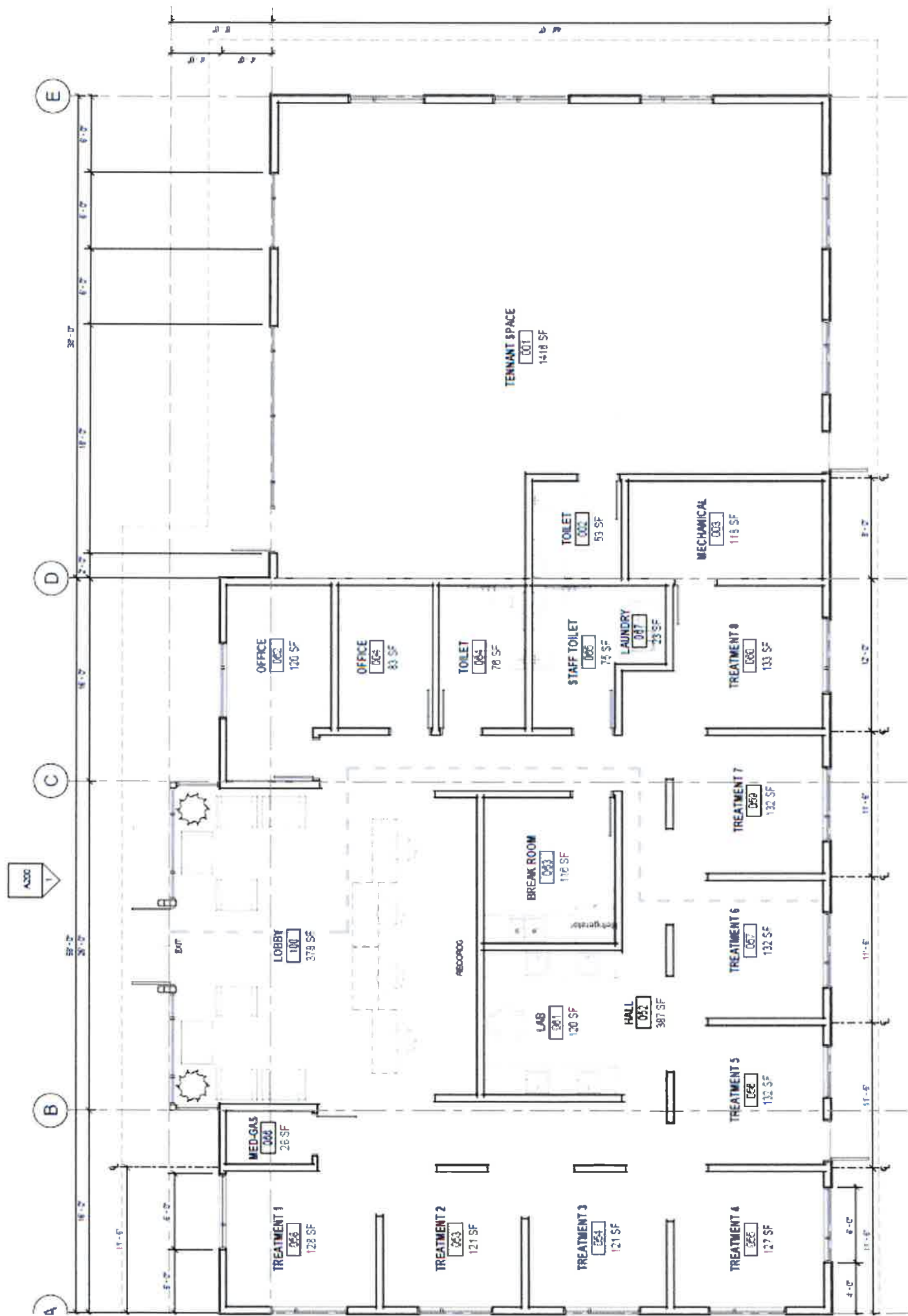
1. Location of freestanding light poles and exterior building lighting shall be shown on site plans and approved by staff
2. The outdoor patio area shall be shown on site plans with configurations of tables and chairs if they will be used on site and follow all requirements listed in Section 13 Subdivision 14 of the City Zoning Ordinances
3. A Conditional Use Permit is required for a Drive Thru window on the commercial tenant side of the building
4. Trash enclosure architectural plans shall be submitted for staff review.
5. Trash enclosure shall be relocated on site plans out of the drainage and utility easement.
6. A photometrics plan shall be submitted to review lighting types and foot candle readings

