

**CITY OF ISANTI  
PLANNING COMMISSION  
MEETING MINUTES  
OCTOBER 8, 2013**

**1. Meeting Opening.**

**A. Call to Order.**

Stevens called the meeting to order at 7:02 p.m.

**B. Pledge of Allegiance.**

Everyone rose for the Pledge of Allegiance.

**C. Roll Call.**

**Members Present:** Sue Larson, Cindy Lind-Livingston, Steve Lundeen, and Sean Stevens.

**Members Absent:** David Englund (gave prior notice), Kristie Gordon (gave prior notice), Michael Streiff III (gave prior notice).

**Staff Present:** Lisa Wilson, Planning and Parks Director.

**D. Agenda Modifications.**

Wilson stated that she had none.

**2. Approval of Minutes from September 10, 2013 Planning Commission Meeting.**

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

Motion by Lundeen, second by Larson to approve the September 10<sup>th</sup>, 2013 Planning Commission Meeting Minutes. Motion was unanimously approved.

**3. Public Hearings.**

**A. Request from Ronald Stawski, on behalf of Wintergreen's, for a Conditional Use Permit and Site Plan Review to allow for a parking facility to be constructed on the property located at 304 Credit Union Drive NE.**

Wilson presented the information within the staff memo and provided staff comments. Wilson stated that staff was looking for a recommendation on the item, which would carry forth to the City Council next week. Wilson stated that the applicant, Ron Stawski was present to answer any questions that that group may have regarding the project.

Stevens opened the public hearing at 7:05 p.m. Stevens questioned if there was curb and gutter.

Wilson stated that there is curb and gutter.

Stevens questioned if a patron wanted to park in this lot, they would have to go back out to the street and re-enter into this particular lot.

Wilson stated that she misunderstood the question. Wilson stated that her understanding is that there will be access through this area.

Lundeen stated that the existing curb and gutter there would be removed. Stevens questioned how many additional spaces are being added.

Wilson stated that there are thirty (30) spaces being added.

Stevens questioned if there were concerns that another building were built on this property that there may be a lack of parking for a new use.

Wilson stated that there are a lot of different ideas being generated about what will happen on the remaining portion of the lot. Wilson stated that depending upon what is constructed on the property there may be a need for additional parking. Wilson stated that there may need to be lot combinations and other City approvals necessary.

Stevens questioned if the applicant had any concerns for the future.

Ronald Stawski, applicant, stated that he had met with City staff and they understand that whatever is planned in the future may need to come back through the process for approvals. Stawski stated that if they add onto the building, they understand that they may need more parking to accommodate the use.

Larson stated that with all the parking that has been happening on the street over there, it will be nice to have a parking lot to help accommodate those vehicles.

Lundeen agreed. Lundeen stated that when you head that direction in the evenings, the street is pretty tight with cars.

Stevens stated that parking in that area is a premium, thanks to the businesses. Stevens stated that they are doing well.

Lundeen stated that his one concern was that when you own another lot there is sewer and water connection points. Lundeen questioned if they were going to be billed a base for sewer and water since it is available to that particular property.

Wilson stated that she would check with the Finance Director.

Lundeen stated that there are some residents that did not have the service, but are being billed for a connection fee. Lundeen stated that there is no need for him to be billed for this service because he has no use for it with a parking lot.

Stevens questioned if Mr. Stawski had any questions regarding the staff conditions. Stevens stated that it all seemed pretty consistent.

Stawski indicated no.

Motion by Larson, second by Stevens to recommend approval of the Conditional Use Permit and Site Plan Review to allow for a parking facility to be constructed on the property located at 304 Credit Union Drive NE with the conditions as presented by staff based upon the Findings of Fact as presented. Motion was unanimously approved.

Lundeen questioned if the City had a list of acceptable trees that could be planted.

Wilson stated that the zoning ordinance does have that list. Wilson stated that the City would just need to know for the file what was going to be planted.

Lundeen stated no Box Elders.

Wilson stated that we also recommend avoiding Ash trees.

#### **4. Other Business.**

A. Amendments to Ordinance No. 445 Zoning to include regulations and provisions for Manufactured Housing Parks.

Wilson presented the information contained within the staff memo. Wilson stated that staff was looking for comments from the Commission. Wilson stated that the Commission would need to call for a hearing on the proposed text amendment, which would be scheduled for the November meeting.

Lundeen stated that he would like some clarification. Lundeen stated that a manufactured home is like a modular home. Lundeen stated that this would be referring to a trailer court. Lundeen stated that the City does not need a trailer court in town.

Stevens questioned if that wasn't the problem though. Stevens stated that we have to allow for it somewhere.

Wilson stated yes. Wilson stated that Statute requires communities to allow for them in particular zoning districts.

Lundeen questioned if this would be the R-1 areas. Lundeen questioned how much of that area does the City have.

Wilson stated that City staff has chosen the "R-3B".

Lundeen questioned where that was located on the map.

Wilson pointed out several areas that are zoned "R-3B".

Lundeen questioned the location of the larger parcel that is vacant.

Wilson provided some direction as to the location of the parcel.

