

**AGENDA
CITY OF ISANTI
CITY COUNCIL MEETING**

**TUESDAY, JULY 5, 2022 – 7:00 P.M.
CITY HALL**



A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Public Comment

E. Adopt Agenda

F. Proclamations/Commendations/Certificate Award

G. Approve City Council Minutes

1. June 21, 2022- Regular Meeting of the City Council
2. May 17, 2022- Committee of the Whole Meeting

H. Announcements

1. Committee of the Whole
2. City Council Meeting
3. Planning Commission Meeting

Tuesday, July 19, 2022 at 5:00 p.m.

Tuesday, July 19, 2022 at 7:00 p.m.

Tuesday, July 19, 2022

(Immediately following the City Council Meeting)

I. Council Committee Reports

J. Public Hearings

K. Business Items

Community Development Director Stephanie Hillesheim

1. Resolution 2022-XXX Approving Site Plans for RK Unlimited Welding Located at 605 E Dual Blvd NE
2. Resolution 2022-XXX Approving Site Plans and a Conditional Use Permit for Gopher State Storage Located at 501 W Dual Blvd NE

L. Approve Consent Agenda

1. Second Quarter Payroll for Council/Boards/Commissions in the Amount of \$8,471.25, Payroll in the Amount of \$128,850.38 and Accounts Payable in the Amount of \$194,608.66
2. Resolution 2022-XXX Accepting Letter of Resignation for Full-Time Maintenance Technician II Employee Nathan Hanson
3. Resolution 2022-XXX Approving Temporary On-Sale Liquor License for Thunder Brothers Brewery for the 2022 Isanti Street Dances
4. Resolution 2022-XXX Approving Improvement to Pre-existing Driveway Downtown Located at 16 Main Street West

M. Other Communications

Adjournment

MINUTES
CITY OF ISANTI
CITY COUNCIL MEETING

TUESDAY, JUNE 21, 2022 – 7:00 P.M.
CITY HALL



G.1.

Mayor Johnson called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

Members Present: Mayor Jeff Johnson, Councilors: Jimmy Gordon, Paul Bergley and Steve Lundeen

Members Absent: Councilor Dan Collison

Staff Present: City Administrator Josi Wood, City Clerk Jaden Strand, Community Development Director Stephanie Hillesheim, Finance Director Mike Betker

D. Public Comment

Thomas Bowen, 610 South Brookview Lane, shared that he would like to see the City allow for metal roofs as quality of them have come along way.

Recommendation from City Council is to bring to Planning Commission for further review and discussion.

E. Adopt Agenda

ADDENDUM:

ADD L.5. Resolution 2022-128 Approving the Perpetual Easement Agreement for the Cambridge-Isanti Bike/Walk Trail

ADD L.6 Resolution 2022-129 Authorizing a Reduction in the Letter of Credit for Fairway Greens North

A motion was made by Lundeen, seconded by Bergley to approve agenda with the modifications listed above. Motion carried unanimously.

F. Proclamations/Commendations/Certificate Award

1. Presentation of 2022 Isanti Ambassadors and Candidates

Isanti Ambassador Gabby Holboy and Candidates Sophia Williams and Joselyn Victor introduced themselves and encouraged all to attend the spaghetti feed on July 10th.

G. Approve City Council Minutes

1. June 7, 2022- Regular Meeting of the City Council

Motion by Lundeen, seconded by Bergley to approve minutes as presented. Motion carried unanimously.

H. Announcements

1. CITY OFFICES CLOSED

Monday, July 4, 2022

(In Observance of the 4th of July Holiday)

2. City Council Meeting

Tuesday, July 5, 2022 at 7:00 p.m.

3. Economic Development Authority Meeting

Tuesday, July 5, 2022

(Immediately following the City Council Meeting)

I. Council Committee Reports

Councilor Lundeen shared that he missed the last Fire District meeting.

City Administrator Josi Wood updated the Council that the study that was performed by an independent party on behalf of the Sheriff's Department to put communication equipment on the water tower came back good. It needed to be verified that new equipment on the water tower would not negatively impact the equipment that is already on there. Wood further stated that this will be moving forward and the communication company will be pulling a permit soon with anticipation the work will be completed when the funding works for the County.

Mayor Johnson asked Councilor Gordon if there were any updates on Union negotiations.

Councilor Gordon shared there was not anything to report at this time.

J. Public Hearings

None

K. Business Items

1. Interview Applicant Madisson Masucci for the Vacant Parks, Recreation and Culture Board Seat
 - a. **Resolution 2022-122** Amending Resolution 2022-001 Designating Committees and Representative City Commissions and Advisory Boards For Year 2022

Applicant Madisson Masucci was interviewed by Mayor Johnson. Masucci was asked questions specific to Parks, Recreation and Culture.

A motion was made by Bergley to appoint Madisson Masucci to the Parks, Recreation and Culture Board, seconded by Gordon. Motion carried unanimously.

City Administrator Josi Wood

2. **Resolution 2022-123** Authorizing the Purchase of Snow Plow Truck Equipment Package

City Administrator Josi Wood shared that City Council authorized to purchase a snow plow truck with equipment to replace the 2007 Sterling snow plow truck within the 2022 CIP budget. Council had already approved the plow truck at the May 3rd City Council meeting and this is to equip the truck with the necessary equipment. However, with unforeseen costs being higher than anticipated the cost for the truck and equipment are over budget by approximately \$47,000.00. It is anticipated that the cost will continue to rise versus dropping down. Staff's recommendation is to move forward and purchase the equipment.

Motion by Bergley, seconded by Lundeen to approve resolution as presented. Motion carried unanimously.

Community Development Director Stephanie Hillesheim

3. **Resolution 2022-124** Approving a Special Event Permit for the 2022 Isanti Firefighters PRCA Rodeo

Community Development Director Stephanie Hillesheim shared Isanti Firefighters Rodeo Association submitted a special event permit application to host their annual event on the Rodeo Grounds. Additional parking will be needed for the event. A map included with the event requests the use of parking at the following locations: Isanti Primary School, Unity Park and Unity Park Ballfield, BMX blacktop/grass area, Isanti Firefighters Rodeo Grounds, West Side of Police/Fire Station Grass. City Staff did discuss the use of the BMX blacktop and grass area for parking, and due to the use agreement with BMX would recommend against the use of those parking areas for this event. An outdoor audio system will be used for the announcer of the rodeo both days, as well as a live band on both Friday and Saturday nights. Five additional restrooms will be brought in.

Submitted with the special event permit application was a request for waiver of the fees for the following: \$100.00 cleanup deposit fee and the \$50.00 temporary sign permit application fee.

IFRA also requested to waive the proof of written notification to property owners within 350 feet of the event, as they are heavily advertising this large event on social media, paper flyers, radio stations, sign and parade trucks.

Motion to approve the special event permit with additional conditions that IFRA may use the grass area adjacent to the Isanti Indoor Arena for parking at no cost, but all damage to the grass must be repaired by IFRA at no cost to the City of Isanti. IFRA must request permission to use the paved parking lot at the Isanti Indoor Arena from Rum River BMX for the event and access to the grass area by Lundeen, seconded by Bergley. Motion carried unanimously.

L. Approve Consent Agenda

1. Payroll in the Amount of \$131,267.36 and Accounts Payable in the Amount of \$381,908.32
2. **Resolution 2022-125** Approving a Donation Box at Liquor Store
3. **Resolution 2022-126** Second Amendment to the Development Agreement for Fairway Greens North Phase I
4. **Resolution 2022-127** First Amendment to the Development Agreement for Fairway Greens North Phase II
5. **Resolution 2022-128** Approving the Perpetual Easement for the Cambridge-Isanti Bike/Walk Trail
6. **Resolution 2022-129** Authorizing a Reduction in the Letter of Credit for Fairway Greens North

A motion was made by Lundeen, seconded by Bergley to approve consent agenda. Motion carried unanimously.

M. Other Communications

1. May Police Department Report
2. May Code Enforcement Report
3. May Building Inspector Report
4. June Engineering Project Status Report

Adjournment

A motion was made by Lundeen, seconded by Bergley to adjourn. Motion carried unanimously.

Meeting adjourned at 7:14 p.m.

Respectfully Submitted,



Jaden Strand
City Clerk

**MINUTES
CITY OF ISANTI
COMMITTEE OF THE WHOLE MEETING**



**TUESDAY, JUNE 21, 2022 – 5:00 P.M.
CITY HALL**

Mayor Johnson called the meeting to order at 5:00 p.m.

Members Present: Mayor Jeff Johnson, Councilors: Jimmy Gordon, Paul Bergley and Steve Lundeen

Members Absent: Councilor Dan Collison

Staff Present: City Administrator Josi Wood, City Clerk Jaden Strand, Community Development Director Stephanie Hillesheim, Chief of Police Travis Muyres, Finance Director Mike Betker and City Engineer Jason Cook

D. Public Comment

None

E. Committee Meeting Items

1. Agenda Request (*Scott Boecker*)

Scott Boecker shared that he received a citation from the Code Enforcement Officer for parking on the grass at his property. Boecker continued to share that the previous owners had semi-trailers parked in that location and requested to do the same if he put down gravel.

Consensus from Committee is for staff to draft a resolution for City Council consideration with language to include that Mr. Boecker will put down gravel within a month and that impervious surface improvements need to be made if the property is ever under new ownership.

2. Public Works Updates

Crews ran into a delay filling pothole this Spring. The asphalt plants where they normally get the fine material used to fill shallower potholes were doing upgrades and stopped making it for most of May.

Staff will be out painting the curb lines with yellow traffic paint this year. The white traffic paint used to paint crosswalks, stop bars and parking lots is unavailable and on backorder through vendors.

The 2022 Lighting In-fill will be completed soon. Connexus Energy has called in locates for them.

All of the streets have been swept as part of Spring clean-up. The street sweeper had a main broom pump go bad and has been getting repaired. The repair has been completed and will be back out in preparation for Jubilee Days.

A storm drain on Railroad Ave between Palomino Rd and Pond Street has not been draining correctly. The storm drain repair will be completed during this year's Pavement Management Project.

There is another storm drain on the Southside of the Rum River BMX building that is creating some sink holes near the storm pond. That repair will be completed this summer.

The lift station pumps have been ordered and PW is waiting on the contractor to install.

The Air Release Valves have been ordered and should be received mid-July.

It was discovered that an airline is leaking from the blower building to the aeration ponds. This is likely a gasket that is failing due to heat from the blowers. PW is waiting on quotes to have that repair made.

The water meter change out continues to be on hold. PW is waiting to receive the data collectors for the fixed network. Once it is received and installed, residents can be notified and start the water meter changeout.

Hydrant Flushing went very well this Spring. PW will be changing the map for next year with the growth that has taken in certain areas.

The Community Garden had a makeover this Spring with the addition of more raised garden beds. Black dirt was added to the plots and a fresh layer of mulch was added to all the walking areas.

PW is waiting for some grading to take place at the Archery Range. Once that is completed the Archery Range will start to take form.

PW crews have been prepping for the first street dance that took place last Saturday.

3. Parking on Unity Blvd Discussion (*Jimmy Gordon*)

Councilor Jimmy Gordon shared parking concerns as it gets tight on Unity Blvd with ball games, etc. in this area.

Consensus from Committee is to draft an Ordinance amendment that addresses no parking along the North side of Unity Blvd with language to include allowance of the staging or picking up or dropping off of students and post for the required 10 days and bring to City Council for consideration.

4. Filling Pools Discussion (*Jimmy Gordon*)

Councilor Jimmy Gordon shared that Cambridge allows residents to call the City and Public Works will come out and read the meter prior to filling a pool and then PW will go out and read the meter after filling the pool and only charge them for water and not sewer.

Consensus from Committee is to revisit this in twelve (12) months when new meter reading equipment is installed and bring back to Committee of the Whole for further discussion.

