

**CITY OF ISANTI  
PLANNING COMMISSION  
MEETING MINUTES  
MAY 21, 2019**

**A. Call to Order.**

Chairman Johnson called the meeting to order at 8:30 p.m.

**B. Pledge of Allegiance.**

**C. Member Collins was sworn in**

**D. Roll Call.**

Members Present: Jeff Johnson, Dan Collison, Steve Lundeen, Paul Bergley, James Grodon, Arissya Simon, and Alexander Collins

Members Absent: None

Staff Present: City Administrator Josi Wood, Contracted City Planner Ryan Kernosky, Assistant City Administrator/Special Projects Don Lorsung, Community Development Director Sheila Sellman.

**E. Secretary Appointment**

The Board appointed Sheila Sellman as the Planning Commission Secretary

**f. Agenda Modifications.**

None

**2. Approval of Minutes from March 19, 2019 Planning Commission Meeting.**

Motion by Collison, second by Lundeen to approve the February 19, 2019 Planning Commission Meeting Minutes. Motion was approved 7-0.

**3. Public Hearings**

A. Request from Stacy Upton (dba Idle Hands Tattoo) for approval of an Interim Use Permit required under City Ordinance 445, Section 7 Article Two, Subd. 4 (K). Said request is for the operation of a tattoo studio at 303 Credit Union Drive NE, Unit 5, PID 16.077.0050 & 16.077.00360

Chairman Johnson opened the public hearing. Sellman presented the staff report, commenting that this is an Interim Use Permit in the B-2 district use and that the project meets requirements. The Commission reviewed the request. No one from the public commented.

Motion by Collison, seconded by Simon, to approve the Interim Use Permit with the conditions listed in the staff report. Motion passed 7-0.

B. Request from Amber Blesener (dba Amber's Hair Salon) for approval of an Interim Use Permit required under City Ordinance 445, Section 6, Article 1, Subd 5 and section 13, Article 1,

Subd. 4 (c). Said request is for operation of a home occupation at 201 4<sup>th</sup> Ave NW PID 16.042.0110

Chairman Johnson opened the public hearing. Sellman explained that an IUP was not necessary and that this use can be approved administratively through a Zoning Permit. The public hearing was held and advertised. No one from the public spoke on this item. The Public Hearing was closed and this item was directed to go back to staff for review.

C. Request from Dollar General for Preliminary and Final Plat approval of a minor subdivision under City Ordinance 536, Article 3. , at 340 Palomino Road SE. PID 16.029.0900

Chairman Johnson opened the Public Hearing. Connie Anderson of 409 Shawn Street spoke at the Public Hearing. Her property abuts the subject property. She has concerns with light pollution, trash, theft, noise and commercial abutting residential.

George Hemen of 320 Palomino Road spoke at the Public Hearing. Concerned with traffic and the business not facing HWY 65. He would like screening along Palomino Road.

Nicole Spray of 301 Shawn Street Road spoke at the Public Hearing. Stated her backyard is private and would like to keep it that way and requests that Dollar General put up a fence.

Chair Johnson closed the Public Hearing. Kernosky gave the staff report and stated this action is for the subdivision and not the site plan.

Motion by Collinson, seconded by Gordon to approve the minor subdivision with conditions.

Motion was approved 7-0.

#### **4.Other Business.**

A. Continuation of consideration of a Request from Dollar General, Inc. for approval of a Site Plan Review per Ordinance 445, Section 18, Subd. 2(A) for construction of a Dollar General store at 340 Palomino Road SE, PID 16.029.0900.

Motion by Bergely to un-table this item seconded by Collison, motion passed 7-0. Kernosky gave the staff report. Explained that the City can't regulate the type of business, the proposed use is permitted. The proposal is in compliance with the Zoning Code.

Bryan Boss, BJ Boss Builders represented the applicant, he is the contractor. The Commission asked him to address the issues raised by the neighbors. He stated they will follow city code and be able to meet the conditions. Commissioner Johnson wants the development to provide screening to the residents. Commissioner Lundeen was concerned about screening and possible accidents with too much plantings.

Motion by Lundeen, 2<sup>nd</sup> by Simon to approve the site plan with the conditions outlined and an additional condition that a berm and a 6-foot-tall fence along the west property line, and landscape plan that broke up the north side of the building.

#### **5. Discussion Items**

A. Moratorium on Self-Storage Facilities in the B-2 Commercial Business

Lorsung presented the staff memo and explained that the City has been approved by a few developers looking to do self-storage facilities that would not require and utilities, and they are looking at property in the Business Districts that do have full utilities available. Self-Storage is not the highest and best use for fully developed properties. The B-2 District allows storage facilities by a Conditional Use Permit. Staff recommended either removing the use all together or to issue a moratorium.

Motion by Lundeen, Seconded by Bergley to removing self-storage facilities from the B-2 district. Motion passed 7-0.

B. Comprehensive Plan Update – Lorsung presented the staff memo on the proposed project timeframe for the Update. Presentations of draft Plan Chapters would begin in May, 2019, with the Public Hearing on the Updated Comprehensive Plan scheduled for March, 2020. Staff will proceed with the project timeline as presented and to post on the City's webpage.

## **6. Adjournment**

Motion by Lundeen second by Bergley to adjourn the May 21, 2019 meeting of the Planning Commission. Motion was approved 7-0.

The meeting adjourned at 9:12 p.m.

Respectfully submitted,

Sheila Sellman  
Community Development Director