Lundeen stated that seemed to be the most logical area. Lundeen stated that he drives through some communities that have these in their downtown areas. Lundeen stated that there needs to be clarification as to what type of unit we are discussing. Lundeen stated that we have had some trouble in town already with increased criminal activities and drug activity. Lundeen stated that he is not saying that everyone that lives in a trailer park is bad. Lundeen stated that his parents live in one in Texas, but that is a retirement community.

Stevens questioned if we are solely dealing with mobile homes on wheels or are we dealing with modular type homes as well.

Wilson stated that the new ordinance would provide definitions for both types of housing. Wilson stated that this would add clarity to the ordinance. Wilson stated that a modular home, as long as it met Minnesota State Building Code and all other requirements would be permitted on a single lot in any residential district.

Lundeen stated that most of those homes meet all codes anyway. Lundeen stated that he knows of a few modular homes in town that look nice and you can't tell the difference. Lundeen stated that the trailer home brings about a different idea. Lundeen stated that if the state says we need allow for it, than we need to do it. Lundeen stated that if we can put it in an area where it will not adversely affect people, then so be it. Lundeen stated that if City staff has put the time into researching this, then he believes that we did our best to get an ordinance that benefits the City.

Stevens questioned if there was a permanent structure requirement for tornado structures, etc.

Wilson stated that under Community Facilities, (D) (4).

Stevens stated that we have an excellent example in Cambridge. Stevens stated that it is hard to get into and is well taken care of. Stevens questioned if they have covenants that we can use. Stevens questioned if there was anything we could pick off of the way they do business.

Lundeen stated that Pine Village has been there for 40 plus years.

Lind-Livingston stated that it has not always been that nice. Lind-Livingston stated that you have to be a certain age to live there.

Lundeen stated that you cannot have kids living there. Lundeen stated that he does not want to say kids are problems. Lundeen stated that some people have to start out in these. Lundeen stated that there are other places that they have had to go in and clean them up. Lundeen stated that they still have issues despite the work.

Stevens stated that the one near East Bethel, he sees the police in there all the time.

Lundeen stated that Anoka County is there frequently.

Stevens stated that he did not know if that was for prevention purposes or otherwise. Stevens stated that going through this; it does look good to him. Stevens stated that City staff has done what needs to be done. Stevens questioned what we don't know that we need to know before we implement this ordinance.

Lundeen questioned if we could make a stipulation within the ordinance that a specific age is only permitted, like seniors.

Wilson stated that she did not believe that we could.

Lundeen stated that it would make the pill a lot easier for people to swallow allowing for one of these, if it were a retirement community.

Wilson stated that her first gut instinct would say no that we could not place in the zoning ordinance an age limit if one of these were established.

Stevens questioned how Cambridge could.

Wilson stated that the parks are usually privately owned and operated. Wilson stated that whoever owns the complex probably made those rules.

Lundeen stated that he doubted that Cambridge would allow for another one. Lundeen questioned if we have received inquiries regarding this item.

Wilson stated that the initial discussion for this ordinance started given that City staff had received an inquiry from a few individuals that were looking to place a manufactured home on a city lot. Wilson stated that if that home can meet all the requirements of the district, they would be permitted. Wilson stated that further conversation resulted in the manufacture home park requirement.

Lundeen questioned if we could put something in the ordinance to avoid that from happening.

Wilson stated that City staff tried to add some design standards to the residential districts, so as to make it more difficult.

Lundeen stated that he knows some people that live over there. Lundeen questioned where the larger R-3B parcel is located in relationship to the school.

Wilson explained the location.

Lundeen questioned if it is on the south side of Heritage Blvd.

Wilson stated that it would be. Wilson provided some further directions for clarification.

Larson stated that location is very visible. Larson stated that the officers would have good vision into the area.

Lundeen stated that the officers are kept pretty busy in town already.

Lind-Livingston questioned how large an area that is.

Stevens stated that the lots within a manufactured home park are fairly small.

Lundeen questioned if we could regulate lot size.

Wilson stated that there are density and area requirements provided within the draft.

Stevens questioned who owns the area.

Wilson stated that it is a bank. Wilson stated that there are a few different banks in that area.

Lind-Livingston questioned if it was five acres or ten acres.

Wilson stated maybe 10 acres.

Lundeen stated that they could put 20 homes or better there.

Stevens stated that it could be more than that.

Larson stated that before the hearing we could contact the bank and check to see what they have in those communities. Larson stated that would show what those banks are used to dealing with in their home communities.

Stevens questioned if she meant that they don't invest in those developments or they do. Stevens stated that his fear is that they are going to be anxious to sell everything and anything. Stevens questioned beautification standards; and do we have provisions about trees and grass.

Wilson stated yes. Wilson stated that there is a green space requirement, curb and gutter, sidewalks, etc. Wilson stated that if you are going to do it, we want you to do it right.

Stevens questioned the alternative for the chunk of dirt that we have identified. Stevens stated that if that is the only area that is coded for this in the city and someone wants to come in and put up apartment buildings. Stevens questioned if the LMC requires us to select another location.

