



**CITY OF ISANTI
PLANNING COMMISSION MEETING
TUESDAY, December 20, 2022
Immediately following 7:00pm City Council Meeting
CITY HALL**

1. Meeting Opening

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Agenda Modifications
- E. Adopt the Agenda

2. Meeting Minutes

- A. Approval of Minutes from the October 18, 2022 Planning Commission Meeting

3. Public Hearing

- A. Request by Stephanie Neumann for Site Plan approval under City Ordinance 445, Section 18, said request is for Horse Stables at PID 16.021.0200.
- B. Request by the City of Isanti for a Zoning Ordinance Text Amendment under City Ordinance 445, Section 21, Article 1, said request is to amend Section 13 Article 4 "Accessory Buildings, Structures and Uses" to allow pole structured buildings in the R-1A Residential Rural Zoning District.

4. Other Business

5. Discussion Items

6. Adjournment

CITY OF ISANTI**PLANNING COMMISSION MEETING****TUESDAY, October 18, 2022**

Immediately following the 7:00 P.M City Council Meeting;

1. Meeting Opening

- A. Call to Order: Chair Johnson called the meeting to order at 7:13 p.m.
- B. Pledge of Allegiance
- C. Roll Call: Members present: Jeff Johnson, Jimmy Gordan, Steve Lundeen, Paul Bergley, Dan Collison, Arissya Simon
Members Absent: None
Staff present: Community Development Specialist Ryan Saltis, Community Development Director Stephanie Hillesheim, City Administrator Josi Wood, City Clerk Jaden Strand
- D. Agenda Modifications: None
- E. Adopt the Agenda
Motion to adopt the agenda by Lundeen, second by Collison motion passes 6-0.

2. Meeting Minutes

- A. Approval of Minutes from the August 16, 2022 Planning Commission Meeting, motion by Bergley, second by Simon, motion passes 6-0.

3. Public Hearing

- A. Request by American First CDL Academy, Inc. for Site Plan approval under City Ordinance 445, Section 18, said request is for a truck driving school located in the Industrial Park District at PID 16.029.1400.

Saltis presented the request for a truck driving school site plan review. It was explained that the site will be accessed from an easement off of East Dual Blvd NW and will consist of a 7,000 sq ft building and a 100,000 sq ft driving practice area. Discussion was had between City Staff and Planning Commission Members regarding the easement access, parking stall lengths, driveway widths and surfacing. A surrounding property owner, Becky Balk of 411 Hillock St NE was present at the public hearing and asked about potential noise from the truck driving school and potential hours of operation. Staff pointed out that a privacy fence will be required as a buffer in between the Residential and Industrial uses. The Planning Commission members assumed that the driving of trucks would most likely be limited to daylight hours. Staff confirmed that there is a noise section of City Code that would be in effect for the truck driving school. Staff pointed out several other conditions of approval that will protect surrounding residences. The applicants were not present at the meeting. No one else from the public spoke at the public hearing. Motion for approval of the site plans for a truck driving school was made by Bergley and seconded by Collison, motion passed 6-0.

- B. Request by Stephanie Neumann for a Zoning Ordinance Text Amendment, Comprehensive Plan Text/Map Amendment and Conditional Use Permit approval under City Ordinance 445, Section 21, Articles 1 and 2; said request is to allow for the keeping of horses in the R-1A Residential Rural Zoning District, rezoning PID 16.021.0200 from R-1 Single Family Residential to R-1A Residential Rural and to approve a Conditional Use Permit for horse stables.

