

## **CITY OF ISANTI**

### **PLANNING COMMISSION MEETING**

**TUESDAY, July 19, 2022**

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 7:59 p.m.
- B. Pledge of Allegiance
- C. Roll Call: Members present: Jeff Johnson, Steve Lundeen, Jimmy Gordan, Paul Bergley, Dan Collison, Arissya Simon, Alexander Collins  
Members Absent: None  
Staff present: Community Development Specialist Ryan Saltis, Community Development Director Stephanie Hillesheim, City Administrator Josi Wood, City Clerk Jaden Strand, Finance Director Mike Betker
- D. Agenda Modifications: None
- E. Adopt the Agenda  
Motion to adopt the agenda by Lundeen, second by Bergley motion passes 7-0.

#### **2. Meeting Minutes**

- A. Approval of Minutes from the June 21, 2022 Planning Commission Meeting, motion by Collison, second by Simon, motion passes 7-0.

#### **4. Public Hearing**

- A. Request by Marcus Construction for approval of a Conditional Use Permit under City Ordinance 445, Section 21, Article 2 and Site Plan approval under City Ordinance 445, Section 18, said request is for a Dairy Queen restaurant with a drive-thru and an outdoor patio area located in the B-2 General Business District and Highway 65 Overlay District at 280 5<sup>th</sup> Ave NE.

Saltis presented the request for Site Plan and Conditional Use Permit Approval for a building with a drive-thru and outdoor patio for Dairy Queen. Discussion was had between Planning Commission Members regarding building materials and appearance, signage, maneuverability of vehicles, and general site design. The owner, James was present at the meeting and available for questions. Planning Commission members asked when the restaurant is planning to open and how many employees will be hired. The owner responded by saying that DQ corporate has set a deadline for opening in November of 2023, but they hope to start in the fall of 2022 and finish in the Spring of 2023. The number of employees is expected to be roughly 50-75 between full and part time workers. The Planning Commission asked if the requested conditions of approval could be met. The applicant said that the conditions requested

by city staff can be met and are reasonable. No one else from the public spoke at the public hearing. Motion for approval of the site plans and CUP for a restaurant, drive-thru facility and outdoor patio was made by Lundeen and seconded by Bergley, motion passed 7-0.

- B. Request by resident, Thomas Bowen, for amendment to City Ordinance 445, Section 6, Articles 1,2,3,4,5 and 6 under "Special Regulations". Said request is to include metal as an acceptable roofing material in all Residential Zoning Districts.

Community Development Director Hillesheim presented the request for an Ordinance Amendment to allow metal roofs as a permitted material in all Residential Districts. It was mentioned that this discussion was first brought up by public comment during a City Council Meeting and that it was requested that staff look into changing the Ordinance. There was no one from the public present to speak on this item. Motion was made to approve the Ordinance Amendment by Lundeen seconded by Bergley, motion passed 7-0.

5. **Other Business:** Community Development Director Hillesheim reminded the Planning Commission of a special meeting being held on August 3<sup>rd</sup>.
6. **Discussion Items:** None
7. **Adjournment:** Motion by Bergley, 2<sup>nd</sup> by Lundeen to adjourn, motion passed 7-0, meeting adjourned at 8:20 p.m.

Respectfully submitted by Ryan Saltis, Community Development Specialist