

CITY OF ISANTI

PLANNING COMMISSION MEETING

TUESDAY, September 20, 2022

Immediately following the 7:00 P.M City Council Meeting;

1. Meeting Opening

- A. Call to Order: Chair Johnson called the meeting to order at 7:54 p.m.
- B. Pledge of Allegiance
- C. Roll Call: Members present: Jeff Johnson, Jimmy Gordan, Steve Lundeen, Paul Bergley, Dan Collison, Arissya Simon
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 Lundeen, second by Collison motion passes 6-0.

2. Meeting Minutes

- A. Approval of Minutes from the August 16, 2022 Planning Commission Meeting, motion by Bergley, second by Simon, motion passes 6-0.

4. Public Hearing

- A. Request by Amy Rockstad for Site Plan approval under City Ordinance 445, Section 18, said request is for a commercial building with tenant spaces for Rockstad and Co. located at 108 Main St E.
Saltis presented the request for site plan approval for a commercial building for Rockstad and Co. It was explained that the site does not provide a parking area and that the Downtown Overlay District provides flexibility and encourages shared parking areas. Discussion was had regarding the setbacks for the building, in which the B-2 Zoning District allows zero lot line setbacks. Landscaping was discussed whether the applicants would have room for tree plantings. The Planning Commission members determined that there is not adequate space on the lot to include tree plantings. The applicants, Amy and Erick Rockstad, were present at the meeting and available for questions from the Planning Commission. The applicants further explained their business and plans for their building/site. No one else from the public spoke at the public hearing. Motion for approval of the site plans for a commercial building was made by Lundeen and seconded by Gordon, motion passed 6-0.

- B. Request by Structural Buildings for Site Plan approval under City Ordinance 445, Section 18, said request is for a manufacturing building for Special Tools Inc. located in the Industrial Park District at PID 16.159.0010.

Saltis presented the request for site plan approval for a manufacturing building for Special Tools Inc. The design of the site was explained and the Planning Commission was shown the floor plans, exterior elevations and landscaping plans.

Discussion was had regarding the wainscoting for the building, in which the I-1 Zoning District requires wainscoting of 1/3 wall height of the building. The Planning Commission members determined that this requirement would bring the stone up to the top of windows and doors of the building and would not make sense aesthetically. The applicants, Adam Klinker of Special Tools Inc and Doug Haechen of Structural Buildings, were present at the meeting and available for questions from the Planning Commission. The applicants further explained their business and plans for their building/site. Specifically, the trash enclosure location was discussed and will be implemented into site plans. The applicants agreed that the conditions of approval for the project are reasonable and can be met. No one else from the public spoke at the public hearing. Motion for approval of the site plans for an Industrial Manufacturing building was made by Lundeen and seconded by Bergley, motion passed 6-0.

- C. Request by the City of Isanti for Zoning Ordinance Text Amendment approval under City Ordinance 445, Section 21, Article 1, said request is to amend Section 15 “Fencing, Screening and Landscaping”. A complete copy of the proposed amendments is available upon request at City Hall, 110-1st Ave NW, Isanti, MN 55040.

Hillesheim explained the zoning ordinance text amendment and why the changes need to be made. The Fencing, Screening and Landscaping Ordinance has been reviewed by staff and the changes presented felt necessary due to misinterpretation of the text and contradicting sections found regarding retaining walls, fences, and landscaping requirements for topsoil, tree numbers and turf establishment. Mayor Johnson said that he reviewed the current and proposed ordinances and believes that the new version is cleaner and simplified. Motion for approval of the Zoning Ordinance Text Amendment by Lundeen and seconded by Collison, motion passed 6-0.

5. Other Business: None

6. Discussion Items: None

7. Adjournment: Motion by Bergley, 2nd by Collison to adjourn, motion passed 6-0, meeting adjourned at 8:20 p.m.

Respectfully submitted by Ryan Saltis, Community Development Specialist