Saltis explained the zoning ordinance text amendment, comp plan text/map amendment and CUP approval for horse stables and why the changes need to be made for this request. Staff explained that they believe horses should be allowed with regulations within the R-1A Residential Rural Zoning District. Regulations for horses were discussed between staff and Planning Commission members. As presented, horses would be allowed on parcels of 30 or more acres within the R-1A zoning district and 1 horse would be allowed for every 2 acres of land. The parcel in question would also have to be rezoned from R-1 to R-1A to fit a Rural Residential designation. "Horse Stables" would be added as language under Conditional Uses within the R-1A zoning district. This would provide the applicants the ability to construct horse stables as the principal use on this parcel, and the horse stables would have to meet the minimum requirements for allowing a CUP. This would mean that each person who would like to have horse stables in the future will have to pass the Planning Commission and City Council to determine the location of the stables and that they don't negatively impact surrounding properties. The CUP regulations were analyzed for this specific request and location, and was determined that the stables would not negatively impact the area or surrounding properties/homeowners. A surrounding property owner, Lynn Swanson was present at the public hearing. Mr. Swanson stated that he believes that this would be a good use for the parcel in that it is a rural area and horses should be allowed. The applicant Stephanie Neumann was also present at the meeting and available for questions from the Planning Commission. The Planning Commission asked what their goals are for the property altogether. Stephanie said that they hope to have private stables and an indoor riding barn along the north side of the parcel and could potentially build a house in the future. Planning Commission members asked if the regulations for horses are reasonable and make sense for what they are looking to accomplish. The applicant said that they could meet the regulations proposed to be put in place for horses. Motion for approval of the Zoning Ordinance Text Amendment, Comp Plan Text/Map Amendment and CUP for horse stables by Lundeen and seconded by Collison, motion passed 6-0.

5. **Other Business:** None
6. **Discussion Items:** None
7. **Adjournment:** Motion by Lundeen, 2nd by Bergley to adjourn, motion passed 6-0, meeting adjourned at 7:55 p.m.

Respectfully submitted by Ryan Saltis, Community Development Specialist



MEMORANDUM

TO: Planning Commission

FROM: Ryan Saltis, Community Development Specialist

DATE: December 20, 2022

SUBJECT: Site Plan Approval of Horse Stables and Riding Arenas on PID 16.021.0200

Request: The applicant, Stephanie Neumann is requesting a Site Plan Review for Horse Stables and an Indoor and Outdoor Riding Arena.

Overview/Background: The applicant would like to construct private horse stables, an indoor horse-riding arena, outdoor riding arena and a storage shed on a 38.1-acre vacant lot located just within Isanti's limits along the northeast border. The indoor riding arena is proposed at 11,200 sq ft with an attached 2,880 sq ft stall barn. A 24,000 sq ft outdoor horse-riding arena is proposed to the west and an 8,400 sq ft storage shed is proposed to the east of the indoor arena. According to Section 18 of the City's Zoning Ordinances, site plan review is needed for any new building construction. However, the R-1A zoning district provides less restrictions than an R-1 district or a commercial/industrial district, due to the size and location of these parcels. This site plan review has been condensed based on what it is needed to follow for the R-1A zoning district and based on the private use of the facility.

The applicant previously went through a Rezoning of the parcel to R-1A, Conditional Use Permit for Horse Stables, and a Zoning Ordinance Amendment which were all approved at the October 18th Planning Commission Meeting.

Analysis of Application: The site plan for the building shall comply with the following requirements for the R-1A Residential Rural Zoning District:

Lot Requirements

- Lot Size 1 acre

The area of the parcel is roughly 38 acres in size. The parcel meets the minimum lot size requirements.

Setbacks and Height Restrictions – Principal Building

- Front Yard Setback 50 feet
- Side Yard Setback 10 feet
- Street Side Yard Setback 10 feet
- Rear Yard Setback 30 feet
- Maximum Building Height 2 ½ Stories or 35 ft, whichever is less

The proposed building will be located on the north side of the lot and will meet all required setbacks. The indoor arena will be roughly 88 feet from the north property line.

Setbacks – Accessory Buildings.

Regulations for Accessory structures are provided in Section 13 of this Ordinance.

- Rear Yard Setback 5 feet
- Side Yard Setback 5 feet
- Street Side Yard Setback 20 feet

The shed on the site plans show that it will be located 40 feet from the north property line and 38 ft from the eastern property line. This will meet the required 5 ft setbacks for accessory buildings.

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 are not designated on site plans and are not needed for a private use on a R-1A property. It is assumed that personal vehicles would be accessing the arenas and shed from the south due to the orientation of the building and accessibility from the proposed driveway.

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. Prohibited Lighting: No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property with by any person or normal sensitivities, or otherwise as to create a public nuisance.

