

**CITY OF ISANTI  
PLANNING COMMISSION  
MEETING MINUTES  
FEBRUARY 19, 2019**

**1. Meeting Opening.**

**A. Call to Order.**

Chairman Johnson called the meeting to order at 8:00 p.m.

**B. Pledge of Allegiance.**

Everyone rose for the pledge of allegiance.

**C. Roll Call.**

**Members Present:** Jeff Johnson, Dan Collison, Ross Lorinser, and Paul Bergley.

**Members Absent:** Steve Lundeen and Arissya Simon

**Staff Present:** City Administrator Josi Wood, City Clerk/Human Resources Katie Brooks, Contracted City Planner Ryan Kernosky

**Others Present:** George Hemen.

**D. Agenda Modifications.**

Kernosky stated there were none.

**2. Approval of Minutes from December 4, 2018 Planning Commission Meeting.**

Motion by Collison, second by Bergley to approve the January 15, 2019 Planning Commission Meeting Minutes. Motion was unanimously approved.

**3. Public Hearings**

**A. None**

**4. Other Business.**

Kernosky introduced Mr. Pete Jesh, developer of a proposed 103 unit Senior Housing Project. The project would have 32 memory care units and 71 assisted living units. It would require a Conditional Use Permit and Site Plan Review. It meets setback requirements and is proposed as a 3 story building. The parking requirements as proposed, will meet City requirements. Mr. Jesh continued the presentation, stating the facility will have independent, as well assisted and memory care units. They plan to develop in phases, with 80 units in the first phase. Their facility in Cambridge filled up in the first year. The Commission asked questions concerning generational outlook, other facilities they developed, sites looked at and on-site amenities. Mr. Jesh indicated that they looked at 20-40 year generational span, and that this would be the 9<sup>th</sup> facility they have built. They looked at other sites in Isanti, but with the Clinic and Hotel, this is the best site. They would offer transportation to other Isanti facilities and he reviewed on-site amenities, including those open to the public including dining and a senior gym.

They are the developer and owner, and partner with Walker Methodist to operate the facility. The developer discussed the need for public assistance for the project, due to the rental rates for seniors with low incomes. Public financing options were discussed and Kernosky explained how TIF would work for the project. With it being planned as a 50 year building, the City would receive property taxes for a number of years once the TIF obligation was completed. The plan would be for “pay as you go” TIF, with the Developer constructing the project and the City reimbursing a portion of the property taxes for a specified number of years. The Commission further discussed the need for the project, public financing and next steps. The Commission indicated support for this project, as it addressed a definite need in the City. With that expression of support, the Developer to continue due diligence work regarding feasibility for the project and if they proceed, they will be in contact with the City on next steps.

## **5. Discussion Items**

A. None

## **6. Other Communications.**

A. None.

## **7. Adjournment**

Motion by Lorinser second by Bergley to adjourn the February 19, 2019 meeting of the Planning Commission. Motion was unanimously approved.

The meeting adjourned at 8:32 p.m.

Dated at Isanti, Minnesota this 27<sup>th</sup> day of February 2019.

Respectfully submitted,

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Don Lorsung  
Assistant City Administrator/Special Projects