

CITY OF ISANTI

PLANNING COMMISSION MEETING

TUESDAY, October 18, 2022

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 7:13 p.m.
- B. Pledge of Allegiance
- C. Roll Call: Members present: Jeff Johnson, Jimmy Gordan, Steve Lundeen, Paul Bergley, Dan Collison, Arissya Simon
Members Absent: None
Staff present: Community Development Specialist Ryan Saltis, Community Development Director Stephanie Hillesheim, City Administrator Josi Wood, City Clerk Jaden Strand
- D. Agenda Modifications: None
- E. Adopt the Agenda
Motion to adopt the agenda by Lundeen, second by Collison motion passes 6-0.

2. Meeting Minutes

- A. Approval of Minutes from the August 16, 2022 Planning Commission Meeting, motion by Bergley, second by Simon, motion passes 6-0.

3. Public Hearing

- A. Request by American First CDL Academy, Inc. for Site Plan approval under City Ordinance 445, Section 18, said request is for a truck driving school located in the Industrial Park District at PID 16.029.1400.

Saltis presented the request for a truck driving school site plan review. It was explained that the site will be accessed from an easement off of East Dual Blvd NW and will consist of a 7,000 sq ft building and a 100,000 sq ft driving practice area. Discussion was had between City Staff and Planning Commission Members regarding the easement access, parking stall lengths, driveway widths and surfacing. A surrounding property owner, Becky Balk of 411 Hillock St NE was present at the public hearing and asked about potential noise from the truck driving school and potential hours of operation. Staff pointed out that a privacy fence will be required as a buffer in between the Residential and Industrial uses. The Planning Commission members assumed that the driving of trucks would most likely be limited to daylight hours. Staff confirmed that there is a noise section of City Code that would be in effect for the truck driving school. Staff pointed out several other conditions of approval that will protect surrounding residences. The applicants were not present at the meeting. No one else from the public spoke at the public hearing. Motion for approval of the site plans for a truck driving school was made by Bergley and seconded by Collison, motion passed 6-0.

- B. Request by Stephanie Neumann for a Zoning Ordinance Text Amendment, Comprehensive Plan Text/Map Amendment and Conditional Use Permit approval under City Ordinance 445, Section 21, Articles 1 and 2; said request is to allow for the keeping of horses in the R-1A Residential Rural Zoning District, rezoning PID 16.021.0200 from R-1 Single Family Residential to R-1A Residential Rural and to approve a Conditional Use Permit for horse stables.

Saltis explained the zoning ordinance text amendment, comp plan text/map amendment and CUP approval for horse stables and why the changes need to be made for this request. Staff explained that they believe horses should be allowed with regulations within the R-1A Residential Rural Zoning District. Regulations for horses were discussed between staff and Planning Commission members. As presented, horses would be allowed on parcels of 30 or more acres within the R-1A zoning district and 1 horse would be allowed for every 2 acres of land. The parcel in question would also have to be rezoned from R-1 to R-1A to fit a Rural Residential designation. "Horse Stables" would be added as language under Conditional Uses within the R-1A zoning district. This would provide the applicants the ability to construct horse stables as the principal use on this parcel, and the horse stables would have to meet the minimum requirements for allowing a CUP. This would mean that each person who would like to have horse stables in the future will have to pass the Planning Commission and City Council to determine the location of the stables and that they don't negatively impact surrounding properties. The CUP regulations were analyzed for this specific request and location, and was determined that the stables would not negatively impact the area or surrounding properties/homeowners. A surrounding property owner, Lynn Swanson was present at the public hearing. Mr. Swanson stated that he believes that this would be a good use for the parcel in that it is a rural area and horses should be allowed. The applicant Stephanie Neumann was also present at the meeting and available for questions from the Planning Commission. The Planning Commission asked what their goals are for the property altogether. Stephanie said that they hope to have private stables and an indoor riding barn along the north side of the parcel and could potentially build a house in the future. Planning Commission members asked if the regulations for horses are reasonable and make sense for what they are looking to accomplish. The applicant said that they could meet the regulations proposed to be put in place for horses. Motion for approval of the Zoning Ordinance Text Amendment, Comp Plan Text/Map Amendment and CUP for horse stables by Lundeen and seconded by Collison, motion passed 6-0.

5. Other Business: None

6. Discussion Items: None

7. Adjournment: Motion by Lundeen, 2nd by Bergley to adjourn, motion passed 6-0, meeting adjourned at 7:55 p.m.

Respectfully submitted by Ryan Saltis, Community Development Specialist