5. Dynamic Sign Discussion (*Steve Lundeen*)

Councilor Lundeen shared some townships such as Athens have a dynamic sign in their community.

City staff requested Committee share their timeline, aggregate cost and consensus to being preliminary planning of potential sites.

Consensus from Committee is to secure a piece of property for the sign with a timeline of three (3) years and an aggregate cost of \$150,000.00 or less.

6. East Central Regional Library Link Sign Discussion (*Paul Bergley*)

Councilor Bergley shared that Friends of the Isanti Area Library have requested a sign on the front door with times of operation of the Library in City Hall.

Committee further discussed if there should be a library sign on the outside of the room as the room is currently labeled as a conference room.

Consensus from Committee is for staff to work with Friends of the Isanti Area Library to post a decal on the front door of City Hall and sign for outside the Library room provided by Friends of the Isanti Area Library.

7. Volleyball Court in Bluebird Park (*Mayor Johnson*)

Mayor Johnson shared residents have inquired about a potential Volleyball Court in Bluebird Park by the Basketball Court.

No was no further recommendation from Committee.

8. Outdoor DNR Grant Update

Community Development Director Stephanie Hillesheim updated the Committee that the City received notification that Isanti will be receiving \$300,000.00 from the State of Minnesota for the Splash Park and Bathroom Project in Bluebird Park. This amount covers half of the project costs.

9. Hwy 65 Overlay (*Jimmy Gordon*)

Councilmember Gordon shared businesses in the Hwy 65 Overlay District such as Isanti Ready-Mix, Knife River, John Deere Dealership and Strike Funeral Home are unable to expand their businesses and asked for discussion if the area should change to a B-2 District.

Consensus from Committee is to leave the zoning district as is and take each business on a case by case basis if they look to expand.

F. Adjournment

Motion by Lundeen, seconded by Bergley to adjourn. Motion carried unanimously.

Meeting was adjourned at 6:20 p.m.

Respectfully Submitted.

A handwritten signature in cursive script that reads "Jaden Strand".

Jaden Strand
City Clerk



Request for City Council Action

To: Mayor Johnson and Members of City Council
From: Ryan Saltis, Community Development Specialist
Date: July 5, 2022
Subject: Resolution 2022-XXX approving the Site Plan Review for a Light Manufacturing Building for RK Unlimited Welding at 605 East Dual Blvd NE

Overview/Background:

Site Plans were submitted for a Light Manufacturing Building for RK Unlimited Welding at 605 East Dual Blvd NE. This item was discussed at the June 21, 2022 Planning Commission Meeting. The applicants representing RK Unlimited Welding were present at the meeting and available for questions from the Planning Commission. The applicants explained that they are currently located in Ham Lake and that they plan on expanding their business with hiring 10-15 new employees and moving their operations to Isanti. There was no one else present to speak at the public hearing. The Planning Commission made a motion to approve site plans with conditions listed in the June 21st, 2022 staff report and City Engineer's Memo dated June 3, 2022, the motion passed 5-0.

Staff recommends approval of the Industrial building located at 605 East Dual Blvd NE with the following conditions:

1. The site shall provide at least 3 handicap accessible parking stalls per ADA requirements
2. A trash enclosure shall be provided on site plans and reviewed by city staff for location, building materials, lighting etc. The trash enclosure shall follow City Zoning Ordinances Section 14, Subd. 3.
3. Wainscoting shall be placed on the east and south sides of the building and shall follow Section 8, Subd. 13 of the City's Zoning Ordinances for exterior building materials
4. Landscaping Plans shall be submitted for review by city staff and follow Section 15 of the City's Zoning Ordinances
5. All lighting features on site shall be downlit and follow Section 14, Subd 5 Outdoor Lighting Design Standards
6. A downlit freestanding light pole shall be installed for the parking area in the middle of the site
7. All signs shall require a sign permit when applicable to determine dimensions and locations and shall follow Section 16 of the City's Zoning Ordinances

8. Applicant shall apply for all permits associated with the building including but not limited to a building permit, mechanical permit, plumbing permit, electrical permit, and sewer and water hookup.
9. All conditions/comments listed in the City Engineer's memos dated 6/3/2022 shall be addressed

Request:

Approval of Site Plans with conditions of approval for an Industrial building for RK Unlimited Welding at 605 E Dual Blvd NE.

Attachments:

- Planning Commission Memo dated 6/21/2022
- Resolution

RESOLUTION 2022-XXX

APPROVING THE SITE PLANS FOR A MANUFACTURING BUILDING FOR RK UNLIMITED WELDING LOCATED AT 605 EAST DUAL BLVD NE

WHEREAS, RK Unlimited (applicant) has requested approval for site plans of a manufacturing building for Unlimited Welding 605 East Dual Blvd NE in the City of Isanti (PID 16.157.0030); and,

WHEREAS, the property is located in the “I-1” Industrial Park District, in which *Light Manufacturing* and *Warehousing* are permitted uses; and,

WHEREAS, under Isanti Zoning Code Section 18, Subd.2(A) the construction of a new building is required to obtain approval of the Site Plan/Building Appearance; and,

WHEREAS, the City of Isanti Planning Commission recommended approval of Site Plans for a light manufacturing building on June 21, 2022; and,

WHEREAS, the City of Isanti City Council reviewed the requested Site Plans at its regularly scheduled meeting on July 5, 2022;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Isanti, that it adopts the Findings of Fact and Conclusion related to the requested Site Plans for a manufacturing building;

BE IT FURTHER RESOLVED that the requested Site Plans be hereby APPROVED subject to the following conditions:

1. The site shall provide at least 3 handicap accessible parking stalls per ADA requirements
2. A trash enclosure shall be provided on site plans and reviewed by city staff for location, building materials, lighting etc. The trash enclosure shall follow City Zoning Ordinances Section 14, Subd. 3.
3. Wainscoting shall be placed on the east and south sides of the building and shall follow Section 8, Subd. 13 of the City’s Zoning Ordinances for exterior building materials
4. Landscaping Plans shall be submitted for review by city staff and follow Section 15 of the City’s Zoning Ordinances
5. All lighting features on site shall be downlit and follow Section 14, Subd 5 Outdoor Lighting Design Standards
6. A downlit freestanding light pole shall be installed for the parking area in the middle of the site
7. All signs shall require a sign permit when applicable to determine dimensions and locations and shall follow Section 16 of the City’s Zoning Ordinances
8. Applicant shall apply for all permits associated with the building including but not limited to a building permit, mechanical permit, plumbing permit, electrical permit, and sewer and water hookup.

9. All conditions/comments listed in the City Engineer's memos dated 6/3/2022 shall be addressed

This Resolution is hereby approved by the Isanti City Council this 5th day of July 2022.

Mayor Jeff Johnson

Attest:

Jaden Strand
City Clerk



MEMORANDUM

TO: Planning Commission

FROM: Ryan Saltis, Community Development Specialist

DATE: June 21, 2022

SUBJECT: Site Plan Review for an Industrial building located at 605 E Dual Blvd NE for RK Unlimited Welding

Request: The applicant, RK Unlimited Welding is requesting site plan approval for an Industrial building located at 605 E Dual Blvd NE.

Overview/Background: The applicant proposes to construct a 30,000 sq ft building on a 5.01-acre vacant lot located at 605 E Dual Blvd NE in the City's Industrial Park. This is a shovel ready site and was once part of a 15.03-acre parcel until it was split into three separate 5.01-acre parcels.

These parcels are currently zoned I-1 Industrial Park District in which "Light Manufacturing" and "Warehousing" are permitted uses. The proposed building is intended to be 30,000 sq ft and include offices, a conference and break room, six bathrooms and a large 25,000 square foot warehousing space. The site is proposed to provide 52 total parking stalls.

Analysis of Application: The site plan for the building shall comply with the following requirements for the I-1 Industrial Park District:

Setbacks – Principal Building

Minimum Front Yard Setback	There shall be a front yard having a depth of not less than thirty (30) feet between building and the street right-of-way line.
Minimum Side Yard Setback	There shall be two (2) side yards, one on each side of a building. Each side yard shall be not less than fifteen feet in width.
Minimum Rear Yard Setback	30 feet

The proposed buildings will be located over 30 ft from the front property line and will be setback over the required 15 ft minimum for the sides. The rear of the building will be at least 30 ft from the north property line. The proposed building will meet all required setbacks for the I-1 zoning district.

Impervious Surface Coverage

Twenty-five (25) percent of the total lot area shall consist of green space. Five (5) percent of the total lot area shall be green space within the parking perimeter.

Impervious surfaces on site will include the building, paved bituminous parking lot and concrete sidewalk surfaces. The total impervious area proposed on site is 93,700 square ft and total lot area is 218,160 square ft ($93,700 / 218,160 = 43\%$ impervious surface). The site will consist of roughly 57% green space and the impervious surface requirements will be met.

If future development or paving occurs on the site, the impervious surface maximum of 75% shall be considered again at the time of site plan review.

Surfacing

All areas devoted for parking space and driveways shall be surfaced with asphalt, concrete, or other surface materials, as approved by the City Engineer, suitable to control dust and drainage. All parking areas shall be designed to control surface runoff to adjacent properties either with curbing or grading techniques.

The parking areas and driving surfaces are proposed to be surfaced with a Bituminous Material. Concrete sidewalks are proposed around the perimeter of the building.

Curbing

Except for single-family dwellings, two-family dwellings, and townhouses, all parking areas located in the R-1, R-2, R-3, and R-4 as well as B-1, B-2, B-3, CBT, RC, I-1, or S-1 zoning districts must have curb and gutter around the perimeter of the parking lot.

Concrete curbing and gutters will extend around the perimeter of the parking lot and paved area on site and proposes to end on the west. The city engineer addresses the curbing in their memo that it will have to extend around the full perimeter of the site.

Parking Lot Setbacks

- Front Yard Setback 10 feet
- Rear Yard Setback 10 feet
- Street Side Yard Setback 10 feet
- Side Yard Setback 10 feet

Parking areas on site will meet the required 10-foot setbacks from property lines.

Parking Standards

Number of Required Parking Spaces

The following minimum number of off-street parking and loading spaces shall be provided and maintained:

REQUIRED PARKING SPACES

OFFICE: 1 SPACE PER 250 SF - 5100 SF / 250 = 20 SPACES

WAREHOUSE: 1 SPACE PER 1500 SF - 24900 SF / 1500 = 17 SPACES

Based on the proposed use and total square footage of the proposed building, 37 parking spaces are required for the 30,000 square foot building. Three stalls are required to be handicap accessible based on the total number of proposed parking stalls. The site plans for the building shows 52 parking stalls total, in which two parking stalls are designated as handicap accessible. The site plans meet the required number of parking spaces for the proposed use but will have to add 1 more handicap accessible parking space to be compliant with ADA standards (1 space per 25 parking stalls).

Stall, Aisle and Driveway Design

- A. Except in the case of single-family dwellings, two-family dwellings, and townhouses, parking areas shall be designed so that circulation between parking aisles or driveways occurs within the designated parking lot and does not depend upon a public street or alley, and such design does not require backing into the public street.

TABLE 9: Parking Lot and Parking Stall Dimensions

Angle of Parking	Stall Width	Curb Length Per Car	Stall Length	Aisle Width One Way	Aisle Width Two Way
90 degrees	9 feet	9 feet	19 feet	26 feet	26 feet

The site features 90-degree parking stalls and will have two-way traffic for the parking areas in front of the proposed building. Stall dimensions are shown as 9 feet in width and 20 feet in length and follow this requirement. The drive aisle widths around both parking areas are proposed at 24 feet. Based on the parking lot chart above, these drive aisle widths will need to be at minimum 26 feet. Staff suggests reducing the parking stall lengths from 20 ft to 19 ft on both sides to gain 2 more feet for the drive aisle width.

Lighting

Any lighting used to illuminate off-street parking areas, signage, or buildings shall be directed away from residential properties and shall meet the standards as stipulated within Section 14 of this Ordinance.

