

COON RAPIDS PLANNING COMMISSION MEETING OF AUGUST 19, 2010

The regular agenda meeting of the Coon Rapids Planning Commission was called to order by Chairman Naeve at 6:30 p.m.

Members Present: Chairman Naeve, Commissioners Jenny Geisler, Christopher Snell and Margaret Murphy.

Members Absent: Commissioners Julia Stevens and Theo Peterson.

Staff Present: Community Development Director Marc Nevinski and Planner Scott Harlicker.

1. PLEDGE OF ALLEGIANCE

2. ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER MURPHY, TO ADOPT THE AGENDA AS AMENDED ADDING ITEM 2B. OATH OF OFFICE. THE MOTION PASSED UNANIMOUSLY.

2B. OATH OF OFFICE

Community Development Director Nevinski read the Oath of Office with Christopher Snell.

3. APPROVAL OF THE JULY 15, 2010 REGULAR MINUTES

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER GEISLER, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF JULY 15, 2010, AS PRESENTED. THE MOTION PASSED (3-0-1 SNELL ABSTAINED).

4. SITE PLAN APPROVAL

4A. PLANNING CASE 10-16 – LYLE CLEMENSON – CONVERSION AND EXPANSION OF HOME INTO AN OFFICE BUILDING AND CONSTRUCTION OF AN ACCESSORY BUILDING – 311 NORTHDALÉ BOULEVARD

It was noted the applicant is requesting site plan approval for a 2,000 square foot addition to an existing building to convert the building into an office with an attached garage. This item was continued from the last Planning meeting to allow the applicant to deal with the 30 foot easement. The applicant was requesting bituminous curb and gutter as he will be using rain gardens on site. Staff recommended approval of the site plan with conditions.

Lyle Clemenson, the applicant, thanked staff for working with him on the site plans. He stated he would be available for any questions or comments from the Commission.

Commissioner Murphy questioned if the site plan showed areas of plantings, grass seed or sodding. Mr. Clemenson indicated after the building was completed he would add plantings to create a nice look to the building.

Commissioner Murphy asked if the rain gardens would be landscaped as well. Mr. Clemenson stated he was not a landscape architect, but understood they would be filled with rock to allow for the water to flow away from the site.

Commissioner Geisler stated the parking lot was quite small and she would consider allowing the 22 foot drive aisle. She explained however, that the landscaping plan did need more detail before the site plan were approved. Mr. Clemenson noted he would be following the City's landscaping guidelines with the assistance of a landscaping architect. He commented he would like to make the property visually pleasing.

Chairman Naeve indicated she would like to see a landscaping plan as well. She requested further information on the street easement issue. Planner Harlicker stated a 30 foot street easement was located on the property. The City Council would be holding a public hearing to consider vacating this easement at their September 7th meeting. Access would still be allowed to the water treatment plant and the business to the west.

Chairman Naeve explained the building size would have to be reduced by two feet to allow them to meet the 24 foot drive aisle width. Community Development Director Nevinski explained this would be the only option, unless the City was to grant the applicant a variance, which would be extremely difficult as the property had a reasonable use in its current state. He noted the site plan could be approved pending a variance approval.

Chairman Naeve requested additional information on the proposed rain gardens. Planner Harlicker reviewed the location of the rain gardens on the site plan. He noted the rain gardens would be engineered and designed to take in storm water with proper soil while surrounded by specific plantings.

Commissioner Murphy asked if bituminous curb and gutter was a greener option for the parking lot. Planner Harlicker stated the water would flow more to the rain gardens with bituminous than to storm water basins as done with concrete.

Commissioner Geisler noted the bituminous curb and gutter was not a concern to her.

Chairman Naeve questioned if staff received a grading plan. Community Development Director Nevinski stated the City received elevations but not a grading plan. He indicated this item has received a 60 day extension and the Commission could request further information from the applicant before proceeding.

Chairman Naeve stated she would like additional comment from the City Engineer regarding the drainage and grading plans. Commissioner Geisler felt this was already addressed under Condition #2. Mr. Clemenson stated the grading of the parking lot would not be changed with the addition.

Commissioner Geisler asked if the parking stalls could be shifted in a manner to expand the 24 foot drive aisle. She added that two additional parking spaces could be counted for the stalls in

front of the garage door. Planner Harlicker noted this would assist the applicant to meet the 24 foot drive aisle width, if the spaces were reoriented.

Chairman Naeve felt there were too many unanswered questions to approve the site plan as submitted.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER SNELL, TO APPROVE PLANNING CASE 10-16, SITE PLAN TO CONSTRUCT A 968 SQUARE FOOT ADDITION TO AN EXISTING BUILDING TO CONVERT THE BUILDING INTO AN OFFICE AND A 1,032 SQUARE FOOT ATTACHED GARAGE WITH THE FOLLOWING CONDITIONS:

1. COMPLIANCE WITH TITLE 11 OF THE CITY CODE.
2. THE FINAL GRADING, DRAINAGE (INCLUDING RAIN GARDEN) AND UTILITY PLANS MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER.
3. ENTERING INTO A SITE SECURITY AGREEMENT WITH THE CITY.
4. THE SITE PLAN MUST BE REVISED TO INCLUDE TWO EVERGREEN TREES, FOUR ORNAMENTAL TREES AND 60 SHRUBS, DETAILING PLANT SPECIES WITHIN A LANDSCAPING PLAN AND BE APPROVED BY CITY STAFF.
5. REPLACEMENT OF ANY EXISTING TREES THAT DIE WITHIN TWO YEARS FOLLOWING THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
6. THE LANDSCAPED AREAS MUST BE SODDED AND IRRIGATED.
- ~~7. THE PARKING LOT MUST MEET THE REQUIRED DIMENSIONS TO INCLUDE A 24 FOOT WIDE DRIVE AISLE.~~
- ~~8. THE SITE PLAN MUST BE REVISED TO INCLUDE CONCRETE CURB AND GUTTER.~~
9. THE CITY COUNCIL APPROVAL OF THE EASEMENT VACATION TO CHANGE THE 30 FOOT WIDE STREET EASEMENT TO AN ACCESS AND UTILITY EASEMENT.

