

**CITY OF ISANTI  
PLANNING COMMISSION  
MEETING MINUTES  
DECEMBER 10, 2013**

**1. Meeting Opening.**

**A. Call to Order.**

Stevens 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:** David Englund, Kristi Gordon, Sue Larson, Cindy Lind-Livingston, Steve Lundeen, Sean Stevens, and Michael Streiff III.

**Members Absent:** None.

**Staff Present:** Don Lorsung, City Administrator/City Clerk.

**D. Agenda Modifications.**

Lorsung stated that he had none.

**2. Approval of Minutes from November 12, 2013 Planning Commission Meeting.**

Stevens questioned if there were any comments or changes on the minutes. There were none.

Motion by Lundeen, second by Larson to approve the November 12, 2013 Planning Commission Meeting Minutes. Motion was unanimously approved.

**3. Public Hearings.**

**A. Request from Jeffrey Benny and Norma Benny to Rezone property located at 444 East Dual Boulevard NE from "B-2" General Commercial to "I-1" Industrial Park District.**

Lorsung presented the staff memo regarding the item.

Stevens opened the public hearing at 7:03 p.m. Stevens questioned if the Commission or members of the public had any questions or comments.

Jeffrey Benny, the applicant was present. He questioned the zoning and parking needs for the facility.

Stevens discussed the parking requirements and what they were based on. He asked staff what specific requirements would be in this situation.

Lorsung shared the parking requirements for I-1 manufacturing. The requirements are 1.25 spaces per employee or one space per 400 square feet of the building. The final parking calculations would be based on the space used in the building and/or the number of employees

Benny stated the purchaser has 6 employees. The requirements by the City would equate to 25 parking spaces being developed. He asked if the property was grandfathered. He was informed that since the zoning was being changed it would need to comply with current standards. He inquired about a variance and if it could be granted.

Stevens indicated that the Commission has heard variances for parking, but granting has been very limited. If the new owners want to pursue a variance, they can do that at that time.

Lundeen discussed a situation where an industrial facility did not have enough parking and outdoor storage, and there was no escrow set aside completion for the parking area. It has been difficult for the City to gain compliance. He gave another example of a commercial business that has experienced expanded business and needed to expand their parking area.

Larson indicated her thought that due to the time of year, an escrow would be appropriate. She also stated that the buyer should be made aware of outdoor storage requirements.

Stevens closed the public hearing at 7:12 p.m.

Motion by Larson, second by Stevens to recommend approval of the rezoning request with the findings of fact and conditions as presented by staff. Additionally, that an escrow is received until the parking area can be completed. Motion was unanimously approved.

Stevens shared that the City Council will meet next Tuesday evening, December 17, 2013 to consider the Planning Commission's recommendation.

Lundeen stated it would be good if the purchaser was also at the City Council meeting.

B. Request from Paul and Amy Gauer for an Interim Use Permit to allow for the establishment of a veterinary clinic on the property located at 120 Heritage Boulevard NE.

Lorsung presented the information in the staff memo.

Stevens opened the public hearing at 7:15 p.m. Stevens questioned if there were any comments or questions from the commission or public.

Doug Jacobs, representing the applicants was present to answer questions on the proposed use.

Stevens expressed concern regarding the Findings of Fact and tying the permit to length of the lease, and offered a friendly amendment to paragraph C, that when a tenant vacates the unit or sells to another owner then the permit would cease.

Mr. Jacobs discussed sound barriers between units and layout of the facility. The cement wall should be a good barrier for sound. Regarding animal waste, it will be the owner that will be responsible and a grass area outside the front of the building was available for that.

Larson expressed concern about smell from the area due to animal waste. It was discussed that lime could be used to minimize any issues.

Dave D'Aigle, building owner, confirmed that the animal waste issue would be addressed and the lawn area taken care of.

Stevens closed the public hearing at 7:23 p.m.

Motion by Larson, second by Lundeen to recommend approval of an Interim Use Permit for establishment of a veterinary clinic located at 120 Heritage Boulevard NE with findings of fact (as amended) and conditions as presented. Motion was unanimously approved.

**4. Other Business.**

**A. An Ordinance Amending Ordinance No. 445 Zoning, Section 2 Definition of Terms and Repealing Section 16 Signs in its entirety and replacing it with new provisions.**

Lorsung presented the draft section on Signs that would replace the existing language in the zoning ordinance. The ordinance is based on work by former CDD Lisa Wilson and the Sign Subcommittee. He discussed new attributes, including the overlay districts for Heritage Blvd. and Hwy 65. This is partially in response to direction by the City Council from 2013 Goal Setting to address aesthetics (including signage) on Heritage Boulevard. He discussed City Attorney review and changes that were recommended in the draft ordinance. He and City Attorney Joslin are recommending moving forward if the Commission is comfortable from a policy standpoint.

Lorsung stated that a review grid needs to be developed to compare the existing and proposed ordinance and this could be presented at next month's meeting during a Public Hearing on the new regulations.

Lundeen discussed if the proposed regulations were in keeping with the Subcommittee's direction. He knew that Lisa had worked closely with the Committee.

Motion by Lundeen, seconded by Streiff to call for a public hearing to amend Ordinance No. 445, Zoning, Section 2 Definition of Terms and Repealing Section 16 in its entirety and replacing it with new Provisions. Motion was approved unanimously.

**5. Discussion Items.**

**A. Zoning Ordinance Amendments**

Stevens questioned if staff had anything additional. Lorsung stated staff did not have any additional items.

**6. Adjournment**

Motion by Lundeen, second by Larson to adjourn the December 10 2013 meeting of the Planning Commission. Motion was unanimously approved.

The meeting adjourned at 7:32 p.m.

Dated at Isanti, Minnesota this 10<sup>th</sup> day of December 2013.

Respectfully submitted,

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Donald C. Lorsung  
City Administrator/City Clerk