Outdoor Lighting Standards

A photometrics plan was submitted for review of foot candle readings on site which measures intensity of proposed lighting upon neighboring properties. The photometrics plan meets the outdoor lighting standards for foot candle readings in that they do not exceed 5 foot candles measured at the street curb line or non-residential property line nearest the light source.

The photometric plan shows two lighting types that are proposed on site and include freestanding light poles and wall mounted sconces. All lighting types proposed shall be downlit and designed to reduce glare. Based on the lighting plan, there is a 0.0-foot candle reading over the interior parking stalls on the site. Staff requires a downlit freestanding light pole be installed to illuminate these parking stalls for safety.

All light sources proposed on site will have to meet criteria listed in Section 14, Subd. 5 of the City Zoning Ordinances.

Building Design and Construction

Exterior Building Materials

- A. The design and location of the buildings constructed on a lot shall be attractive and shall complement existing structures and the surrounding natural features and topography with respect to height, design finish, color, size and location.
- B. Load bearing structural components shall be steel or structural concrete. Other materials of greater strength may be used if expressly allowed by the City Council.
- C. Architecturally and aesthetically suitable building materials shall be applied to, or used on, all sides of all buildings that are adjacent to other existing or future structures or roads. Exterior walls of iron, aluminum, or wood will be permitted only with the specific written approval of the City Council. Exterior walls of masonry, concrete and glass are encouraged. Colors shall be harmonious and compatible with colors of the natural surroundings and other adjacent buildings.
- D. All exterior wall finishes on any building shall be comprised of any one or a combination of the following materials:
 - 1. Face brick
 - 2. Natural stone
 - 3. Glass

4. Specially designed pre-cast concrete units, if the surfaces have been integrally treated with an applied decorative material or texture.
5. Factory fabricated, finished 26 Ga. Metal panel
6. Decorative concrete block approved by the City Council.
7. Architectural metal accent panels, generally with a value greater than pre-cast concrete units, and as specifically approved by the City Council.
8. When material noted in (5) above is used, there shall be a wainscot of material noted in (1), (2.) or (6) above, Wainscot shall be located across a minimum of 50% of the linear perimeter of the building and shall be located where most visible from streets and as specifically approved by the City Council. Minimum wainscot height shall be one-third of the sidewall height and/or specifically approved by the City Council.
9. Other materials as approved by the City Council and in conformance with existing design and character of the Property.

Exterior building materials mostly include prefinished metal panels for the roofing and siding of the building. According to architectural plans, there is no proposed wainscoting to complement the metal panels for the exterior of the building. The wainscoting should be placed on the two sides that are facing the roadways, on the south and east of the building. Wainscoting is required to be one-third of the sidewall height and consist of face brick, natural stone, or decorative concrete block. Colors for the building materials were not specified on architectural plans but will need to complement surrounding structures in the Industrial District.

Screening, and Landscaping

- A. **Fencing and Screening.** Fencing and screening of the following shall be in accordance with Section 15 of this Ordinance.
 1. The ground level view of mechanical utilities shall be completely screened from adjacent properties and streets, or designed to be compatible with the architectural treatment of the principal structure.

Mechanical equipment is not displayed on site plans. If outside mechanical equipment is proposed it shall be displayed on site and landscaping plans to review the location and screening from adjacent properties.
 2. External loading and service areas shall be completely screened from the ground level view of adjacent residential and commercial properties, and adjacent streets.

The exterior elevations on the south of the building show two garage doors that may be used for loading. The building orientation will be facing south toward the road and the east of the site will be facing East Dual Blvd. There are existing trees on the southwest of the site that will shield the building and loading area

from the business to the west of the site. There are no surrounding residential areas near the site and will not have to be shielded from view.

Landscaping

Non-Residential Requirements: In addition to the general requirements noted, properties located within non-residential districts, shall be subject to the following regulations:

Minimum Landscaping Requirements. All open areas of a lot which are not used or improved for required building areas, parking areas, building expansion areas, drives, sidewalks, storage, or similar hard surface materials shall be landscaped with a combination of sod, overstory trees, understory trees, shrubs, flowers, ground cover materials and/or other similar site design features or materials in a quantity acceptable to the City.

Maintenance of Landscaping. The owner, tenant, and their respective agents shall be responsible for the maintenance of all landscaping provided on the parcel(s) in a condition presenting a healthy, neat, and orderly appearance; free from refuse and debris. Plants and ground cover that are required by an approved site or landscape plan and which have died shall be replaced within three (3) months from receipt of notification by the City. The time for compliance may be extended to nine (9) months, due to seasonal weather conditions.

Soil Requirements. A minimum of four (4) inches of topsoil shall be provided upon all lots.

Turf Requirements. All areas disturbed by new construction or not covered by established lawn or turf shall be sodded. Those areas to be maintained as natural areas as provided for within a developer's agreement or any wetlands that may be located on the property are exempt from this provision. The Building Official may waive this requirement upon inspection of the property.

Tree Requirements.

- a. Landscaping shall provide for an appropriate mix of plantings around the exterior footprint of all buildings. Landscaping shall improve the appearance of the structure and break up large unadorned building elevations. Plantings are not intended to obscure views of the building or accessory signage.
- b. Where undeveloped or open areas of a site are located adjacent to a public right-of-way, the plan shall provide for deciduous trees. A minimum of one (1) tree per fifty (50) feet of street frontage is required. The city may approve an alternative if such alternative appears to meet the intent of this article.
- c. In addition to deciduous and coniferous trees; shrubs, ornamental trees, perennials and annual flowers and bulbs as well as ornamental grasses and ground cover shall be used to compliment the landscape plan.
- d. Trees shall be of varying species and shall be in accordance with the City Tree Lists, as presented within the Section. If four (4) or more trees are used, the trees shall be of at least three (3) different species. If seven (7) or more trees are planted, trees shall be of at

least four (4) different species. Other types of trees not listed on the City Tree Lists may be permitted at the discretion of City Staff.

Landscaping plans were missing from the submittal package and were not submitted for review at this time. The City Landscaping Ordinance requires that the site have at least 1 tree per 50 ft of lot frontage. There is roughly 800 ft of street frontage on this corner lot ($800 / 50 = 16$ trees minimum). Trees should be various species and be in accordance with the City Tree Lists. All other areas on site that are disturbed by construction must include sod. All landscaping plans shall be consistent with Section 15 of the City Zoning Ordinances and submitted to staff to review compliance.

Refuse and Trash Receptacle Enclosures

- B. Trash Dumpsters and Garbage Receptacles Required: All new uses and buildings in all zoning districts, with the exception of the “R-1”, “R-2”, and “R-3A” Districts; shall have trash dumpsters or garbage receptacles provided on the parcel or lot and be adequately screened and enclosed. The location of trash dumpsters and garage receptacles shall be approved during the site plan approval process.
- C. Standards for Trash Enclosures: Trash dumpsters and garbage receptacles shall be screened from all lot lines and public roadways, in accordance with the following provisions:
 - 1. The screening devices shall be designed so that they are architecturally harmonious with the principal structures on the site and shall meet the requirements as specified in Section 15 of this Ordinance.
 - 2. Trash enclosures shall be lit.
 - 3. Trash enclosures shall be of an adequate size to accommodate all refuse and recyclables.
- D. Enclosure and Receptacle Maintenance Required: Fencing and landscaping for trash dumpsters and garbage receptacles shall be maintained in good condition and shall be kept litter-free at all times.

There are no trash enclosures proposed on plans submitted. The location of the trash enclosure shall be designated on site plans for the review of city staff. Architectural plans of the trash enclosure shall also be submitted to ensure the building materials meet city ordinances. The trash enclosure will need to be illuminated for the safety of employees and the submitted photometrics plans will be reviewed to ensure proper lighting is used for the location of the enclosure. The trash enclosure will be reviewed to the standards set in Section 14, Subd. 3 of the City's Zoning Ordinances.

Signs

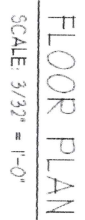
Signs will need to be applied for separately from the site plans. All signs will need to follow criteria listed in Section 16 of the City's Zoning Ordinances. Permits will be needed for approval of location and dimensions determined at a later date.

Staff Recommendation: Staff recommends approval of the Industrial building located at 605 East Dual Blvd NE with the following conditions:

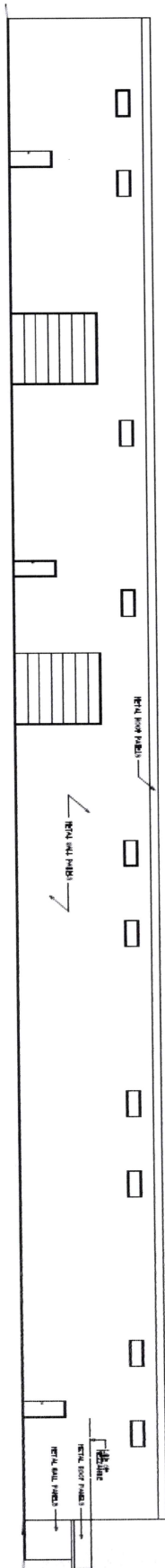
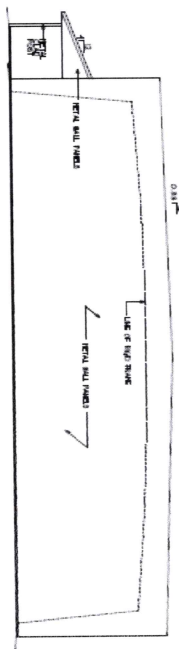
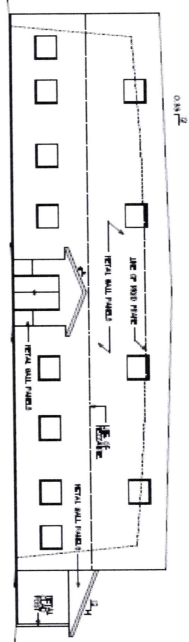
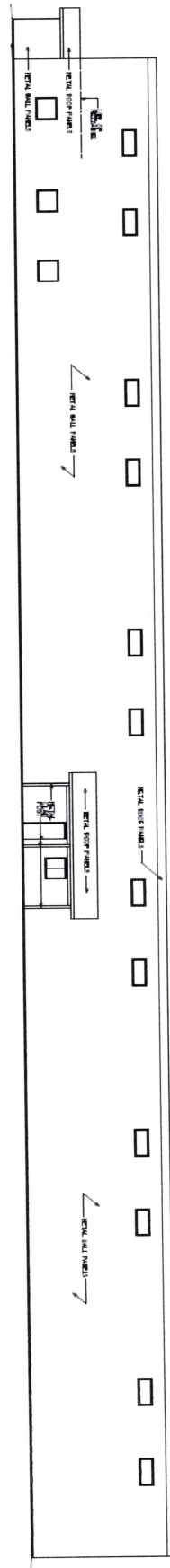
1. The site shall provide at least 3 handicap accessible parking stalls per ADA requirements
2. A trash enclosure shall be provided on site plans and reviewed by city staff for location, building materials, lighting etc. The trash enclosure shall follow City Zoning Ordinances Section 14, Subd. 3.
3. Wainscoting shall be placed on the east and south sides of the building and shall follow Section 8, Subd. 13 of the City's Zoning Ordinances for exterior building materials
4. Landscaping Plans shall be submitted for review by city staff and follow Section 15 of the City's Zoning Ordinances
5. All lighting features on site shall be downlit and follow Section 14, Subd 5 Outdoor Lighting Design Standards
6. A downlit freestanding light pole shall be installed for the parking area in the middle of the site
7. All signs shall require a sign permit when applicable to determine dimensions and locations and shall follow Section 16 of the City's Zoning Ordinances
8. Applicant shall apply for all permits associated with the building including but not limited to a building permit, mechanical permit, plumbing permit, electrical permit, and sewer and water hookup.
9. All conditions/comments listed in the City Engineer's memos dated 6/3/2022 shall be addressed

Attachments:

- Site Plans
- Floor Plans
- Exterior Elevations
- City Engineer's Memo Dated 6/3/2022
- Fire Chief Memo Dated 6/15/2022



SCALE: 3/32" = 1'-0"





**BOLTON
& MENK**

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Ramsey, MN 55303-5119

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Fax: [763] 427-0833
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MEMORANDUM

Date: June 3, 2022
To: Stephanie Hillesheim, Community Development Director
From: Jason W Cook, P.E.
City Engineer
Subject: RK Unlimited Welding – Site Plan Review
City of Isanti, MN
Project No.: 0R1.126218

We have reviewed the Site Plan and supporting documents entitled “Unlimited Welding & Fabrication” with a preliminary check set date of 5/26/2022.

