

**CITY OF ISANTI  
PLANNING COMMISSION  
MEETING MINUTES  
August 12, 2008**

**1. Meeting Opening**

**A. Call to Order**

Chair Duncan called the meeting to order at 7:00p.m.

**B. Pledge of Allegiance**

All rose for the pledge of allegiance.

**C. Roll Call**

Members present: Dave Englund, Ralph Johnson, Jeff Kolb, Ross Lorinser, Jeff Duncan and Sean Stevens.

Members absent: Steven Rask.

Staff present: Lisa Krause, City Planner, Trudi Breuninger, Administrative Assistant and Brad DeWolf, City Engineer.

**D. Agenda Modifications**

None.

**2. Approval of Minutes**

Motion by Lorinser, second by Stevens to approve the meeting minutes of July 8, 2008, motion carried unanimously.

**3. Public Hearings**

A. Conditional Use Permit request for MJS Services LLC to permit the extraction, grading, or filling of land involving the movement of earth and materials in excess of twenty-five (25') cubic yards on the property located at and immediately to the east of 308 CSAH 23 NW and 710 CSAH 5 NW to permit the construction of a storm water pond.

Krause read the background and staff recommendations as provided in the memo dated August 12, 2008 to Planning Commission Members.

Duncan opened the Public Hearing at 7:04 p.m.

Greg Sheldon, petitioner, stated the intention is to clean up and flatten out the area to be developed to alleviate some of the work in the future. The previous agreement for stormwater ponding and easements requires landscaping to be done as well, which will be done when the project is developed. They would be doing the storm water pond now and over seeding it. Retaining walls and landscaping will help in keeping the elevations and privacy to adjacent properties when the site is developed.

City Engineer DeWolf stated the pond would not have an outlet at this time, but in the future would be connected to the ditch. DeWolf also addressed the concerns of the sloping of the property along the south property line as the grading will make it easier to maintain and mow the property and keep water on the applicant's property.

Gerald Lordge, 115 Brookview Court, expressed a concern for water standing in the pond and kids in the neighborhood.

DeWolf stated there would only be water in the pond after a down pour rain and then would drain to the ditch or dry up.

Duncan closed the Public Hearing at 7:17 p.m.

Motion by Johnson, second by Stevens to approve the Conditional Use Permit with staff recommendations, as follows:

Staff recommends approval of the Conditional Use Permit for the movement and alteration of land on the parcels located at 308 CSAH 23 NW and 710 CSAH 5 NW and immediately adjacent to such property, to allow for the grading of a stormwater pond, with the following conditions:

1. The petitioner shall obtain the necessary NPDES Phase II Permit and provide verification of such permit to the City Engineer.
2. Silt Fencing shall be placed on the property throughout the grading process.
3. Any trees that would be disturbed on the property would need to be removed and relocated at the property owner's expense. Tree removal and relocation shall be coordinated with City staff. Such trees should be placed around the stormwater pond, in an effort to soften the impact of the pond on the adjacent residential properties.
4. All tree stumps located on the property shall be removed.
5. All existing septic systems located on the property, which were for the previous residential uses, shall be removed in conformance with State regulations.
6. Plans further defining the slope along the southern property lines shall be reviewed and approved by the City Engineer prior to beginning construction.
7. A restoration plan defining how the area will be restored upon completion of grading on the property shall be reviewed and approved by the City Engineer prior to construction.
8. Any future development of the property is subject to site plan review and approval and such requirements as may be applicable pursuant to such review. Any future development of the property may require the developer to enlarge the pond located within the easement area; in order to meet the stormwater ponding requirements for the site and any proposed development.
9. The petitioner shall meet any additional requirements as stipulated by the City Engineer and / or City Administrator.

Motion carried unanimously.

#### **4. Other Business**

##### **A. Ordinance Amendment to include Farming as an Interim Use within Business and Industrial Districts.**

Motion by Johnson, second by Lorinser to approve calling for a public hearing on September 9, 2008 to amend the Ordinance to include framing within the Business and Industrial Districts.

Motion carried unanimously.

#### **B. Zoning Ordinance – Review of Updated Sections**

Krause stated the Planning Commission Members were provided an entire copy of the Zoning Ordinance as it has been re-written. Krause stated that staff was requesting feedback on the changes. Krause stated the intent was to dive into the ordinance review this evening as well as in September, so the public hearing could be called for in advance of the ending of the moratorium. Krause stated that the moratorium will end at the end of November, so time is critical.

Planning Commission members indicated that additional time was necessary for them to review the ordinance and provide legitimate comments. Planning Commission's consensus was to provide time to the members to review the ordinance thoroughly before the next meeting.

Lorinser stated that comments could be provided to Ms. Krause before the next meeting as well.

Planning Commission members felt that the group should have comments ready for discussion at the September meeting.

#### **5. Adjournment**

Motion by Johnson, second by Duncan to adjourn Planning Commission meeting at 7:35 p.m.  
Motion carried unanimously.

Respectfully submitted,

Trudi Breuninger  
Administrative Assistant