

**CITY OF ISANTI
PLANNING COMMISSION MEETING
Tuesday, July 16, 2019
Minutes**

Call to Order: Chairman Johnson called the meeting to order at 7:28pm.

Roll Call: Commissioners present: Chairman Johnson, Collison, Lundeen, Bergley, Gordon, Simon, Collins.

Members absent: None

Staff Present: City Administrator Josi Wood, Community Development Director Sheila Sellman

Agenda Modifications: Addendum to the agenda: other business - consider setbacks for Heritage Estates.

Meeting Minutes: Motion by Lundeen, second by Collinson to approve minutes from June 18, 2019 Planning Commission meeting, motion passed 7-0

Public Hearings

Request from Everpine Land Holding for approval of a Site Plan required under City Ordinance 44, Section 18, Subd. 6 (D) and final plat under Article 6, Subd 1. Said request is for final plat of Legacy Pines 2nd Addition.

Chairman Johnson opened the public hearing. Sellman gave the staff report. No one from the public comment on this item. The Commission discussed access to Legacy Park and Sellman indicated that temporary access is being provided by the developer and a permanent access will be installed by the developer with phase II including a parking lot. The Public hearing was closed. Motion by Lundeen, second by Bergley to approve the Site Plan and Final Plat with conditions listed in the staff report. Motion passed 7-0.

Request from Semler Construction, Inc. for approval of Preliminary Plat required under City Ordinance 536, Article 5, Subd. 1. Said request is to replat 32 townhome lots into 16 single family lots legally described as Lots 74, 75, 76, 77, 78, 79, 80, 81, 82, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97 Block 4 Villages on the Run.

Chairman Johnson opened the public hearing. Hugo Strike of 1303 Blossom Blvd. spoke on this item. He stated that we don't need anymore residential lots, and wanted to know what the dirt pile on the empty lots was for. The Commission explained that the request to actually reduce the number of lots/units. Jason Semler with Semler Construction explained the dirt pile on the lot is from another development of his in Isanti, he is storing there for now. Semler indicated he bought the lots 5 years ago and there isn't a market for townhomes anymore, but there is a market for detached townhomes. The public hearing was closed. Motion by Bergley, second by Simon to approve the preliminary plat with conditions listed in the staff report. Motion passed 7-0.

Other Business

Consider setbacks for Heritage Estates

Level Contracting requested the Planning Commission reduce the approved setbacks for Heritage Estates. Sellman gave the staff report stating that the setbacks were set by Resolution and is part of the development agreement. The Commission asked Monty Jensen with Level

Contracting why he is requesting the reduced setbacks. Monty stated he was unaware of the setbacks in the resolution. The Commission asked him if he signed the development agreement and he said that he did, but he admittedly did not read it. Monty thought the setback shown on the preliminary plat were what was approved. After reviewing the plat the Commission agreed to reduce the setbacks on the lots abutting outlots, to make it consistent with the rest of the plat. Since the Resolution clearly states the setbacks the Planning Commission directed the applicant to apply for a Site Plan Amendment and hold the public hearing at the next City Council meeting. The Planning Commission also noted that there were some typos in the resolution regarding lot numbers and directed staff to fix that at the same time.

Discussion Items: None

Adjournment: Motion by Lundeen, second by Bergley to adjourn, motion passed 7-0. Meeting adjourned at 8:25pm.

Respectfully Submitted

Sheila Sellman
Community Development Director/Planning Commission Secretary