

**CITY OF ISANTI
PLANNING COMMISSION
MEETING MINUTES
JANUARY 10, 2012**

1. Meeting Opening.

A. Call to Order.

Stevens called the meeting to order at 7:00 p.m.

B. Pledge of Allegiance.

Everyone rose for the pledge of allegiance.

C. Roll Call.

Members Present: Sue Larson, Cindy Lind-Livingston, Ross Lorinser, Michael Streiff III, and Sean Stevens.

Members Absent: David Englund (gave prior notice) and open seat (Nick Dimassis resignation).

Staff Present: Lisa Wilson, Planning and Parks Director.

D. Agenda Modifications.

Wilson stated there were no modifications to the Agenda.

2. Welcome Council Representatives.

Wilson stated that she welcomed Mr. Ross Lorinser and Mrs. Sue Larson back to the Planning Commission for 2012, as the two Council representatives. Wilson stated that Mr. Streiff and Mrs. Lind-Livingston were re-appointed by Council. Wilson stated that there is an open seat on the Commission at this time, as Mr. Dimassis resigned.

3. Organization of Advisory Bodies as per the City Code of Ordinance Chapter 8.

A. Oath of Office for new Planning Commission Members.

Wilson stated that Mr. Streiff and Mrs. Lind-Livingston would need to rise and recite the Oath of Office.

Mr. Streiff and Mrs. Lind-Livingston recited the Oath of Office.

Wilson stated that they would need to sign and return the sheet to her.

B. Chair of Planning Commission.

Wilson requested nominations for the position of Chair of the Planning Commission.

Stevens questioned if there was anyone else that wanted to assume the position of Chair. Stevens questioned if anyone know if Mr. Englund would be interested.

Wilson stated that she had received a message from Mr. Englund. Wilson stated that Mr. Englund indicated that if he was nominated for a position, he would accept.

Motion by Larson, second by Lind-Livingston to nominate Mr. Stevens as Chair of the Planning Commission. Motion was unanimously approved.

Wilson stated that as Chair of the Commission, Mr. Stevens could resume the meeting.

C. Vice-Chair of Planning Commission.

Stevens stated that he was requesting nominations for Vice Chair of the Planning Commission.

Motion by Lorinser, second by Stevens to nominate Mr. Streiff as Vice Chair of the Planning Commission. Motion was unanimously approved.

D. Secretary of Planning Commission.

Stevens stated that the next appointment would be that of the Secretary.

Larson stated that would be staff.

Stevens questioned if staff was acceptable to the position.

Wilson stated yes.

Motion by Stevens, second by Larson to nominate Lisa Wilson as Secretary of the Planning Commission. Motion was unanimously approved.

E. Approve 2012 Planning Commission Meeting Dates.

Stevens stated that the next item was to approve the upcoming Planning Commission meeting dates.

Motion by Larson, second by Lorinser to approve the 2012 Planning Commission Meeting dates. Motion was unanimously approved.

Stevens questioned if the August meeting date was the only Wednesday meeting for the year.

Wilson stated that it was.

Stevens stated that the PC members should make a note of that.

F. Appoint Planning Commission Members to Business/Industrial Sub-Committee.

Stevens questioned if there were nominations for the Business/Industrial Sub-Committee.

Lorinser questioned who was on the Committee now.

Wilson stated that it was Mr. Streiff and Mr. Englund.

Lorinser questioned if Mrs. Lind-Livingston wanted to be on the sub-committee.

Lind-Livingston stated that she did not.

Motion by Lorinser, second by Larson to appoint Mr. Strieff and Mr. Englund to the Business/Industrial Sub-Committee. Motion was unanimously approved.

4. Approval of Minutes from December 13, 2011 Planning Commission Meeting.

Motion by Lorinser, second by Larson to approve the December 13th, 2011 Planning Commission Meeting Minutes. Motion was unanimously approved.

5. Public Hearings.

A. Request from Robert Patterson, on behalf of P&M Truss Partnership, to Rezone a 2.5 acre parcel of property generally located at 28437 Highway 65 NE from "T1-B" Tier One Business District to "T1-I" Tier One Industrial District.

Wilson presented the staff memo. Wilson stated that staff was looking for a recommendation on this item, which would carry over to the next City Council meeting on January 17th, 2012.

Wilson stated that a representative from P&M Truss is present at the meeting to answer any questions that the group may have.

Stevens opened the public hearing at 7:10 p.m. Stevens requested that Mrs. Hoffarth approach the podium. Stevens requested that the speaker provide her name and address for the record. Jennie Hoffarth, 33185 Eskimo Trail, Cambridge, MN.

Stevens questioned if she had the opportunity to review the materials provided by the City. Stevens questioned if she had questions about those materials.

Hoffarth stated that she did not.

Larson questioned if she had a specific business or use in mind for the property.

Hoffarth stated that Mr. Patterson would have more details, but could not be in attendance. Hoffarth stated that with the way the property is zoned, it is very difficult for him to sell the property. Hoffarth stated that the re-zoning would broaden the horizons for what he could do on the property.

Larson questioned if it would be used for the expansion of P&M Truss.

