

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

1. Meeting Opening.

A. Call to Order.

Chairman Johnson called the meeting to order at 8:06 p.m.

B. Pledge of Allegiance.

Everyone rose for the pledge of allegiance.

C. Roll Call.

Members Present: Jeff Johnson, Dan Collison, Steve Lundeen, Ross Lorinser, Paul Bergley and Arissya Simon .

Members Absent: None

Staff Present: City Administrator Josi Wood, Contracted City Planner Ryan Kernosky, Assistant City Administrator/Special Projects Don Lorsung

Others Present: George Hemen, Elizabeth Anderson, Rod Barrows, Mark Reller, Jill Reller, Ordeen Splittstoser.

D. Agenda Modifications.

None

2. Approval of Minutes from February 19, 2019 Planning Commission Meeting.

Motion by Collison, second by Bergley to approve the February 19, 2019 Planning Commission Meeting Minutes. Motion was approved 6-0.

3. Public Hearings

A. Request from Dollar General, Inc. for approval of a Site Plan Review per Ordinance 445, Section 18, Subd. 2(A) for construction of a general retail establishment on PID 16.029.0900

Chairman Johnson opened the public hearing at 8:12 p.m. Kernosky presented the staff report, commenting that this is a permitted use and that the project meets requirements. He discussed the flexible design standards (regarding the 15% building size requirement), a modified landscaping plan to add more buffer on the west property line and moving the loading doors, which are covered in the conditions prepared by staff. George Hemen, 323 Palomino Rd SE, presented a statement and concerns that the project was against City growth strategy and would cause economic distress. Other concerns regarded the building size in relation to the lot size, outdoor lighting concerns, and street and Hwy 65 traffic. Dollar General representative Brian Bass, BJ Baas Builders, reviewed the project, orientation of the building and traffic access. He shared that they have built a number of stores for Dollar General. With no further public input, the public hearing was closed at 8:17 p.m.

The Commission reviewed the request. Questions were asked concerning the location of the parking area, signage and possibility of other development on the lot. Kernosky shared that Dollar General required that no other retail development could be built on the lot for 20 years. Lorinser discussed that the lot area was designed for a strip mall or additional commercial use and that the Overlay District was to allow flexible building standards that would increase use and tax value of City commercial property on Hwy 65. Discussion of development of the lot continued. Kernosky shared that the lot could be subdivided to allow for additional use and that was shared with the developer. Simon asked about development of the north lot and asked if this project was approved, would it apply to other lots. Kernosky shared that no, each development is reviewed on its own merits. Discussion by the Commission continued.

A motion was made by Lorinser to approve the project to meet the 15 % building size with a lot split and conditions as recommended by staff. The motion was not seconded.

There was further discussion on options/next steps.

Motion by Lorinser, seconded by Bergley, to table the request and have staff advise the applicant that they need to meet the 15% building size to lot size requirement. Motion passed 6-0.

4. Other Business.

A. None

5. Discussion Items

A. Comprehensive Plan Update – Lorsung presented the staff memo on the proposed project timeframe for the Update. Presentations of draft Plan Chapters would begin in May, 2019, with the Public Hearing on the Updated Comprehensive Plan scheduled for March, 2020. Staff will proceed with the project timeline as presented.

6. Other Communications.

A. None.

7. Adjournment

Motion by Lundeen second by Bergley to adjourn the March 19, 2019 meeting of the Planning Commission. Motion was approved 6-0.

The meeting adjourned at 8:36 p.m.

Dated at Isanti, Minnesota this 21st day of March 2019.

Respectfully submitted,

Don Lorsung

Assistant City Administrator/Special Projects