

## **CITY OF ISANTI**

### **SPECIAL PLANNING COMMISSION MEETING**

**Wednesday, August 4, 2022**

6:30 P.M

#### **1. Meeting Opening**

- A. Call to Order: Chair Johnson called the meeting to order at 6:30 p.m.
- B. Pledge of Allegiance
- C. Roll Call: Members present: Jeff Johnson, Steve Lundeen, Jimmy Gordan, Paul Bergley, Dan Collison, Arissya Simon, Alexander Collins  
Members Absent: None  
Staff present: Community Development Specialist Ryan Saltis, Community Development Director Stephanie Hillesheim, City Administrator Josi Wood, City Clerk Jaden Strand
- D. Agenda Modifications: None
- E. Adopt the Agenda  
Motion to adopt the agenda by Collison, second by Lundeen motion passes 5-0.

#### **2. Meeting Minutes**      None

#### **3. Public Hearing**

- A. Request by BP Metals for approval of a Conditional Use Permit under City Ordinance 445, Section 21, Article 2, said request is for site modifications to allow Outdoor Storage Containers at 825 E Dual Blvd NE.

Hillesheim presented the request for Conditional Use Permit Approval for outdoor storage for BP Metals. The owner, Blake Pendzimas and Contractor Brent Johnstone were present at the meeting and available for questions. Blake pointed out that the storage units would be placed on a gravel pad and not a concrete pad. The Planning Commission members asked how many containers they are intended on having. Blake said that he plans on having four storage containers that are roughly 40 ft in length placed on the 80 x 60 gravel pad on the southwest corner of the site. Discussion was had whether storage containers in an Industrial area would need screening from another Industrial property. Jimmy Gordon stated that he doesn't believe the city should require screening of storage containers when they are only nearby other Industrial lots. Jimmy said that if storage containers are needed for the business that they should be allowed to have them. Planning Commission Member Collison questioned whether it is a good idea to allow storage units as a way of storing materials and that this could take a turn for the worse. Discussion was had regarding the tax base, in that storage containers are not permanent buildings and cannot be

taxed. Several members of the Planning Commission agreed that storage containers should be allowed in the Industrial Park District. It was determined that the language in the zoning ordinances should be amended to reflect the allowance of storage containers and other regulations to make it more clear at a later meeting. Screening for the storage units and additional proposed trash dumpsters was discussed and determined that the location of this business is nearby railroad tracks and other Industrial zoned properties. It was determined that screening would not be needed for this specific request due to the location of the pad, nearby properties being zoned Industrial, and existing vegetation that would screen the storage from other lots. No one else from the public spoke at the public hearing. Motion for approval of the CUP for outdoor storage without any screening was made by Bergley and seconded by Gordon, motion passed 6-1.

**4. Other Business:** None

**5. Discussion Items:** None

**6. Adjournment:** Motion by Lundeen, 2<sup>nd</sup> by Bergley to adjourn, motion passed 7-0, meeting adjourned at 7:02 p.m.

Respectfully submitted by Ryan Saltis, Community Development Specialist