Hoffarth stated that it would not be used for expansion area for P&M Truss, to her knowledge.

Larson stated that right along TH 65, they should be able to get some type of business at that location. Larson stated that it would not necessarily have to be industrial.

Hoffarth stated that the truss manufacturing plant is not going to increase in size. Hoffarth stated that there is more area behind them on the existing two parcels that could be utilized.

Stevens stated that as they went through the Comprehensive Planning process, the area was looked at very carefully. Stevens stated that one of the things that came out of that study was to guide the area for business activities for those traveling along the highway, so that they would have easy access to those types of business services. Stevens stated that he would agree with the Planning Review Committee, in that those types of industrial uses would be better served in some of the other areas of the community that were guided for industrial uses in the comprehensive plan. Stevens stated that he understands the desire of ownership to make the property as marketable as they can, but property along the highway should be desirable for lots of other types of businesses.

Larson stated that it is still desirable as there is a cross over street near the location. Larson stated that if it is marketed right, a really nice business could go in there.

Stevens stated that even though development is slow here and everywhere for that matter; the city has seen development in commercial areas along the corridor. Stevens stated that the banks, credit unions, day cares; have been looking for opportunities along this corridor. Stevens stated that they are hoping that trend will continue.

Larson stated that there are business looking for existing land where they can build, if they have the access going both direction when they leave that business.

Hoffarth stated that was Mr. Patterson's intentions with the re-zoning. Hoffarth stated that with the way it is zoned right now, it does not work for many of the businesses that have been interested in the property because of the uses proposed.

Larson stated that she thought something would happen in the future on this corner.

Stevens questioned if anyone had any additional questions on this matter.

Hoffarth stated that staff had mentioned a meeting on January 17th. Hoffarth questioned if that was the Planning Commission.

Wilson stated that would be the City Council meeting.

Stevens stated that for some background information, the Planning Commission is an advisory body to the City Council. Stevens stated that they review requests and make recommendations to the City Council, which has final approval of the petitions that are presented.

Stevens closed the public hearing at 7:16 p.m.

Larson questioned how available City water and sewer is to the property.

Wilson stated that since the property is outside of City limits at this time, those services would not be available to the property. Wilson stated that the property would need to be annexed to be considered for connection. Wilson stated that she thought the closest would be from either the Sun Prairie development or from the west side of the TH 65. Wilson stated that whomever where to purchase the property, the owner would need to make a well and septic system work on the property.

Stevens questioned if there was a time frame in the Comprehensive Plan for annexation of this parcel.

Wilson stated that there are no time frames provided for annexation. Wilson stated that the property owner would need to petition for annexation. Wilson stated that the City has not forcibly annexed any property that she is aware of to date.

Larson stated that in discussions with potential people looking at the property, that if they annexed to the City they may be able to have city sewer and water. Larson stated that they would have to pay the cost to extend the services.

Stevens stated that depending upon the type of business that could be a plus or a minus to have city services versus private on-site utilities.

Lorinser questioned if City staff had been approached by any businesses looking to locate on the property.

Wilson stated that staff has spoken with one business, which is a landscaping/irrigation company that was looking to locate on the property. Wilson stated that staff is still looking at potential options for this business based upon further discussions that have been held between staff and the business that is interested. Wilson stated that the use being proposed is a contractor's shop and contractor's yard, which is only allowed in the industrial district. Wilson stated that the shop is considered a permitted use and the yard is listed as a conditional use.

Lorinser questioned if they kept everything inside, could they be in the general business district.

Wilson stated that if this was just an office with retail that would be allowed. Wilson stated that the business would like some additional activities to be located on the property.

Lorinser questioned if they had the opportunity to discuss potential options with Mr. Sullivan to locate in the industrial park, as there are buildings and land available.

Wilson stated that she had forwarded them on to Mr. Sullivan; and it is her understanding from their conversation with Mr. Sullivan that the business does not want to locate within Isanti City limits. Wilson stated that this parcel would fit their needs better. Wilson stated that City staff is reviewing some other options for the business; and will be getting back to the potential business.

Lorinser stated that this is a gateway to the City and opening up industrial here, means this will be the entrance to Isanti. Lorinser stated that we have a tire shredding plant and a ready mix plant near this area. Lorinser stated that we want this to be general business, which will line the highway. Lorinser stated that putting industrial there and spot zoning, which is illegal, opens it up to many more issues. Lorinser stated that he did not see how they could do it. Lorinser stated that there is room in the Industrial park for any business. Lorinser stated that someday this area will be in the City. Lorinser stated that he did not think putting a business there, just so they can stay out of the City was a good idea. Lorinser stated that this area will be in the City in time.

Stevens questioned if there were any other questions or comments.

Chuck McGovern, resides in Mora, stated that he is interested in the property. McGovern stated that it is not a landscaping company, but an irrigation company. McGovern stated that they do some landscaping, but that is not the intent. McGovern stated that P&M Truss has had the property for sale for quite a number of years. McGovern stated that he was hoping that they would be considering allowing as an IUP on the property. McGovern stated that they want to be in Isanti, but the restrictions on the type of building in the industrial park, they cannot afford those costs. McGovern stated that they want to have an office and shop; and the shop does not work. McGovern stated that he does have future plans; and if something was to happen, he would like to go over all that with them. McGovern stated that they would be using the shed on site for storage. McGovern stated that they are not a retail landscaping business.

