

**CITY OF ISANTI
PLANNING COMMISSION
MEETING MINUTES
September 9, 2014**

1. Meeting Opening.

A. Call to Order.

Englund 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: David Englund, Sue Larson, Steve Lundeen, Wayne Traver and Cindy Lind-Livingston.

Members Absent: Kristi Gordon.

Staff Present: Community Development Director Roxanne Achman

Others Present: Jim Lindberg, Deborah Bradley

D. Agenda Modifications.

Achman stated there were none.

2. Approval of Minutes from August 13th, 2014 Planning Commission Meeting.

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

Motion by Larson, second by Lundeen to approve the August 13th, 2014 Planning Commission Meeting Minutes.

Motion was unanimously approved.

3. Public Hearings.

A. Request from Susan A. Torkelson for an Amendment to the Isanti Hills 6th Addition Planned Unit Development and for Preliminary Plat Approval for Isanti Hills 8th Addition, and a Rezoning for the property generally located along Birch Ct; and is legally described as Lots 16 – 19, Block 1, Isanti Hills 6th Addition, Isanti County, Minnesota

Achman presented the staff memo and staff's recommendation to approve the Planned Unit Development Amendment, Preliminary Plat and Rezoning for Isanti Hills 8th Addition. It was specifically noted that the developer would pay the SAC and WAC fees on the fourth lot.

Englund opened the public hearing.

Jim Lindberg (Torkelson's Attorney) approached the dais stating that the staff memo reported the request correctly. Simply stated, those last four lots have not had any interest. They want to plat the four lots into three lots and pay the SAC and WAC fee. There is one interior drainage

and utility easement that needs to be vacated due to the lot line changes. Deb Bradley, the Torkelson's Realtor is here if there are any practical questions.

Achman stated that staff received two comments from parties that were notified via the mailing that they were highly in favor of the changes.

Bradley stated that the developers intention is to construct three single family, owner occupied homes so you wouldn't have twin-homes with rentals.

The public hearing was closed.

Motion by Lundeen, second by Larson, based on the Findings of Fact and Conclusions, to approve the request from Susan A. Torkelson for an Amendment to the Isanti Hills 6th Addition Planned Unit Development and for Preliminary Plat Approval for Isanti Hills 8th Addition, and a Rezoning for the property generally located along Birch Ct; and is legally described as Lots 16 – 19, Block 1, Isanti Hills 6th Addition, Isanti County, Minnesota. Motion carried unanimously.

B. Text Amendment to allow for extended home occupations within the B-1, Central Business District as an Interim Use with conditions.

Achman presented the staff memo and staff's recommendation to approve the text amendment to allow for extended home occupations within the B-1, Central Business District as an Interim Use with conditions.

Englund opened the public hearing.

Larson stated this was a great idea. We have been tossing it around how we were ever going to change this district to commercial when we have it changing over from household to household. When we first changed this to Central Business District we wanted to create a downtown loop where people would come off Heritage Boulevard, go down to Main Street and then back up to Heritage Boulevard. People tend to travel a route. We've been missing that piece from Heritage to Main Street with so many single family homes.

Lundeen said the only problem he has with this is that he doesn't want to open up a can of worms with someone coming in and wanting to do mechanic work. We have to make sure this is directed at 1st Avenue and not other residential areas in town.

Achman informed the Commission that letter "h" addresses mechanics and body shops. It states:

- h. The home occupation shall not include operations relating to internal combustion engines, body shops, ammunition manufacturing, motor vehicle repairs or sales, or any other objectionable uses as determined by the zoning administrator.

Achman indicated that she pulled the home occupation requirements directly from what is already allowed in residential districts and placed it under the Central Business District. She tweaked some of the language to allow more flexibility since this is a commercial district. Some of the changes that were made include: Signs need to follow the district requirements, parking will be addressed by City Council, the permit needs to be renewed after the first year and then every three years after that.

Lundeen stated that he has always been a big advocate of businesses coming into town. He just doesn't want to see a bunch of junk coming into this area.

Englund stated that 1st Ave has already been converted and people can't do much with their house. So if a business came in this would allow them to operate.

The public hearing was closed.

Motion by Lundeen, second by Larson, based on the Findings of Fact and Conclusions, to approve the request for a Text Amendment to allow for extended home occupations within the B-1, Central Business District as an Interim Use with conditions. Motion carried unanimously.

4. Other Business.

A. None.

5. Discussion Items.

A. None.

6. Adjournment

Motion by Lundeen, second by Larson to adjourn the September 9th, 2014 meeting of the Planning Commission. Motion was unanimously approved.

The meeting adjourned at 7:13 p.m.

Dated at Isanti, Minnesota this 9th day of September 2014.

Respectfully submitted,

Roxanne Achman
Community Development Director