

**CITY OF ISANTI  
PLANNING COMMISSION  
MEETING MINUTES  
JULY 14, 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:** None

**D. Agenda Modifications.**

Achman stated there were none.

**2. Approval of Minutes from June 9, 2015 Planning Commission Meeting.**

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

Motion by Bergley second by Lundeen to approve the June 9<sup>th</sup>, 2015 Planning Commission Meeting Minutes. Motion was unanimously approved.

**3. Public Hearings.**

None

**4. Other Business.**

None

**5. Discussion Items.**

**A. Parking and Storage Matrix**

Achman stated that this item was not brought forward as a public hearing item at this meeting due to the fact that the parking and storage matrix is within Chapter 227 of the City Code. It is not part of the Zoning Code, which the Planning Commission is responsible for holding public hearings on. The Planning Commission may recommend amendments to the City Council on aspects of the City Code.

Achman outlined the changes that were made and notified the Planning Commission that one change identified at the last meeting could not be made. A change to allowing smaller motors on

improved or pervious surfaces could not be allowed because it violates Ordinance No. 420: Stormwater Management and creates concerns for our Wellhead Protection Plan.

Motion by Lundeen second by Cesafsky to recommend approval of the parking and storage matrix as presented and to move it forward to the City Council for action. Motion carried unanimously.

#### B. Industrial Parking Standards

Achman outlined the staff memo indicating a desire by developers for a change to the required amount of parking stalls for manufacturing and warehouse type uses. A table indicating surrounding communities parking requirement for such uses was pointed out to the Planning Commission. Achman stated that it has also been staffs experience that the number of parking stalls often far outnumber the number of employees with these two uses.

Lundeen stated that it would be hard to base it on number of employees because the first business could have six employees and then the building sells and has 20 employees. Now you're short on parking.

Bergley asked about the landbanked parking that was mentioned in the staff memo.

Achman explained the concept of landbanking, stating her concern in getting the required parking installed when requested by the City.

Bergley asked if this requested change was due to the recent parking agreement with Granger Machine.

Achman stated that it was not. It's due to a number of developers requesting a reduction and rather than creating parking / landbanking agreements with every new business that comes into town, staff felt it was more appropriate to determine if a change needed to be made to the number of required stalls.

There was discussion on the requirements of other cities.

Bergley asked what staff's recommendation was.

Achman stated that she felt the requirements should be decreased slightly so that Isanti's standards fall between what they are now and what other cities are requiring.

The Planning Commission discussed what a slight decrease would look like.

Lundeen stated the requirement should be more flexible than Cambridge, but not as lenient as Anoka's. It would put Isanti in a good position for these types of businesses.

Traver stated we need to make it attractive to businesses looking to come to Isanti.

Cesafsky stated he felt for manufacturing we should go from 1 stall per 400sf to 1 stall per 500sf and then keep the 1.25 stalls per employee; and increase the warehouse requirement from 1 stall per 1,000sf to 1 stall per 1,500sf.

The Planning Commission agreed with the recommendation made by Cesafsky.

Motion by Lundeen second by Cesafsky to call for a public hearing at the August 11, 2015 Planning Commission meeting in order to act on this item and to bring forward an ordinance reflecting the changes recommended by Cesafsky. Motion carried unanimously.

**C. Green Space Requirements in the Business Districts**

Achman reported the staff memo to the Planning Commission outlining the changes recommended by staff.

Duncan stated he felt the B-3 green space requirements could be brought down even further to 40%.

Lundeen asked what can go in a B-3 district.

Achman stated that offices, hair salons and other low intensity uses. This is a neighborhood commercial area, so more green space would be appropriate.

Lundeen indicated we need to attract businesses to this area.

Duncan stated than if the R-4 district is at 50%, then the B-3 should be at 40%. The highest density residential district should be a little more green than the strictest commercial district.

Motion by Lundeen second by Bergley to call for a public hearing at the August 11, 2015 Planning Commission meeting in order to act on this item and to bring an ordinance forward with staff's recommendation in the B-2 district and the Planning Commission's recommendation for 40% green space in the B-3 district. Motion carried unanimously.

**6. Adjournment**

Motion by Bergley second by Lundeen to adjourn the July 14<sup>th</sup>, 2015 meeting of the Planning Commission. Motion was unanimously approved.

The meeting adjourned at 7:36 p.m.

Dated at Isanti, Minnesota this 14<sup>th</sup> day of July 2015.

Respectfully submitted,

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Roxanne Achman  
Community Development Director