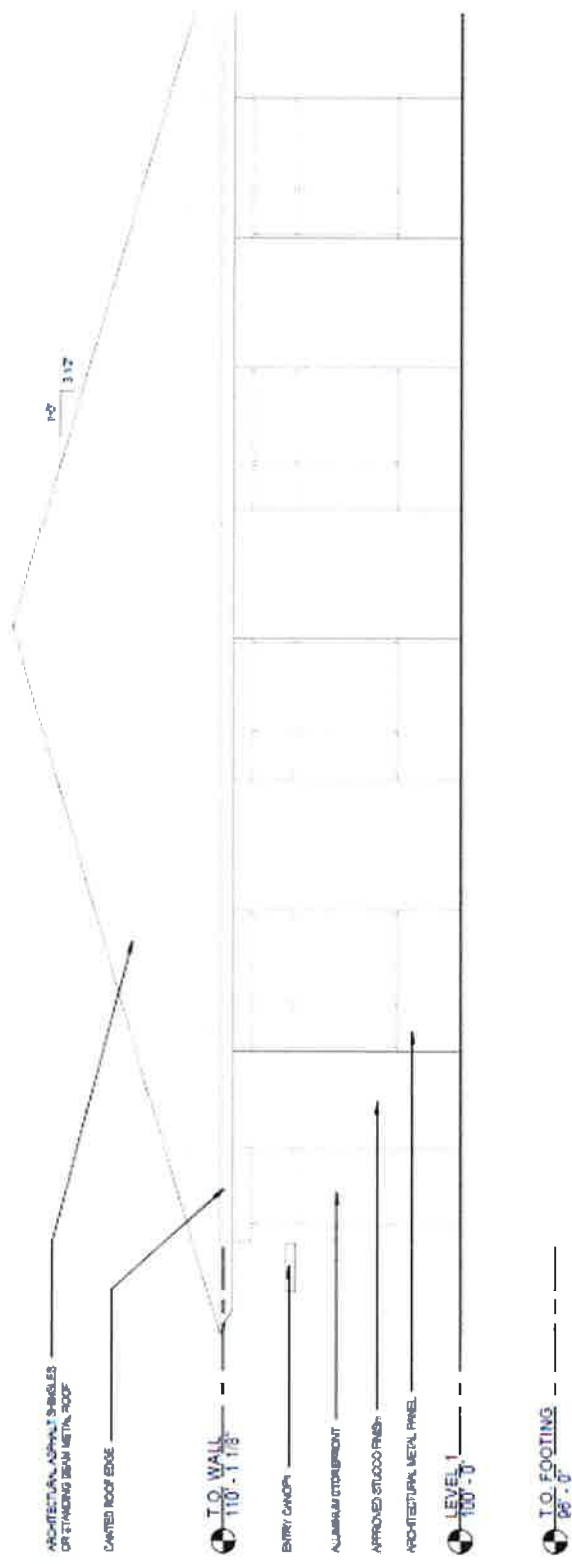
7. All signs shall require a sign permit when applicable to determine dimensions and locations and shall follow Section 16 of the City's Zoning Ordinances
8. Applicant shall apply for all permits associated with the building including but not limited to a building permit, mechanical permit, plumbing permit, electrical permit, and sewer and water hookup.
9. Drive lane on the west side of the building shall be increased to 20 feet.
10. All conditions/comments listed in the City Engineer's memo dated 7/29/2021 shall be addressed

