

**CITY OF ISANTI  
PLANNING COMMISSION  
MEETING MINUTES  
SEPTEMBER 8, 2015**

**1. Meeting Opening.**

**A. Call to Order.**

Bergley 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:** Steve Lundeen, Wayne Traver, Paul Bergley, Cindy Lind-Livingston, and Greg Cesafsky.

**Members Absent:** Jeff Duncan – provided prior approval

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

**Others Present:** None

**D. Agenda Modifications.**

Achman stated there were none.

**2. Approval of Minutes from August 11, 2015 Planning Commission Meeting.**

Bergley questioned if there were any comments or changes on the minutes.

Motion by Lundeen second by Cesafsky to approve the August 11<sup>th</sup>, 2015 Planning Commission meeting minutes. Motion was unanimously approved.

**3. Public Hearings.**

- A. Request from Property Resource Group on behalf of Isanti Holdings, LLC for Site Plan and Building Appearance Approval for a Grocer and Approval of a Conditional Use Permit for a Gas Station, Car Wash, Drive-thru, Pharmacy and Garden Center on the property legally described as Outlot A, Isanti Commons, Isanti County, Isanti, Minnesota. (This item has been withdrawn from the agenda by the applicant)**

Bergley read the item into the minutes and stated that the item had been withdrawn by the applicant.

Achman stated that because the application was withdrawn, there is no action that needs to take place at this time.

No action was taken on this item.

B. Request from Jeff Benny on behalf of BMC British Automobile, LLC for Approval of a Conditional Use Permit to operate a Motor Vehicle Repair and Body Shop at 444 East Dual Boulevard NE.

Bergley read the item into the minutes.

Achman presented the staff memo.

Bergley opened the public hearing.

Alan Korton, 601 Edgewood St SW, Isanti, of Coldwell Banker Burnet representing Majestic Properties, which is Brian, Dwight and Bobbi McCullough. They are the purchasers of the property. Brian will be the lessee of the property and operates BMC British Automobiles. His business is the restoration of British automobiles. It's a small volume business seeing one to two dozen cars per year for long stays. The car is completely disassembled, repairs and restoration completed and then reassembled. The intention is to install a paint booth in the years to come.

Brian McCullough, BMC British Automobiles, stated his plan is to move in and begin growing his business. At our maximum capacity we won't be doing more than ten percent of what a regular body shop would be doing. I don't plan to put a paint booth in for some time. Brian asked if the Planning Commission had any questions.

Traver asked how many employees there will be.

McCullough stated there will be seven employees at this time and possibly two more employees next year. We have two mechanics, a project manager, a shipping manager, an accountant, myself (McCullough) and someone who works on electrical wiring. We manufacture wiring harnesses that we sell all over North America.

Lundeen stated that the building at 444 E Dual Blvd used to be used for manufacturing fiberglass bathtubs, showers and other things like that.

Cesafsky asked if the customer cars would stay inside the building at all times.

McCullough stated that they would. He further stated that his current operation uses roughly 3,000 square feet. We will likely only be using about fifty percent of this building. He doesn't anticipate running out of building space for years to come.

Cesafsky asked how they generate their business, do they advertise locally.

McCullough stated this year the cars have been fifty percent out of state license plates. Local for this business is at least three hours away.

Cesafsky asked when they install their paint booth, is that something that will be advertised locally as a body shop? Is that the thought?

McCullough stated that is not the intention. McCullough stated that the reason he started out small and has been slowly working towards a bigger building is so he didn't have to take on collision work to cover the overhead costs of a larger building and business. He further stated he

doesn't ever want to take on modern work. We are the only shop in the state of Minnesota that solely works on British automobiles.

Traver asked about the number of parking spaces.

McCullough stated that his site will have 16 or 17 parking stalls. They will not get the traffic a typical auto shop would get.

Bergley stated that based on the staff memo they need a minimum of 14 stalls.

Bergley closed the public hearing.

Motion by Lundeen second by Cesafsky to recommend approval of the request from Jeff Benny on behalf of BMC British Automobile, LLC for Approval of a Conditional Use Permit to operate a Motor Vehicle Repair and Body Shop at 444 East Dual Boulevard NE based on the Findings of Fact and Conclusions with the following conditions:

- A. Required off-street parking and loading shall not be used for outdoor sales or storage and shall meet the requirements of Section 17.
- B. All vehicles awaiting repair or pickup shall be stored on site within an enclosed building or within defined parking spaces.
- C. No sales, storage, or display of used automobiles or other vehicles, to include but not limited to motorcycles, snowmobiles, or all-terrain vehicles will be permitted on the property.
- D. Disposal of vehicle fluids shall comply with MPCA regulations.
- E. All areas of the property not devoted to building or parking areas shall be landscaped in accordance with Section 15 of this Ordinance.
- F. Venting of odors, gas, and fumes shall be directed away from adjacent residential uses.
- G. Additional conditions may be established to control noise during the operation of the facility, which may include but is not limited to hours of operation.

