

CITY OF ISANTI

PLANNING COMMISSION MEETING

TUESDAY, May 18, 2021

Immediately following the 7:00 P.M City Council Meeting;

1. Meeting Opening

- A. Call to Order: Chair Johnson called the meeting to order at 7:12 p.m.
- B. Pledge of Allegiance
- C. Roll Call: Members present: Jeff Johnson, Steve Lundeen, Jimmy Gordan, Paul Bergley, Alexander Collins, Arissya Simon.
Members Absent: Dan Collison
Staff present: Community Development Director Sheila Sellman, Community Development Specialist Ryan Saltis, City Administrator Josi Wood
- D. Agenda Modifications: None

2. Meeting Minutes

- A. Approval of Minutes from the March 16, 2021 Planning Commission Meeting motion by Bergley, second by Collins motion passes 6-0.

3. Public Hearing

- A. Request by Anthony Hanson for approval for a Preliminary and Final Plat under City Ordinance 536, said request is for a development labeled Fairway Greens South located at PID 16.142.0020. Sellman presented the preliminary and final plans for a proposed single family residential housing development called Fairway Greens South. Representatives of the proposed development were present at the meeting and available for questions, Anthony Hanson the land owner and the engineer of the development from LHB Inc. There was a letter that was submitted to City Staff, in which Mayor Johnson read at the meeting that expressed concerns for the development only having one access and the increased amount of traffic that these new houses would bring to the neighborhood. Traffic and safety concerns were also presented by other members of the neighborhood at the public hearing and fire truck access was discussed. The applicant, Anthony Hanson explained that this development extending into a cul-de-sac was already part of the master plans for the Fairway Greens development, and he is simply carrying out these plans for what was already approved. The Planning Commission asked if it was possible to add another street from County Road 5 that would connect to Wendover St NE to possibly mitigate traffic and give an additional access to these houses. Hanson expressed that a lot or two would have to be taken out of the plans to create this road and the development is under a tight budget as it stands. Hanson explained that he would be open to possibly creating a temporary road until the current through road gets completed in the future and then develop these lots. Motion for approval of the preliminary and final plat for Fairway Greens South by Gordon, 2nd by Lundeen,

motion tied 3-3. Members of the audience requested for a reopening of the public hearing due to added responses by the applicant after public hearing was closed. Motion to reopen the public hearing by Gordon, 2nd by Bergley, motion passes 6-0. Two more members of the audience spoke at the public hearing, regarding traffic concerns and future street issues. They asked the Planning Commission to look at the development as a whole in regards to potential numbers of vehicles traveling on the one road. Planning Commission members agreed that they need to consider finding a balance between people's safety, and profit for developers and the community. The motion for a 3-3 tie vote stood with Gordon, Lundeen and Simon voting yay and Johnson, Collison and Bergley voting nay. This motion will be brought to the following City Council Meeting on June 1st, 2021.

- B. Request by Isanti Self-Storage for approval of Site Plans under City Ordinance 445 Section 18 and Conditional Use Permit under City Ordinance 445, Section 21, Article 2, said request is for self-storage facilities located at 515 1st Ave NW.** Saltis presented the Site Plans and Conditional Use Permit for Isanti Self-Storage. The applicants representing Isanti Self-Storage were present at the meeting and available for questions from the Planning Commission members. Larry Kuechle, the property owner to the south of Isanti Self-Storage, explained that he is worried about his property values decreasing, the quality of the units that were built, and that the storage units do not meet setbacks. The applicant, Jon Taxdahl of Isanti Self-Storage explained that they were unaware that they would need building permits for the additional units added around the perimeter of the site and that they were attempting to meet the storage demand for residents in the city. The Planning Commission asked if the drive aisle widths in between storage units would suffice for a fire truck turn around. The applicant explained that it would be able to access the units with a hose but that the drive aisle widths are tight. Luke Merrill also spoke at the public hearing and explained that the self-storage facility is an asset to the community and seems like the structures are built well even if they are temporary. Another representative of Isanti Self-Storage spoke at the public hearing and explained that these units were built with quality materials, and the community is appreciative that the additional units are available. Mayor Johnson closed the public hearing and reiterated that there are not definitive measurements of where the units are located, and could possibly be encroaching on neighboring properties. City Staff told the Planning Commission that they recommend denial for the additional units but would be open to approving a Conditional Use Permit for Self-Storage on site. Variances would be needed at a later time for the location of the units encroaching into the setbacks of the I-1 Zoning District, and for exceeding the 75% impervious surface maximum in the district. Motion to deny the site plans by Lundeen, 2nd by Johnson. This motion was denied with a 2-4 vote. Motion to accept the property as self-storage by Lundeen, 2nd by Bergley, motion carried 6-0. Motion to approve the site plans with a condition to provide a site survey for units on the west side of the property and stay at least 2 ft off the west property line and remove the units on the south side of the property by Gordon, 2nd by Bergley, motion passes 4-2.

- 5. **Other Business:** None
- 6. **Discussion Item:** None
- 7. **Adjournment:** Motion by Bergley, 2nd by Lundeen to adjourn, motion passed 6-0
meeting adjourned at 8:57 p.m.

Respectfully submitted by Ryan Saltis, Community Development Specialist