

**CITY OF ISANTI
PLANNING COMMISSION
MEETING MINUTES
JANUARY 13, 2015**

1. Meeting Opening.

A. Call to Order.

Achman 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: David Englund, Steve Lundeen, Jeff Duncan, Wayne Traver and Paul Bergley.

Members Absent: None

Staff Present: Community Development Director Roxanne Achman

Others Present: Steve Feneis, Granite City Real Estate.

D. Agenda Modifications.

Achman stated there were none.

2. Welcome Council Representatives.

Achman welcomed the new council representative Paul Bergley.

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

A. Oath of Office for new Planning Commission Members.

Achman stated that the newly appointed commissioner, Mr. Duncan, needed to recite the Oath of Office.

Mr. Duncan recited the Oath of Office.

B. Chair of Planning Commission.

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

Motion by Traver, second by Bergley to nominate Mr. Englund as Chair of the Planning Commission.

Englund accepted the nomination

Achman called the motion. Motion was approved unanimously.

C. Vice-Chair of Planning Commission.

Achman requested nominations for Vice Chair of the Planning Commission.

Motion by Traver, second by Lundeen to nominate Mr. Bergley as Vice Chair of the Planning Commission.

Bergley accepted the nomination.

Motion was approved unanimously.

D. Secretary of Planning Commission.

Achman requested nominations for the Secretary of the Planning Commission.

Motion by Englund, second by Duncan to nominate City staff as the Secretary of the Planning Commission. Motion was unanimously approved.

E. Approve 2015 Planning Commission Meeting Dates.

Englund asked if there was a motion to approve the 2015 Planning Commission meeting dates.

Motion by Lundeen, second by Traver to approve the 2015 Planning Commission meeting dates. Motion carried unanimously.

F. Review Conflict of Interest Policy

Achman outlined the conflict of interest policy and the open meeting law. Achman stated that if there were future questions from the commission members those could be directed to City Attorney Clark Joslin; and he would be available to discuss those items.

Joslin arrived at the meeting at 7:09 p.m. and asked the Commission if they had any questions. They did not.

4. Approval of Minutes from December 9, 2014 Planning Commission Meeting.

Englund questioned if there were any comments or changes on the minutes.

Motion by Lundeen, second by Bergley to approve the December 9th, 2014 Planning Commission Meeting Minutes. Motion was unanimously approved.

5. Public Hearings.

A. Request from Investors Real Estate Trust (IRET) for Preliminary Plat approval of the Plat of Fairway Greens Phase Eight, Lot 1, Block 1, legally described as Outlot A, Fairway Greens Phase Five, Isanti County, Isanti, Minnesota

Englund read the item into the minutes.

Achman presented the staff memo and the conditions for approval.

Englund opened the public hearing.

Traver asked for clarification on the northern exit.

Achman explained that Wentlock Street is not constructed at this time so the developer is planning to have an entrance/exit to 8th Ave NE on the northern part of the property. Staff is

asking for that entrance/exit to be moved to Wentlock St once it is constructed. If the entrance were to remain it would end up being much too close to the entrance of Wentlock St.

Bergley asked if the apartment and street were going to be constructed at the same time.

Achman stated that they would be constructed at separate times. The developer of this lot is not responsible for the installation of Wentlock Street due to past agreements.

Bergley asked if it was the City's responsibility.

Achman responded that it was not. The installation will be required once there is development to the north and west. Ultimately, the street will not be necessary until the land to the west develops.

Bergley stated that we have no idea when that road will be constructed then. Achman confirmed.

Traver indicated it's good to have that access planned because when the development comes in, that's when the intersection is going to get busy.

Englund closed the public hearing.

Motion by Lundeen, second by Duncan to recommend approval, based on the Findings of Fact and Conclusions, of the request from Investors Real Estate Trust (IRET) for Preliminary Plat approval of the Plat of Fairway Greens Phase Eight, Lot 1, Block 1, legally described as Outlot A, Fairway Greens Phase Five, Isanti County, Isanti, Minnesota with the following conditions:

1. Provide a future plan indicating the move of the northern entrance from 8th Ave NE to 295th St/Wentlock St once 295th St/Wentlock is extended. To be further addressed in the Development Agreement.
2. Provide cross-over agreement for private storm sewer line extending from Lot 1, Block 1, Fairway Greens Phase 5, to the pond located within Lot 1, Block 1, Fairway Greens Phase 8.
3. Address comments from the City Engineer dated January 5, 2015

Motion carried unanimously.

