

**CITY OF ISANTI  
PLANNING COMMISSION  
MEETING MINUTES  
SEPTEMBER 13, 2016**

**1. Meeting Opening.**

**A. Call to Order.**

Cesafsky 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:** Paul Bergley, Wayne Traver, Greg Cesafsky, Steve Lundeen, and Jim Kennedy.

**Members Absent:** Jeff Duncan (prior notice given)

**Staff Present:** Community Development Director, Roxanne Achman

**Others Present:** None

**D. Agenda Modifications.**

None.

**2. Approval of Minutes from August 10, 2016 Planning Commission Meeting.**

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

Motion by Kennedy second by Bergley to approve the August 10<sup>th</sup>, 2016 Planning Commission Meeting Minutes. Motion was unanimously approved.

**3. Public Hearings.**

**A. Request from Tim Taylor for an Amendment to Villages on the Rum Third Addition, Phase 4 Planned Unit Development to reduce the interior side yard setback from fifteen (15) feet to ten (10) feet for the home and from fifteen (15) feet to five (5) feet for an attached garage (garage only), located in Isanti County, Isanti, Minnesota.**

Cesafsky read the item into the minutes.

Achman presented the staff memo.

Cesafsky opened the public hearing.

Lundeen asked if the lots were irregularly shaped.

Achman stated the lots were not extremely irregular, but they don't allow for a three stall garage based on the sideyard setbacks required for this development.

Randy Bollinger, 926 Whiskey Rd NW, stated he didn't have any objections to the reduced sideyard setbacks. He just wanted clarification on whether this would shorten the driveway.

Achman clarified by stating that the home would be built wider but the driveway would stay the same. Homes are required to be setback a minimum of thirty feet from the front property line.

Mr. Bollinger stated that he was just concerned that the driveway would be shorter causing more of a parking issue in the neighborhood.

The public hearing was closed.

Motion by Lundeen second by Kennedy to recommend approval of the request from Tim Taylor for an Amendment to Villages on the Rum Third Addition, Phase 4 Planned Unit Development to reduce the interior side yard setback from fifteen (15) feet to ten (10) feet for the home and from fifteen (15) feet to five (5) feet for an attached garage (garage only), located in Isanti County, Isanti, Minnesota based on the Finding of Fact and Conclusions with the following conditions:

1. All other previously approved standards, conditions, and plans associated with the original Villages on the Rum Third Addition, Phase 4 Planned Unit Development must be met.

Motion carried unanimously.

**B. Request from TH Construction of Anoka Inc. for Preliminary Plat approval of the Plat of Sun Prairie Second Addition, legally described as Outlot F, Sun Prairie First Addition, Isanti County, Isanti, Minnesota.**

Cesafsky read the item into the minutes.

Achman presented the staff memo.

Cesafsky opened the public hearing. There was no one to speak on the item. The public hearing was closed.

Motion by Kennedy second by Bergley to recommend approval of the request from the TH Construction of Anoka Inc. for Preliminary Plat approval of the Plat of Sun Prairie Second Addition, legally described as Outlot F, Sun Prairie First Addition, Isanti County, Isanti, Minnesota based on the Findings of Fact and Conclusions with the following conditions:

1. The developer shall install 1 tree per 50 of lot frontage (roughly 21 trees)
2. The developer needs to be informed that they are to avoid curbstops within the driveway.

Motion carried unanimously.

**4. Other Business.**

**A. None.**

**5. Discussion Items.**

**A. Update on Highway 65 Overlay District.**

Achman provided an update stating that staff is continuing to work on the Overlay District. Staff was hoping to have it ready for a public hearing at the October Planning Commission meeting, but it is more likely to be brought forward at the November or December meeting. Staff is reviewing the uses at this time and trying to make a determination on what uses would best create a gateway to the community.

Bergley asked if staff was looking for input from businesses yet.

Achman stated that would occur at the public hearing.

Cesafsky asked what the area was that would be part of the Overlay District.

Achman stated that it would be along the Highway 65 Corridor to the city limits and to include portions of the Tier One area.

**6. Adjournment**

Motion by Bergley second by Lundeen to adjourn the September 13<sup>th</sup>, 2016 meeting of the Planning Commission. Motion was unanimously approved.

The meeting adjourned at 7:08 p.m.

Dated at Isanti, Minnesota this 13<sup>th</sup> day of September 2016.

Respectfully submitted,

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Roxanne Achman, AICP  
Community Development Director