

**CITY OF ISANTI
PLANNING COMMISSION
MEETING MINUTES
December 19, 2017**

1. Meeting Opening.

A. Call to Order.

Chairman Wimmer called the meeting to order at 7:29 p.m.

B. Pledge of Allegiance.

Everyone rose for the pledge of allegiance.

C. Roll Call.

Members Present: George Wimmer, Steve Lundeen, Dan Collison, Ross Lorinser, Paul Bergley, Jim Kennedy, and Jeff Miller.

Members Absent: None.

Staff Present: Ryan Kernosky, Community Development Director

1D. Agenda Modifications.

Director Kernosky stated that there were no Agenda Modifications, Motion by Lundeen, second by Collison to approve the Meeting Agenda. Motion was unanimously approved.

2. Approval of Minutes from November 21, 2017 Planning Commission Meeting

Motion by Lundeen, second by Collison to approve the Meeting Minutes. Motion was unanimously approved.

3. Public Hearing

A. Request from Kwik Trip, Inc. for approval of Preliminary Plat "Kwik Trip 1019" pertaining to PID 16.040.0830 & PID 16.053.0010.

Director Kernosky provided the Commission an overview of the request from Kwik Trip Inc. Mr. Kernosky stated that the applicant has a purchase agreement with the owner of the former Riverside Market. Mr. Kernosky continued to say that because the property was previously platted, a new plat is required because the use of the property uses both parcels. The request is to combine the two parcels into one large parcel.

Director Kernosky also stated that the County has reviewed the plat and requested that a 60 foot right of way off of CSAH 5 is dedicated to the county for a right turn lane. Staff is recommending approval with the conditions stipulated in the Resolution.

Mayor Wimmer opened the Public Hearing at 7:32 p.m.

Mayor Wimmer closed the Public Hearing at 7:32 p.m.

Mayor Wimmer stated that the plat is consistent with what the City was presented with earlier this year.

Mr. Bergely stated that the discussion about either a round-a-bout or a stop light has been brought up for the E Dual Blvd and CSAH 5 intersection. Those options are up to the County and at this time they don't believe that it's needed.

Motion by Lundeen, second by Lorinser to recommend approval of Resolution 2017-XXX approving the Preliminary Plat for Kwik Trip 1019 with conditions. Motion passed unanimously.

B. Request from Kwik Trip, Inc. for approval of a Conditional Use Permit and Site Plan/Building Appearance to construct a gas station, convenience store, and car wash on PID 16.040.0830 & PID 16.053.0010.

Director Kernosky provided an overview of the proposed site plan/building appearance and Conditional Use Permit for Kwik Trip. Mr. Kernosky stated that the standards for both the gas station, car wash, and convenience store meets the standards set forth in the zoning code. The property meets setback requirements. Staff is recommending approval with the conditions set forth in the Resolution.

Director Kernosky stated that the traffic light should be addressed in the future.

Mayor Wimmer stated that the structure on there will be removed at some point in the future. Dean George, representing Kwik Trip Inc, stated that demolition will happen sometime this winter, with construction commencing either late summer or early fall 2018. They hope to open the store by January 1, 2019.

Mayor Wimmer opened the public hearing at 7:39 p.m.

George Heman, 323 Palomino Road – Mr. Heman recommended that the entrance into the Kwik Trip should be moved to line up with Credit Union Drive to create a four-way intersection.

Mayor Wimmer stated that the City has been working on this issue with the County. The County will not install a controlled intersection without a four-way intersection, and that wouldn't happen until the City acquires right of way on the vacant parcel between the lift station and Minnco Credit Union.

Brian McKulla, 444 E Dual Blvd – Mr. McKulla stated that he was one of the owners at 444 E Dual Blvd, and that he supported the proposed Kwik Trip. Mr. McKulla stated the left and right turn lane on E Dual Blvd to CSAH 5 was poorly designed and should be looked at.

Mayor Wimmer closed the public hearing at 7:42 p.m.

Motion by Lundeen, second by Lorinser to recommend approval of Resolution 2017-XXX approving the site plan/building appearance and Conditional Use Permit with conditions. Motion passed unanimously.

4. Other Business.

A. None.

5. Other Communications.

A. None.

6. Adjournment

Motion by Lundeen, second by to Bergely to adjourn the December 19, 2017 meeting of the Planning Commission. Motion was unanimously approved.

The meeting adjourned at 7:45 p.m.

Dated at Isanti, Minnesota this 21st day of December, 2017.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'RK' or 'Ryan Kernosky', written in a cursive style.

Ryan Kernosky
Community Development Director