B. Request from Investors Real Estate Trust (IRET) for approval of an Amendment to the Conditional Use Permit approved through Resolution No. 2005-062, to allow for the construction of one 108 unit apartment building to be located within Fairway Greens Phase Eight.

Englund read the item into the minutes.

Achman presented the staff memo.

Lundeen questioned whether there would be enough parking for all the buildings.

Achman indicated that the parking requirements are being met for the new building and an additional 18 stalls are being added for the existing apartments to the south.

Lundeen asked about the accessory structure on site and whether it would be allowed through the conditional use permit approval.

Achman stated that staff had no issues with the accessory structure and felt it was appropriate to permit it through the approval of the conditional use permit.

Englund opened the public hearing. There was no one to speak at the public hearing, the hearing was then closed.

Motion by Lundeen, second by Bergley to recommend approval, based on the Findings of Fact and Conclusions, of the request from Investors Real Estate Trust (IRET) for approval of an Amendment to the Conditional Use Permit approved through Resolution No. 2005-062, to allow for the construction of one 108 unit apartment building to be located within Fairway Greens Phase Eight with the following conditions:

1. The northern access to 8th Ave NE shall be relocated to Wentlock St once Wentlock St is installed.
2. An additional 18 parking stalls shall be provided for the apartments to the south to bring them in to compliance with the parking requirements.
3. The accessory structure near the pool shall be approved as part of the CUP and site plan.
4. Address comments from the City Engineer dated January 5, 2015.
5. Such plans and any appropriate permits shall be reviewed and approved by City staff prior to construction.
6. Approval of the Preliminary and Final Plat, and successful vacation of the drainage and utility easements.
7. A signed and recorded Development Agreement between IRET and the City of Isanti.

Motion carried unanimously.

C. Request from Investors Real Estate Trust (IRET) for Site Plan/Building Appearance Review of Evergreen Apartments III to be located within Lot 1, Block 1, Fairway Greens Phase Eight.

Englund read the item into the minutes.

Achman presented the staff memo to the Planning Commission.

Lundeen asked if there have been any reports of problems near the single family homes due to the apartments.

Achman stated that she was not aware of any issues. A mailing was sent out to property owners within 350 feet of the project. There were no calls or concerns from nearby residents. The Police Chief is aware of the project and has not mentioned any concerns.

Lundeen stated that sometimes apartments bring in undesirables.

Englund pointed out that these apartments will be market rate, not subsidized.

Achman indicated that the apartments are planned to be high-end with high-end finishes. Achman stated that similar products could be found in the St. Cloud area and asked if Steve Feneis would like to speak to the issue.

Mr. Feneis stated that they just finished Cyprus I, II & III. They are a high quality product where you get the amenities of the pool, recreation areas, community room, and exercise room; and then in the units themselves, you get granite counter tops and higher end finishes on the carpets and light, etc. It's a substantial upgrade to the two (apartments) they (IRET) have – Evergreen I & II. They have two other buildings in town that are almost identical to Evergreen I & II. With the housing crisis there are a lot of people who don't want to own a home but want the luxuries and amenities of home ownership. The only way to make these types of apartments feasible is with a higher density so you can off-set the cost of those higher-end amenities.

Englund opened the public hearing.

Englund asked if Feneis knew approximately what the rents will be.

Feneis responded that he expects roughly one dollar to one dollar and twenty-five cents per square foot depending on the unit size and number of bedrooms. It's unclear whether Evergreen I & II will be permitted to use the amenities in Evergreen III. We're really leaning towards the young professionals who really don't want to take on homeownership, yet they have substantial income. What we've also been finding is the seniors who don't want the burdens of homeownership, but they also don't want to live in a lower end apartment complex. This gives them the opportunity to live in a nice, high-end apartment complex and have all the amenities that go with it. We're getting a lot of positive feedback from the senior side.