The plan includes the construction of a new building, parking lot and a storm sewer system with two ponds.

We have reviewed the submitted documents and have the following comments:

Site Plan:

1. Sheet CS 1 of 1 Site Plan:
 - a. Curb & gutter shall be constructed around the full perimeter of the new pavement including the west side of the site. Either build the full parking lot now, or curb along the edge of the proposed limits of this phase.
 - b. Construct valley gutter on East Dual Boulevard – (see attached detail)
2. Sheet C 3 of 6 – Grading & Drainage Plan:
 - a. The storm water ponds will need to have an impervious liner to ensure no infiltration occurs and the dead storage is maintained.
 - b. Submit engineered wall design to ensure future building expansion footing depth and wall anchoring will not conflict, Or will the wall not be constructed until the future building expansion occurs at which point it could be designed at that time.
3. Sheet C 4 of 6 – SWPPP Notes:
 - a. Submit pond maintenance plan.
 - b. Submit NPDES Permit to City prior to beginning work.
 - c. Submit City SWPPP checklist (attached)
4. Sheet C 5 of 6 – SWPPP - Plan View:
 - a. All turf establishment outside of the proposed pond embankment slopes shall be sod, not seed, per City standard.
5. Sheet C 6 of 6 – Utility Plan:



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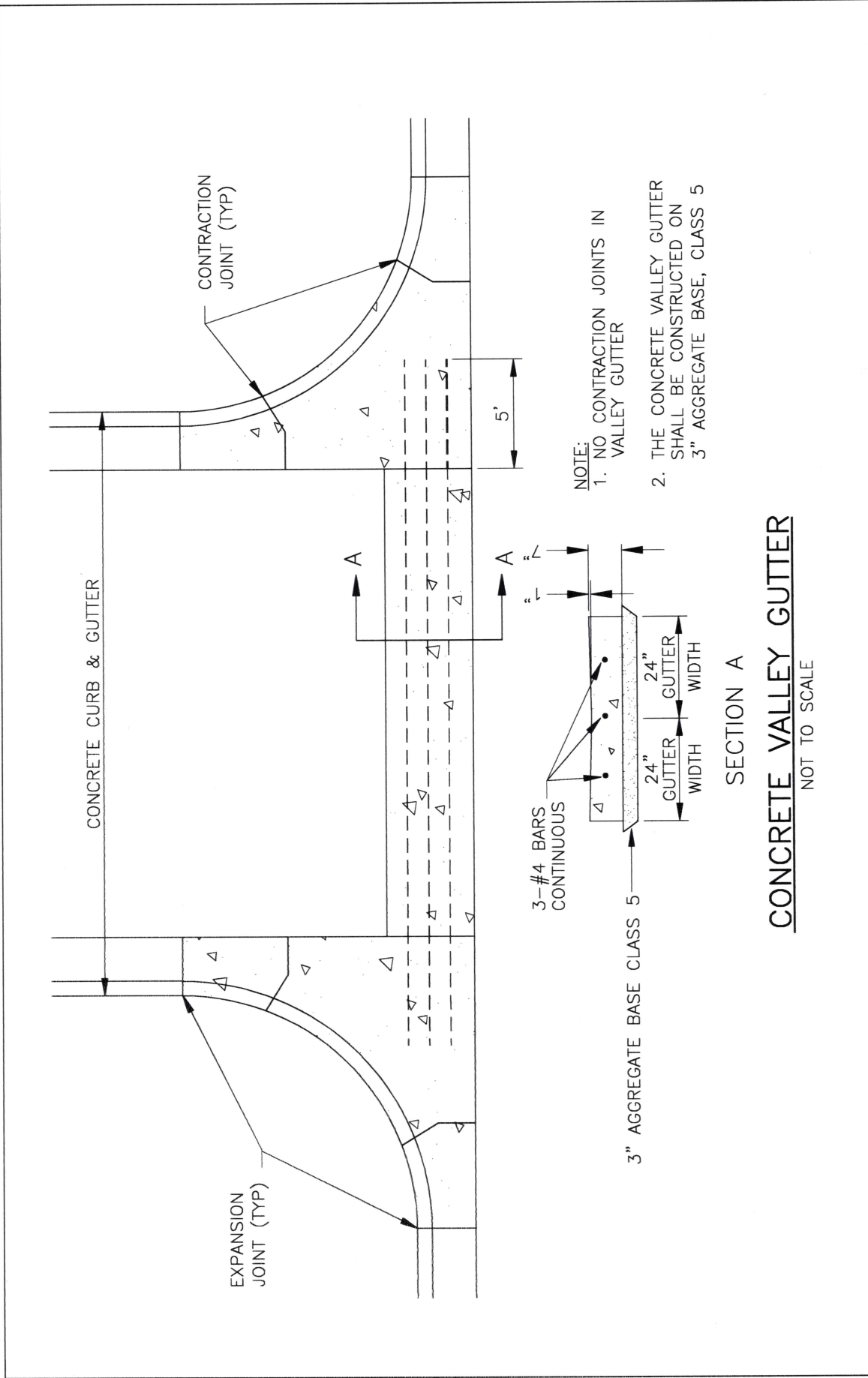
- a. Connect to existing sanitary sewer stub to avoid cutting into street – (see attached record drawing)
6. Sheet A010 – Site Plan & Details
 - a. Large “future parking and drive” area appears to be over existing ditch and drainage & utility easement. Confirm this is not needed for the future building expansion, or describe plan to maintain ditch flow with future parking expansion.

Stormwater Modeling:

1. Submit subcatchment maps for the existing and proposed models.
2. Confirm proposed ponds are sized for the ultimate build out of the site, not just the first phase.
3. Use Atlas-14 storm event modeling.
4. Submit summary table of 2, 10, and 100 year storm event flow rates pre and post development.

We recommend approval of the site plan once the above items are addressed.

Please contact me if you have any questions.

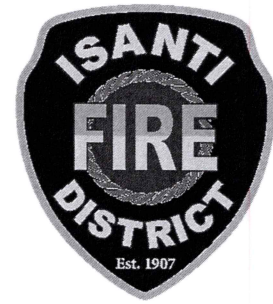


CONCRETE VALLEY GUTTER
NOT TO SCALE

CONCRETE VALLEY GUTTER			BMI DETAIL PLATE NO:	APPROVAL:	DATE:	DETAIL LOG
			7-100	STDS COMM.	SPRING, 2006	REVISIONS:
			REMARKS:			
PATH: Y:\7-100						
ORIG. PROJ:						
PROJ. #:		ENG/TECH:				

June 15, 2022

City of Isanti Planning Commission
110 1st Ave NW
Isanti, MN 55040



RE: 605 East Dual Blvd

City of Isanti Planning Commissioners,

Isanti Fire District has reviewed the proposed welding and fabrication business to be built on parcel 161570030.

Isanti Fire supports the conditions outlined in the 5/26/2022 civil plans ensuring that all construction complies with City of Isanti fire codes; per City of Isanti Code 111-113: *Adoption of MN State Fire Code*.

Sincerely,

A handwritten signature in black ink, appearing to be "Alan Jankovich", written over a faint circular stamp.

Alan Jankovich | Fire Chief
Isanti Fire District



Request for City Council Action

To: Mayor Johnson and Members of City Council
From: Ryan Saltis, Community Development Specialist
Date: July 5, 2022
Subject: Resolution 2022-XXX approving the Site Plan Review and Conditional Use Permit for Gopher State Storage located at 501 W Dual Blvd NE

Overview/Background:

Site Plans and a Conditional Use Permit were submitted for a Self-Storage Facility for Gopher State Storage at 501 W Dual Blvd NE. This item was discussed at the June 21, 2022 Planning Commission Meeting. It was explained that a Conditional Use Permit is needed for a self-storage facility in the I-1 Industrial Park District. The applicant, John Henry of State Storage Group was present at the meeting and available for questions from the Planning Commission. The applicant explained the locations of other storage facilities that the group owns and the reputation that they have built around the area. The applicant mentioned a few modifications to the plans submitted regarding the storage unit location along the railroad tracks and the stormwater pond soils. Staff requested that these be submitted for their review. There was no one else from the public present to speak on this item. Motion was made to approve the Conditional Use Permit and Site Plans by Lundeen seconded by Bergley, motion passed 5-0.

Staff recommends approval of the conditional use permit and site plans for the self-storage facility located at 501 W Dual Blvd NE with the following conditions:

1. The applicants shall submit a site photometrics plan and the lighting designs used shall follow requirements in Subdivision 5 Outdoor Lighting Standards of Section 14 of Isanti's City Zoning Ordinances.
2. All signs shall need a sign permit when applicable to determine dimensions and locations and shall follow Section 16 of the City's Zoning Ordinances.
3. Landscaping shall follow Section 15, Subd. 5 of the City Zoning Ordinances for Turf Requirements.
4. Applicant shall apply for all permits associated with the building of the self-storage facilities including but not limited to a building permit, mechanical permit, plumbing permit and electrical permit.
5. A trash enclosure shall be included on site and reviewed by City Staff for the location and architecture of the enclosure. The trash enclosure shall follow Section 14, Subdivision 3 for Refuse and Trash Receptacle Enclosure standards.
6. Any comments requested in the City Engineer's Memo, dated June 3, 2022.

Request:

Approval of Site Plans with conditions of approval for an Industrial building for RK Unlimited Welding at 605 E Dual Blvd NE.

Attachments:

- Planning Commission Memo dated 6/21/2022
- Resolution
- Findings of Fact and Conclusion

RESOLUTION 2022-XXX

APPROVING THE SITE PLANS AND CONDITIONAL USE PERMIT FOR A SELF-STORAGE FACILITY FOR GOPHER STATE STORAGE LOCATED AT 501 WEST DUAL BLVD NE

WHEREAS, Gopher State Storage (applicant) has requested approval for site plans and a Conditional Use Permit of a self-storage facility at 501 West Dual Blvd NE in the City of Isanti (PID 16.053.0080); and,

WHEREAS, the property is located in the “I-1” Industrial Park District, in which *Self-Storage* is a conditional use; and,

WHEREAS, under Isanti Zoning Code Section 18, Subd.2(A) the construction of a new building is required to obtain approval of the Site Plan/Building Appearance; and,

WHEREAS, Section 21, Article 2: Conditional Use Permits, Subdivision 3(D) of the Zoning Ordinance establishes factors that the judgement of the Planning Commission shall be based upon when reviewing a Conditional Use Permit request as well as Section 21, Article 2: Conditional Use Permits, Subdivision 4 General Performance Standards of the Zoning Ordinance establishes additional general standards that shall be used to evaluate any proposed Conditional Use Permit request; and,

WHEREAS, the proposed use for Self-Storage meets all of the General Performance Standards of the Zoning Ordinance; and,

WHEREAS, the City of Isanti Planning Commission recommended approval of Site Plans and Conditional Use Permit for the self-storage building on June 21, 2022; and,

WHEREAS, the City of Isanti City Council reviewed the requested Site Plans at its regularly scheduled meeting on July 5, 2022;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Isanti, that it adopts the Findings of Fact and Conclusion related to the requested Site Plans and conditional use permit for a self-storage facility in the I-1 Industrial Park District;

BE IT FURTHER RESOLVED that the requested Site Plans and Conditional Use Permit be hereby APPROVED subject to the following conditions:

1. The applicants shall submit a site photometrics plan and the lighting designs used shall follow requirements in Subdivision 5 Outdoor Lighting Standards of Section 14 of Isanti’s City Zoning Ordinances.
2. All signs shall need a sign permit when applicable to determine dimensions and locations and shall follow Section 16 of the City’s Zoning Ordinances.
3. Landscaping shall follow Section 15, Subd. 5 of the City Zoning Ordinances for Turf Requirements.

