

CITY OF ISANTI

PLANNING COMMISSION MEETING

TUESDAY, July 20, 2021

Immediately following the 7:30 P.M Budget Work Session Meeting;

1. Meeting Opening

- A. Call to Order: Chair Johnson called the meeting to order at 8:09 p.m.
- B. Pledge of Allegiance
- C. Roll Call: Members present: Jeff Johnson, Steve Lundeen, Jimmy Gordon, Dan Collison, Arissya Simon.
Members Absent: Alexander Collins, Paul Bergley
Staff present: Community Development Director Sheila Sellman, Community Development Specialist Ryan Saltis
- D. Agenda Modifications: None
- E. Adopt the Agenda
Motion to adopt the agenda by Lundeen, second by Collison motion passes 5-0.

2. Meeting Minutes

- A. Approval of Minutes from the May 18, 2021 Planning Commission Meeting motion by Lundeen, second by Collison motion passes 5-0.

3. Public Hearing

- A. Request by Isanti Self-Storage for Variances under City Ordinance 445, Section 21, Article 5, said request is to allow storage units to encroach within the 30-foot rear setback requirement of the I-1 Zoning District, and for the site to exceed 75% maximum impervious surface, located at 515 1st Ave NW.

Sellman explained the variance requests for the setbacks and impervious surface maximums. Jon Taxdahl, a representative of Isanti Self-Storage was present at the meeting and available for questions. Jon explained that Isanti-Self Storage has removed the green trash container that was on the southeast corner of the site and that they will be removing the units on the south of the site, as requested by the Planning Commission at the May meeting. The units that are currently on the west property line are proposed to be rotated to have more setback area. This setback is proposed at 9.3 feet from the west property line. The current and proposed locations of the storage units would still be over the 10-foot drainage and utility easement, the Planning Commission asked if the units could be located off of the easement. Jon responded by saying that they could meet a 10-foot setback for the units, but it would decrease the drive aisle to 19 feet. Larry Kuechle, the owner of the business to the south of Isanti Self-Storage was present at the meeting and stated that the units to the south still haven't been removed and that he would like a deadline for when these units should be removed. Al Jankovich of the Isanti Fire District was also present at the meeting to discuss fire code and the location of the units near the west property line shared with

the rodeo grounds. Al explained that there is a Minnesota State Fire Code regulation that states that outside storage of combustible materials shall not be located within 10 feet of a lot line. Al also stated that the Rodeo Association is not in favor of the units being in the proposed location due to safety concerns and a depreciating land value for nearby properties. The Planning Commission agreed that the applicants would not have to remove the impervious surfaces that were added on the site, such as the gravel or asphalt. Steve Lundeen stated that the codes have to be followed, and that this variance request does not meet any of the criteria for granting a variance because of undue hardships. The variance would only be for the economic gain of the applicant. Motion for denial of the variance requests for setbacks and impervious surfaces by Lundeen, second by Collison, motion passed 4-1. A separate motion was made by Lundeen to remove all storage units near the south and west property lines by September 30th, 2021 and that the applicants would not have to remove any existing hard surfaces on site, second by Collison, motion passed 4-1.

- B. Request by Wolf River Electric Co. for Site Plan approval under City Ordinance 445 Section 18 request is for an office warehouse building located at PID 16.124.0020.** Saltis presented the Site Plans for an office-warehouse building for Wolf River Electric Co in the Isanti Industrial Park. A representative of Wolf River Electric was present at the meeting and available for questions. The Planning Commission asked if the conditions for approval are reasonable and if they can be met. The representative thought that the conditions for approval were reasonable and could be met by updating site plans and submitting photometrics plans. Motion to approve site plans with conditions listed in the staff report and City Engineer's Memo dated 6-12-2021 by Collison, second by Lundeen, motion passed 5-0.

5. Other Business: None

6. Discussion Items: None

7. Adjournment: Motion by Lundeen, second by Collison to adjourn, motion passed 5-0 meeting adjourned at 8:48 p.m.

Respectfully submitted by Ryan Saltis, Community Development Specialist