Englund closed the public hearing.

Motion by Lundeen, second by Bergley to recommend approval, based on the Finding of Fact and Conclusions, of the request from Investors Real Estate Trust (IRET) for Site Plan/Building Appearance Review of Evergreen Apartments III to be located within Lot 1, Block 1, Fairway Greens Phase Eight with the following conditions:

1. Irrigation and sodding plan to be provide prior to the issuance of a Certificate of Occupancy.
2. The northern access to 8th Ave NE shall be relocated to Wentlock St once Wentlock St is installed.
3. An additional 18 parking stalls shall be provided for the apartments to the south to bring them in to compliance with the parking requirements.
4. The accessory structure near the pool shall be approved as part of the CUP and site plan.
5. Address comments from the City Engineer dated January 5, 2015.
6. Such plans and any appropriate permits shall be reviewed and approved by City staff prior to construction.
7. Approval of the Preliminary and Final Plat, the Conditional Use Permit, and successful vacation of the drainage and utility easements.
8. A signed and recorded Development Agreement between IRET and the City of Isanti.

Motion carried unanimously.

D. Request from the City of Isanti to Amend Ordinance No. 445 Zoning, Section 2 Definitions, Section 6 Residential Districts, and Section 7 Business Districts, to define and include Adult Day Centers as a conditional use in specified Residential Districts and a permitted use in specified Business Districts.

Englund read the item into the minutes.

Achman presented the staff memo to the Planning Commission.

Bergley mentioned that he recalled reading in the December minutes that someone decided not come to Isanti because of the backyard enclosure issue.

Achman clarified that was discussed at the last meeting and staff was told the enclosure was supposedly the reason someone didn't open an adult day service in Isanti. Achman further stated that in speaking with Ms. Skoglund, Mr. Henderson and Ms. Becker, they were all in agreement that it would be beneficial for the city to have these types of safety requirements. They felt that responsible facility operator would already have these measures in place, so it shouldn't be a big deal. It's the facility operators just starting out that have difficulty providing the safety measures due to cost.

Englund opened the public hearing.

Duncan asked how it would fit within an R-1 district with 12 people, this number seemed large.

Achman stated that most clients will not be driving themselves to the facility, so there won't be an abundance of cars. It would be very similar to a daycare that would allow the same number of children. State law limits the number of daycare children to 12 and other similar uses that are required to be permitted in these areas by state law.

Lundeen asked if this would be different than Prairie Senior Cottages.

Achman confirmed that it is different in that it is less than 24 hour care.

Englund stated this is where you can bring someone you're caring for if you need a break.

Duncan stated he was mistakenly thinking there would be 12 bedrooms for overnight stay.

Traver stated he liked what was drawn up for the safety measures.

Achman indicated that by listing the safety measures within the conditional uses, the Planning Commission is given a chance to review and determine if appropriate safety measures are being taken. Not every facility will require the same measures.

Englund closed the public hearing.

Motion by Bergley, second by Lundeen to recommend approval, based on the Findings of Fact and Conclusions, of the Amendments to Ordinance No. 445 Zoning, Section 2 Definitions, Section 6 Residential Districts, Section 7 Business Districts, and Section 13 Use Regulations to

define and include Adult Day Centers as a conditional use in Residential Districts and Business Districts. Motion carried unanimously.

E. Request from the City of Isanti to Amend Ordinance No. 445 Zoning, Section 13 Use Regulations and Section 16 Signs.

Englund read the item into the minutes.

Achman presented the staff memo to the Planning Commission.

Englund opened the public hearing. With no one to speak on the item, the public hearing was closed.

Motion by Lundeen, second by Bergley to recommend approval of the Amendments to Ordinance No. 445 Zoning, Section 13 Use Regulations and Section 16 Signs. Motion carried unanimously.

6. Other Business.

A. None.

7. Discussion Items.

A. None.

8. Adjournment

Motion by Duncan, second by Lundeen to adjourn the January 13th, 2015 meeting of the Planning Commission. Motion was unanimously approved.

The meeting adjourned at 7:42 p.m.

Dated at Isanti, Minnesota this 3rd day of February 2015.

Respectfully submitted,

Roxanne Achman
Community Development Director