McGovern stated that he does own two pieces of property in Isanti, near Wintergreens. McGovern stated that he could locate there, but again, the zoning for what he wants to do will not work there for them either. McGovern stated that the costs associated with the industrial park are too great for the business. McGovern stated that P&M Truss has been there for a long time and can continue to be in the future.

Lorinser stated that the business is legal non-conforming, so they could remain on the property, but do have to abide by City ordinances.

Wilson stated that they can use it for as long as they want in its current state, but they cannot expand.

McGovern stated that he would like the Council to consider some options in the future. McGovern stated that there is a lot of property available in the City and there is a lot of B-2. McGovern stated that this is a prime location at that access. McGovern questioned if they would consider a CUP or IUP on the property, as without that, it restricts what they want to do on the property.

Larson questioned what he planned on putting on the 2.5 acre parcel.

McGovern stated that the current property owner is going to have to clean-up the property and remove the items that have been placed there. McGovern stated that there is a lot of junk. McGovern stated that there is a shed that is a shop that he would like to keep. McGovern stated that it is heated with a concrete floor in it. McGovern stated that it is perfect for them pulling in vehicles to fix. McGovern stated that there is a small garage that he would leave for storage. McGovern stated that there is a house that they would like to remodel or tear down. McGovern stated that he did not have plans to do anything along the grass area in the front along the highway. McGovern stated that he would like to add storage shed in the future to the property, as there is enough room on the property.

Stevens stated what is proposed does not seem to necessitate a change in zoning.

McGovern stated that it does in terms of the equipment/etc.

Wilson stated that staff had provided Mr. McGovern with the definition for a contractor's shop and yard; and they are meeting that definition. Wilson stated that the use is only allowed in the industrial district.

McGovern stated that they are an irrigation and fertilizing company. McGovern stated that they have done things for the City. McGovern stated that the reason the landscaping was discussed, is because he had started Northland Landscaping and had sold it. McGovern stated that they have done and will do some landscaping. McGovern stated that they would have to have some shrubs and rock brought in for a project. McGovern stated that they would not be a retail landscaping firm. McGovern stated that he would like for the City to consider other options. McGovern stated that he was there to see if there was a chance for this to happen.

Lorinser stated that IUP and CUP opens it up to others.

McGovern stated that with the CUP it is there for life, whereas the IUP is not. McGovern stated that is designated to the business.

Larson stated that the City could put conditions on the IUP.

McGovern stated that the conditions would provide the perimeters for what he could do on the property. McGovern stated that maybe the perimeters would be too much for the business, but this would at least give him the opportunity to review and see what he could do on the property.

Stevens stated that the property is not within our boundaries; but if it did come in to the City and came in as business district zoning, would this be permitted.

Wilson stated currently with the type of project that he is discussing it would not be permitted.

Stevens stated that it would only be in the industrial district.

Wilson stated that was correct. Wilson stated that City staff had a meeting with Mr. McGovern to review some options. Wilson stated that one of the options that had been thrown out for discussion was for a lot split. Wilson stated that staff did review that option, but it is not feasible; and would result in other code issues. Wilson stated that City staff is reviewing other options as well for the business. Wilson stated that the IUP may be an option, but the business would be taking the chance in going through the process to see if the City would approve a text amendment.

Stevens stated that he wanted to help work with the business as well. Stevens stated that with the realities of the site and the fact that the City would be violating the law to do the rezoning, looking for other alternatives may be the best route.

Larson stated that he may be able to go in the County along TH 65 and be able to do this project. Larson stated that this is an issue because the City administers the zoning for this area.

McGovern stated that was why he questioned the IUP, as there are other more intense uses along the corridor in this area. McGovern stated that he wanted to open up the doors to look at other options. McGovern stated that if those doors could be opened, he would be interested in the property.

Lorinser stated that he would like to thank Mr. McGovern for checking ahead of time, prior to buying the property. Lorinser stated that he appreciated him doing the work first.

Motion by Stevens, second by Lorinser to recommend denial of the request to rezone a 2.5 acre parcel of property generally located at 28437 Highway 65 NE from "T1-B" Tier One Business District to "T1-I" Tier One Industrial District based upon the Findings as presented. Motion was unanimously approved.

Stevens stated that the Planning Commission is recommending denial to the City Council. Stevens stated that someone should be present at the Council meeting to answer any questions that the Council members may have regarding this item.

6. Other Business.

A. None.

7. Discussion Items.

A. None.

8. Adjournment

Motion by Lorinser, second by Stevens to adjourn the January 10th, 2012 meeting of the Planning Commission. Motion was unanimously approved.

The meeting adjourned at 7:37 p.m.

Dated at Isanti, Minnesota this 14th day of February 2012.

Respectfully submitted,

Lisa M. Wilson, AICP
Planning and Parks Director