- B. Minimum Standards: All uses shall comply with the following standards except as otherwise provided in this section:
1. Lighting fixtures shall be effectively shielded and arranged so as not to shine directly on any residential property. Lighting fixtures not of a cutoff type shall be subject to the following:
 - a. Maximum initial lumens generated by each fixture shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb).
 - b. Mounting heights of such fixtures shall not exceed fifteen (15) feet.
 2. Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions so as to create annoyance, discomfort, or decreased visual performance or visibility.
 3. Lighting shall not directly or indirectly cause illumination or glare in excess of one-half (1/2) foot candle measured at the closest residential property line and five (5) foot-candles measured at the street curb line or non-residential property line nearest the light source.
 4. Lighting shall not create a hazard for vehicular or pedestrian traffic.
 5. Lighting of building facades or roofs shall be located, aimed, and shielded so that light is directed only onto the façade or roof.
 6. Lighting shall be maintained stationary and constant in intensity and color, and not be of a flashing, moving, or intermittent type.
 7. Business and industrial zoned property must light the trash enclosure areas for the safety of their employees.

A photometrics plan was not submitted with foot candle readings on the site. It is assumed that the site will have mostly downlit wall sconce lighting for the exterior of the buildings. All lighting will have to meet the Outdoor Lighting Standards set in Section 14 Subdivision 5 of the City's Zoning Ordinances.

Exterior Building Materials

- C. Building elevations shall provide for diversity in terms of, to include but is not limited to, the type of materials, building orientation, window location, and roof pitch. The exterior design, proportions, and materials shall be selected to achieve a quality design and a sense of individuality.
- D. The design of the structure shall be similar in character and appearance to other dwellings in the area with regard to unit size, roof overhangs, roof materials, roof pitch, and exterior materials.

1. A roof constructed of asphalt composition, shingle, tile, crushed rock, or similar roofing material, which is compatible with surrounding development shall be used.
2. Exterior siding of brick, wood, stucco, plaster, concrete, or other similar materials, which is finished and non-glossy and non-reflective; and which is compatible with the surrounding development shall be used.
3. A predominant shape and form that is compatible with the surrounding neighborhood shall be used.

The exterior building materials for the indoor riding arena and horse stables building will consist of a black metal roof and brown siding. The shape of the barn is unique to the area, given the purpose of the building. A large garage style door will be installed to access the riding arena, and there are several other exterior doors for accessing the horse stalls. Metal roofs are now acceptable building materials in residential zoning districts and it appears that the other materials are also permitted.

Staff Recommendation: Staff recommends approval of the Site Plans on PID 16.021.0200 with conditions listed below.

Conditions of Approval:

- The buildings and site shall be for private use only. If in the future the owners would request that the buildings be opened to the public, the site plans will need to be reevaluated by the Planning Commission and City Council to ensure minimum requirements are met for the site and buildings.
- Proposed building and associated site construction shall conform with the current editions of the MN State Building and Fire Codes. The MN State Building Code does not apply to agricultural buildings that meet the definition as identified in MN Statute 326B.103. The MN State Fire Code shall apply to the proposed construction regardless of the use.
- A Wetland delineation will need to be completed and modeling to determine impacts to the floodway.
- If creating more than 1 acre of new impervious surface, applicants shall determine how they plan to address the added runoff.
- An NPDES construction stormwater permit shall be submitted.
- A culvert may need to be sized for the driveway across the floodway and south of the floodway where a second wetland flow way appears to cross the site.
- All conditions from the October 18th Planning Commission staff report shall be followed.
- Electrical Permits shall be applied for through the City of Isanti.
- Fencing is required around the site to contain the horses.

- Any lighting on site shall be downlit and follow requirements in Subdivision 5 Outdoor Lighting Standards of Section 14 of Isanti's Zoning Ordinances.
- All conditions listed in the Fire Chief's Memo dated 12-6-2022.
- Any other conditions brought forth by the City Engineer.

Attachments:

- Site Plans
- Exterior Elevations
- Fire Chief Memo
- Wetlands and Floodway Map

SITE CONTROL/BUILDING EXHIBIT

~for~ DESIGNING EARTH CONTRACTING
 ~of~ PART OF THE E1/2 OF E1/2 OF
 SW1/4 OF SEC. 21, TWP. 35, RGE. 23

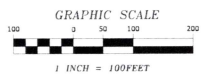
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PI	Northing	Easting	Elev.	Desc.
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2063	177005.8460	465938.2840	960.30	TRAV
2064	176740.4790	465590.0780	956.40	TRAV
2065	176493.5990	465922.6220	953.42	TRAV
2066	176437.1850	466181.6480	954.78	TRAV