Motion carried unanimously.

C. Request from the City of Isanti for Preliminary and Final Plat Approval of a Minor Subdivision of the property legally described as Outlot A, Isanti Centennial Complex 4th Rearrangement, Isanti County, Isanti, Minnesota.

Bergley read the item into the minutes.

Achman presented the staff memo.

Bergley opened the public hearing. There was no one in the audience to speak on the item. Bergley closed the public hearing.

Motion by Lundeen second by Cesafsky to recommend approval of the request from the City of Isanti for Preliminary and Final Plat Approval of a Minor Subdivision of the property legally described as Outlot A, Isanti Centennial Complex 4th Rearrangement, Isanti County, Isanti, Minnesota based on the Findings of Fact and Conclusions. Motion carried unanimously.

D. Request from the City of Isanti to Amend Ordinance No. 445 Zoning, Section 15 Fencing, Screening, and Landscaping, Subdivision 2 Residential Fences, Section B Exceptions.

Bergley read the item into the minutes.

Achman presented the staff memo.

Lundeen asked if the language covered everything the Planning Commission discussed last month.

Achman stated that it did.

Bergley opened the public hearing. There was no one in the audience to speak on the item. Bergley closed the public hearing.

Motion by Cesafsky second by Lundeen to recommend approval of the request from the City of Isanti to Amend Ordinance No. 445 Zoning, Section 15 Fencing, Screening, and Landscaping, Subdivision 2 Residential Fences, Section B Exceptions based on the Findings of Fact and Conclusions. Motion carried unanimously.

**4. Other Business.**

None

**5. Discussion Items.**

A. Update on the Requirements for Current Food Establishment Licenses as part of the Conditional Use Permit Required for Restaurants.

Bergley read the item into the minutes.

Achman presented the staff memo stating that any changes made to the conditional use permit requirements would only affect new businesses, not existing ones.

Bergley asked if the state was able to keep up the inspections and complete them in a timely manner.

Achman stated that based on her conversations with the Minnesota Department of Health (MDH), it appeared that they are able to keep up. The issues arise when inspections are not passed.

Lind-Livingston asked if a restaurant could still be open if they do not have a current license.

Lundeen clarified that the MDH gives the restaurants time to come into compliance and during that time they don't have a current license. There's a process that must be followed and appropriate time given for the restaurant to try to fix the issue.

Achman stated that unless the violation has an immediate risk to the public's health, the establishment is given time to correct the violation.

Lind-Livingston asked if what we are trying to do is pull their conditional use permit if they don't have a current license. We would be going above and beyond what the state is doing.

Achman stated that is correct. If Isanti had business licenses, it would work the same way. We could pull their business license.

Cesafsky asked if it was staffs goal to find out how often inspections are completed.

Achman stated that will be part of the research conducted prior to amending the conditional use permit requirements.

Lind-Livingston asked what the goal of amending the ordinance was. It seems as though we are duplicating the process the state is already doing.

Achman stated the goal is to ensure we don't have restaurants operating without current licenses which are renewed if the inspection is passed. We hope to bring the restaurants into compliance in a much quicker fashion than the state could.

Lundeen stated that we look at it as a health safety issue for our residents.

## **6. Adjournment**

Duane Halvorson approached the podium to ask about a pedestrian overpass.

Lundeen stated that idea was dead several years ago. There was no funding for it.

Halvorson asked about item 3.A. He asked if it was pulled because they were no longer building in Isanti.

Achman stated she does not know specifically why they pulled their application but hopes that they will continue to pursue the development at a later date. She further stated that if they move forward with the application at the next meeting, property owners will be re-notified.

Halvorson stated he had a question on a bill he received.

Achman informed Halvorson that he would need to contact the Utility Billing department tomorrow to discuss the bill.

Lundeen stated that the Planning Commission has no bearing on utility bills.

Motion by Lundeen second by Lind-Livingston to adjourn the September 8<sup>th</sup>, 2015 meeting of the Planning Commission. Motion was unanimously approved.

The meeting adjourned at 7:35 p.m.

Dated at Isanti, Minnesota this 8<sup>th</sup> day of September 2015.

Respectfully submitted,

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Roxanne Achman  
Community Development Director