

**CITY OF ISANTI
PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 11, 2014**

1. Meeting Opening.

A. Call to Order.

Englund 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, Steve Lundeen, Michael Streiff III, and Cindy Lind-Livingston.

Members Absent: None.

Staff Present: Community Development Director Roxanne Achman

Others Present: Glenn Farrell, Marianne Arvold and Jeff Arvold

D. Agenda Modifications.

Achman stated a discussion item needed to be added. Item 5.A. discussion on amending code to include parking requirements for schools.

2. Approval of Minutes from January 14, 2014 Planning Commission Meeting.

Englund questioned if there were any comments or changes to the minutes.

Motion by Larson, second by Lundeen to approve the January 14th, 2014 Planning Commission Meeting Minutes.

Streiff indicated his name was misspelled a few times.

Motion was unanimously approved with corrections to Streiff's name.

3. Public Hearings.

A. Request from Jeffery & Marianne Arvold for an Amendment to the Fairway Greens Addition Planned Unit Development and for Preliminary Plat Approval for Arvold Addition for the property located at 500 & 502 9th Ave Ct NE for the construction of a single family home.

Englund turned the item over to Achman.

Achman read the item into the minutes.

Englund opened the public hearing at 7:03 p.m.

Achman presented the staff memo and the conditions for approval.

Englund asked the applicant to come to the microphone and speak to the issue.

Jeff Arvold, 13915 Coral Sea St, Ham Lake, MN, asked if the commission had received the house layout. Arvold stated that Achman covered the situation pretty well and reiterated the issues with the property and how they attempted to find a home layout that would work on one of the lots. He mentioned that the reason for wanting a single level home is for medical reasons.

Larson stated that these lots are difficult to construct on and that sometimes it's been hard to place multi-level homes on these lots. She does not have an issue with placing a single level home on this lot, but she has reservations on losing a SAC and WAC fee for one of the lots.

Lundeen outlined SAC and WAC fees for Arvold and how the City has carried the fees for this area. He further explained how the City would potentially lose out on property taxes by not having an additional home on one of the lots. Lundeen talked about non-use fees for SAC and WAC and asked Arvold if he would be opposed to paying two SAC and WAC fees.

Arvold stated that the lots are dropping in tax value so there is more revenue to the City with a house on it than without a house. The lots are not selling, which could be because of some of the issues seen tonight. He would like to work with the City and maybe pay half of the SAC and WAC for the second lot.

Lundeen said there were probably other lots in town that could have better accommodated his home.

Larson mentioned that she thinks quite a few of these lots will come before the Planning Commission because of the lot shape and location.

Arvold stated there was oversight on his part.

Lundeen asked if the plans for the individual Lots 9 and 10 were workable.

Arvold explained that there were issues with both layouts and that they did not meet the covenants.

Lind-Livingston asked how many lots were in the development.

Arvold stated twelve.

Lind-Livingston asked how many were built upon.

Arvold stated one. This was confirmed by the majority of the Commission.

Larson mentioned that house came before the Commission as well and it's a three level home.

Englund asked if there were any additional questions or comments.

Englund closed the public hearing at 7:22 p.m.

Larson said the main issues seem to be the SAC and WAC fees and she does see that these pie shaped lots are going to be an issue. She asked if anyone else had comments.

Lind-Livingston said she thought it was better to have a house there, rather than two empty lots. Larson said this may trigger other development in that neighborhood.

Motion by Streiff, second by Larson to approved the amendment to the conditional use permit and give preliminary plat approval following the findings of fact and conclusions and contingent on negotiating SAC and WAC fees with the City Council. Motion was unanimously approved.

4. Other Business.

A. None.

5. Discussion Items.

A. Discussion on amending code to include parking requirements for schools.

Englund stated we were on to discussion items.

Achman mentioned a charter school looking to potentially locate off Cajima St and 6th Ave Ct NE in one of the existing buildings. In looking at the plans it was discovered that City Code does not have specific parking standards for schools. She wanted to know if the commission would like to move forward in drafting an ordinance to provide parking standards for schools.

Larson stated we need to be aware of school parking because the primary school has issues with traffic flow.

Englund stated this does need to be taken care off.

Achman mention that the charter school is proposed to be presented at the March Planning Commission meeting along with a site layout and specific details.

The Commission requested that a draft ordinance be presented at the next meeting.

6. Adjournment

Motion by Lundeen, second by Larson to adjourn the February 11th, 2014 meeting of the Planning Commission. Motion was unanimously approved.

The meeting adjourned at 7:32 p.m.

Dated at Isanti, Minnesota this 18th day of February 2014.

Respectfully submitted,

Roxanne Achman
Community Development Director