⊠ DENOTES WOOD HUB/METAL SPIKE
 AT 10 FOOT OFFSET

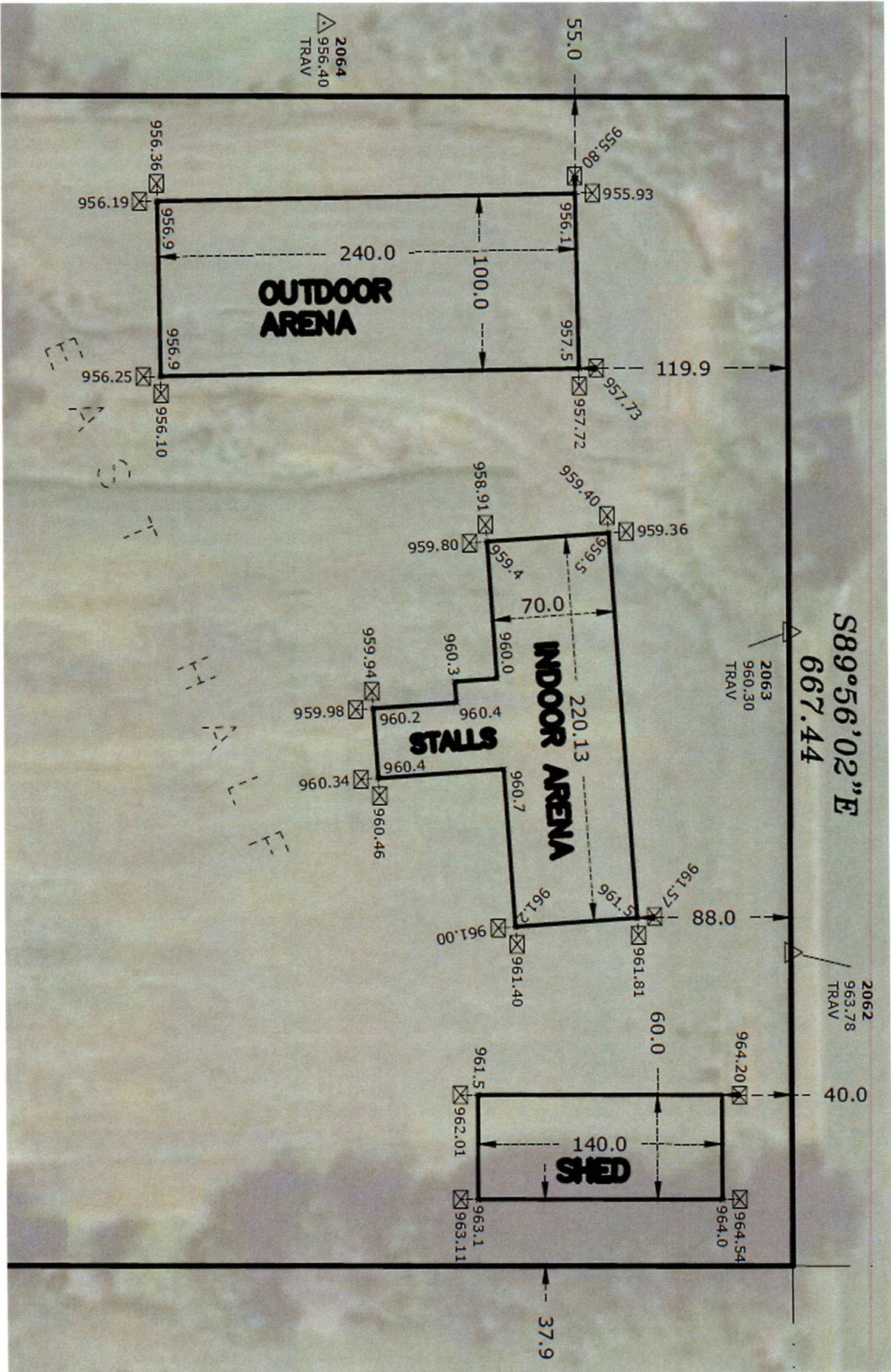
BENCHMARK

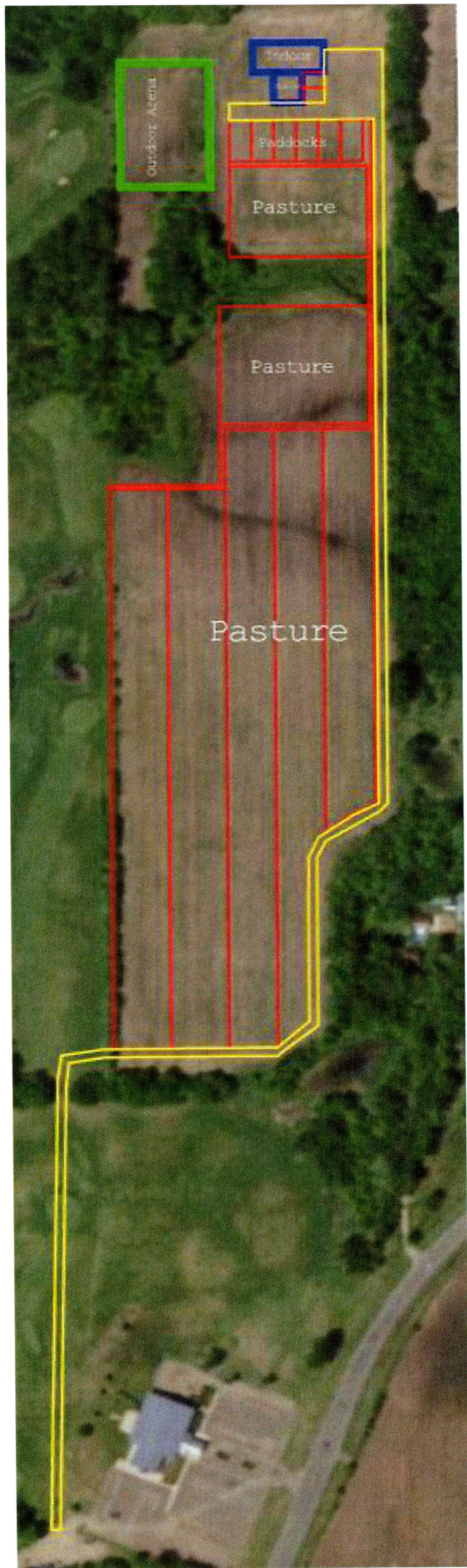
MINNESOTA DEPARTMENT OF TRANSPORTATION
 GSD STATION # 103157 (NAME: 3003 M)
 ELEVATION = 939.84 (NAVD 88)

