

**CITY OF ISANTI
PLANNING COMMISSION
MEETING MINUTES
AUGUST 10, 2016**

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, Paul Bergley, Wayne Traver, Greg Cesafsky, and Jim Kennedy.

Members Absent: Steve Lundeen (prior notice given)

Staff Present: Community Development Director, Roxanne Achman

Others Present: None

D. Agenda Modifications.

Achman stated that item 3.B. has been withdrawn from the agenda. EverCat Fuels has decided to move their storage container into their existing outdoor storage area rather than expand the area to include the containers outside of it.

2. Approval of Minutes from July 12, 2016 Planning Commission Meeting.

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

Motion by Bergley second by Traver to approve the July 12th, 2016 Planning Commission Meeting Minutes. Motion was unanimously approved.

3. Public Hearings.

A. Request from Blake Jedneak, Soca Powersports, for Approval of a Conditional Use Permit to allow for Motor Vehicle Sales within the Dual Square Mall located at 401 East Dual Blvd NE, Isanti, Minnesota.

Duncan read the item into the minutes.

Achman presented the staff memo.

Duncan opened the public hearing.

Bergley asked what a UTV was.

Kennedy stated it was a Utility Trail Vehicle.

Bergley wanted to make sure that Mr. Jedneak was aware that there would be no outdoor speaker system allowed.

Mr. Jedneak stated that he was not aware of that, but would not be using one.

Achman stated that one of the conditions of motor vehicle sales is that no outdoor speaker systems can be used. She further stated this is something that is more often requested by larger dealerships.

Bergley asked if there was another auto sales office in the Dual Square Mall.

Achman stated that several have been approved to be within the Dual Square Mall, but none of them have come to fruition.

Duncan asked if the items come fully assembled.

Mr. Jedneak stated that they did not. Typically, the handle bars and a front or back tire need to be put on. They are about 95% assembled. For shipping purposes, they come stacked on pallets.

Duncan asked how the assembly relates to the statement that no onsite assembly will occur.

Achman stated that as long as the assembly occurs within the building, there should be no issues.

Mr. Jedneak stated that the UTV's are assembled at another site.

The public hearing was closed.

Motion by Kennedy second by Bergley to recommend approval of the request from Blake Jedneak, Soca Powersports, for Approval of a Conditional Use Permit to allow for Motor Vehicle Sales within the Dual Square Mall located at 401 East Dual Blvd NE, Isanti, Minnesota based on the Finding of Fact and Conclusions with the following conditions:

1. Services and sales are associated with a principal building with a minimum floor area of at least one thousand (1,000) square feet.
2. All area of the property not devoted to building, parking, or open sales lot area shall be landscaped in accordance with Section 15 of this Ordinance.
3. Off-street parking and loading shall meet the requirements as stipulated within Section 17 of this Ordinance.
4. All new or used vehicles parked or displayed outdoors on the property shall conform to all requirements of the State of Minnesota; shall be operable; shall include all engine, muffler, brakes, and operating parts; shall be equipped with all exterior body parts as if new (for a passenger vehicle, truck or van, this shall mean four (4) tires, all doors and windows, headlamps and grillwork, mirrors, fenders, trunk, lids, body panels and molding, etc, or if a boat, all windshields, safety railings, hulls, trailer, etc.); shall be uniformly and wholly painted; and shall be free from having any loose or damaged exterior parts.
5. All repair, assembly, disassembly or maintenance of motor vehicles or motor vehicle parts shall occur within an enclosed building.
6. A detailed site plan conforming to the requirements of Section 18 of this Ordinance shall be submitted. The site plan shall also illustrate the location of all open sales and storage areas.
7. No outside speaker system shall be permitted without the approval from the City Council.

8. A landscaped buffer shall be provided, if the use abuts any residential zoning district. Solid screening to a minimum height of six (6) feet shall be provided along any portion of the open sales lot abutting a residential property or district. Such screening shall consist of a continuous landscape berm, solid wood fence, wall, or other comparable material. Fencing shall be constructed of wood or comparable material and should be of an ornamental or decorative design. If a chain link or wood fence is used, landscaping shall be provided on the outside of the fence facing the abutting residential property or district.
9. Motor vehicle displays shall take up no more than two 9'x 19' parking stalls.

Motion carried unanimously.

B. Request from EverCat Fuels for Approval of an Amendment to Resolution No. 2013-192 Approving a Conditional Use Permit to allow for Outdoor Storage on the property located at 425 East Dual Boulevard NE, Isanti, Minnesota.

This item has been withdrawn from the agenda.

C. Request from the City of Isanti to Approve an Amendment to Zoning Ordinance 445 Opting Out of Minnesota State Statute 462.35.93 which Permit and Regulate Temporary Family Health Care Dwellings.

Duncan read the item into the minutes.

Achman presented the staff memo.

Duncan opened the public hearing.

Duncan asked if there was any guidance in the bill for what types of medical conditions would be eligible for the temporary healthcare dwelling?

Achman informed the Planning Commission that there was no guidance. Staff would rely on a note from the person's medical provider stating the dwelling was necessary in order to receive care from a family member, relative or another caregiver. It wouldn't necessarily always be a family member.

Traver asked if this would allow the small homes to be placed right on someone's lot.

Achman confirmed that would be the case, which would create density issues, impervious surface issues, etc.

The public hearing was closed.

Bergley asked what was trying to be accomplished with this bill.

Achman stated that it may be providing an alternative to placing someone in a nursing home or assisted living facility for short term care.

Motion by Bergley second by Cesafsky to recommend approval of the request from the City of Isanti to Approve an Amendment to Zoning Ordinance 445 Opting Out of Minnesota State Statute 462.35.93 which Permit and Regulate Temporary Family Health Care Dwellings based on the Findings of Fact and Conclusions. Motion carried unanimously.

4. Other Business.

A. None.

5. Discussion Items.

A. Update on Highway 65 Overlay District.

Duncan read the item into the minutes.

Achman provided an update stating that the Development and Operations Advisory Committee is reviewing the ordinance and flushing out some of the concerns prior to bringing it forward to the Planning Commission. This will hopefully eliminate a lengthy Planning Commission meeting.

6. Adjournment

Motion by Kennedy second by Cesafsky to adjourn the August 10th, 2016 meeting of the Planning Commission. Motion was unanimously approved.

The meeting adjourned at 7:17 p.m.

Dated at Isanti, Minnesota this 10th day of August 2016.

Respectfully submitted,

Roxanne Achman, AICP
Community Development Director