4. Applicant shall apply for all permits associated with the building of the self-storage facilities including but not limited to a building permit, mechanical permit, plumbing permit and electrical permit.
5. A trash enclosure shall be included on site and reviewed by City Staff for the location and architecture of the enclosure. The trash enclosure shall follow Section 14, Subdivision 3 for Refuse and Trash Receptacle Enclosure standards.
6. Any comments requested in the City Engineer's Memo, dated June 3, 2022.

This Resolution is hereby approved by the Isanti City Council this 5th day of July 2022.

Mayor Jeff Johnson

Attest:

Jaden Strand
City Clerk

FINDINGS OF FACT AND CONCLUSION

Conditional Use Permit for Self-Storage Facilities – 501 W Dual Blvd NE

Prepared by Community Development Specialist Ryan Saltis

Request

Request by Gopher State Storage for a Conditional Use Permit for Self-Storage Facilities located at 501 W Dual Blvd NE.

Findings of Fact

1. The applicant is requesting approval of a Conditional Use Permit for Self-Storage Facilities for the property located at 501 W Dual Blvd NE.
2. The Property is zoned I-1, Industrial Park District.
3. A public hearing on the matter was scheduled before the City of Isanti Planning Commission on June 21, 2022 at 7:00 p.m. at City Hall within the City Council Chambers.
4. Notice of the Conditional Use Permit application was published with the *County Star* on June 9, 2022. Notices were sent to all property owners located within 350 feet of the aforementioned address.
5. Section 21, Article 2: Conditional Use Permits, Subdivision 3(D) of the Zoning Ordinance establishes factors that the judgement of the Planning Commission shall be based upon when reviewing a Conditional Use Permit request as well as Section 21, Article 2: Conditional Use Permits, Subdivision 4 General Performance Standards of the Zoning Ordinance establishes additional general standards that shall be used to evaluate any proposed Conditional Use Permit request.

Conclusions

1. In review of the standards established in Section 21, Article 2, Conditional Use (D); the following conclusions have been made (*conclusions to each requirement are shown in italics*):
 - A. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the goals and objectives of the Comprehensive Plan, including public facilities and capital improvement plans.

The site is guided I-1 Industrial Park District and Self-storage is consistent with industrial development.

- B. The proposed action meets the purpose and intent of this Ordinance and the underlying zoning district.

The proposed use is adding self-storage to the site, the storage units meet the purpose and intent of the zoning ordinances found in the Industrial Park District.

- C. The establishment, maintenance or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental or endanger the public

The establishment will not be detrimental or endanger the public and will provide additional storage opportunities for residents, enhancing the look of the community in residential neighborhoods.

- D. The conditional use will not be injurious to the use and enjoyment of other property within the immediate vicinity for the purposes already permitted; nor substantially diminish or impair property values within the neighborhood.

The conditional use is not intended to diminish or impair surrounding property values in the Industrial Park Zoning District.

- E. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The surrounding areas are already developed and the proposed self-storage facility shouldn't have an effect on the orderly development and improvement of surrounding property.

- F. Adequate public facilities and services are available or can be reasonably provided to accommodate the use which is proposed.

Self-Storage facilities need minimal city services for operations. The utility plans show hook ups available at the street if needed, and the site currently has electric for the existing building on the southwest corner.

- G. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

The zoning criteria for the Industrial District will be met for the proposed use of self-storage.

- H. The conditional use complies with the general and specific performance standards as specified by within this Article.

The proposed self-storage facility meets the performance standards specified in this article.

2. Section 21, Article 2, Subd. 4 addresses performance standards for Conditional Use Permit. The standards and staff responses (*italicized*) are below:

- A. The use and the site in question shall be served by a street of sufficient capacity to accommodate the type and volume of traffic which would be generated an adequate public right-of-way shall be provided.

Staff believes that the existing street is of sufficient capacity to accommodate the type and volume of traffic as a result of this development.

- B. The site design for access and parking shall minimize internal as well as external traffic conflicts and shall be in compliance with Section 17 of this Ordinance.

The proposed CUP for self-storage was designed for access and circulation. Staff suggests that the drive aisle on the west of the site be widened from the proposed 24 ft to at least 27 ft to meet city standards for circulation. The site will not feature designated parking stalls, but the drive aisles will be wide enough to park cars in front of units while maintaining proper circulation.

- C. If applicable, a pedestrian circulation system shall be clearly defined and appropriate provisions made to protect such areas from encroachment by parked or moving vehicles.

Parking for the storage units does not impact pedestrian circulation.

- D. Adequate off-street parking and off-street loading shall be provided in compliance with Section 17 of this Ordinance.

There are no off-street parking stalls provided on site for the self-storage facility since there will be loading and unloading areas in front of separate storage units. The proposed widths of the drive aisles for these parking/loading areas are consistent with Section 17 of this ordinance.

- E. Loading areas and drive-thru facilities shall be positioned so as to minimize internal site access problems and maneuvering conflicts, to avoid visual or noise impacts on any adjacent residential use or district, and provided in compliance with Section 17 of this Ordinance.

The widths provided for drive aisle lanes in between buildings are adequate for circulation and are in compliance with Section 17 of the City's Zoning Ordinances. There are no residential areas that abut the site, and the position of the parcel is shielded from surrounding businesses.

- F. Whenever a non-residential use is adjacent to a residential use or district, a buffer area with screening and landscaping shall be provided in accordance with the provisions of Section 15 of this Ordinance.

The site is surrounded by other I-1 properties and is not adjacent to a residential district.

- G. General site screening and landscaping shall be provided in compliance with Section 15 of this Ordinance.

The landscaping plan submitted will have enough trees and plantings on site to meet the landscaping ordinances set in Section 15 of the City's Zoning Ordinances. The landscaping plan shows the area around the curbing is proposed to be seeded. The city's turf requirements impose a regulation that these areas be sodded.

- H. All exterior lighting shall be directed so as not to cast glare toward or onto the public right-of-way or neighboring residential uses or districts, and shall be in compliance with Section 14 of this Ordinance.

A site photometrics plan has not yet been submitted for review of lighting designs, locations and foot candle readings. A photometrics plan shall be submitted to staff to review compliance with Section 14 of the City's Zoning Ordinances.

- I. The site drainage system shall be subject to the review and approval of the City Engineer. *This site has been reviewed for stormwater management and comments for the site can be found in the City Engineer's Memo dated June 3, 2022.*

- J. The architectural appearance and functional design of the building and site shall not be so dissimilar to the existing and potential buildings and area so as to cause a blighting influence. All sides of the principal and accessory structures are to have essentially the same or coordinated, harmonious exterior finish materials and treatment.

The proposed self-storage buildings are similar in appearance to surrounding buildings and other self-storage facilities within the city. The proposed building appearance is compliant with the City's Zoning Ordinances.

- K. Provisions shall be made for daily litter control, an interior location for recycling and trash handling and storage or an outdoor, enclosed receptacle area shall be provided in compliance with Section 14 of this Ordinance.

Proposed site plans do not indicate a location for a trash enclosure. Plans will need to show where a trash enclosure will be located on site and reviewed by city staff for approval. The enclosure shall follow Section 14, Subdivision 3 for Refuse and Trash Receptacle Enclosure standards.

- L. All signs and informational or visual communication devices shall be in compliance with Section 16 of this Ordinance.

All signs shall need a sign permit when applicable to determine dimensions and locations and shall follow Section 16 of the City's Zoning Ordinances.

- M. The use and site shall be in compliance with any federal, state, or county laws or regulations that are applicable and any related permits shall be obtained and documented to the City.

The applicant will be required to obtain all proper licensing from the City, State, County, and Federal Governments as deemed necessary.

- N. Any applicable business licenses mandated by City Code are approved and obtained.

The applicant may be required to obtain proper licensing from the City, State, County, and Federal Government as deemed necessary.

- O. The hours of operation may be restricted when there is judged to be an incompatibility with a residential use or district.

This site is located in the I-1 zoning district and does not abut a residential district.

- P. The use complies with the applicable performance standards of the zoning district in which it is located and where applicable, any non-conformities shall be eliminated.

This use complies with the performance standards of the I-1 Industrial Park zoning district.

- Q. Additional Stipulations. All conditions pertaining to a specific site are subject to change when the City Council, upon investigation in relation to a formal request, finds that the general public health, safety, and welfare, can be served as well or better by modifying or expanding the conditions set forth herein.

Any additional stipulations will be included in the Conditional Use Permit approved by the City Council.

Decision

The City of Isanti Planning Commission reviewed the request after a public hearing was held on June 21, 2022. The staff memo, and attachments shall be made part of the Findings of Fact and Conclusion.

Planning Commission Recommendation: Motion by Lundeen, seconded by Bergley to recommend approval of the Conditional Use Permit.



MEMORANDUM

TO: Planning Commission

FROM: Ryan Saltis, Community Development Specialist

DATE: June 21, 2022

SUBJECT: Site Plan Review and Conditional Use Permit for Gopher State Storage located at 501 W Dual Blvd NE

Request: The applicant, State Storage Shafer, LLC is requesting Site Plan and Conditional Use Permit (CUP) approval for self-storage facilities located at 501 W Dual Blvd NE.

Overview/Background:

The City of Isanti received a site plan and conditional use permit application for a self-storage facility located at 501 W Dual Blvd NE in the Industrial Park District. The site currently has an existing building used as storage on the southwest corner and also holds a fiber optic tower just north of this building. Plans show that the applicant will coordinate with the private utility company to relocate electric fiber and gas.

A Conditional Use Permit is needed for “self-storage facilities” to operate in the I-1 Industrial Park District. CUP standards are set in Section 21 of the Zoning Ordinances and shall be followed to approve the CUP.

The site plans propose four buildings of various lengths and sizes. The buildings are planned to be 7,600 sq ft, 9400 sq ft, 11,600 sq ft, and 10,200 sq ft for a total of 38,800 sq ft of storage space. Based on the exterior elevation plans and garage door counts, there will be roughly 67 separate storage units.

Analysis of Application: The site plan for the storage units shall comply with the following requirements for the I-1 Industrial Park District:

Setbacks – Principal Building

Front Yard There shall be a front yard having a depth of not less than thirty (30) feet between building and the street right-of-way line.

Side Yard There shall be two (2) side yards, one on each side of a building. Each side yard shall be not less than fifteen feet in width.

Rear Yard There shall be a rear yard not less than thirty (30) feet in depth.

The orientation of the buildings will be vertical running north and south. This lot is unique based on the access point being on the southeast corner of the site, where West Dual Blvd turns into North Dual Blvd. The eastern most building maintains at least a 30 ft setback from the entrance/property line and a side setback of 15 ft from the east. The building on the far west of the site will be setback at least 30 ft from the property line near the BNSF rail line. The buildings as proposed will meet all setback requirements in the I-1 Industrial Park District.

Impervious Surface Coverage

The total ground area covered by all structures and uses (permitted, accessory, and conditional, including parking lots) on the lot shall not exceed seventy-five (75%) percent.

The site plans show a proposed impervious area total of roughly 62%. This total makes up the self-storage buildings and proposed bituminous surface. A large majority of the pervious surface will be for the stormwater pond on the north end of the site and grassed areas around the perimeter of the curbing.

