

## **CITY OF ISANTI**

### **PLANNING COMMISSION MEETING**

**TUESDAY, January 19, 2021**

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 7:23 p.m.
- B. Pledge of Allegiance
- C. Roll Call: Members present: Jeff Johnson, Dan Collison, Steve Lundeen, Jimmy Gordan, Paul Bergley, Alexander Collins, Arissya Simon.  
Members Absent: None  
Staff present: Community Development Director Sheila Sellman, Community Development Specialist Ryan Saltis, City Administrator Josi Wood, City Engineer Jason Cook
- D. Agenda Modifications: Remove Public Hearing Item 4.B

#### **2. Organization of Advisory Bodies as per the City Code of Ordinances Chapter 8**

- A. Election of 2021 Chair
- B. Election of 2021 Vice-Chair
- C. Election of 2021 Secretary
- D. Approval of Meeting Dates

The Planning Commission approved the 2021 meeting calendar, and the positions of the Chair (Jeff Johnson), Vice-Chair (Steve Lundeen) and Secretary (Sheila Sellman or designee) will remain the same as the 2020 positions. Motion for approval by Lundeen, second by Collision, motion passes 7-0.

#### **3. Meeting Minutes**

- A. Approval of Minutes from December 15, 2020 Planning Commission Meeting motion by Collison, second by Simon motion passes 7-0.

#### **4. Public Hearing**

- A. Request by Homepride, Inc for consideration of a Preliminary Subdivision and a Planned Unit Development called "Fairway Greens North" at PID's 16.020.1000 and 16.020.0803. Sellman presented the preliminary plans for a proposed single family residential housing development called Fairway Greens North. Representatives of the applicant, Homepride Inc and engineer of LHB Inc, were at the meeting and available for questions. There was no one present from the public to speak at the public hearing. The Planning Commission discussed if having one entrance/exit into the development would be sufficient for traffic and circulation of emergency vehicles. It was noted that the fire chief recommends another entrance/exit for the development to allow for multiple access points. The

applicants explained that this request would be difficult due to the existing natural features on site such as wetlands and forested areas which are intended to be preserved. And they do provide two outlets, one on the north and one to the east, but those won't be used until the adjacent lands develop. The applicant explained the entrance road off Cajima is wider than a standard road, that the 40 ft width would have enough clearance for cars and emergency vehicles to pass through, given that a condition is in place where there is no parking on this road along the north side. The Planning Commission was in agreement to this condition.

The Planning Commission also discussed the tree removal/preservation plan and whether the number of trees dispersed across the site after the removal of the wooded areas would be sufficient or if the lots would need to add an additional 2 trees (from the landscaping ordinance) on top of the replacement amount from the removal. The applicants explained that they would be planting over 400 trees across the development due to taking out expansive wooded areas, and that this number would equal more than two trees planted per lot. The Planning Commission determined that the number of trees that would be replanted would be sufficient as long as they place at least two trees per lot. Park dedication was also discussed and the applicants agreed to pay the fees associated with designating park space of a little over three acres. Conditions for approval from the Planning Commission include no parking on the north side of the entrance, requiring at least two trees per lot, and the applicant pays park dedication fees. Motion for approval of the preliminary plans with conditions given by the Planning Commission, conditions listed in the City Engineer's Report dated January 13<sup>th</sup>, 2021 and conditions listed in the Community Development Director's report dated January 19, 2021 by Lundeen, 2<sup>nd</sup> by Collison, motion passes 7-0.

- B. Request by the City of Isanti for a Preliminary and Final Subdivision to combine the current UPS parcel, PID 16.053.0151, with a city-owned vacant parcel to the east located at PID 16.029.1400 and 16.020.0803.

This agenda item was removed at the beginning of the Planning Commission meeting.

- C. Request by the City of Isanti for a Preliminary and Final Subdivision to subdivide PID 16.124.0020 into three five-acre lots

The Planning Commission discussed splitting up the 15-acre parcel into three five-acre lots of the shovel ready site, in which LTL, LLC will be purchasing the northern two lots. The city will retain the southern lot for sale in the future. A representative from LTL, LLC was present for questioning. There was no one from the public who spoke at the public hearing. Motion for approval to subdivide the parcel by Bergley, 2<sup>nd</sup> by Collins, motion passes 7-0.

- 5. **Other Business:** None
- 6. **Discussion Item:** None
- 7. **Adjournment:** Motion by Bergley, 2<sup>nd</sup> by Lundeen to adjourn, motion passed 7-0  
meeting adjourned at 8:19 p.m.

Respectfully submitted by Ryan Saltis, Community Development Specialist