Commissioner Geisler stated this was a tough site, but the proposed site plan was an improvement. The plans were not as detailed, but the Commission had a sense of what would be completed.

Commissioner Murphy indicated the proposed changes would be a great improvement for the neighborhood. She counted on the applicant following through with the plans as promised.

Commissioner Snell agreed that the improvements would greatly enhance the neighborhood.

Chairman Naeve was not in favor with the motion as stated as the site plan was lacking much information. The parking lot grading and design was a concern and did not feel that parking spaces should be allowed in a driveway. She encouraged the Commission to not approve the site plan without a landscaping or drainage plan.

THE MOTION PASSED (3-1 CHAIRMAN NAEVE OPPOSED).

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

5. PORT MASTER PLAN

5A. PLANNING CASE 10-15 – FINAL PORT MASTER PLAN FOR PORT CAMPUS SQUARE – PUBLIC HEARING

It was noted the Planning Commission is asked to consider a final Port Master Plan for Port Campus Square.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER MURPHY, TO APPROVE PLANNING CASE 10-15, THE FINAL PORT MASTER PLAN FOR PORT CAMPUS SQUARE.

Chairman Naeve questioned if a public hearing was held on this issue. Community Development Director Nevinski stated the public hearing was held with the preliminary plans.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the September 7, 2010 City Council meeting.

6. COMPREHENSIVE PLAN AMENDMENT

6A. PLANNING CASE 10-19 – TEXT AND MAP AMENDMENT ADOPTING THE PORT CAMPUS SQUARE MASTER PLAN – PUBLIC HEARING

It was noted the Planning Commission is asked to consider an amendment to the Comprehensive Plan to adopt a Port Master Plan for Port Campus Square.

Chairman Naeve opened and closed the public hearing at 7:30 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER SNELL, TO APPROVE PLANNING CASE 10-19, THE AMENDMENT TO CHAPTER 2 AND MAP L-5 OF THE COMPREHENSIVE PLAN INCORPORATING FUTURE LAND USES ESTABLISHED BY THE PORT CAMPUS SQUARE MASTER PLAN. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the September 7, 2010 City Council meeting.

7. ZONE CHANGE

7A. PLANNING CASE 10-20 – ZONE CHANGE FROM GENERAL COMMERCIAL TO RIVERDALE STATION TRANSIT DISTRICT, WEST OF NORTHDAL

BOULEVARD, NORTH OF THE BNSF TRACKS AND SOUTH OF RIVERDALE
COMMONS – PUBLIC HEARING

It was noted City is initiating a zone change that involves applying the recently adopted Riverdale Station Transit District to property adjacent to the Northstar commuter rail station (Riverdale Station). The district will encourage the development of a neighborhood center that is transit oriented to the station.

Chairman Naeve opened the public hearing at 7:33 p.m.

Judith Fedo, 12179 Lily Street, stated she was happy to have the transportation venue close to her home. She expressed concern as to what would be developed on this site, as the railroad was in close proximity. Ms. Fedo questioned if affordable priced housing would be the focus. She encouraged a great deal of green space be added to this site.

Chairman Naeve noted the uses for this site were for live/work units and would be built with the understanding the railroad was noisy. She indicated the site was a bit tricky as it was owned by the County.

Commissioner Geisler felt the site would be more urban and artisan, with an eclectic feel. The development would have a higher density with smaller commercial uses to attract people to the area.

Ms. Fedo expressed concern about the traffic pattern near the transit station. Chairman Naeve stated a signal will be added this fall to provide traffic control.

Ms. Fedo questioned how the rider projections were at this time for the Northstar line. Community Development Director Nevinski stated the numbers were good at this time.

Chairman Naeve closed the public hearing at 7:45 p.m.

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER GEISLER, TO APPROVE PLANNING CASE 10-20, THE PROPOSED ZONE CHANGE BASED ON THE FOLLOWING RATIONALE:

1. THE PROPOSED ZONE CHANGE WOULD BE CONSISTENT WITH THE COMPREHENSIVE LAND USE PLAN.
2. THE PROPOSED ZONE CHANGE IS COMPATIBLE WITH THE SURROUNDING ZONING DISTRICTS AND LAND USES.
3. THE PROPOSED ZONE CHANGE WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the September 7, 2010 City Council meeting.

8. OTHER BUSINESS

Chairman Naeve asked about the proposed revisions to the Mississippi River Corridor Critical Area rules. Community Development Director Nevinski stated staff was hoping to review this further and would forward the information to both the Planning Commission and Council.

9. TENTATIVE SEPTEMBER AGENDA

Noted.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER MURPHY,
TO ADJOURN THE MEETING AT 7:49 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary