



**CITY OF ISANTI
PLANNING COMMISSION MEETING
TUESDAY, September 21, 2021
Immediately following 7:00pm City Council Meeting
CITY HALL**

Pursuant to Minn Statute 13D.02, Councilmember Gordon will be participating in the meeting from Subway, 903 Poplar St Leadville, CO 80461.

The public can view the Planning Commission meeting in person or by visiting this website: <https://us06web.zoom.us/j/82736198494?pwd=bmtXcHNVQkZjZMFQ1TytYl1RZQU5IUT09>

or by calling into this number +1 312 626 6799 US with this meeting ID: 827 3619 8494 and passcode 174343.

- 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 August 17, 2021 Planning Commission Meeting
- 3. Public Hearing**
 - A. Request by Kevin Johnson for a Comprehensive Land Use Plan Amendment for properties with PID 16.134.0030, 16.134.0040, 16.134.0050, and 16.134.0060, from General Commercial to Low Density Residential Under City Ordinance 445 Section 21 Article 1.
- 4. Other Business**
- 5. Discussion Items**
- 6. Adjournment**

CITY OF ISANTI

PLANNING COMMISSION MEETING

TUESDAY, August 17, 2021

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

1. Meeting Opening

- A. Call to Order: Chair Johnson called the meeting to order at 8:28 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 Director Sheila Sellman, Community Development Specialist Ryan Saltis, City Engineer Jason Cook
- D. Agenda Modifications: None
- E. Adopt the Agenda
Motion to adopt the agenda by Lundeen, second by Collison motion passes 7-0.

2. Meeting Minutes

- A. Approval of Minutes from the July 20, 2021 Planning Commission Meeting motion by Lundeen, second by Collison motion passes 7-0.

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. Saltis explained the Conditional Use Permit request to allow for a Microbrewery in the B-2 General Business zoning district. Thunder Brothers is planning to move all of their brewing operations into a leased-out space in the building located at 801 Highway 65 NE owned by the CBD Joint. The change of use for the building will require the applicants to apply for any building permits related to the new use, subject to review by City Staff. Representatives from Thunder Brothers Brewery were present at the meeting and available for questions. The Planning Commission asked why they are planning to move locations for the brewery. The representatives of Thunder Brothers said that they will move into the new space to gain more square footage and provide visibility from Highway 65. There was no one else from the public present at the public hearing to speak on the topic. Motion for approval of the Microbrewery with conditions by Lundeen, second by Gordon, motion passed 7-0.
- 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. Saltis presented the Site Plans for a proposed dental clinic and commercial tenant building located on a vacant parcel at 401

Cherrywood St NE. The plans included a drive thru lane for the commercial tenant side of the building in which the applicants would have to apply for a Conditional Use Permit in the General Business District. Conditions for approval listed in the Staff Report included identifying on the site plans where there will be lighting, the configuration of the outdoor patio area, a new trash enclosure location, a widened drive aisle on the west of the building, and City Engineer's comments. A representative from Isanti Dental was present for the meeting and available for questioning. The Planning Commission asked if the conditions for approval were reasonable and could be met. The representative said that she is able to meet all of the conditions for approval. There was no one else from the public present at the public hearing to speak on this item. Motion to approve the site plans with conditions listed in the staff report and City Engineer's Memo dated 7-29-2021 by Lundeen, 2nd by Collison, motion passes 7-0.

- C. Request by City of Isanti for Preliminary and Final Plat under City Ordinance 536, to create two lots located at 10 6th Ave SE. Sellman presented the proposed subdivision of the liquor store site into two parcels. The current site is five acres in size and is looking to be split with Lot 1 consisting of 3.96 acres and Lot 2 consisting of .67 acres. Lot 1 is the liquor store site; Lot 2 would be a buildable lot for a future business which may need a shared parking agreement with the liquor store. The planning commission asked the potential size of a building on lot 2 in which Jason Cook responded by saying that there would be room for a building roughly 1,500 to 2,000 square feet, depending on what is configured around the ponding. There was no one from the public present at the public hearing to speak on this item. Motion to approve the Preliminary and Final Plat to create two lots by Collison, 2nd by Collins, motion passes 7-0.

5. Other Business: None

6. Discussion Items: None

7. Adjournment: Motion by Bergley, 2nd by Collison to adjourn, motion passed 7-0 meeting adjourned at 8:45 p.m.

Respectfully submitted by Ryan Saltis, Community Development Specialist



MEMORANDUM

TO: Planning Commission

FROM: Ryan Saltis, Community Development Specialist

DATE: September 21, 2021

SUBJECT: Request by Kevin Johnson for a Comprehensive Land Use Plan Amendment, said request is to change the designation from General Commercial to Low Density Single Family Residential for PID's 16.134.0030, 16.134.0040, 16.134.0050, 16.134.0060.

Overview/Background

The applicant, Kevin Johnson is requesting to change the Comprehensive Land Use Plan designation of four parcels from General Commercial to Low Density Single Family Residential. The applicant is proposing to develop these sites as residential and would need the Comprehensive Land Use Plan designation to be changed in order to do so. If the Comprehensive Land Use Plan is amended, they would then need to rezone the site. Vacant land and single-family houses are located to the south of the site. Prairie Senior Cottages is located to the west of the proposed site and Krayola Kids daycare is to the northeast of the site.

The Planning Commission shall hold a public hearing and consider possible adverse effects of the proposed Comprehensive Land Use Plan Amendment. Comprehensive Plan Amendments require a 2/3 majority vote by City Council for approval (4 out of 5 members approving).

