

**CITY OF ISANTI
PLANNING COMMISSION
MEETING MINUTES
September 10, 2008**

1. Meeting Opening

A. Call to Order

Commissioner Lorinser called the meeting to order at 7:00 pm.

B. Pledge of Allegiance

All rose for the pledge of allegiance.

C. Roll Call

Members present: Dave Englund, Ralph Johnson (left at 7:25 pm), Steven Rask, Ross Lorinser, Jeff Duncan (arrived at 7:02 pm, left at 7:51 pm) and Sean Stevens.

Members absent: Jeff Kolb

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

D. Agenda Modifications

None.

2. Approval of Minutes

Motion by Johnson, second by Stevens to approve the meeting minutes of August 12, 2008.

Motion carried unanimously.

3. Public Hearings

A. Request of Michael McColley, representing Freeport Finishing, for a Conditional Use Permit to allow the manufacturing, processing, or storing of hazardous wastes as a byproduct for the property located at 243 North Dual Boulevard NE.

Krause presented the background and staff recommendations as provided in the memo dated September 10, 2008 to Planning Commission Members.

Duncan opened the public hearing at 7:03pm.

Stevens questioned if there was a limitation on the quantity of the amount stored.

Mike McColley, Freeport Finishing, stated there was and that the flammable and non-flammable materials are stored in separate areas as well.

Duncan closed the public hearing at 7:05 pm.

Motion by Johnson, second by Stevens to approve the Conditional Use Permit request to allow the manufacturing, processing, or storing of hazardous wastes as a byproduct for the property located at 243 North Dual Boulevard NE with staff recommendations; motion carried unanimously.

B. Request of Donald Benny, to permit the selling of “used boats, trailers, motors, parts and other accessories” with outdoor display on the property located at 444 East Dual Boulevard NE and to permit a Joint Parking Facility with another business within the vicinity located on the property at 441 East Dual Boulevard NE.

Krause presented the background and staff recommendations as provided in the memo dated September 10, 2008 to Planning Commission Members.

Duncan opened the public hearing at 7:10 pm.

Stevens questioned when Benny anticipated selling the property. Donald Benny stated he would sell tomorrow if he could. Benny stated he currently has 35 boats and 60 trailers being stored in the building.

Lorinser questioned the “hard surface” for storing these items outside.

Krause responded that it would have to be bituminous or concrete if it has a motor.

Benny stated that only the trailers would be on the side that is grass and gravel and in the front on the black topped area would be where two boats would be displayed.

Duncan expressed his concern due to the issues that had occurred in the past on the property. Duncan stated that once there is approval for the placement of boats outside, there are concerns that additional items will be placed as well that were not approved.

Duncan closed the public hearing at 7:16 pm.

Stevens stated that it would help sell off the inventory and re-purpose the facility.

Planning Commission members discussed having appropriate signage on the property, as it would also assist in selling boats inside the building.

Lorinser expressed concern for having the CUP abused by having more boats outside than allowed.

Krause stated that if the petitioner would violate the conditions of the permit, the City Council could begin the revocation process.

Motion by Johnson, second by Rask to approve the request for a Conditional Use permit to allow for the selling of “used boats, trailers, motors, parts and other accessories” with outdoor display on the property located at 444 East Dual Boulevard NE and for a Conditional Use permit to allow for a Joint Parking Facility with another business located in within the vicinity located on the property at 441 East Dual Boulevard NE with staff recommendations. Motion carried 5-1, with Duncan opposed.

C. Amendment to Ordinance No. 176: Sections 9 and 10 as well as to amend Ordinance No. 249 and Ordinance No. 251; and any other associated Sections to permit farming as an Interim Use

Krause read the background and staff recommendations as provided in the memo dated September 10, 2008 to Planning Commission Members.

Duncan opened and closed the public hearing at 7:23 pm.

Motion by Johnson, second by Rask to approve amending Ordinance No. 176, Zoning, Section 2: Definitions, Section 9: “B-2” General Business District, and Section 10: “I-1” Industrial Park District as well as an Ordinance amending Ordinance No. 249, Regulating the Tier One Zoning code for the Industrial District and Ordinance No. 251, Regulating the Tier One Zoning Code for the General Business District to include Farming as an Interim Use. Motion carried 5-1, with Stevens opposed.

(Johnson left the meeting at 7:25 pm)

4. Other Business

A. Zoning Ordinance – Review of Updated Sections

Commissioners discussed the Zoning Ordinance section by section, suggested changes as noted.

- Section 2. F. Definition for firearms.
- Section 4, subd 3.E. Moved Buildings. Staff to review if there is a state law regarding time of day and if the police department should be notified.
- Section 6, subd 3.F.1. Will change to follow state building code; 48” depth or 5000 gallons would require a fence.
- Section 6, subd 3.G. The purpose is to prohibit a neighbor from having a garage sale every week.
- Section 7, Farming land language will change with the approval to amend the Ordinance earlier in the evening.
- Section 7, Article 3, subd 12. Discussed the time frame to get the landscaping done.
- Section 8, Subd 3.A. Suggested to make adult uses an interim use.
- Section 10, Article 3, Subd 2 Benefit: Last sentence to read “Prior recommendation by...” instead of “Upon”.

(Duncan left the meeting at 7:51 pm)

- Section 10, Article 3, Subd 4 E Density: Krause explained how the density transfer is accomplished and that the developer is not gaining density.

Commissioners discussed the benefits to allowing a “bonus density”.

Commissioners discussed having a requirement that the developer provides a written statement or “mission statement” on the development, how it benefits the city and the community residents. This “statement of value” should state what it brings to the community.

Krause stated that there are requirements now in place to have more plans submitted at the time of application: overall plan, landscaping plan, building architecture, etc.

- Section 10, Article 3, subd 1: Add something to the effect of: The use of the PUD is only considered when significant community impact can be felt. Also in subd 4.E.3. Density

transfer and bonus density need to be considered as an overall part of the greater community for the purpose of the PUD and will be scrutinized upon consideration of the project.

- Section 11: Krause stated that the Downtown Subcommittee would be discussing the downtown overlay portion at the meeting the following day.
- Section 12: Clarified that Tier One is in the county but the zoning is regulated by the city and is in the city's comp plan for the future. The entire district will be phased out as those properties are annexed into the city.
- Section 13: Staff to check with Joslin as to how to restrict as much as possible. Krause stated that it will be in the city code because of licenses versus being in the zoning ordinance.
- Section 13, subd 1, A. Is it appropriate for the city to restrict the number of employees and where they are from? If it is a parking issue it should be enforced through parking restrictions and not part of this section.
- Section 18, subd 3.A. Krause stated that this exception requires all buildings more than a single family dwelling to have a public hearing such as a duplex, 4-plex, condo and apartments. Krause stated that this would be very time consuming for staff, the Planning Commission and City Council to have building permits for such dwelling go through the public hearing process.

Stevens suggested quantifying the building based on number of units or square footage.

- Section 19: Krause stated that it now matches the state statutes.

Motion by Stevens, second by Lorinser to call for a public hearing to approve Zoning Ordinance, motion carried 4-0.

5. Adjournment

Motion by Rask, second by Englund to adjourn Planning Commission meeting at 8:45 p.m.; motion carried 4-0.

Respectfully submitted,

Trudi Breuninger
Administrative Assistant