

**CITY OF ISANTI
PLANNING COMMISSION
MEETING MINUTES
August 15, 2017**

1. Meeting Opening.

A. Call to Order.

Chairman Wimmer called the meeting to order at 7:26 p.m.

B. Pledge of Allegiance.

Everyone rose for the pledge of allegiance.

C. Roll Call.

Members Present: George Wimmer, Dan Collison, Steve Lundeen, Ross Lorinser, Paul Bergley, Jim Kennedy and Jeff Miller.

Members Absent: None

Staff Present: Clark Joslin, City Attorney; Ryan Kernosky, Community Development Director

D. Agenda Modifications.

None

Motion by Bergley, second by Collison to approve the Meeting Agenda. Motion was unanimously approved.

2. Approval of Minutes from July 18, 2017 Planning Commission Meetings

Motion by Collison, second by Lundeed to approve the Meeting Minutes. Motion was unanimously approved.

3. Public Hearing

A. Request from Brennan and Rebecca Cox for a Conditional Use Permit and Site Plan Review Approval to operate a Retreat Center and Hobby Farm on PIDs 050313300, 050313301, and 010060505

Mayor Wimmer opened the Public Hearing at 7:27 p.m.

Dave Beckstrom, 24542 Bourbon Street NW - Mr. Beckstrom stated that he was the Planning and Zoning Chairman for the Athens Township. Mr. Beckstrom stated that when the Athens Township was looking at this same project, they hired an engineering firm to look at Polk Street NE from a public safety perspective, Mr. Beckstrom provided a copy of to the Commission of the summary of the report for the Commission's consideration. The engineering firm recommended turn lanes and widening the road. Mr. Beckstrom asked the Commission to include a condition that the roads are improved for public safety. Mr. Beckstrom stated that the proposed overflow parking and trail system that is on the Athens Township parcel should be required to obtain all necessary permits from the Township.

Mayor Wimmer stated that both of those concerns are addressed in the City's proposed Resolution.

Bruce Yerigan, 1426 4th Ave SW – Mr. Yerigan asked if there was going to be any type of presentation on the request and if there was going to be any detail on the project. Mr. Yerigan expressed concerns about not knowing what the project was.

Mayor Wimmer asked Community Development Director Kernosky to provide a brief overview of the project.

Mr. Kernosky provided a brief overview of the project, he stated that the operation of a hobby farm and retreat center are conditional uses in the Recreational Commercial Zoning District. Mr. Kernosky also stated that the City Zoning Code requires projects go through Site Plan Reviews.

Mr. Yerigan spoke on concerns about potential noise issues from the event center. He asked whether or not the City had a noise ordinance.

Mayor Wimmer responded that the City does have a noise ordinance, and that other events have received City permission to go beyond the noise ordinance limitations.

Mr. Yerigan again questioned the noise ordinance regulations for private properties and how often the City gave out exceptions to the ordinance.

Mayor Wimmer closed the Public Hearing at 7:36 p.m.

Motion by Lorinser, second by Collison to approve with Staff's recommended conditions.

Mr. Bergley asked questions regarding the turn lanes and the engineering report. Mayor Wimmer stated that the City would be looking into it and that if the City determines that the property needs turns lanes, a condition is in the Resolution to require the property owner to install it.

Motion carried unanimously.

4. Other Business.

A. Resolution 2017-XXX, Penny Lane Southeast Street Vacation

Mayor Wimmer stated this was part of the redevelopment project proposal. The City Council has been looking to do this for several years, but has been waiting for a potential project to come to fruition. The City intends to install Richard Ave on the West end of the property. This would provide a larger parcel for development.

Mr. Kernosky commented that this was to start the process to vacate Penny Lane Southeast, and that a public hearing, Planning Commission recommendation, and City Council Consideration would still need to happen.

Motion by Lorinser, second by Collison to approve. Motion carried unanimously.

B. Resolution 2017-XXX, Isanti EDA, Redevelopment Project Area Proposal

Mayor Wimmer stated that this was part of the redevelopment area of the hotel, and included surrounding properties that are expected to be developed as a result of the hotel. Mayor Wimmer continued to say that this allows the City to pursue other redevelopment proposals and flexibility going forward.

Mr. Kernosky stated that this Resolution was the City Planning Commission stating that this redevelopment area is consistent with the City's Comprehensive Plan.

Motion by Bergley, second by Lorinser to approve. Motion carried unanimously.

5. Other Communications.

A. None.

6. Adjournment

Motion by Lundeen, second by to Collison to adjourn the August 15, 2017 meeting of the Planning Commission. Motion was unanimously approved.

The meeting adjourned at 7:42 p.m.

Dated at Isanti, Minnesota this 16th day of August, 2017

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'RK' or similar initials, with a stylized flourish at the end.

Ryan Kernosky
Community Development Director