**Attachments:**

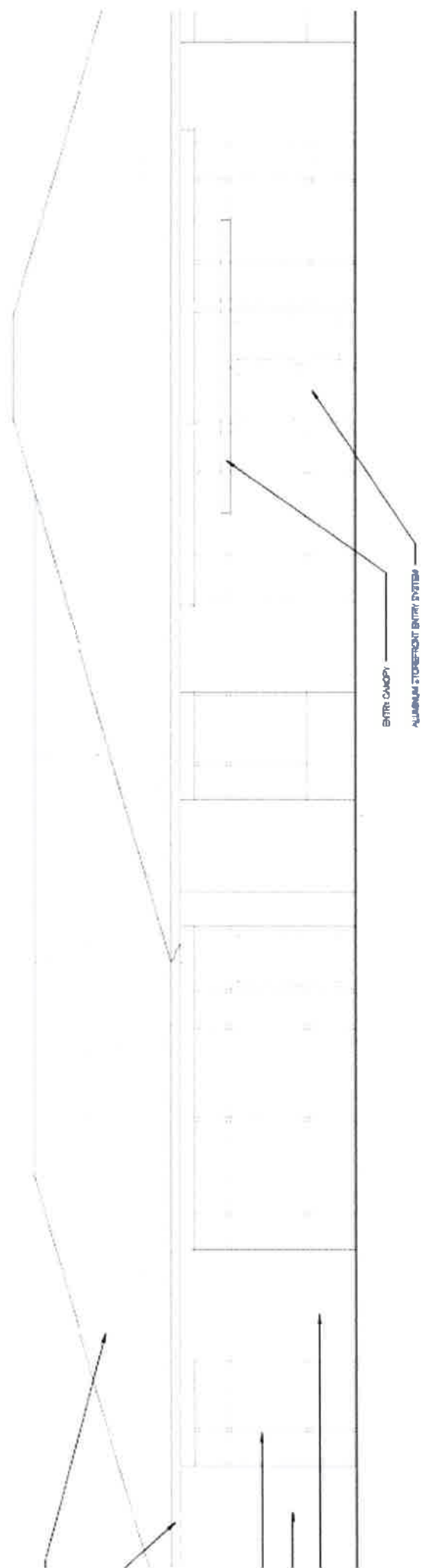
- Site Plans, Floor Plans, Exterior Elevations and Landscape Plans
- City Engineer's Memo Dated 7/29/2021
- Fire Chief's Memo Dated 8/6/2021