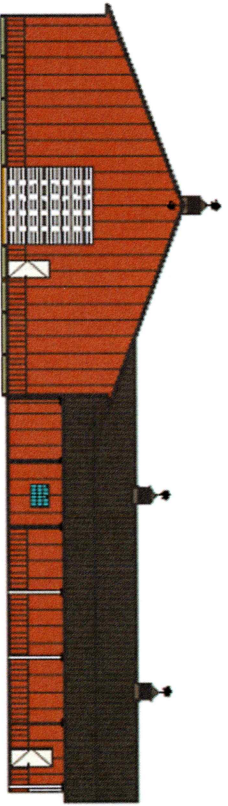


NO.	DATE	DESCRIPTION	BY
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2			
3			

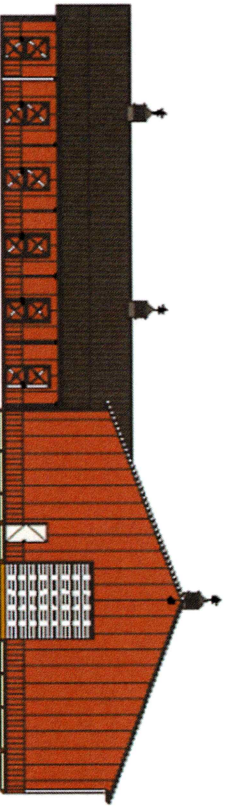
E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701



