

**CITY OF ISANTI  
PLANNING COMMISSION  
MEETING MINUTES  
March 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, Sue Larson, Steve Lundeen, and Cindy Lind-Livingston.

**Members Absent:** Michael Streiff III (Gave prior notice) and Kristi Gordon (Gave prior notice).

**Staff Present:** Community Development Director Roxanne Achman

**Others Present:** Ben Duran (SAC Wireless representing AT&T), Carlo Galeazzi (representing the Arts and Science Academy), Jeff Peterson, Naomi Plemon, Jim Plemon, Randy Polzin and Doug Fischer (Community Pride Bank).

**D. Agenda Modifications.**

Achman stated there were none.

**2. Approval of Minutes from February 11, 2014 Planning Commission Meeting.**

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

Motion by Lundeen, second by Larson to approve the February 11<sup>th</sup>, 2014 Planning Commission Meeting Minutes.

Motion was unanimously approved.

**3. Public Hearings.**

**A. Request from AT&T for an Amendment to the Conditional Use Permit for 501 West Dual Boulevard NE for placement of Antennas on a Telecommunications Tower and an Accessory Structure.**

Achman presented the staff memo and the conditions for approval.

Englund opened the public hearing at 7:03 pm. There were no comments, the public hearing was closed.

Motion by Lundeen, second by Larson to approve an Amendment to the Conditional Use Permit for 501 West Dual Boulevard NE for placement of Antennas on a Telecommunications Tower and an Accessory Structure. Motion was unanimously approved.

B. Request from the Arts and Science Academy for a Text Amendment to allow for educational institutions within the “B-2” General Business District.

Achman present the staff memo. Stating that the particular property in question is 903 6<sup>th</sup> Ave Ct NE.

Achman indicated that through research it was found that charter schools do tend to be located within commercial districts. She stated that the site plan will be up for review and approval at the April Planning Commission meeting.

Englund opened the public hearing at 7:07 pm.

Carlo Galeazzi, representing the Arts and Science Academy, approached the podium to present information on the charter school.

Mr. Galeazzi provided the Commission with a document relating to the desire for the school and about the school, along with a plan on the safety and traffic flow at the school. He provided a drawing of the parking lot.

School safety was discussed as the number one priority of the school. Traffic will flow in a safe and slow way. Mr. Galeazzi has been in charge of school safety for the past 17 years.

Traffic will always flow in one direction. The one concern they (the charter school) had was the one area of parking furthest to the east, where two way traffic could flow. So they designated that as staff parking. There will be two buses arriving to drop off and pick up students. They will arrive at staggered times. The kids will be dropped off at the front of the building and the existing parking stalls will be removed. Staff will always be monitoring the drop off and pick up of students. There is also a visitor area that parents can use to park and drop kids off. A cross walk is provided to ensure kids safely cross the path.

Students will take approximately five minutes to exit the bus and then the bus will be on its way. We expect that the majority of students will arrive by bus. Parents will be allowed to drop off and pick up in the same location as the buses. There will be clear signs indicating these locations. Parents and the community will need to be educated on the safety at orientations, through newsletter, etc. It will also be a matter of enforcing it.

Larson asked how many students will attend the school.

Galeazzi said they expect about 160 students the first year. The second year they will likely have about 230 and they intend to remain a small school.

Lundeen asked if there was a contingency plan for parking if the school expanded to other grades.

Galeazzi stated that this school will not take on other grades. It is chartered as a K-8. It will start out as a K-6 and increase by one grade level for two years until it is a K-8. There is opportunity to expand the parking to the east of the building in the open area.

Lundeen asked if that met the city requirements for green space.

Achman stated that at this time she could not give a calculation on what the green space would be if that area were to be converted to parking.

Galeazzi stated there is ample parking on site at this time.

Larson questioned the distance from the visitor parking to the sidewalk in front of the building.

Galeazzi stated there will be staff in that area to direct students.

Discussion ensued between Commissioners regarding the dropping off and picking up of students.

To address other safety concerns, Galeazzi told the commission that the school will be opening at 7:30 am and that parents dropping off kids will likely be staggered. Also, sidewalks will be manned by staff and there will be no parking in front of the school.

Larson asked the distance between where the bus pulls up and the front door. From the building to the curb. Many parents with kindergarteners like to watch the kids get into the school.

Kids will remain in the building and be walked out with staff as parents are recognized. The distance is maybe ten feet.

Larson indicated that it's a neat concept to get the arts back into the schools.

Doug Fischer, Community Pride Bank, asked for clarification on the location because the site plan indicated it was on Nicklaus Court NE.

Englund stated that the plan is using an old street name. The correct street is 6<sup>th</sup> Avenue Court NE.

Englund asked if there were any other questions. Seeing none, he closed the public hearing at 7:20 pm.

Motion by Larson, second by Lundeen for a Text Amendment to allow for educational institutions within the "B-2" General Business District.

Achman spoke up in regards to giving consideration to approving educational institutions as a conditional use within the "B-2" General Business District. Stating that it would provide the city with some control over where this type of use can be placed in a business district, rather than being an allowed use with no conditions. This would allow the city to evaluate every request individually to ensure it is a fit for that particular area. Not every business area is going to be fitting for an educational institution.

Larson stated that's true.

Englund said that made sense.

The motion was amended by Larson with Lundeen in agreement.

Motion by Larson, second by Lundeen to approve a Text Amendment to allow for educational institutions within the “B-2” General Business District with the condition that it is only allowed by a Conditional Use Permit. Motion was unanimously approved.

**4. Other Business.**

**A. Amendment to Ordinance No. 445 Zoning, Section 17, Subdivision 10 Number of Required Parking Spaces.**

Achman stated that this item was reviewed last month and is on the agenda in order to get a motion from the commission to call for a public hearing.

Motion by Lundeen, second by Larson to call for a public hearing on April 8<sup>th</sup>, 2014 to amend Ordinance No. 445, Section 17, Subdivision 10 Number of Required Parking Spaces. Motion was unanimously approved.

**5. Discussion Items.**

**A. None.**

**6. Adjournment**

Motion by Lundeen, second by Larson to adjourn the March 11<sup>th</sup>, 2014 meeting of the Planning Commission. Motion was unanimously approved.

The meeting adjourned at 7:23 p.m.

Dated at Isanti, Minnesota this 18<sup>th</sup> day of March 2014.

Respectfully submitted,

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Roxanne Achman  
Community Development Director