

**CITY OF ISANTI
PLANNING COMMISSION
MEETING MINUTES
MARCH 11, 2008**

1. Meeting Opening

A. Call to Order

Chair Duncan called the meeting to order at 7:01 p.m.

B. Pledge of Allegiance

All rose for the pledge of allegiance.

C. Roll Call

Members Present: Jeff Duncan, Ralph Johnson, Dave Englund, Sean Stevens, Jeff Kolb, Ross Lorinser and Steven Rask

Members Absent: None

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

D. Agenda Modifications.

None.

2. Approval of Minutes of February 12, 2008

Motion by Johnson, second by Kolb to approve Planning Commission minutes of February 12, 2008. Motion carried unanimously.

3. Public Hearings

3. A. The request of Lisa Lovering for a Conditional Use Permit to permit the operation of a recreation center / indoor children's playground to be located at 2 Enterprise Avenue NE, Suites 3 and 4.

Krause stated that the center will provide a location for children's birthday parties as well as provide an indoor playground area. The center would also like to host special events at the site that correspond to holidays or particular community events. The equipment located on the site will consist of soft play structures, with tubes, tunnels and slides. Two large, inflatable bounce houses will also be found on the site. There will be four private party rooms, which will be decorated and hosted by staff and rented out in two hour increments.

Krause stated the number of parking spaces provided on the site exceeds the amount required.

Duncan opened the public hearing at 7:06p.m.

Stevens questioned the number of staff needed. Petitioner, Lovering stated that it is not a daycare and parents would be responsible for watching the children. However, there would be 2 staff members available during the week and on the weekend there would be 1 person per each party room plus additional staff at front desk.

Commission members held a general discussion on other communities with similar facilities and stated that this would be a great addition to Isanti.

Public hearing closed 7:09p.m.

Motion by Johnson, second by Lorinser to approve the conditional use permit with conditions as recommended by staff. Motion carried unanimously.

3.B. The request of Faith Lutheran Church for a Variation to reduce the street side yard setback from twenty (20') feet to two (2') feet to permit the construction and installation of an elevator on the north side of the existing structure located at 109 Second Avenue NW.

Krause provided the background information on the request and provided the planning review committee findings. Krause also read letter received from resident, Dennis Clements, regarding opposition to variance request.

Staff recommends approval of the requested variation with the following conditions: 1. The installation of the elevator will not have any negative affects upon drainage patters on the site. 2. The elevator shall meet all Federal and State Requirements for Handicapped Accessibility. 3. The petitioner shall meet any additional requirements presented by the City Administrator, City Engineer, and Building Official.

Duncan opened the public hearing at 7:17p.m.

Dean Yerigan, petitioner, stated there is a definite need with over 20 people that are handicapped attending the church. As for the concern of noise and debris, Yerigan stated that the grading is minimal and the structure itself would be out of concrete blocks.

Commission members discussed the building expansion size and height.

Dennis Clements questioned the height of the existing roof line.

Yerigan stated that the roof line for the elevator would be lower than the existing structure and would actually have a flat roof.

Krause stated that elevators are an exception in the ordinance as it relates to height and that the variance is for setback distance from the street.

Public hearing was closed at 7:32p.m.

Motion by Lorinser, second by Englund to approve the variance request with the conditions as recommended by staff. Motion carried 6 - 0, with Stevens abstaining due to membership.

4. Other Business

4.A. Annexation of "Donut" Holes within City limits

Krause explained that there are pockets throughout the city that are not part of the current City limits but the City is responsible for zoning as well as providing other city services to these areas. Krause stated that the property owners have not requested to be annexed into the City, nor has the City decided to forcibly annex these properties.

Commission members discussed services being provided to these properties include: city water and sewer, streets, curbs, sidewalks and maintenance of such and emergency services of police and fire.

Johnson stated that assessments for water and sewer are deferred and would be paid when they hook up along with any interest. Johnson stated that property owners then have a period of time to hook up to the utilities as well as pay for the assessment.

Stevens questioned the financial repercussions as it is an unbudgeted item.

Kolb stated that it would not be a financial burden on the city because utilities would already be at the property and from the stub in the street to the home would be a cost to the homeowner. Kolb stated that the City would gain additional tax base through the annexation.

Lorinser questioned how this would affect those property owners with relatively new wells or septic systems. Lorinser felt that property owners should be given time to hook-up to utilities once they have been annexed.

Johnson stated that a public meeting should be held and letters should be sent to affected properties stating the pros and cons of annexation, along with the estimated cost of hooking up to city utilities.

Yerigan stated that the cost is the big question because there are properties that would hook up if they knew the cost. Yerigan questioned who would be responsible for the cost to provide services under CSAH 5 to the Harvest Christian Center and Northland 66.

Krause stated that the City had recently granted a CUP for the movement of land on the property, so that services could be extended to Northland 66.

Lorinser questioned what other communities do.

Krause stated that the Planning Intern had called other communities on their annexation policies. Krause stated that most cities indicated that forced annexation can become messy.

Commission members came to a consensus and recommended that an open meeting be held for those properties affected. Commission members stated that staff had to complete some research first, establishing which properties have utilities available and how much the cost would be to the property owner.

5. Discussion Items

5.A. Business-Industrial Subcommittee Update

Krause stated the meeting was held on February 26, 2008. The group began to review sample ordinances from other communities, pertaining to Recreational Commercial Zoning Districts. The group provided staff with recommendations for the City's proposed district. Staff will be bringing the draft back to the group at the next meeting on March 18, 2008.

5.B. Housing Task Force Update

Krause stated they met on February 25, 2008. Krause stated that the group began with a review of the comments and concerns that were expressed by the Planning Commission as well as the Building Official with regards to the “R-1” and “R-2” Residential Districts. Krause stated that the group agreed with the comments provided.

Krause stated that the group began to review the “R-3” Low Density Multiple Family residential District. Krause stated that the group felt the “R-3” District should be split into two districts, A and B. Krause stated that the “A” district would permit densities up to 6 units per acre and the “B” district would allow densities up to 10 units per acre. Krause stated that the group is scheduled to meet on March 17th.

5.C. County Comprehensive Plan Update

Krause stated that the committee discussed the options that are available to landowners with the Agricultural District for Quarter/Quarter Subdivisions as well as for the subdivision of parcels from 1 acre to 39 acres. Krause stated that the CAC also reviewed the planning directives associated with other districts to include: Rural Service Centers, USA 1 and USA 2 Districts, General Business District, Industrial District, Shoreland District, and the Rum River Scenic District.

Krause indicated that the committee is hoping to have its last meeting on March 24th.

6. Adjournment

Motion by Johnson, second by Kolb to adjourn Planning Commission meeting at 8:10 pm.

Dated at Isanti, Minnesota, this 11th day of March 2008.

Respectfully Submitted,

Trudi Breuninger
Administrative Assistant