Analysis

Purpose of Comprehensive Land Use Plan:

A comprehensive plan is an expression of the community's vision for the future and a strategic map to reach that vision. Comprehensive planning is an important tool for cities to guide future development of land to ensure a safe, pleasant, and economical environment for residential, commercial, industrial, and public activities. In addition, planning can help:

- Preserve important natural resources, agricultural land, and other open lands.
- Create the opportunity for residents to participate in guiding a community's future.
- Identify issues, stay ahead of trends, and accommodate change.
- Ensure that growth makes the community better, not just bigger.
- Foster sustainable economic development.
- Provide an opportunity to consider future implications of today's decisions.
- Protect property rights and values.

- Enable other public and private agencies to plan their activities in harmony with the municipality's plans.

The judgment of the Planning Commission with regard to the application 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 City Comprehensive Land Use Plan, including public facilities and capital improvement plans.
2. The proposed action meets the purpose and intent of this Ordinance or in the case of a map amendment; it meets the purpose and intent of the individual district.
3. There is adequate infrastructure available to service the proposed action.
4. There is an adequate buffer or transition provided between potentially incompatible districts.

Natural Resources: Isanti's Comprehensive Land Use Plan recognizes the need to preserve and protect the natural resources of the area including watercourses, wetlands, woodlands and sensitive environmental assets. These parcels that are in review of the Comprehensive Land Use Amendment are located in an area designated for preservation of woodlands. Trees that are removed from the parcel in potential future development will need to follow the tree preservation and planting regulations.

Housing Needs: Isanti's Comprehensive Land Use Plan addresses a need for housing on the east side of the city. The applicant is proposing low density single family lots on the proposed parcels. Any future development in this area will need to provide buffers to surrounding land uses that are inconsistent in land uses.

Low Density Residential Standards: The applicant is proposing to develop the parcels as low-density residential housing. This category identifies both existing and potential future low-density residential development within the timeframe of this comprehensive plan update. Low density single family residential land use will take up the majority of new land acreage added to the city. Housing density in this classification is 0-3 units per acre. This is in conformance with the 2007 comprehensive plan and a density of 3 units per acre would allow reasonable retention of natural systems as land is developed for this purpose. Allowances for greater density by planned unit developments should be considered to maximize the amount of land that could be left in natural state. This is also beneficial when the need for storm water retention or flood plain systems (along existing creeks/waterways) is required.

The concept plan shows a density of 2.4 units/acre which is consistent with the Low-Density designation. The future lots shall have to follow the regulations set forth by either the R-1, R-2, R-

3A, Zoning Districts. A rezoning application will be needed at the time of preliminary plat submittal to designate which zoning district the desired lots will follow.

Roadways: According to the Comprehensive Land Use Plan Transportation Maps, there are plans to extend 7th Avenue NE to the south. Rough sketches provided by the applicant show housing lots over this potential road extension. The roadways are not considered at the time of a Comprehensive Land Use Plan Amendment but should be addressed at the time of Rezoning and Preliminary Plat Submittal.

Staff Recommendation: The Comprehensive Land Use Plan housing goals identifies the east side of Highway 65 for residential development. The recent plats approved on that side of Highway 65 have been for low density single family traditional development and one plat was developed with detached townhome similar to this concept plan. If this designation changes to residential a buffer to the commercial developments should be required as part of the development. Staff recommends approval of the amendment and will review the merits of the development when rezoning and plat applications are made.

Attachments

- Concept Plan
- Applicant Letter

This is a request for a change in zoning from commercial to residential on the following parcels:

The attached layout is for a preliminary discussion and can be modified with any agreed upon changes made thereto by city personnel or from engineering firms etc. If the zoning change is granted the owner will replat the entire property to accomplish the layout.

Owner moved back to the Isanti area in 1986 at which time the only properties on 65 within the city limits would have been the two gas stations and the burger top. In 35 years it appears that less than half of the property zoned commercial as set forth in the cities comprehensive plan has been developed.

It appears that the majority of the recent building in the commercial zone has highway 65 exposure, None of the proposed property is located on highway 65. This fact seriously impacts the ability of the owner to sell or otherwise develop this area. From what the owner has been able to develop, the present cost of commercial construction and the potential rents derived therefrom would not make for a bankable loan due to a short fall of cash flow.

If approved it does not appear that the owner will request any variances as to lot size and set back however that may change based on the results of engineering issues that may arise.

Reasons to approve the request

With the increased cost of lot development the proposed change is able to utilize the cities present infrastructure and thus insure a successful project. It has yet to be determined what associated costs may be attributed to this development due to use and sizing of the infrastructure. The lot costs in the area are only able to garner a certain price based on competition from the surrounding municipalities.

This is not considered spot zoning as there is housing stock to the south and east of the property and potentially to the north.

An association would be formed for this development which would result in consistent management of the outside appearance of the homes and what might be stored outside on the property.

Meets the needs of the City of Isanti 10 year housing plan.

Provides for much needed lots and housing for what most likelihood will be seniors or empty nest individuals.

The sample housing foot print would be an improvement over the housing stock that was built slab on grade by the school on highway 5.

A perm or other blockage would be a part of the western boundary providing a noise barrier for the residences. The perm would be located where the pipeline is presently located.

The proposed layout illustrates that this development will have an access to the south similar to what is on the present plat.

There is presently a storm water pond on the property which can be expanded and create a natural separation from this development and the day care.