Wilson stated that this one piece is just an example of where a park would be able to locate under the proposed ordinance. Wilson stated that someone could request to annex a property into the city and request to rezone the property so that they could allow for this type of development. Wilson stated that

we would still see what our comprehensive plan had the area guided for and we would use that as the basis to approve or deny the request.

Stevens stated that we would not have an alternative.

Wilson stated that she had found a community that had a zoning district for a manufactured home park, but there was no color on the map for this district. Wilson read through the state statute requirement for this item. Wilson stated that City staff has tailored this back a bit.

Lundeen stated that this is a hard thing for anyone to swallow. Lundeen questioned a potential different location.

Stevens questioned if an individual lot could be purchased and it would start a development.

Wilson stated that individual lots are different from someone wanting an entire development.

Stevens questioned if we make the requirements for the development just as high as we do for other developments, it would deter individuals from wanting to construct such a project.

Larson stated that it would be nice to tuck it away, but the City may be asking for more problems. Larson stated that the development standards need to be higher.

Lundeen stated that were Mrs. Lind-Livingston lives, people were cringing on what is there when it was first built too. Lundeen stated that they were called FMHA homes because they were for first time homebuyers. Lundeen stated that the problem started when the property values increased and the people that bought those homes from the original owners could not afford them. Lundeen stated that the problem started with the mortgage issue where people were getting mortgages they could not afford.

Lind-Livingston stated that she likes her home.

Lundeen stated that it is a good home. Lundeen stated that there are other housing problems out there.

Lind-Livingston stated that you can't keep all "riff-raff" out of town.

Lundeen stated that not everyone living in those developments is bad. Lundeen stated that he just knows in his gut how it is going to be.

Stevens stated that we have to have provisions for it. Stevens stated that if we establish setbacks, and have tree standards; we at least give ourselves the opportunity to have this development be held to a higher standard. Stevens stated that the particular location we are looking at, there are advantages.

Lind-Livingston stated that to place one of these homes, there are requirements that they have to meet. Lind-Livingston stated that by the time they would convert the home to meet the regular zoning district standards; they might as well just build a home.

Stevens questioned if they have to dig a basement.

Wilson stated that on an individual lot, they would need to have a permanent foundation. Wilson stated that in a home park, the wheels are taken off, but I do not believe they have a foundation. Wilson stated that if they buy a regular lot, they have to meet different standards.

Stevens questioned if the property by the school that is zoned "R-3B", we have to guide that specifically for manufactured home parks.

Wilson stated that the only thing we are doing is saying that within the “R-3B”; manufactured home parks are a conditional use providing all the requirements can be met. Wilson stated that we are not placing a tag on this particular parcel and saying it has to be a home park. Wilson stated that a developer could come in tomorrow and plat this same area for townhomes.

Lundeen stated that we are giving them an option to go someplace within that district, but it is up to them to find the spot. Lundeen questioned if anyone has recently asked to do this.

Wilson stated no.

Stevens requested some additional information for clarification.

Wilson provided an example. Wilson questioned if the group had any other concerns around aesthetic requirements in the regular zoning districts.

Lundeen stated that he was comfortable with what had been drafted.

Motion by Lundeen, second by Larson to call for a public hearing to amend Ordinance No. 445 Zoning to include regulations and provisions for Manufactured Home Developments. Motion was unanimously approved.

B. Amendments to Ordinance No. 445 Zoning, Section 15 Fencing, Screening, and Landscaping, Subdivision 2 Residential Fences, (B) Exceptions to clarify fence opacity.

Wilson presented the information within the staff memo and the reason for the proposed change.

Motion by Stevens, second by Lundeen to call for a public hearing to amend Ordinance No. 445. Zoning, Section 15 Fencing, Screening, and Landscaping, Subdivision 2 Residential Fences, (B) Exceptions to clarify fence opacity. Motion was unanimously approved.

C. Future Comprehensive Plan Update.

Wilson presented the information contained in the staff memo.

Stevens questioned if the existing plan was dated 2008.

Wilson stated that the plan was enacted in November 2007, but is dated 2008.

Stevens questioned cost. Stevens questioned if it was more than \$50,000.

Wilson stated very well possible. Wilson stated that she would need to check on what the total cost for the last plan was.

Stevens stated that we seemed to work on that project for a year or better.

Wilson stated that the process had started prior to her employment with the City. Wilson stated that the overall process took longer than a year.

Stevens questioned who did the last plan.

Wilson stated Boonestro.

Stevens questioned process.

Wilson stated that we would need a budget. Wilson stated that we would need to have RFPs to find an agency to work with. Wilson stated that there are usually community meetings and visioning sessions that take place prior to starting to pull the pieces of the plan together.

Stevens stated that it is a process that needs to be completed given changes in the City.

**5. Discussion Items.**

A. None.

**6. Adjournment**

Motion byLundeen, second by Stevens to adjourn the October 8<sup>th</sup>, 2013 meeting of the Planning Commission. Motion was unanimously approved.

The meeting adjourned at 7:50 p.m.

Dated at Isanti, Minnesota this 12<sup>th</sup> day of November 2013.

Respectfully submitted,

---

Lisa M. Wilson, AICP  
Planning and Parks Director