

## **CITY OF ISANTI**

### **PLANNING COMMISSION MEETING**

**TUESDAY, November 16, 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 7:40 p.m.
- B. Pledge of Allegiance
- C. Roll Call: Members present: Jeff Johnson, Steve Lundeen, Jimmy Gordan, Paul Bergley, Dan Collison, Arissya Simon, Alexander Collins.  
Members Absent: None  
Staff present: Community Development Specialist Ryan Saltis, Finance Director Mike Betker, HR Director Katie Grotte
- D. Agenda Modifications: None
- E. Adopt the Agenda  
Motion to adopt the agenda by Lundeen, second by Collison motion passes 7-0.

#### **2. Meeting Minutes**

- A. Approval of Minutes from the September 21, 2021 Planning Commission Meeting  
motion by Bergley, second by Collison motion passes 7-0.

#### **3. Public Hearing**

- A. Request by Kevin Johnson for approval of Rezoning PID's 16.134.0030, 16.134.0040, 16.134.0050, 16.134.0060 from B-2 General Commercial to R-3A Low Density Multiple-Family Residential.  
Saltis explained the request to rezone the subject parcels from B-2 General Commercial to R-3A Low Density Residential. It was explained that these parcels have previously gone through a Comprehensive Land Use Plan Amendment and the Planning Commission and City Council have approved this. The Comprehensive Land Use Amendment was the first step towards guiding the parcels designation, rezoning will allow for a variety of housing types available to build on these parcels. The Planning Commission was reminded that surrounding houses were in favor of the rezoning from commercial to residential as they would rather have houses surrounding their property than a business. There was nobody present at the public hearing to speak on this item. Motion for approval of the parcels rezoning from B-2 General Commercial to R-3A Low Density Multiple-Family Residential by Lundeen, second by Collison, motion passed 7-0.
- B. Request by Ever Cat Fuels for approval of a Conditional Use Permit Amendment under City Ordinance 445 Section 21, Article 2, Subdivision 5, said request is for site modifications and altered biodiesel distillation plans for Ever Cat Fuels located at 100 Isanti Pkwy NE, PID 16.128.0010.

Saltis presented the CUP Amendment request for Ever Cat Fuels. Collison asked whether outdoor storage is allowed in this zoning district. Saltis replied that outdoor storage is allowed in the Industrial District with a Conditional Use Permit, and that regulations for storage will be added to the existing CUP for the site. The location of Ever Cat Fuels was discussed in regards to the site modifications and outdoor storage, in that the equipment and storage will not have an impact on surrounding businesses. Planning Commission members requested a representative speak on the item. Andrew Johnson, a representative from Ever Cat Fuels further explained the concept plan for the site and described the storage container being a cheaper and easier option than a built shed. Saltis explained that the conditions suggested by city staff included that any storage on site would have to be reviewed by the City's Building Official to ensure that it meets state building codes. Other conditions were pointed out for fire safety and were requested by the Fire Chief. There was nobody else from the public present at the meeting to speak on this item. A motion was made to adopt the CUP Amendment with conditions listed in the November 16, 2021 staff report by Lundeen, second by Collison, motion passed 7-0.

**5. Other Business:** None

**6. Discussion Items:** None

**7. Adjournment:** Motion by Bergley, 2<sup>nd</sup> by Collison to adjourn, motion passed 7-0, meeting adjourned at 8:00 p.m.

Respectfully submitted by Ryan Saltis, Community Development Specialist