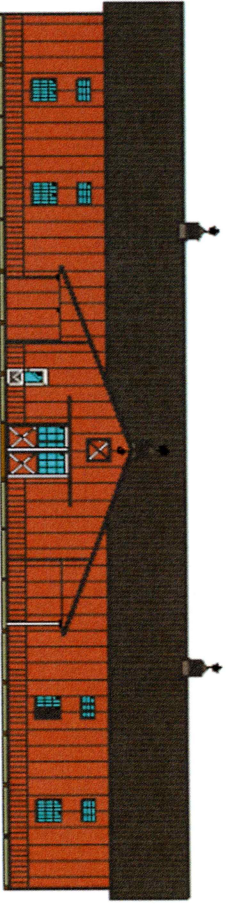




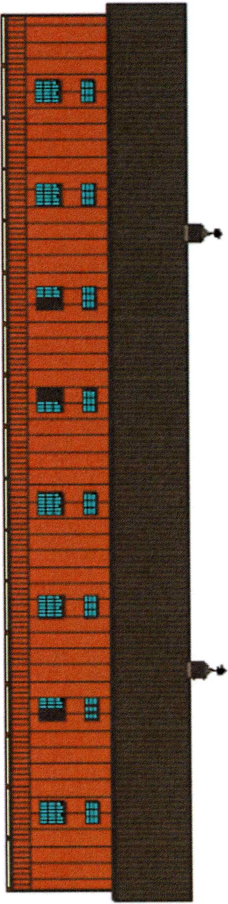
A2 ENDWALL 1 ELEVATION



C2 ENDWALL 2 ELEVATION



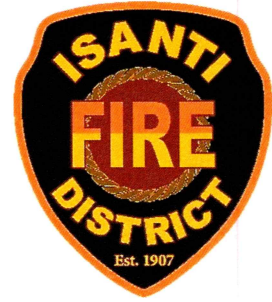
B2 SIDEWALL 1 ELEVATION



D2 SIDEWALL 2 ELEVATION

December 6, 2022

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



RE: Sanbrook Equestrian Center

City of Isanti Planning Commissioners,

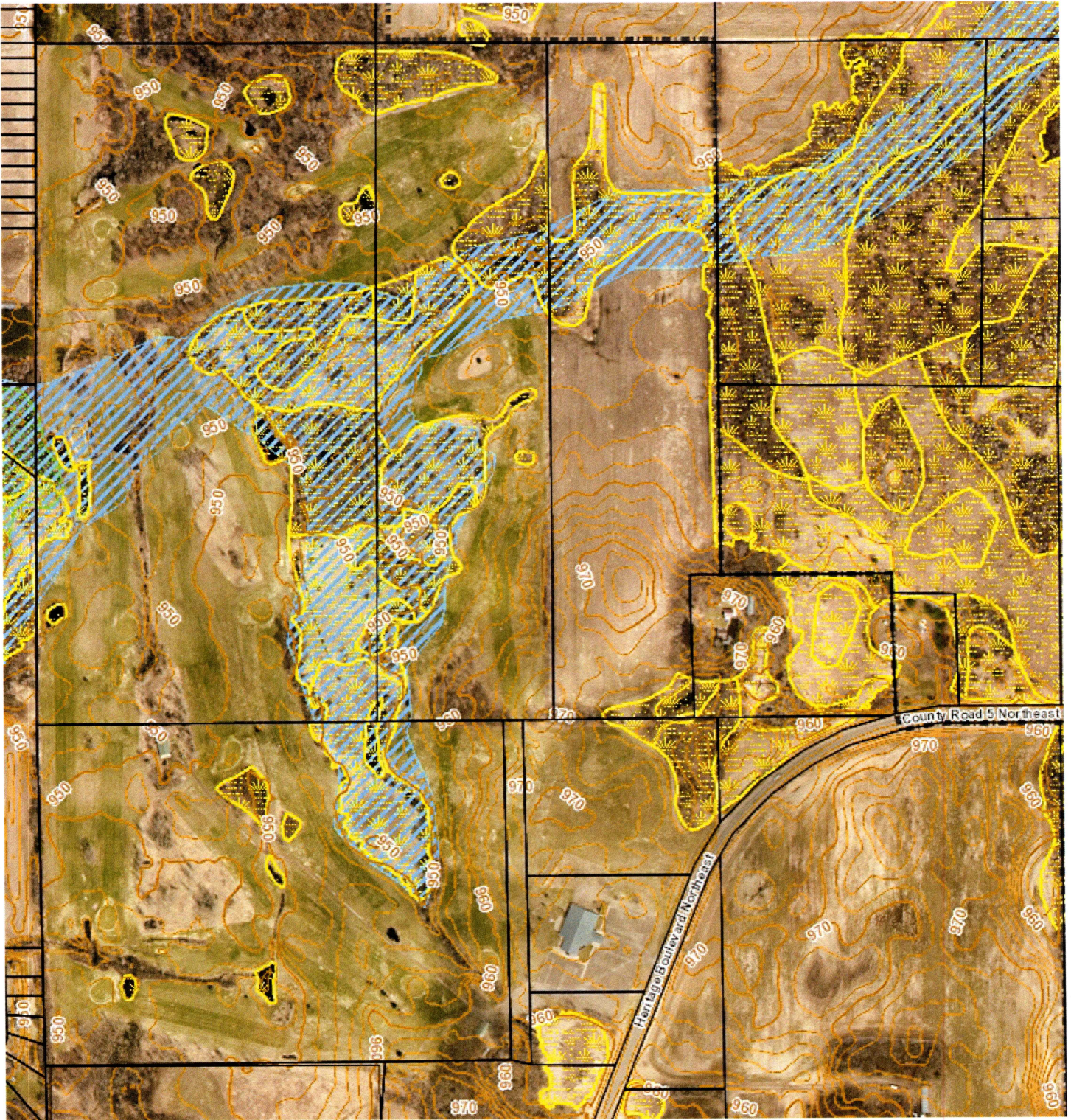
Isanti Fire District has reviewed the Sanbrook Equestrian Center proposed for construction on PID 16.021.0200.

