

**CITY OF ISANTI
PLANNING COMMISSION
MEETING MINUTES
July 8, 2014**

1. Meeting Opening.

A. Call to Order.

Englund 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: David Englund, Sue Larson, Steve Lundeen, Wayne Traver, and Cindy Lind-Livingston.

Members Absent: Kristi Gordon (gave prior notice).

Staff Present: Community Development Director Roxanne Achman

Others Present: Jon Solomonson (Centra Homes, LLC), John Hedin, Jared Eller, Anthony Byington.

D. Agenda Modifications.

Achman stated there were none.

2. Approval of Minutes from June 10th, 2014 Planning Commission Meeting.

Englund questioned if there were any comments or changes to the minutes.

Motion by Larson, second by Lundeen to approve the June 10th, 2014 Planning Commission Meeting Minutes.

Motion was unanimously approved.

3. Public Hearings.

A. Request from pb2 architecture + engineering, on behalf of Atwater Group, for Site Plan/Building Appearance Review of a Family Dollar store to be located at 391 Cherrywood St, legally described as Lot 1, Block 1, Anlauf Commercial Park.

Achman presented the staff memo and staff's recommendation to approve the site plan request. Achman indicated that the architectural renderings had not been reviewed yet since they were just recently submitted. A colored copy was placed in front of each of the commissioners. She stated that another item to consider with the action on this item is the vacation request. There is a request to vacate a portion of the utility and drainage easement on the eastern side of the property. The easement was put in place with the original plat when there were plans to eventually realign Credit Union Drive. That plan is no longer feasible with the development of the Family Dollar. The City Engineer had recommended vacating all but the eastern ten feet of

the easement. The public hearing on this request will be on August 6th at the City Council meeting.

Englund opened the public hearing. There was no one to speak on the item. The public hearing was closed.

Motion by Larson, second by Lundeen to approve the request from pb2 architecture + engineering, on behalf of Atwater Group, for Site Plan/Building Appearance Review of a Family Dollar store to be located at 391 Cherrywood St, legally described as Lot 1, Block 1, Anlauf Commercial Park, under the condition that the City Council approved the architectural renderings at their July 15th, 2014 meeting and the vacation request is approved by City Council on August 6th, 2014. Motion carried unanimously.

B. Request from John and Stephanie Hedin for a Variance to allow for the construction of a privacy fence within the front yard of the property located at 1214 Deerhaven Drive, legally described as Lot 7, Block 2, Deerhaven.

Englund introduced the item.

Achman presented the staff memo.

Englund opened the public hearing. There was no one to speak on the item. The public hearing was closed.

Motion by Lundeen, second by Traver to approve the request from John and Stephanie Hedin for a Variance to allow for the construction of a privacy fence within the front yard of the property located at 1214 Deerhaven Drive, legally described as Lot 7, Block 2, Deerhaven. Motion carried unanimously.

C. Request from Centra Homes LLC for Preliminary Plat Approval for Fairway Greens East for the property generally located east along Wendover St NE, north of Heritage Boulevard NE; and is legally described as Outlot A, Fairway Greens Addition, Isanti County, Minnesota.

Englund introduced the item.

Achman presented the staff memo.

Larson asked if any of the lots had front yards that were really narrow where we are going to end up with issues due to the narrowness.

Achman informed the commission that this issue was reviewed and given consideration. Some of the lots were adjusted slightly to accommodate a larger lot in the first phase of development. Staff asked the developer to review the lots to ensure homes will fit on them without issue.

Larson mentioned that it seemed like there were a couple lots that were pretty narrow and she was thinking that now would be the time to address them if there may be a potential problem. Otherwise we have them individually coming in.

Lundeen pointed out Lots 10, 11 and 12 as being weird shaped lots that we're having issues with. He indicated that he would like us to look at this now so that when it does go forward we don't have to deal with people saying "this lot doesn't work". We need to address them so we're not delaying them from getting their lots sold in the future.

Larson mentioned that it seemed like in past developments they thought they did their due diligence and it's come back to bite them more than once. I don't want to make that mistake over again.

Englund opened the public hearing. The developer was asked to come to the podium.

Jon Solomonson with Centra Homes approached the podium. He said he's really open on the preliminary plat. We'd like to get the few lots in the final plat done.

Lundeen said he doesn't want to see them rush through the plat because they need to get things done. We want to make sure we don't delay you in the future. It would be ideal to put the smaller homes in the R-2 area on the smaller lots.

Achman discussed the Planning Review Committee meetings discussion on trying to keep the density at what it was originally set at. There were also discussions on eliminating a lot. At this time we have the ability in the future to amend the PUD to reduce the density and eliminate a lot if need be.

Solomonson said that Centra Homes is more than flexible to do what the City wants; they were just trying to preserve the density.

Lundeen hated to see all the infrastructure put in and then find out that you can't put a house in.

Englund closed the public hearing.

Lundeen said he's in favor of the plat; he just doesn't want to see the developer come in here every time a question comes up.

Englund mentioned that we just dealt with the same problem a few months ago.

Motion by Lundeen, second by Larson to approve the request from Centra Homes LLC for Preliminary Plat Approval for Fairway Greens East for the property generally located east along Wendover St NE, north of Heritage Boulevard NE; and is legally described as Outlot A, Fairway Greens Addition, Isanti County, Minnesota. Motion carried unanimously.

4. Other Business.

A. August Planning Commission Meeting Date Change from Tuesday, August 12th to Wednesday, August 13th due to the Primary Election.

Achman stated that due to the Primary Election, the August Planning Commission meeting would be moved to Wednesday, August 13th. She also noted that the November meeting will be on a Wednesday as well.

5. Discussion Items.

A. None.

6. Adjournment

Motion by Lundeen, second by Lind-Livingston to adjourn the July 8th, 2014 meeting of the Planning Commission. Motion was unanimously approved.

The meeting adjourned at 7:17 p.m.

Dated at Isanti, Minnesota this 15th day of July 2014.

Respectfully submitted,

Roxanne Achman
Community Development Director