Surfacing

All areas devoted for parking space and driveways shall be surfaced with asphalt, concrete, or other surface materials, as approved by the City Engineer, suitable to control dust and drainage. All parking areas shall be designed to control surface runoff to adjacent properties either with curbing or grading techniques.

The driving lanes on site are proposed to be a bituminous surface and are 30 ft in width. The driving lane on the far west of the site is currently proposed at 24 ft in width. City staff requires that this driving lane be widened to at least 27 ft to meet proper site circulation standards.

Fencing and Screening

Fencing and Screening for industrial uses shall be accomplished through the use of either a screening fencing or planning screen, which meets the requirements as stipulated within Section 15 of this Ordinance. The Planning Commission shall review and make a recommendation with final approval granted by the City Council.

There is a chain link fence proposed around the perimeter of the curbed area on site. The site is naturally shielded from surrounding businesses by the existing tree line along the west of the site. The location around the curve of W Dual Blvd along with added landscaping around the entrance makes the self-storage facility fairly hidden from the road and will be largely shielded from the business to the south. More intense shielding would be needed if the site was surrounded by a residential district, but the surrounding uses include the rail line, and two other Industrial businesses.

Lighting

Any lighting used to illuminate off-street parking areas, signage, or buildings shall be directed away from residential properties and shall meet the standards as stipulated within Section 14 of this Ordinance.

A photometric plan was not submitted at the time of the application. A photometrics plan shall be provided to city staff to review lighting designs used on site and the locations of the lights. Lighting designs should follow City Ordinance Section 14, Subdivision 5 Outdoor Lighting Standards.

Building Design and Construction

The design and location of the buildings constructed on a lot shall be attractive and shall complement existing structures and the surrounding natural features and topography with respect to height, design finish, color, size and location.

Exterior building materials include corrugated steel on all sides and the roofs of the storage units. The floors are wooden ribbed planks that are situated on the frame. The proposed new buildings match the existing self-storage buildings in the Industrial Park Zoning District.

Landscaping.

The site shall be landscaped in accordance with an approved landscape plan. All lots shall be sodded with four (4) inches of topsoil. One (1) tree shall be provided for every 10,000 square feet of lot or one (1) tree per fifty (50) feet of road frontage, whichever is greater.

The site landscaping plan provides a total of 33 new trees of multiple varieties including oaks, arborvitaes, and spruce. Based on the 1 tree per 10,000 square foot standard, the applicants would be required to provide at least 17 trees on the property:

(163,049 sq ft lot / 10,000 sq ft tree requirement = 16.3 trees) Calculation rounds up to 17 trees.

The applicants have provided enough trees and plantings on site to meet the landscaping ordinance.

Turf Requirements.

All areas disturbed by new construction or not covered by established lawn or turf shall be sodded. Those areas to be maintained as natural areas as provided for within a developer's agreement or any wetlands that may be located on the property are exempt from this provision. The Building Official may waive this requirement upon inspection of the property.

According to the site landscaping plan, the area that is surrounding the curbing is proposed to be seeded. The city's turf requirements found in Section 15 of the Zoning Ordinances require areas disturbed by construction to be sodded.

Conditional Use Permit.

Self-storage facilities are a Conditional Use and must follow criteria prior to approval. The Planning Commission shall hold a public hearing and consider possible adverse effects of the proposed Conditional Use. The judgment of the Planning Commission shall be based upon, but is not limited to the following factors:

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the goals and objectives of the Comprehensive Plan, including public facilities and capital improvement plans.
The site is guided I-1 Industrial Park District and Self-storage is consistent with industrial development.
2. The proposed action meets the purpose and intent of this Ordinance and the underlying zoning district.
The proposed use is adding self-storage to the site, the storage units meet the purpose and intent of the zoning ordinances found in the Industrial Park District.
3. The establishment, maintenance or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental or endanger the public health, safety, morals, or comfort.
The establishment will not be detrimental or endanger the public and will provide additional storage opportunities for residents, enhancing the look of the community in residential neighborhoods.
4. The conditional use will not be injurious to the use and enjoyment of other property within the immediate vicinity for the purposes already permitted; nor substantially diminish or impair property values within the neighborhood.
The conditional use is not intended to diminish or impair surrounding property values in the Industrial Park Zoning District.
5. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
The surrounding areas are already developed and the proposed self-storage facility shouldn't have an effect on the orderly development and improvement of surrounding property.
6. Adequate public facilities and services are available or can be reasonably provided to accommodate the use which is proposed.
Self-Storage facilities need minimal city services for operations. The utility plans show hook ups available at the street if needed, and the site currently has electric for the existing building on the southwest corner.

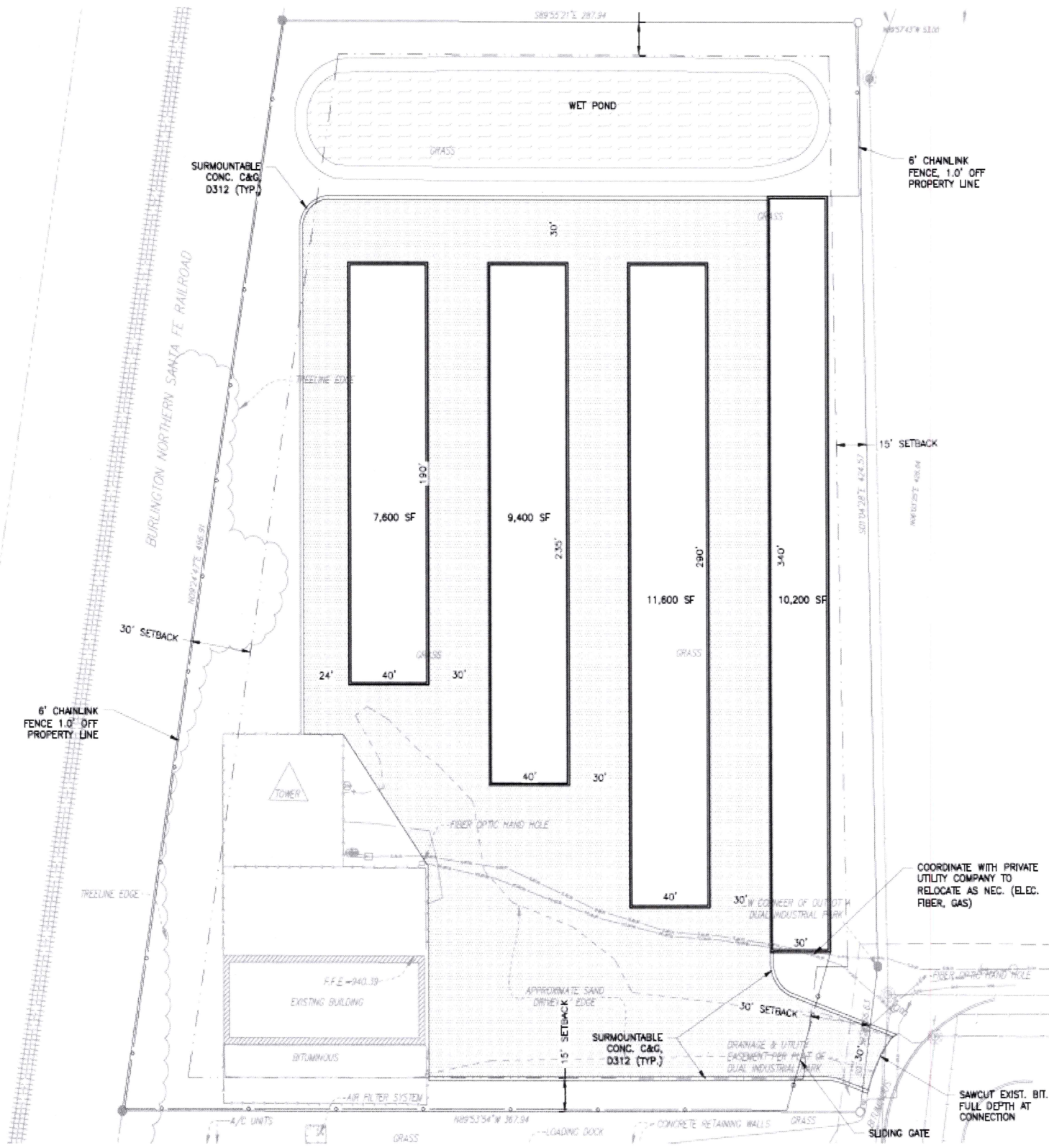
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.
The zoning criteria for the Industrial District will be met for the proposed use of self-storage.
8. The conditional use complies with the general and specific performance standards as specified by within this Article.
The proposed self-storage facility meets the performance standards specified in this article.

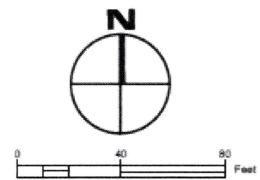
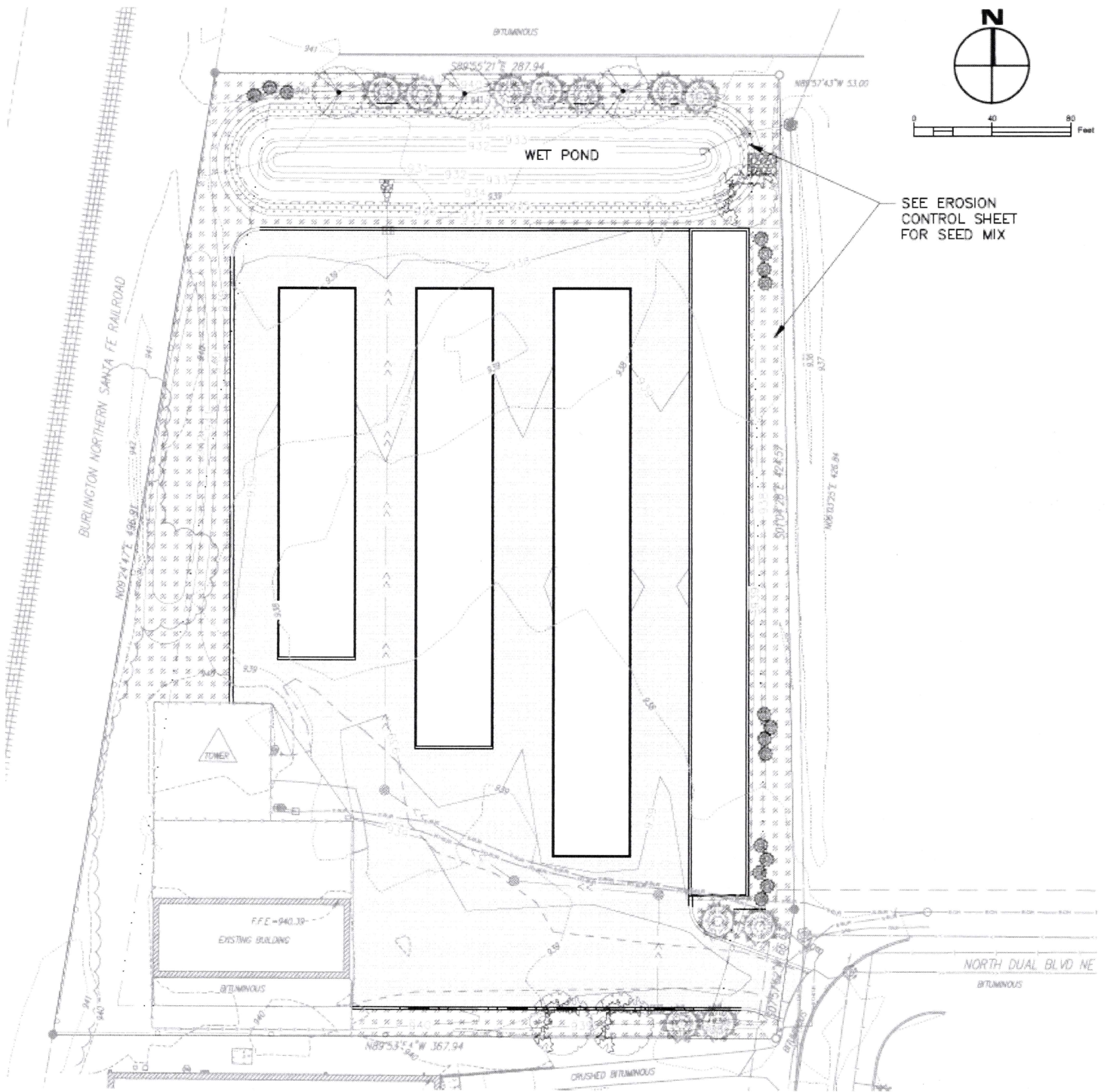
Staff Recommendation: Staff recommends approval of the Site Plan and Conditional Use Permit for the self-storage facilities with the following conditions:

