

**CITY OF ISANTI  
PLANNING COMMISSION  
MEETING MINUTES  
April 17, 2018**

**1. Meeting Opening.**

**A. Call to Order.**

Chairman Wimmer called the meeting to order at 7:29 p.m.

**B. Pledge of Allegiance.**

The Pledge of Allegiance was recited.

**C. Roll Call.**

**Members Present:** George Wimmer, Steve Lundeen, Dan Collison, Ross Lorinser, Paul Bergley.

**Members Absent:** Jim Kennedy, Jeff Miller.

**Staff Present:** Ryan Kernosky, Community Development Director.

**1D. Agenda Modifications.**

Director Kernosky stated that there were no Agenda Modifications, Motion by Lundeen, seconded by Bergley to approve, approved unanimously.

**2. Approval of the Minutes from the March 20, 2018 Planning Commission**

Motion by Lundeen, seconded by Collison to approve the minutes from the March 20, 2018 Planning Commission, approved unanimously.

**3A. Request from Kwik Trip Inc. for a final plat to combine two parcels to create plat "Kwik Trip 1019" for PID 160530010 and PID 160400830**

Director Kernosky stated that Kwik Trip has submitted a final plat to combine two parcels into one parcel. Kernosky stated that staff is recommending approval with the conditions stipulated in the proposed Resolution.

Mayor Wimmer opened the public hearing at 7:32 pm.

Dean George, representing Kwik Trip, stated he was there to address any questions that members of the Commission may have.

Mayor Wimmer closed the public hearing at 7:32 pm.

Motion by Lundeen, seconded by Lorinser to approve with conditions within the Resolution. Motion passed unanimously.

**3B Request from Isanti Retail Meats to amend Conditional Use Permit 2008-157 to allow for a sit-down restaurant in conjunction with the existing meat market for the property located at 30 Main Street W, legally described as PID 160500440.**

Director Kernosky stated that an amendment to the existing conditional use permit application has been submitted to allow for an additional restaurant use with the meat market. Kernosky stated that this is within the B-1 zoning district, and as such parking is not required. Kernosky stated that staff is recommending approval with conditions stipulated within the proposed Resolution.

Mayor Wimmer opened the Public Hearing at 7:34 p.m.

Mayor Wimmer closed the Public Hearing at 7:34 p.m.

Mayor Wimmer stated that the City is excited for this new restaurant, and that he's excited to see more outdoor seating downtown.

Commissioner Collision briefly asked about restroom capacity. Mayor Wimmer stated that the existing restrooms meet code.

Motion by Lundeen, seconded by Bergley to recommend approval of the proposed Resolution. Motion passed unanimously.

**3C Request from Taylor Holdings Inc. for a Minor Subdivision Plat to combine 829 and 827 Whiskey Road NW into one parcel, parcels legally described as PID 160960970 and 160900960.**

Director Kernosky stated that Taylor Holdings has submitted a minor subdivision plat to combine the two parcels into one parcel. Kernosky stated that the property is currently platted for a zero-lot line duplex, and further explained what a zero-lot line duplex was. Kernosky stated that there's an existing crosswalk that goes directly into the north parcel's driveway area, making it difficult to develop. Kernosky stated that ordinance allows for a minor subdivision process because it has been previously platted, and that the parcels are within a planned unit development, and that the single-family requirements of that PUD would be enforced for the proposed single-family home on that site. Kernosky is recommending approval with the conditions stated in the proposed resolution.

Mayor Wimmer questioned the sewer and water access charges for the two parcels.

Director Kernosky stated that the City has established that both sewer and water access charges would be paid, even if the parcels are combined.

Mayor Wimmer opened the public hearing at 7:37 pm.

Mayor Wimmer closed the public hearing at 7:37 pm.

Mayor Wimmer stated that he wished to add as a condition of the Resolution that both sewer and water access charges are paid as a result of the combination.

Motion by Lorinser, seconded by Collision to approve the proposed Resolution with the additional condition regarding sewer and water access charges are paid for both parcels. Motion passed unanimously.

**3D Request from Circle B Ranch for an amendment to a Conditional Use Permit and Site Plan Review of Resolution No. 2017-232 as a result of the administrative subdivision that creates a new parcel of PID 160060505, which would adjust the site plan design and proposed uses of the other parcels.**

Director Kernosky stated that Circle B ranch has submitted an application to amend Resolution 2017-232, the original resolution encompassed three properties in the south end of the City. Kernosky stated that the applicant has stated they need to split the southern most parcel in order to accommodate bank financing for the project. Kernosky stated that, because of the split, an amended conditional use permit and site plan is appropriate due to the new setbacks and different uses on other parcels.

Mayor Wimmer stated that there needs to be an agreement between two parcels if the uses overlap.

Mayor Wimmer opened the public hearing at 7:40 pm.

Mayor Wimmer closed the public hearing at 7:40 pm.

Motion by Lundeen, seconded by Collison to recommend approval with conditions stipulated in the proposed Resolution. Motion passed unanimously.

**4. Discussion Items**

There were no items for discussion.

**5. Adjournment**

Motion by Lundeen, second by to Bergely to adjourn the April 17, 2018 meeting of the Planning Commission. Motion was unanimously approved.

The meeting adjourned at 7:41 p.m.

Dated at Isanti, Minnesota this 19<sup>th</sup> day of April, 2018.

Respectfully submitted,



Ryan Kernosky  
Community Development Director