

**CITY OF ISANTI
PLANNING COMMISSION MEETING
TUESDAY, JUNE 16, 2020**

1. Meeting Opening

- A. Call to Order: Chair Johnson called the meeting to order at 7:45pm
- B. Pledge of Allegiance
- C. Roll Call: Members present: Jeff Johnson, Dan Collison, Steve Lundeen, Jimmy Gordan, Paul Bergley, Arissya Simon, Alexander Collins.
Members Absent: None
Staff present: Community Development Director Sheila Sellman, Community Development Specialist Ryan Saltis
- D. Agenda Modifications: None

2. Meeting Minutes

- A. Approval of Minutes from May 19, 2020 Planning Commission Meeting motion by Collison, second by Bergley motion passes 7-0.

3. Public Hearing

- A. Request by Dylan Investments LLC for a Conditional Use Permit under City Ordinance 445, Section 11, Article 5, Subd 4. said request is for a Drive-thru at 801 Highway 65 PID 16.020.1100. Sellman explained that the current owners of the building located at 801 Highway 65 have applied for a conditional use permit to install two drive-thru windows, one on the north side of the building and one on the southeast side. One of these windows will be for future tenants of the building. The request meets all of the CUP requirements, and the requirements set by the B-2 Zoning District. Dennis Buchanan, the owner of the business was present at the meeting, and spoke to the Planning Commission, answering questions regarding accessibility to the store and the opportunities this would give to his customers and future tenants to the building. No one from the public spoke on this item at the public hearing. Motion by Gordon, second by Lundeen to approve the CUP, motion passed 7-0.
- B. Request from Scott Boecker for a Conditional Use Permit under City Ordinance 445, Section 7, Article 1, Subd 3. Said request is for commercial recreation at 16 Main St W PID 16.050.0490. Commercial Recreation is permitted in the B-1 Central Business District as a Conditional Use. For the intended use of an indoor playground for kids, the proposed business would need a Conditional Use Permit to operate in the city. Scott Boecker, the new owner of the former Family Pathways building located at 16 Main St W was present at the meeting to answer questions from the Planning Commission and to describe his plans for the business. No one from the public spoke at the public hearing. Motion by Collison, second by Collins to approve the CUP for Commercial Recreation, motion passed 7-0.

- C. Request from Falcon National Bank for a variance to the sign standards section 16 subd 5 c for an additional freestanding sign at 905 6th Ave Ct NE PID 16.113.0010. Sellman explained that Falcon National Bank is in the B-2 Highway 65 Zoning Overlay District, which has their own sign code requirements that businesses must follow. Falcon Bank has proposed an additional freestanding sign of 12 square feet to direct traffic to the business coming off of Highway 65. No one from the public spoke on this item at the public hearing. Motion by Lundeen, second by Bergley to approve the variance, motion passed 7-0.
- D. Request by Everpine Landholding LLC for a Preliminary Plat, Final Plat and PUD Amendment for property legally described as outlot A Legacy Pines 2nd Addition, Isanti County, Isanti Minnesota. Sellman explained that this Addition to Legacy Pines will include 96 single-family lots which will complete the development as a whole. There will be three phases for the project, with Phase 1 including 28 lots, Phase 2 with 32 lots and Phase 3 with 34 lots. The request for a PUD amendment is for side setbacks of 7.5 feet instead of the required 10-foot setbacks per the Planned Unit Development standards. No one from the public spoke on this item at the public hearing. Motion by Collison, second by Lundeen to approve the Preliminary Plat, Final Plat and PUD Amendment, motion passed 7-0.
- E. Ordinance Amending the City Zoning Code, Ordinance 445, Section 13, Article 4, Subd 1(d) accessory structure location. Saltis explained that the current requirements for the location of accessory structures in relation to the principal structure on a property is 10 ft. Staff suggested removing this requirement and replacing it with the proposed language “Separation between the accessory structure and the principal building (if detached) shall meet building code requirements.” The current building code states that accessory structures shall be setback from principal structures 3 ft. No one from the public spoke on the item at the public hearing. Motion by Lundeen, second by Simon to approve the ordinance amendment, motion passed 7-0.
- F. Ordinance Amending the City Zoning Code, Ordinance 445, Section 3, Subd 1 zoning districts and Section 6 adding R-1A Rural Residential zoning district. Sellman described the proposed R-1A Rural Residential zoning district to include properties annexed by the city and properties in town south of Palomino Rd that are over 1 acre in size. By creating a new zoning district, this would enable these properties to have flexibility for driveways and vehicle/trailer parking requirements. The proposed ordinance would allow existing driveways to remain unpaved and allow 7 vehicles/trailers/recreational vehicles to be parked outside. No one from the public spoke on the item at the public hearing. Motion by Lundeen, second by Bergley to approve the ordinance amendment, motion passed 7-0.

- G. Ordinance Amending the City Zoning Code, Ordinance 446, Section 15 Subd E fence setbacks. Saltis described the proposed ordinance amendment to remove the requirement for privacy fences to be located a minimum of 15 feet from any street right-of-way. The City Code states that a right-of-way includes sidewalks, meaning that privacy fences must be placed 15 feet from a sidewalk. The proposed ordinance would allow homeowners to place a privacy fence up to a right-of-way in order to gain more usable yard space. The commission recommended that privacy fences shall be located at a minimum of two feet from a sidewalk to prevent snow build up in the winter caused by the fences along city streets and sidewalks. Motion by Lundeen to allow privacy fences to be placed a minimum of 2 ft from a sidewalk and amend the ordinance accordingly, second by Collison, motion passed 7-0.

4. Other Business: None

5. Discussion Item: None

6. Adjournment: Motion by Collison, 2nd by Lundeen to adjourn, motion passed 7-0 meeting adjourned at 8:41 pm.

Respectfully submitted by Ryan Saltis, Community Development Specialist