1. The applicants shall submit a site photometrics plan and the lighting designs used shall follow requirements in Subdivision 5 Outdoor Lighting Standards of Section 14 of Isanti's City Zoning Ordinances.
2. All signs shall need a sign permit when applicable to determine dimensions and locations and shall follow Section 16 of the City's Zoning Ordinances.
3. Landscaping shall follow Section 15, Subd. 5 of the City Zoning Ordinances for Turf Requirements.
4. Applicant shall apply for all permits associated with the building of the self-storage facilities including but not limited to a building permit, mechanical permit, plumbing permit and electrical permit.
5. A trash enclosure shall be included on site and reviewed by City Staff for the location and architecture of the enclosure. The trash enclosure shall follow Section 14, Subdivision 3 for Refuse and Trash Receptacle Enclosure standards.
6. Any comments requested in the City Engineer's Memo, dated June 3, 2022.

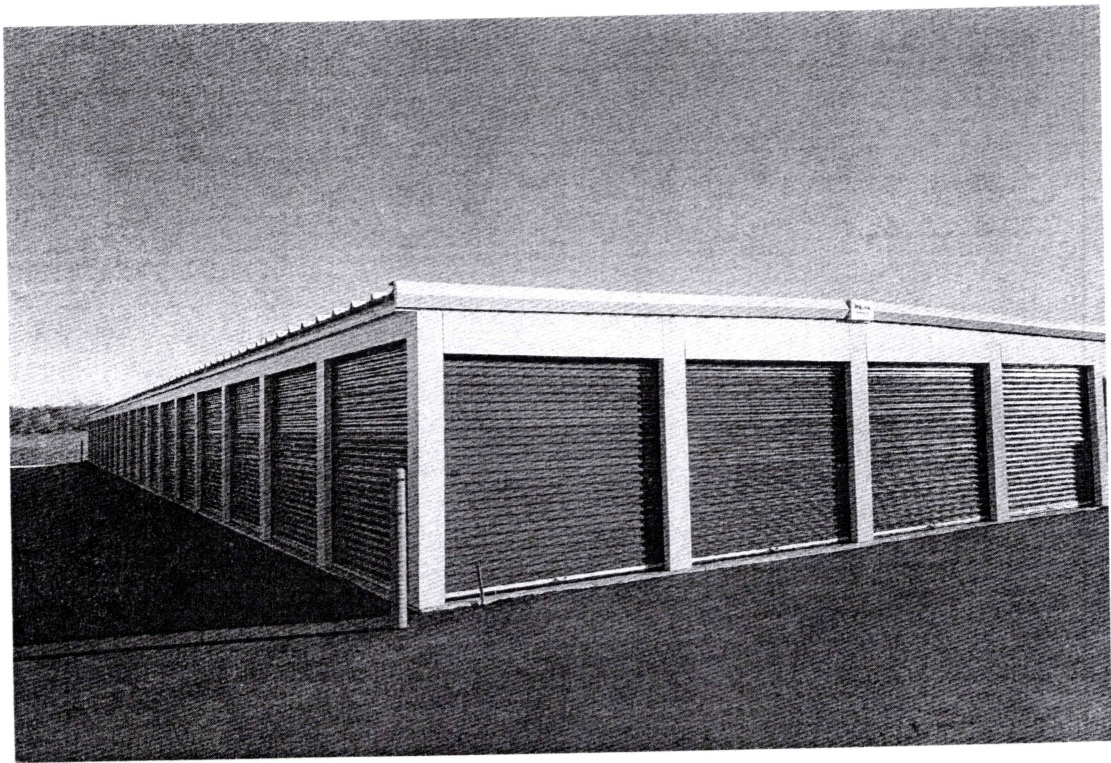
Attachments:

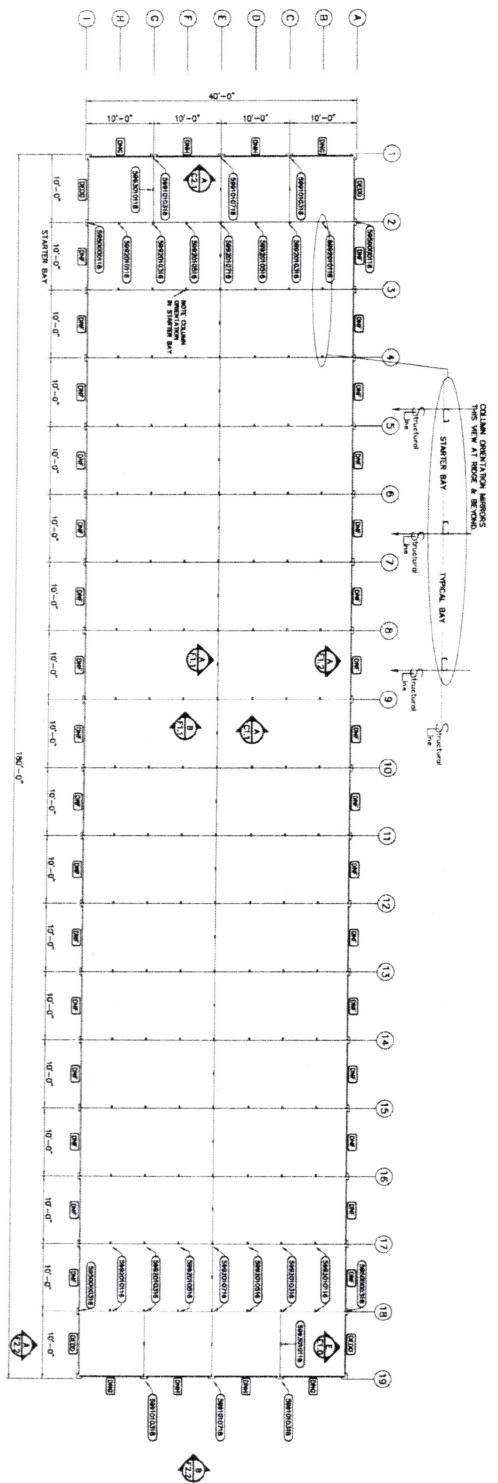
- Site Plans
- Landscaping Plans
- Exterior Elevations
- Engineering Memo dated June 3, 2022





SEE EROSION
CONTROL SHEET
FOR SEED MIX



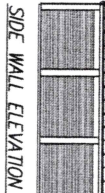
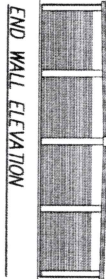


FLOOR PLAN FOR 9'-4" EAVE, 1/4:12 PITCH, MINI STORAGE BUILDING #2 & #3 1/8" = 1'-0"

QTY	CODE	TYPE	SIZE	DOOR SCHEDULE	MANUF.	DESCRIPTION
4	DNH	ROLL-UP	8'-0" x 7'-6"	TRAC-RITE/RS	NON-OPERATIONAL DOOR, 944	
32	DNH	ROLL-UP	8'-0" x 7'-6"	TRAC-RITE/RS	ROLL-UP DOOR, 944	
4	DNH	ROLL-UP	8'-0" x 7'-6"	TRAC-RITE/RS	ROLL-UP DOOR, 944	
4	DNH	ROLL-UP	8'-0" x 7'-6"	TRAC-RITE/RS	ROLL-UP DOOR, 944	

ROLL-UP DOORS MEET ASTM E330

DOOR SIZES MAY VARY DUE TO ENGINEERING ISSUES



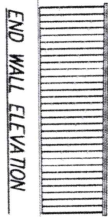
1/8" = 1'-0"

FLOOR PLAN FOR 9'-4" EAVE, 1/4:12 PITCH, MINI STORAGE BUILDING #1

DOOR SCHEDULE				
QTY	CODE	TYPE	SIZE	DESCRIPTION
2	PMIS	ROLL-UP	6'-8" x 8'-5"	ROLL-UP DOOR 944
2	DUNS	ROLL-UP	9'-0" x 8'-7"	ROLL-UP DOOR 944
21			9'-0" x 8'-5"	TRAC-BILT/eq
				TRAC-BILT/eq

ROLL-UP DOORS MEET ASTM E330

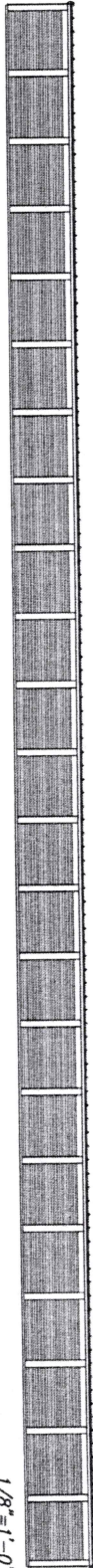
DOOR SIZES MAY VARY DUE TO ENGINEERING ISSUES



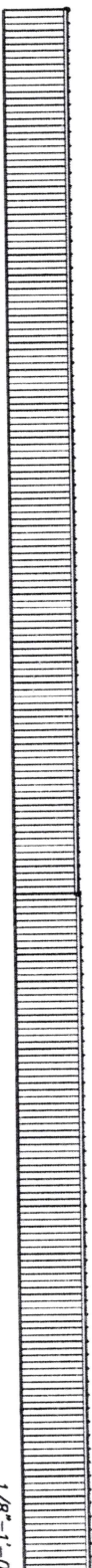
END WALL ELEVATION



END WALL ELEVATION



SIDE WALL ELEVATION



SIDE WALL ELEVATION



Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

MEMORANDUM

Date: June 3, 2022
To: Stephanie Hillesheim, Community Development Director
From: Jason W Cook, P.E.
City Engineer
Subject: Gopher State Storage – Site Plan Review
City of Isanti, MN
Project No.: 0R1.126218

We have reviewed the Site Plan and supporting documents entitled “Gopher State Storage” with a signature date of May 27, 2022.

The plan includes the construction of 4 new storage buildings, paved drive lanes and a storm sewer system with a pond.

An existing and proposed stormwater model was also submitted.

We have reviewed the submitted documents and have the following comments:

Site Plan:

1. Sheet C2.01 Site Layout:
 - a. Western most drive lane shall be a minimum of 27' face of curb to building face to allow vehicle movements around stopped cars and fire truck access around buildings.
 - b. Curb & gutter shall be constructed around the full perimeter of the new pavement including the SW area of the site.
 - c. Reconstruct the existing driveway apron onto North Dual Boulevard to convey the storm water from the proposed curb & gutter draining to the street.
 - d. General Comment: Relocating fiber optic lines can be difficult. This may delay construction or not be cost effective, may want to consider shortening the eastern most building to avoid the conflict.
2. Sheet C5.01 – Grading & Drainage Plan:
 - a. Verify water will not be trapped on adjacent driveway to the south where proposed contour 938 appears to dam off low area onto adjacent property with no outlet.
 - b. The storm water pond will need to have an impervious liner to ensure no infiltration occurs and the dead storage is maintained.
3. Sheet C6.01 – Erosion Control Plan:
 - a. All turf establishment outside of the proposed pond embankment slopes shall be sod, not seed, per City standard.