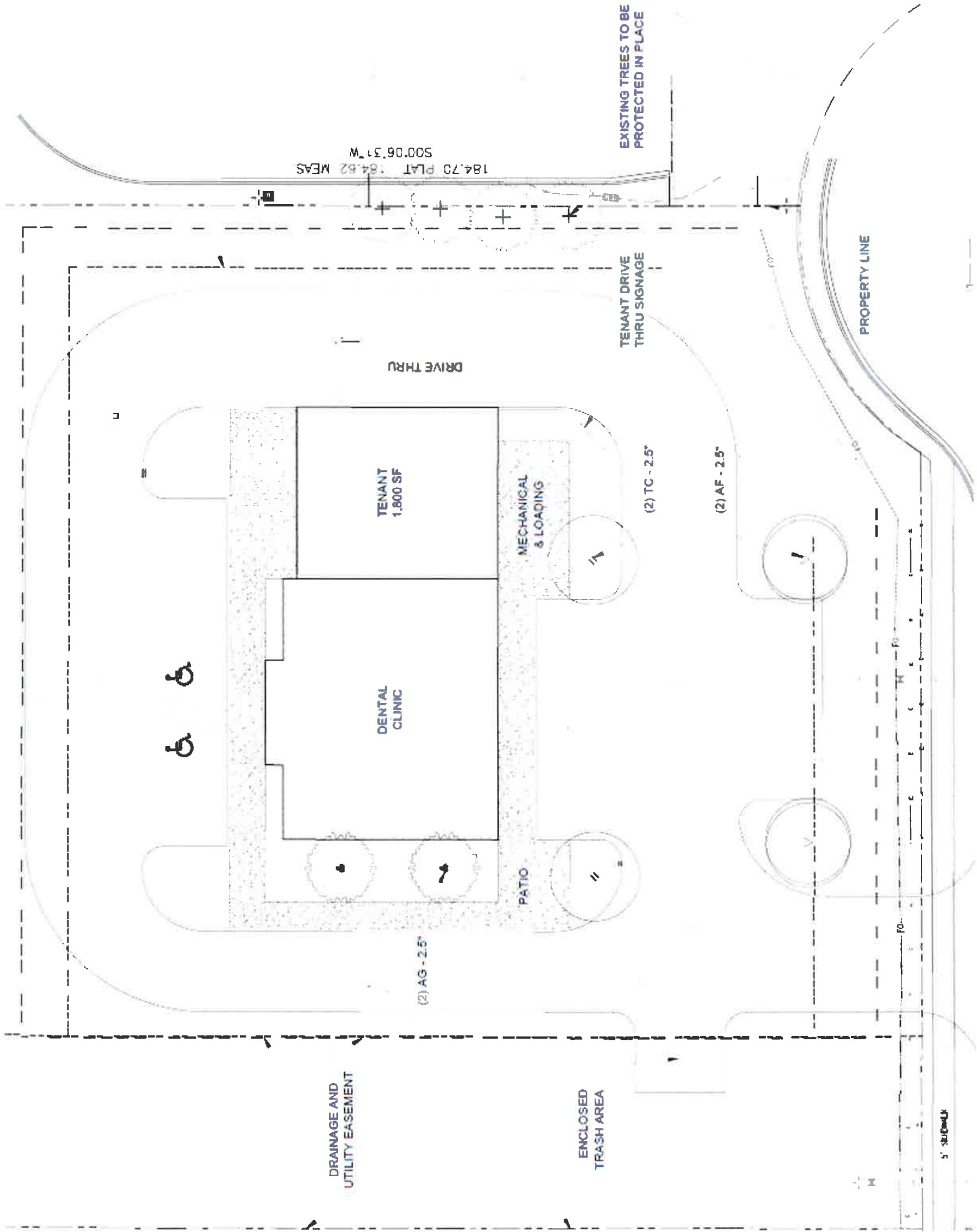






4 WEST ELEVATION  
1/4" = 1'-0"





DRAINAGE AND  
UTILITY EASEMENT

ENCLOSED  
TRASH AREA

DENTAL  
CLINIC

TENANT  
1,800 SF

MECHANICAL  
& LOADING

PATIO

DRIVE THRU

TENANT DRIVE  
THRU SIGNAGE

PROPERTY LINE

5' SIDEWALK

EXISTING TREES TO BE  
PROTECTED IN PLACE

184.70 PLAT 184.62 MEAS  
500'06.31\"/>

(2) TC - 2.5'

(2) AF - 2.5'

(2) AG - 2.5'



**BOLTON  
& MENK**

Real People. Real Solutions.

7533 Sunwood Drive NW  
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Ramsey, MN 55303-5119

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## MEMORANDUM

**Date:** July 29, 2021  
**To:** Sheila Sellman, Community Development Director  
**From:** Jason W Cook, P.E.  
City Engineer  
**Subject:** Isanti Dental Clinic - Plan Set - Engineering Review  
City of Isanti, MN  
Project No.: 0R1.123130

We have reviewed the plan set entitled "Isanti Dental Clinic" received on July 23, 2021 with an "Not for Construction" note and a signature date of 7/23/2021. A stormwater submittal was also included.

The project includes the construction of a new Dental Clinic building with tenant space and parking lot. The site plan includes 19 single car parking stalls (including 2 handicap stalls), a storm water collection system, sanitary sewer and water service extensions, a drive through with bypass lane, landscaping, and site grading.

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

### Site Plan Sheet:

1. A concrete valley gutter will be needed at the proposed entrance. See attached detail.
2. Depict where gutter out curb will be used.

