

## **CITY OF ISANTI**

### **PLANNING COMMISSION MEETING**

**TUESDAY, December 21, 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.  
Members Absent: Arissya Simon, Alexander Collins  
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 Bergley motion passes 5-0.

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

- A. Approval of Minutes from the November 16, 2021 Planning Commission Meeting  
motion by Lundeen, second by Bergley motion passes 5-0.

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

- A. Request by New Hope Community Church for approval of a Conditional Use Permit under City Ordinance 445 Section 21, Article 2, said request is to allow a Religious Institution on PID 05.029.1900 in the R-1 Tier 1 Zoning District.

Saltis presented the request for a Conditional Use Permit for a religious institution to be located on a vacant parcel in the R-1 Tier 1 Zoning District. It was explained that this parcel is roughly 40 acres in size with a majority of this area consisting of wetlands and has frontage along Highway 65. Applicants from New Hope Community Church were present at the meeting and available for questions from the Planning Commission. Mayor Johnson asked the applicants if they are planning to keep the existing New Hope Church or if they would move to the proposed location. The applicant said that they would like to move all of their operations to this new facility and location. The public hearing opened and a letter was read to the Planning Commission members from a surrounding property owner, Diana Patraw who resides at 28598 Chisholm St NE. The letter voiced concerns of having the church be located near the wetland, and that the development of a church on the parcel will disrupt wildlife and the natural beauty of the area. Planning Commission members discussed the location of the church on the parcel in relation to the nearby residences on

Chisholm St NE. It was determined that the church would be on the opposite side of the wetland and would have minimal impact on the surrounding residential properties and that the church will be directly surrounding only commercial businesses and Highway 65. The wetland and natural area of the Sroga Slough will be in between the proposed church and residential properties acting as a natural buffer. There were no other comments from residents and the public hearing closed. Motion for approval of the Conditional Use Permit to allow a religious institution on PID 05.029.1900 within the R-1 Tier 1 Zoning District by Bergley, second by Lundeen, motion passed 5-0.

**B. Request by Sportsmen Specialties for a Conditional Use Permit Amendment under City Ordinance 445 Section 21, Article 2, Subdivision 5, said request is for site modifications for an auto sales lot located at 305 Main St E.**

Community Development Director Hillesheim explained the request for a Conditional Use Permit Amendment to modify the original CUP for an auto sales lot at 305 Main St E. The original Conditional Use Permit allowed for 5 parking spaces for auto sales at this location, the applicant has requested that this would be intensified for 8 to 12 cars allowed on site. The location of the original approved parking stalls was on the southeast corner of the site. The applicant would like to park cars on the north part of the parcel facing Main St E. Traffic and circulation around the site was discussed by Planning Commission Members, pointing out that the vehicles for sale on site would bring in added traffic at all hours and impact circulation for vehicles accessing the car wash lanes. There were two residents who showed up at the public hearing for comments on this item. Margaret Stringer of 305 Broadway St SE commented that she believes the current owners have made improvements over the past couple of years but is concerned that auto sales will bring more traffic to the site. Holly Cedarblade of 224 Broadway mentioned that she is also concerned with the traffic the auto sales lot could bring at all times of the day. She also mentioned that used auto sales lots end up being more than just parked cars, where they could be serviced outside which brings added noise and activity to the area. Planning Commission members asked staff what the conditions listed in the original CUP were regarding screening of residential properties. Staff said that the original CUP listed conditions about planting bushes and trees and also constructing a fence to soften the effects on neighboring residential uses. It was determined after discussion that there is a fence along the western property line to shield these residences but there isn't a buffer to shield the nearby residences to the south of the site. Mayor Johnson stated that he believes if the site is to allow the auto sales lot, that they should be required to construct a privacy fence along the south property line. Motion for approval to amend the CUP to allow for up to 8 cars on site and include a privacy fence along the south perimeter of the site by Bergley, second by Johnson, motion passed 4-1.

**5. Other Business: None**

**6. Discussion Items: None**

**7. Adjournment: Motion by Bergley, 2<sup>nd</sup> by Lundeen to adjourn, motion passed 5-0, meeting adjourned at 8:24 p.m.**

Respectfully submitted by Ryan Saltis, Community Development Specialist