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4. Sheet C6.02 – SWPPP Narrative:
 - a. Submit pond maintenance plan.
 - b. Submit NPDES Permit to City prior to beginning work.
 - c. Submit City SWPPP checklist (attached)

Stormwater Modeling:

1. No Comments.

We recommend approval of the site plan once the above items are addressed.

Please contact me if you have any questions.

City of Isanti

Gross Payroll	7,869.25
Social Security & Medicare	602.00
Total City Expense	<u><u>8,471.25</u></u>

Pay Date 6/30/2022

Pay Period: Q2CCPay22 (4/1-6/30/22)

City of Isanti

Gross Payroll	111,171.47
Social Security & Medicare	6,290.03
Public Employees Retirement	11,388.88
Total City Expense	<u>128,850.38</u>

Pay Date 6/24/2022

Pay Period 13 (6/5-6/18/22)

Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
06/22	06/21/2022	58593	1898	ABSOLUTE PORTABLE RESTROOMS	101-20200	790.00
06/22	06/21/2022	58594	2932	ALLIANT FINANCE LLC	505-20200	12,000.00
06/22	06/21/2022	58595	1141	ASSURANT EMPLOYEE BENEFITS	861-20200	532.95
06/22	06/21/2022	58596	1815	CENTURYLINK	602-20200	520.63
06/22	06/21/2022	58597	1941	DELTA DENTAL	861-20200	3,440.40
06/22	06/21/2022	58598	833	DIAMOND VOGEL PAINT	101-20200	149.90
06/22	06/21/2022	58599	2933	FALCON NATIONAL BANK	108-20200	9,791.44
06/22	06/21/2022	58600	1682	FERGUSON WATERWORKS	601-20200	1,148.88
06/22	06/21/2022	58601	739	HACH COMPANY	601-20200	165.96
06/22	06/21/2022	58602	2898	HANSON, NATE	101-20200	403.88
06/22	06/21/2022	58603	3208	HENRICKSEN	920-20200	14,608.32
06/22	06/21/2022	58604	2209	INNOVATIVE OFFICE SOLUTIONS INC	108-20200	42.05
06/22	06/21/2022	58605	3172	LAMAR COMPANIES	609-20200	250.00
06/22	06/21/2022	58606	2762	LEGACY SECURITY TECHNOLOGY INC	609-20200	499.93
06/22	06/21/2022	58607	2978	MILBANK WINWATER WORKS	601-20200	14,171.58
06/22	06/21/2022	58608	1536	MINNESOTA DEED	219-20200	833.33
06/22	06/21/2022	58609	2208	MINNESOTA EQUIPMENT INC	101-20200	71.10
06/22	06/21/2022	58610	2116	MINUTEMAN PRESS	101-20200	132.00
06/22	06/21/2022	58611	2080	MVTL LABORATORIES INC	601-20200	147.93
06/22	06/21/2022	58612	2931	NAGELL APPRAISAL & CONSULTING	108-20200	1,400.00
06/22	06/21/2022	58613	2553	O'REILLY	101-20200	134.42
06/22	06/21/2022	58614	2130	PROGRESSIVE BUILDERS INC	505-20200	36,000.00
06/22	06/21/2022	58615	2518	SEMLER CONSTRUCTION INC	505-20200	9,000.00
06/22	06/21/2022	58616	73	STAR	609-20200	343.25
06/22	06/21/2022	58617	1290	THE AMBLE GROUP	101-20200	303.30
06/22	06/21/2022	58618	3210	THE LEADERSHIP GROWTH GROUP	101-20200	300.00
06/22	06/21/2022	58619	3211	TRUAX PATIENT SERVICES LLC	101-20200	405.00
Grand Totals:						<u>107,586.25</u>

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
06/22	06/28/2022	58620	3202	A TOUCH OF MAGIC	101-20200	1,675.50
06/22	06/28/2022	58621	127	ABDO	609-20200	800.00
06/22	06/28/2022	58622	1485	BECKER, JOSH	101-20200	219.99
06/22	06/28/2022	58623	53	BELLBOY CORPORATION	609-20200	2,000.36
06/22	06/28/2022	58624	9	BERNICKS PEPSI-COLA	609-20200	4,593.45
06/22	06/28/2022	58625	2321	C EMERY NELSON INC	602-20200	856.23
06/22	06/28/2022	58626	2487	CAPITOL BEVERAGE SALES	609-20200	448.46
06/22	06/28/2022	58627	1969	CITY OF ST PAUL	101-20200	1,074.67
06/22	06/28/2022	58628	918	CRYSTAL SPRINGS ICE	609-20200	517.60
06/22	06/28/2022	58629	8	DAHLHEIMER DISTRIBUTING CO	609-20200	18,574.60
06/22	06/28/2022	58630	2478	EAST CENTRAL ENERGY	101-20200	42.85
06/22	06/28/2022	58631	1682	FERGUSON WATERWORKS	601-20200	528.61
06/22	06/28/2022	58632	3069	FIRST RATE OUTDOORS LLC	101-20200	150.00
06/22	06/28/2022	58633	739	HACH COMPANY	601-20200	414.90
06/22	06/28/2022	58634	160	HAWKINS INC	601-20200	5,568.60
06/22	06/28/2022	58635	1563	ISANTI ELECTRIC INC	920-20200	9,050.00
06/22	06/28/2022	58636	162	ISANTI RENTAL INC	609-20200	190.00
06/22	06/28/2022	58637	7	JOHNSON BROTHERS LIQUOR CO	609-20200	6,274.61
06/22	06/28/2022	58638	5	KAWALEK TRUCKING	609-20200	277.00
06/22	06/28/2022	58639	3118	KLOCKOW BREWING COMPANY INC	609-20200	594.00
06/22	06/28/2022	58640	17	MCDONALD DISTRIBUTING CO	609-20200	20,066.30
06/22	06/28/2022	58641	616	MENARDS - CAMBRIDGE	101-20200	124.01
06/22	06/28/2022	58642	1788	MINNESOTA PETROLEUM SERVICE	101-20200	349.00
06/22	06/28/2022	58643	2080	MVTL LABORATORIES INC	602-20200	583.67
06/22	06/28/2022	58644	2553	O'REILLY	101-20200	22.99
06/22	06/28/2022	58645	617	PAUSTIS & SONS	609-20200	471.00
06/22	06/28/2022	58646	44	PHILLIPS WINE & SPIRITS INC	609-20200	4,159.75
06/22	06/28/2022	58647	12	POSTMASTER	603-20200	2,500.00
06/22	06/28/2022	58648	2630	RAPP, JORDAN	101-20200	145.00
06/22	06/28/2022	58649	2396	SOUTHERN GLAZERS OF MN	609-20200	1,053.76
06/22	06/28/2022	58650	1442	ST LOUIS MRO INC	603-20200	51.00
06/22	06/28/2022	58651	1361	STAPLES ADVANTAGE	609-20200	216.70
06/22	06/28/2022	58652	73	STAR	108-20200	19.43
06/22	06/28/2022	58653	3209	SUMMER LAKES BEVERAGE LLC	609-20200	787.50
06/22	06/28/2022	58654	1290	THE AMBLE GROUP	101-20200	25.02
06/22	06/28/2022	58655	3125	UNCOMMON LOON BREWING CO	609-20200	390.00
06/22	06/28/2022	58656	42	VIKING COCA-COLA BOTTLING CO	609-20200	186.10
06/22	06/28/2022	58657	4	WATSON CO INC	609-20200	1,335.75
06/22	06/28/2022	58658	780	WINE MERCHANTS	609-20200	684.00
Grand Totals:						87,022.41

RESOLUTION 2022-XXX

**ACCEPTING LETTER OF RESIGNATION FOR FULL-TIME MAINTENANCE
TECHNICIAN II EMPLOYEE NATHAN HANSON**

WHEREAS, Public Works Employee Nate Hanson has submitted a letter of resignation to the City of Isanti on June 21, 2022; and,

WHEREAS, the effective date of this resignation is July 5, 2022; and,

WHEREAS, Nate Hanson is leaving employment in good standing;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Isanti, Minnesota, to hereby approve as follows:

1. That the resignation of Nate Hanson is hereby accepted effective July 5, 2022.
2. That Human Resources and Public Services Director are hereby directed to fill the position.

This Resolution is hereby approved by the Isanti City Council this 5th day of July 2022.

Attest:

Mayor Jeff Johnson

Jaden Strand
City Clerk

RESOLUTION 2022-XXX

**APPROVING TEMPORARY ON-SALE LIQUOR LICENSE
FOR THUNDER BROTHERS BREWERY FOR THE 2022 ISANTI STREET DANCES**

WHEREAS, the City has received Temporary On-Sale Liquor License application from Thunder Brothers Brewery for the 2022 Isanti Street Dances held on July 16, 2022, August 13, 2022 and September 17, 2022 on Main Street, adjacent to the intersection of Main Street and 1st Avenue; and,

WHEREAS, the applicant has paid the required application fees for Temporary On-Sale Liquor Licenses as set forth in the Fee Schedule; and,

WHEREAS, Thunder Brothers Brewery has provided a Certificate of Liquor Liability Insurance for this event; and,

WHEREAS, Approval from the State of Minnesota Alcohol and Gambling Enforcement Division is required; and,

WHEREAS, the applicant has successfully passed a background investigation;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Isanti, Minnesota as follows:

1. Thunder Brothers Brewery application for an On-Sale Liquor Licenses for the Isanti Street Dances scheduled for July 16, 2022, August 13, 2022 and September 17, 2022 are approved.

This Resolution is hereby approved by the Isanti City Council this 5th day of July 2022.

Attest:

Mayor Jeff Johnson

Jaden Strand
City Clerk



MEMO

To: Mayor Johnson and Members of City Council
From: Stephanie Hillesheim, Community Development Director
Date: July 5, 2022
Subject: Resolution 2022-XXX Approving Improvements to Pre-existing Driveway/Parking Area Downtown
Located at 16 Main Street West

At the Committee of the Whole meeting held on June 21, 2022 Scott Boecker owner of My Jungle Gym on Main Street in Isanti, after receiving notice from the City of Isanti regarding a formal complaint, requested that his parking area be recognized as an existing parking space. The Committee recommended through consensus that this parking area has in fact been place since at least 1965 as an improved graveled parking area and that Mr. Boecker should have a specified timeline to repair the parking area with gravel as was previously in place. After further research City staff concur that a normal Zoning Permit be applied for, which can be administratively approved once all necessary attachments are received.

Request:

Staff is requesting action on the accompanying resolution on this matter.

Attachments:

- Resolution 2022-XXX Approving Improvements to Pre-existing Driveway/Parking Area Downtown
Located at 16 Main Street West
- Zoning Permit Application

RESOLUTION 2022-XXX

**APPROVING IMPROVEMENTS TO PRE-EXISTING DRIVEWAY/PARKING AREA
DOWNTOWN LOCATED AT 16 MAIN STREET WEST**

WHEREAS the City received an anonymous complaint about vehicles parked in the grass at 16 Main Street West; and,

WHEREAS, Council confirmed that the parking area/driveway located at the rear of the property was previously improved with Class 5 and pre-existing for a number of years; and,

WHEREAS, the Council requires the property owner to repair the driveway/parking area within 60 days of this approval; and,

WHEREAS, a Zoning Permit application will be required for the improvements; and,

WHEREAS, the current and future property owners will be required to maintain the driveway/parking area as identified on the permit to prevent weeds and grass from protruding the surface; and,

WHEREAS, parking area must be improved to meet updated City requirements if/when substantial site improvements are made on the property;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Isanti, Minnesota to hereby approve to allow Class 5 to be installed to repair the pre-existing driveway/parking area at 16 Main Street West.

This Resolution is hereby approved by the Isanti City Council this July 5, 2022.

Attest:

Mayor Jeff Johnson

Jaden Strand
City Clerk