Isanti Fire supports the conditions outlined in the November 10, 2022 site plan and December 21, 2022 building plans ensuring construction conforms to all applicable Minnesota State Fire Codes per City of Isanti Code 111-113: *Adoption of MN State Fire Code*.

Sincerely,

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

Alan Jankovich | Fire Chief
Isanti Fire District



0 527 Feet



**BOLTON
& MENK**

Real People. Real Solutions.

Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Isanti is not responsible for any inaccuracies herein contained.



**Sanbrook Equestrian Center
Wetlands and Flood Zone**



MEMORANDUM

TO: Planning Commission

FROM: Ryan Saltis, Community Development Specialist

DATE: October 18, 2022

SUBJECT: Zoning Ordinance Text Amendment to allow Pole Type Construction within the R-1A Zoning District

Request: The City of Isanti has recently received several requests from residents to allow pole buildings within city limits. A majority of these requests are for properties with at least 1 acre of land located in the R-1A “Residential Rural Zoning District. A Text Amendment is needed to change the language in the Zoning Ordinances to allow pole buildings in the R-1A Zoning District.

Overview/Background: Currently, pole type structures are not permitted in any zoning district. The R-1A Zoning District has a minimum lot size requirement of 1 acre, meaning that with the proposed zoning ordinance amendment, pole type structures would be on properties with at least 1 acre of land. Pole structures would have to follow Table 3 found in Section 13 of the City’s Zoning Ordinances for maximum sizes of the structure based on acres:

TABLE 3: Size Requirements for Accessory Structures

Parcel Size	Maximum Square Feet	Maximum Building Height
Less than 1.0 acres <i>(Ord. No. 592)</i>	580 sq/ft	12 feet <i>(see definition of building height)</i>
Parcel Size	Maximum Square Feet	Maximum Sidewall Height
1.01 to 2.0 acres	960 sq/ft	10 feet
2.01 to 3.0 acres	1,200 sq/ft	10 feet
3.01 to 4.99 acres	1,800 sq/ft	10 feet
5.0 or more acres	2,400 sq/ft plus an additional 240 sq/ft or increment thereof, for each additional acre	10 feet

The R-1A zoning district provides less restrictions than an R-1 district, due to the size and location of these parcels.

Analysis of Application:

Text Amendment:

The request to allow pole-type construction as an acceptable building material in the R-1A Zoning District requires an amendment to the city zoning ordinances. Changes to the text are indicated below either by having a line through the words if text is being removed and underlined if text is being added.

Zoning Ordinance Amendment:

- Pole-Type Construction will remain prohibited within all Residential Zoning Districts with an exception to the R-1A Zoning District must be added to the list of Building Materials found in City Zoning Ordinances Section 13 Article 4:
 4. Building Materials.
 - (a) Accessory structures shall be compatible with the principal structure with respect to building materials, design, and character. Roof style and colors shall be similar to or compatible with the principal building.
 - (b) Buildings of pole type construction are prohibited within all Residential Zoning Districts except the R-1A Residential Rural District.

Staff Recommendation: Staff recommends approval of the Zoning Ordinance Text Amendment to allow pole-type construction in the R-1A zoning district.