

**CITY OF ISANTI
PLANNING COMMISSION
MEETING MINUTES
JUNE 9, 2015**

1. Meeting Opening.

A. Call to Order.

Duncan 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: Jeff Duncan, Steve Lundeen, Wayne Traver, Paul Bergley, Cindy Lind-Livingston and Greg Cesafsky.

Members Absent: None

Staff Present: Community Development Director Roxanne Achman

Others Present: Josh Johnson, Bow Daddy Archery

D. Agenda Modifications.

Achman stated there were none.

2. Approval of Minutes from May 12, 2015 Planning Commission Meeting.

Duncan questioned if there were any comments or changes on the minutes.

Motion by Lundeen second by Bergley to approve the May 12th, 2015 Planning Commission Meeting Minutes. Motion was unanimously approved.

3. Public Hearings.

A. Request from B.J. Baas Builders, Inc., on behalf of Hameed and Asiya Khan for Site Plan approval of an expansion to Lexington Textile Supply, Inc. and a Conditional Use Permit for Outdoor Storage and for an eight foot security fence on the property located at 600 East Dual Boulevard NE.

Duncan read the item into the minutes.

Achman presented the staff memo and the conditions for approval to the Commission.

Duncan opened the public hearing.

Traver indicated that the outdoor storage will be on the east side of the building and no one will be able to see it.

Traver asked if the trailers parked in the front of the building will remain.

Achman stated that she was informed that the trailers would not be parked in front after the expansion.

Duncan closed the public hearing.

Achman stated there should be one additional condition added to the resolution. That a temporary construction easement be approved by the City Attorney and City Council.

Motion by Lundeen second by Bergley to recommend approval, based on the Findings of Fact and Conclusions, of the request from B.J. Baas Builders, Inc., on behalf of Hameed and Asiya Khan for Site Plan approval of an expansion to Lexington Textile Supply, Inc. and a Conditional Use Permit for Outdoor Storage and for an eight foot security fence on the property located at 600 East Dual Boulevard NE with the following conditions:

1. Outside storage areas shall be surfaced with bituminous, concrete, or other surfaces, including but not limited to crushed rock, Class 5, or recycled materials; as recommended by the Planning Commission and approved by the City Council.
2. All outside storage areas shall be effectively screened year-round, by a wall, fence, or densely planted vegetation in accordance with Section 15 of this Ordinance.
 - a. An eight foot high opaque fence (chain link with vinyl slats) is to be installed around the perimeter of the storage area.
3. Four parking stalls are required to be installed.
4. The City Engineers review comments from the memo dated 6.4.2015 must be addressed.
5. Execution of a temporary construction easement approved by the City Attorney.

Motion carried unanimously.

B. Request from William Joshua Johnson of Bow Daddy Archery Pro Shop and Range for approval of a Conditional Use Permit to operate an indoor archery range on the property located at 801 Highway 65 NE.

Duncan read the item into the minutes.

Achman presented the staff memo to the Commission.

Duncan opened the public hearing.

Lundeen stated that information on this project was presented at the last EDA meeting and it was well received.

Bergley asked what kind of range Mr. Johnson would be running. Would it be simulated hunting?

Mr. Johnson of Bow Daddy Archery Pro Shop and Range stated there would be two sections to the range; one simulated side that will be fully encased and one open range with sixteen lanes.

Cesafsky asked if the entire building will be occupied.

Johnson stated that they would occupy roughly sixty percent of the building.

Cesafsky asked if the space was being leased.

Johnson indicated that it was.

Duncan closed the public hearing.

Motion by Lundeen second by Bergley to recommend approval, based on the Findings of Fact and Conclusions, of the request from William Joshua Johnson of Bow Daddy Archery Pro Shop and Range for approval of a Conditional Use Permit to operate an indoor archery range on the property located at 801 Highway 65 NE. Motion carried unanimously.

4. Other Business.

Achman reported that a number of shipping containers have been noticed in the community, some of them in the commercial districts. Code does not allow for outdoor storage in commercial districts. It does allow outdoor storage in the industrial districts. The business owners have been notified that they are not allowed to have these shipping containers which has caused a little bit of a stir amongst some businesses. Staff will be looking into what businesses were allowed to keep their storage containers and or trailers after a 2009 discussion by the Planning Commission and City Council. Those businesses will be allowed to continue the use so long as it has not expanded. Anyone in a commercial district that has storage trailers or containers on their property at this time and did not receive approval during the 2009 discussion will be required to remove them. Staff will not be enforcing anything that is not already in code. For example, Family Pathways was allowed to have two trailers on their property.

Achman informed the Planning Commission that the most recent code updates were placed before them so they could update their zoning code books.

5. Discussion Items.

A. Parking and Storage Matrix (Duncan)

Duncan presented his memo describing the recommended changes to the parking and storage matrix. Duncan felt that by eliminating the screening requirement for trailers, boats, RV's, fishhouses (with wheels), snowmobiles, personal watercraft, and ATV's when parked in the side yard, more property owners would come into compliance. Duncan also noted that in his opinion it appears to be more aesthetically pleasing if these items are parked in the side yard rather than in the front where they are seen by everyone.

Lundeen stated that he doesn't like to see these items in his neighbor's yard, but it's their yard.

Bergley questioned the pictures of screening.

Duncan stated the pictures were to show that just because something is screened doesn't mean it looks nicer.

Duncan discussed whether code should allow for the parking of two smaller trailers in the side yard rather than allowing only one in the side yard and one in the front yard. Duncan further stated code should allow for company vehicles and roll-off bins to be located within the side yard in addition to the front yard.

Lundeen stated that more oil goes into the ground when laying blacktop than if a vehicle were parked on gravel. He further stated that he felt that items with smaller motors, such as boats and snowmobiles, could be parked on an improved surface instead of an impervious surface. It would be more cost effective and get the items out of the front yard.

Traver stated that it's not cheap to install concrete or blacktop for an area large enough to store a boat or other item.

Discussion ensued.

Lundeen mentioned that when things such as large RV's are parked in the driveway it makes it hard for neighbors to see down the street or watch their kids because the RV is blocking their line of sight. He further commented that the lots are only allowed a certain amount of impervious surface. So by requiring the trailers and other items to be parked on an impervious surface we are taking away from other things that the property owner may want to do.

Motion by Lundeen second by Bergley to bring the changes forward that were presented for a public hearing in July. Motion carried unanimously.

6. Adjournment

Motion by Lundeen second by Bergley to adjourn the June 9th, 2015 meeting of the Planning Commission. Motion was unanimously approved.

The meeting adjourned at 7:34 p.m.

Dated at Isanti, Minnesota this 9th day of June 2015.

Respectfully submitted,

Roxanne Achman
Community Development Director