

**CITY OF ISANTI
PLANNING COMMISSION
MEETING MINUTES
JANUARY 8, 2008**

1. Meeting Opening

A. Call to Order

Krause 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: Jeff Duncan, Dave Englund, Ralph Johnson, Sean Stevens, Jeff Kolb, Ross Lorinser, Steven Rask

Members Absent: none

Staff Present: Lisa Krause, City Planner; Trudi Breuninger, Administrative Assistant; Clark Joslin, City Attorney

D. Agenda Modifications.

Krause added 3.G. Conflict of Interest Policy

2.A. Welcome Council Representatives

Krause welcomed Councilmember Johnson and Councilmember Kolb back to the Planning Commission.

3. Organization of Advisory Bodies as per Ordinance No. 181

A. Oath of Office for all Planning Commission Members

All members rose and stated the verbal oath of office.

B. Chair of Planning Commission

Motion by Johnson, second by Rask to nominate Jeff Duncan as new Chair of Planning Commission.

Stevens stated what the position involved to Duncan.

Motion carried unanimously.

C. Vice-Chair of Planning Commission

Motion by Englund, second by Duncan to nominate Ross Lorinser as Vice-Chair of Planning Commission. Motion carried unanimously.

D. Secretary of Planning Commission

Motion by Englund, second by Lorinser to nominate City Staff as Secretary of Planning Commission. Motion carried unanimously.

E. Approve 2008 Planning Commission Meeting Dates

Commission members discussed changing date in November to the 10th due to Veteran's Day falling on November 11th. Commission members agreed.

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

Motion by Lorinser, second by Duncan to appoint Commissioners Steve Rask and Dave Englund to the Business/Industrial Sub-Committee. Motion carried unanimously.

G. Conflict of Interest Policy

City Attorney Joslin discussed the Conflict of Interest Policy, law provisions and avoidance of the same. Joslin encouraged members to call for clarification if the need arose. Joslin encouraged members to read the policy.

4. Approval of Minutes from December 11, 2007, Planning Commission Meeting

Motion by Johnson, second by Stevens to approve the Planning Commission meeting minutes of December 11, 2007 as presented. Motion carried unanimously.

5. Public Hearings

A. The request of Adkins Association Inc. Architects, on behalf of Qwest Corporate, for Final Plat Approval for the property to be known as Qwest Addition.

City Planner Krause presented the staff report.

Public Hearing opened at 7:20 pm.

Krause stated that there were some concerns regarding the recorded easement shown on the preliminary plat, which was not present on the final plat and could not be eliminated. The easement would need to be vacated.

Public Hearing closed at 7:21 pm.

Motion by Johnson, second by Rask to recommend approval the final plat for Qwest Addition with the following conditions:

1. The petitioner shall meet any issues brought forth by the City Engineer and / or City Administrator.
2. The Recorded Access Easement that is shown on the Preliminary Plat must be vacated and filed according to City Ordinances.

Motion carried unanimously.

B. The request of Hi-Lo Manufacturing for a Conditional Use Permit to permit the manufacturing, processing, or storing of hazardous wastes as a byproduct for the property located at 702 East Dual Boulevard.

Krause presented the background and staff report.

Public Hearing opened at 7:25 pm.

Rask questioned where the hazardous waste would be stored.

WP Dockter, petitioner, stated they would be stored in 55 gallon drums in a designated area and eventually when enough drums are filled they are picked up by a company that recycles.

Stevens questioned what would be manufactured and where they are currently doing business.

Dockter responded that they manufacture fly wheels and machine equipment with round cast iron. Dockter stated that they are currently located in Mora and Brooklyn Center.

Public Hearing closed at 7:28 pm.

Motion by Lorinser, second by Stevens to recommend approval of the conditional use permit with the condition that the petitioner meet any additional requirements as stipulated by the City Administrator, City Engineer, and the MPCA. Motion carried unanimously.

C. The request of the City of Isanti to amend Ordinance No. 123: Ordinance Defining and Prohibiting Nuisances and Providing a Penalty for Violations, to include regulations for outdoor public smoking areas; and amendment to Ordinance No. 176: Zoning Ordinance, Section 8, 9, 10 and 13; as well as any other associated Sections, to include provisions and performance standards for outdoor patios/decks and smoking structures.

Krause provided the background and staff report.

Public Hearing opened at 7:30 pm.

No public comments or questions.

Public Hearing closed at 7:30 pm.

Johnson questioned the current use of tents.

Krause stated that temporary structures are not allowed and do not meet building code.

Johnson responded that he does not want to approve something that would hurt businesses.

Lorinser stated that the VFW were intending on building something.

Kolb stated that if the ordinance was left as is, they can't do anything.

Stevens questioned the size. Krause stated that the business/industrial sub-committee recommended a 600 square foot maximum size for patios and decks and smoking shelters shall not exceed 300 square feet.

Englund questioned the sale of alcohol that would be allowed on patios and in shelters.

Johnson stated that the size didn't seem to be sufficient and should be increased to 400 square feet for a smoking shelter.

Lorinser stated the patio would have to be 800 square feet to keep the 50% ratio, so that smokers don't infringe on non-smokers on the patio.

Stevens asked what the setbacks are.

Krause stated that 25 feet away from the building for a shelter but that a patio/deck could be contiguous to the principal structure. Krause stated that this would allow a smoke free passage into the entrance, exits, open windows and ventilation intakes of the public place.

Commission discussed how the smoking or not smoking on an outside patio would be enforced.

Motion by Lorinser, second by Englund to recommend approval the ordinance as presented with the following change: the smoking structure can be up to 400 square feet and the entire patio/deck area up to 800 square feet. Motion carried unanimously.

6. Other Business

A. 2008 Zoning Map Amendments

Krause provided the Commission with the existing zoning districts and the new districts that would have to be created to match the Comp Plan.

Johnson stated that he owned 80 acres and now the city would be telling him what district his property would be. Krause stated that all property owners would have a chance to speak at a public hearing before any property is rezoned.

Kolb questioned the issues with the light industrial and heaving industrial districts.

Krause stated that it would be hard to draw the line when they are currently being mixed, i.e. Bauerly as well as several other businesses. Krause stated that this would be something staff and the business/industrial sub-committee could look into further.

7. Discussion Items

A. Business-Industrial Subcommittee Update

Krause provided an update regarding the Business/Industrial Subcommittee. There are a number of new commercial zoning districts that need to be created in order to ensure consistency between the zoning map and future land use plan. The subcommittee will be looking at the newly created Neighborhood Commercial District.

B. Housing Task Force Update

Krause stated that the Housing Task Force is reviewing all residential districts and the next meeting is scheduled for January 28th.

Kolb questioned if the members were coming to the meetings. Kolb questioned whether the developers assigned to the committee were in attendance.

Krause stated that Bryan Westland of Woodland Development has been present. Krause stated that Brian Iverson has not been present at the meetings, but has been e-mailed all of the material. Krause stated that staff has not received even an email response regarding the information to date. .

Englund stated that they have been getting a good discussion from those present and was impressed to get through the R1 Ordinance line by line in an hour and a half.

Krause stated that the group hoped to have the "R-1" District Ordinance to the Planning Commission in February.

Stevens question if the group was going through the ordinances in an effort to match the comp plan.

Krause said it was to clean up the existing ordinances and codes as well as to update inconsistent information throughout the zoning ordinance.

8. Adjournment

Motion by Johnson, second by Kolb to adjourn Planning Commission meeting at 7:58 pm.

Dated at Isanti, Minnesota, this 8 day of January 2008.

Respectfully Submitted,

Trudi Breuninger
Administrative Assistant