

**CITY OF ISANTI
PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 12, 2008**

1. Meeting Opening

A. Call to Order

Chair Duncan called the meeting to order at 7:05 p.m.

B. Pledge of Allegiance

All rose for the pledge of allegiance.

C. Roll Call

Members Present: Jeff Duncan, Ralph Johnson, Jeff Kolb, Ross Lorinser and Steven Rask

Members Absent: Dave Englund and Sean Stevens

Staff Present: Lisa Krause, City Planner and Trudi Breuninger, Administrative Assistant

D. Agenda Modifications.

None.

2. Approval of Minutes of January 8, 2008

Motion by Lorinser, second by Kolb to approve Planning Commission minutes of January 8, 2008. Motion carried.

3. Other Business

3. A. 2008 Zoning Code Update

Krause stated that with the adoption of the 2007 Comprehensive Plan, a number of changes must be made to the Zoning Ordinance. Staff, the Housing Task Force and Business / Industrial Sub-Committee have begun to review the current ordinance sections, to ensure consistency throughout the Zoning Ordinance and Comprehensive Plan.

3.A.i. Draft of Table of Contents

Krause pointed out the new division of sections and articles, providing an ordinance that is easy to use and is clear and concise in its regulations. There was general discussion on the zoning districts, to include: Business, Industrial and Mixed Use, Public and Semi-Public, and Recreational

3.A.ii. Draft "R-1" and "R-2" Single Family Residential Districts

Johnson suggested that the city should change the language to state a limit of 10 on children allowed in a licensed daycare home. Johnson stated that R-1 subdivision 2 currently states six and the State of Minnesota permits 10.

Krause stated that staff would review and make the necessary changes.

Commission members discussed subdivision 7 of the R-1 District regarding 1200 square feet of livable floor space above grade and whether this was too large.

Commission members questioned the lot sizes for the R-2 district, subdivision 6.A. states minimum lot size of 8,000 square feet.

Johnson stated that when compared to other communities this is too small, stating the minimum should be at least 9,000 square feet with a depth of 120 to allow for a sufficient back yard.

Commission members stated that the overall language for Subdivision 7 within both the R-1 and R-2 should be the same.

Krause stated that staff would make revisions.

3.A.iii. Draft Neighborhood Business District

Johnson questioned (Subdivision 2 B) the convenience stores of 3,000 square feet, raising a concern if the Mobil station met this criteria.

Commission members questioned whether it included the car wash or if it was the retail space only. Commission members requested that staff review the size of the Mobil station so that it wouldn't be in violation of a code.

Krause stated that the Planning Commission does not need to take any action, that staff would review the issues discussed and bring them back before the subcommittees. Krause stated that the plan would be to review the zoning ordinance section by section until it was completed and have one public hearing in the future for the entire ordinance.

4. Discussion Items

4.A. Business-Industrial Subcommittee Update

Krause stated the meeting was rescheduled for February 26, 2008. Krause stated that the group would be looking to draft regulations for the Recreational Commercial District.

4.B. Housing Task Force Update

Krause stated they were scheduled to meet on February 25, 2008. Krause stated that the group would review the comments of the Planning Commission and would begin a review of the R-3 District.

5. Adjournment

Motion by Lorinser, second by Kolb to adjourn Planning Commission meeting at 7:42 pm.

Dated at Isanti, Minnesota, this 12th day of February 2008.

Respectfully Submitted,

Trudi Breuninger
Administrative Assistant