### Grading Plan Sheet:

1. Entrance cannot exceed 1.5% across sidewalk walkway.
2. Label curb grades and pavement grades with flow direction.

### Utility Plan Sheet:

1. Separate sewer and water service lines will be required for each separate tenant space. New lines will need to be cut into the mains in the street.
2. Add a CB where the storm pipe crosses the west curb line between CBMH 1 & CBMH 2. Too much drainage is discharging to the city street. Re-route CB 4 to this new CB as well.

### Landscaping Plan:

1. All disturbed surfaces shall receive landscaping or 4-inches of topsoil and sod. Seeding is not allowed.
2. Submit irrigation plan.

### Stormwater Calculations:

1. Update with added CB.

We recommend approval of the plans once the above comments are addressed.



August 6, 2021

City of Isanti

RE: Isanti Dental



Isanti Fire has reviewed the proposed Isanti Dental Clinic at 401 Cherrywood St NE, in the City of Isanti. Listed below are concerns regarding fire safety, as well as applicable language from the 2015 MN State Fire Code.

- 1) Fire access roads are restricted. Inside radius of 14', and width of 18' is not accommodating to fire apparatus operations.

**503.1.1 Buildings and facilities.**

Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

**503.2.1 Dimensions.**

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

**503.2.4 Turning radius.**

The required turning radius of a fire apparatus access road shall be determined by the fire code official.

Sincerely,

Alan Jankovich | Fire Chief  
Isanti Fire District



## MEMORANDUM

TO: Planning Commission

FROM: Sheila Sellman, Community Development Director

DATE: August 17, 2021

SUBJECT: Request by City of Isanti for Preliminary and Final Plat under City Ordinance 536, to create two lots located at 10 6th Ave SE.

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### **Request**

The City Council directed staff to subdivide the “new liquor store site” into two parcels.

### **Overview/Background**

The current site is five acres and has two PID numbers 16.029.2100 and 16.029.2400. The subdivision will create two lots, one lot will house the liquor store and the other lot will be available for sale. The minor subdivision process allows the preliminary and final plat to be processed together.

### **Analysis:**

The subject site is zoned B-2, General Business this district does not have a minimum lot size but does have setback requirements. As proposed the liquor store site would be located on Lot 1 which will be 3.96 acres and Lot 2 will be .67 acres. The liquor store building and parking meets all zoning requirements with this subdivision. Lot 2 will have many existing easements restricting the buildable area. Depending on what develops on Lot 2 a shared parking agreement may be necessary.

### **Staff Recommendation:**

Staff recommends approval

### **Attachments**

- City Engineers memo
- Preliminary Plat
- Final Plat



Real People. Real Solutions.

7333 Sunnyside Drive NW  
Suite 206  
Ramsay, MN 55303-5119

Ph: (763) 433-2851  
Fax: (763) 427-0833  
Bolton-Menk.com

## MEMORANDUM

**Date:** August 10, 2021  
**To:** Sheila Sellman, Community Development Director  
**From:** Jason W Cook, P.E.  
City Engineer  
**Subject:** Isanti Liquor Store – Prelim & Final Plat Review  
City of Isanti, MN  
Project No.: 0R1.123019

We have reviewed the Preliminary and Final Plat entitled "Isanti Liquor Store" with a date of August 10, 2021.

The plat includes the platting of two separate parcels owned by the City of Isanti into 2 newly platted lots, an outlot, and a road right of way. This plat will clean up the unnecessary extra parcel that existing on the liquor store site, establish a 60-foot Right-of-Way for the existing roadway, and create an outlot for the small triangular piece of the property that falls on the west side of the existing roadway.

The existing site is under construction for the development of the city liquor store. The newly created parcel will be approximately 59-feet wide along the north side of the existing parcel. This will have many existing easements restricting buildable area.

The site has existing fiber optic easements, drainage & utility easements, and a trail easement.

We recommend approval of the preliminary and final plats as submitted.

Please contact me if you have any questions.

## ISANTI LIQUOR STORE



# ISANTI LIQUOR STORE

SECTION 29, TWP. 35, RGE. 23  
CITY OF ISANTI  
ISANTI COUNTY, MINNESOTA

